

PFD PIP Project Update

June 2026 Board Meeting Report



Concept Design

Stadium District Pedestrian Improvement Project

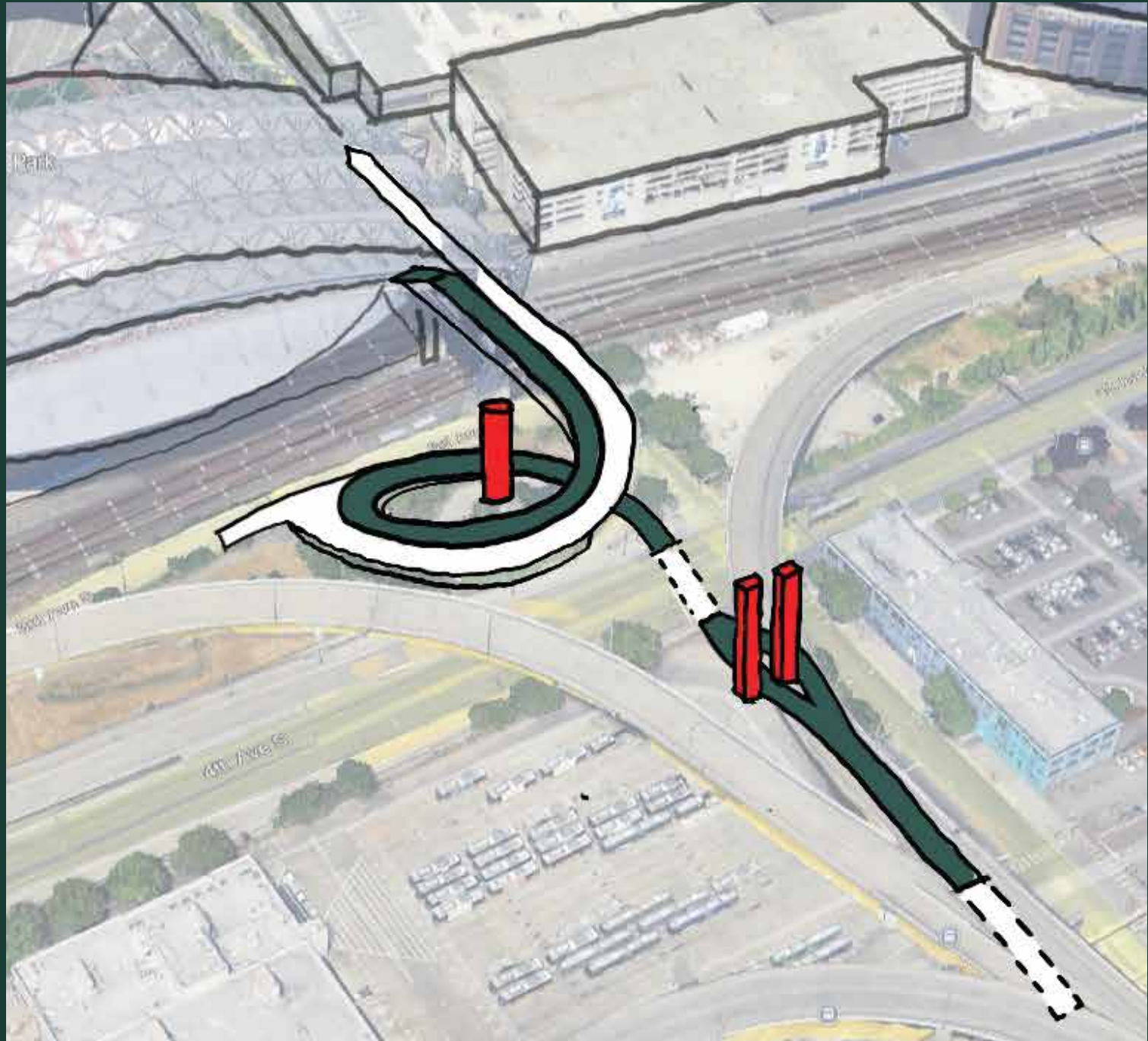
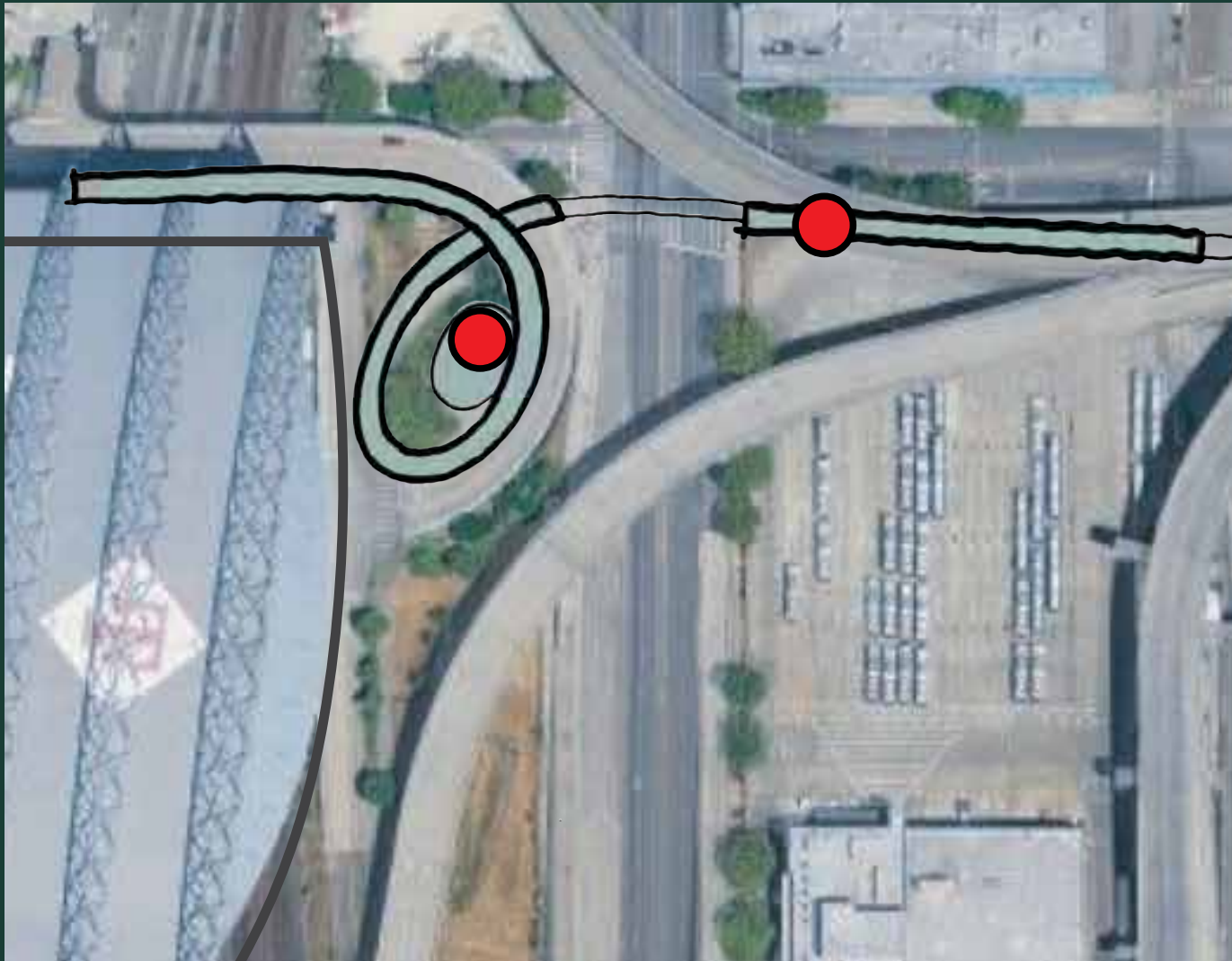
Project Goals

