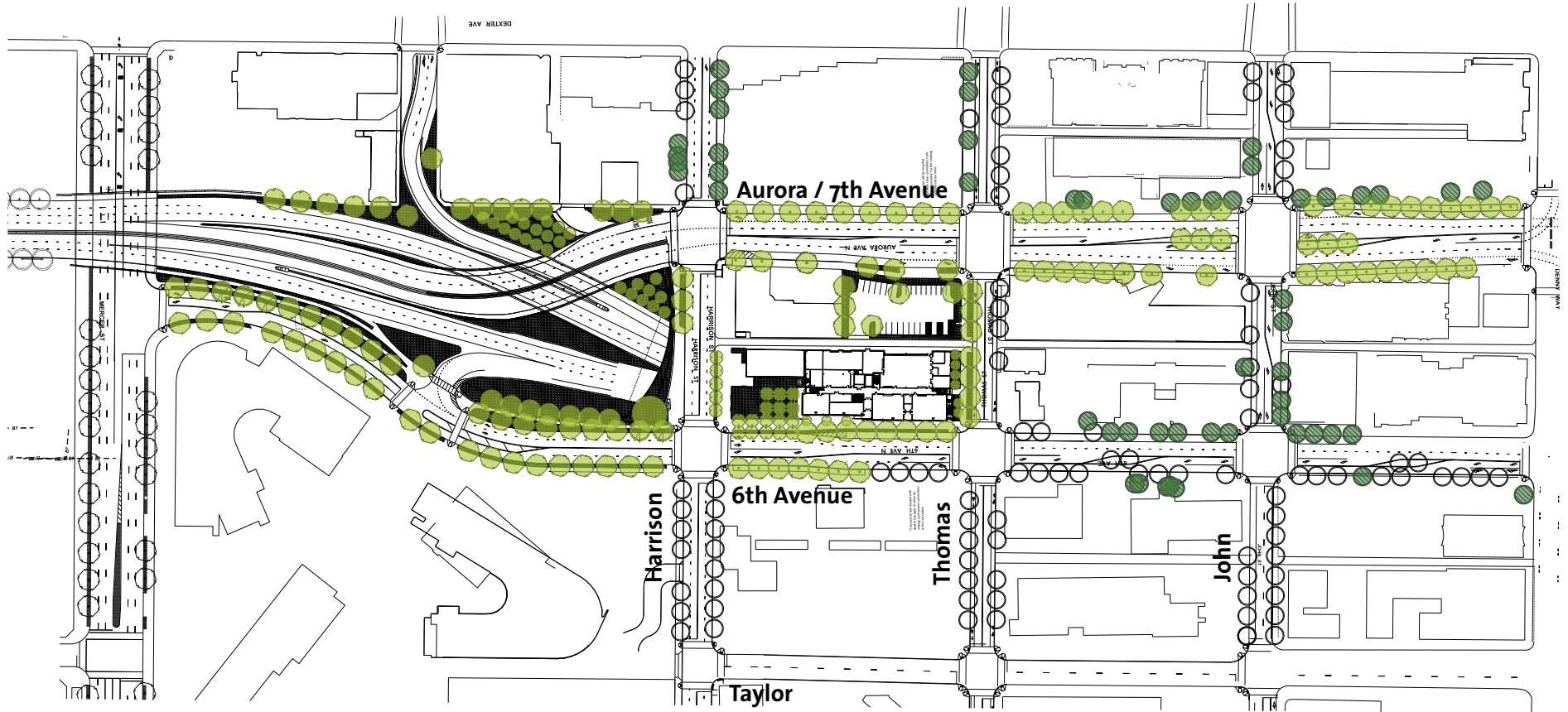


Alaskan Way Viaduct Replacement Program



NORTH PORTAL CONTEXT

Alaskan Way Viaduct Replacement Program



Portal Area

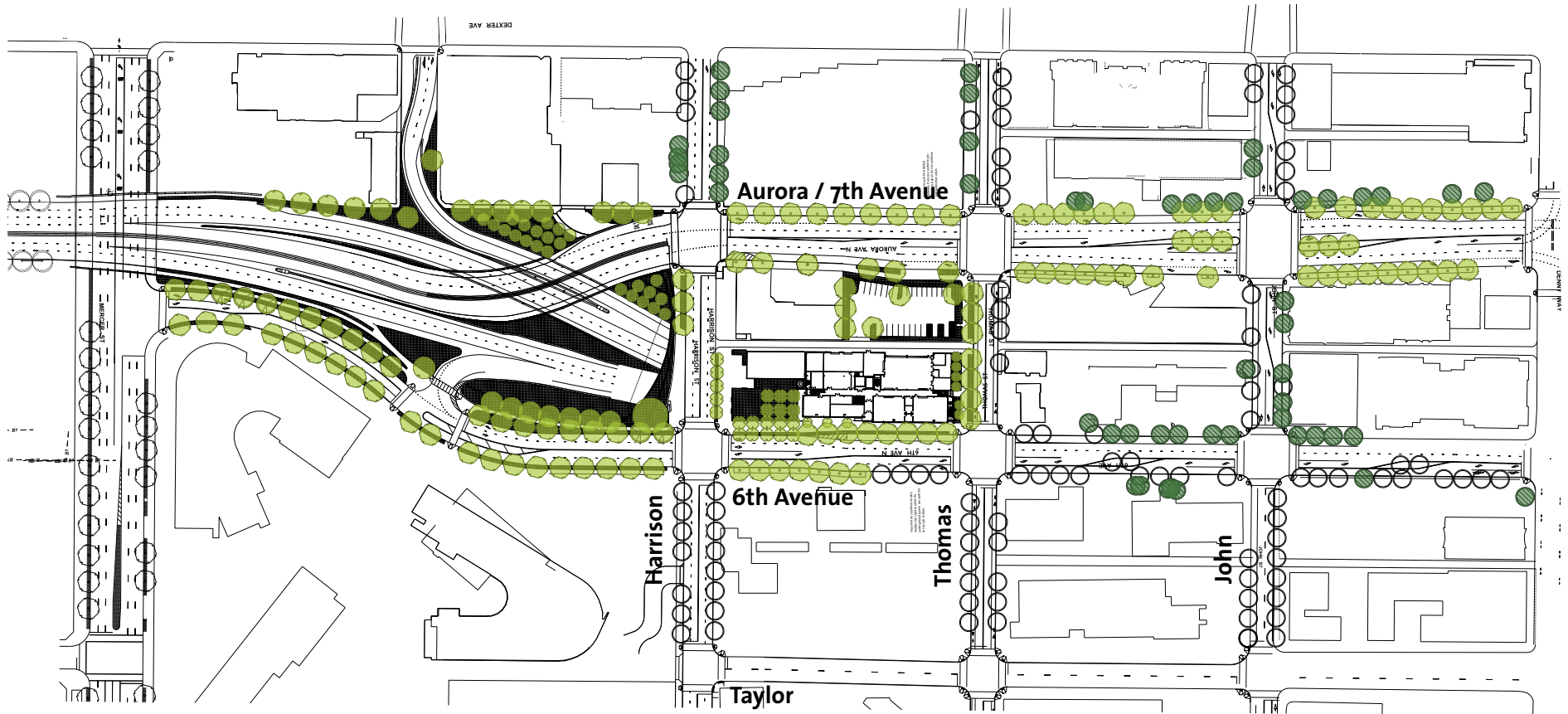
Entry into city from 99
Limited access zone up to
Mercer Street

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

Alaskan Way Viaduct Replacement Program



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.

