Alaskan Way Viaduct Replacement Program

Seattle Design Commission

April 5, 2012

U.S. Department of Transportation Federal Highway Administration

WSDOT

King County

Port of Seattle

City of Seattle

SDC COMMENTS - FEBRUARY 2, 2012

- 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.

SDC COMMENTS - FEBRUARY 2, 2012

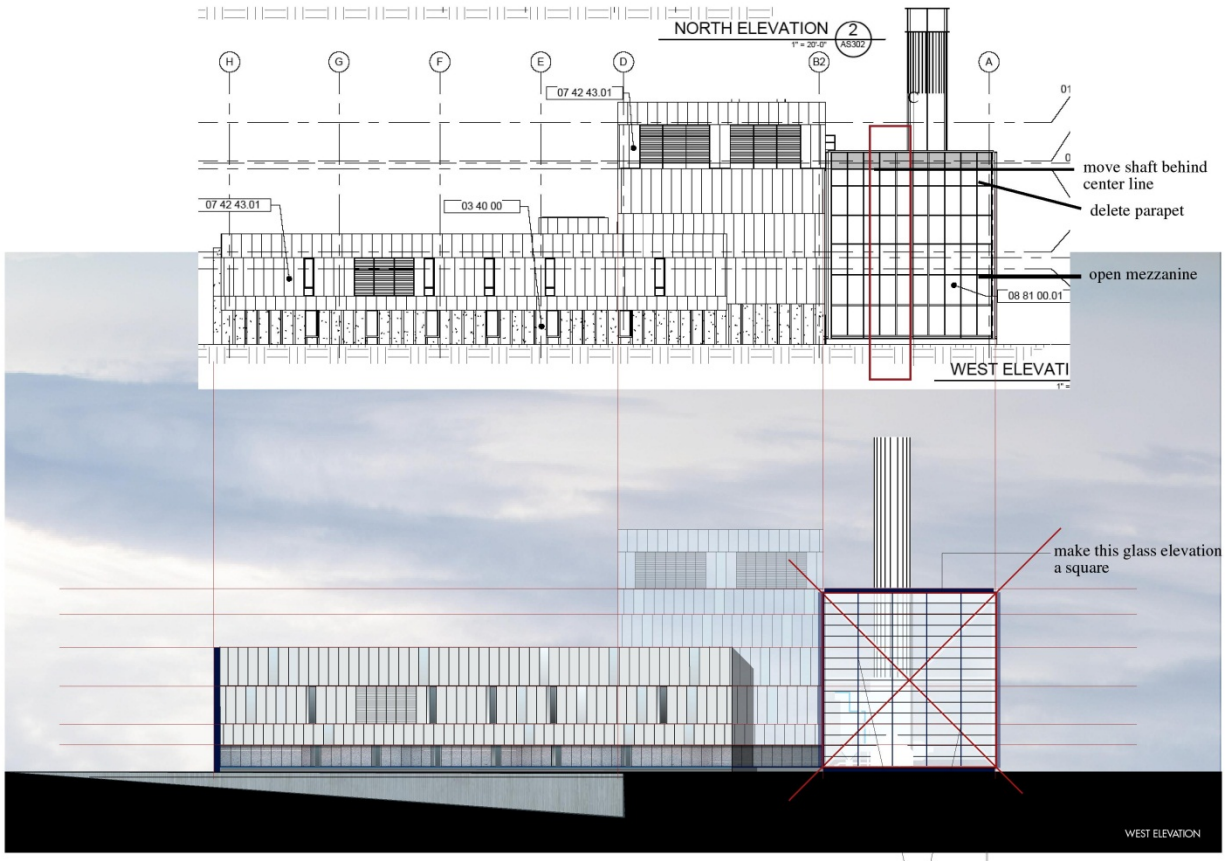
- Integrate sustainability and storm water strategies into the design. Consider placement of the storm water collection on the north side of the building.

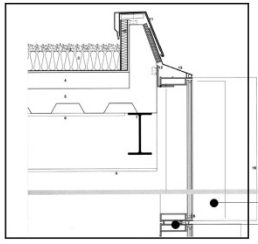
- Simplify the detail around the garage doors.

- 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.

