

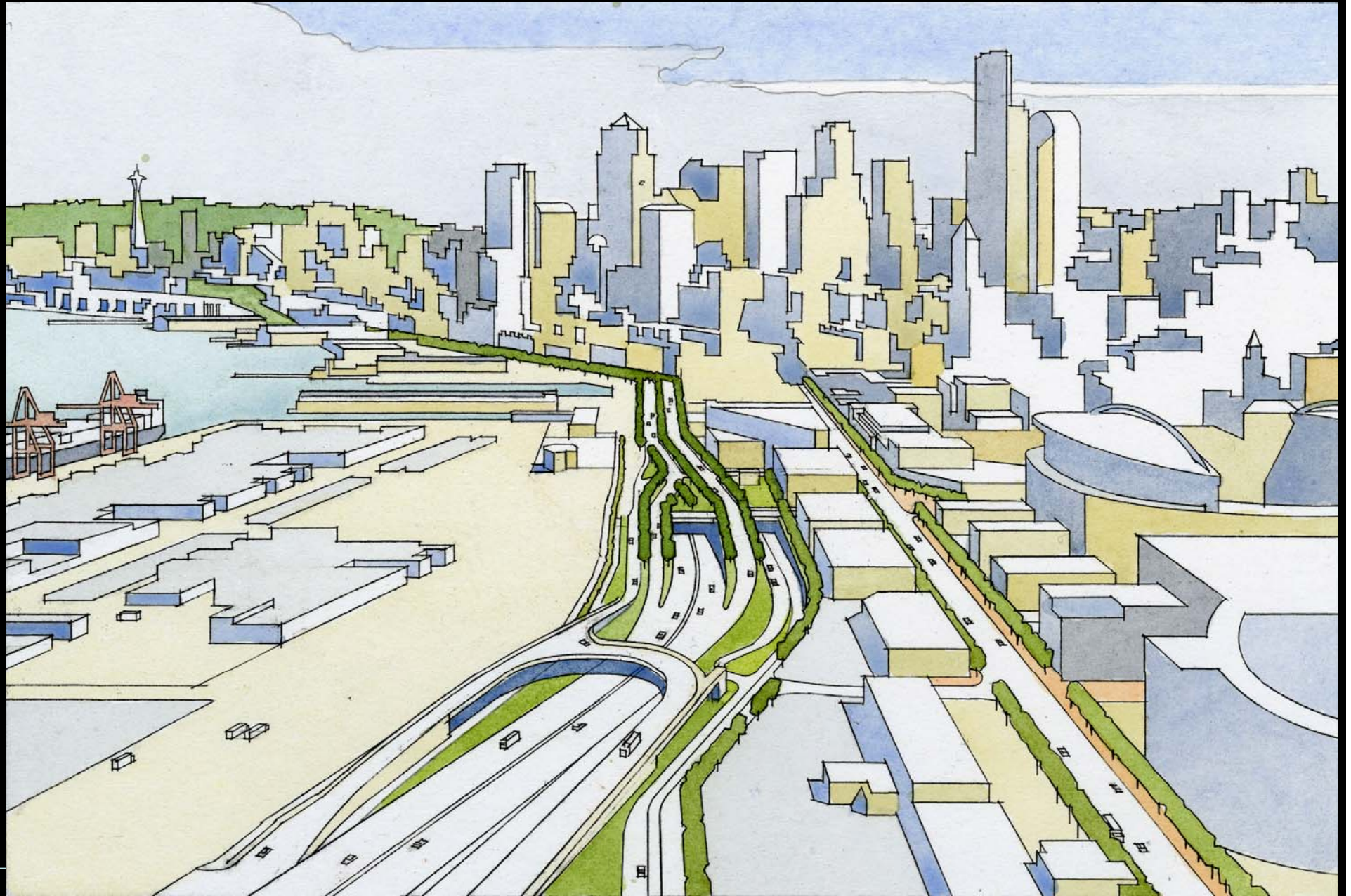
An aerial photograph of Seattle, Washington, showing the city center and waterfront. The image captures a dense urban landscape with numerous skyscrapers and buildings. The waterfront area is visible, featuring a large parking lot filled with colorful shipping containers and a large stadium. The city extends to the edges of the frame, showing a mix of residential and commercial buildings.

**Presentation to the  
Seattle Design Commission  
February 18, 2010**

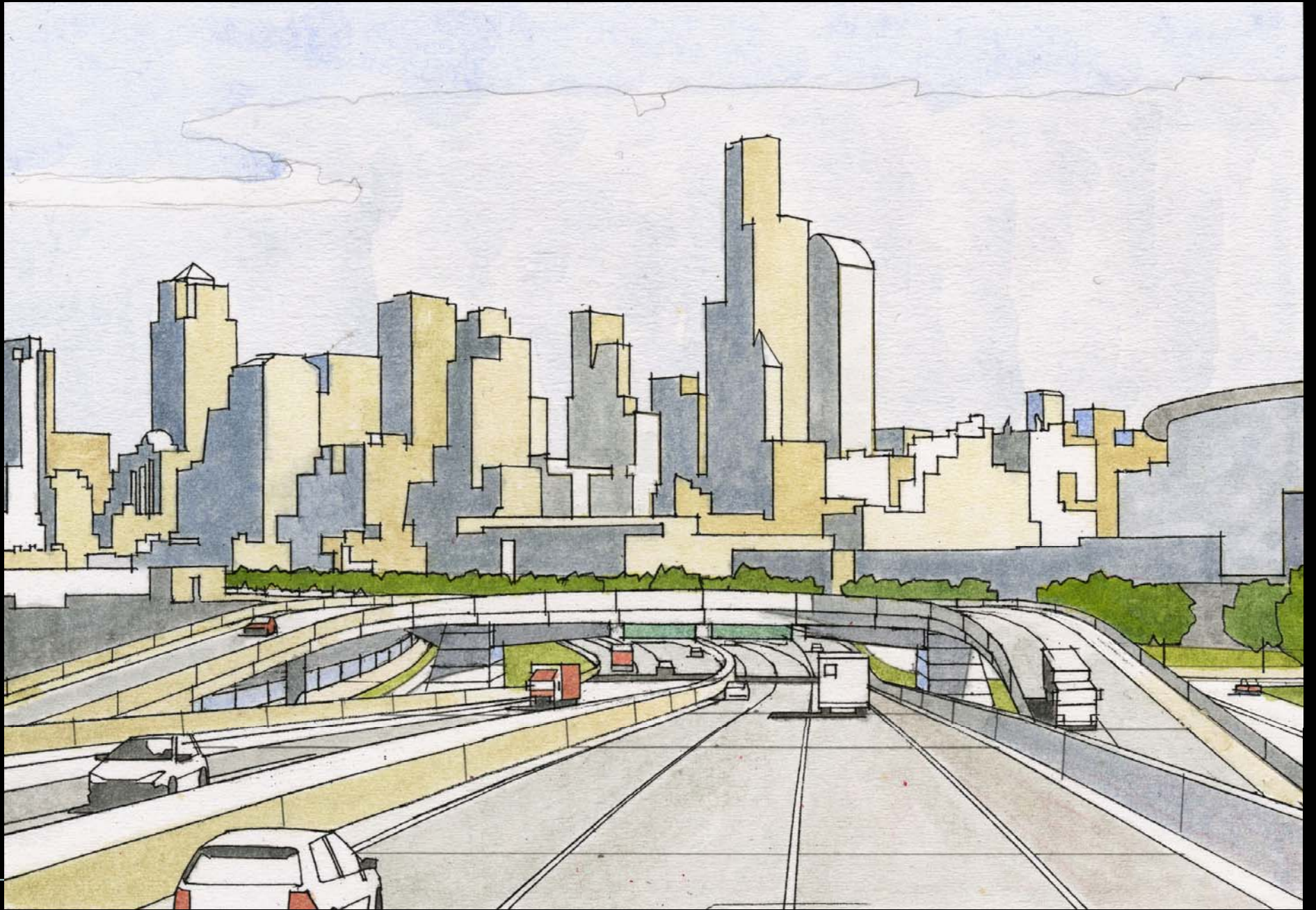
North and South Portal Areas and the  
Tunnel Operations Buildings

