

SOUTH PORTAL DESIGN COMMISSION MEETING

June 7, 2012

LANDSCAPE CONCEPT

Pull the powerful forested landscape westward from the Mountains.

Frame the entry into the city for drivers as they rise over Atlantic Street.

Transition to the order and lower speed of the city with street trees and the language of the “boulevard” of Alaskan Way.

Coordinate with Central Waterfront. Treat South Dearborn as the first intersection arriving at the waterfront.

urban
street trees
linear deciduous

landing point

connect E-W

crisp
angles, folds
play with perspective

increased canopy

consider
scale at edges

framed city views

clustered evergreen

urban at street

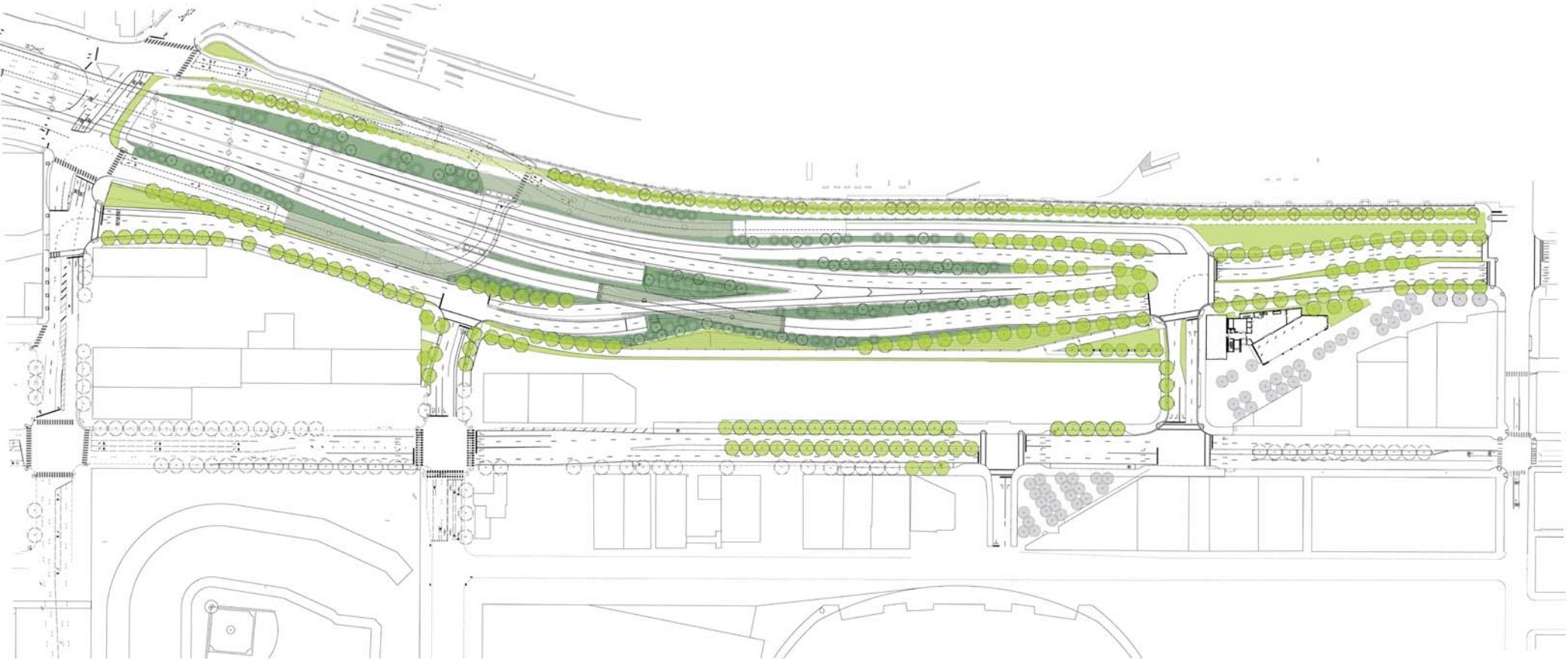


Take cues from the crisp, angular approach taken in the Olympic Sculpture Park, adapted to the landscape opportunities at the portal.

Take advantage of opportunities for views through to the Port activities and water.

Take an attitude toward the edges that supports the overall concept and addresses the scale of zones where people will walk or cycle.

SOUTH PORTAL AREA URBAN VS. NON-URBAN



- URBAN
- NON-URBAN

SOUTH PORTAL AREA SUSTAINABILITY




INFILTRATION CONSTRAINTS

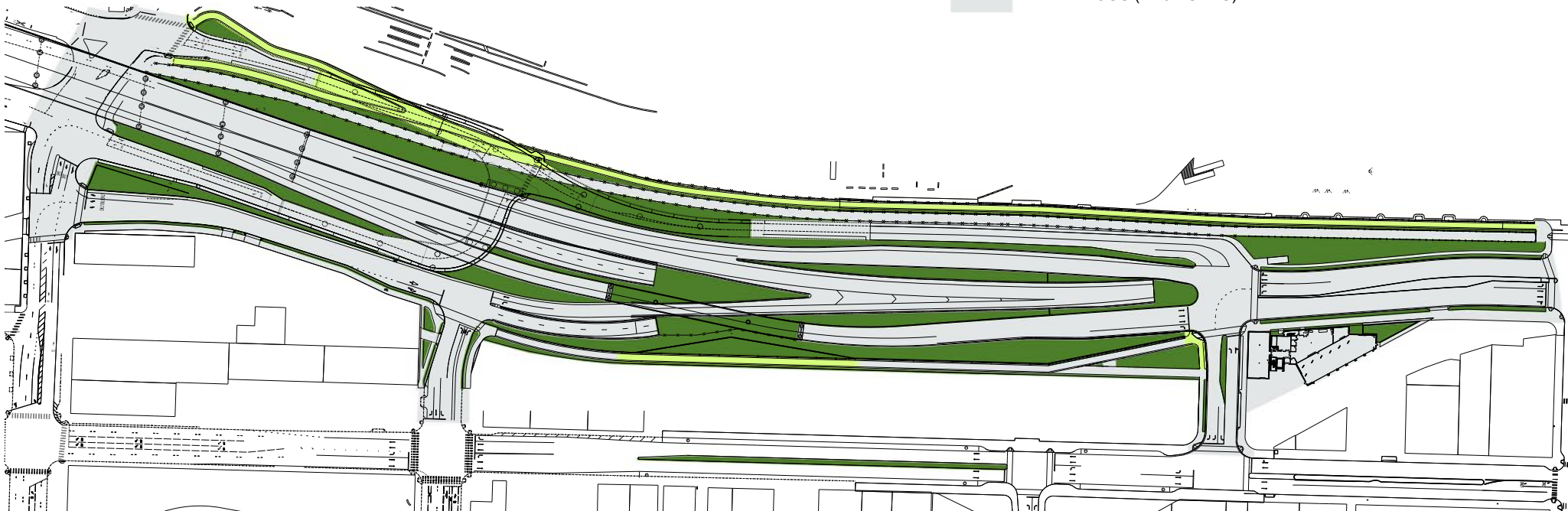
- High groundwater in project area with tidal influence (former tideflat)
- Deeper groundwater “capped” by fill layer with low permeability
- Groundwater elevations likely higher after construction:
 - fill “cap” penetrated by pilings
 - lateral groundwater movement obstructed by tunnel shoring walls

STORMWATER STRATEGIES

- Maximize tree canopy and include evergreen species for year-round benefit
- Direct runoff from Port-side Trail and portions of City-side Trail towards landscape areas
- Maximize soil depth over structure to decrease runoff

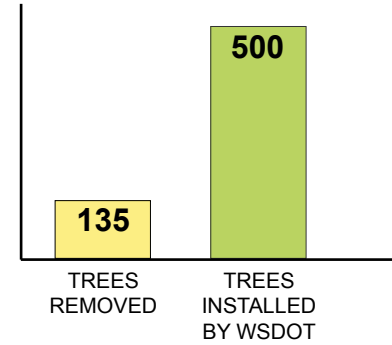
LEGEND




	PERVIOUS (3.5 ACRES)
	IMPERVIOUS - DRAINS TO LANDSCAPED AREAS (1.4 ACRES)
	IMPERVIOUS (17.9 ACRES)