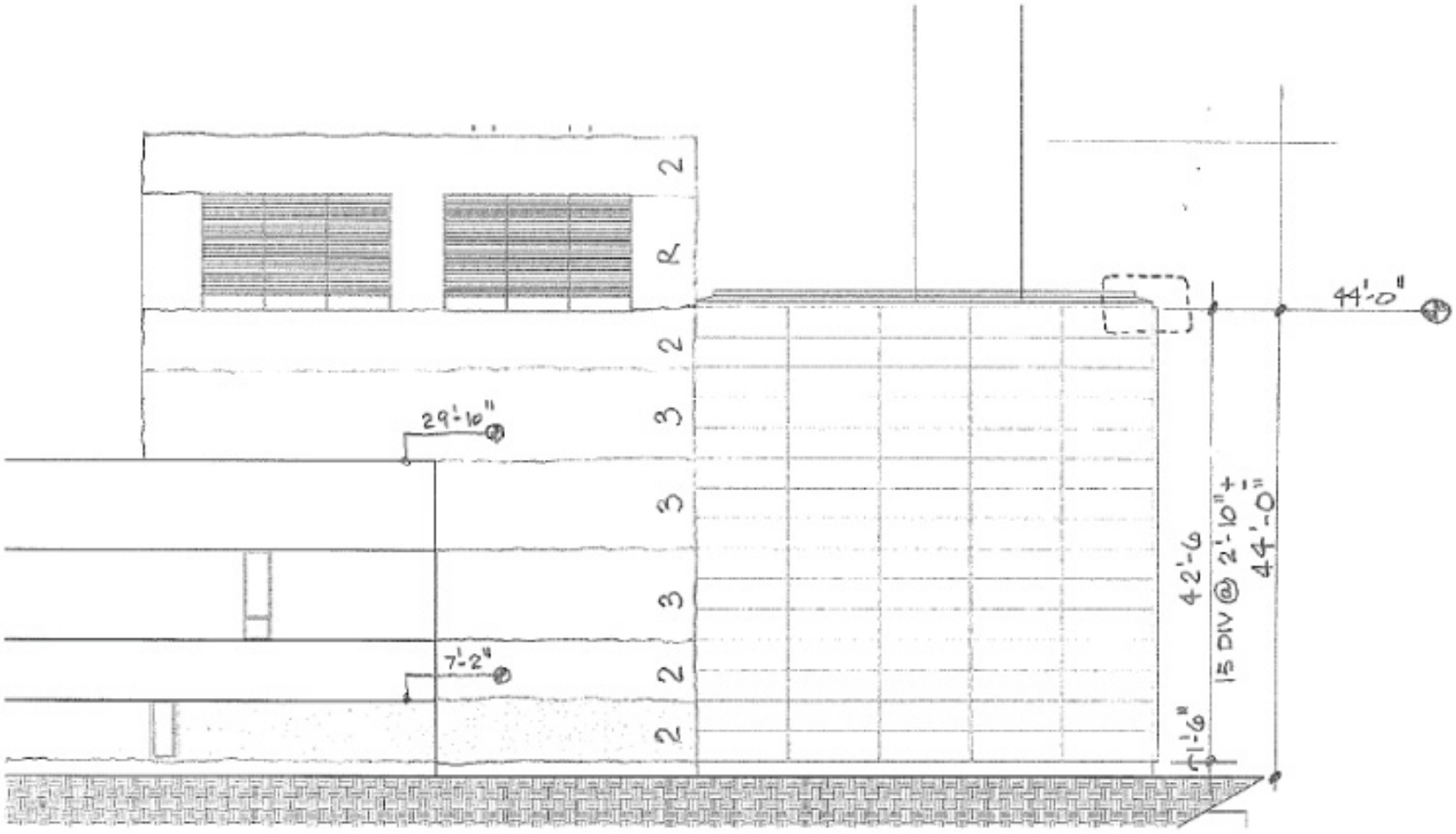
PROPORTION STUDY





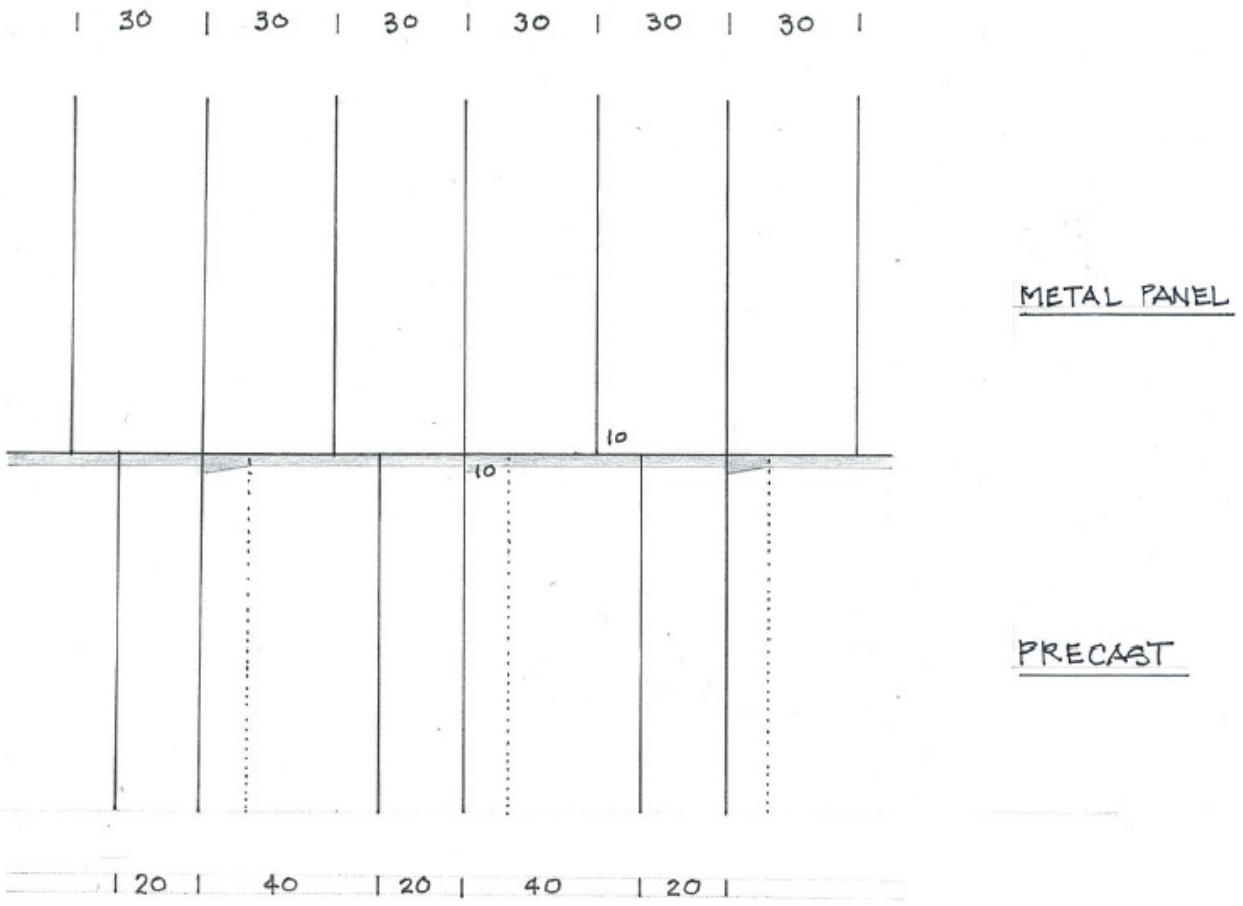
divide facade into 5 vertical bays. Verical mullions are in front of glass and horizontal mullions are behind glass

