Presentation to the Seattle Design Commission
May 6, 2010
North Portal Areas and the Tunnel Operations Buildings

Prepared by NBBJ
SUBMITTED TO:
Washington State
Department of Transportation

SUBMITTED AND PREPARED BY:

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SR99 BORED TUNNEL ALTERNATIVE

Building Architectural Design Guidelines
Reveal the primary function of the building through transparency.

- Axial fans enclosed in a glass box for public viewing
- Structure and fan assemblies illuminated to create “beacon” effect at night
- Exception to stratification visually anchors formal composition
- Industrial nature of the fans reinforced by visible building structure
- Fan room enclosure raised on concrete plinth

Create a landmark quality while remaining true to building function.

- Cylindrical ventilation stack
- Elemental form and stand-alone structure suggests permanence
- Visual continuity from exterior stack to interior fan
- Reinforces landmark quality of building
- Precast concrete panel base on the first floor volume and selected raised walls on the South building.

- Precast panels incorporate maximum 3/4" wide, 3/4" deep vertical reveals to indicate false joints every 2'-6".

- Precast panels are sized and spaced to allow for vertically oriented windows to fit within the 2'-0" wide module of the system. The upper band of precast panels has 4'-0" wide openings for clerestory lighting.

- Precast panels to receive light sandblasted finish after removal of form liner. Protect reveal joints during sandblasting.

- Precast color to be slightly warm in tone. Mix provided by architect in future amendment.

- Painted aluminum coping to run continuously along the top of precast parapet to form a horizontal reveal shadow line. Color to match precast.

- Precast panels project past concrete foundation wall creating a shadow line.

- Cast-in-place concrete foundation wall to match precast color and texture.

- Where a row of precast panels sits on top of a lower row of precast panels, the top row should be horizontally flipped.

- 6" wide vertical strips are recessed at the edge of every 2'-6" wide panel.
South Building: view from Dearborn (existing building beyond)
Operations Building Design - Update
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Tunnel Operations Building

A  Thomas Street Edge

B  6th Avenue Edge

C  Vent Fan Corner

D  Harrison Street Edge

E  Aurora Ave Street Edge

Urban Context
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Urban Context
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A Thomas Street Edge
B 6th Avenue Edge
C Vent Fan Corner
D Harrison Street Edge
E Aurora Ave Street Edge
Opportunity Site

Tunnel Operations Building

Construction Phasing
1. Construction Phasing
2. Temporary Secure Parking
3. Private Development with Structured Parking

Existing Hotel Site

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Urban Context

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A Thomas Street Edge

B 6th Avenue Edge

C Vent Fan Corner

D Harrison Street Edge

E Aurora Ave Street Edge
Street Section
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10' wide planting with green screen and architectural fence

Street Tree Planter
Sidewalk
Temporary Secure Parking Lot
WALL AT PORTAL FACE IS COMPOSED OF THREE HORIZONTAL BANDS, STACKED VERTICALLY (SEE ADJACENT SECTION). THE LOWEST BAND HAS THE MOST DENSE REVEAL PATTERN AND THE HIGHEST BAND HAS THE LEAST DENSE PATTERN.

REINHOLD WALL TYPE 1 (PORTAL ABOVE SB-99 ROADWAY)

WIDOT STANDARDS VERTICAL FRACURED FIN PATTERN

REINHOLD WALL TYPE 2 (TYP. TERRACES AND ADJACENT TO SB-99)

WIDE, HORIZONTALLY ORIENTED FRACURED FIN PATTERN

TRAFFIC BARRIER WHERE WALL IS ADJACENT TO ROADWAY

REINHOLD WALL TYPE 3 (ADJACENT TO NB-99)

CONTINUOUS DOWNLIGHTS HIDDEN ALONG UNDERSIDE OF EACH BAND

CONTINUOUS REVEAL AND DOWNLIGHTS

STAR STEP REVEAL (2', STEP BACK HORIZONTALLY EVERY 2 VERTICAL)
WALL AT PORTAL FACE IS COMPOSED OF THREE HORIZONTAL BANDS, STACKED VERTICALLY (SEE ADJACENT SECTION). THE LOWEST BAND HAS THE MOST DENSE REVEAL PATTERN AND THE HIGHEST BAND HAS THE LEAST DENSE PATTERN.

WISDOT STANDARDS VERTICAL FRACUTURED FIN PATTERN

WIDE, HORIZONTALLY ORIENTED FRACUTURED FIN PATTERN

TRAFFIC BARRIER WHERE WALL IS ADJACENT TO ROADWAY

CONTINUOUS REVEAL AND LOWLIGHT

STAIR STEP REVEAL (STEPS BACK HORIZONTALLY EVERY 3' VERTICALLY)
WALL AT PORTAL FACE IS COMPOSED OF THREE HORIZONTAL BANDS, STACKED VERTICALLY (SEE ADJACENT SECTION). THE LOWEST BAND HAS THE MOST DENSE REVEAL PATTERN AND THE HIGHEST BAND HAS THE LEAST DENSE PATTERN.

CONTINUOUS DOWNLIGHTS HIDDEN ALONG UNDERSIDE OF EACH BAND.

RETAINING WALL TYPE 1 (PORTAL FACE ABOVE SHIPLANE RUNWAY).

WIDOT STANDARDS VERTICAL FRactured FIN PATTERN.

RETAINING WALL TYPE 2 (CYP TERRACES AND ADJACENT TO SHP-39).

CONTINUOUS REVEAL AND DOWNLIGHTS.

STAR STEP REVEAL (2" STEP BACK HORIZONTALLY EVERY 2" VERTICALLY).

RETAINING WALL TYPE 3 (ADJACENT TO NB-99).

WIDE, HORIZONTALLY ORIENTED FRactured FIN PATTERN.

TRAFFIC BARRIER WHERE WALL IS ADJACENT TO ROADWAY.

North Portal
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WALL AT PORTAL FACE IS COMPOSED OF THREE HORIZONTAL BANDS, STAGGERED VERTICALLY (SEE ADJACENT SECTION). THE LOWEST BAND HAS THE MOST DENSE REVEAL PATTERN AND THE HIGHEST BAND HAS THE LEAST DENSE PATTERN

CONTINUOUS DOWNLIGHTS HIDDEN ALONG UNDERSIDE OF EACH BAND

RETAINING WALL TYPE 1 (PORTAL FACE ABOVE SR-99 ROADWAY)
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RETAINING WALL TYPE 2 (TYP. TERRACES AND ADJACENT TO SB-99)

WSDOT STANDARD VERTICAL FRACTURED FIN PATTERN

VARES

8' 0"
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CONTINUOUS REVEAL AND DOWNLIGHT

STAIR STEP REVEAL (2”
STEP BACK HORIZONTALLY EVERY 2 VERTICAL)

VARES

WIDE, HORIZONTALLY ORIENTED FRACTURED FIN PATTERN

RETAINING WALL TYPE 3 (ADJACENT TO NB-99)
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