



BEYOND BOUNDARIES

Transforming Pioneer Square through Health, Community and Innovation

2024 ULI HINES STUDENT COMPETITION
2024-13927



BEYOND BOUNDARIES



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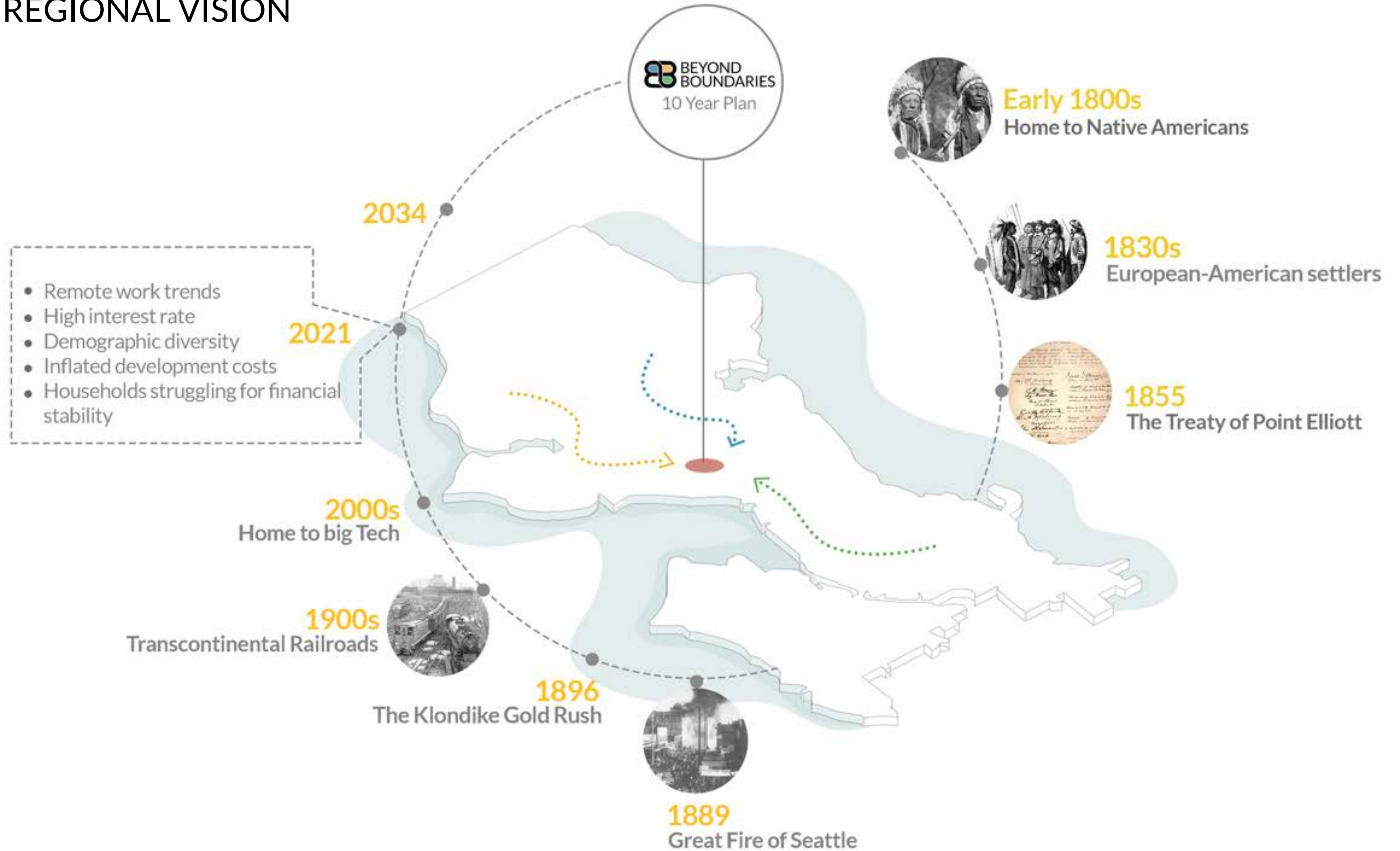
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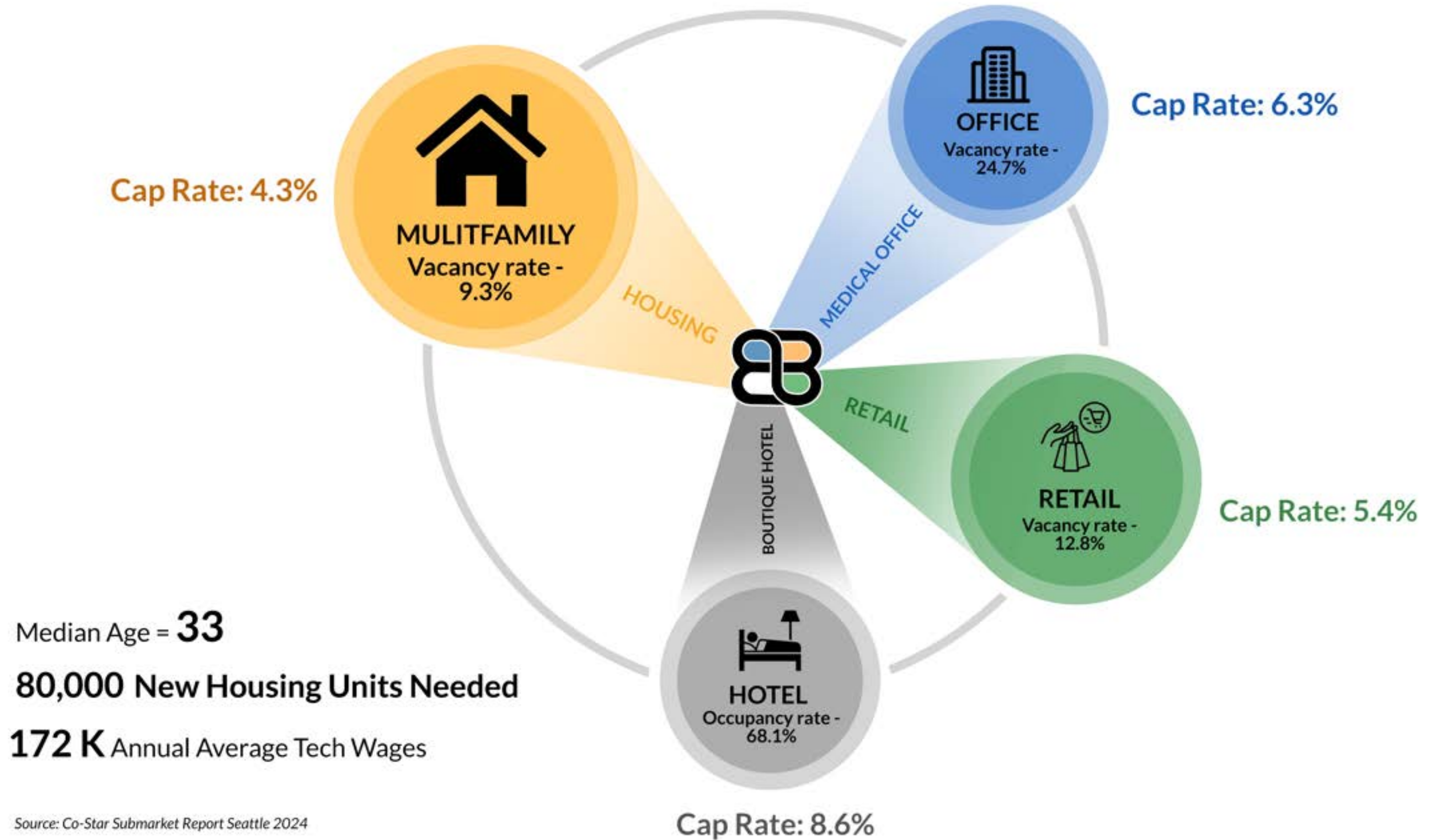
Georgia Institute of Technology