A clear, safe, and elevated urban experience that builds anticipation toward the ballpark and stadium—defined by lighting, simplicity, and a few memorable moments.

Strategy

- Clean, elegant, simple, warm
- Memorable but not overwhelming
- Focus on safety, lighting, wayfinding
- Integrate stories of local sports history
- Strategic moments rather than an immersive journey

Location Map



Local Sports Stories - PNW Pastime



Hopkins Drug Store, Tacoma, 1910



Asahi, Seattle, 1918



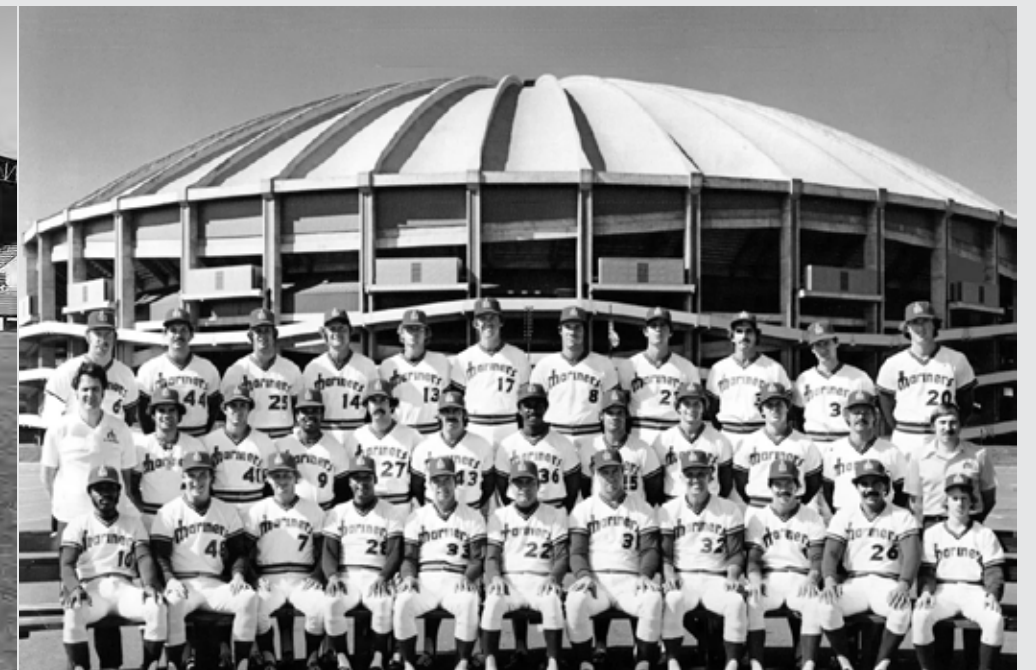
The Fuelerettes, Tacoma, 1949



Musicians Union, Seattle, 1960



Pilots, Seattle, 1969



Mariners, Seattle, 1979

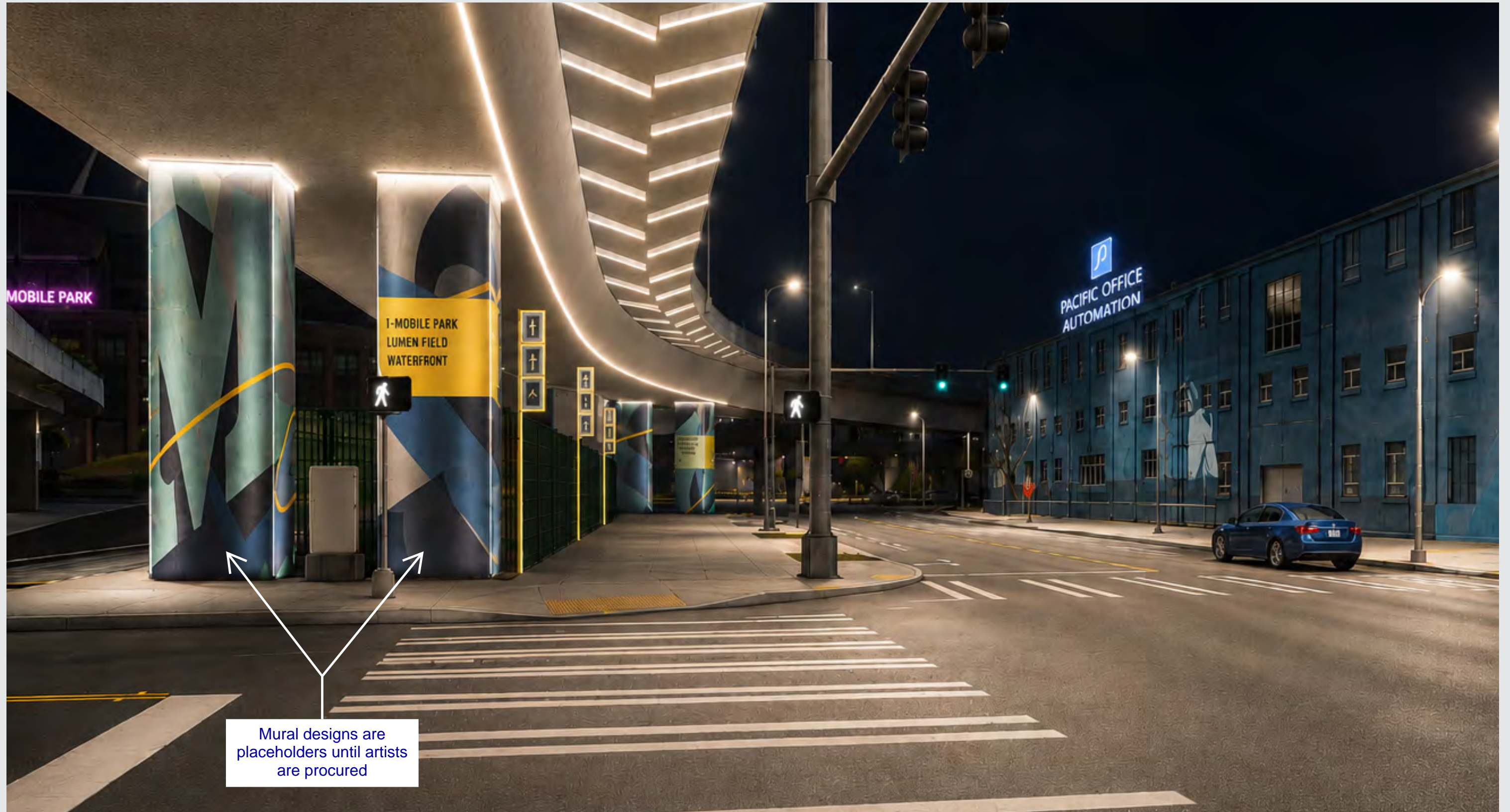
Concept Design

Under Pass



Concept Design

Under Pass



Mural designs are placeholders until artists are procured

Concept Design

Under Pass



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Under Pass



Mural designs are placeholders until artists are procured

Concept Design

Snail



Mural designs are placeholders until artists are procured

Concept Design



Mural designs are placeholders until artists are procured

Sculpture design is a placeholder until artists are procured

Concept Design



Mural designs are placeholders until artists are procured

Concept Design Estimate

Scope	2025	2026	Variance 2025 vs 2026
Soft Costs	\$1,144,050.00	\$1,126,245.00	(\$17,805.00)
Hard Costs	\$1,696,343.00	\$3,326,809.03	\$1,630,466.03
Total Prior to Owner's Contingency	\$2,840,393.00	\$4,453,054.03	\$1,612,661.03
Owners Contingency (20% of Project Costs)	\$568,078.60	\$890,610.81	\$322,532.21