Prepared by ROMA Design Group and NBBJ

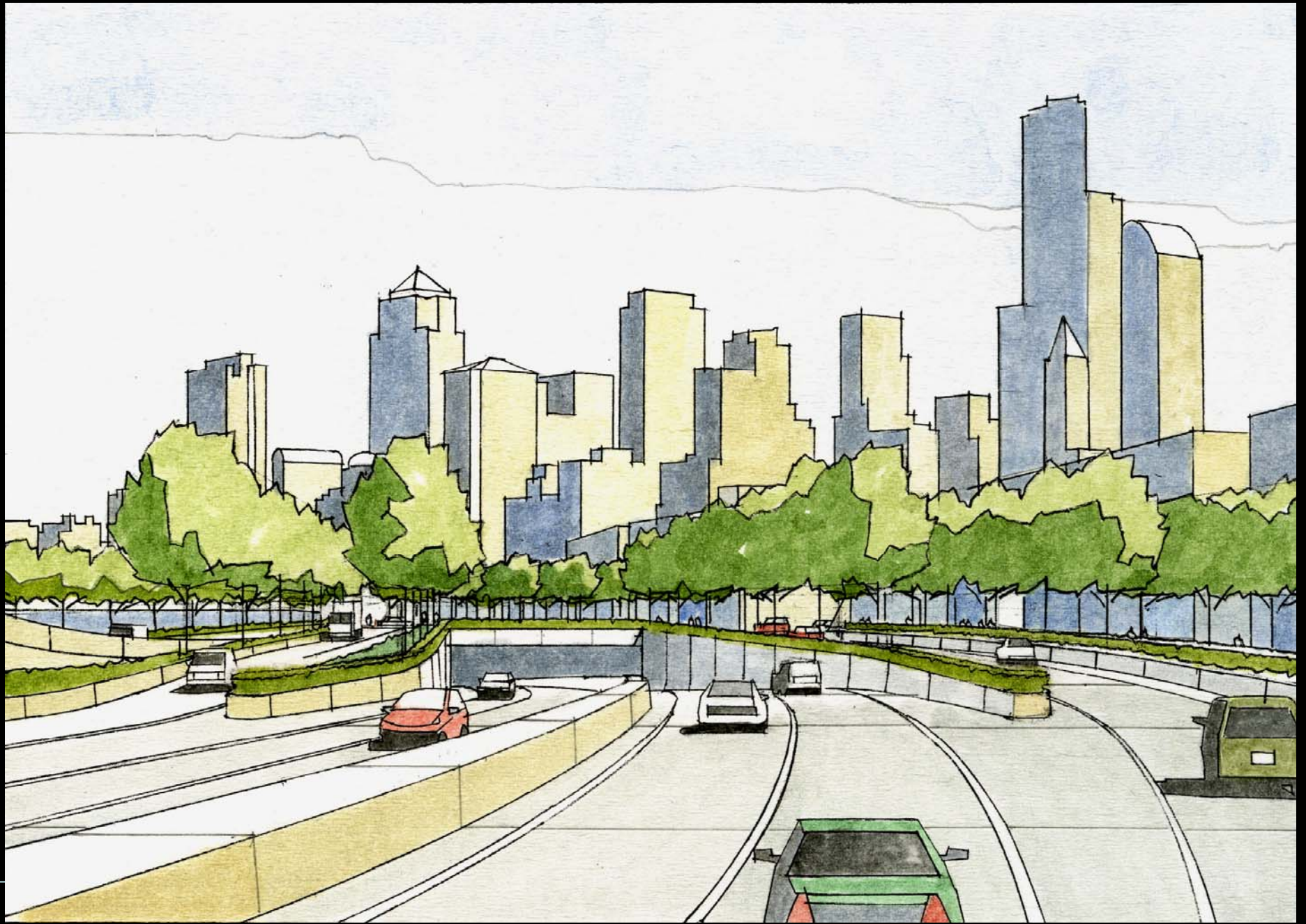
# Overview of South Portal Area



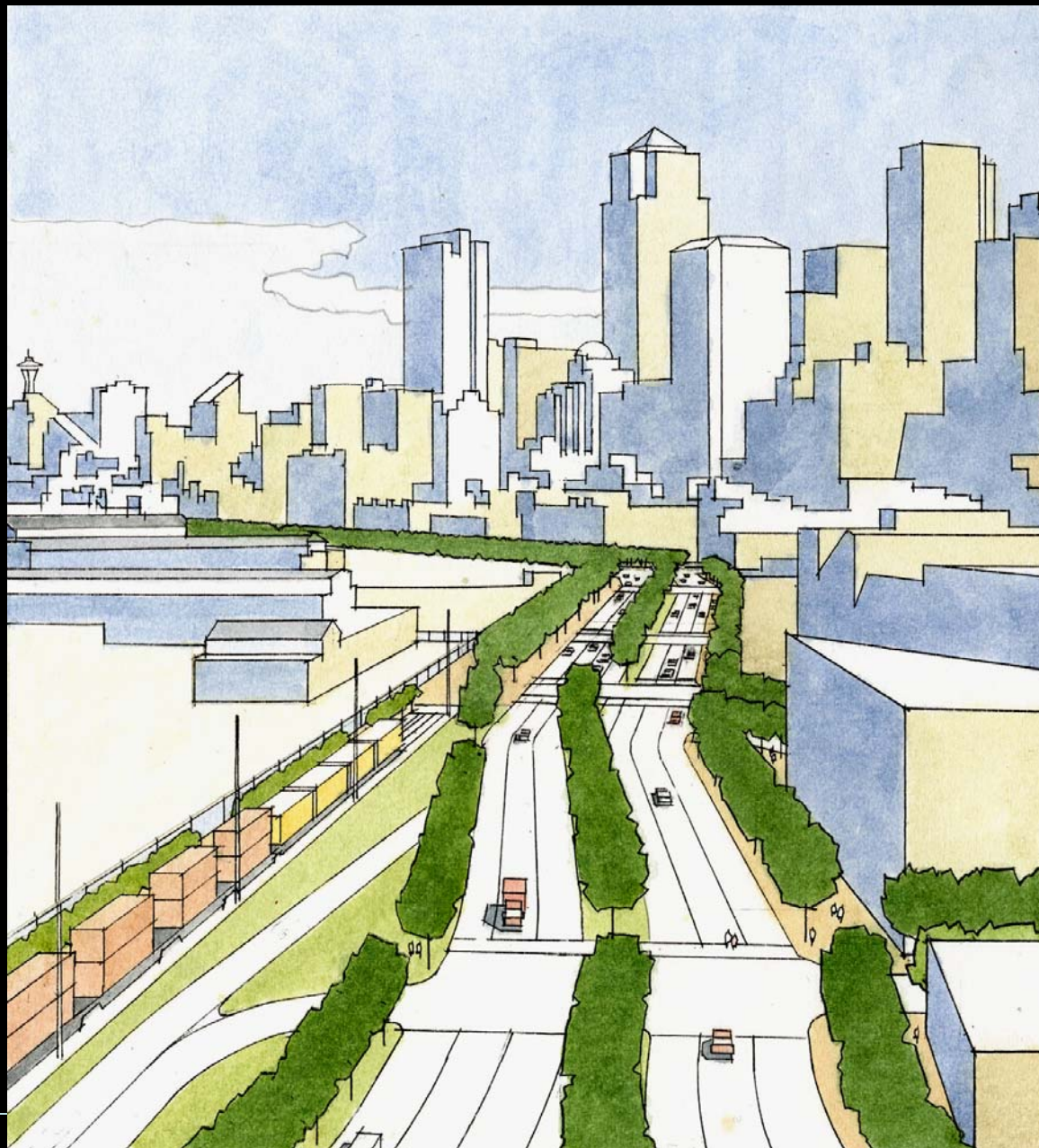
# Gateway to Downtown



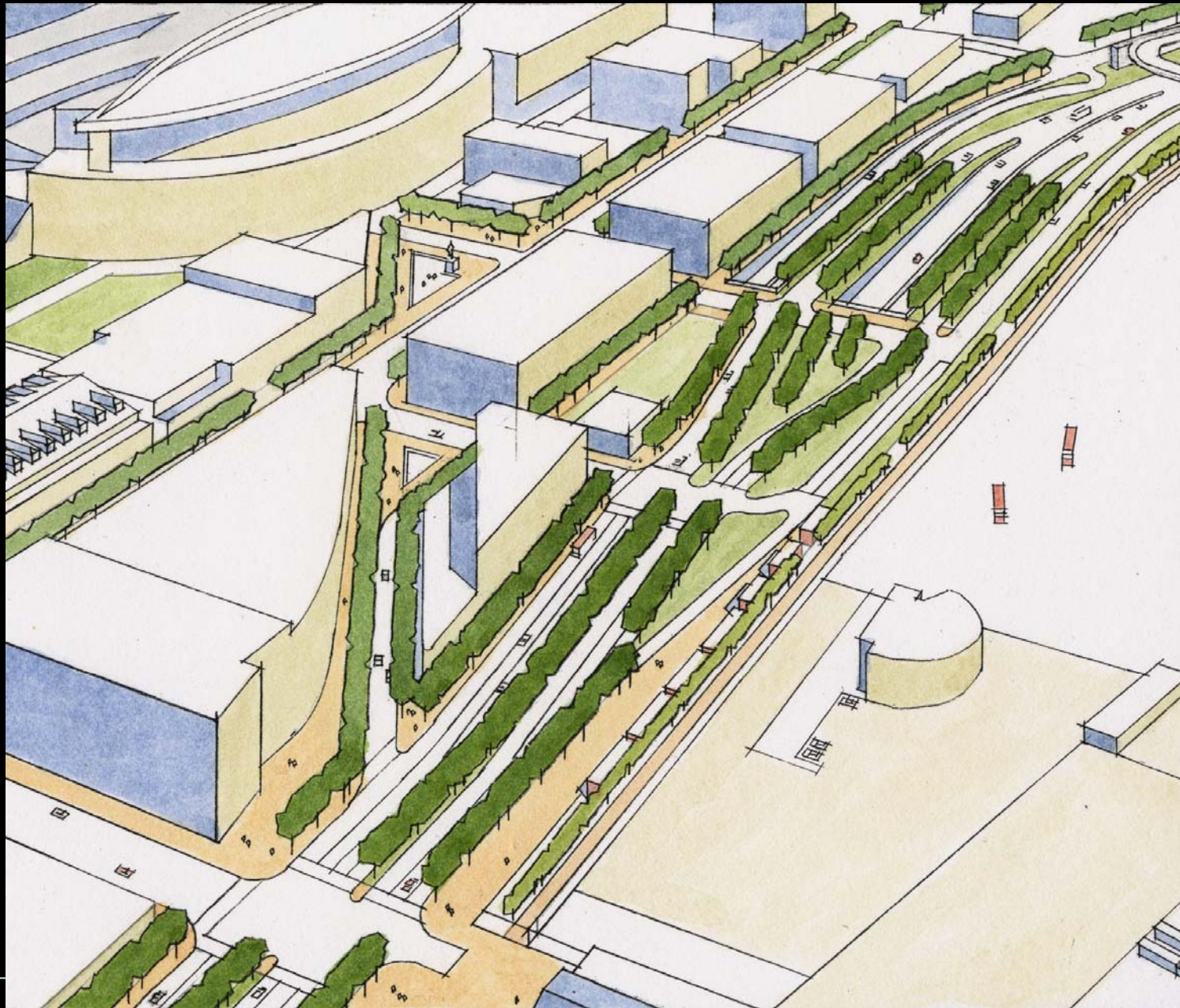
# Portal Entrance to Tunnel and Ramps to City