Team Code: 2024-13927

REGIONAL VISION



MARKET OPPORTUNITIES



Source: Co-Star Submarket Report Seattle 2024

SITE INFLUENCES



HEALTH



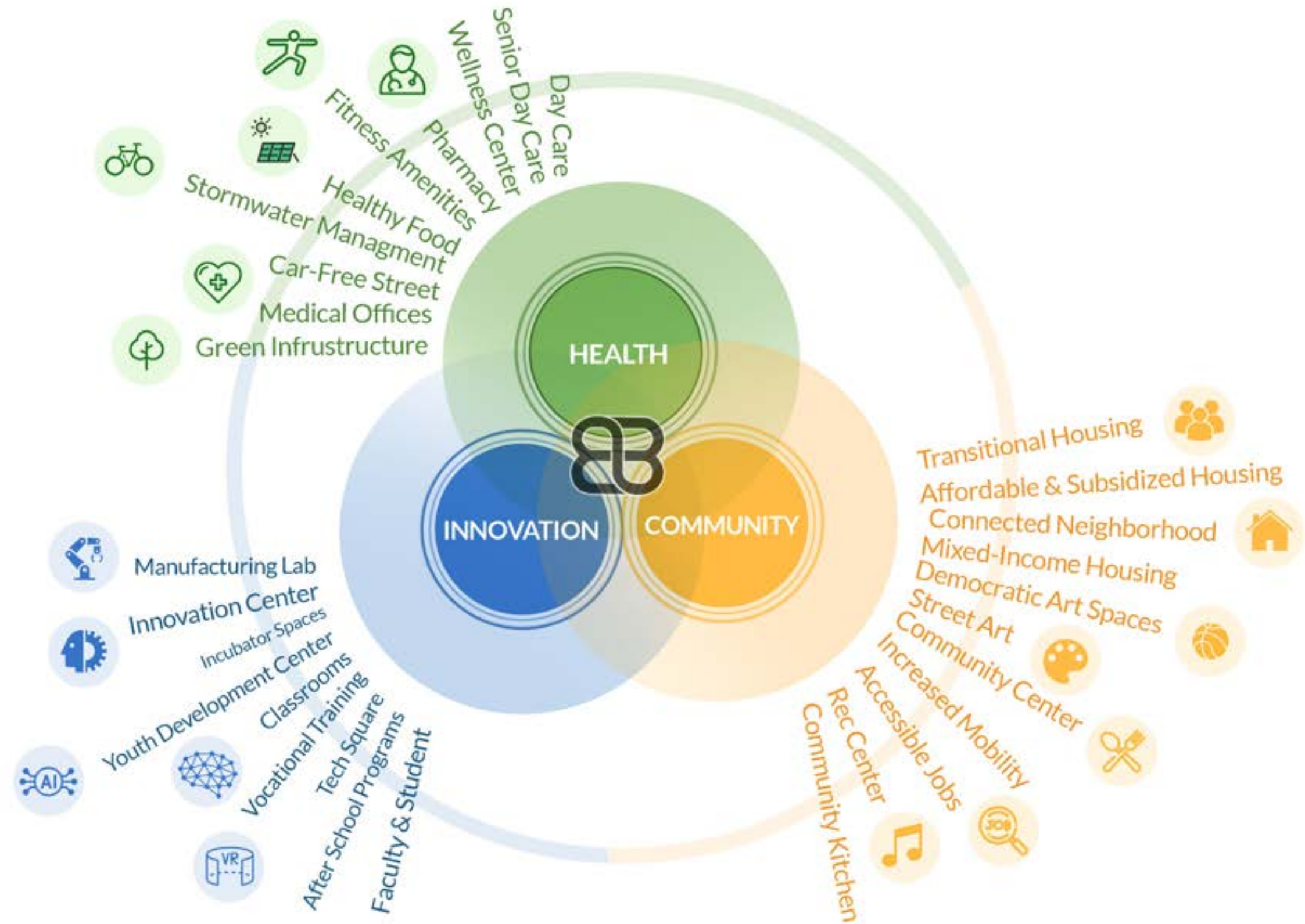
COMMUNITY



INNOVATION

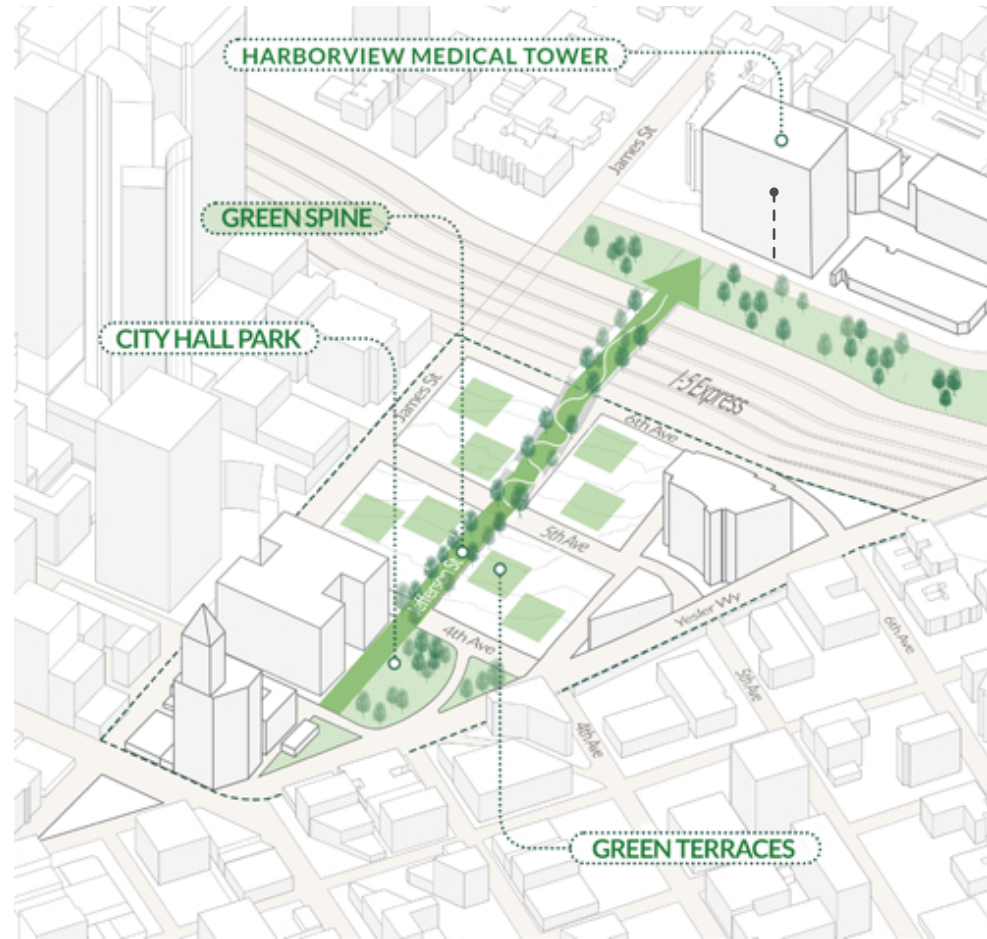
CRUCIAL CATALYSTS

Identifying Programmatic Objectives



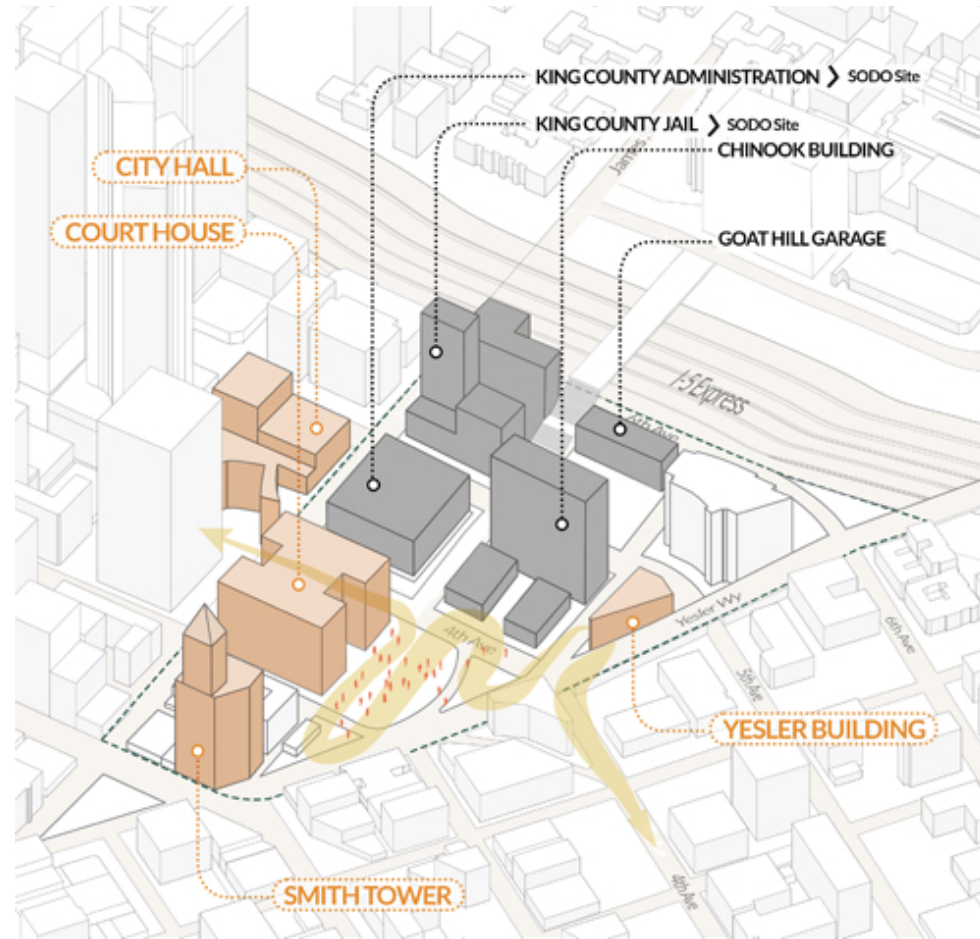
DESIGN STRATEGIES

Physical Manifestations on Site



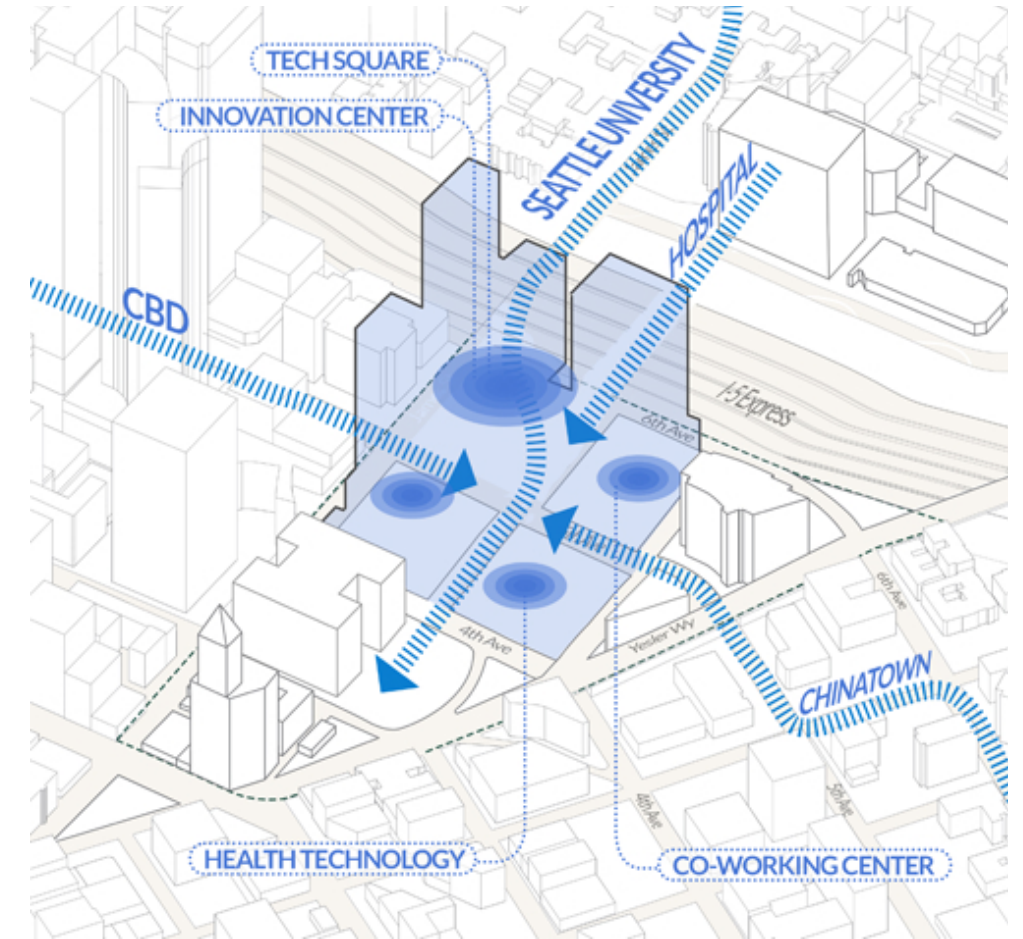
HEALTH

Connecting Pioneer Square to Harborview Hospital through an extended green pedestrian spine to make healthcare accessible to Downtown Seattle.



COMMUNITY

The heart of the project is in the midst of cultural landmarks like the City Hall, Courthouse, City Hall Park, Yesler Building, Pioneer Square and Chinatown simultaneously capitalizing on the Proposed light-rail station aspiring to bring all people of different neighborhoods together in this Civic Center.



INNOVATION

Fostering an inspiring and collaborative environment through strategic partnerships between students and businesses while simultaneously capitalizing on the prevalent Tech Ecosystem in Seattle by expanding to Downtown & Pioneer Square.

