



## DESIGN NARRATIVE

### Beyond Boundaries

*Transforming Pioneer Square through Health, Community, and Innovation*

Our mixed-use development is more than a project, it goes “beyond boundaries.” Embracing inclusive innovation, Beyond Boundaries is where everyone can reach their full potential. The site is well situated in Seattle, near the tech industry, a growing health sector, the waterfront, public transit, and a melting pot of cultures. Throughout Seattle’s history, waves of immigration have shaped the city’s landscape. The persistent challenge faced by the community has not only been to meet the demand for housing but also to ensure equal access to opportunities for all residents. Unfortunately, soaring housing prices, homelessness, limited access to education and employment, and healthcare disparities hit hardest on those groups that have been marginalized. Beyond Boundaries transforms this portion of Pioneer Square away from an island of at-times discriminatory institutions into a nexus of social, racial, environmental, and economic equity built on **community, health, and innovation**.

We propose demolishing the King County Jail, the Chinook Building and the Administrative offices to create a dense mixed-use neighborhood with a focus on **affordable housing**. However, the **Courthouse** is retained and repurposed due to its historic significance and becomes a major cultural landmark in our proposal. In addition to creating density, the project also aims to create a cohesive network of public spaces beginning at Smith Tower until the interstate. Envisioned as Seattle’s new and **revitalized downtown**, the project aspires to become the beating heart of a flourishing city.

### Health: Elevating Accessibility and Well-Being

The heart of the proposal is a **bridge** over the highway facilitating convenient and **equitable access to healthcare** and other related amenities. Beyond Boundaries is inclusive of all kinds of people, especially senior residents who have a senior day care center, access to medical offices and pharmacies. This new connection will not only be a haven for residents, healthcare heroes, and medical students from Seattle University but also encouraging **active lifestyles** throughout the neighborhood.

By making Jefferson street car-free, it encourages more green spaces into the neighborhood and is envisioned as a space focused on walking, biking, exercising together, and promoting healthier food habits which positively impacts residents’ well-being in terms of **personal health**.

**Sustainability** is woven into the very fabric of our vision. The unique topography of the site will be harnessed to create a temporary detention pond for excess stormwater. A future station at Pioneer square is proposed pushing the neighborhood towards a future transit-oriented development with minimum car parking, offering a **well connected and greener commute** to the people of Seattle.

### Community: Sharing Culture, Cultivating Belonging

With rapidly growing population and soaring housing prices in Seattle, Beyond Boundaries’ hope is to create a neighborhood focused on **affordable housing for everyone** – regardless of race, identity or income level. The project proposes 30% of all units as affordable housing ranging from extremely low to low-income groups moderate income. A variety of housing including **student housing, senior housing, mixed income housing and transitional housing** for the unsheltered are provided in this project. Beyond Boundaries aims to create a neighborhood that is inclusive, accessible and reflective of the local communities. With the Courthouse acting as the core of public activity, it attracts not only the residents but also tourists visiting the city which has a positive impact on the **economy**. The City Hall Park is not only envisioned as a platform for public voices that encourages a democratic civic county but also provides an opportunity to acknowledge the history of the land through public art. Opportunities to support local businesses in terms of incubator spaces and retail at subsidized rent is spread throughout the neighborhood, especially in the Historic Yesler building that is repurposed into a retail space and a Community space for the residents of the International District.

### Innovation: Fostering a Collaborative Ecosystem

Seattle being one of the leading tech hubs in the country, it provides our site with a unique opportunity to expand the technological ecosystem through strategic partnerships. One of the focusses of this project is to make opportunities for **learning, partnerships and entrepreneurship** equally accessible to everyone. Beyond Boundaries is trying to bridge the gap between big tech and small business through strategic partnerships with a range of organizations from Amazon to the Washington State Small Business Development Center.

The **Innovation Center** is a crucial addition that partners with the Seattle University housing Maker labs and Creative labs with cutting edge technology that would help budding entrepreneurs. The Innovation Plaza located at the ‘Tech Square’ acts as a platform for them to showcase their products. Beyond Boundaries also includes spaces that facilitates teaching technology to low-income children in the Youth Development Center. The project also focuses on **Medical-Healthcare technology** that aims to create a more accessible and equitable health care system for all.

We are going *BEYOND BOUNDARIES*.

Breaking barriers and establishing equity requires going beyond established boundaries, and our project fosters an environment for cultural growth, accessible health, and collaborative innovation.