

McKINLEY TECHNOLOGY HIGH SCHOOL PRESENTS :

the PLACE

CONTEXT

The Seattle community and its dwellers were in need of an alternative to their dense living conditions. Therefore, a welcoming and refreshing space was created. COVID is continuing to show lasting impacts and confinement to homes. Everyone is looking for an escape. Seattle is one of the many metropolitan cities that could benefit for more open green space. We present our park, one that will last for years to come and make the community a better place.

OBJECTIVES

We designed our park to best serve the Seattle community. The park provides a well-rounded and inclusive environment that meets the needs of all ages and abilities. Additionally, the park creates jobs, supports local artists, grows native plants, and offers a breath of fresh air. With the priceless views, lots of activities, and overall space to be creative, the community and this park will remain standing for years to come. Not only will this provide additional open space for the Seattle community, but it also offers a hot spot for tourism and events.

CITY SELECTION

Many cities were taken into consideration before determining Seattle as the winner. The city is full of life, and continually growing, despite being known for drowsy weather. The city is easily recognizable by both citizens and tourists. People travel far and wide. And as do it's residents because Seattle is known for its outdoorsy lifestyle. The city itself sits in a valley surrounded by mountains and trails while still having the best of both worlds with a shoreline at its other perimeter. The views are rare and unique. The city is also headquarters to many technology industries and career-driven individuals. Corporate workers may come from any of the remarkable nearby universities. Understanding what makes this city great allowed us to highlight those features and implement new innovative ideas. The city is also making strides to utilize or improve these industrial areas and spaces.

SITE CONSIDERATIONS & SURROUNDINGS

There are a variety of considerations that had to be made when selecting a site for this park. Seattle provided many potential sites, both empty lots and existing structures, that inspired us. Prioritizing different factors became our first challenge to tackle. We determined our most important considerations to be the surrounding space, commute, breathtaking views, expansive amounts of space, and the ability to host many people. Other considerations that held less weight but still are important to note are constructability, highlighting Seattle's features, cost, and weather. The final selection result was this parking garage, which has the capacity to park over 2,300 vehicles. With the growing trend of working from home, this industrial structure should no longer sit unused. It is within close proximity to downtown Seattle and tourist destinations, it has covered levels for rainy days, and the area fits activities for all visitors. One major consideration for our project selection was how it impacts the Seattle Vision 2040 Project. The Seattle Vision 2040 project is a major undertaking with the region where the population is expected to grow exponentially and in order to prepare for this impact the State of Washington has prepared a program and policy called Vision 2040 to support long-range growth management, environmental, economic, and transportation energy needs. Part of this plan includes providing 30% tree coverage over the region and every industry must meet specific requirements for this goal.

The surrounding space of the parking garage is important to note. This garage was built and dedicated to the use of the corporate campus to the South. New buildings and green space fill this area. While railroad tracks span across the North side of the garage. Our site needed to differentiate from the private surrounding spaces. We had to get creative with the land available by building a bridge to safely cross the tracks and by still allowing parking for park or corporate visitors.