GROUND FLOOR PLACEMAKING

Transforming Downtown through Strategic Activation



4th Ave Retail

- Restaurants
- Cafes
- Local businesses

5th Ave Retail

- Grocery Stores
- Pharmacies
- Fresh produce Market

LEGEND

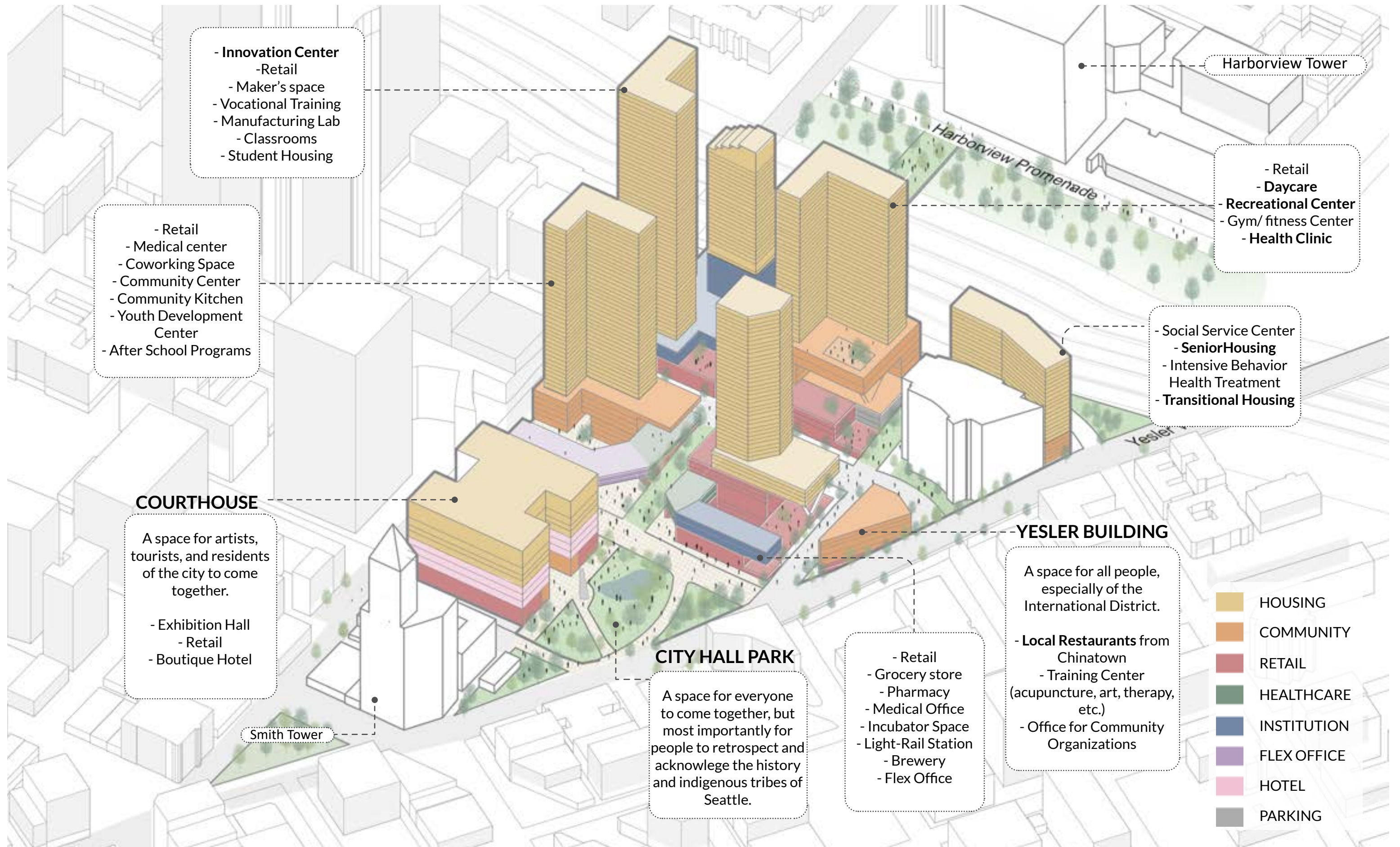
- 1 Cultural Center/ Boutique Hotel
- 2 Memorial for Indigenous Tribes
- 3 Art Corridor
- 4 Digital Installations Park
- 5 Storm water Park
- 6 Dog Park
- 7 Mobility Hub
- 8 Existing Pioneer Square Link Station
- 9 Community Plaza
- 10 New TOD
- 11 Yesler Building/ Wellness Center
- 12 Medical Office
- 13 Brewery
- 14 Collaboration Space
- 15 Youth Development Center
- 16 Learning Deck
- 17 Affordable Retail Space for Locals
- 18 Innovation Podium
- 19 Healthy Fresh Food Market
- 20 Community Kitchen
- 21 Fitness Deck
- 22 Rec. Center
- 23 Existing Passport Office
- 24 Senior Care/ Transitional Housing
- 25 Performance Deck
- 26 Innovation Center
- 27 Student Housing
- 28 Micro Mobility Hub

- 29 Health Bridge
- 30 Pop-Up Retail

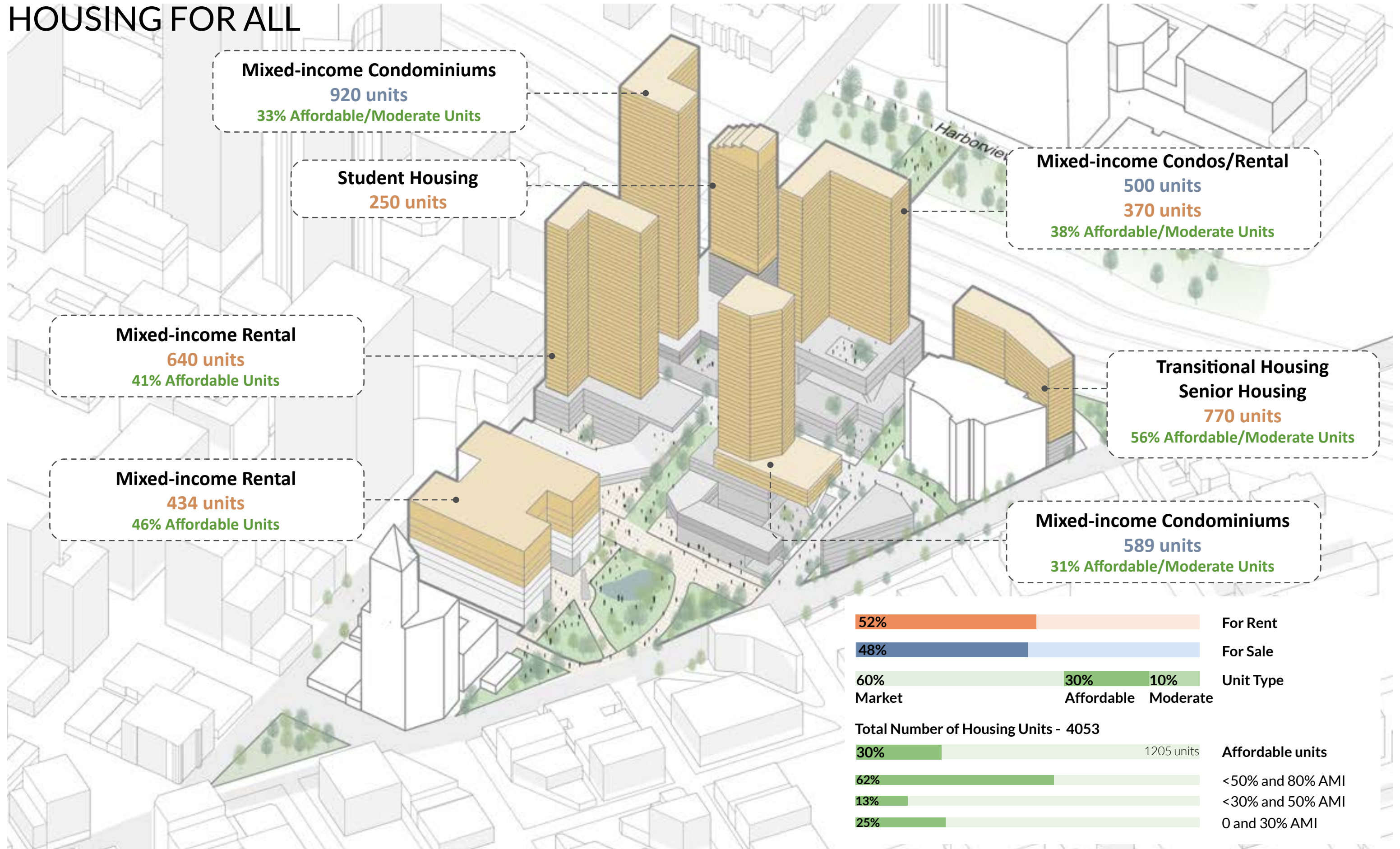
PROPOSAL FOR OUTSIDE STUDY AREA

- 31 Harborview Medical Tower
- 32 Sky Terrace
- 33 Future Bosa Plaza
- 34 Smith Park