DETAIL – TYPICAL EXTERIOR FINISH MODULE



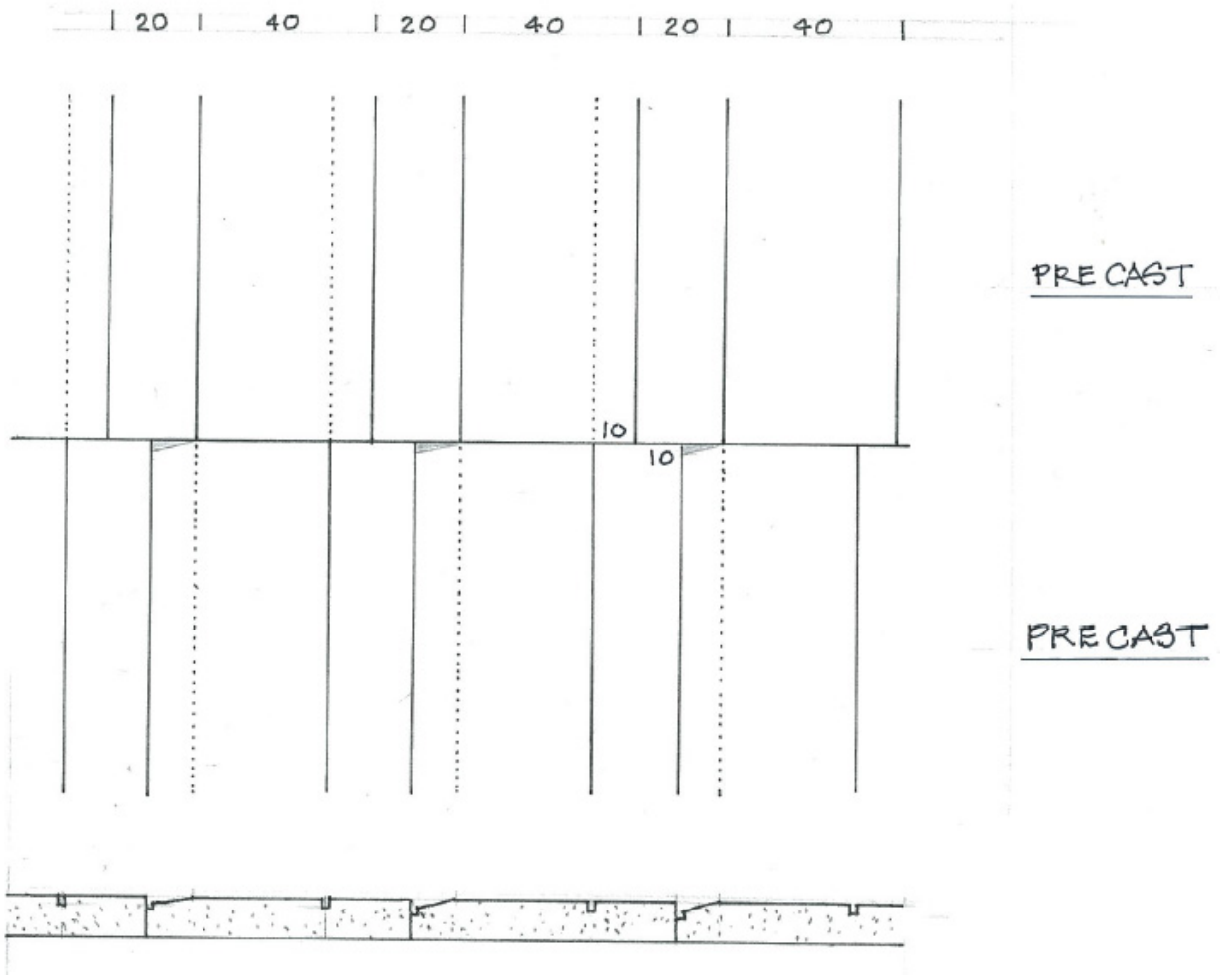
TYP. EXTERIOR FINISH MODULE

DETAIL – PRECAST AND METAL PANEL MODULE



METAL PANEL/PRECAST MODULE

DETAIL – PRECAST MODULE



PRECAST MODULE - 40”/20”