DESIGN DIRECTIVE



CAPITALIZE ON NATURAL BEAUTY



SPACE NEEDLE



PUGET SOUNDS



MT RAINIER

PROVIDE SOLUTION TO COMMUNITY NEED



SEATTLE'S POPULATION DENSITY



EXISTING SITE

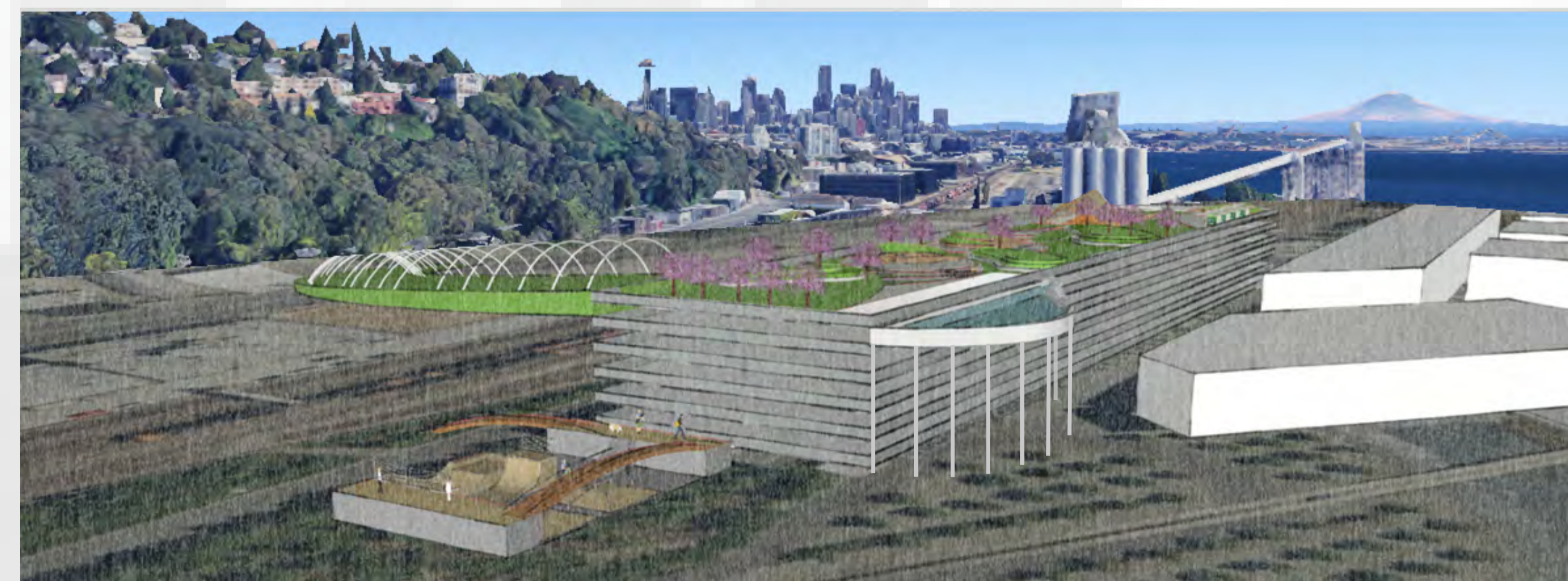
Progress achieving targets by Management Unit

Progress by Management Unit

Management Unit	2016 canopy cover	2037 canopy goal (set in 2007)	Over/Under goal
Single-Family Residential	32%	33%	-1
Multi-family Residential	23%	20%	+3
Commercial/Mixed-use	14%	15%	-1
Downtown	10%	12%	-2
Industrial	6%	10%	-4
Institutional	25%	20%	+5
Developed Parks	34%	25%	+9
Parks' Natural Areas	89%	80%	+9
City total	28%	30%	-2
Right-of-way (runs through all other MUs)	23%	24%	-1