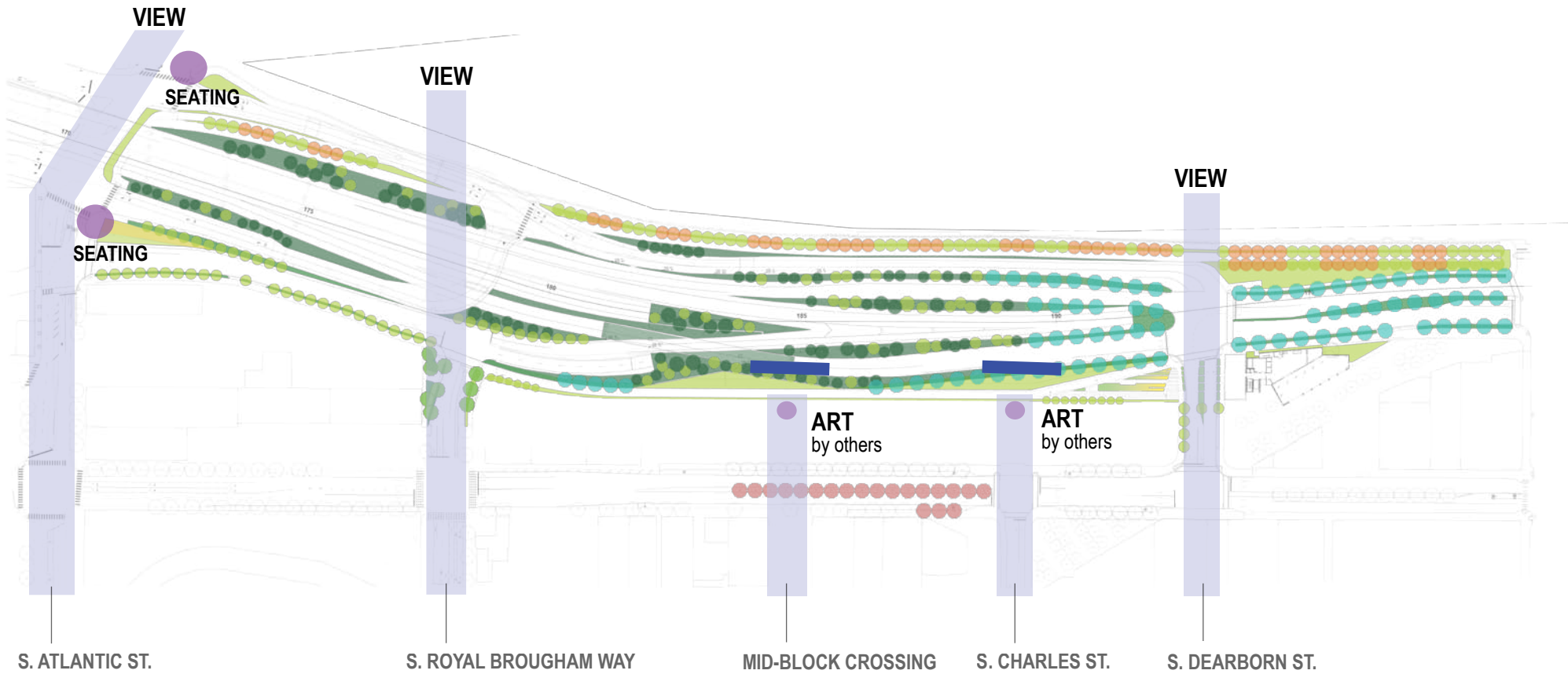
SOUTH PORTAL AREA SUSTAINABILITY

INCREASE IN TREE CANOPY



-  EXISTING TREES
-  TREES INSTALLED BY SOUTH ACCESS PROJECT
-  TREES INSTALLED BY OTHERS

EAST-WEST CONNECTIONS



EAST-WEST CONNECTIONS



EAST-WEST CONNECTIONS



EAST-WEST CONNECTIONS



EAST-WEST CONNECTIONS



EAST-WEST CONNECTIONS



EAST-WEST CONNECTIONS



COORDINATION WITH CENTRAL WATERFRONT



COORDINATION WITH CENTRAL WATERFRONT



COORDINATION WITH CENTRAL WATERFRONT

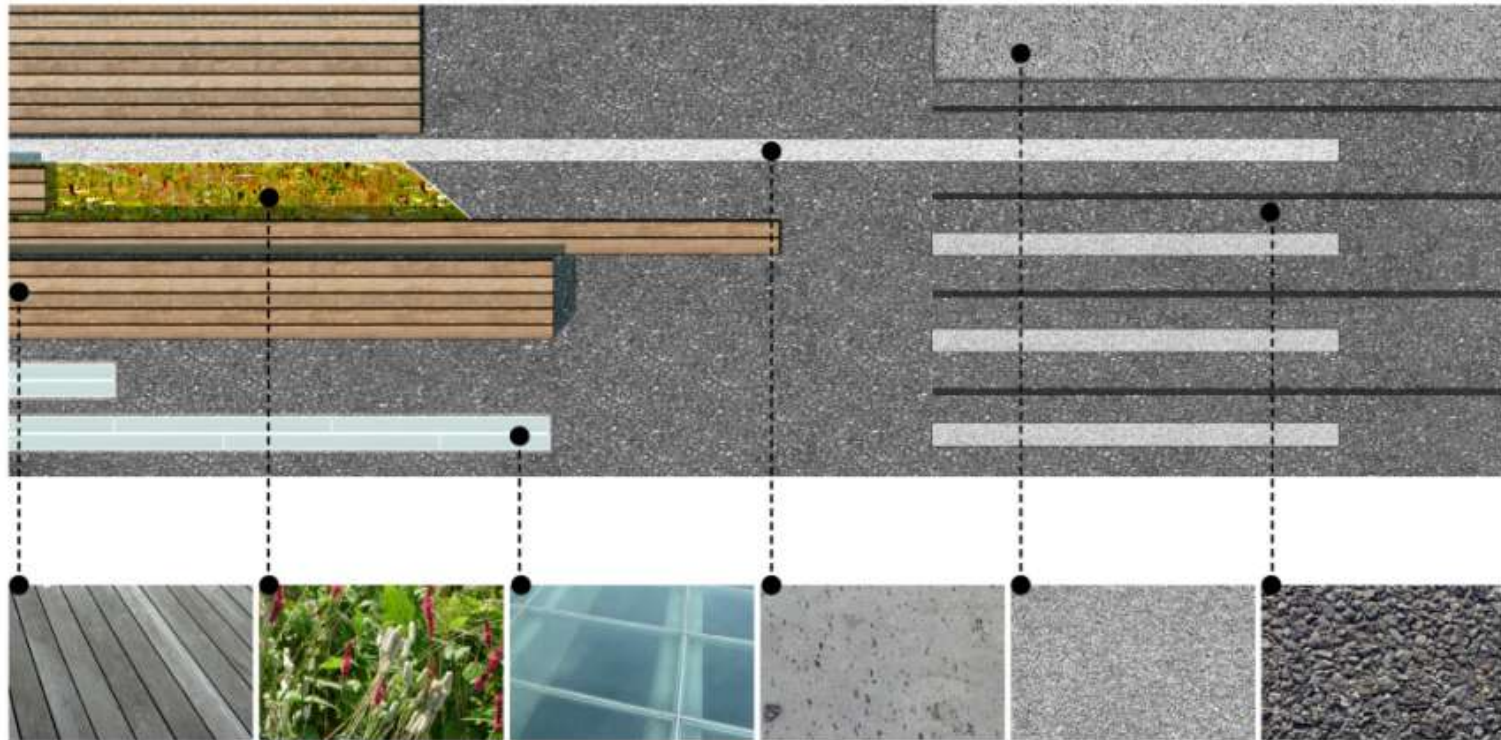
THE TIDELINES ARTICULATED



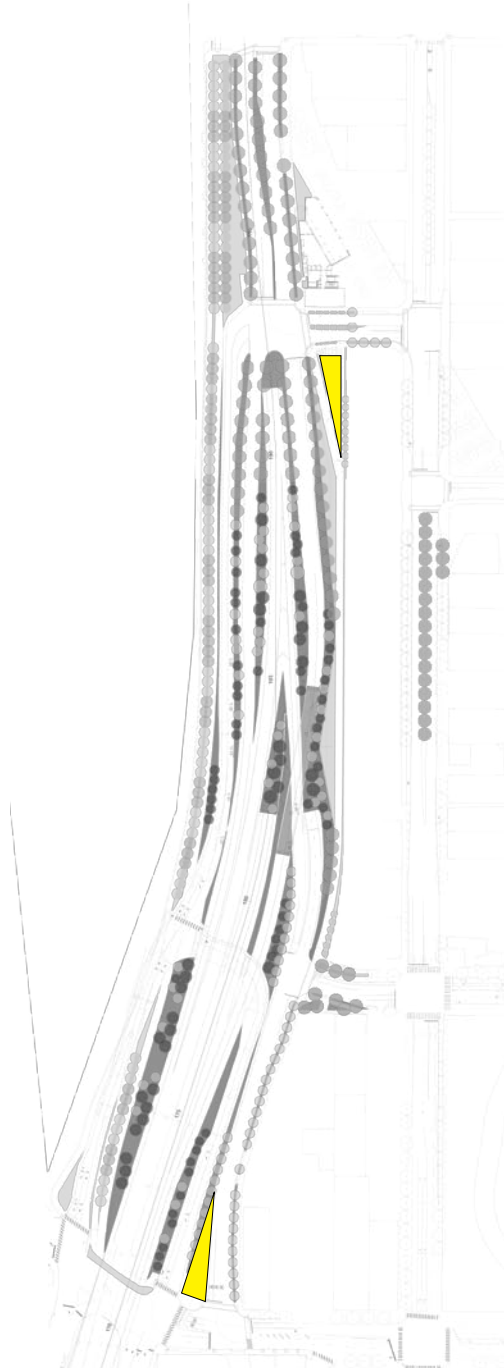
COORDINATION WITH CENTRAL WATERFRONT

THE FLOOR

MATERIAL PALETTE



THE TRIANGLE SPACES



NORTH TRIANGLE

Be bold and memorable

Serve as a forecourt for the tunnel operations building

Be legible at the large scale of the triangle, with interest at biking and walking scale

Use design language compatible with the Central Waterfront

Accommodate stormwater

Maintain a high level of function and appearance with minimal maintenance

Use a different design vocabulary than the grassy wedges

Include plantings and spaces for people to move through

Allow flexibility for new uses as the area develops.

