



**Presentation to the
Seattle Design Commission
May 6, 2010**

North Portal Areas and the
Tunnel Operations Buildings

Prepared by NBBJ

MAY, 2010

SUBMITTED TO:
Washington State
Department of Transportation

SUBMITTED AND PREPARED BY:

nbbj



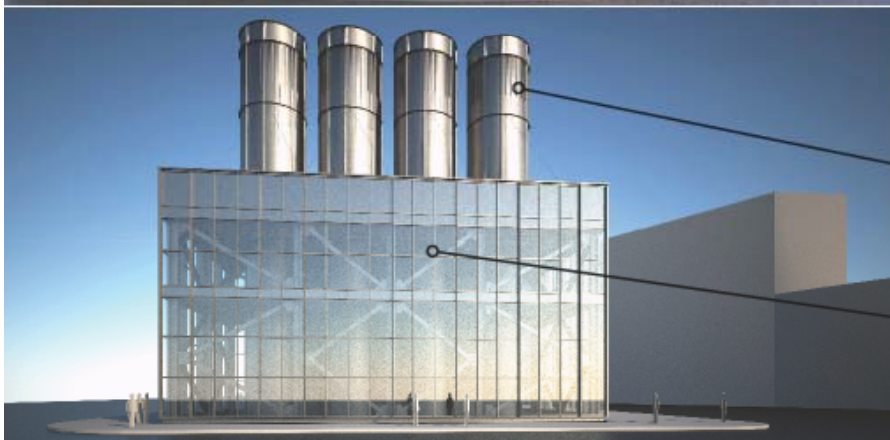
SR99 BORED TUNNEL ALTERNATIVE

Building Architectural Design Guidelines



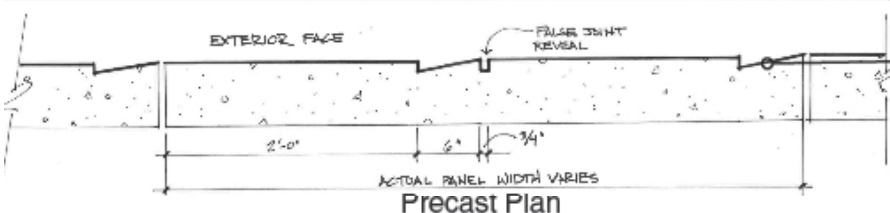
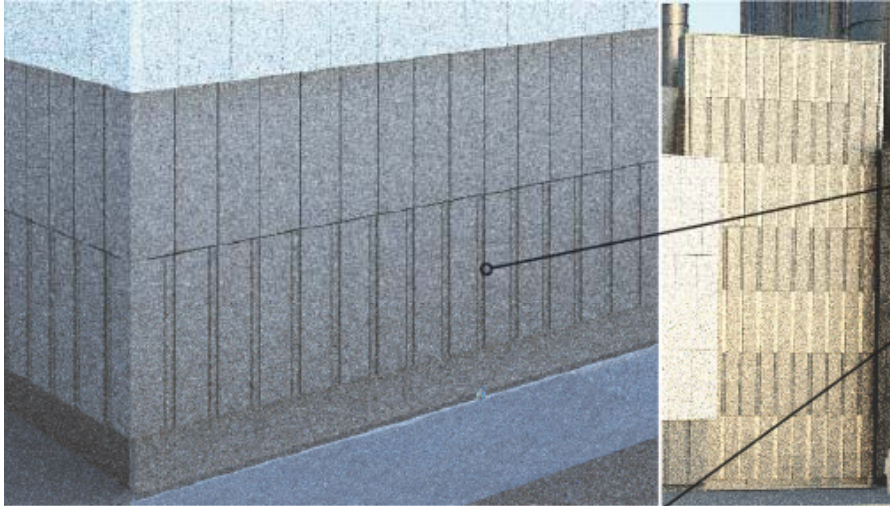
Reveal the primary function of the building through transparency.

- Axial fans enclosed in a glass box for public viewing
- Structure and fan assemblies illuminated to create “beacon” effect at night
- Exception to stratification visually anchors formal composition
- Industrial nature of the fans reinforced by visible building structure
- Fan Room enclosure raised on concrete plinth