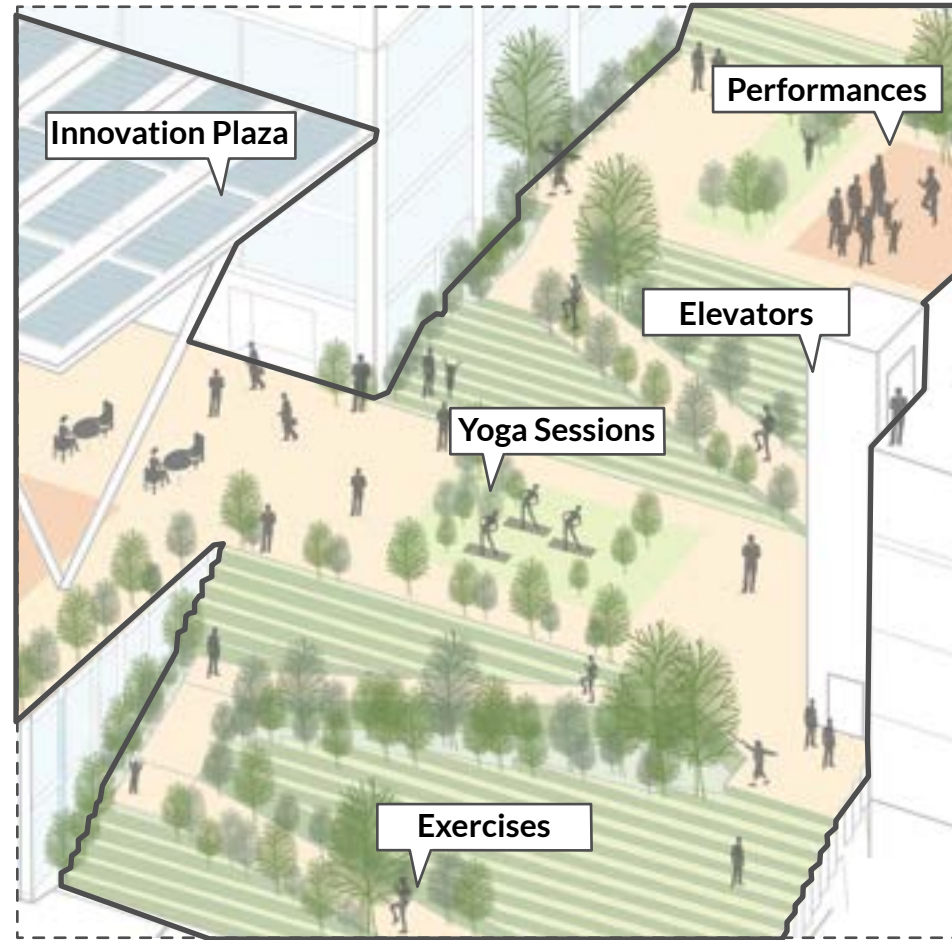




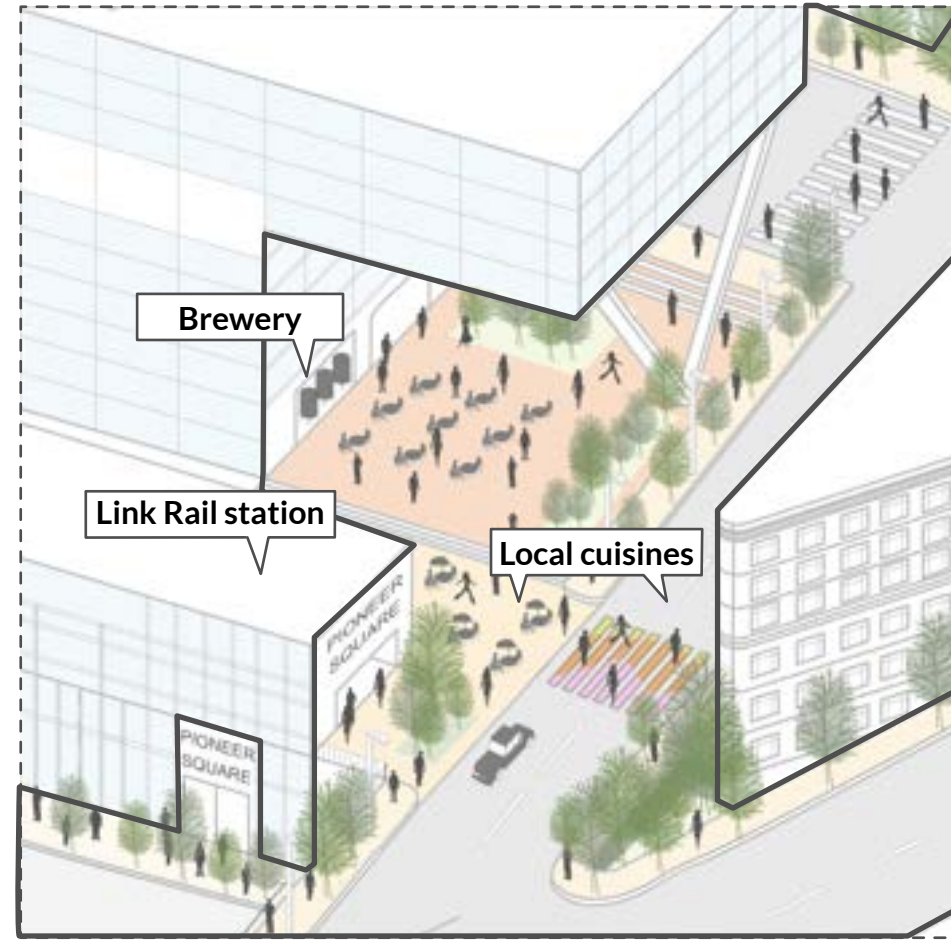
HOUSING FOR ALL



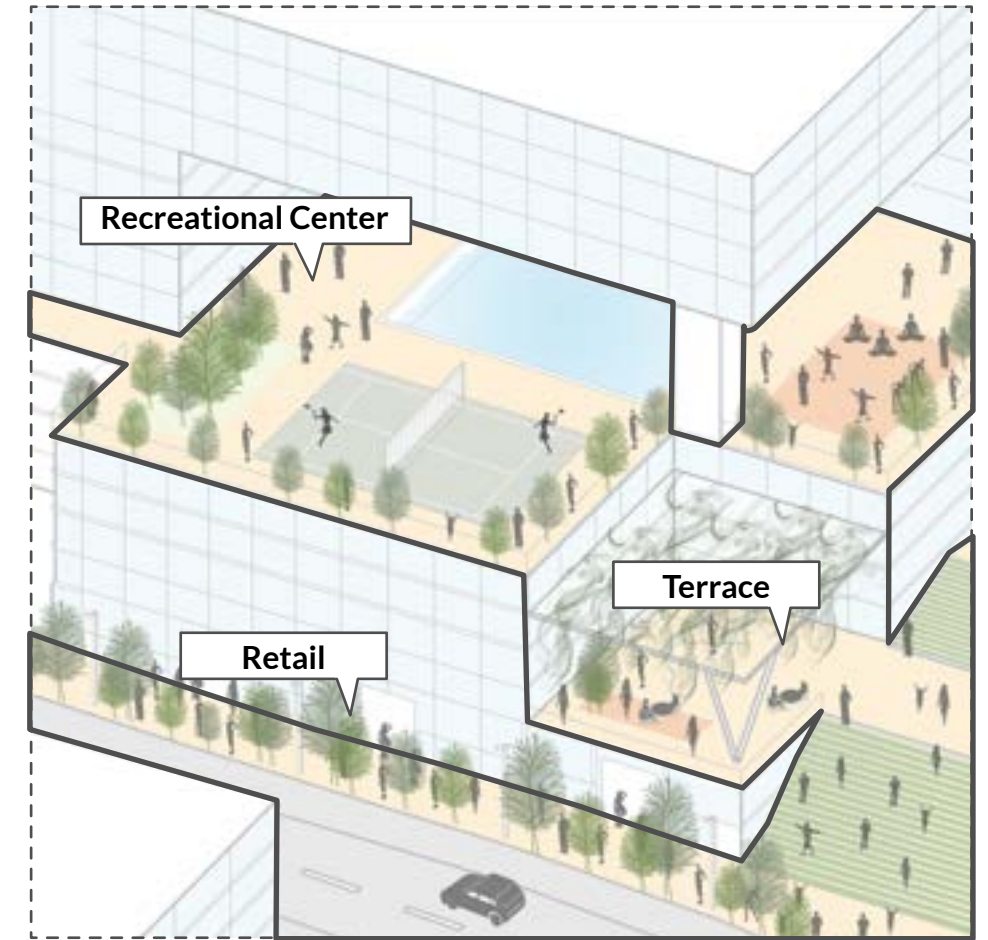
EVERYDAY AT BEYOND BOUNDARIES



Transforming Jefferson Street into a Green Spine.

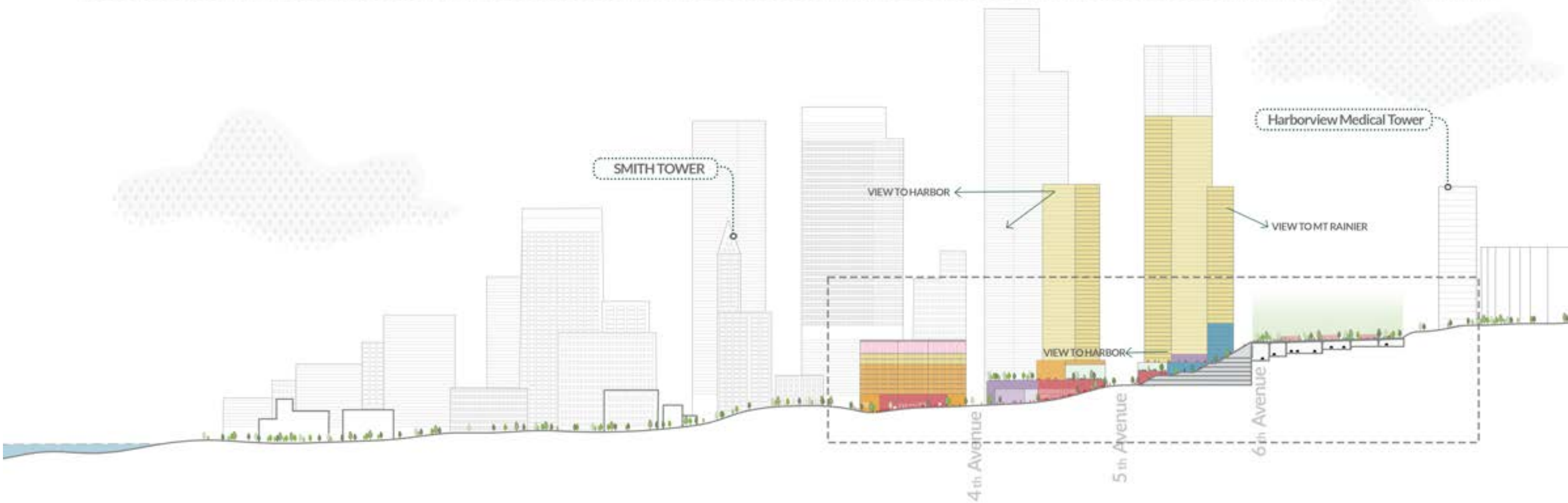
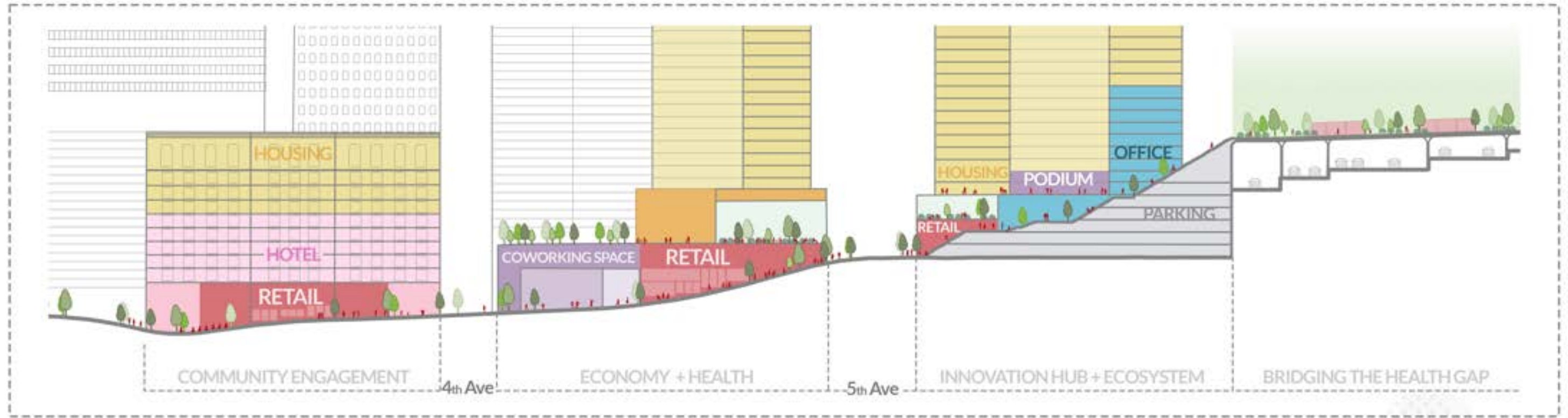


Activating Terrace Street with the New Link Station.



A Continuous System of Public Spaces on 5th Ave.