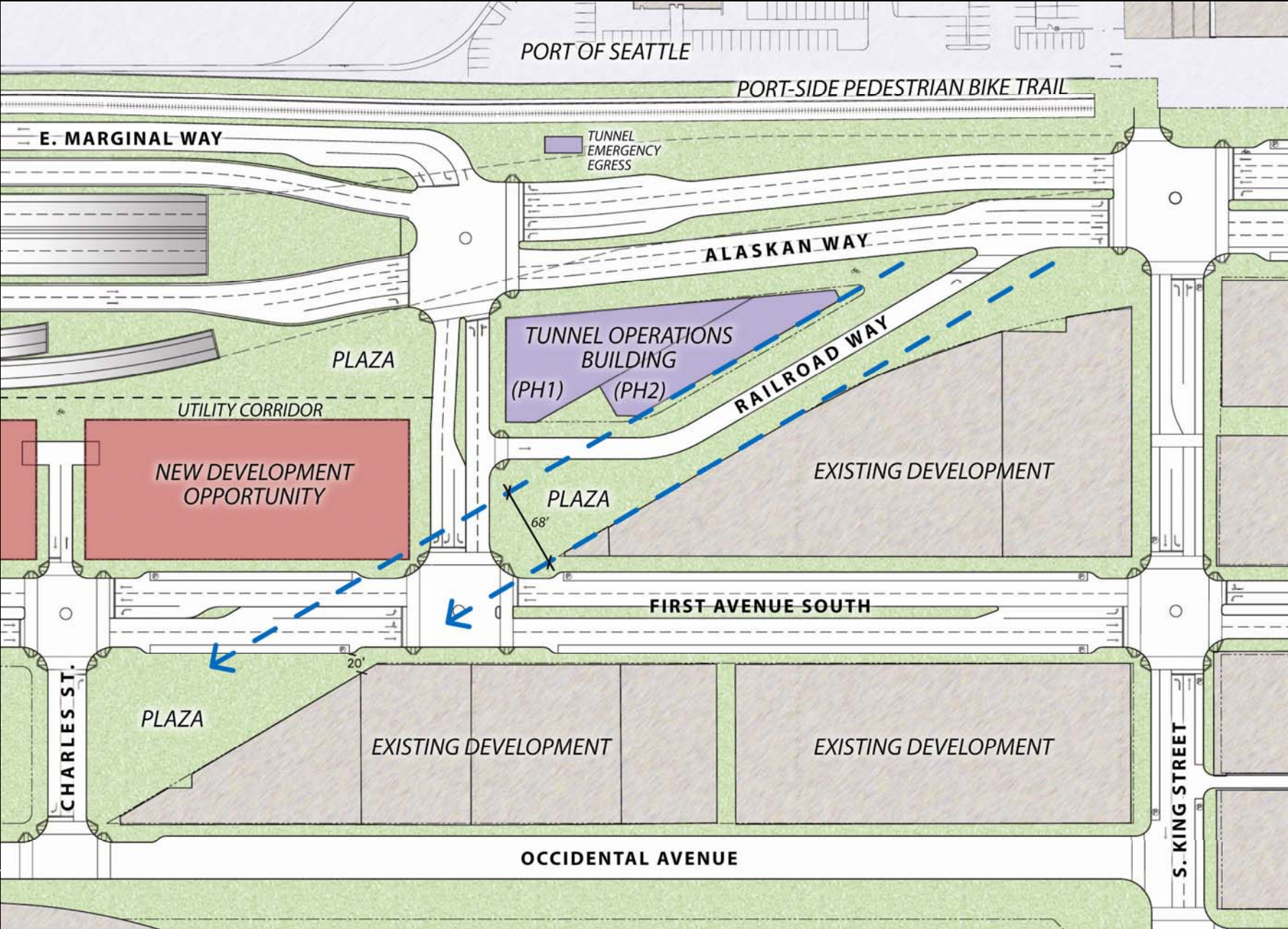
# Alaskan Way – Entering the Downtown Waterfront