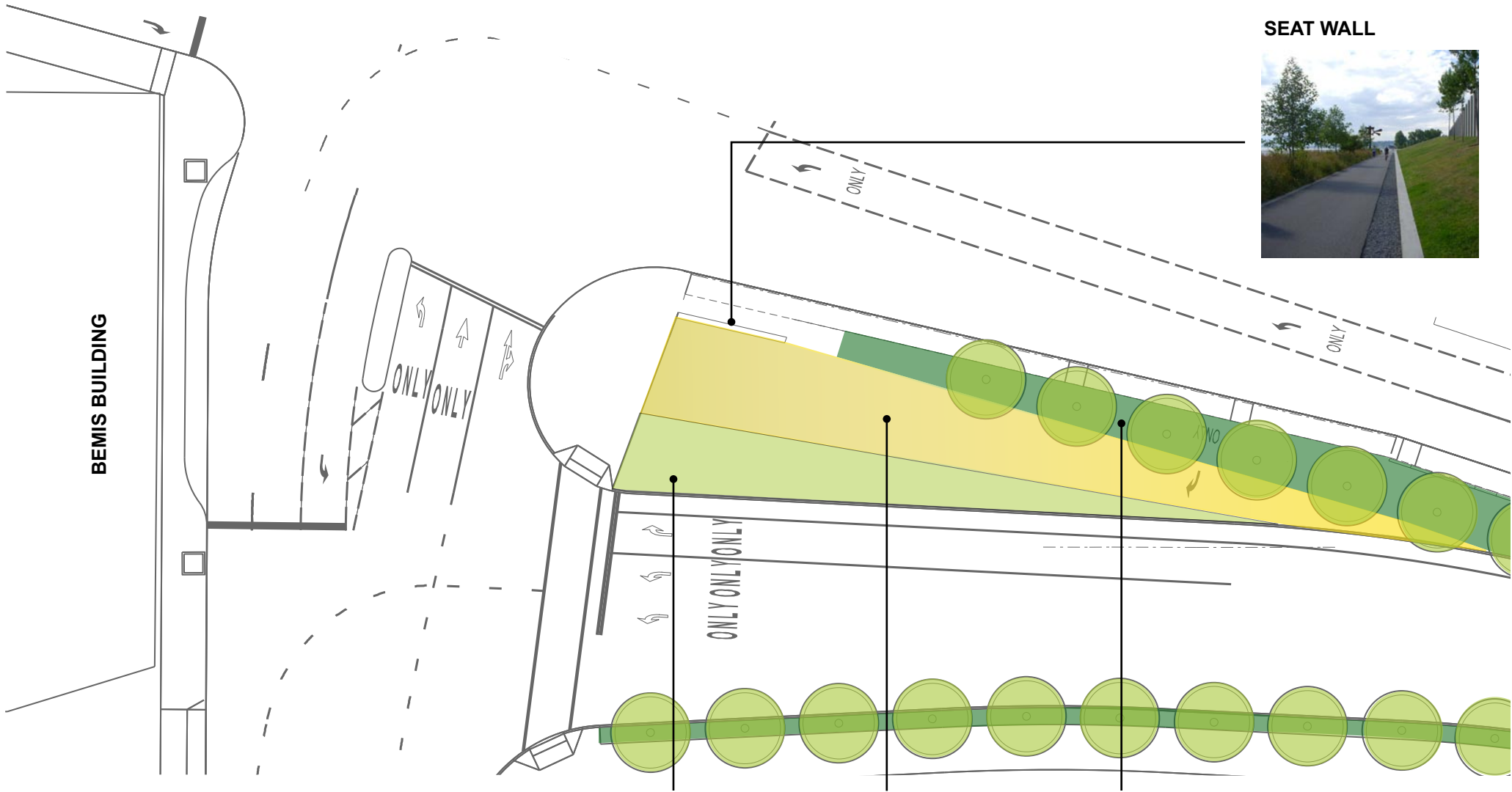
SOUTH TRIANGLE

Use the design vocabulary of the North Triangle

Slow down traffic coming into the city.

