NORTH PORTAL CONTEXT
Portal Area
Entry into city from 99
Limited access zone up to Mercer Street

Design Intent:
Landscape per Design Guidelines with minimal change
Discuss using some evergreen trees
Urban edges along east and west sides
Visibility of the ventilation stacks

NORTH PORTAL: STREETS
**Harrison**

Heavy turning movements at SR99 and 6th Avenue
Good connection to Seattle Center and South Lake Union
Will connect to proposed main garage entry/exit at Seattle Center

**Design Intent:**

Pleasant and safe walking route between Seattle Center and South Lake Union.
Express connection to Seattle Center with London Planes.

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**Thomas**

Green Street
Part of Lake to Bay Trail
Streetcar tracks turning to Terry Avenue

**Design Intent:**

Maximize green in the green street. Highest quality bike facilities possible. Places to sit; activities where possible. Express connection to Seattle Center with London Planes. Pedestrian lighting

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**John**

Green Street
Stops at Terry Avenue
Runs along Denny Park
Land uses have most potential for activation and residential uses.

**Design Intent:**

Maximize green in the green street. Neighborhood scale. Keep existing street trees, infill. Support neighborhood activities and character
Taylor Proposed to be a “bike street” -- John to Harrison.

6th Avenue
Fairly heavy traffic volumes
Connects SR99 and city
Edge of Gates Foundation
Peds and bikes can’t cross Mercer at north end.

Design Intent:
Urban Boulevard/connection to SR99
Large trees along sidewalk
Median where possible
Lighting: street luminaire with banners sim to Mercer West. Particular attention to lighting near Rapid Ride

Aurora (7th Avenue)
Heavy traffic volumes
Connects SR99 and city
Dedicated bus lanes for Rapid Ride

Design Intent:
Urban Boulevard/connection to SR99
Large trees along sidewalk and median where possible
Lighting: street luminaire with banners sim to Mercer West. Particular attention to lighting near Rapid Ride

6th Avenue
Fairly heavy traffic volumes
Connects SR99 and city
Edge of Gates Foundation
Peds and bikes can’t cross Mercer at north end.

Design Intent:
Urban Boulevard/connection to SR99
Large trees along sidewalk
Retain existing trees, adding the new “Boulevard” trees

Aurora / 7th Avenue

NORTH PORTAL: STREETS
Trees will be coordinated with Seattle City Light to allow for underground power connections to the sub-station. Light poles will be installed between trees as needed to provide illumination for the roadway and pedestrian areas.

NORTH PORTAL: LAND USE
Streets and Streetscape

Neighborhood
- Reconnecting street grid for pedestrians and bicycles
- Improving pedestrian connections to transit

Water Efficiency
- Setting the tone for Thomas green infrastructure
- Creating a “green roof” on the plaza space
- Drought tolerant plant materials
- Water-wise drip irrigation system

Energy and Atmosphere
- Retaining existing canopy to the maximum extent possible
- Planting approximately 200 new trees
Building Principles

• They should express their purpose
• They should reveal their primary functions
• They should appear simple, durable and unapologetically industrial
• They should be sized, massed and proportioned in relation to their context
• They are a significant new element in an existing neighborhood and should enhance their surroundings
• They should hold the street edge as required and help frame the urban streetscape
• Their street front facades should contribute to the pedestrian environment and be oriented in a manner complementary to their setting
• They are part of a tunnel continuum and should be recognizable as part of the same project
• They should be designed as part of the portal experience
• Since they are visually prominent both day and night, reinforce their role as urban beacons through the use of transparency, light and luminosity
• They should incorporate sustainable practices and express these when
Building Objectives

- The design of the building follows the intent and details of the Design Guidelines
- The building size has been reduced where possible
- The glowing box is the big move and should be supported
- The way that it meets the ground is critical and the wall is now a curb instead of a high wall.
- The idea of layers from the Design Guidelines should be made visible where opportunities exist
- Express the functions and circulation of the building
- Reduce the “walled off” experience along the sidewalk
BUILDING: BELOW GRADE
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North Operations Building

Large Open-Canopy Anchor Tree

Main Entry

Accent Trees

Raised Planters

Interpretive Element

Cobblestone Paver Edge

Signature Tree

Bench

Raised Planters

Pedestrian Lighting

Green Screen

6TH AVE N

North Operations Building

Interpretive Signage

Illuminated Fan Room

Seatwalls / Benches with LED Lighting

Tunnel Walls

Temporary Parking Lot

Alley

Security Fence with Green Screen

Existing Hotel

AURORA AVE N

THOMAS ST

HARRISON ST

BUILDING: STREET LEVEL
NORTH ELEVATION: HARRISON STREET
WEST ELEVATION: 6TH AVENUE
EAST ELEVATION: ALLEY
SOUTH ELEVATION: THOMAS STREET
SOUTH ELEVATION: MURAL OPPORTUNITY
Glazing turns the corner on to alley
VIEW FROM 6TH & HARRISON
North Operations Building

Sustainable Sites
- Site meets community connectivity criteria.
- Site is within walking distance of bus lines.
- Bike racks, showers, changing facilities provided.
- Roofing material meeting solar reflectance index criteria.

Water Efficiency
- Water efficient landscaping:
  - Drought tolerant plant materials
  - Water-wise drip irrigation system
  - Capturing storm water roof drainage for re-use in irrigation
  - Rain garden planters along Thomas Street
  - Use of ultra-low flow fixtures with sensors.

Energy and Atmosphere
- Enhanced commissioning.
- Enhanced refrigerants management.

Materials & Resources
- Diversion of construction and demolition materials from landfills.
- Use of materials with recycled content.

Indoor Environmental Quality
- Permanent monitoring systems ensuring maintenance of minimum air quality requirements.
  - Indoor Air Quality Management Plan for construction and pre-occupancy.
  - Flushing of building before occupancy.
  - Low-emitting materials.
  - Individual lighting controls.
  - Design meeting thermal comfort criteria with post-occupancy verification.

Innovation Points
- Public Outreach/Education – WSDOT interpretive displays at fan rooms.
LANDSCAPE APPROACH
Landscaping Principles

- Landscape should **support the architecture**
- The plantings should enhance the effect of the **glowing box**
- The landscape and site elements should help **ground the building**
- The landscape and site elements should help express the idea of **layering**
- The landscape and site elements set the standard for Thomas Street as a **Green Street**
- The landscape, site elements and lighting should help create safe and comfortable pedestrian environments that will **encourage people to walk** in the neighborhood, including the major transit stop
- The landscape and site elements should offer places to sit
- The open spaces should **relate to and contribute** to the context
- The landscape and site elements should help **tell the story** of the site and the project
- They should incorporate **sustainable** practices
LANDSCAPE APPROACH

- Planted planes with crisp edge
Alaskan Way Viaduct Replacement Program

LANDSCAPE APPROACH

- Comfortable walking zone
NORTH ELEVATION: HARRISON STREET
SECTION AT HARRISON STREET
Perspective: 6th & Harrison Street
NORTH PLAZA: EXTENDING WITH LIGHT
BENCHES

- Wood on top of the seat wall
- Under-bench lighting
Alaskan Way Viaduct Replacement Program

WEST ELEVATION: 6TH AVENUE
Alaskan Way Viaduct Replacement Program

6TH AVENUE
Alaskan Way Viaduct Replacement Program

6TH AVENUE
NORTH ELEVATION: THOMAS STREET
• Comfortable walking zone
• Rain gardens alternate with street trees
• Glowing corner with interpretive opportunity
• Green space with seating
6TH & THOMAS STREET