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

John

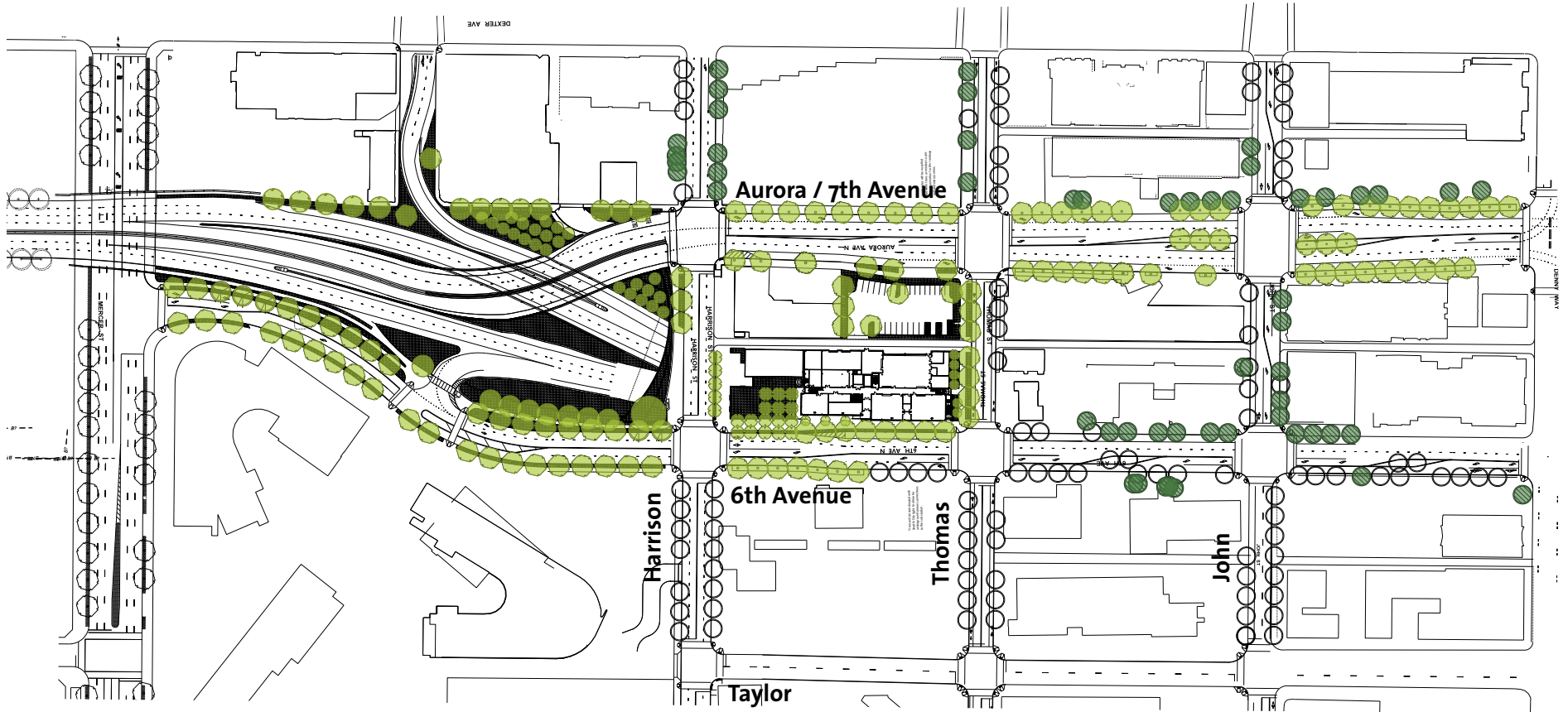
Green Street
 Stops at Terry Avenue
 Runs along Denny Park
 Land uses have most potential for activation and residential uses.

Design Intent:

Maximize green in the green street. Neighborhood scale
 Keep existing street trees, infill
 Support neighborhood activities and character

NORTH PORTAL: STREETS

Alaskan Way Viaduct Replacement Program



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:

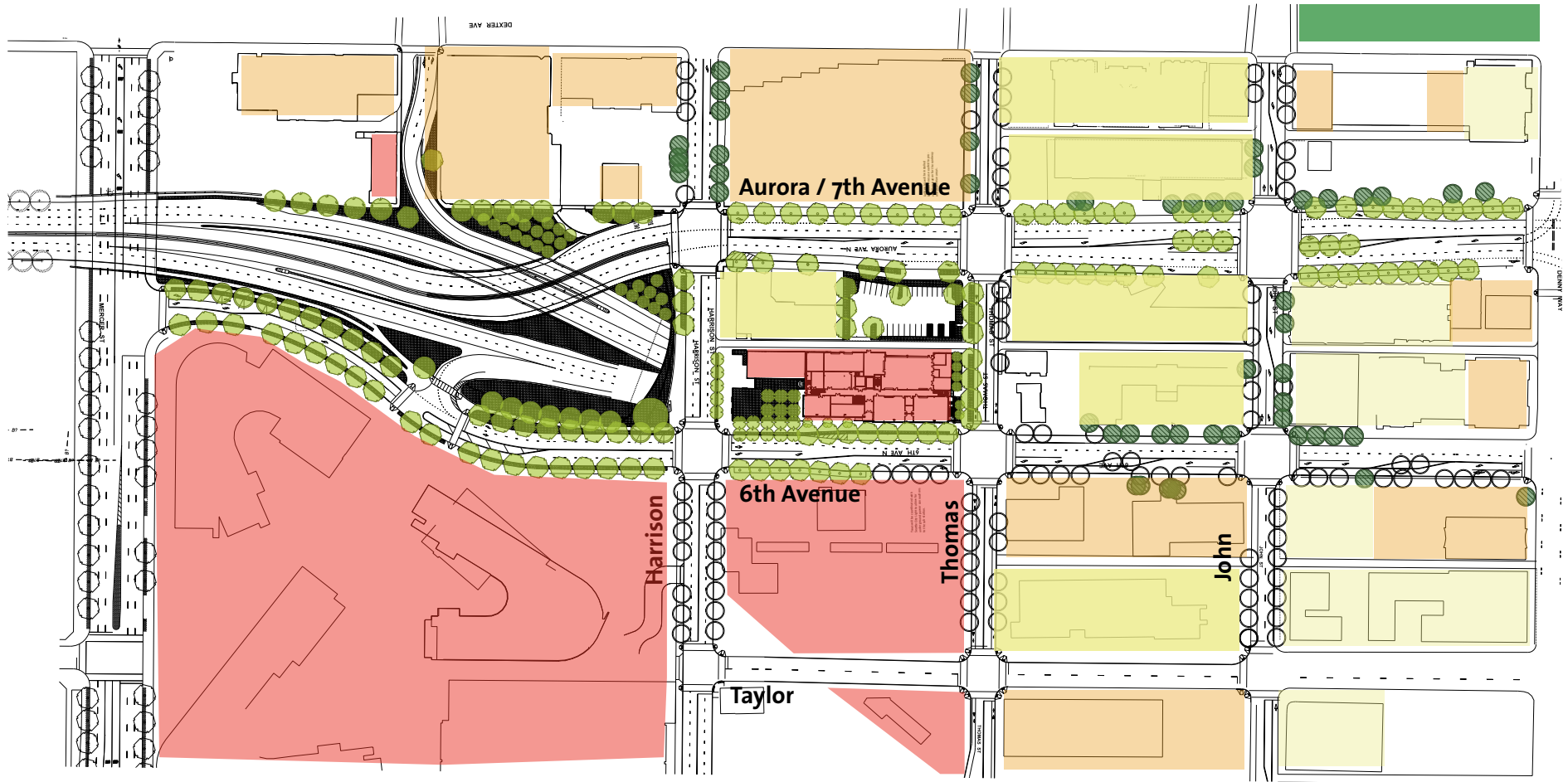
Urban Boulevard/connection to
SR99
Large trees along sidewalk
Retain existing trees, adding the
new "Boulevard" trees

Taylor

Proposed to be a "bike street"--
John to Harrison.