SEATTLE'S GREEN INITIATIVE

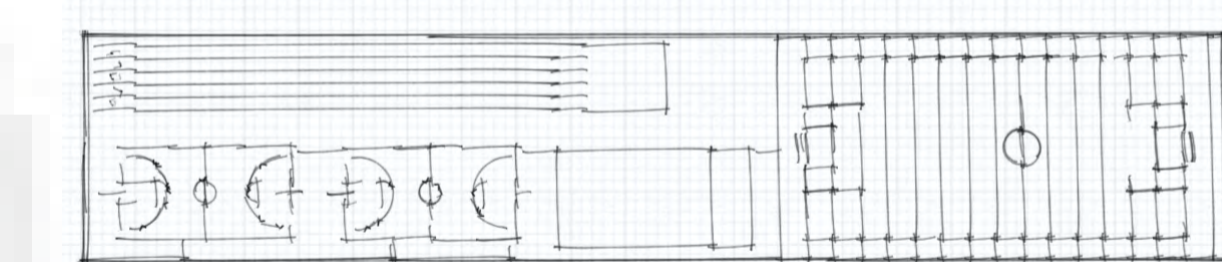
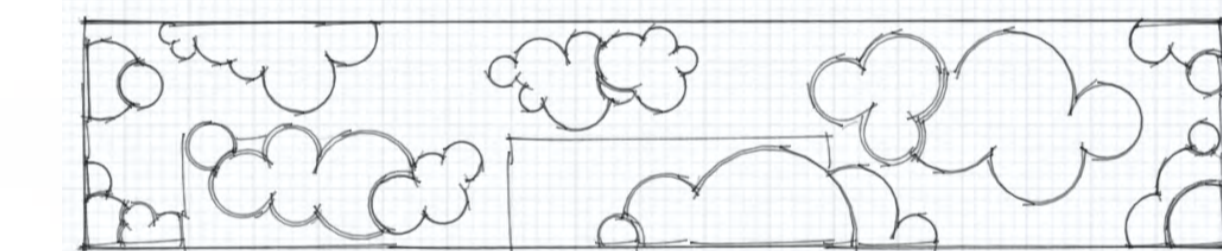
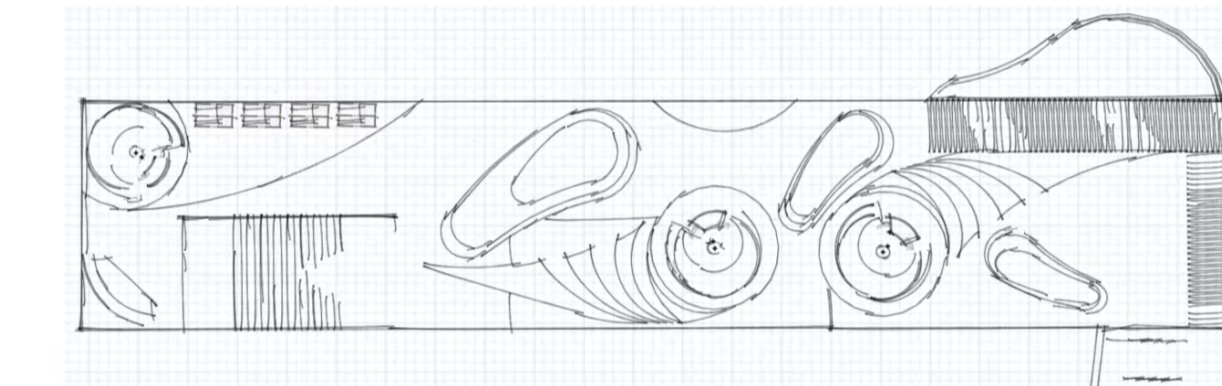
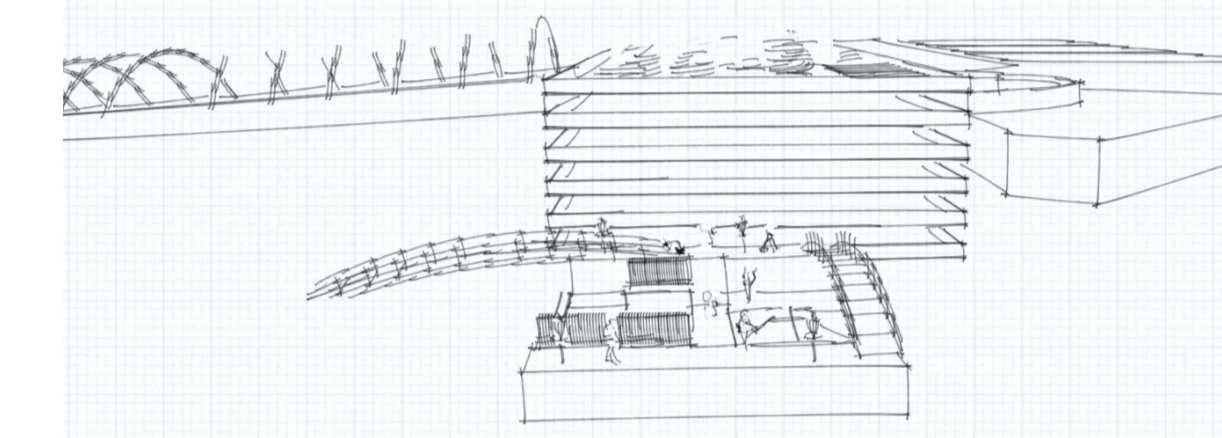
CELEBRATING THE BEAUTY OF SEATTLE BY REIMAGINING WHAT IS POSSIBLE