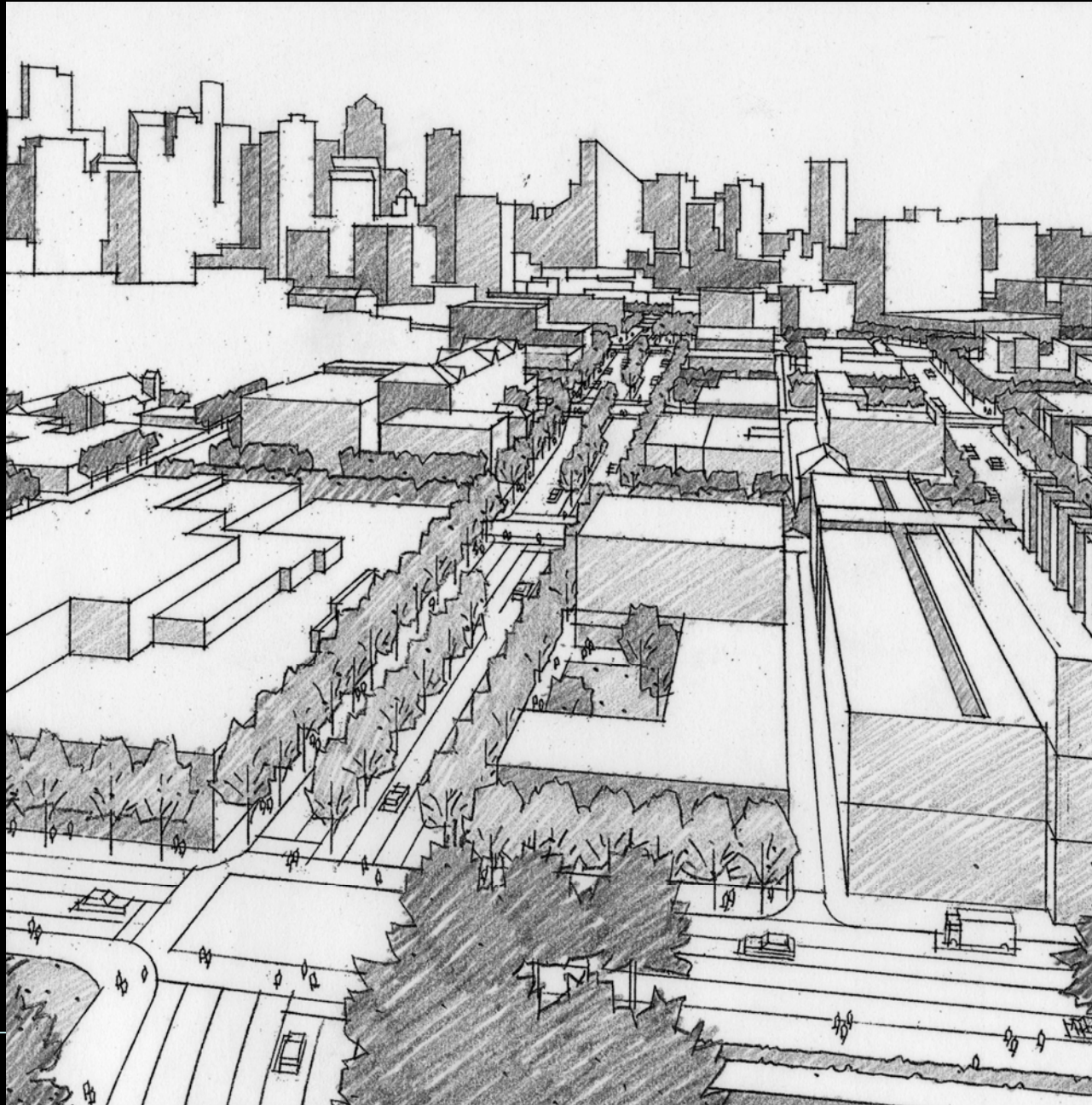
# Pedestrian, Bicycle Linkages



# Dearborn relocated and Railroad Way view corridor

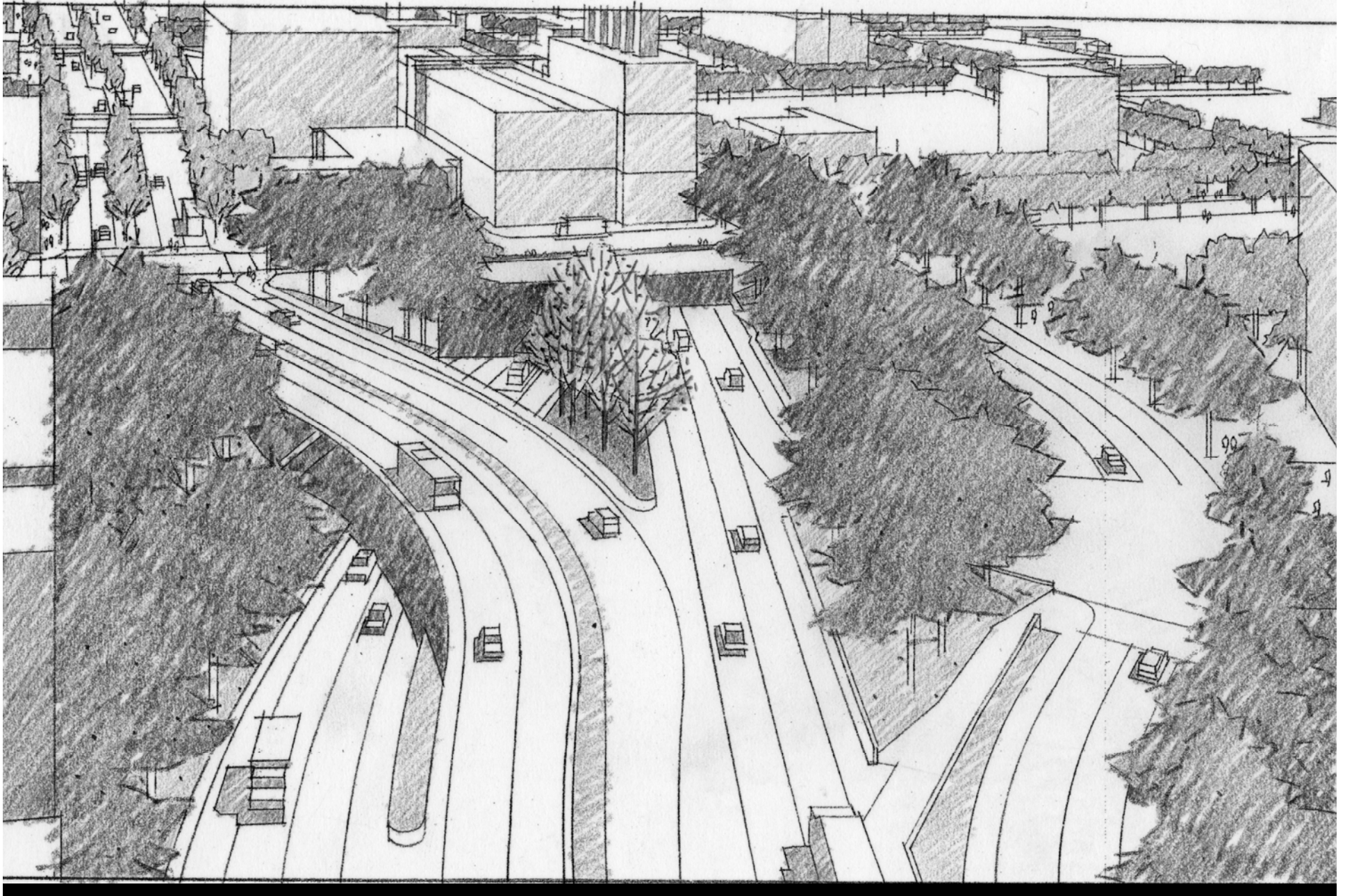


# Aurora Avenue – a new boulevard connecting the district





# The North Portal – a landscape entry to the city

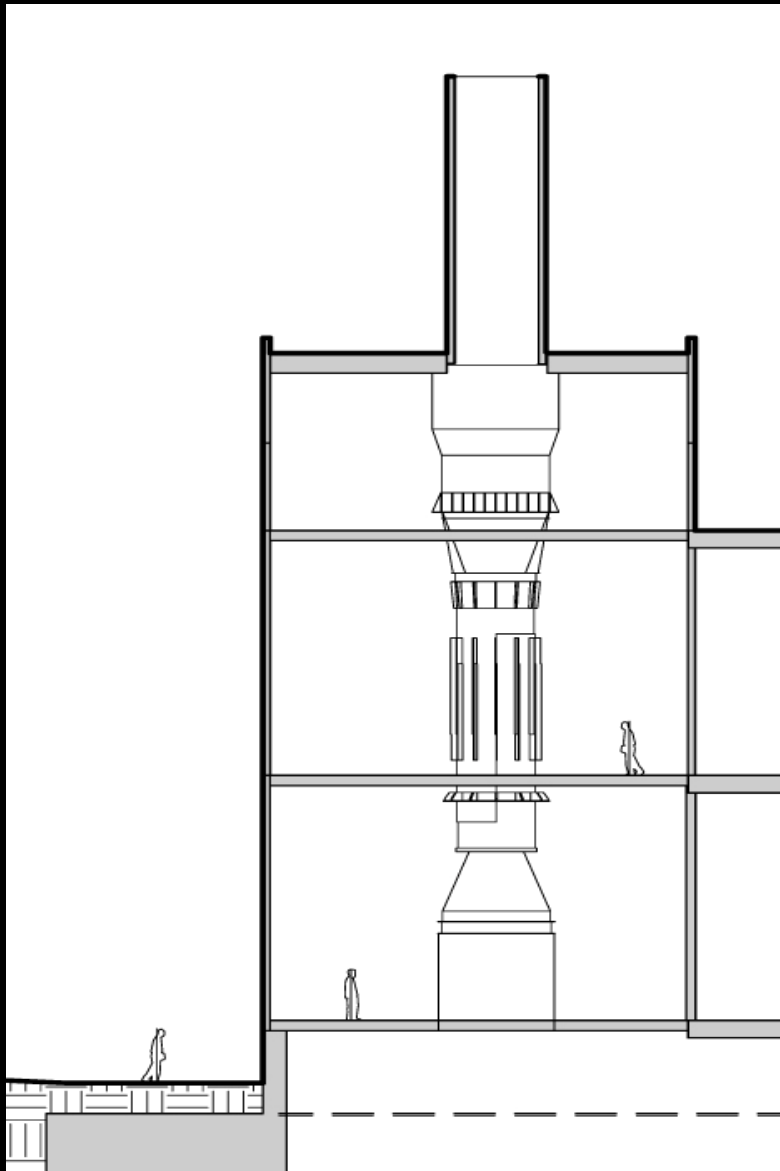


# Tunnel Operations Buildings



# ***PROGRAM FUNCTIONS :***

- ***EMERGENCY VENTILATION; 4-5 FANS***
- ***ELECTRICAL SYSTEMS AND EQUIPMENT***
- ***MAINTENANCE FACILITIES WITH PARKING***
- ***OPERATIONAL BACKUP AND SYSTEMS MONITORING***



Building Functions  
Systems- Ventilation Fans



Building Functions  
Systems- Electrical Power



FILATION SYSTEM		TEMP	DRIP
0021	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV
0020	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV
0020	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV

FILATION SYSTEM		TEMP	DRIP
0021	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV
0020	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV
0020	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV

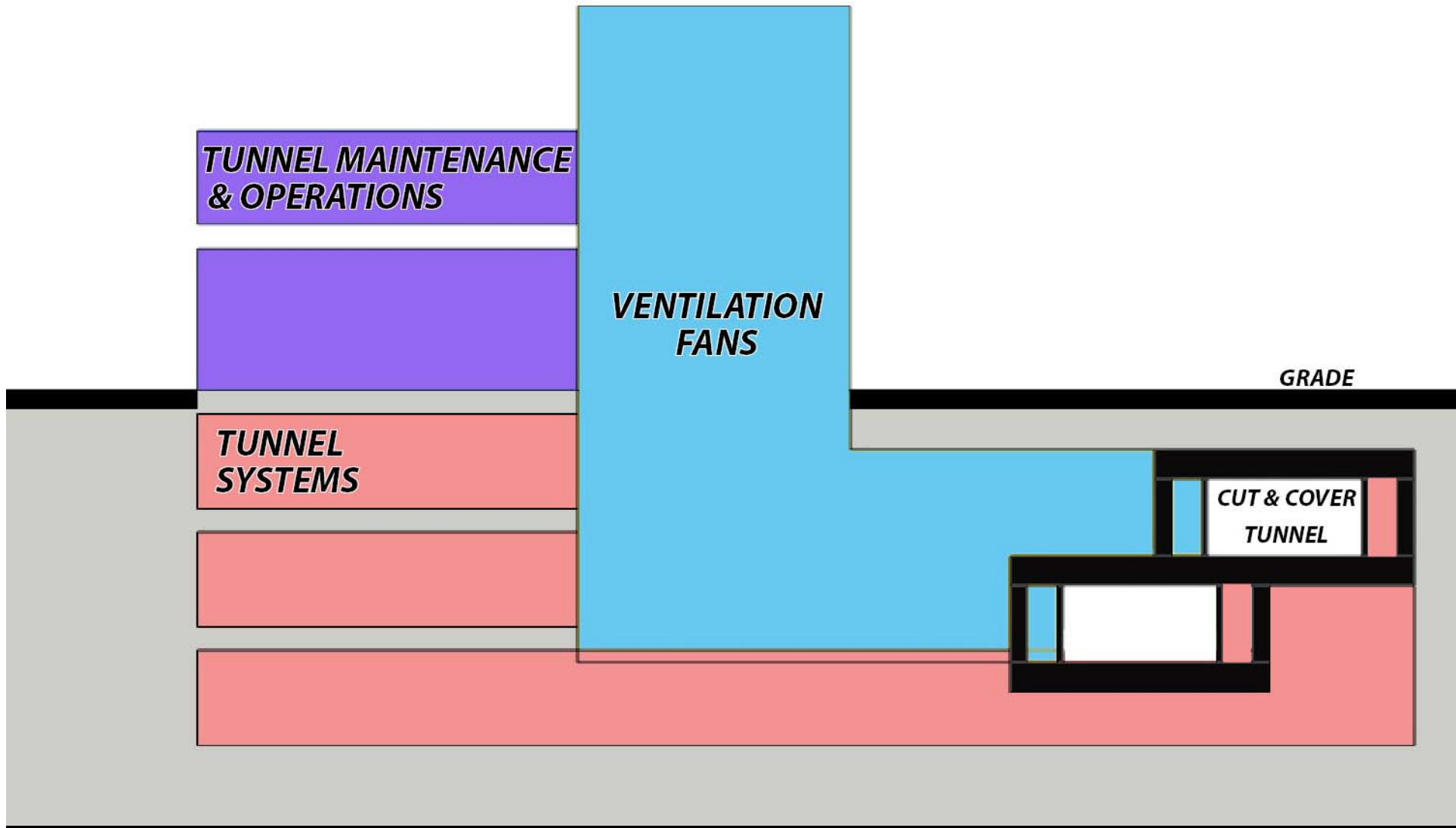
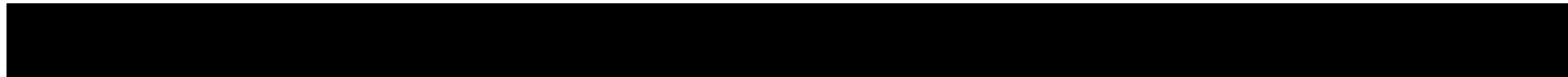
FILATION SYSTEM		TEMP	DRIP
0021	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV
0020	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV
0020	100% 1100 1100	G	G
0110	100% 1100 1100	NOV	NOV