Escalation Contingency (10% of Project Costs)	\$340,847.16	\$534,366.48	\$193,519.32
Total Project Costs	\$3,749,318.76	\$5,878,031.32	\$2,128,712.56

Notes

**Initial 2024 Total Project ROM was \$4,185,135*

**Soft Costs include Architect, Engineering, Project Management, Permit & Misc. Fees*

**Hard costs include Construction and Artwork*

**All estimates are considering 10.55% for taxes*

**Negative numbers represent savings. Positive numbers represent higher costs*

Project Status

Design Development (DD) in progress.

- Exploring more detailed installation, branding and storytelling opportunities across key areas.
- Art opportunities to be integrated and coordinated once Artist is selected

Concept Design Estimate provided by Gensler.

- 2026 estimate is based on the May 2026 Concept Design Presentation

Public Art Procurement in progress.

- RFQ for the public art scope being finalized and expected to be issued in July

AHJs coordination is ongoing.

- Discussions progressing toward design-specific requirements as the concept is finalized and development is in progress

High-Level Project Timeline

June 2026

- Design Development
- Public Art RFQ Development

July 2026

- AHJ Design Coordination and Integration
- Public Art Procurement

August 2026

- Construction Documents
- GC RFQ Development

September 2026

- Construction Documents Completion
- Permit Submission

Next Steps (Now to September)

- Continue AHJ requirements coordination.
- Public Art bid and engagement.
- Integrate public art concept into design.
- Sign off on design development:
 - AHJ input
 - PFD guidance
- Construction documents development.