

## 2.0 PROGRAM

The program for the open spaces on Railroad Way will be integrated to the overall program of the core waterfront project. Railroad Way belongs is an integral part of the Stadium District and the Pioneer Square Neighborhood and will serve both in complementary ways.

Vehicular access on Railroad Way itself will be restricted to service, loading, and office parking.

West of First Avenue, vehicular access on Railroad Way will serve both the new South Tunnel Operations building as well as the existing 505 First Avenue South building. The South Tunnel Operations Building requires access to a parking garage for trucks. The 505 First Avenue South building requires access to a commercial parking garage that serves both the neighborhood and the Stadiums. The 505 building also has several loading docks which are serviced from Railroad Way.

East of First Avenue, the new Stadium Terraces building will require access to a private parking garage serving the building from First Avenue. The existing Coastal Environmental building on the south end will maintain access to its loading dock and parking area from Occidental Avenue.

Railroad Way is designed to facilitate and encourage a strong pedestrian connection between the waterfront promenade, Pioneer Square and the Stadiums. Bike paths are planned on both sides of Alaskan Way (Port Side Trail and City Trail) and could be linked to the Stadiums through South Charles Street.

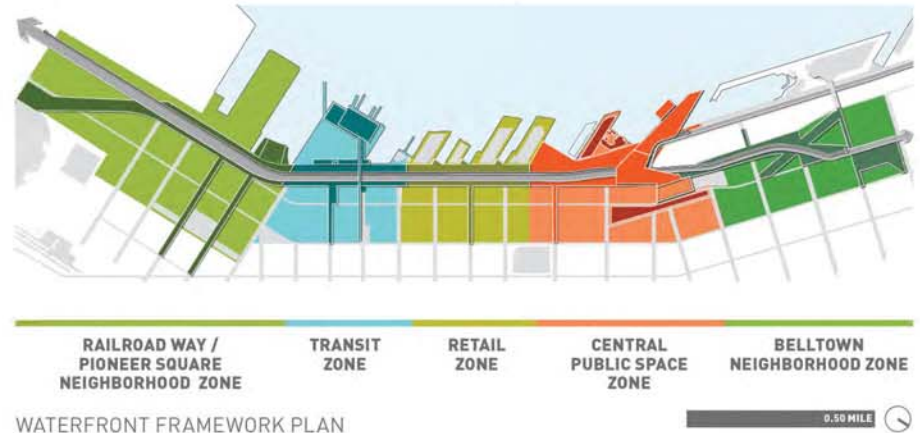
The orientation of Railroad Way, at a 45 degree angle with the Pioneer Square North-South urban grid, creates both wide open street frontages on north south streets, and narrow