NORTH PORTAL: STREETS

Alaskan Way Viaduct Replacement Program



-  Residential
-  Hotel
-  Commercial
-  Institutional

NORTH PORTAL: LAND USE

4.4. DESIGN CHARACTERISTICS 4.4.1 LANDSCAPE



NORTH PORTAL



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



NORTH BUILDING - SOUTH ELEVATION



NORTH BUILDING - NORTH ELEVATION



NORTH BUILDING - SOUTH ELEVATION



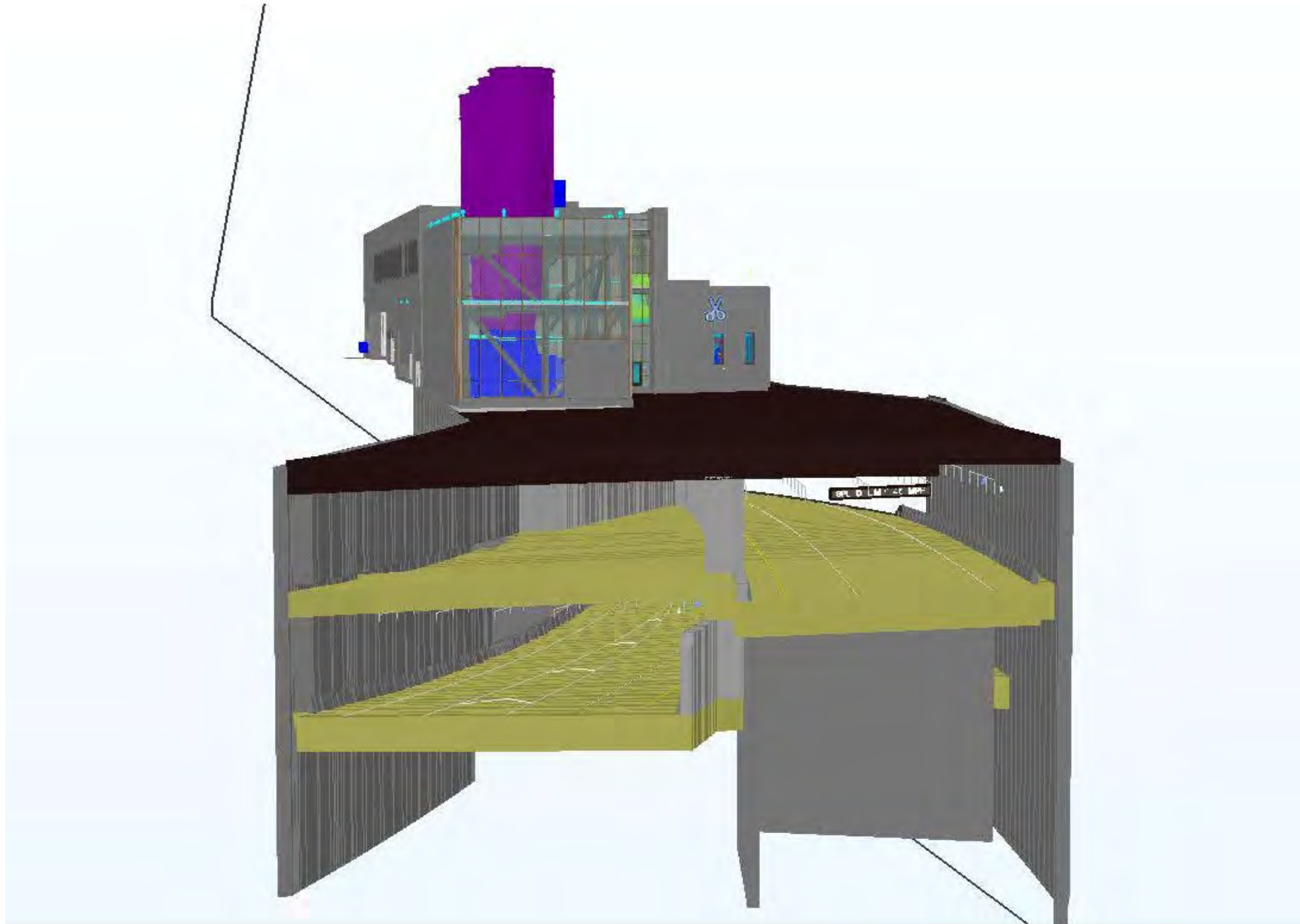