Serve as a forecourt for the Bemis building

SOUTH TRIANGLE - BEMIS FORECOURT MATERIALS



SEAT WALL



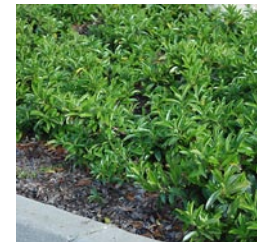
PLANT CHARACTER



Dwarf Ceanothus



Autumn Moor Grass



Mt. Vernon Laurel



Salal

SOUTH TRIANGLE - BEMIS FORECOURT



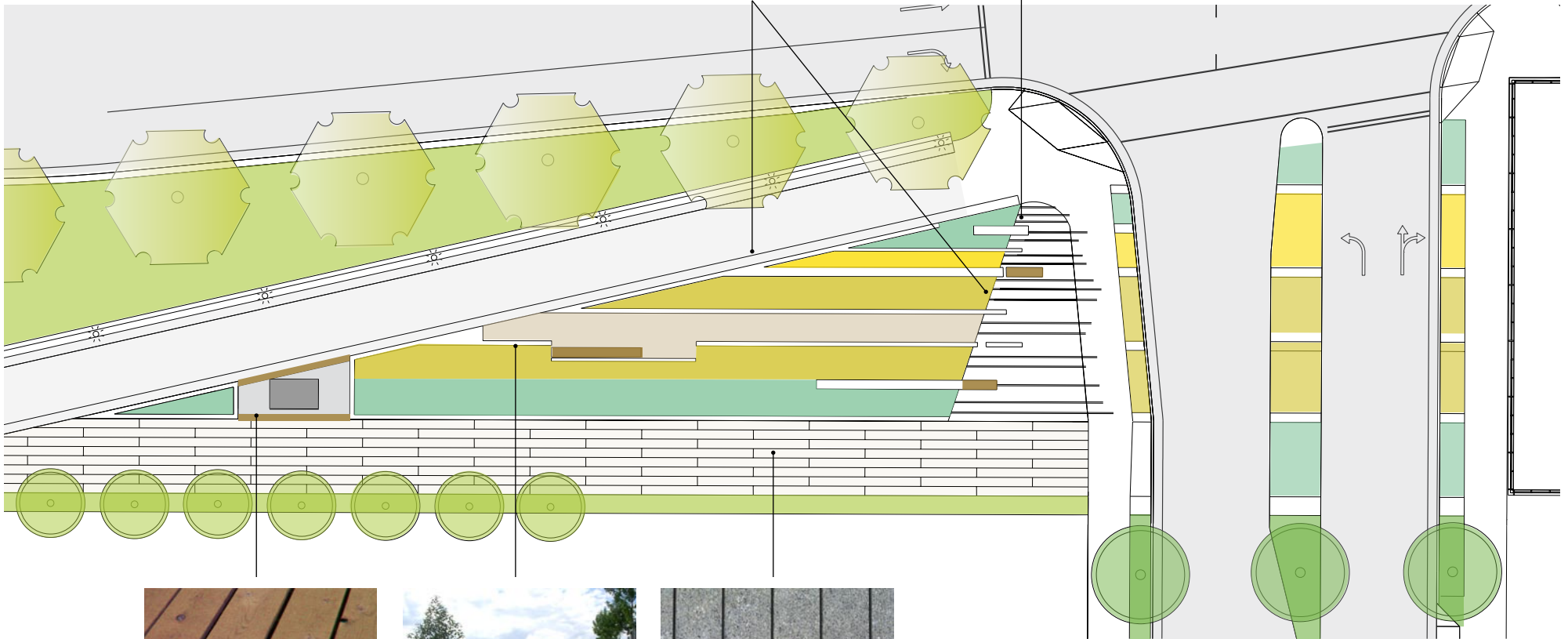
SOUTH TRIANGLE

NORTH TRIANGLE - OPERATIONS FORECOURT HARDSCAPE MATERIALS

Gravel - for trail edge and where runnels meet planting



Honed concrete with exposed aggregate & runnels



Wood benches



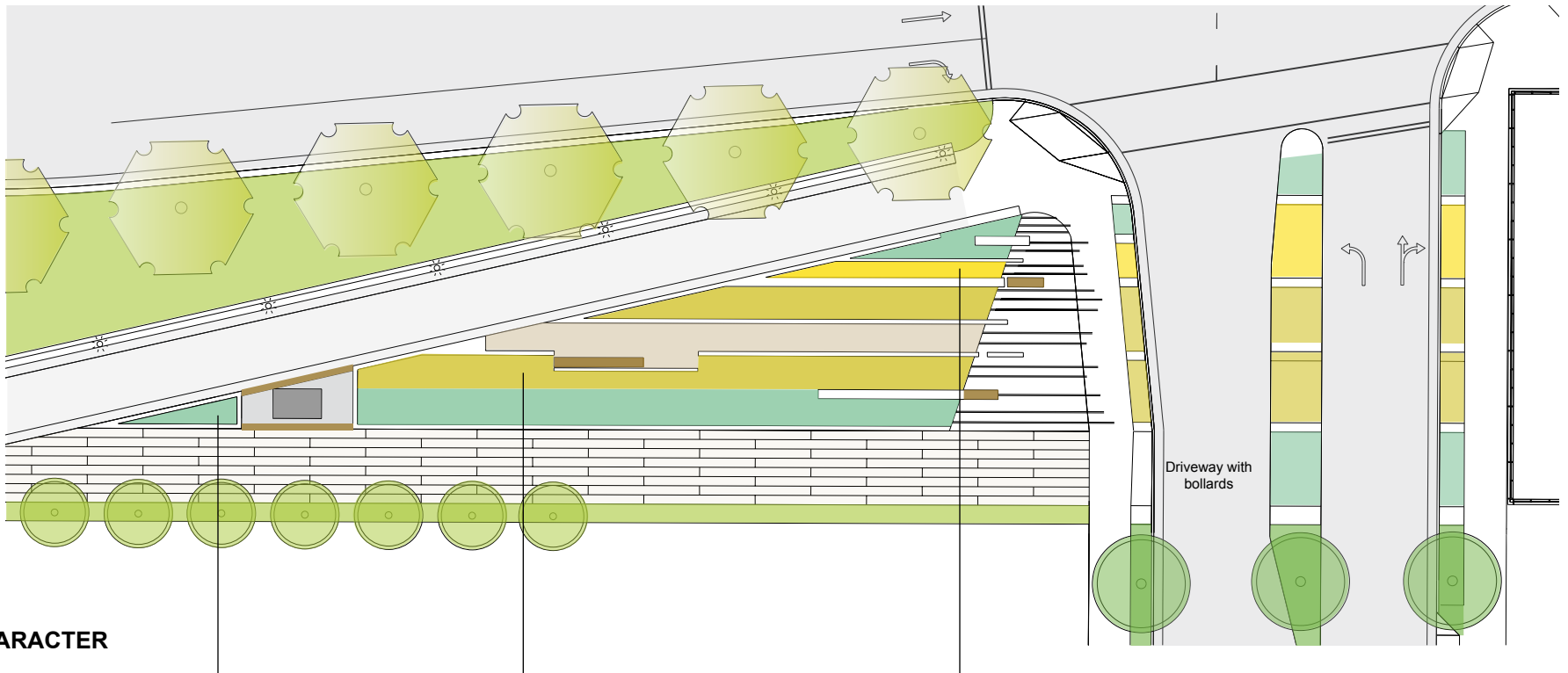
Concrete walls



Concrete decking

NORTH TRIANGLE - OPERATIONS FORECOURT PLANTING PLAN + CHARACTER

FORECOURT PLANTING PLAN



PLANT CHARACTER



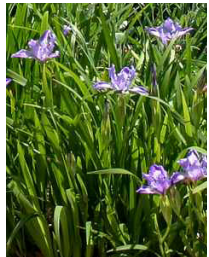
Ceanothus 'Point Reyes'



Autumn Moor Grass



Soft Rush



Toughleaf Iris



*'Avalanche'
Feather Reed Grass*

NORTH TRIANGLE - OPERATIONS BUILDING FORECOURT



UTILIDOR

Concrete lumber evokes the character of wooden streets that used to span the tideflats

TIDELINES FORECOURT

Carved runnels leading to bands of tall grasses and shoreline species
Serves as a “forecourt” to the illuminated fan room at the Tunnel Operations Building

BOULEVARD EDGE

Large street trees with evergreen hedge plantings buffer pedestrians from vehicles entering the city from SR 99

NORTH TRIANGLE - OPERATIONS BUILDING FORECOURT



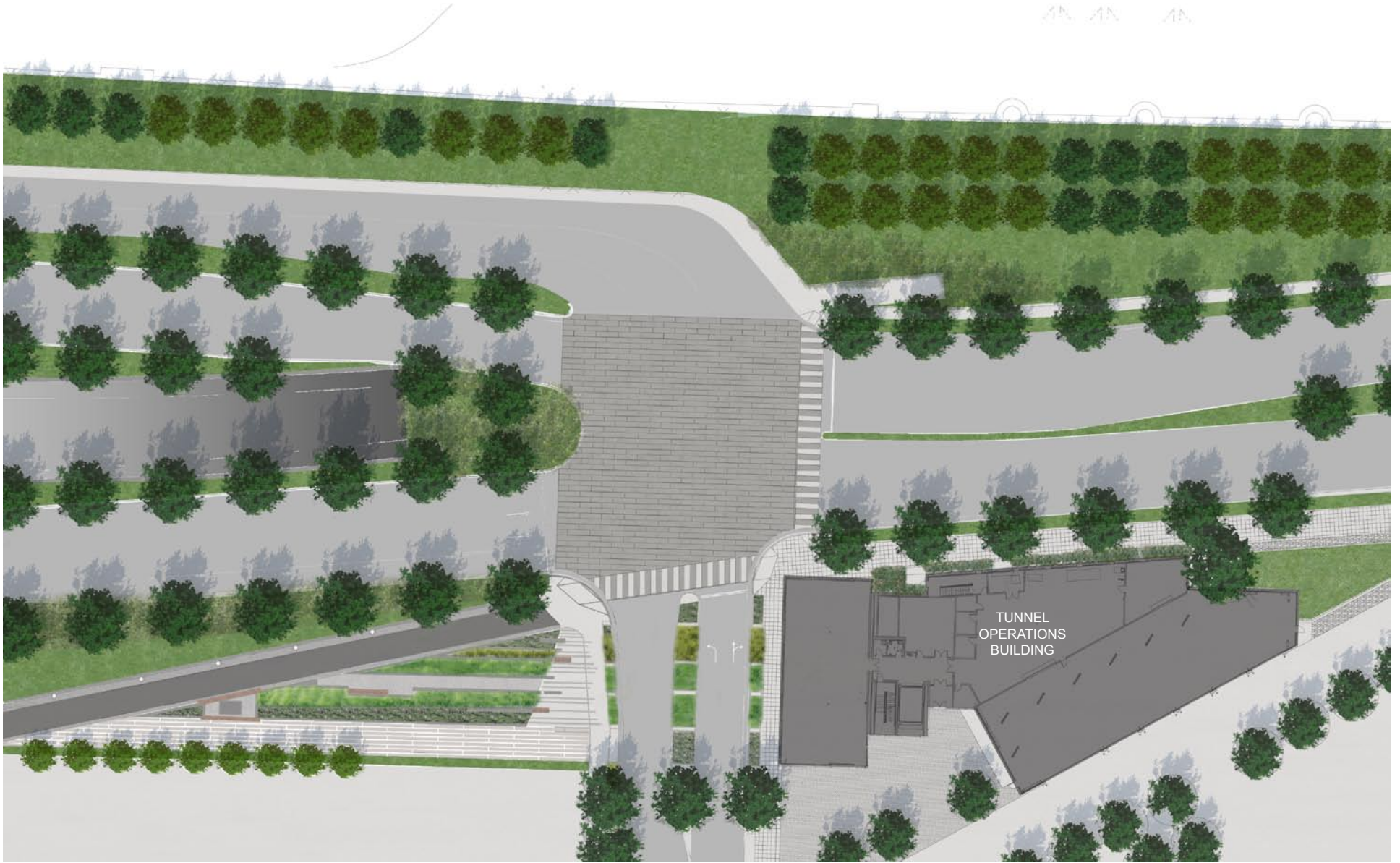
NORTH TRIANGLE

NORTH TRIANGLE - OPERATIONS BUILDING FORECOURT



NORTH TRIANGLE (ENLARGED PLANTER VIEW)

THE INTERSECTION AT DEARBORN



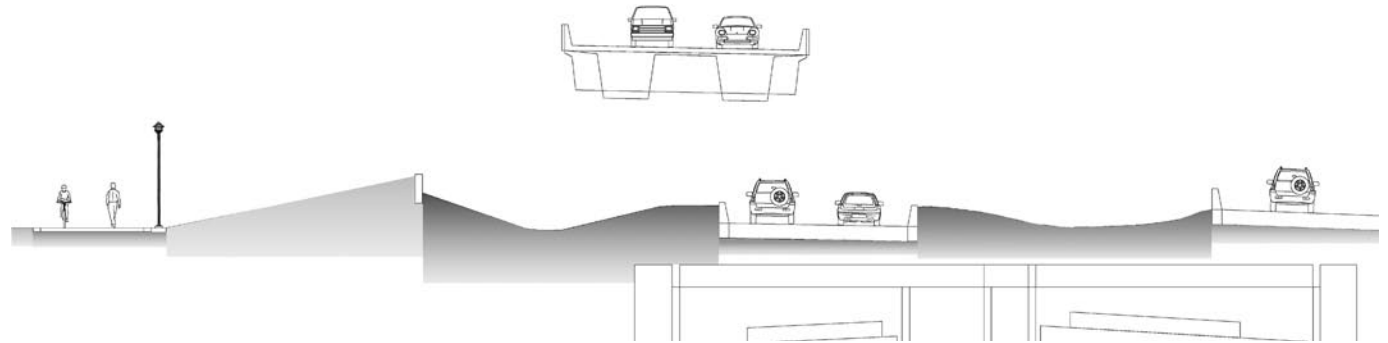
THE INTERSECTION AT DEARBORN



SOUTH PORTAL AREA - NOISE REDUCTION AT CITY SIDE TRAIL

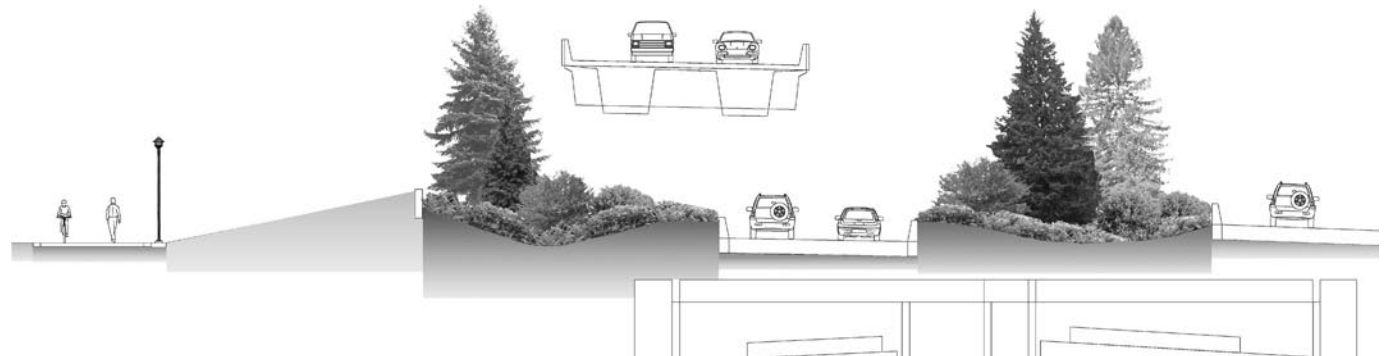
EARTHEN BERM

- Landform provides sound buffering between City-side Trail and highway.
- Slope factor on berm increases the distance noise has to travel.