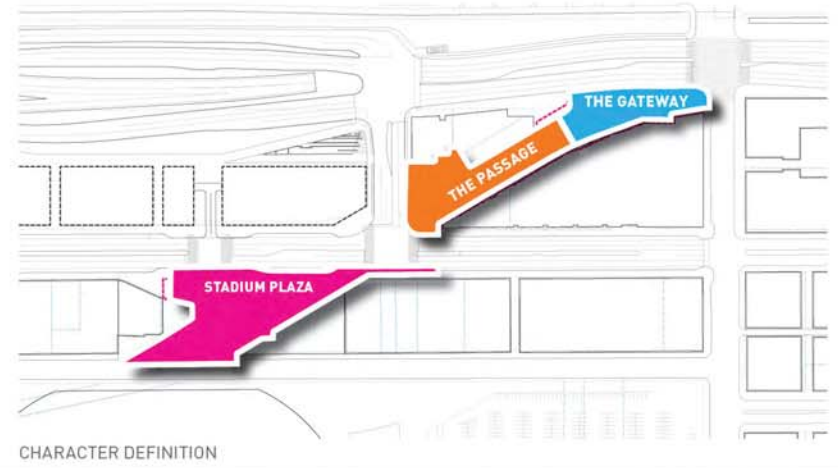
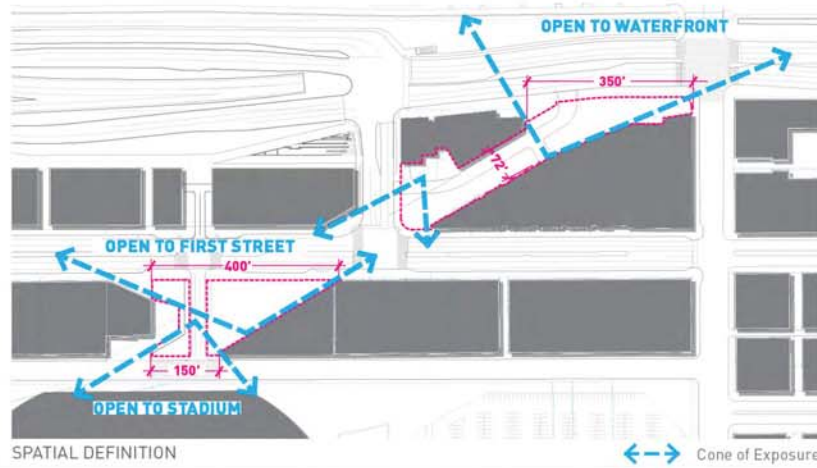
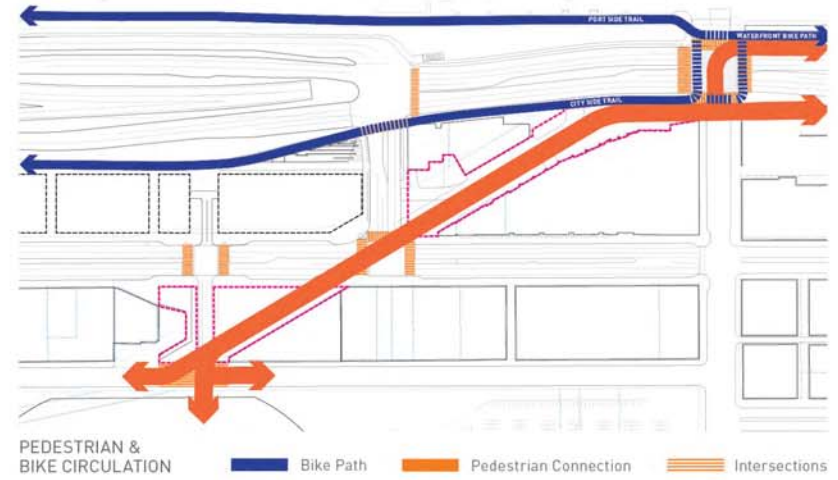
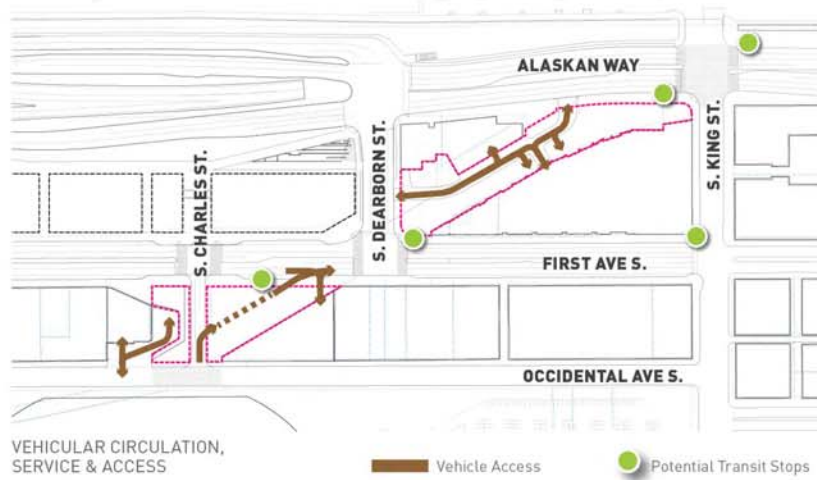
passageways between triangular buildings. As a result, the spaces along Railroad Way change dramatically in character as one progresses from the waterfront to the Stadiums.

Along Alaskan Way, Railroad Way is wide open to the West and to sunlight, and is highly visible from the waterfront. This north western end can easily be seen as a “gateway” between the waterfront and the neighborhood.

Once engaged in Railroad Way, pedestrians will need to be guided through a narrow “passage” between garages and loading docks until they reach First Avenue.

On the East side of First Avenue, Railroad Way expands into a large triangular “plaza” with a wide open frontage on First Avenue. This “plaza” provides the stadiums with a frontage on the most important street in Pioneer Square – First Avenue - and could potentially bring the neighborhood and the Stadiums together in a public open space.