Building Functions  
Operations- Systems Monitoring



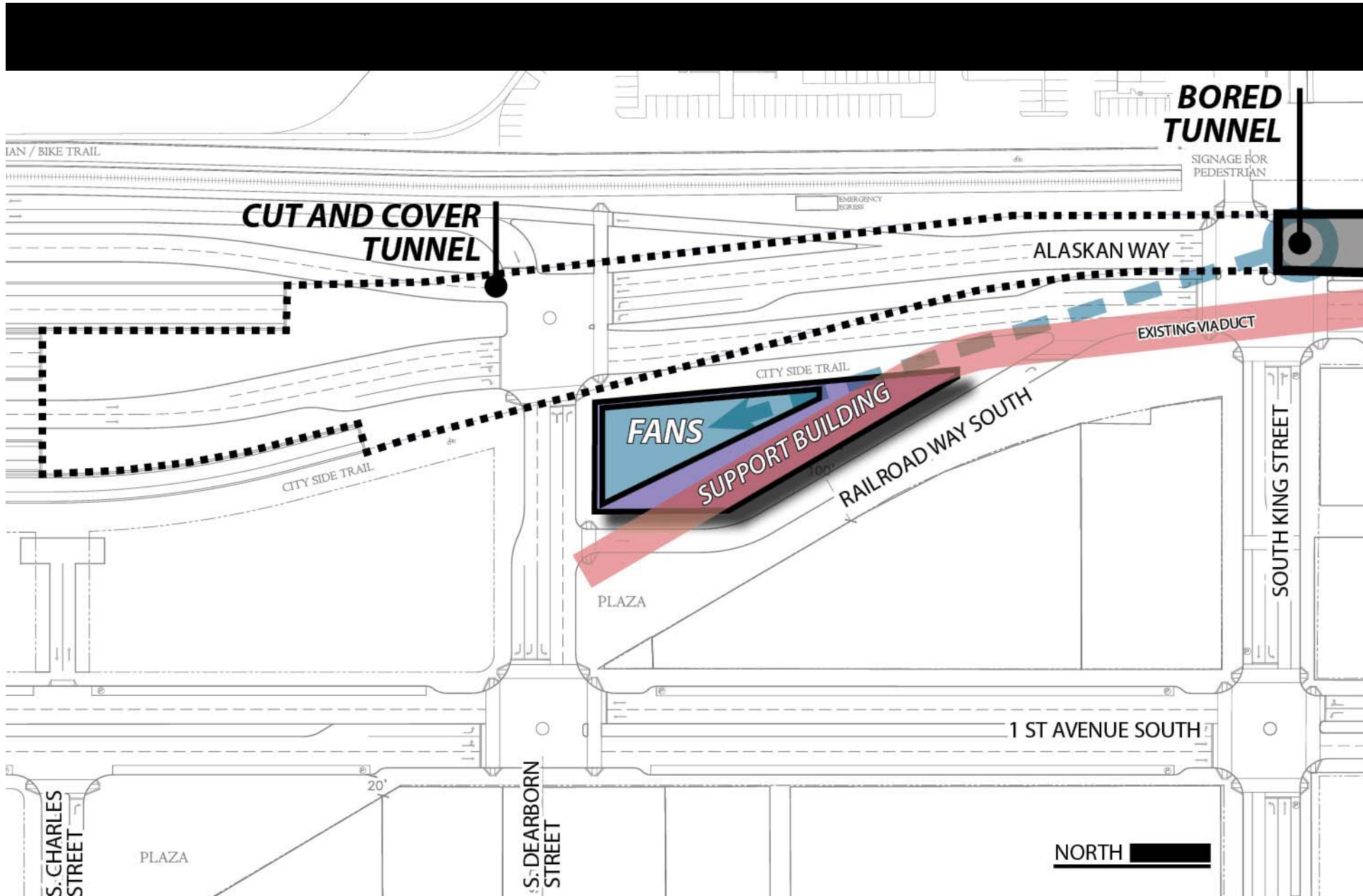
Support Building Functions  
Operations- Maintenance