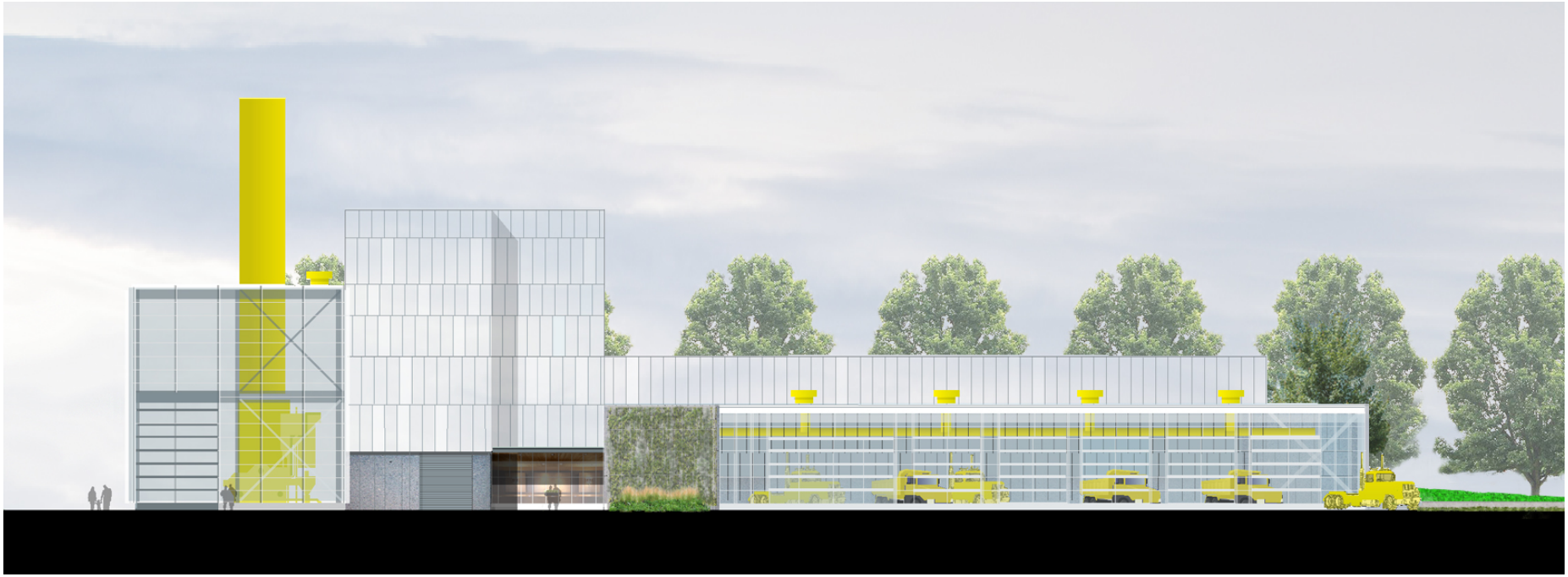
SOUTH OPERATIONS BUILDING – DETAILED ELEVATION

COLOR CONCEPT

SOUTH OPERATIONS BUILDING

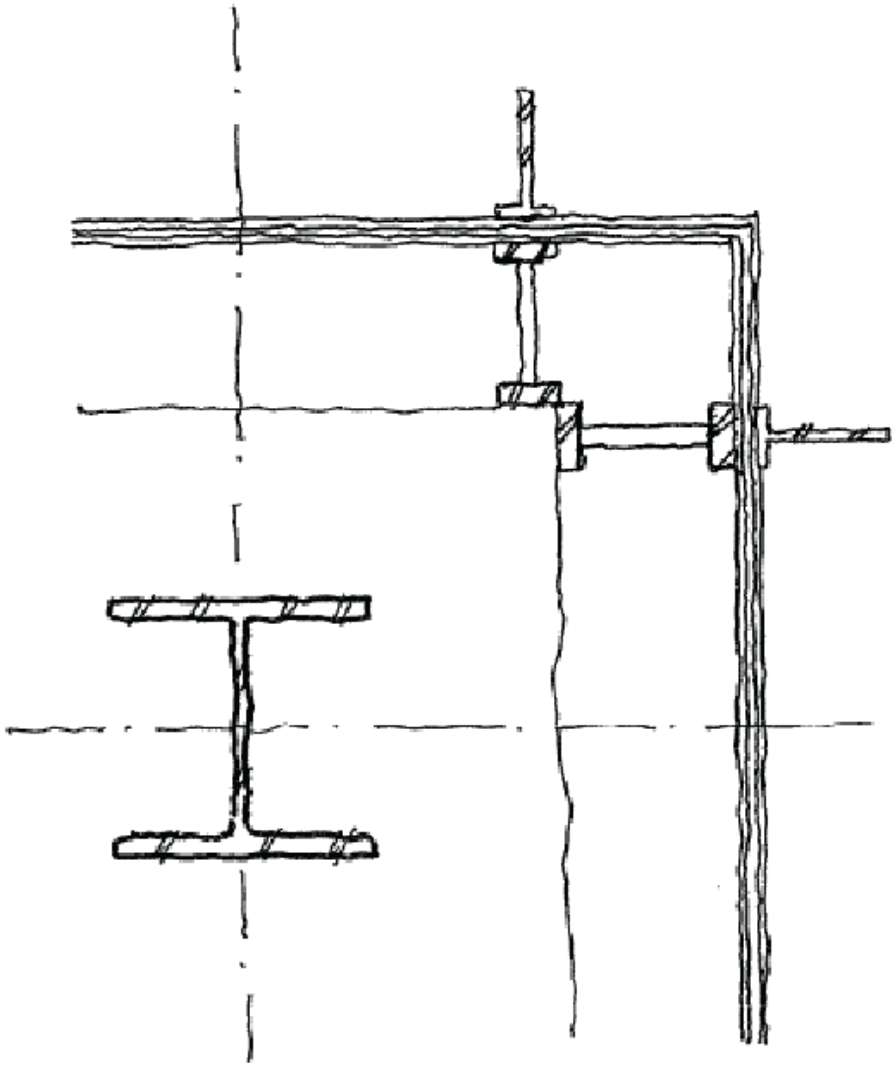
SOUTH OPERATIONS BUILDING – WEST ELEVATION (ALASKAN WAY SOUTH)

SOUTH OPERATIONS BUILDING - EAST ELEVATION (RAILROAD WAY)



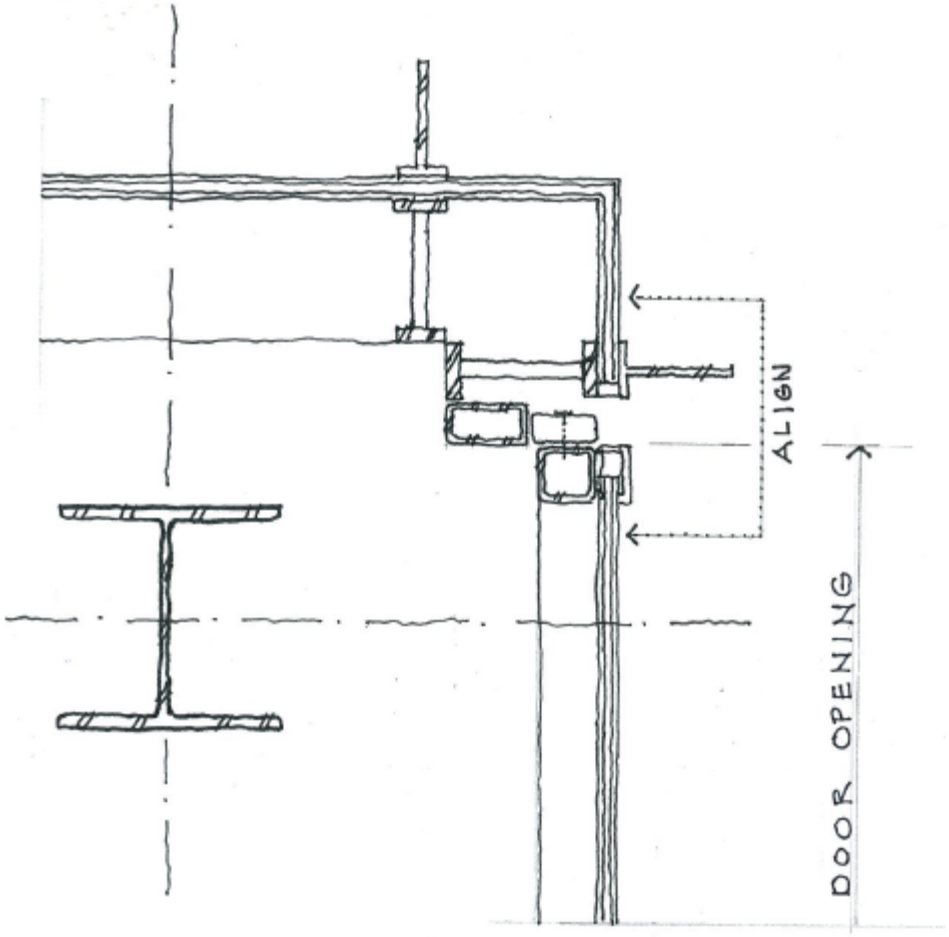
SOUTH OPERATIONS BUILDING - SOUTH ELEVATION (SOUTH DEARBORN STREET)