DESCENDING THROUGH THE GREEN SPINE



HEALTH



HEALTH



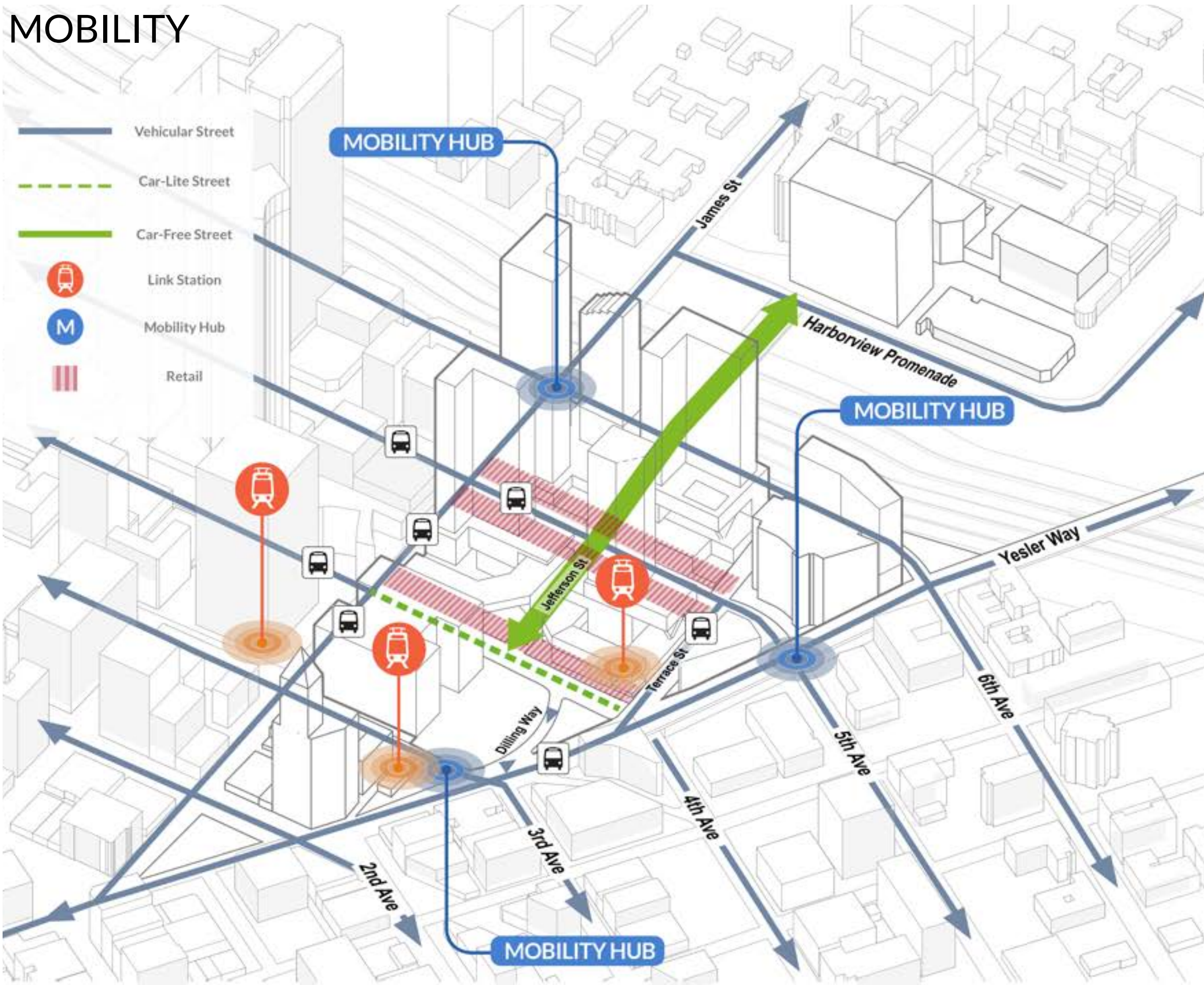
COMMUNITY



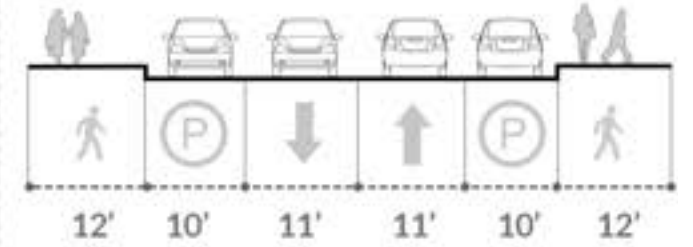
INNOVATION



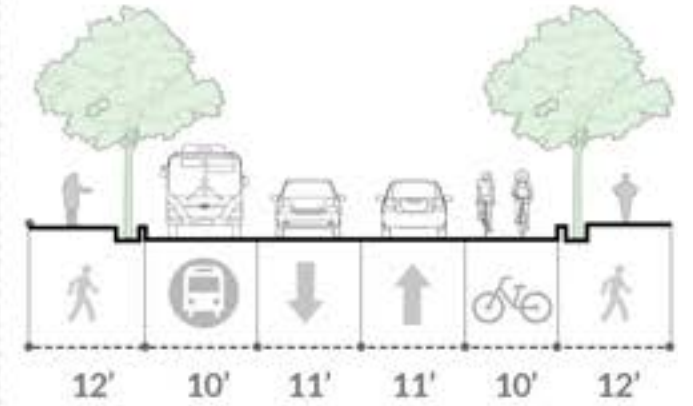
MOBILITY



YESLER WAY - EXISTING



YESLER WAY - PROPOSED



ref: Coma.org

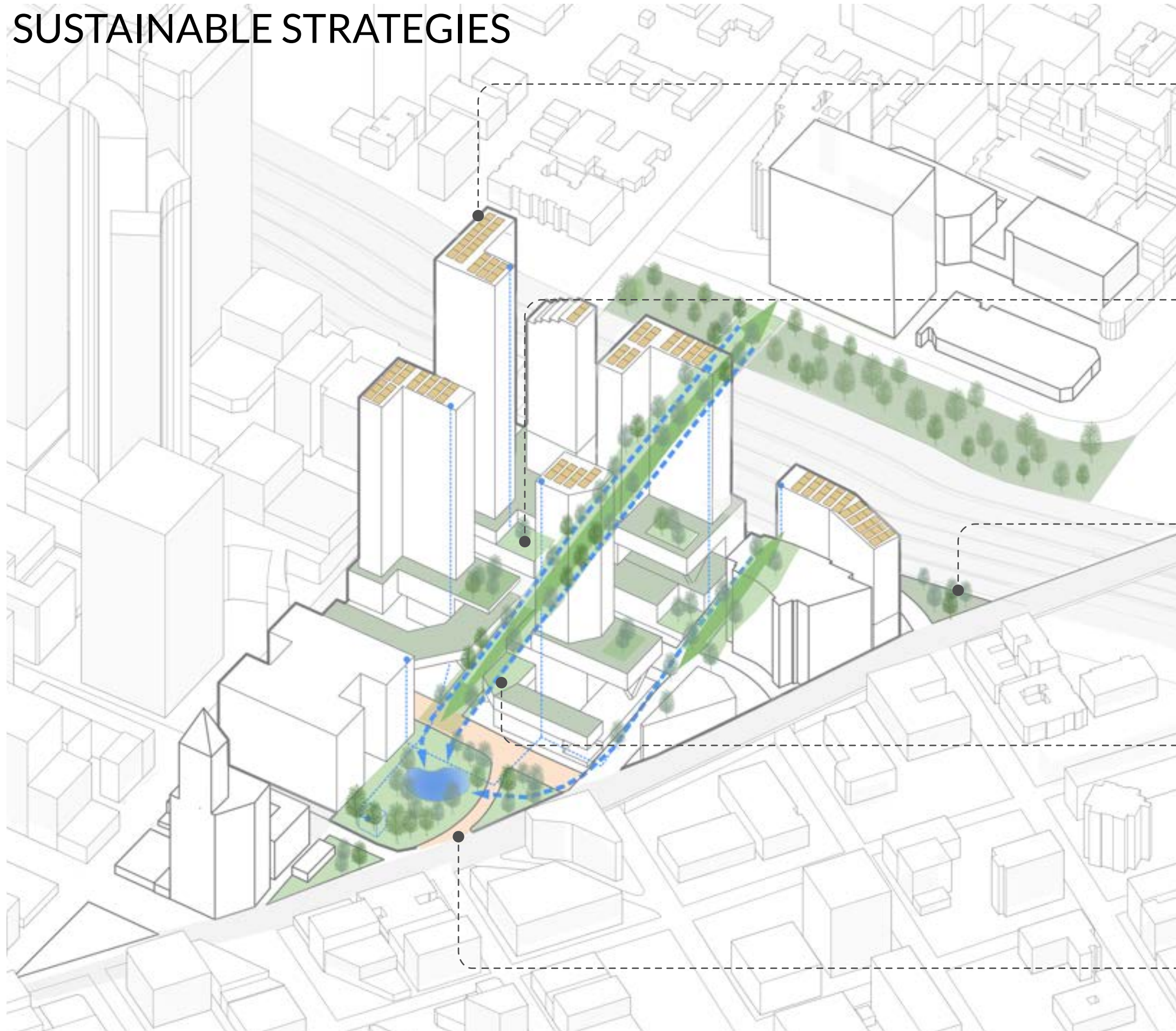
LINK STATION ON 4TH AVENUE



STREET ACTIVITY ON 5TH AVENUE



SUSTAINABLE STRATEGIES



Photovoltaic Cells



Green Terraces



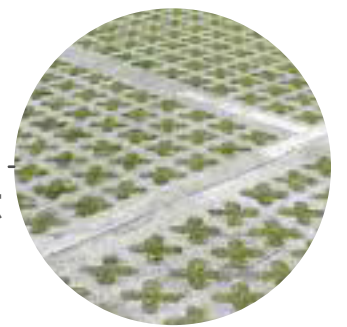
Waste Compost

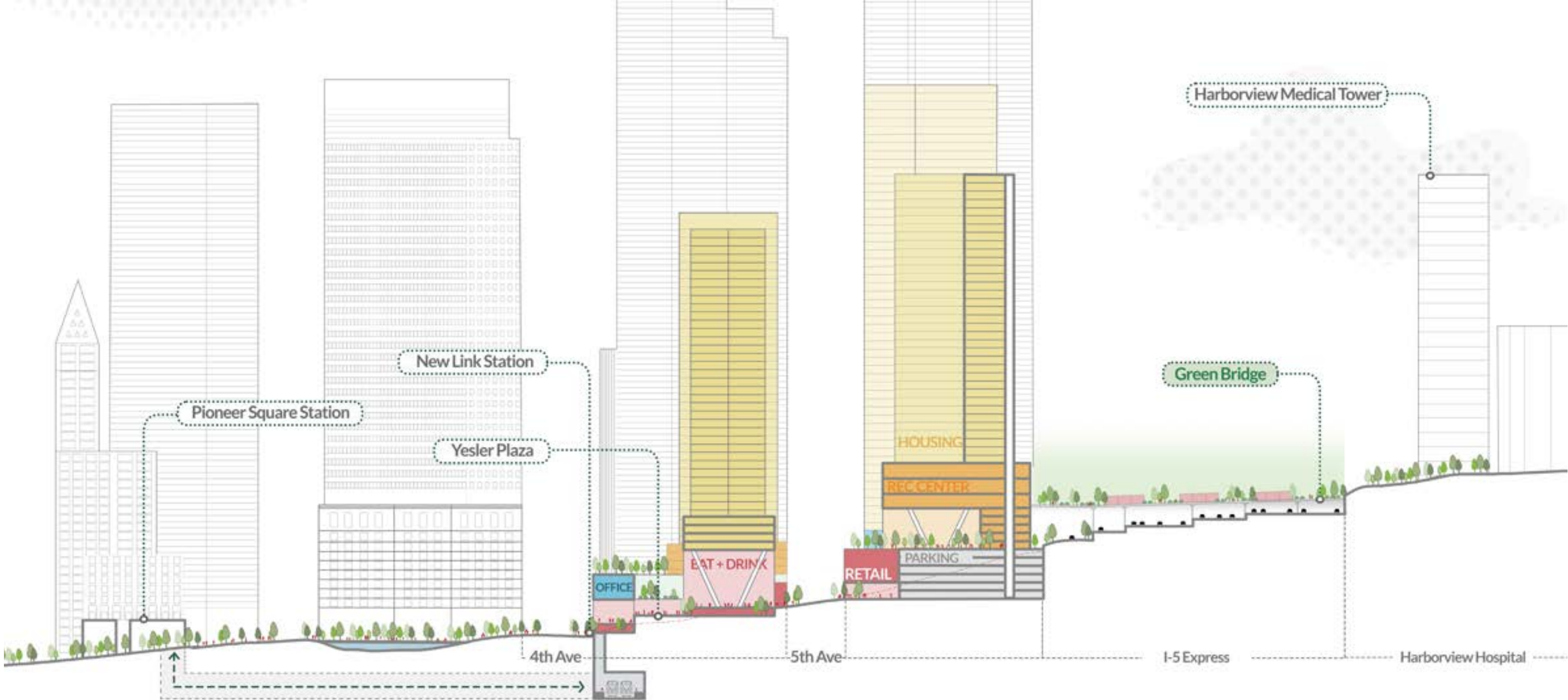


