• Revise the form, color, lighting and design of the stacks so that they appear continuous when they pierce the roof of the fan room. If the mechanical requirements prevent the stacks from being a continuous form below and above the roof, use light, color and composition to create a design that unifies the pieces into a simple legible form.

• Integrate the design of the head house and its ground and its ground plane with the design of the operations building.

• Review and further refine the joinery of the façade so that its design and patterning of bands and joints is intentional. While the design of the joinery has improved, it needs more fine tuning.
• Integrate sustainability and storm water strategies into the design. Consider placement of the storm water collection on the north side of the building.

• Simplify the detail around the garage doors.

• Remove the apron and its unique paving treatment from the base of the fan room. Consider using a sidewalk pattern instead.

• Recognize that the site boundary will likely shift as the waterfront team moves forward with its planning and design work.
TYP. EXTERIOR FINISH MODULE
METAL PANEL/PRECAST MODULE
PRECAST MODULE - 40”/20”
SOUTH OPERATIONS BUILDING
DETAIL – DOOR JAMB AT FAN ROOM

DOOR JAMB @ FAN ROOM
Roof:
- R-30 Insulation = 5" of PolyI80
- 44'@ 1/8" slope = 5.5" Fall
- 8" Max, 8" Min Insulation

Detail – Parapet at Fan Room

Head at Fan Room
DETAIL – BASE AT FAN ROOM

WINDOWN WALL GLAZING
COLUMN BEYOND
VERTICAL PIN
LED LIGHT FIXTURE
CONCRETE BASE
SOUTH OPERATIONS BUILDING – LIGHTING (RAILROAD WAY)
DETAIL – LED AT PRECAST

LED @ PRECAST

METAL SANDWICH PANEL

CENTRIA EXTRUSION

LED FIXTURE

7' 2"

PRECAST SANDWICH PANEL

EXTERIOR

NOTE: LIGHT SHIELD BY CENTRIA

INSULATION

SR 99 Tunnel Project

April 5th, 2012
URBAN EDGE PLANTING

PRIVET
HONEYSUCKLE

MT. VERNON LAUREL

SCORRED SIDEWALK

BICYCLE PATH – CLUE TO CITY SIDE TRAIL

LARGE, BROAD CANOPY STREET TREES

SCORED CONCRETE PAVING – DECISION POINT

LAWN ‘WEDGE’ TO DRAW UPON CITY SIDE TRAIL

GREEN SCREENS

TEMPORARY PAVING

MAINTAIN VISIBILITY TO GLASS BOX

ALASKAN WAY S.

SCORED SIDEWALK

RAILROAD WAY BY OTHERS

TUNNEL VEHICLE GARAGE

SHOP

GENERATOR

S. DEARBORN STREET

SOUTH OPERATIONS BUILDING: SITE PLAN

SR 99 Tunnel Project
SURFACE WATER

SOUTH PORTAL – SHALLOW WATER TABLE
- Green Stormwater Infrastructure (GSI) methods that depend on infiltration.
- Port Side Trail runoff is infiltrated next to the trail and in an infiltration pond.

NORTH PORTAL – SITE WITH CONTAMINATES
- WSDOT pursuing Planned Green Storm Water infrastructure on the Seattle Center Campus with Seattle Public Utilities, King County and Seattle Center. If concept is accepted, the GSI facility will reduce combined sewer overflows more than the currently planned detention tanks.

LANDSCAPING
- Extensive sustainable plantings, native or low water use plants will be used.

ENTIRE PROJECT
- Locally produced concrete with recycled content.
- American steel per ‘Buy America’ with high recycled content.
- Tunnel Extraction Fan Selection; Fan type selected to maximize efficiency, durability and reduction in number of fans from five to four.

BUILDINGS
- Energy efficient enclosure exceeds energy code.
- Daylighting; Occupied spaces including circulation and shop spaces.
NORTH OPERATIONS BUILDING
SR 99 Tunnel Project

NORTH OPERATIONS BUILDING – STREET ELEVATION (6TH AVENUE NORTH)
NORTH OPERATIONS BUILDING – SIDEWALK ELEVATION (THOMAS STREET)
SR 99 Tunnel Project

6TH AVENUE AND PLAZA PLANT PALLETTE

URBAN EDGE

Allee Elm

Dwarf Pavement Rose

Privet Honeysuckle

Little Bunny Fountain Grass

Kelsey Dogwood

Mt. Vernon Laurel

Dwarf Japanese Holly

Autumn Moor Grass

PLAZA PLANTING

North Operations Building

6TH AVE N

GREEN SCREEN

PLAZA PLANTING

Illuminated Fan Room

URBAN MEADOW

Cimarron Ash

Little Bunny Fountain Grass

Dwarf Pavement Rose

Low Oregon Grape

Sword Fern

Avalanche Reed Grass

Sausage Vine

Ice Dance Carex

Mt. Vernon Laurel

Dwarf Japanese Holly

Allee Elm

Dwarf Pavement Rose

Privet Honeysuckle

Little Bunny Fountain Grass

Kelsey Dogwood

Autumn Moor Grass

Illuminated Fan Room
SR 99 Tunnel Project

SECTION THROUGH PLAZA, HARRISON AND PORTAL WALL

Scale: Not to Scale
NORTH OPERATIONS BUILDING – ELEVATION LIGHTING (6TH AVENUE NORTH)
NORTH OPERATIONS BUILDING - NIGHT VIEW
NORTH OPERATIONS BUILDING - NIGHT VIEW