DETAIL – FAN ROOM GLAZING – PLAN AT CORNER



FAN ROOM GLAZING - PLAN AT CORNER

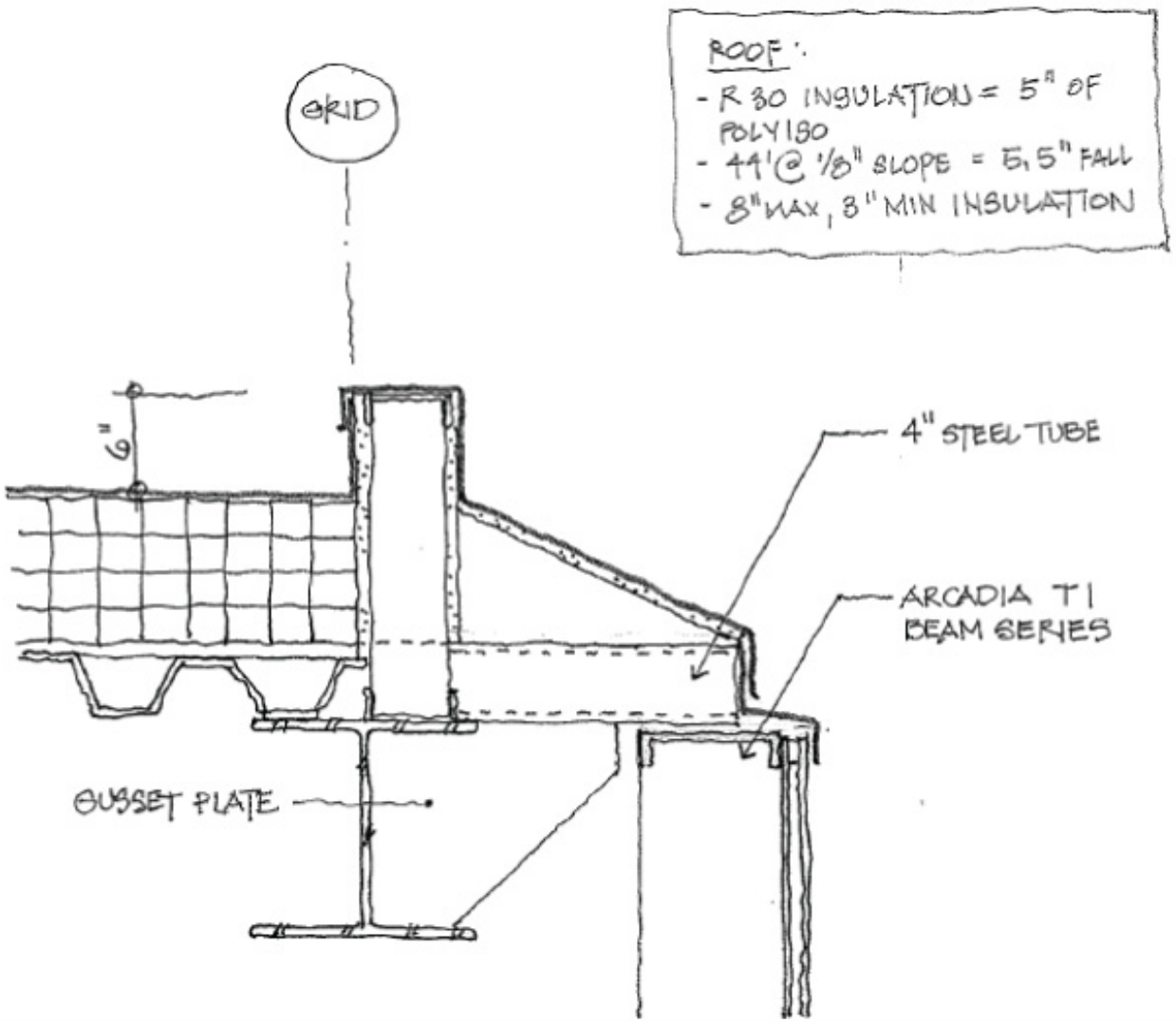
DETAIL – DOOR JAMB AT FAN ROOM



DOOR JAMB @ FAN ROOM

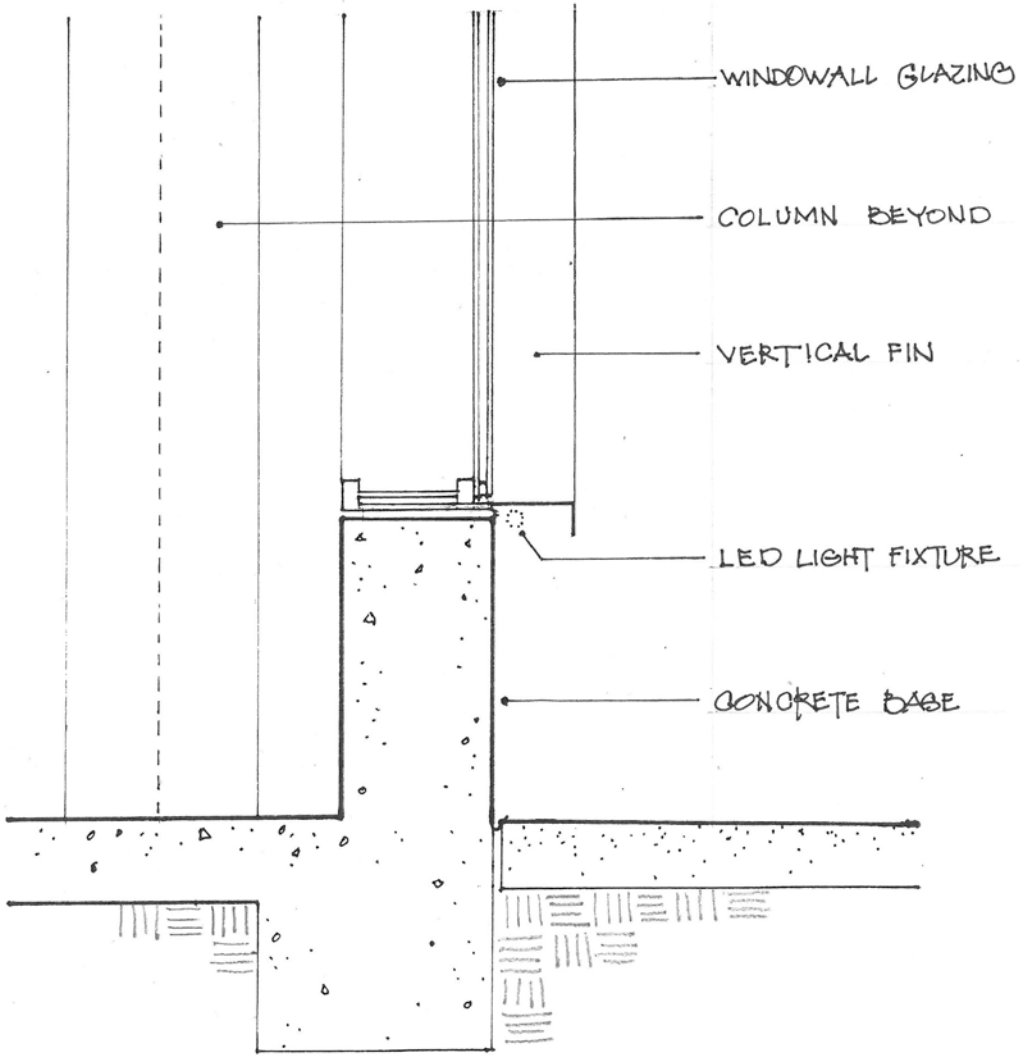