Bioswales

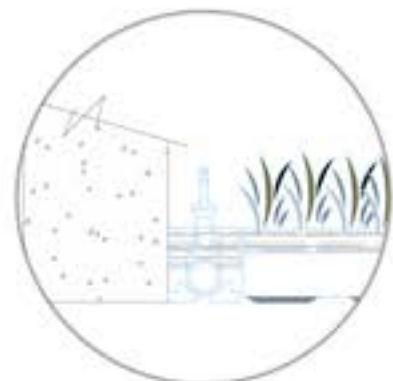


Permeable Pavement

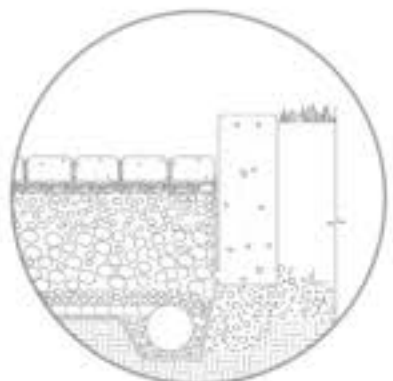




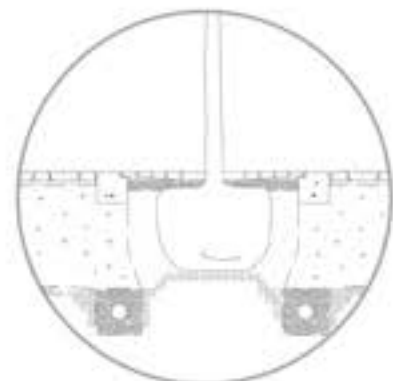
STORMWATER CATCHMENT



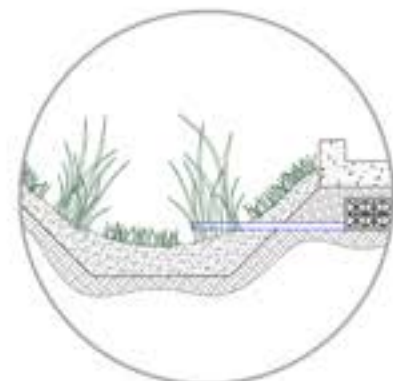
GREEN ROOF + GUTTERS + RAINCHAINS



PERMEABLE HARDSCAPE

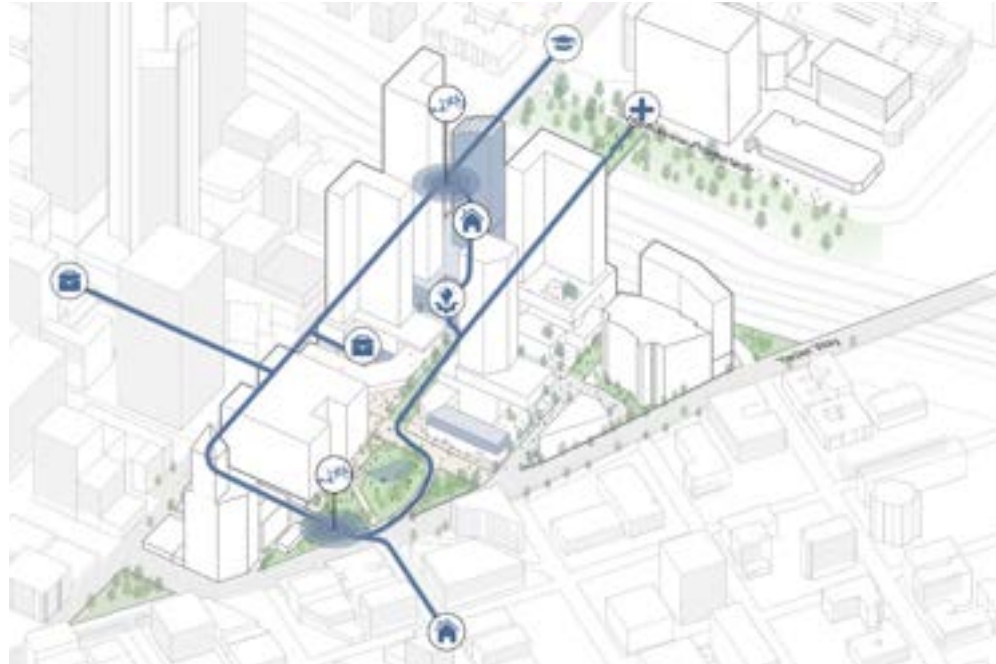


DRAINAGE



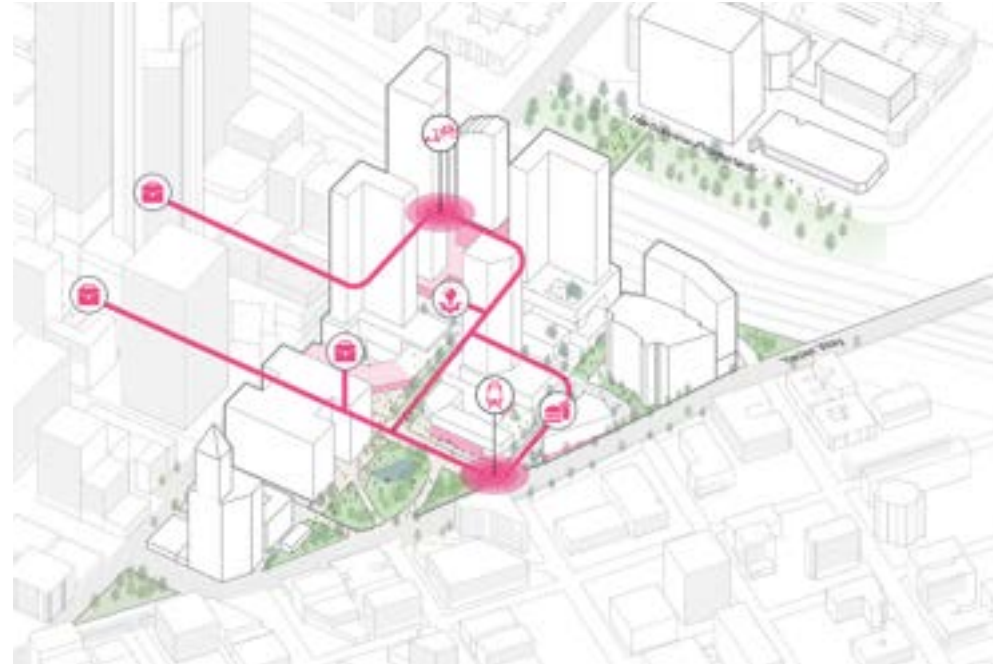
STREET BIOSWALE

A DAY IN THE LIFE



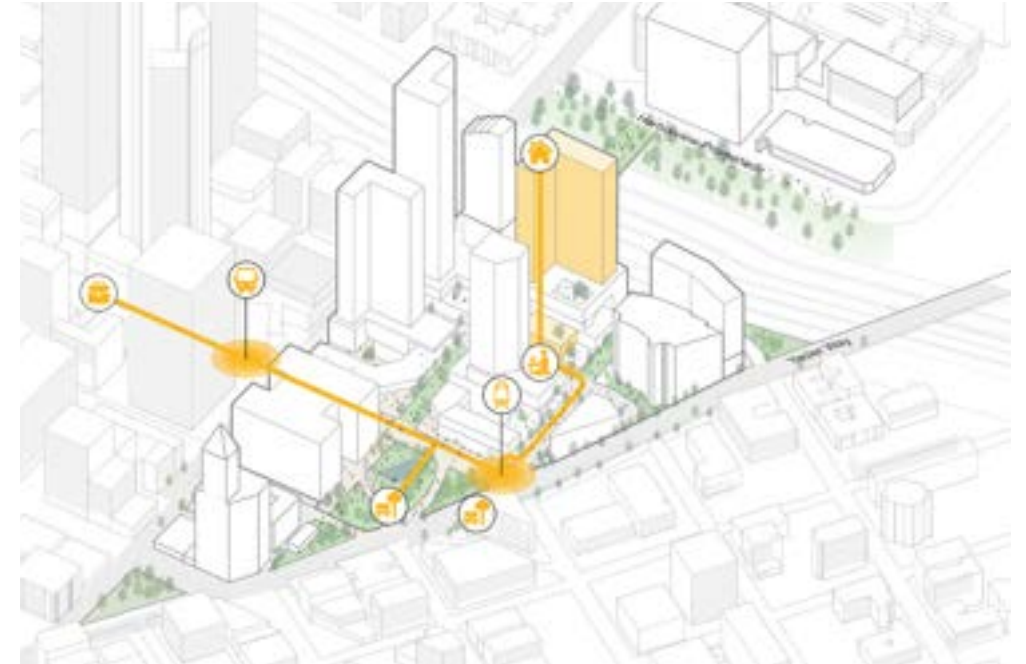
Link rail
 Bike
 Access to Tech
 Affordable living
 Access to jobs