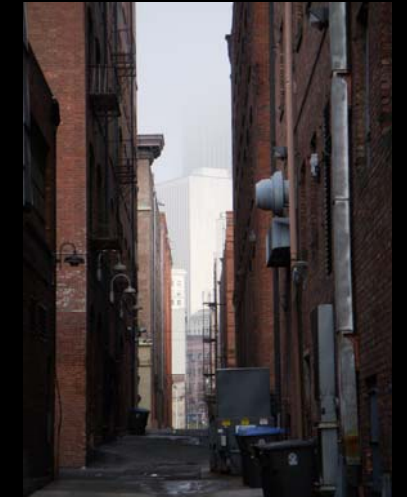
Building Functions  
Systems- Utilidor



South Site Location



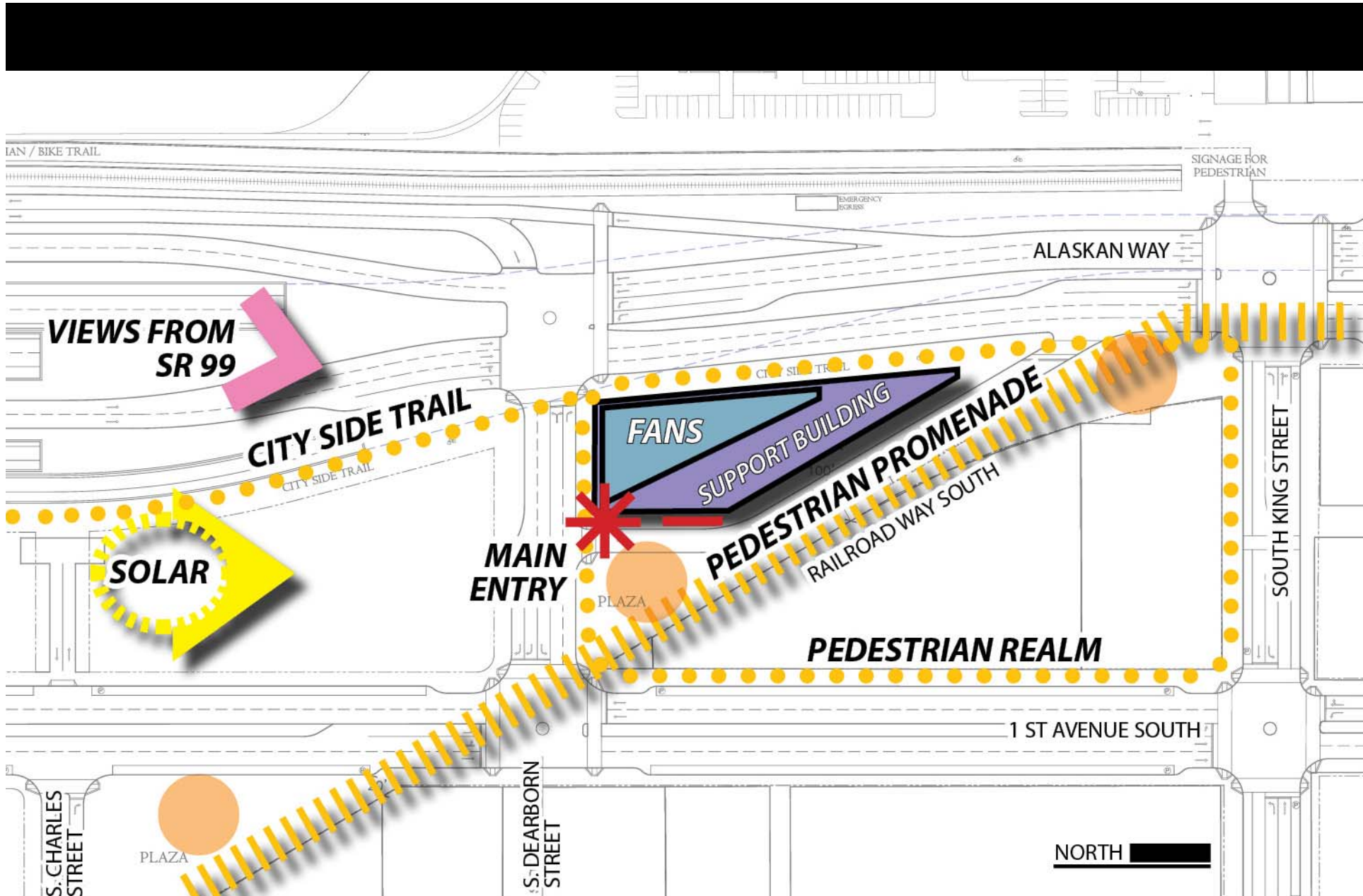
South Immediate Context



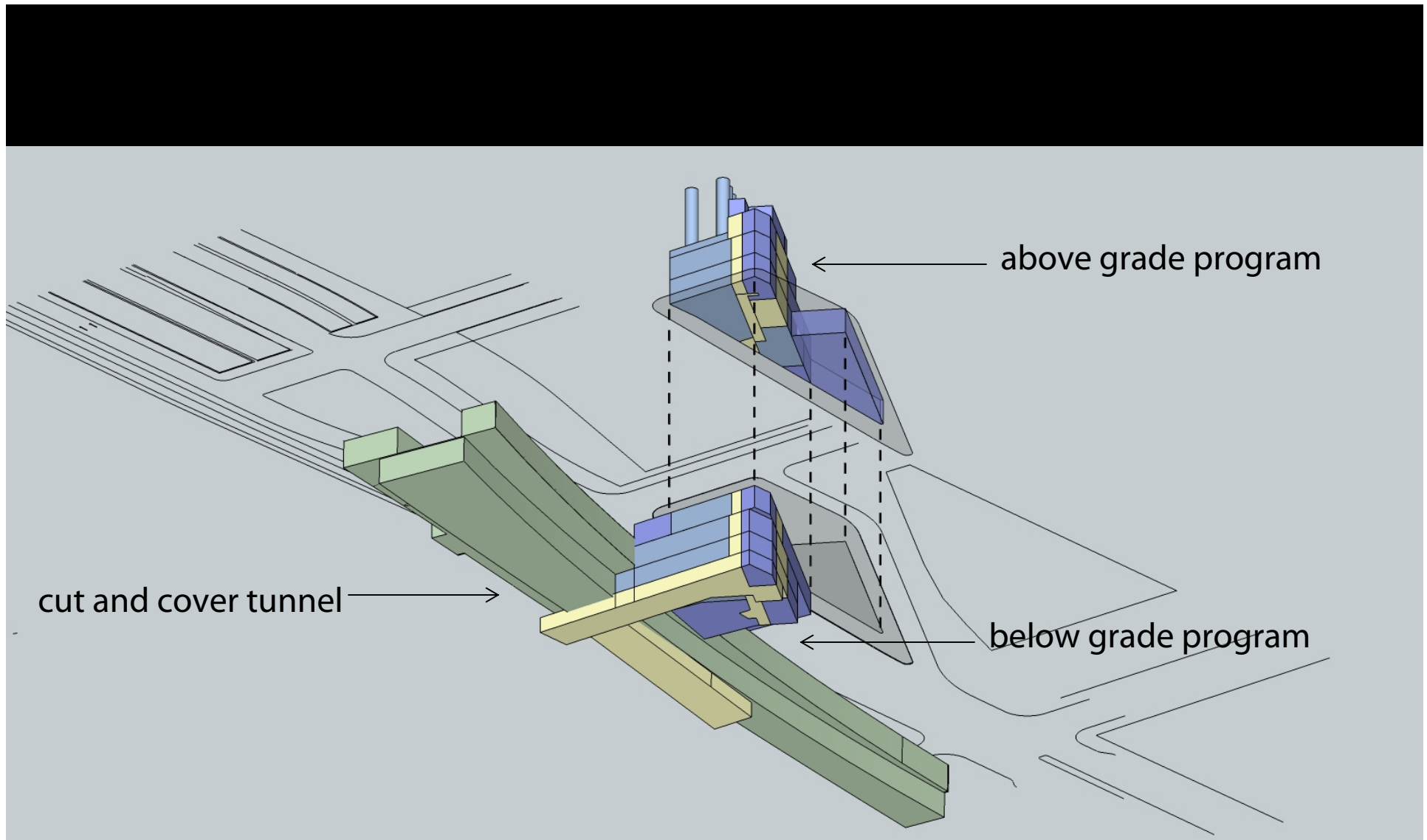
South Context  
pioneer square






South Context  
pier structures and stadiums



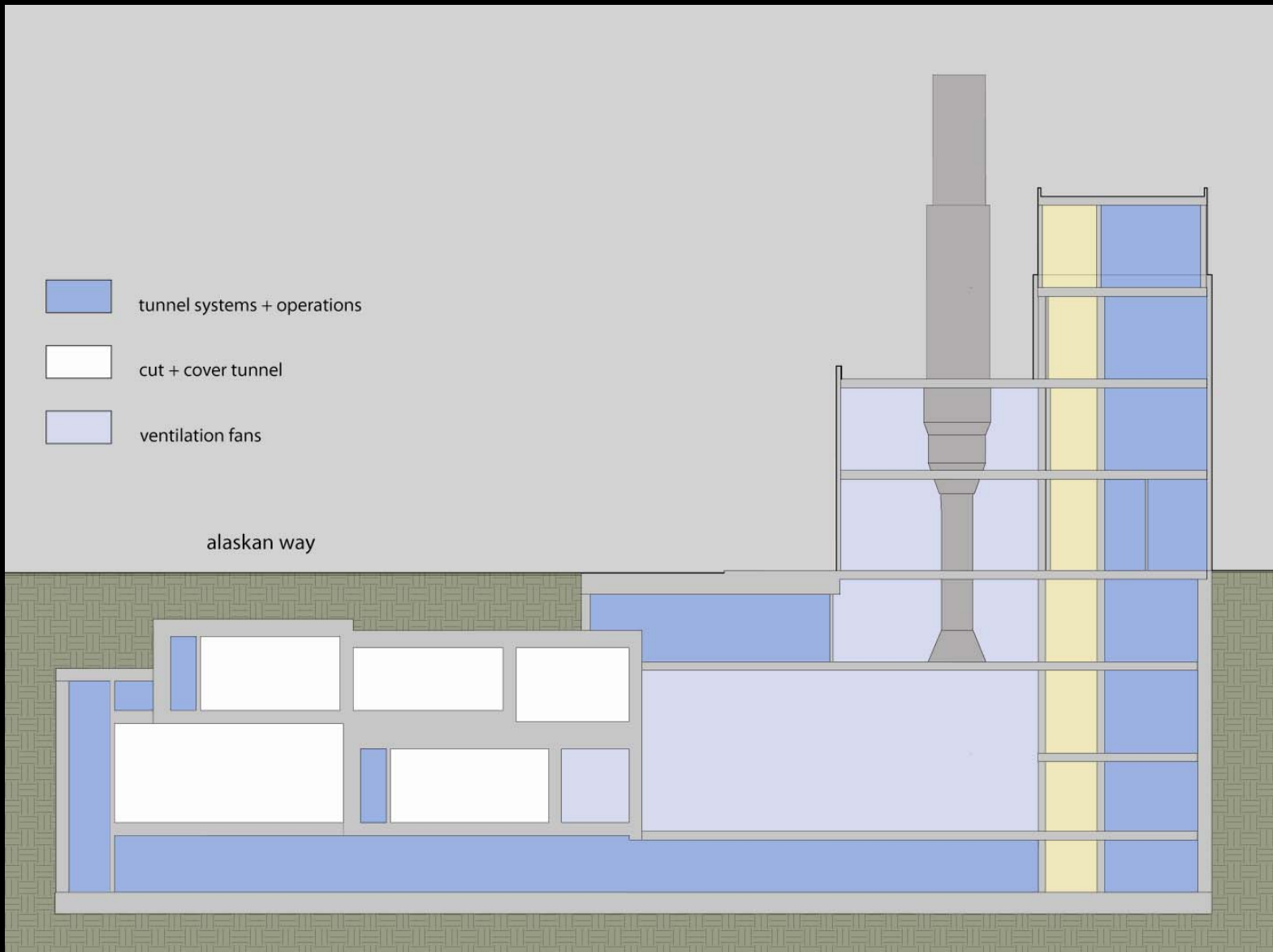