PROJECT SUMMARY

PROJECT TYPE	: DESIGN-BUILD
STRUCTURE	: EXISTING CONCRETE
PROJECT LOCATION	: SEATTLE, WA
PROJECT BLDG COST	: \$260,370,015
SQUARE FOOTAGE	: 472,500
COST / SQUARE FOOT	: \$551
BUILD DURATION	: 18 MONTHS

DESIGN PROCESS



RESTORE REBUILD REIMAGINE

CONSTRUCTABILITY

A major focus of our site was to make sure that there was adequate space for the different features and services of our park. With great views, an open space, and located near transportation centers this existing parking garage became our top selection. However, there were some concerns with the existing space. The current structure was large and any modification that was made we had to think how it would affect the structure of the garage. We also understood that our site had limited access from two locations: train tracks to our north and a commercial park to our south.

SUSTAINABILITY

Recyclable materials, like the tires of go-carts and compost waste in our plant wall on the lower levels, are used in the project design. We also use recycled materials in our art gallery display. We decided to use these products to aid in minimizing pollution and educating the public. We care about potential pollution output from our park, as we want it to be both fun but also of low footprint. Recycled and compost material can be incorporated in educational initiatives (e.g. having a rain garden and teaching the younger public about the impacts of fertilizer use, the various applications of compost materials, using recycled material to create art, etc.). We believe our park can be fun as well as educational. Finally, a facility management team will be employed to ensure the park is cleaned, regulated and park policies are compliant moving forward.

POTENTIAL

Seattle is a fast growing city that benefits from tourism, entertainment events, and the expansive environment that surrounds it. Our project creates a multipurpose space for artists, entrepreneurs, local businesses, and tourists. The size of our garage allows us to create unique spaces for special events. A major focus of our project would be to promote local businesses with our vendor stations and event. Each level of our facility will provide a unique atmosphere that will attract all different kinds of people.