DETAIL – CURTAINWALL SYSTEM

DETAIL – PARAPET AT FAN ROOM



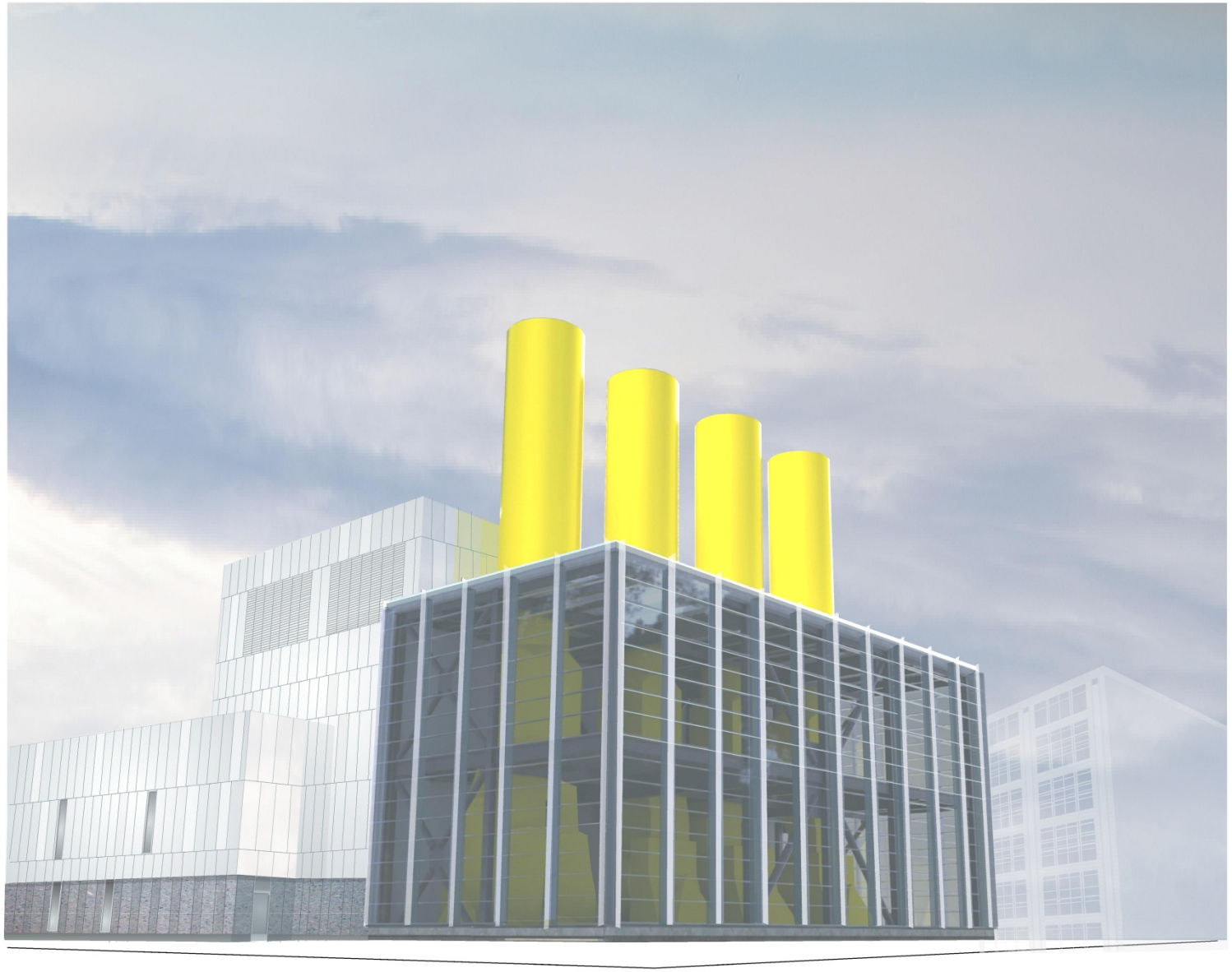
HEAD AT FAN ROOM

DETAIL – BASE AT FAN ROOM



BASE AT FAN ROOM