NORTH BUILDING - NORTH ELEVATION

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

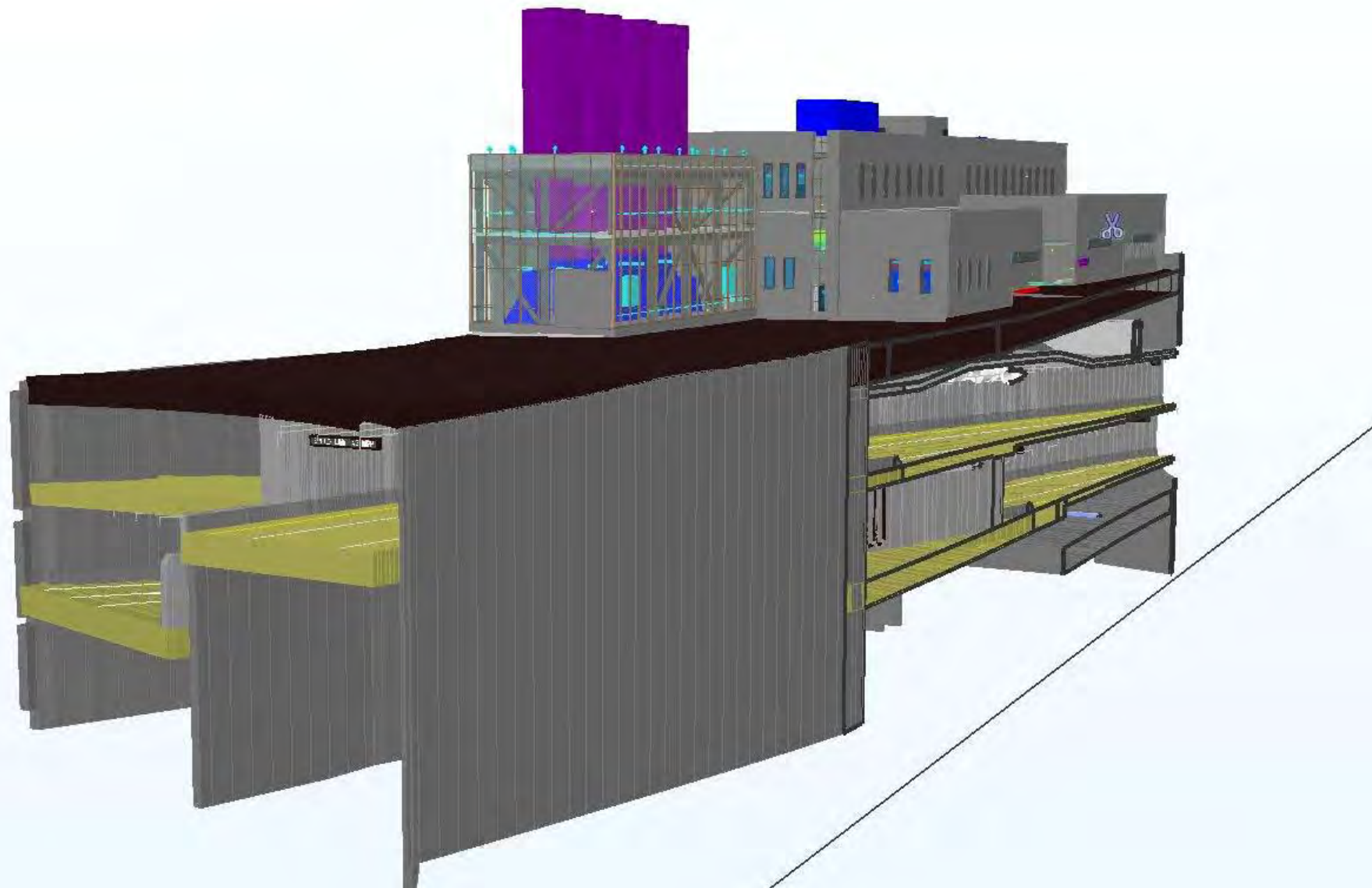


Alaskan Way Viaduct Replacement Program

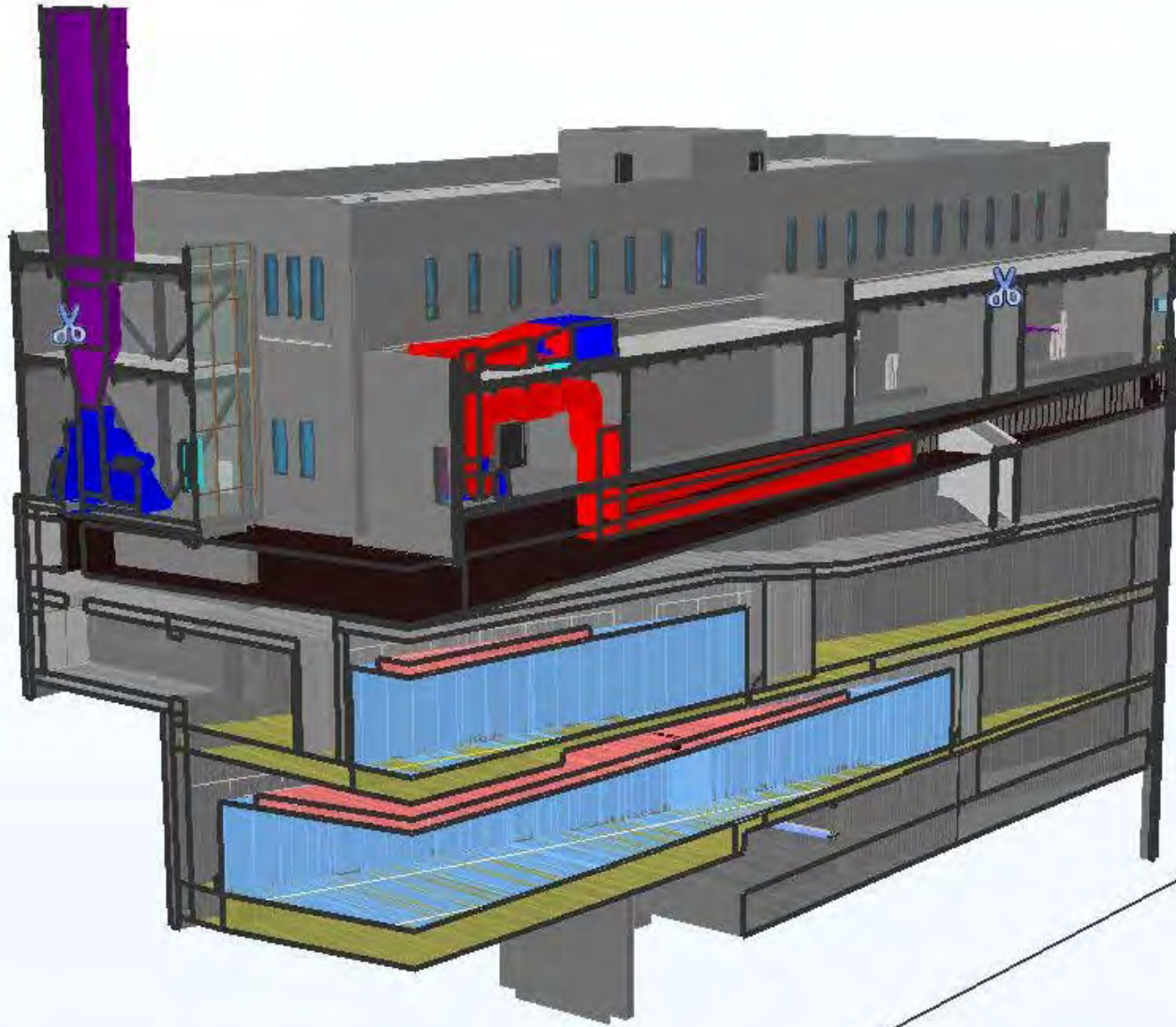


BUILDING: BELOW GRADE

Alaskan Way Viaduct Replacement Program

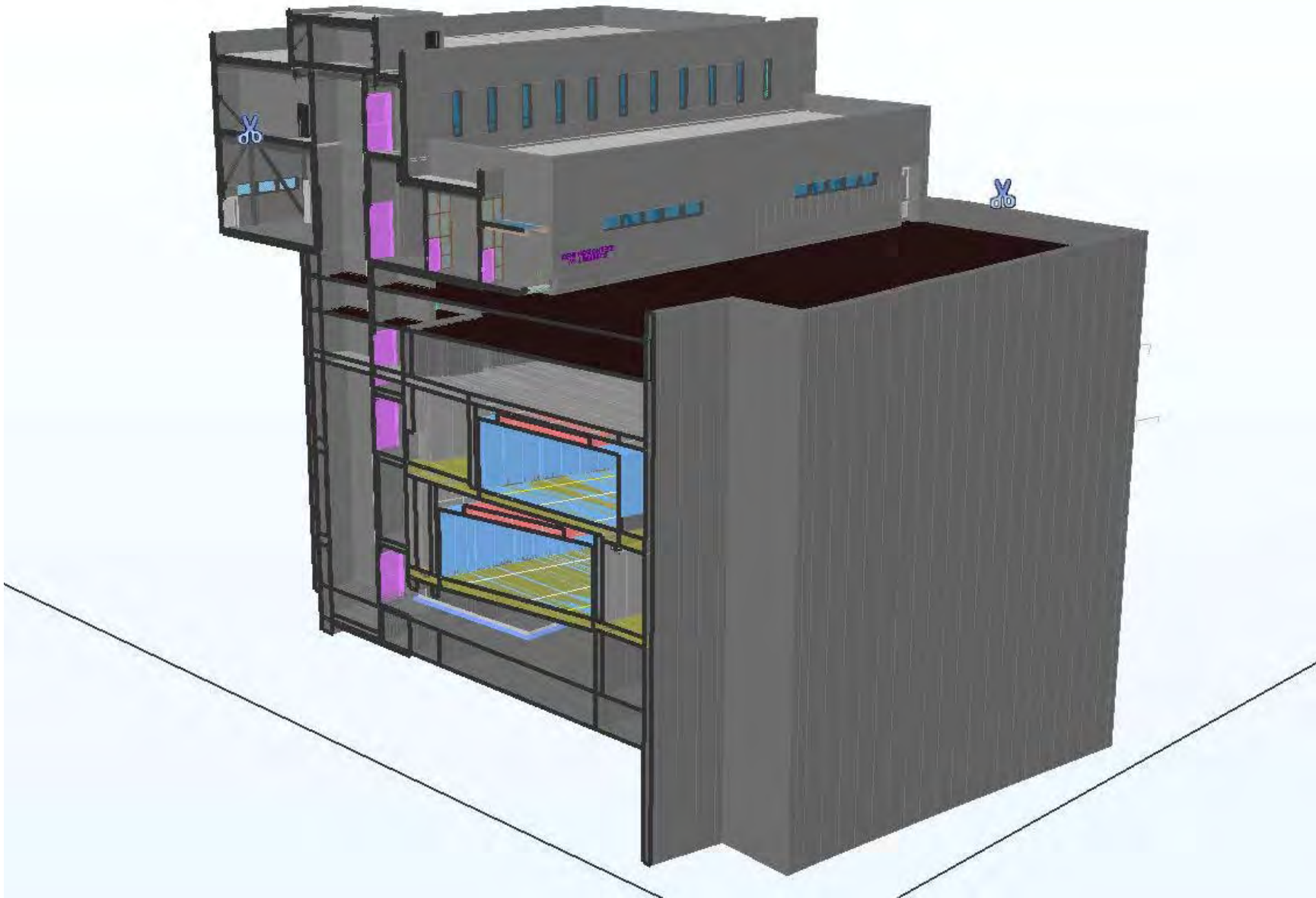


BUILDING: BELOW GRADE



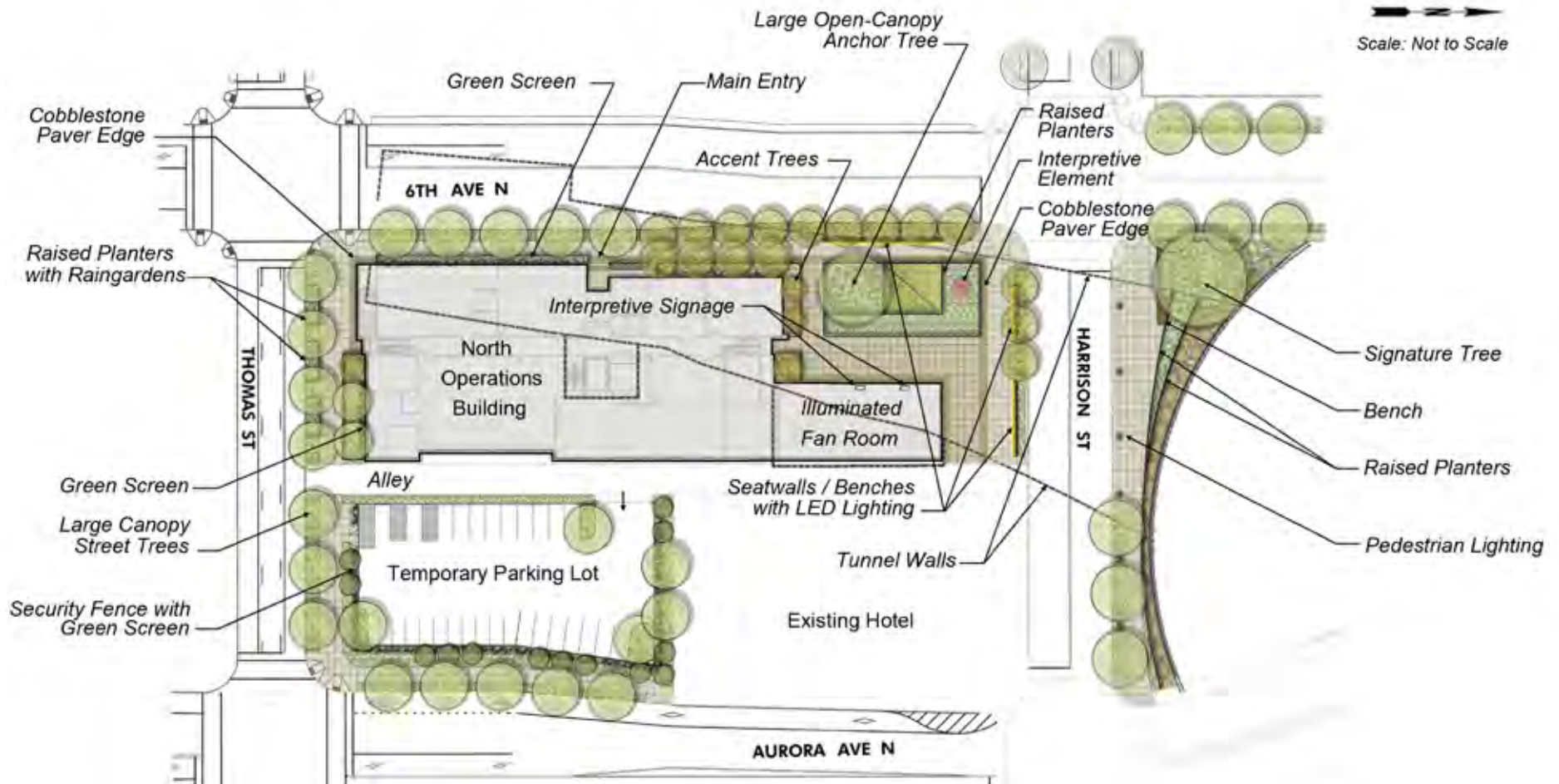