KAYLA **University Student** Age 21



Link rail
 Bike
 Access to Tech
 Food & drinks
 Access to workspace

CARL **Business Executive** Age 35



Bus
 Link rail
 Access to Childcare
 Affordable living
 Open spaces

MARIA **Single Parent** Age 32



Link rail
 Bus
 Access to Grocery
 Open spaces
 Affordable Rent

BEIHE **Chinatown Resident** Age 42



Link rail
 Car
 Access to Hotel
 Open spaces
 Food & drinks

MARK **Tourist** Age 45



Link rail
 Bus
 Affordable living
 Open spaces
 Healthcare

ISAAC **Elder** Age 75

BEYOND BOUNDARIES NEIGHBORHOOD COMMITTEE

PUBLIC SECTOR

King County

- Ground lease agreements
- Community Center maintenance
- Stormwater Retention Pond maintenance

Seattle Social Housing Developer

Seattle Indian Services Commission

Seattle Office of Planning & Community Development

Seattle Parks and Recreation

- Recreational Center Maintenance

Harborview Medical Center

- Intensive behavioral treatment center Maintenance
- Clinic Maintenance
- Partial Ownership and Maintenance of the senior care center

SISC

Workforce Development Council of Seattle-King County

- Manage leasing of Community Organizations office in Yesler Building
- Prioritize the space to winners through their RPF

Seattle Housing Authority/ King Count Regional Homelessness Authority

- Collaborate to find a minority-owned organization to construct and maintain services for permanent transitional housing

King County Office of Equity & Social Justice

- Outreach to small businesses and non-profits to help populate ground retail and flex office space

COMMUNITY

Residents and Members of neighboring communities

- Share ideas, opinions, and feedback

StartUpGrind Seattle

- Collaborate on incubator space in innovation center

Downtown Seattle Association

- Collaborate on City Hall Park and public space improvements
- Coordinate events for on-site public space

4Culture

- Collaborate on Exhibition Hall programming
- Coordinate collaboration with organizations for programming in community center

Sound Generations

- Partial ownership and maintenance of the senior care center

Urban League of Metropolitan Seattle

- Outreach to small black-owned businesses to help populate retail and flex office space
- Coordinate collaboration with organizations for programming in community center

Alliance for Pioneer Square

- Help facilitate community engagement meetings

Technology Alliance

- Facilitate programming for the public in the Innovation Center

Deconstructing The Mental Health System

- Collaboration in Intensive behavioral treatment center maintenance
- Mental Health Clinic maintenance

PRIVATE SECTOR

Seattle University/University of Washington

- Innovation Center maintenance
- Relocation of aligned Centers and Institutes into the Innovation Center to connect local community/ecosystem through research and engagement

Seattle Chamber

- Outreach to small businesses to help populate ground retail and flex office space
- Organize with larger business

Seattle Foundation

- Coordinate alignment of large businesses such as Amazon, JPMorgan, and more to support where needed

Washington State Small Business Development Center

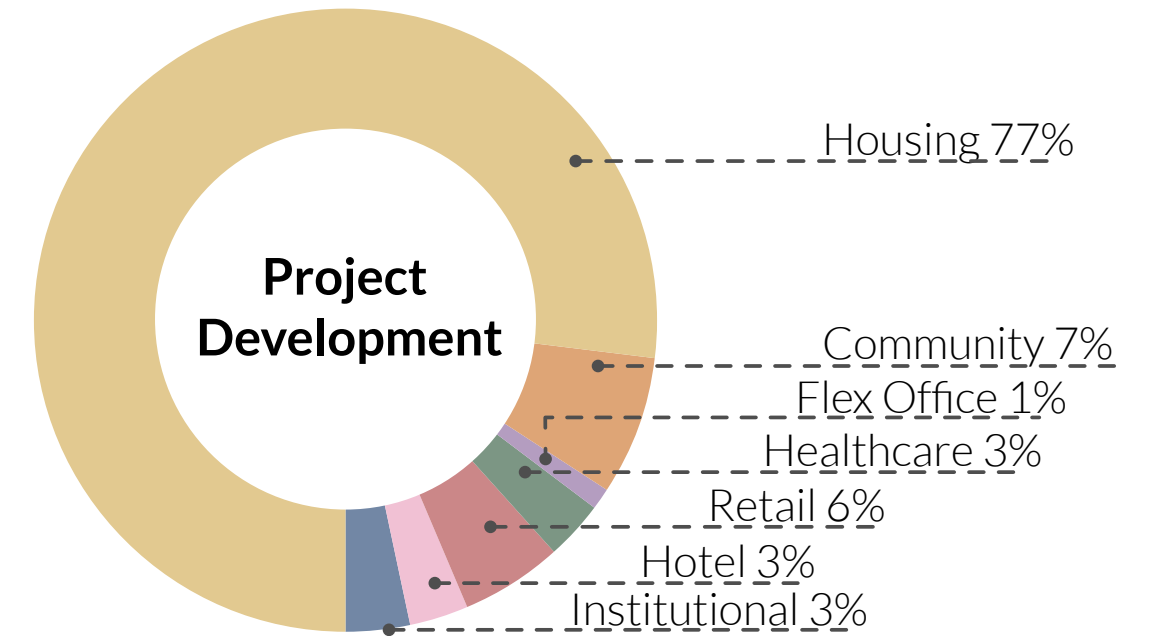
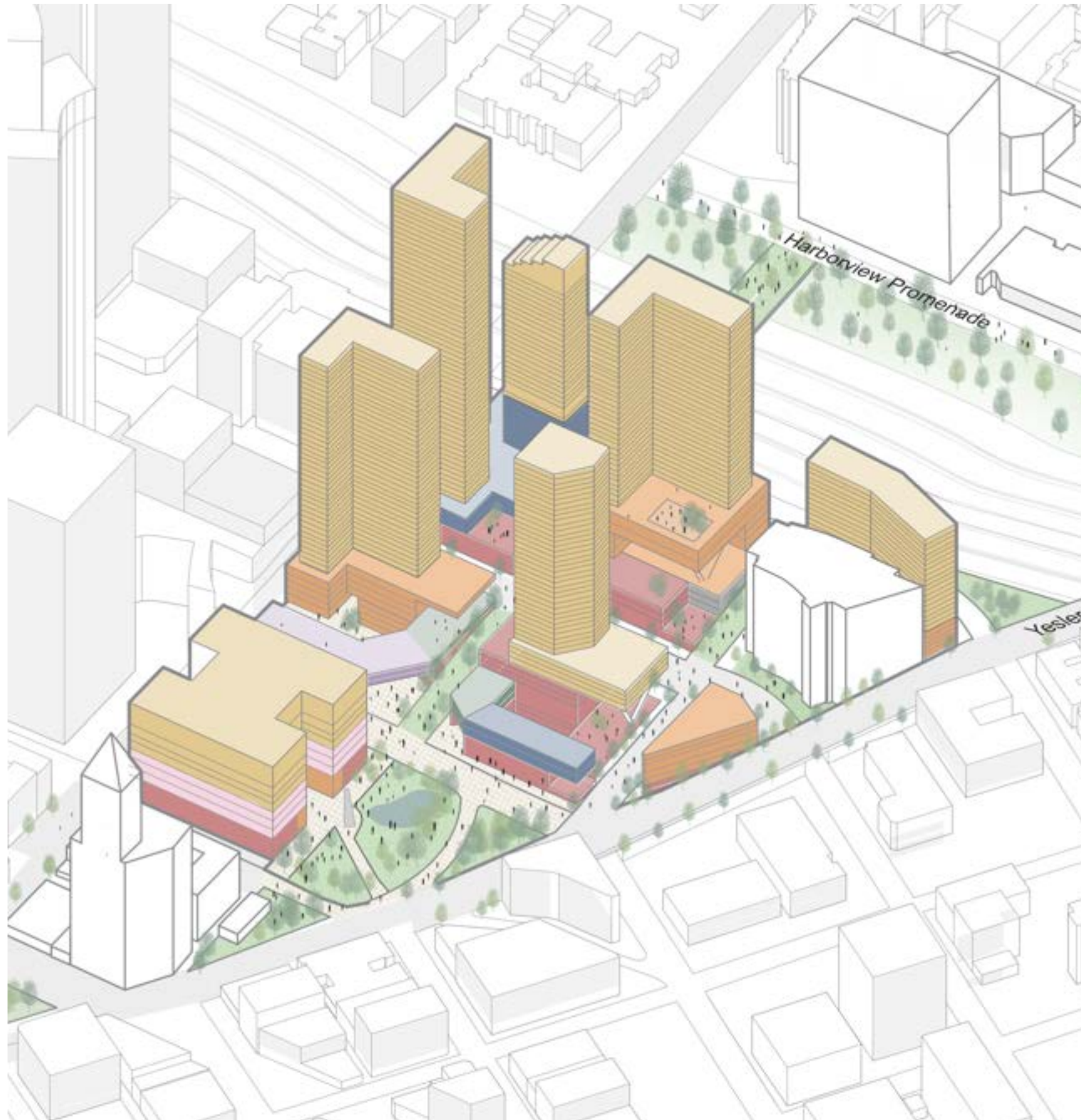
- Small Business Incubator

SCIDpda

- Community Roots Housing



10-YEAR VISION



Total Buildout : 4.2 million sq. ft.
 Cost : 2.4 billion dollars
 Value : 3.0 billion dollars
 Leveraged IRR : 19.07%
 Unleveraged IRR : 11.35%

Payment to King County:

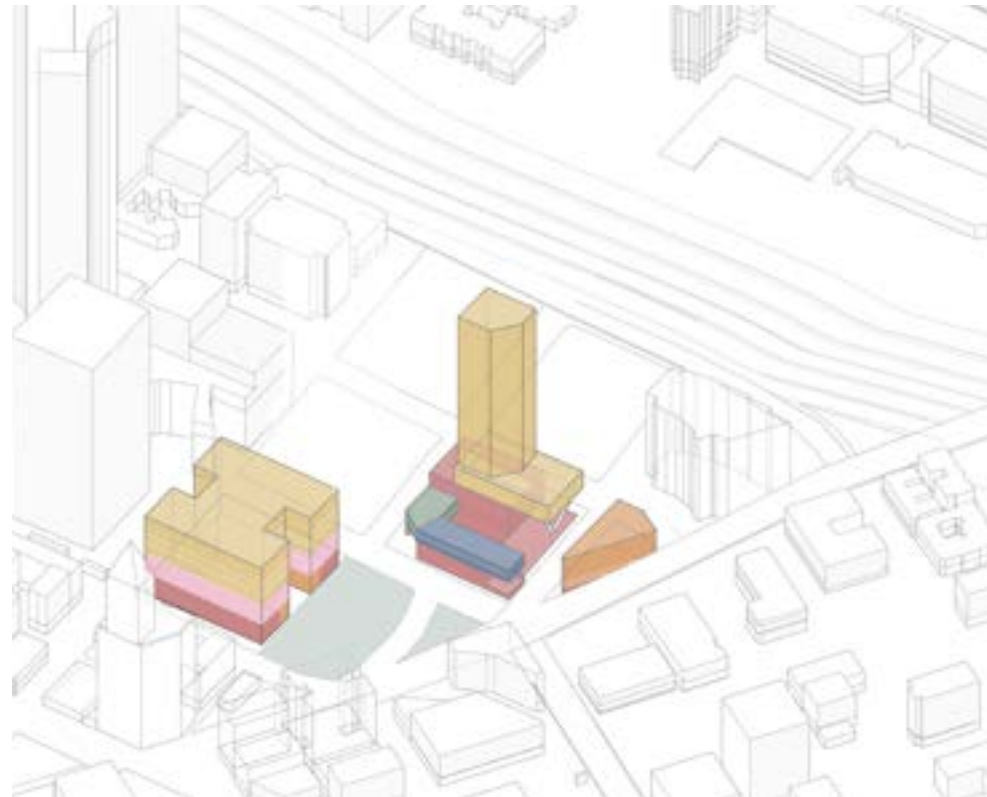
99-Year Ground Lease - 214 million dollars
 at a 4% discount rate