PROGRAM

## ADJACENT BUILDING USES

The uses of the buildings surrounding Railroad Way will heavily influence the way Railroad Way itself will be used. Some areas will be activated by the retail uses in the buildings while others will be facing parking and loading zones which will need to be separated from pedestrian traffic. The presence of Century Link Field at the southeast end of Railroad Way anchors the terminus of the walkway with a very important destination that generates great seasonal as well as diurnal changes in the use of the open spaces.



OFFICE/COMMERCIAL/LIGHT INDUSTRIAL



RETAIL/RESTAURANTS



PROPOSED SOUTH OPERATIONS BUILDING



PARKING & LOADING

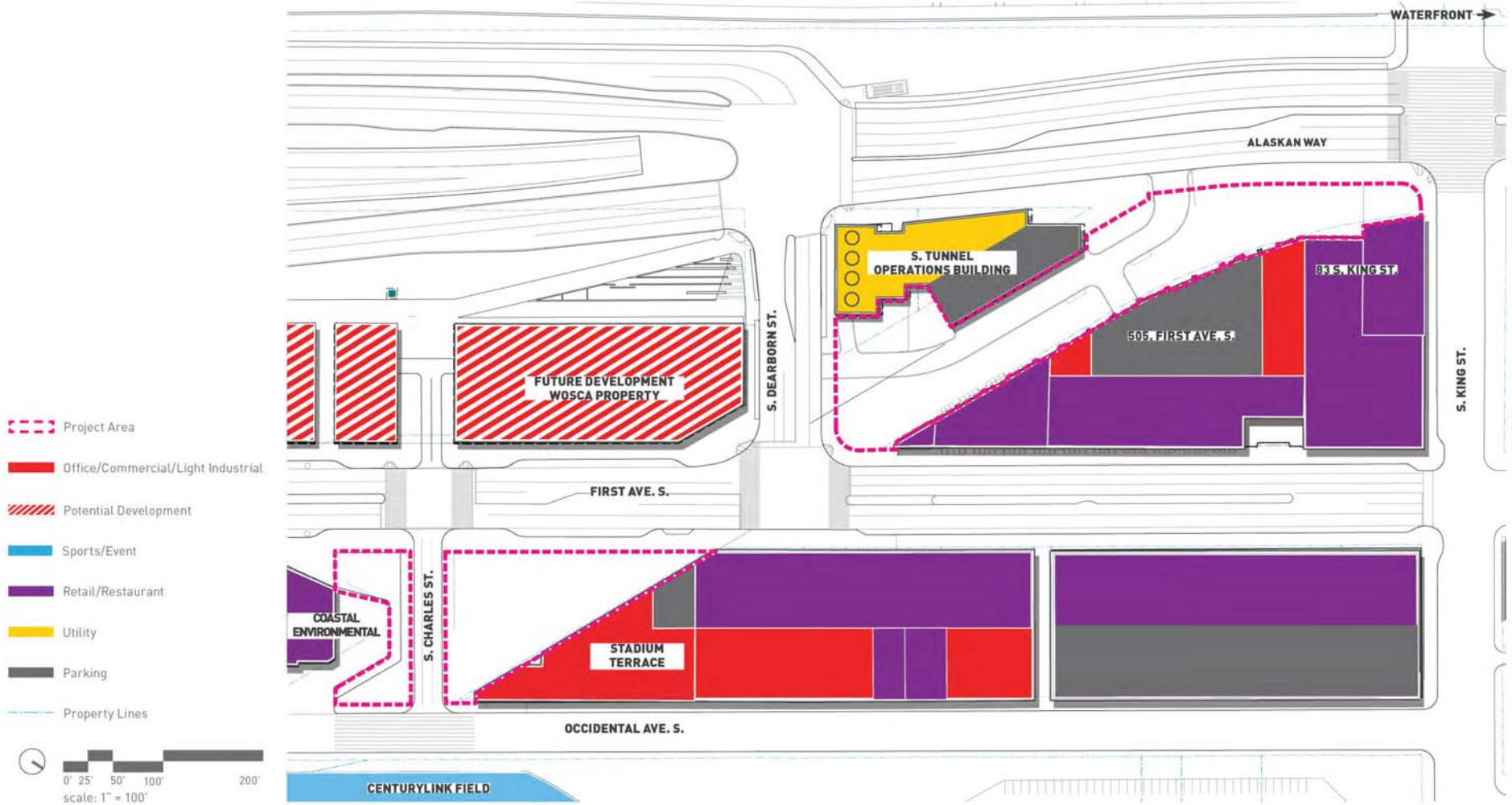


PROPOSED STADIUM TERRACE MIXED USE



SPORTS/EVENTS



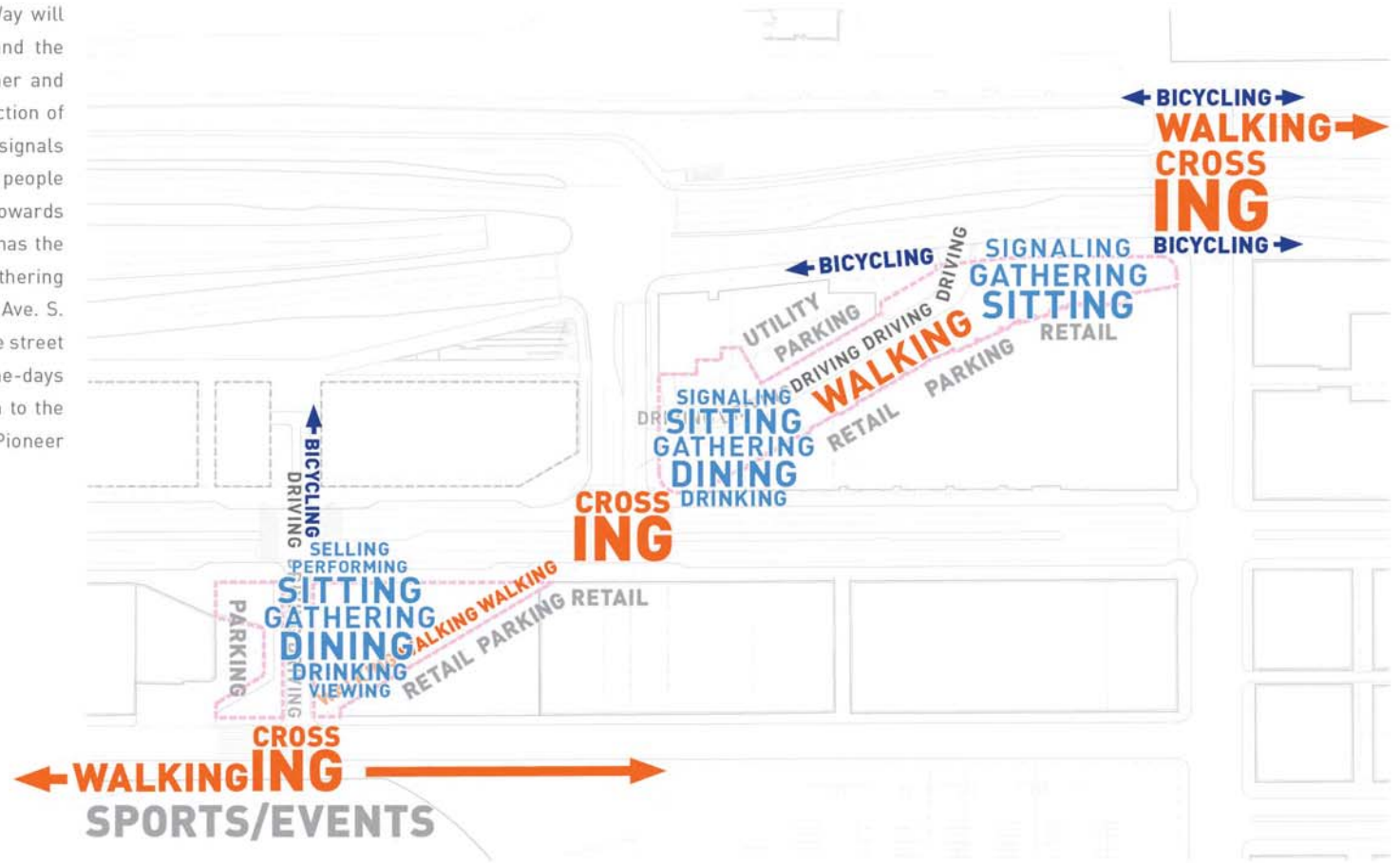


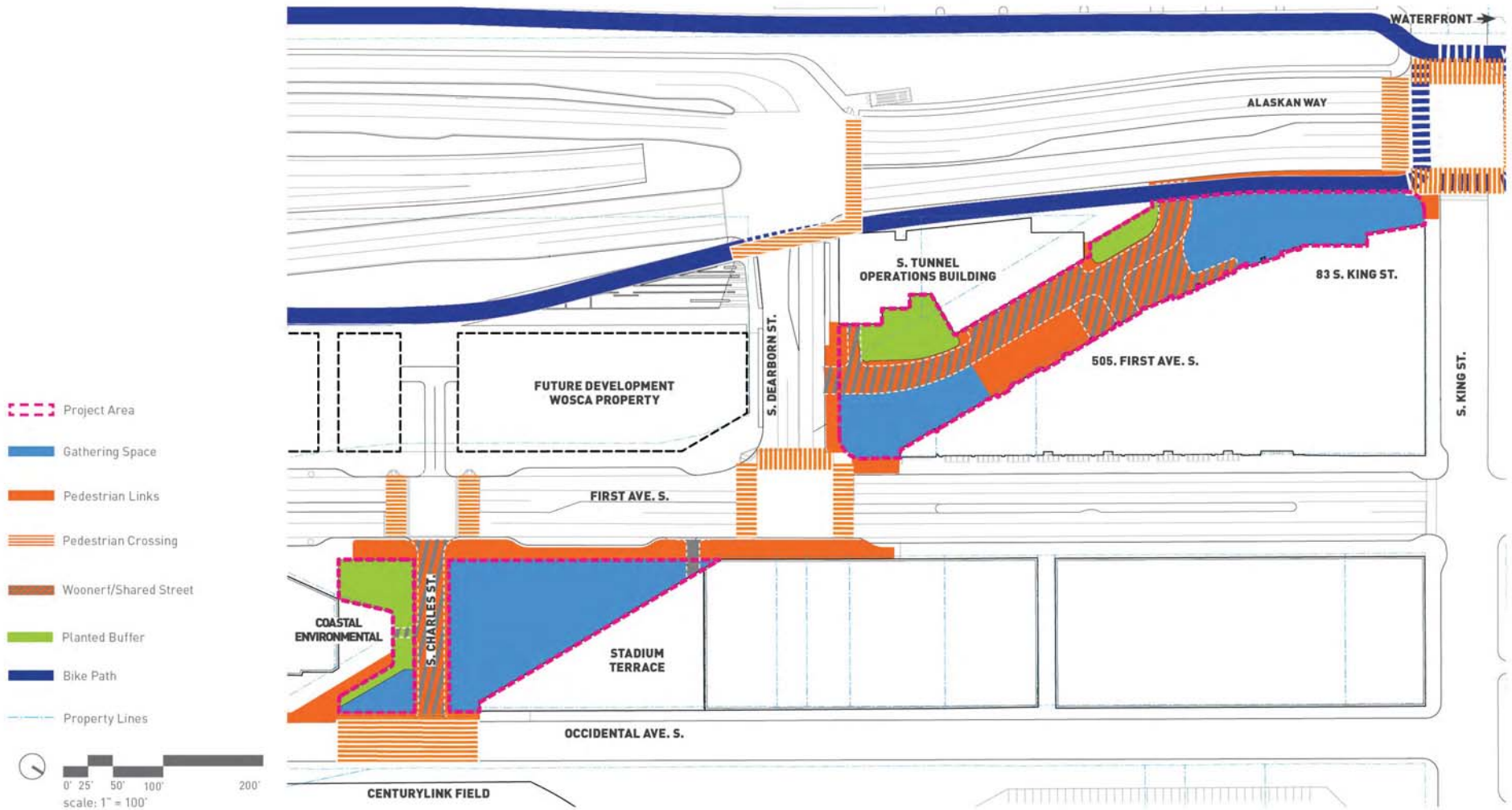
ADJACENT BUILDING USES

PROGRAM

**OPEN SPACE**

The open space program for Railroad Way will create a link between the waterfront and the Stadiums while providing places to gather and engage the neighborhood. At the intersection of Alaskan Way and King Street, the space signals the entrance to Railroad Way and guides people coming from the waterfront promenade towards the Stadiums. The node at First Avenue has the potential for becoming an important gathering and event space. The node at Occidental Ave. S. however, offers the potential to engage the street as a robust pedestrian street during game-days and events, creating a festive connection to the future Stadium Place development and Pioneer Square to the north.





OPEN SPACE