BUILDING: BELOW GRADE

Alaskan Way Viaduct Replacement Program



BUILDING: BELOW GRADE

North Operations Building



BUILDING: STREET LEVEL

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NORTH ELEVATION: HARRISON STREET

Alaskan Way Viaduct Replacement Program



WEST ELEVATION: 6TH AVENUE

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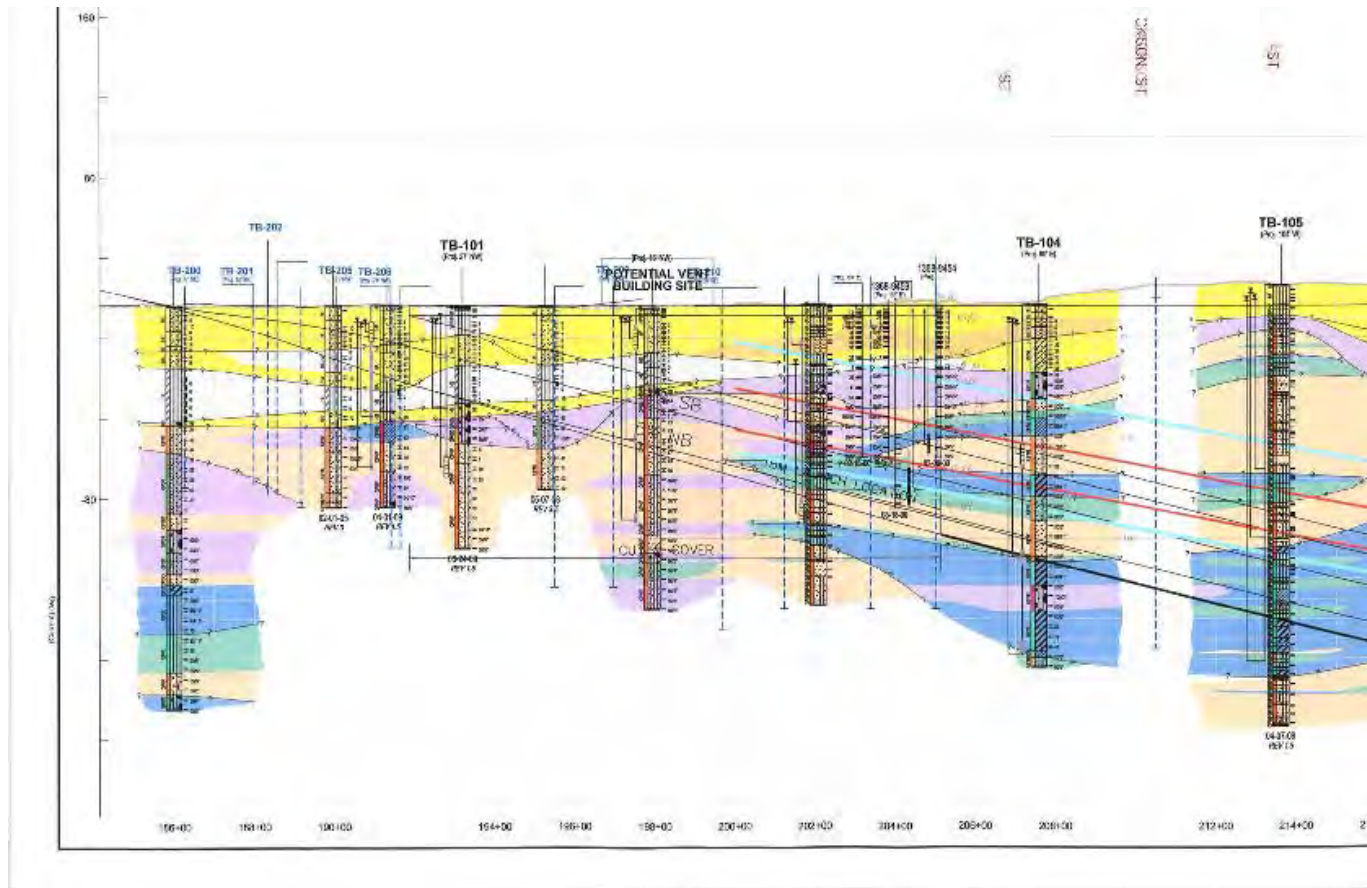