ROBUST PLANTINGS

- Multi-layered plantings create an insular environment for trail users.
- Thick buffer of vegetation screens trail users and adjacent properties from highway, reducing perception of noise.

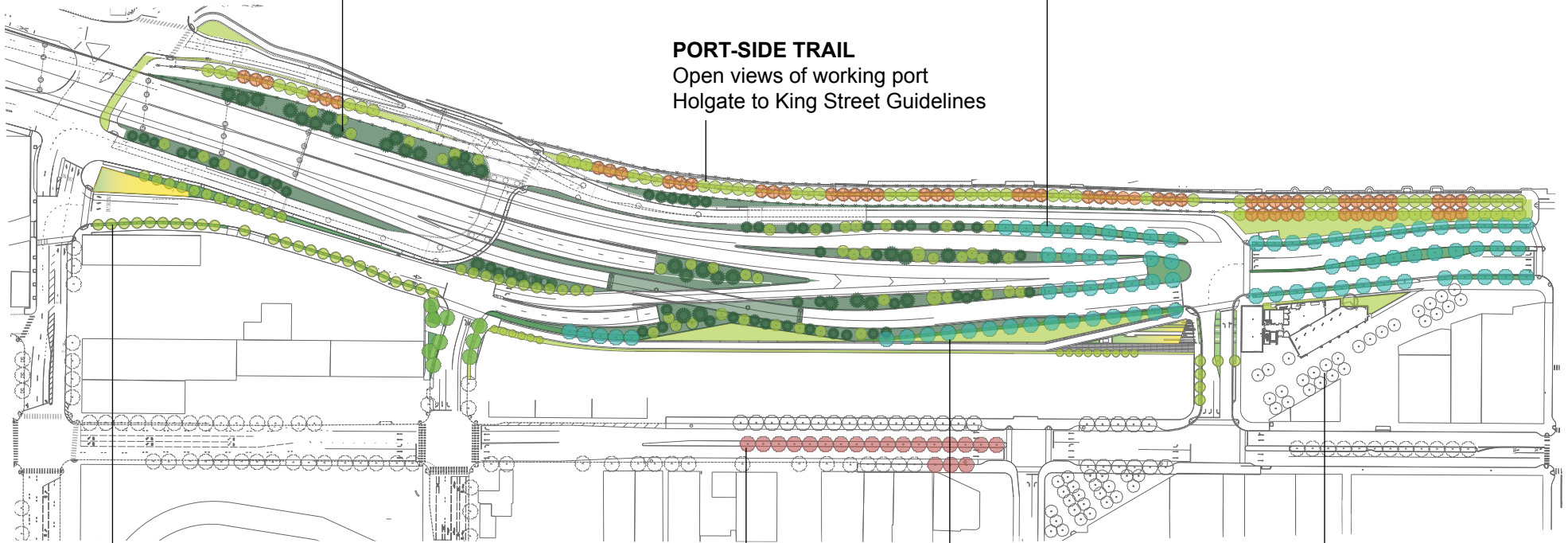


SOUTH PORTAL AREA LANDSCAPE ZONES

SR 99 MAINLINE
Frame city views with Pacific NW landscape
Mimic large scale of SODO and Port

ALASKAN WAY
Tree-lined urban boulevard
begins south of portal

PORT-SIDE TRAIL
Open views of working port
Holgate to King Street Guidelines



FRONTAGE ROAD
Urban and historic character
terminated by view of Bemis Building

FIRST AVENUE
Extend existing character
of First Avenue

CITY-SIDE TRAIL
Bookend to
Olympic Sculpture Park

RAILROAD WAY
Tree-lined pedestrian promenade
Coordinate with Central Waterfront

- GRASS WEDGE
- URBAN STREETScape
- FOECOURT ELEMENT
- PACIFIC NW NATIVE

SOUTH PORTAL AREA - STREET TREE SELECTION

PORT-SIDE TRAIL



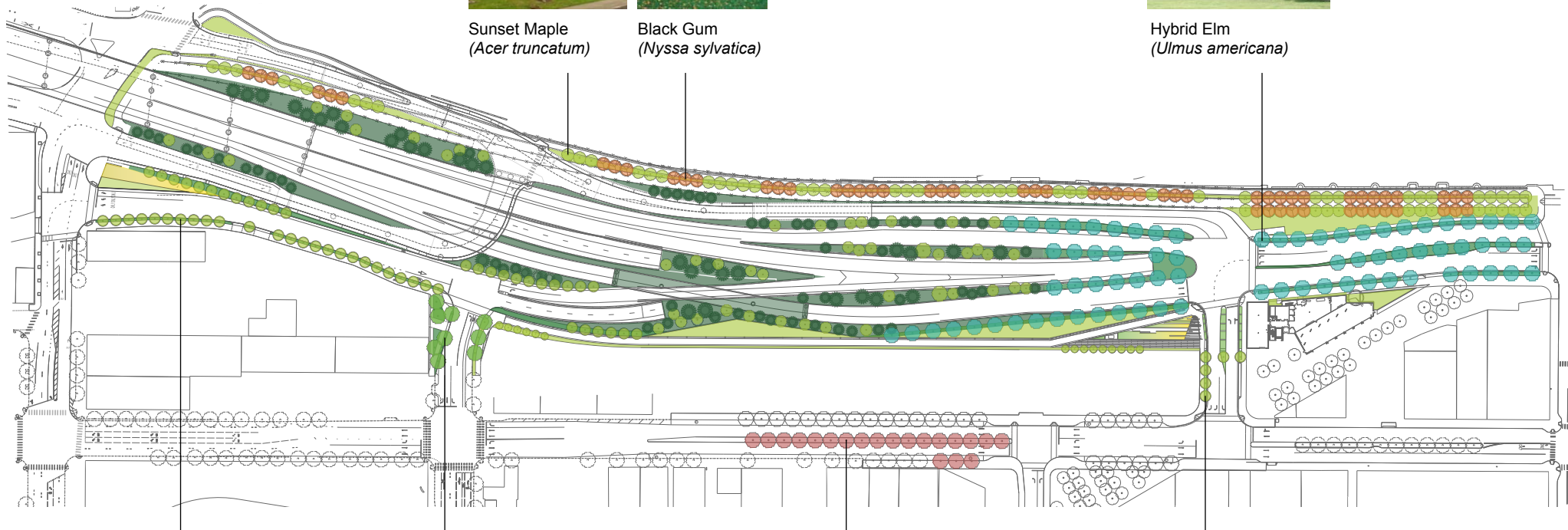
Sunset Maple
(*Acer truncatum*)

Black Gum
(*Nyssa sylvatica*)

ALASKAN WAY BOULEVARD



Hybrid Elm
(*Ulmus americana*)



FRONTAGE ROAD



Black Maple 'Greencolumn'
(*Acer nigrum*)

ROYAL BROUGHAM



Zelkova 'Village Green'
(*Zelkova serrata*)

FIRST AVENUE



London Plane
(*Platanus acerifolia*)

DEARBORN



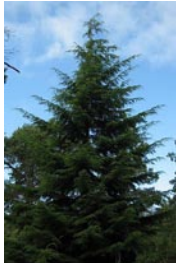
Black Maple
(*Acer nigrum*)

SOUTH PORTAL AREA - NON-URBAN TREE SELECTION

WIDE AREAS



Sitka Spruce
(*Picea sitchensis*)