## South Site Design Influences



South Building Concepts  
worms eye stacking

-  tunnel systems + operations
-  cut + cover tunnel
-  ventilation fans

alaskan way

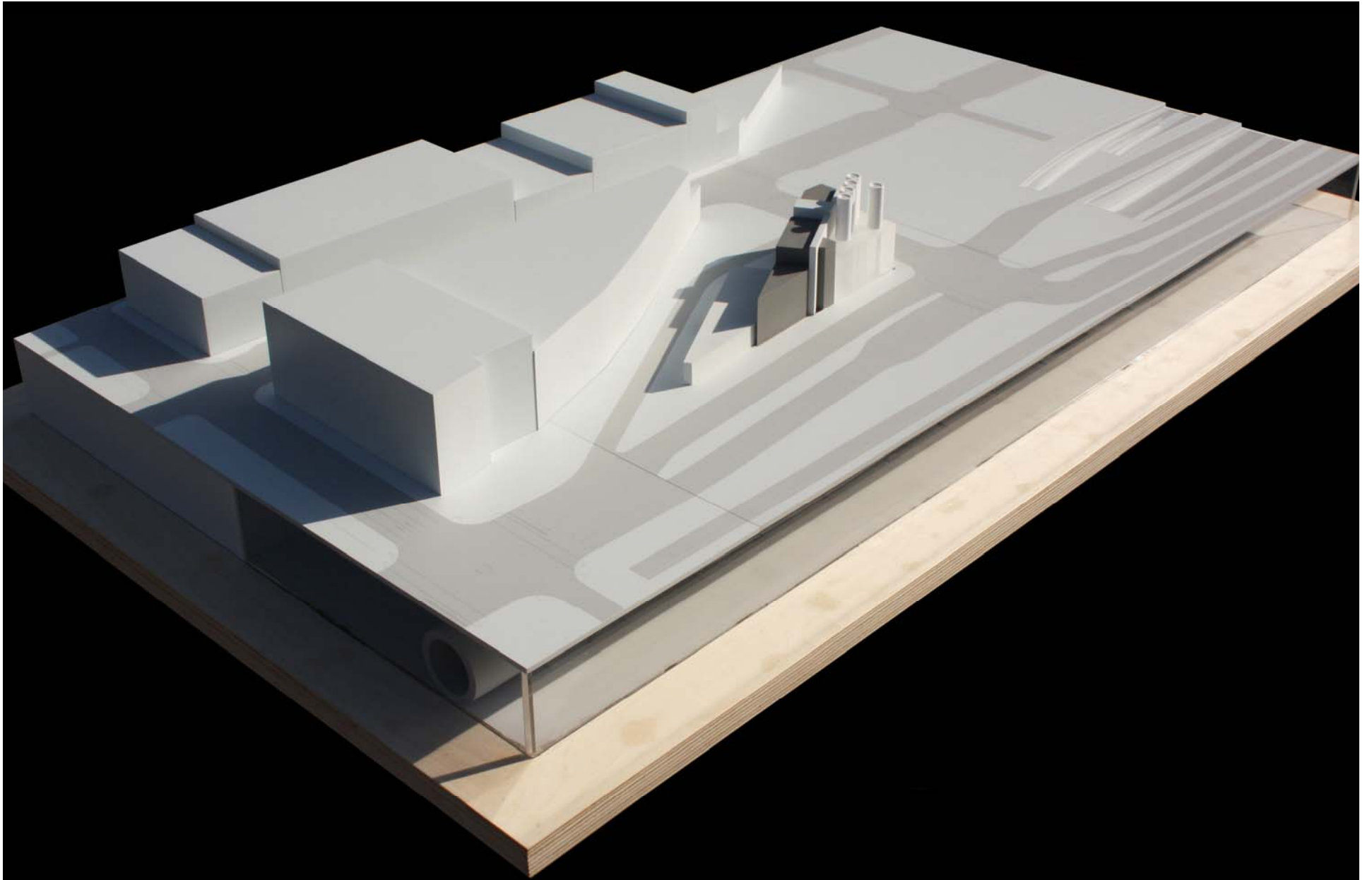


# South Building Concepts

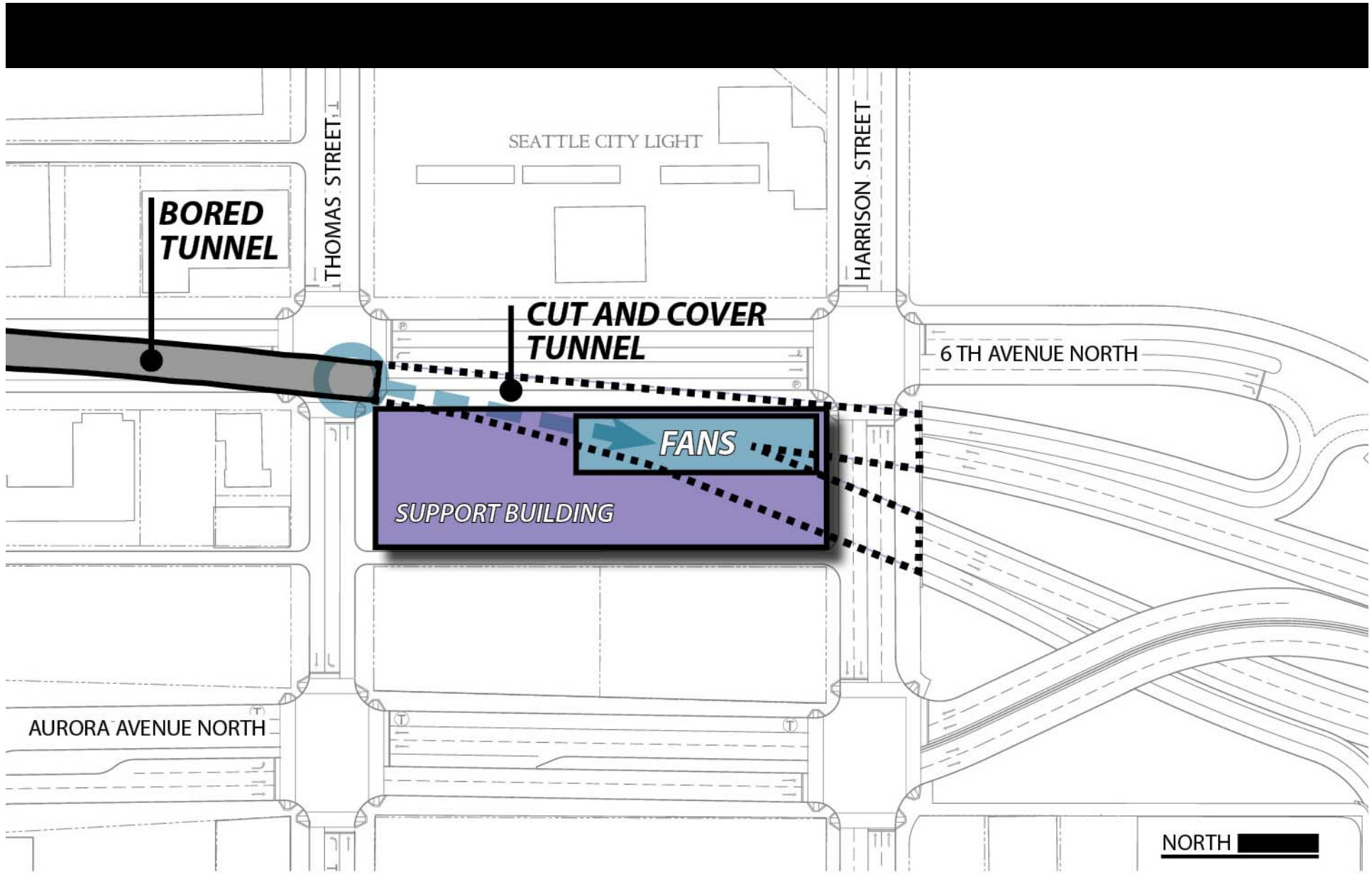
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## section