EAST ELEVATION: ALLEY



SOUTH ELEVATION: THOMAS STREET

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SOUTH ELEVATION: MURAL OPPORTUNITY

Alaskan Way Viaduct Replacement Program



VIEW FROM ACROSS HARRISON

- Glazing turns the corner on to alley

Alaskan Way Viaduct Replacement Program



VIEW FROM 6TH & HARRISON

Alaskan Way Viaduct Replacement Program



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.

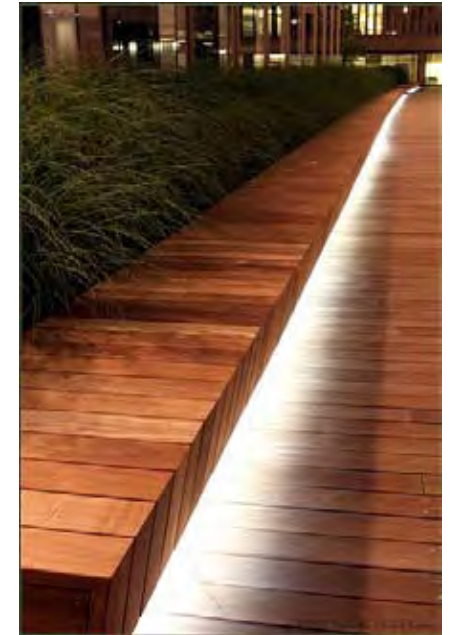
Indoor Environmental Quality

- 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.