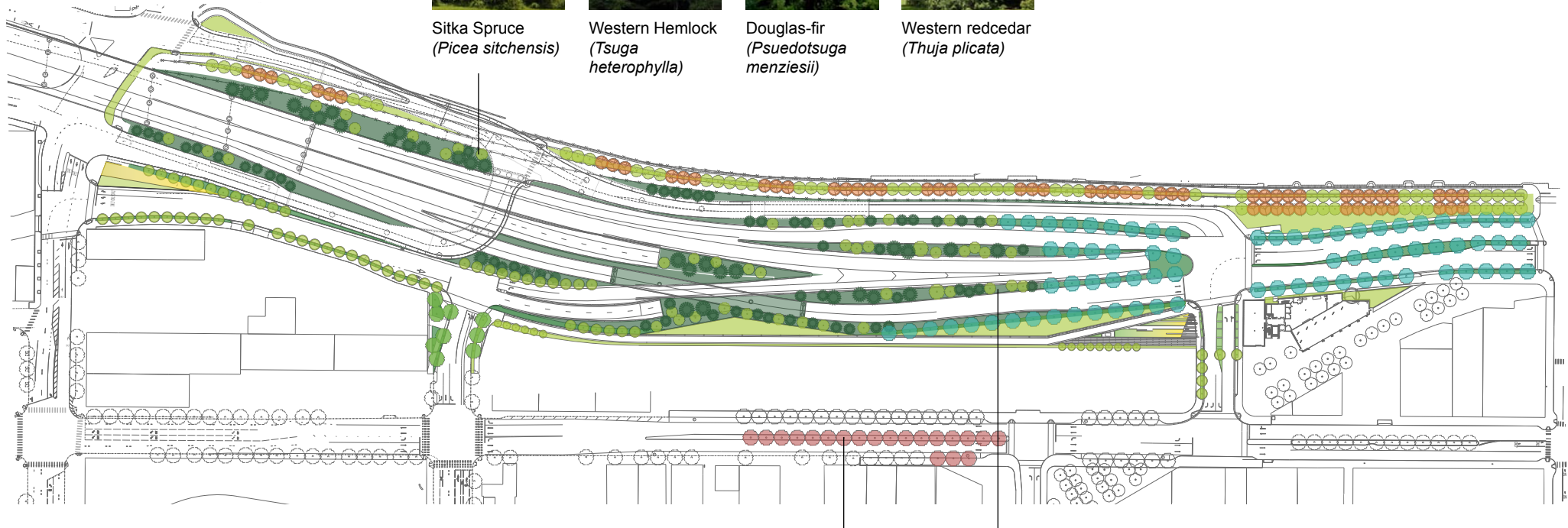
Western Hemlock
(*Tsuga heterophylla*)



Douglas-fir
(*Pseudotsuga menziesii*)



Western redcedar
(*Thuja plicata*)



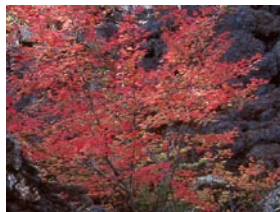
DECIDUOUS TREES



Cornus nuttallii 'Eddies White Wonder'



Serviceberry
(*Amelanchier grandiflora*)



Vine Maple
(*Acer circinatum*)

NARROW AREAS



Incense-cedar
Calocedrus decurrens

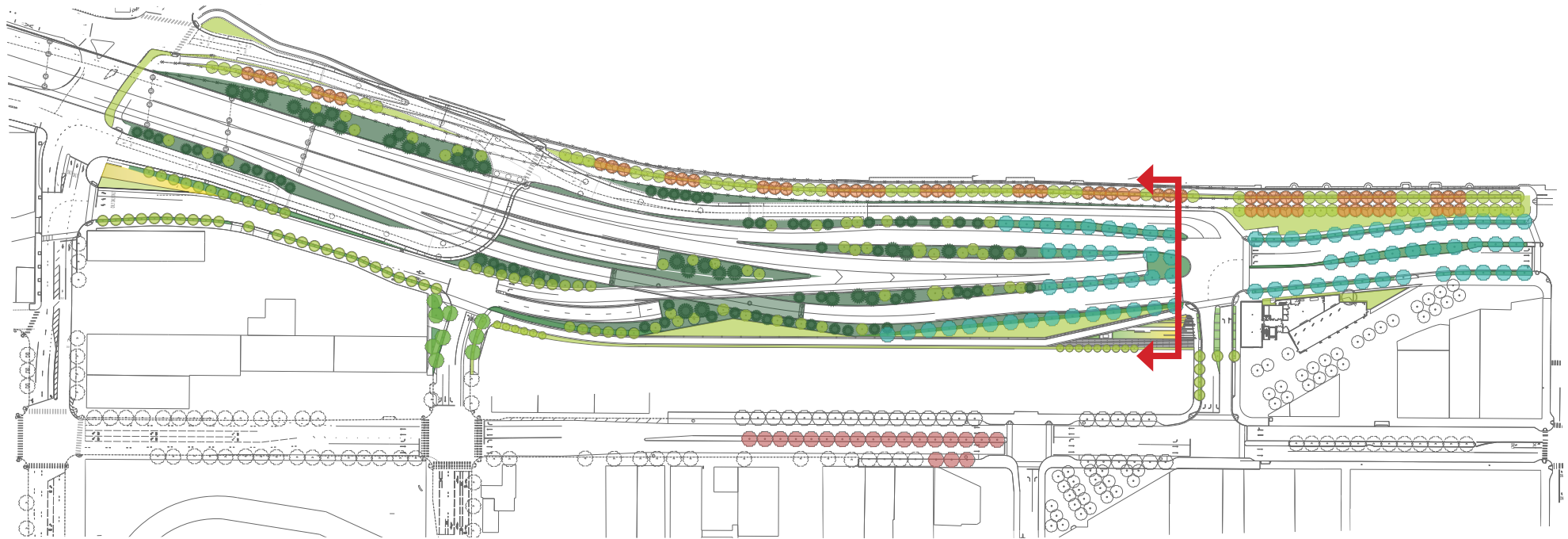
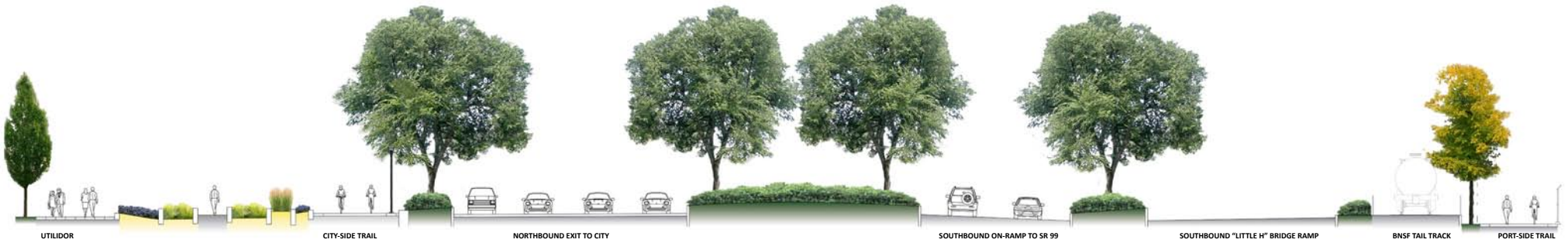


Excelsa Cedar
Thuja plicata 'Excelsa'