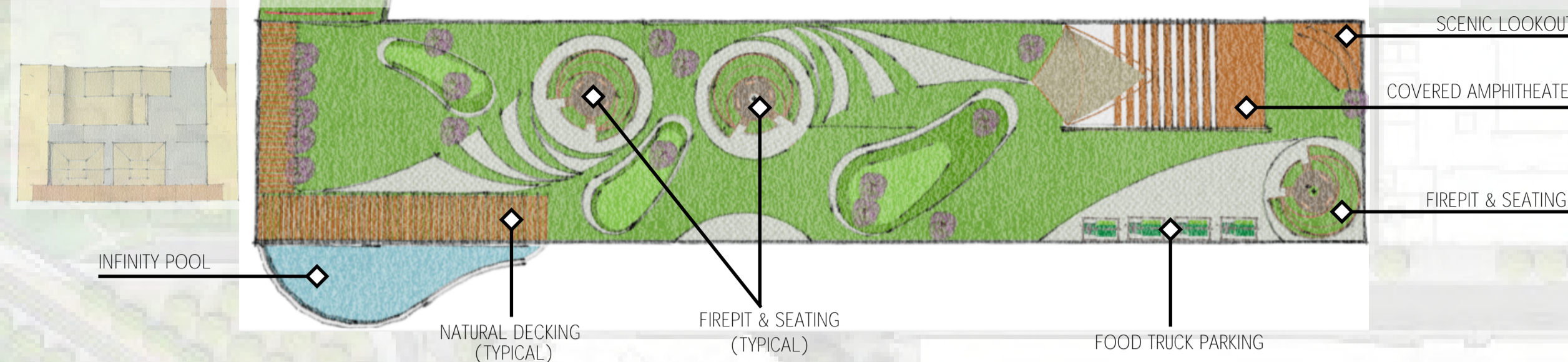
COMMUNITY EMPOWERMENT

Seattle is a lively city. Packed full of professional sports teams such as the Seahawks, Sounders, Kraken, and Mariners. It is also known as the Emerald City thanks to the beautiful greenery surrounding the area year round. Local markets and chefs make this a new lively scene for restaurants and coffee. Artists and inventive architecture are also unique to Seattle, allowing for creativity and involved local artistry. And although citizens are outdoorsy, the trails and mountains are not as easily accessible. We wanted to highlight all of these amazing characteristics of Seattle.

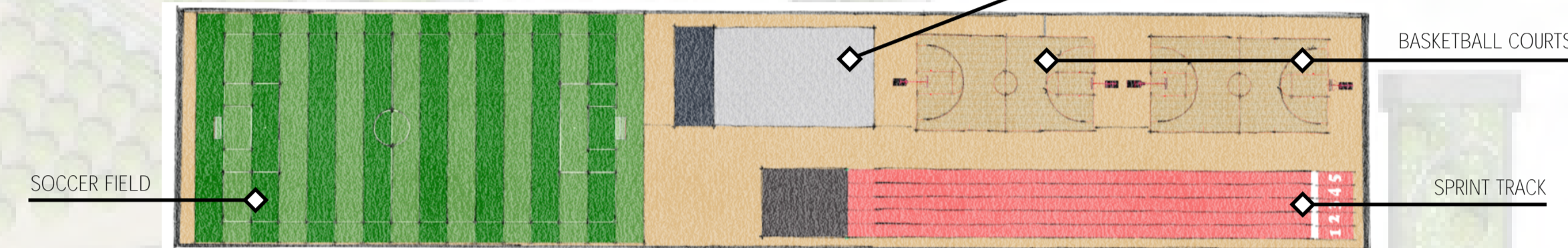
SCHEDULE

3 MONTHS	6 MONTHS	6 MONTHS	18 MONTHS	4 MONTHS
DEVELOPMENT	DESIGN	PERMITTING	CONSTRUCTION	HAND-OFF
IDENTIFY NEED	DESIGN - DEVELOPMENT	REVIEW OF CONSTRUCTION DOCUMENTS	MOBILIZATION	TESTING & COMMISSIONING
SITE SELECTION	CONSTRUCTION - DOCUMENTS	BUILDING PERMITS	STRUCTURE	CERTIFICATE OF OCCUPANCY
PROPOSAL	SPECIFICATIONS		MEP SYSTEMS	CLOSE-OUT
CONTRACT OF - AWARD	CONTRACTS		LANDSCAPING	RIBBON CUTTING
ENTITLEMENT			SITE-IMPROVEMENTS	