Payment for land with Condo Units - 221 million dollars

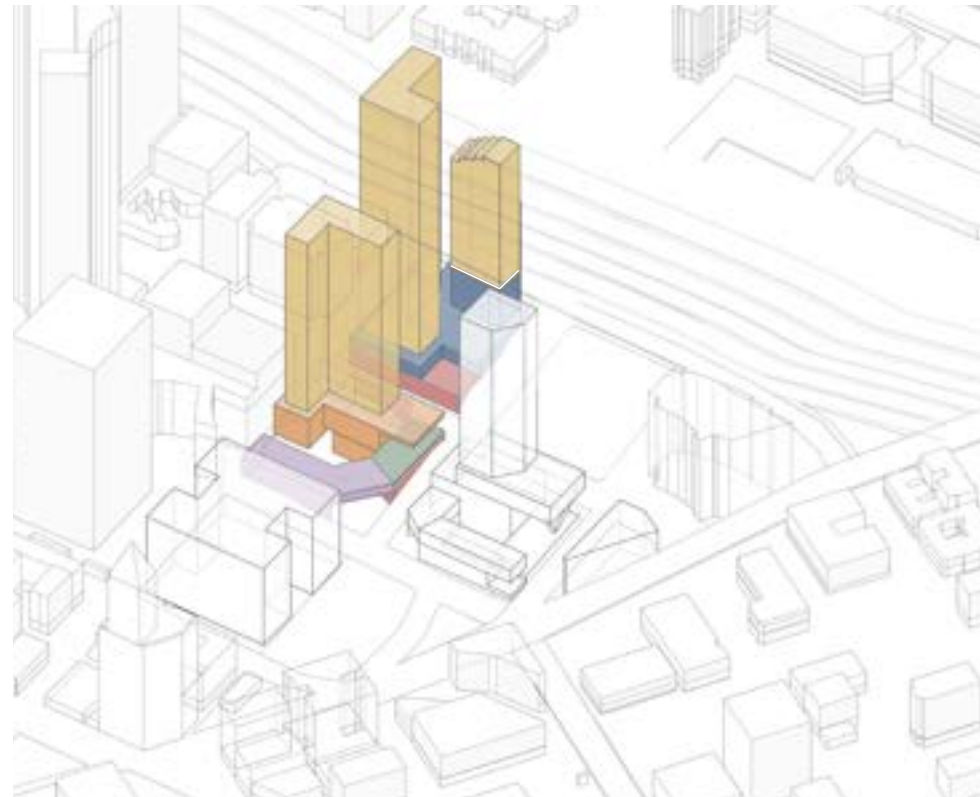
Total payment - 435 million dollars

PROJECT PHASING

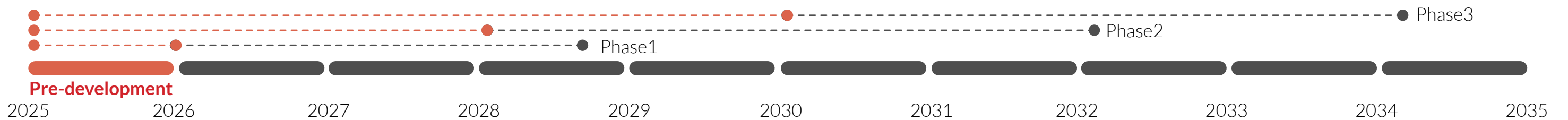
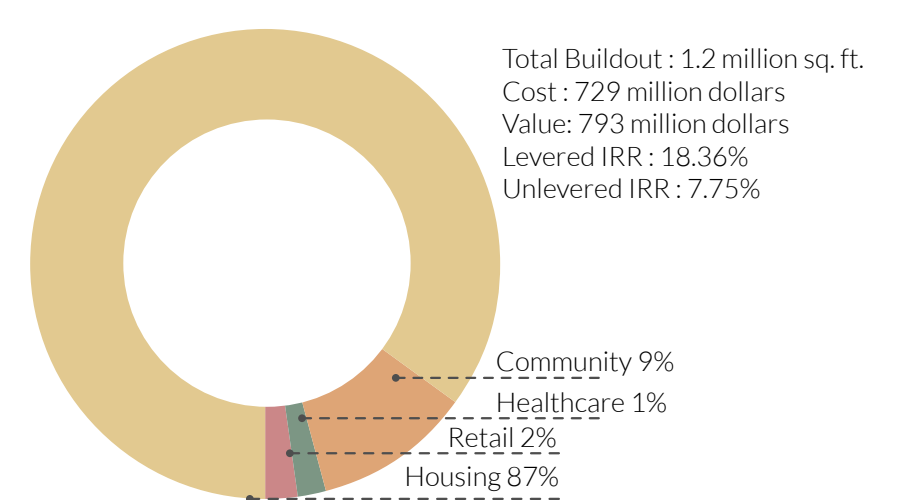
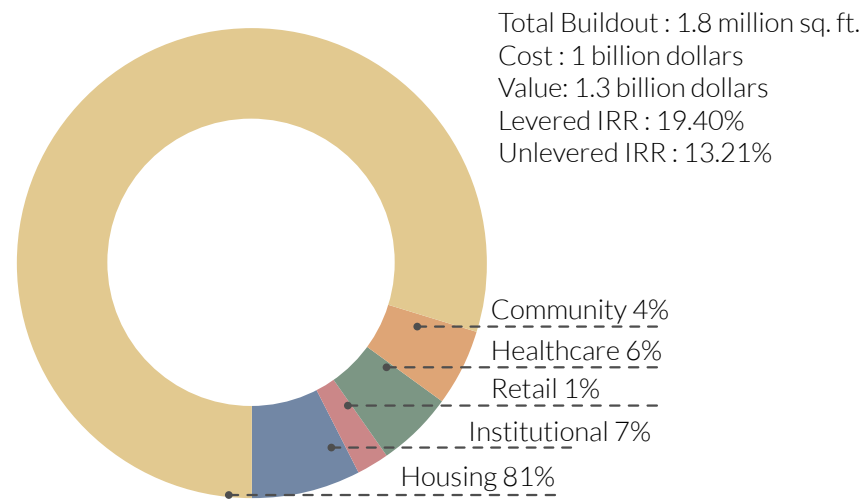
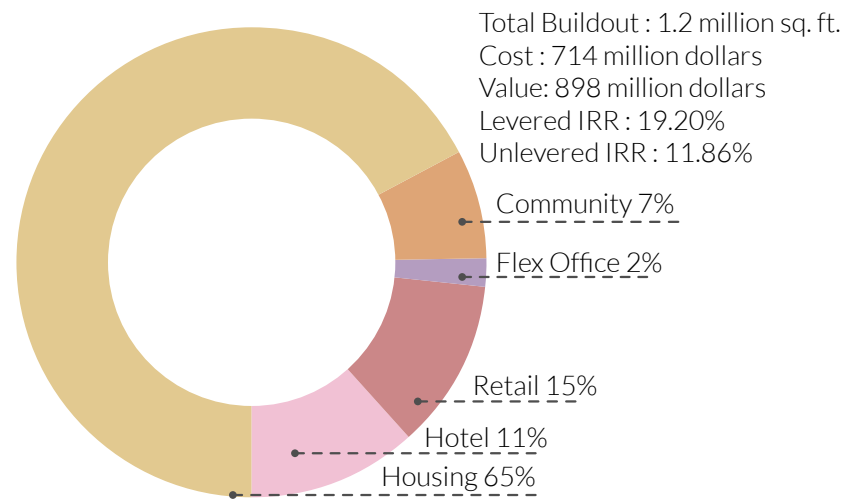
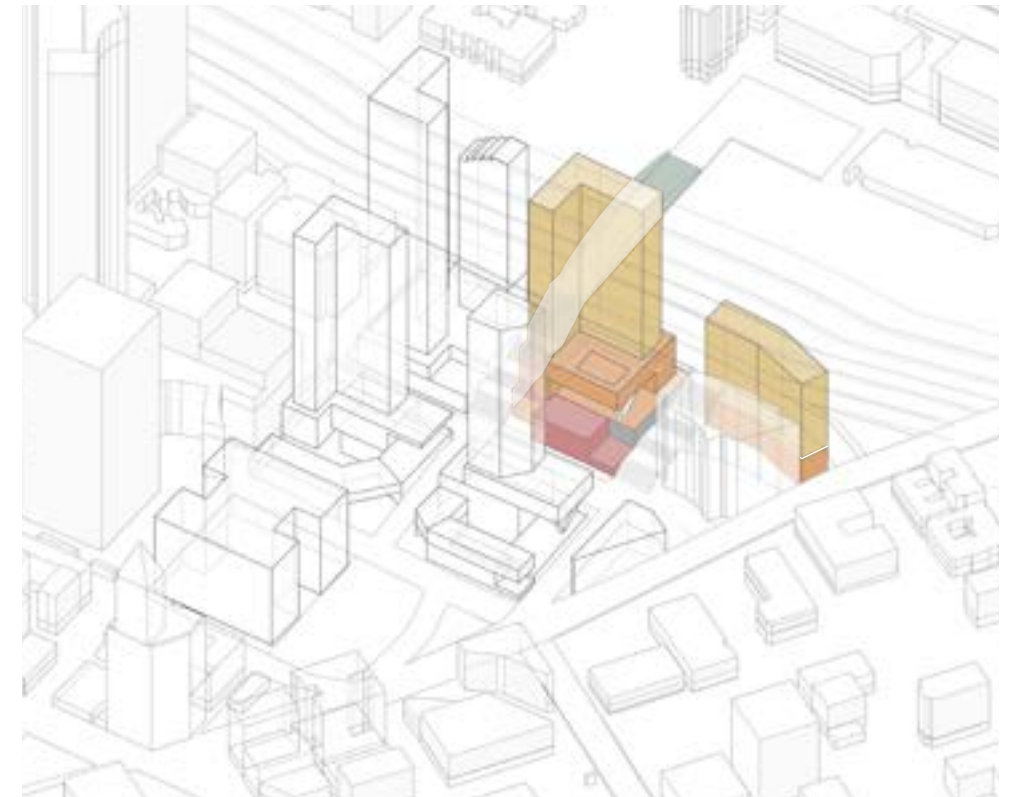
PHASE 01 Cultivating Cultural Access



PHASE 02 Neighborhood Integration and Innovation Hub



PHASE 03 Addressing Unsheltered Populations



BEYOND BOUNDARIES

The Future of Pioneer Square





BEYOND BOUNDARIES

DEVELOPMENT COST: \$ 2.4 Billion

PROJECT VALUE: \$ 3.1 Billion

LEVERED IRR: 19.09%

UNLEVERED IRR: 11.35%

VALUE FOR KING COUNTY: \$ 435 Million