BLURRING URBAN AND NON-URBAN



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION ONE



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION ONE



URBAN EDGE



FORECOURT



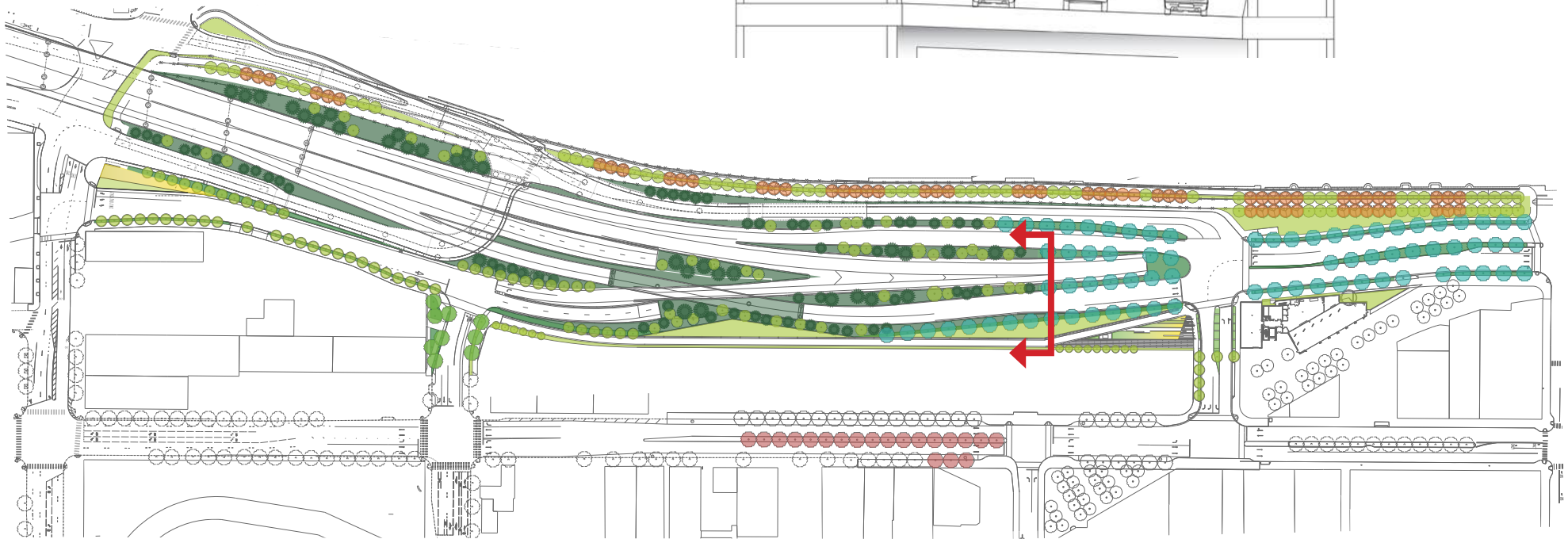
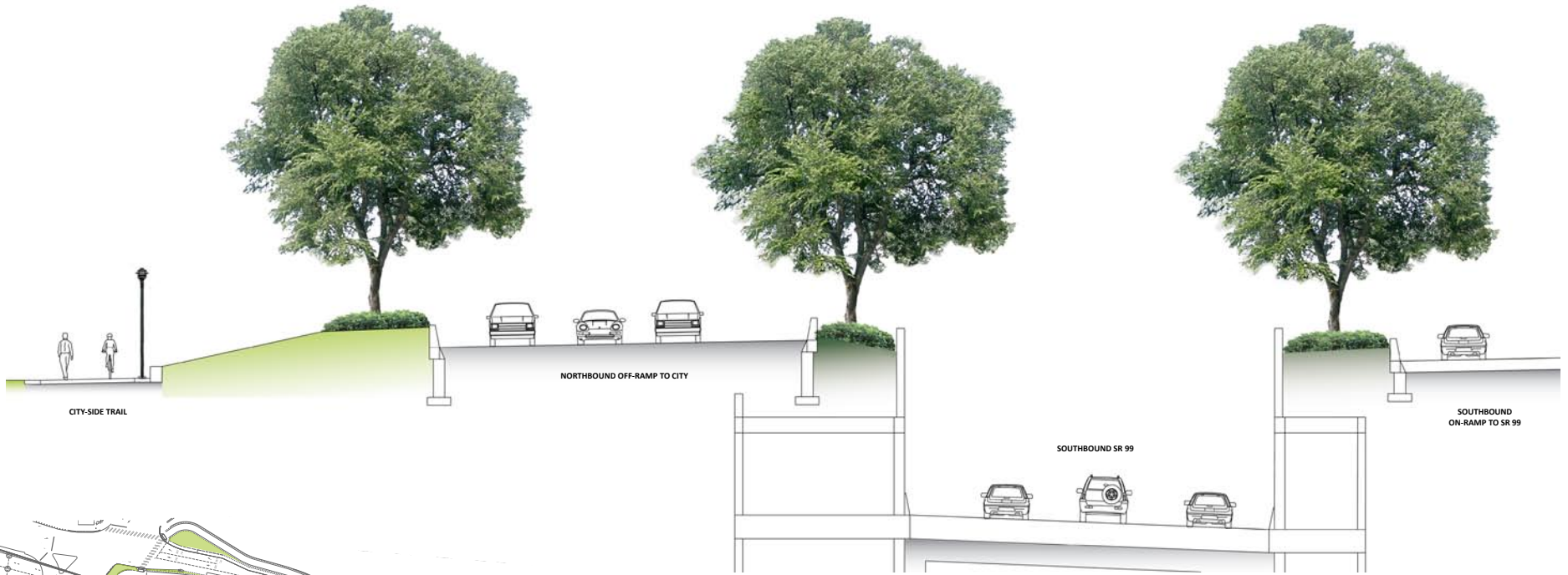
URBAN BOULEVARD