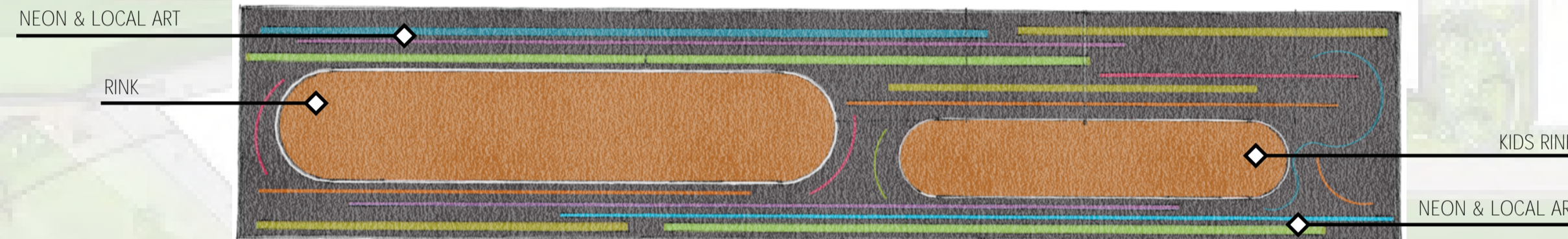
L5 - ROOFTOP GARDEN WITH INFINITY POOL & AMPHITHEATER



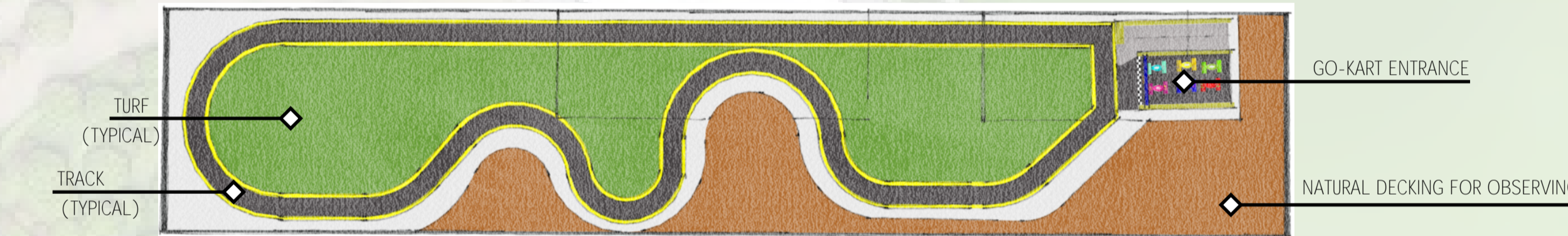
L4 - SPORTS COURTS



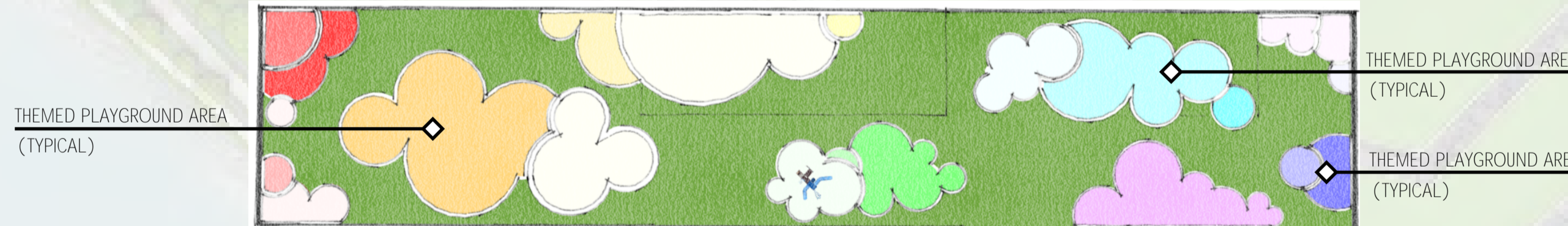
L3 - ROLLER RINK & LOCAL ART EXHIBIT



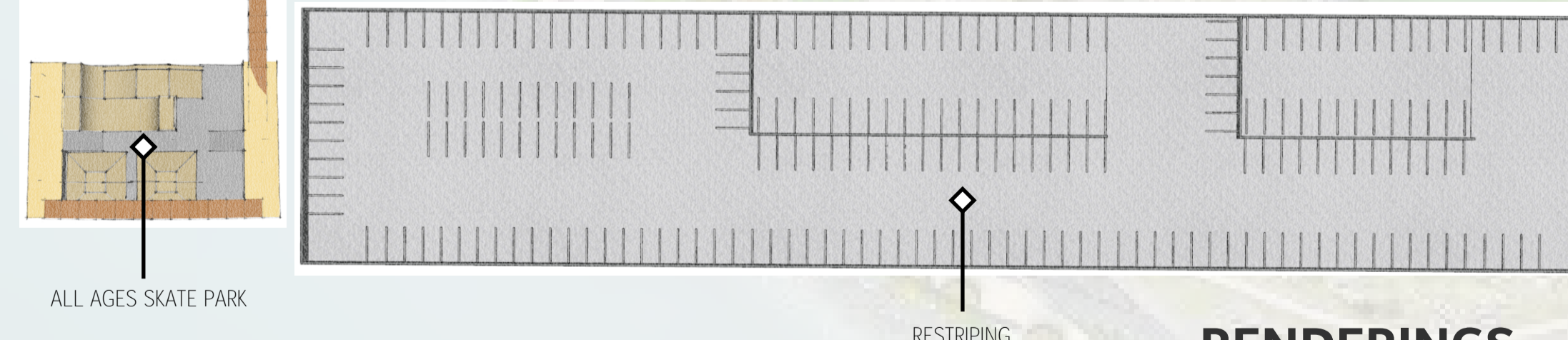
L2 - GO-KARTS



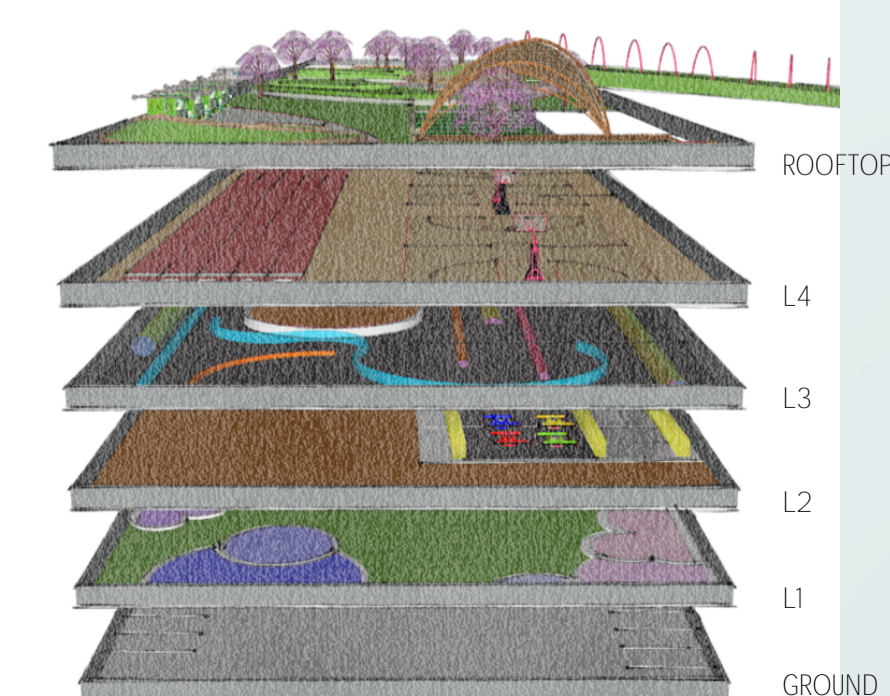
L1 - ACCESSIBLE PLAYGROUNDS



GROUND - PARKING AND SKATE PARK



RENDERINGS



the PLACE

SITE



ESTIMATE

Uniformat Code	Cost
B1: Superstructure:	\$ 5,453,500.00
C3: Interior Finishes	\$ 42,887,500.00
D2: Plumbing	\$ 18,900,000.00
D3: HVAC	\$ 23,625,000.00
D5: Electrical	\$ 57,000,000.00
F1: Special Construction	\$ 325,000.00
G1: Site Prep	\$ 3,915,625.00
G2: Site Improvements	\$ 8,262,500.00
z1: General Requirements	\$ 100,000,890.00
TOTAL	\$ 260,370,015.00

COST ANALYSIS

\$551.05/SQ FT

LEGEND

- EXISTING STRUCTURE
- ROOFTOP
- L4 SPORTS
- L3 ROLLER RINK
- L2 GO-KARTS
- L1 ACCESSIBLE PLAYGROUNDS
- GROUND LEVEL | SKATEPARK