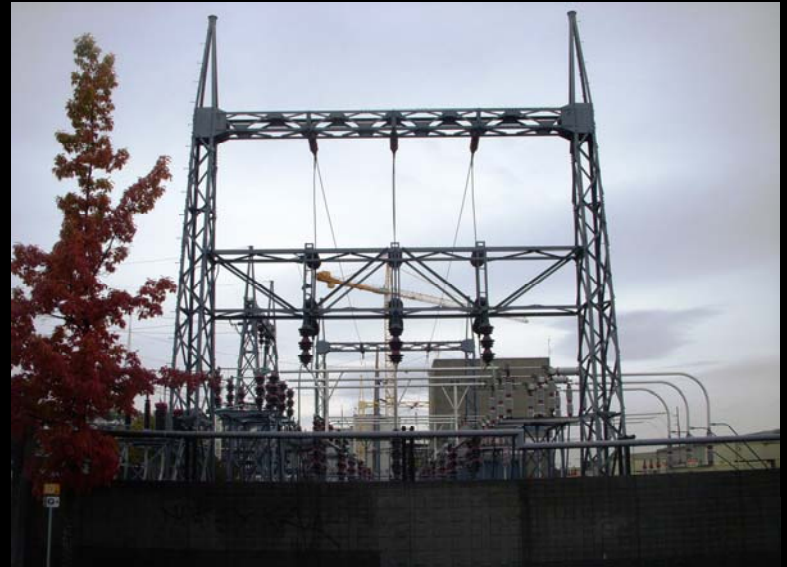




South Building Concepts  
massing model



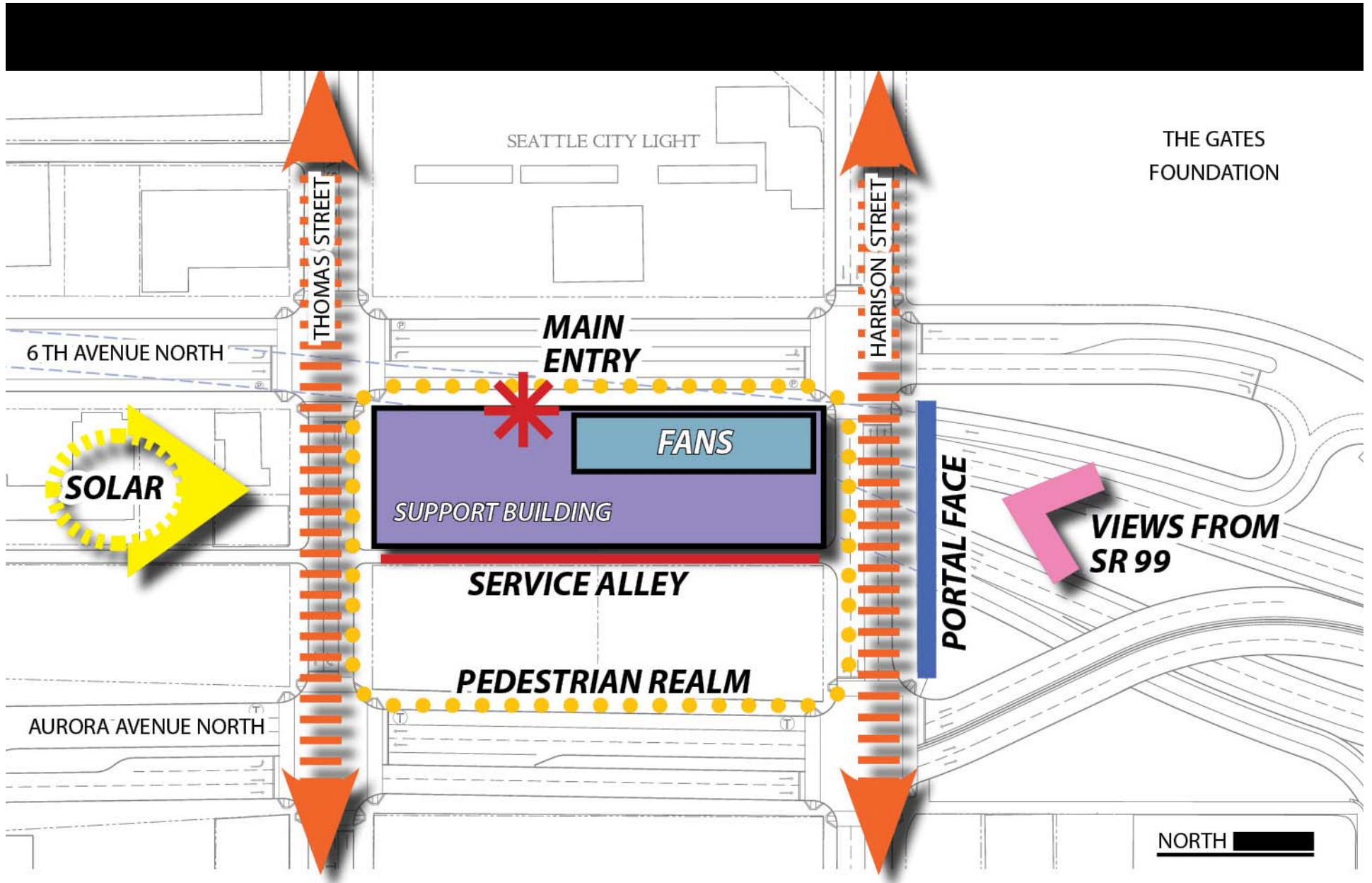
North Site Location



North Immediate Context



North Context  
mixed use



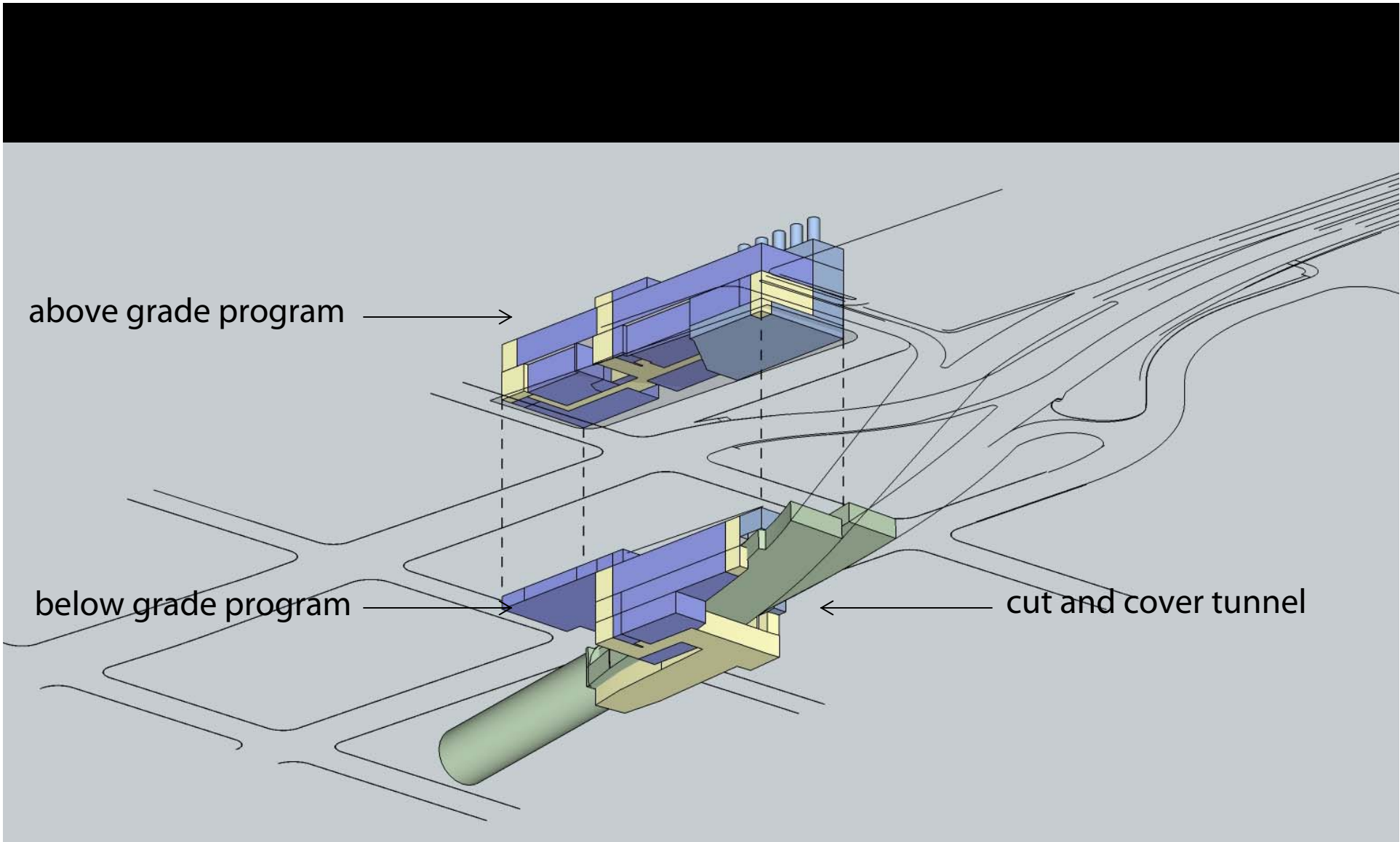
North Site Design Influences

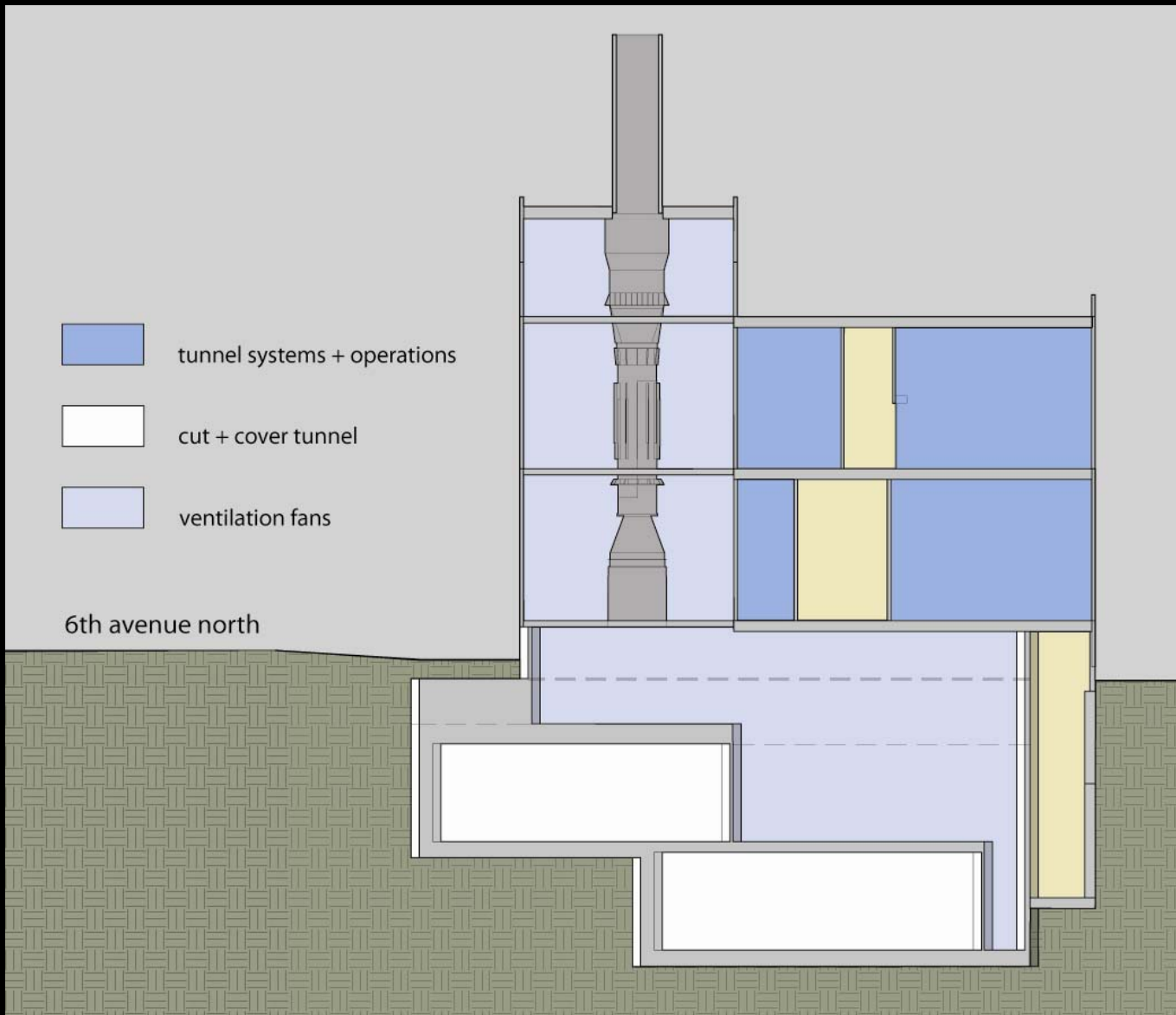
above grade program

below grade program

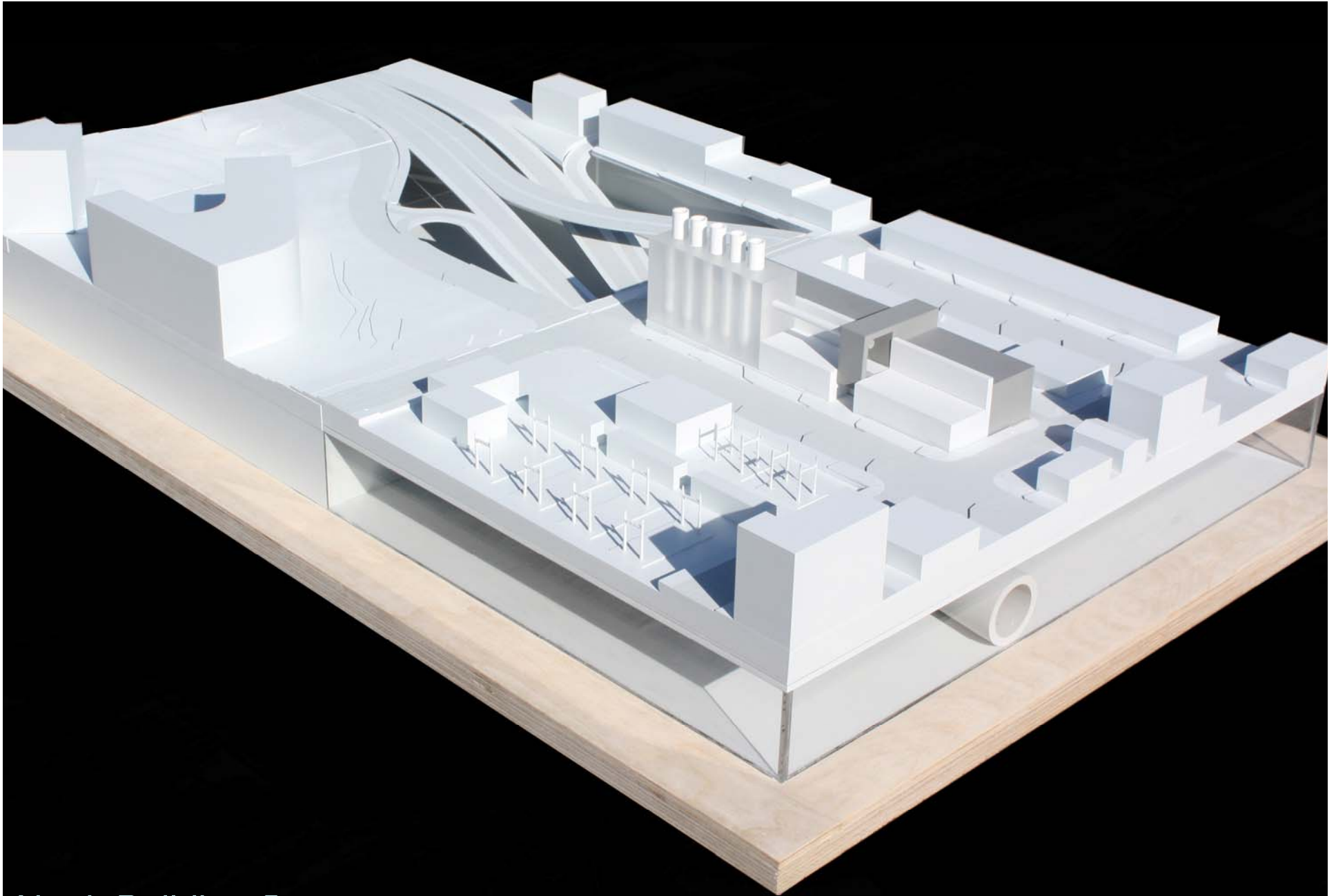
cut and cover tunnel

North Building Concepts  
worms eye stacking





North Building Concepts  
section



North Building Concepts  
massing model



# a different scale and design direction



Boston

# a different scale and design direction



New York

# a different scale and design direction

WOODSIDE, UK



MELBOURNE



LIVERPOOL



TOKYO



BRISBANE



WALLASEY, UK



HONG KONG

International



Urban Infrastructure Buildings



Urban Infrastructure Buildings

The Tunnel Operations Buildings are necessary for the tunnel to function and will outlive many existing buildings. They are the external expression of a multi-generational, major infrastructure project of critical importance to the transportation future of Seattle. They should:

- express their purpose & reveal their primary functions
- be simple, durable & unapologetically industrial
- be massed & proportioned in relation to their context
- enhance their surroundings & reflect pedestrian scale
- relate as part of the same project, more alike than different
- be designed as part of the portal experience
- act as urban beacons to reinforce the sense of arrival
- incorporate/ express sustainable practices

# Upcoming SDC Meeting Schedule

## **March 4: SDC Subcommittee**

- Concept refinement in response to input

## **March 18: Seattle Design Commission**

- Further update of principles and concepts
- Preliminary guidelines for components and treatments

## **March 31: SDC Subcommittee**

- Refinement of guidelines for components and treatments in response to input

## **April 15: Seattle Design Commission**

- Final presentation of goals and objectives, principles and concepts and visual design guidelines