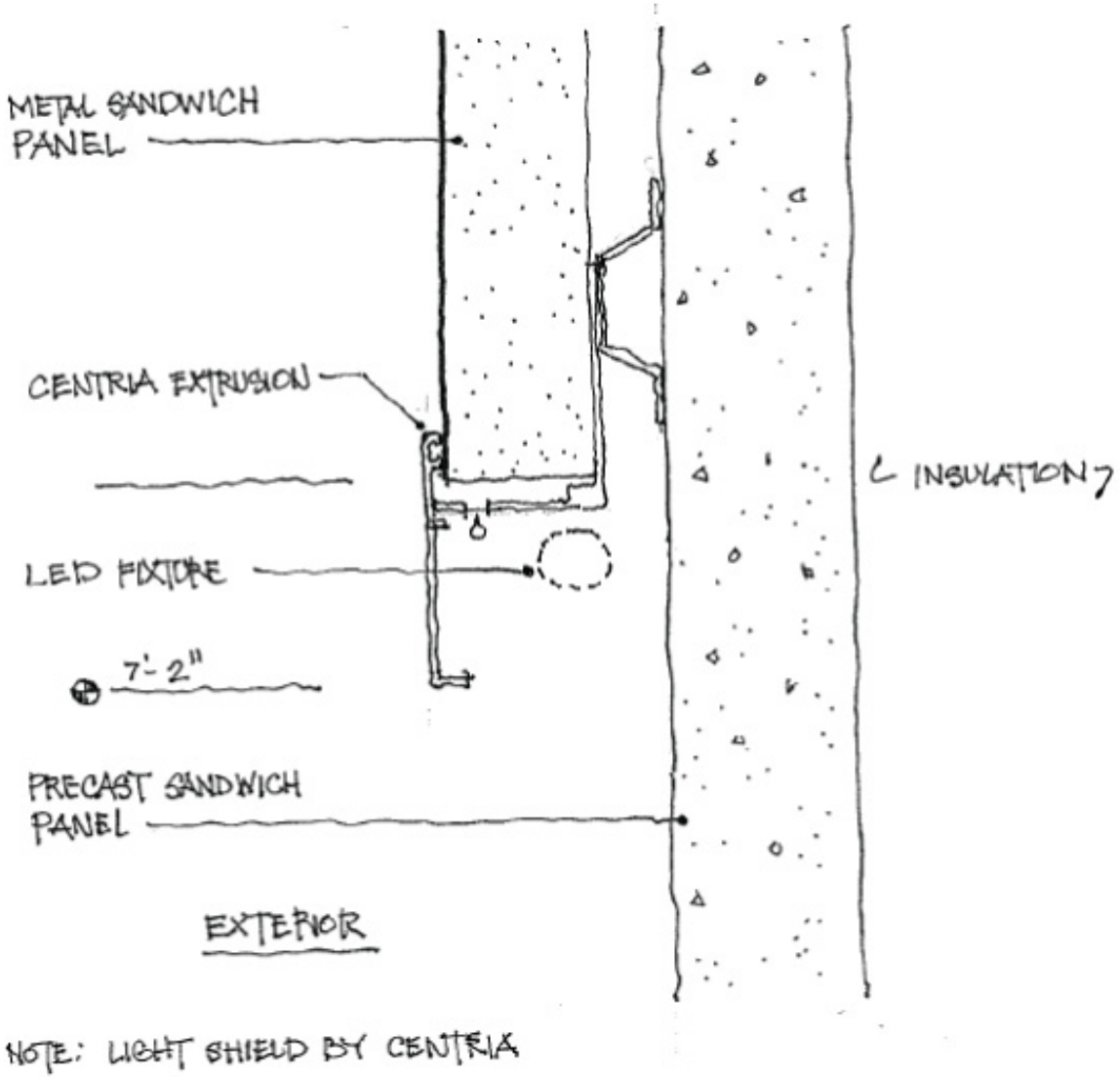
SOUTH OPERATIONS BUILDING



SOUTH OPERATIONS BUILDING – LIGHTING (RAILROAD WAY)

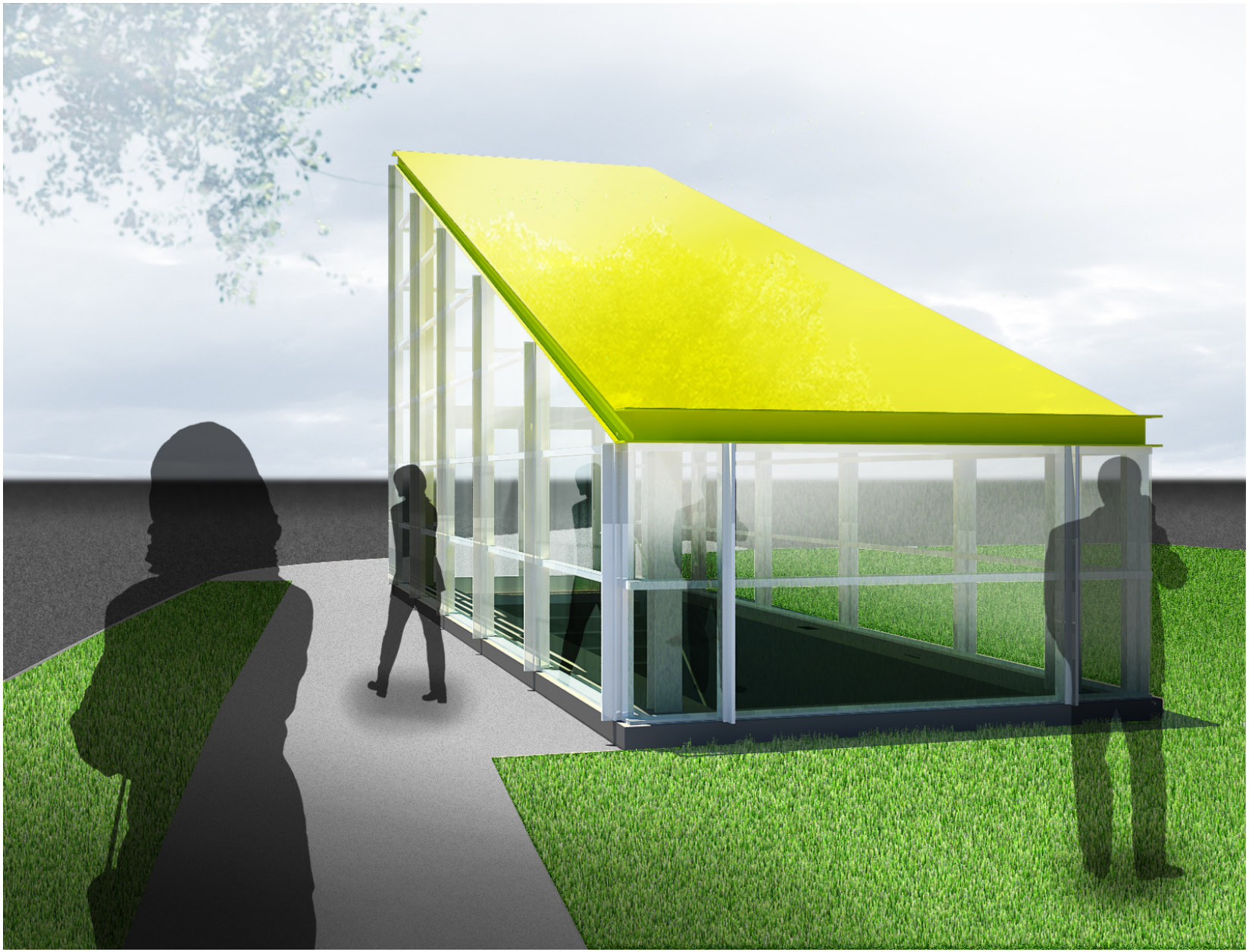
SOUTH OPERATIONS BUILDING – LIGHTING (ALASKAN WAY SOUTH)