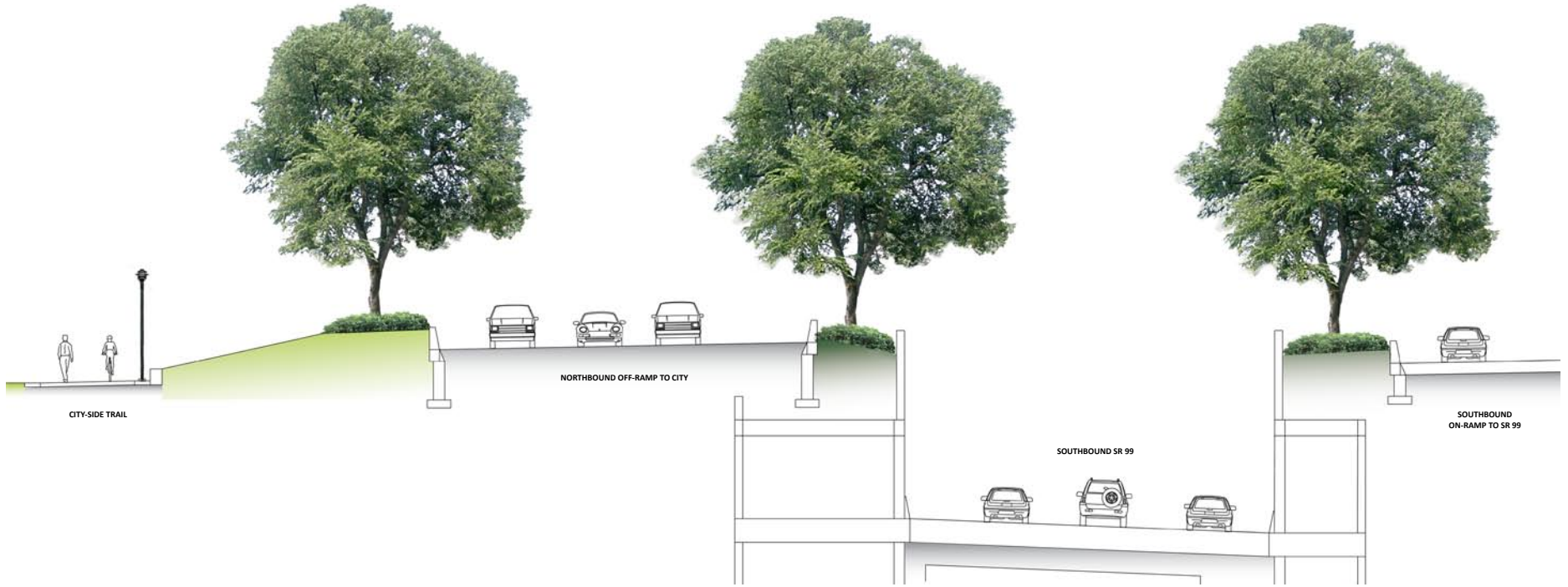
PORT-SIDE TRAIL



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION TWO



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION TWO



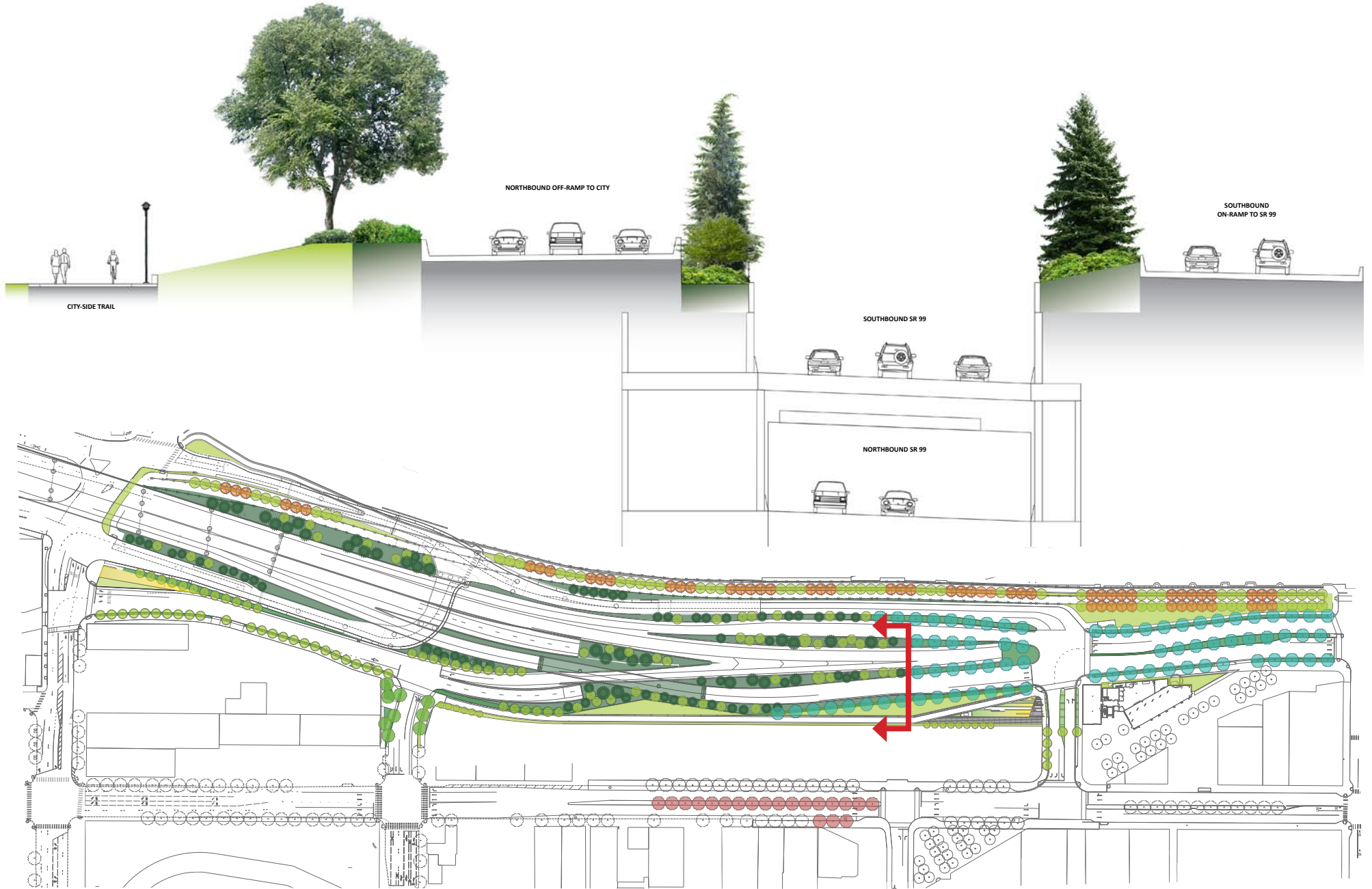
GRASS WEDGE



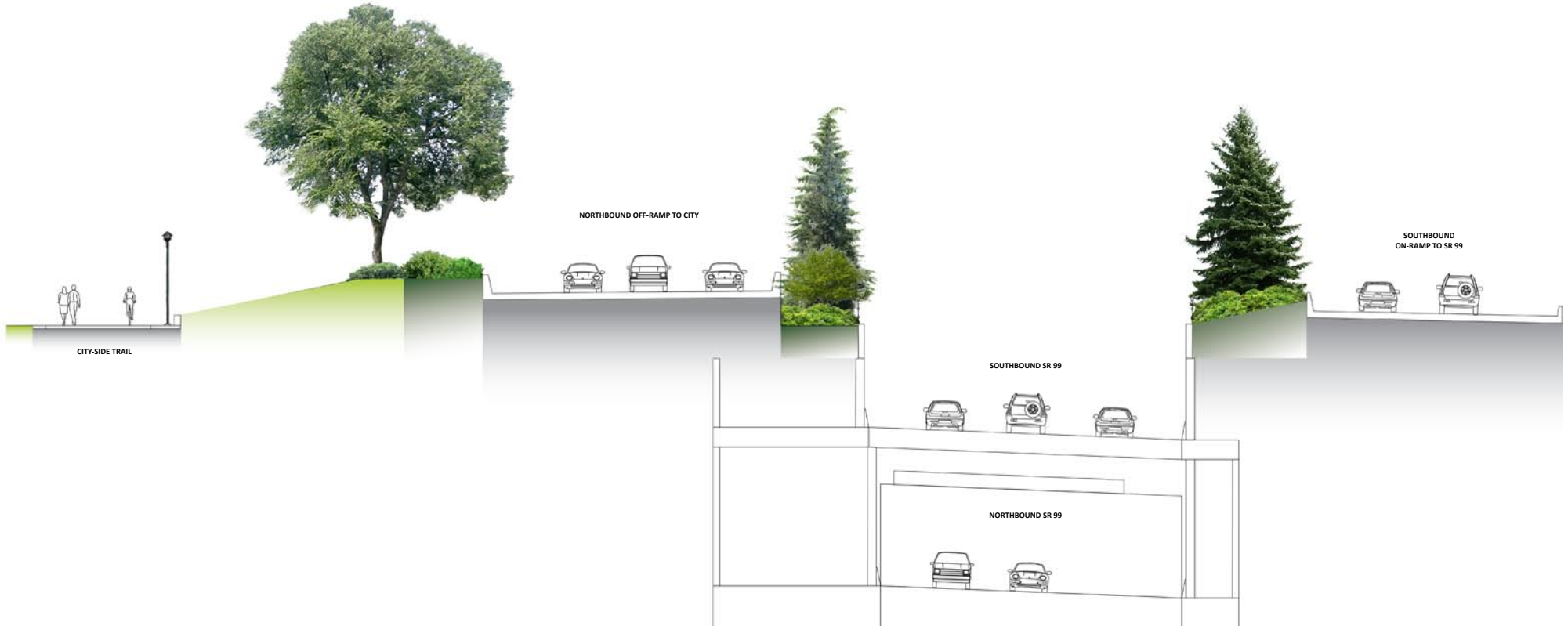
URBAN BOULEVARD



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION THREE



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION THREE



GRASS WEDGE



URBAN NORTHWEST LANDSCAPE

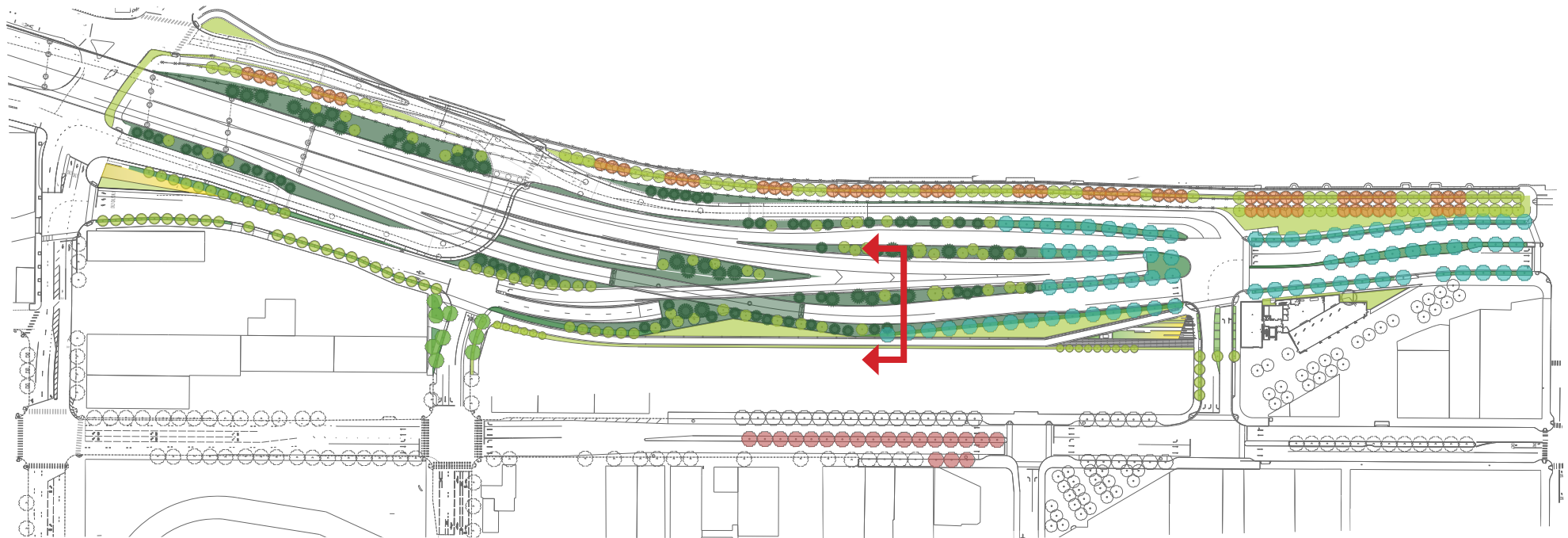


Native northwest at Sculpture Park

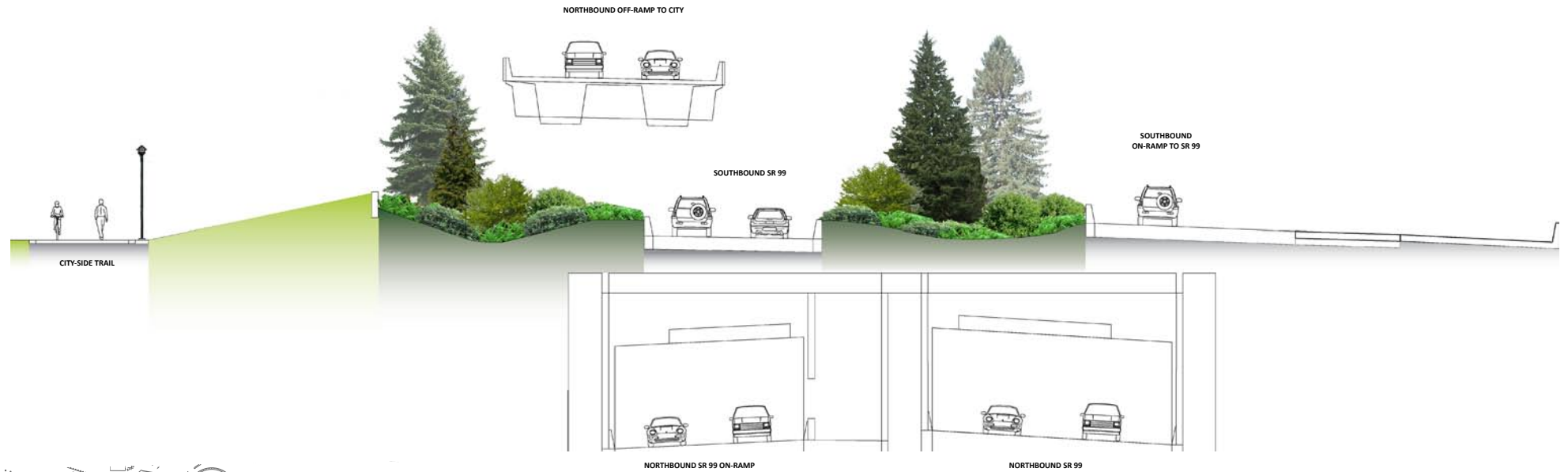


Native northwest on I-90 Mercer Lid

SOUTH PORTAL LANDSCAPE CHARACTER - SECTION FOUR



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION FIVE



SOUTH PORTAL LANDSCAPE CHARACTER - SECTION SIX