Alaskan Way Viaduct Replacement Program



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



LANDSCAPE APPROACH

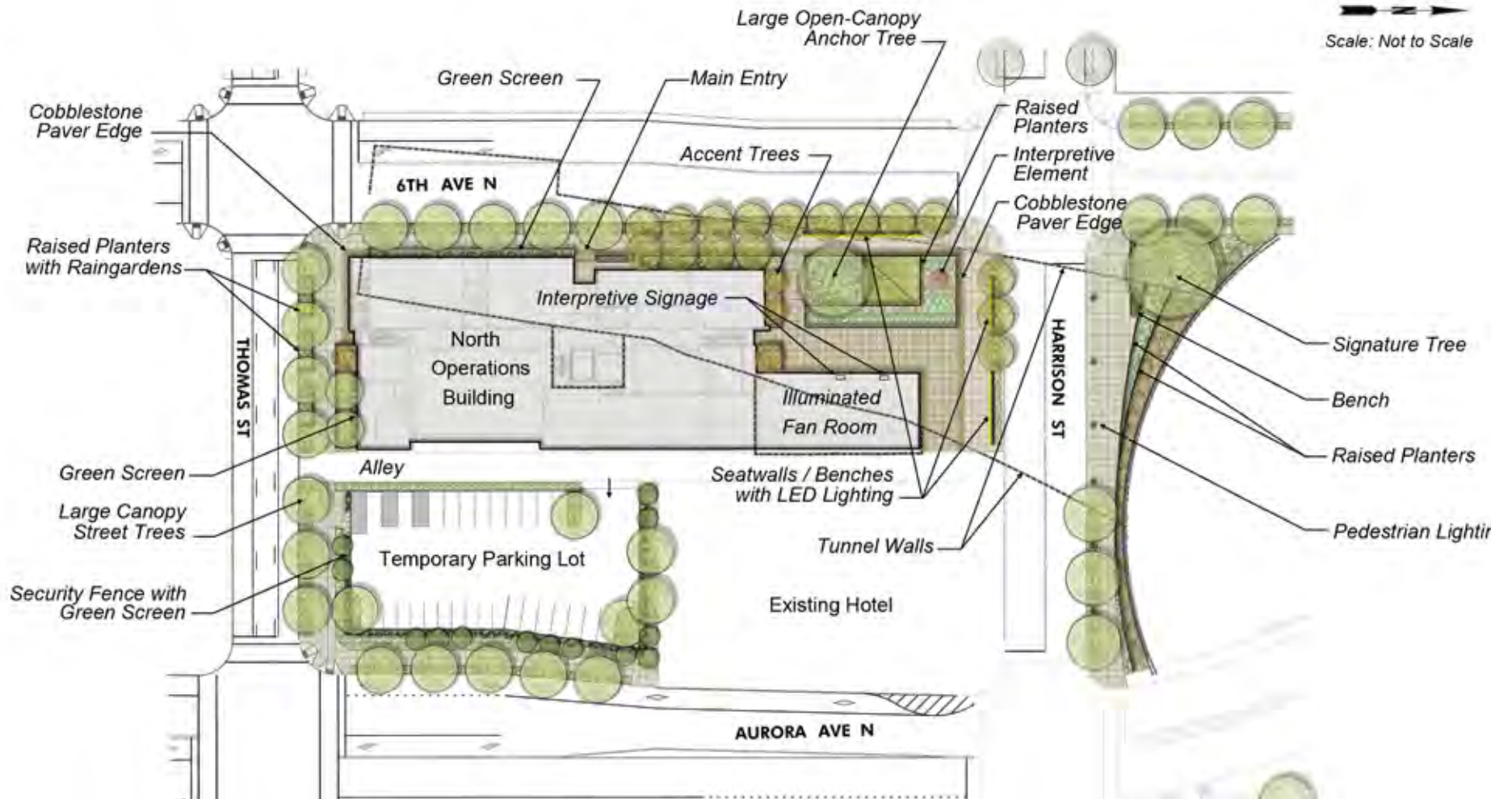
- Planted planes with crisp edge



LANDSCAPE APPROACH

- Comfortable walking zone

North Operations Building



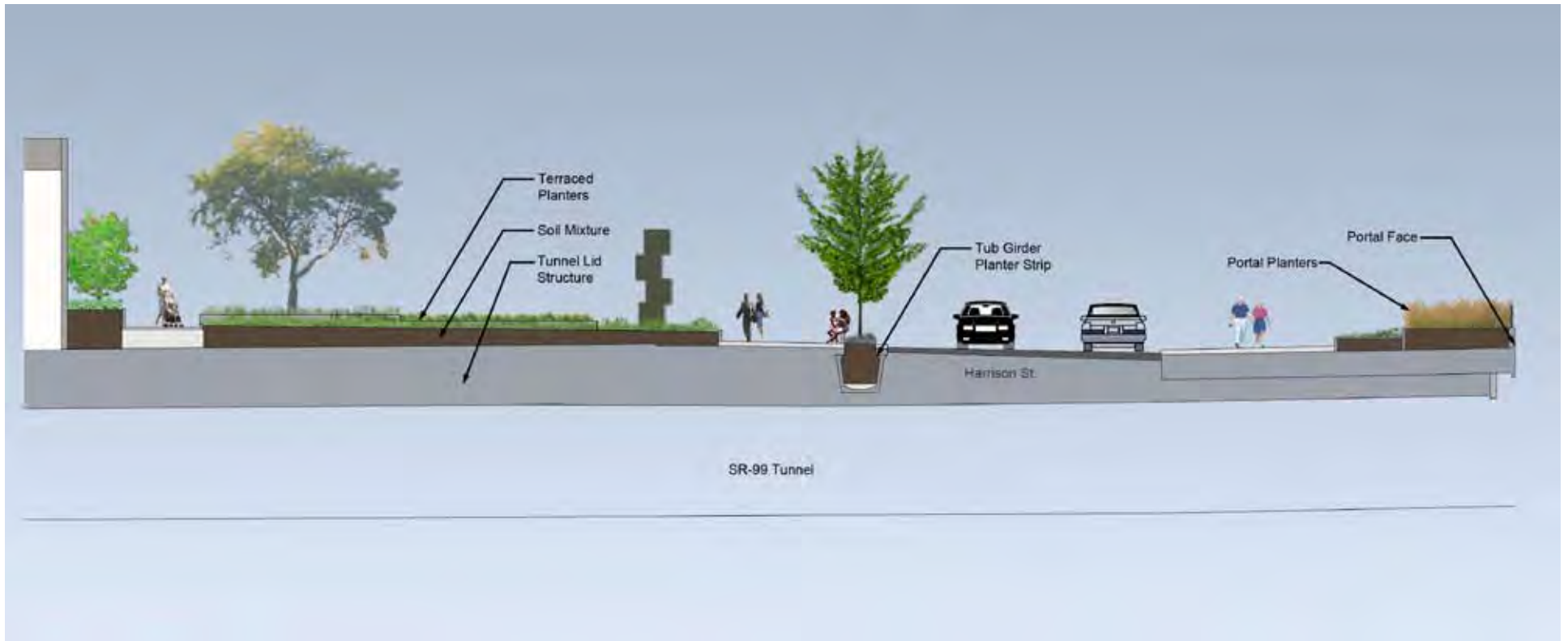
SITE PLAN

Alaskan Way Viaduct Replacement Program



NORTH ELEVATION: HARRISON STREET

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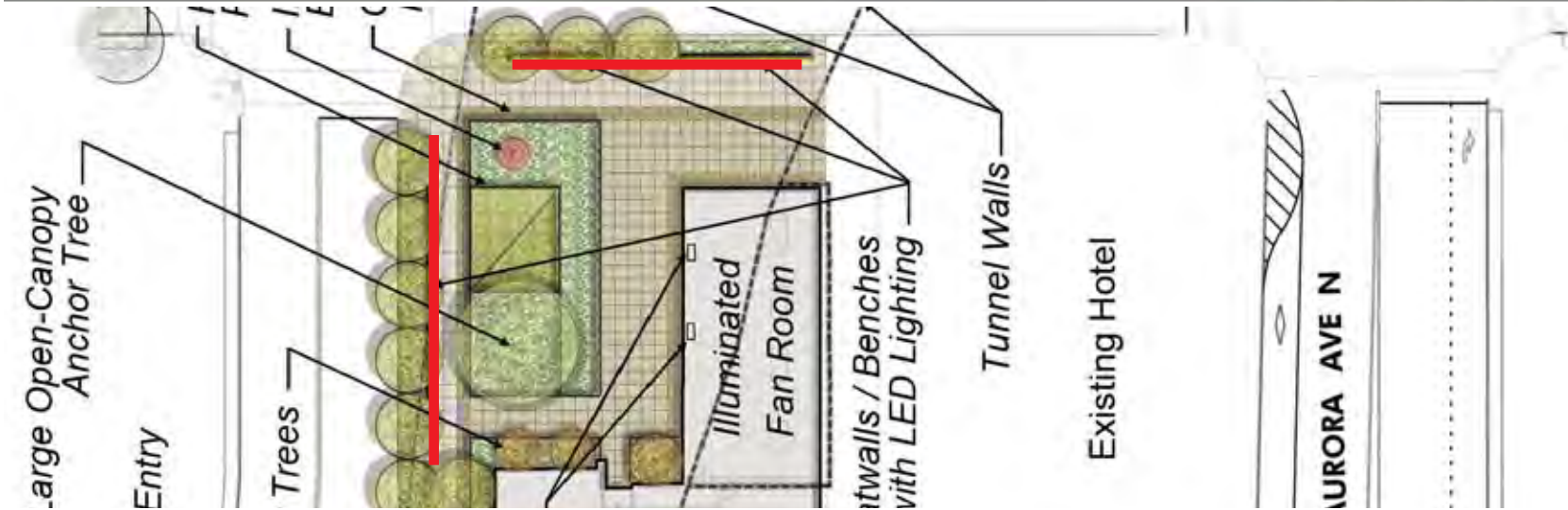
SECTION AT HARRISON STREET

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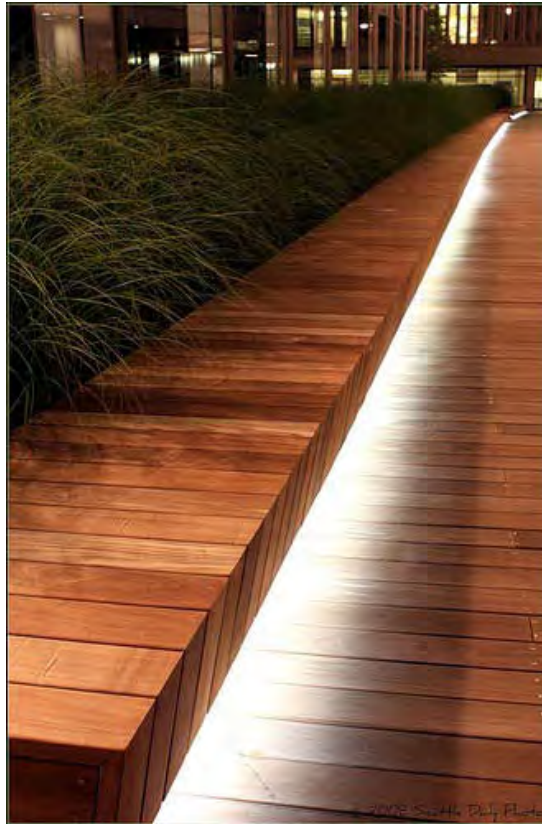