DETAIL – LED AT PRECAST



LED @ PRECAST

HEADHOUSE - PERSPECTIVE

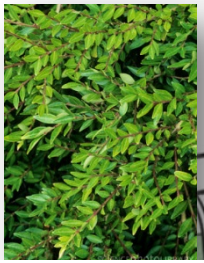


HEADHOUSE - PERSPECTIVE

SOUTH OPERATIONS BUILDING: SITE PLAN

URBAN EDGE PLANTING

MT. VERNON LAUREL



PRIVET HONEYSUCKLE

AVALANCHE REED GRASS

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

ALASKAN WAY S.

GENERATOR

SHOP

TUNNEL VEHICLE GARAGE

FAN ROOM

S. DEARBORN STREET

RAILROAD WAY BY OTHERS

TRASH

VANS

AUTO OUT

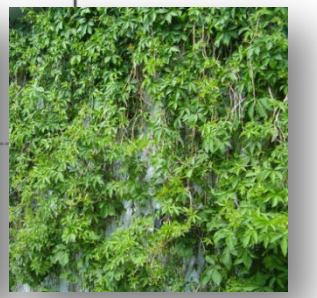
TRUCKS

SCORED SIDEWALK

TEMPORARY PAVING

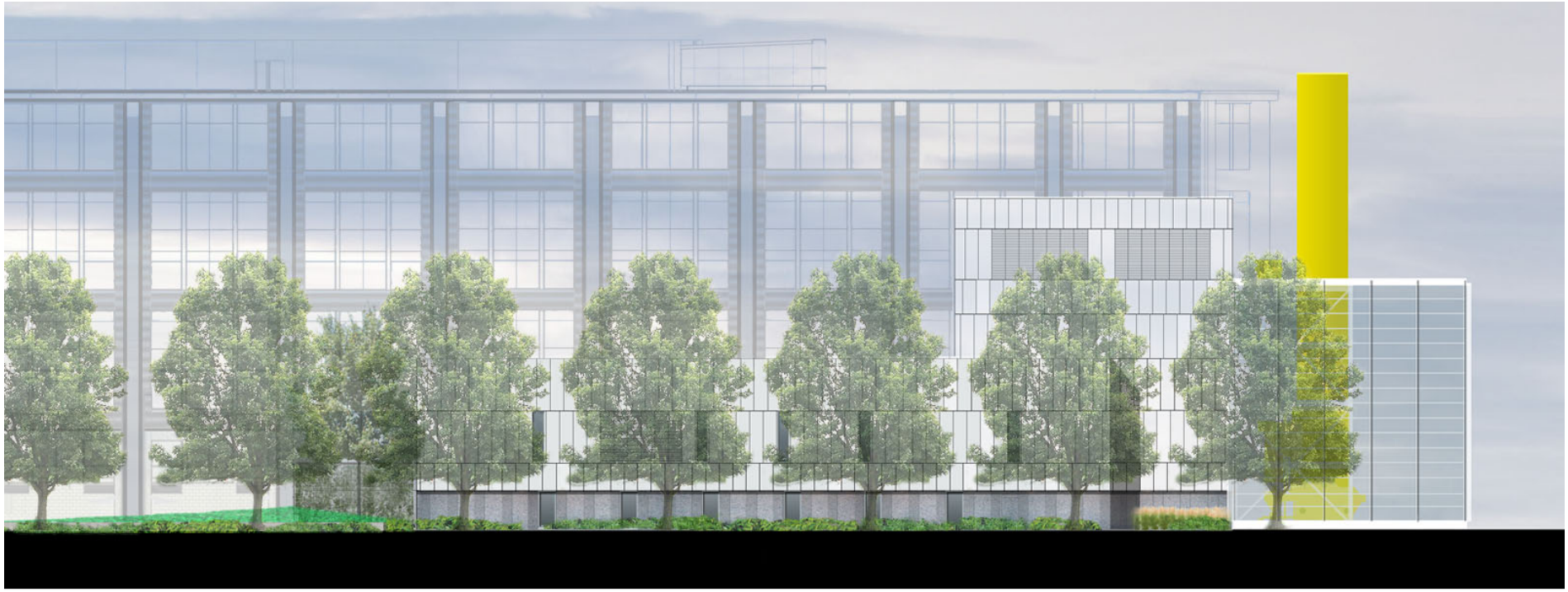
MAINTAIN VISIBILITY TO GLASS BOX

GREEN SCREENS



SOUTH OPERATIONS BUILDING – SIDEWALK ELEVATION (ALASKAN WAY SOUTH)

SOUTH OPERATIONS BUILDING – STREET ELEVATION (ALASKAN WAY SOUTH)



SOUTH OPERATIONS BUILDING – 'WEDGE'

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.