PERSPECTIVE: 6TH & HARRISON STREET

Alaskan Way Viaduct Replacement Program



NORTH PLAZA: EXTENDING WITH LIGHT



- Wood on top of the seat wall
- Under-bench lighting

BENCHES

Alaskan Way Viaduct Replacement Program



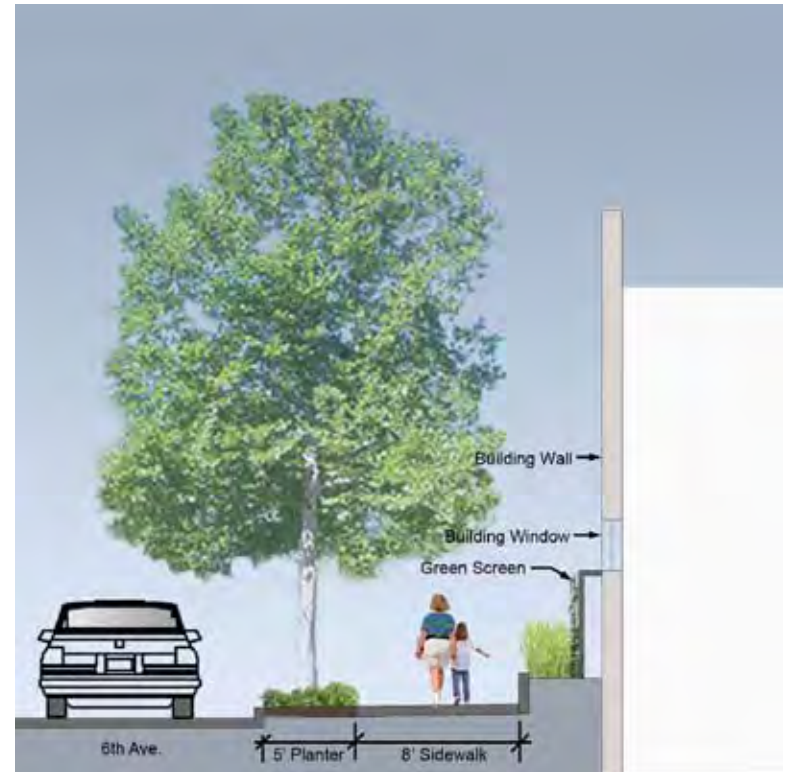
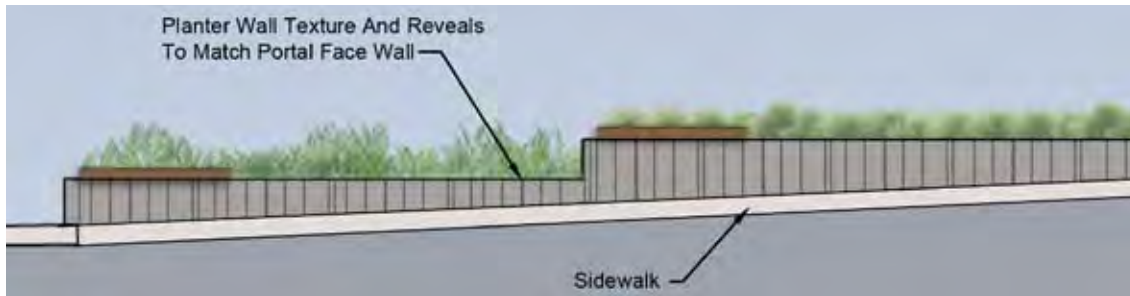
WEST ELEVATION: 6TH AVENUE

Alaskan Way Viaduct Replacement Program



6TH AVENUE

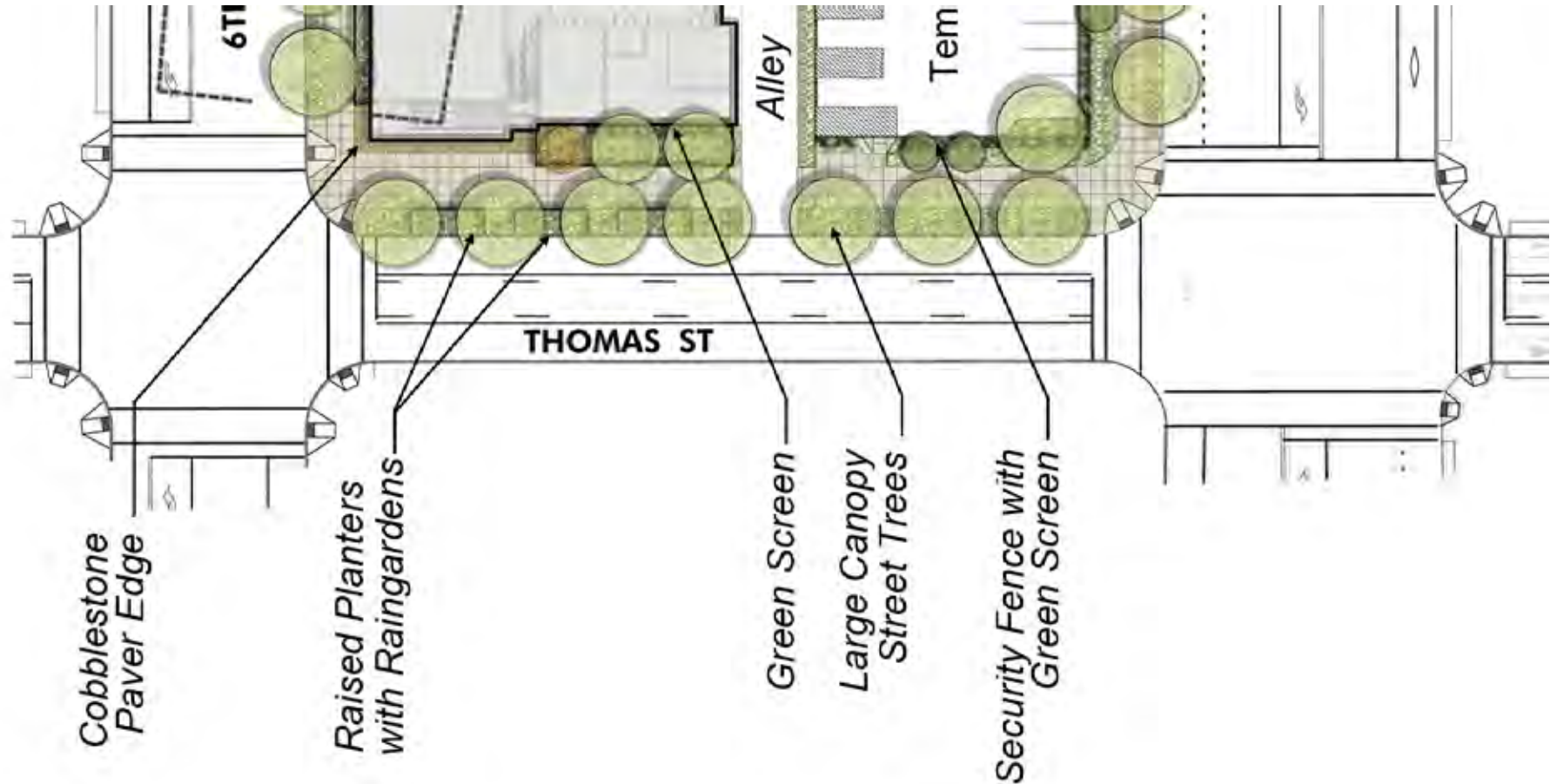
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6TH AVENUE



NORTH ELEVATION: THOMAS STREET



- Comfortable walking zone
- Rain gardens alternate with street trees
- Glowing corner with interpretive opportunity
- Green space with seating

THOMAS STREET

Alaskan Way Viaduct Replacement Program



6TH & THOMAS STREET

Alaskan Way Viaduct Replacement Program