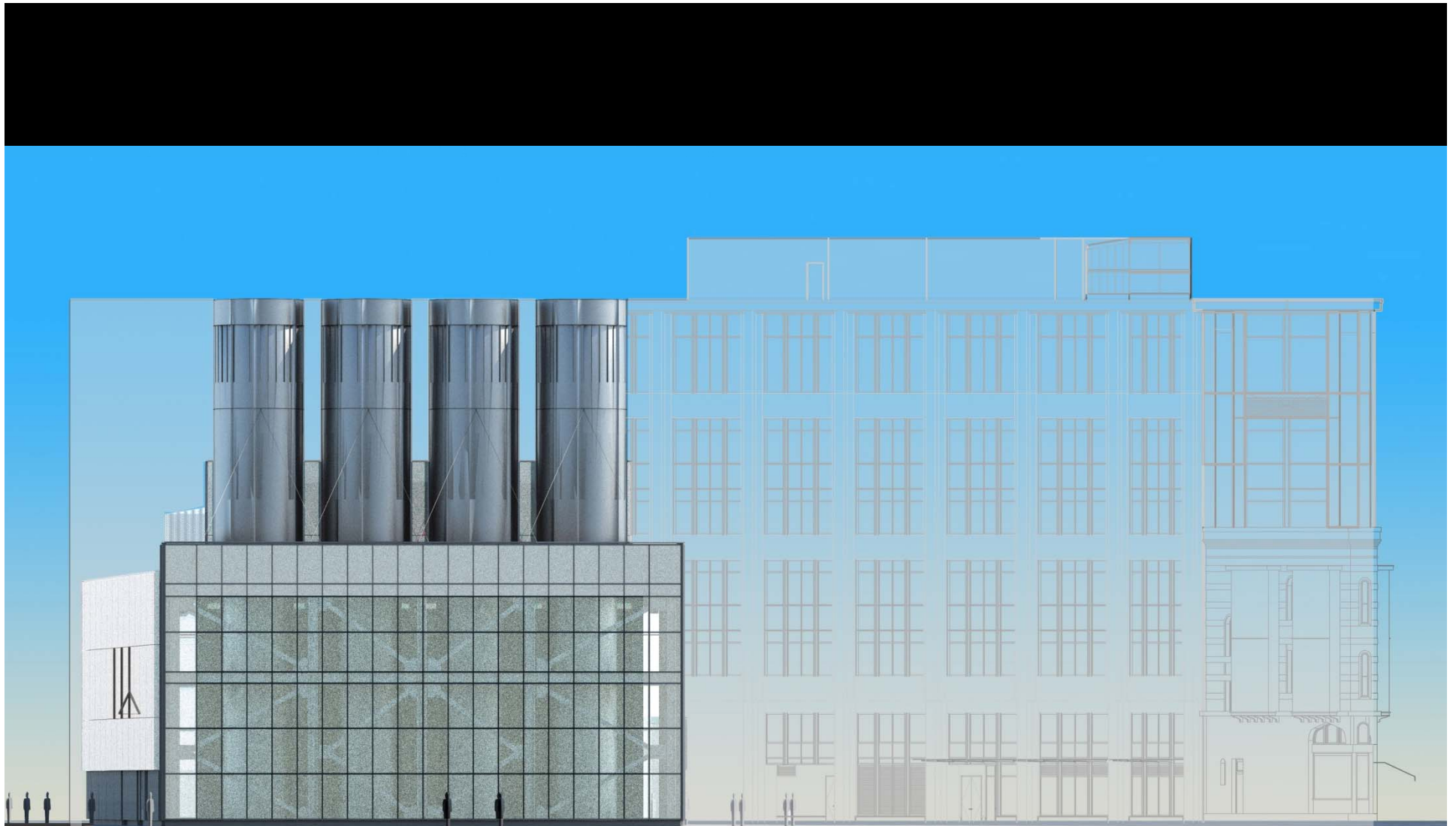


Create a landmark quality while remaining true to building function.

- Cylindrical ventilation stack
- Elemental form and stand-alone structure suggests permanence
- Visual continuity from exterior stack to interior fan
- Reinforces landmark quality of building



- Precast concrete panel base on the first floor volume and selected raised walls on the South building
- Precast panels incorporate maximum 3/4" wide, 3/4" deep vertical reveals to indicate false joints every 2'-6"
- Precast panels are sized and spaced to allow for vertically oriented windows to fit within the 2'-0" wide module of the system. The upper band of precast panels has 4'-0" wide openings for clerestory lighting.
- Precast panels to receive light sandblasted finish after removal of form liner. Protect reveal joints during sandblasting.
- Precast color to be slightly warm in tone. Mix provided by architect in future amendment
- Painted aluminum coping to run continuously along the top of precast parapet to form a horizontal reveal shadow line. Color to match precast
- Precast panels project past concrete foundation wall creating a shadow line
- Cast-in-place concrete foundation wall to match precast color and texture
- Where a row of precast panels sits on top of a lower row of precast panels, the top row should be horizontally flipped
- 6" wide vertical strips are recessed at the edge of every 2'-6" wide panel



South Building : view from Dearborn (existing building beyond)



South Building : view from Alaskan Way



South Building : view from Railroad Way



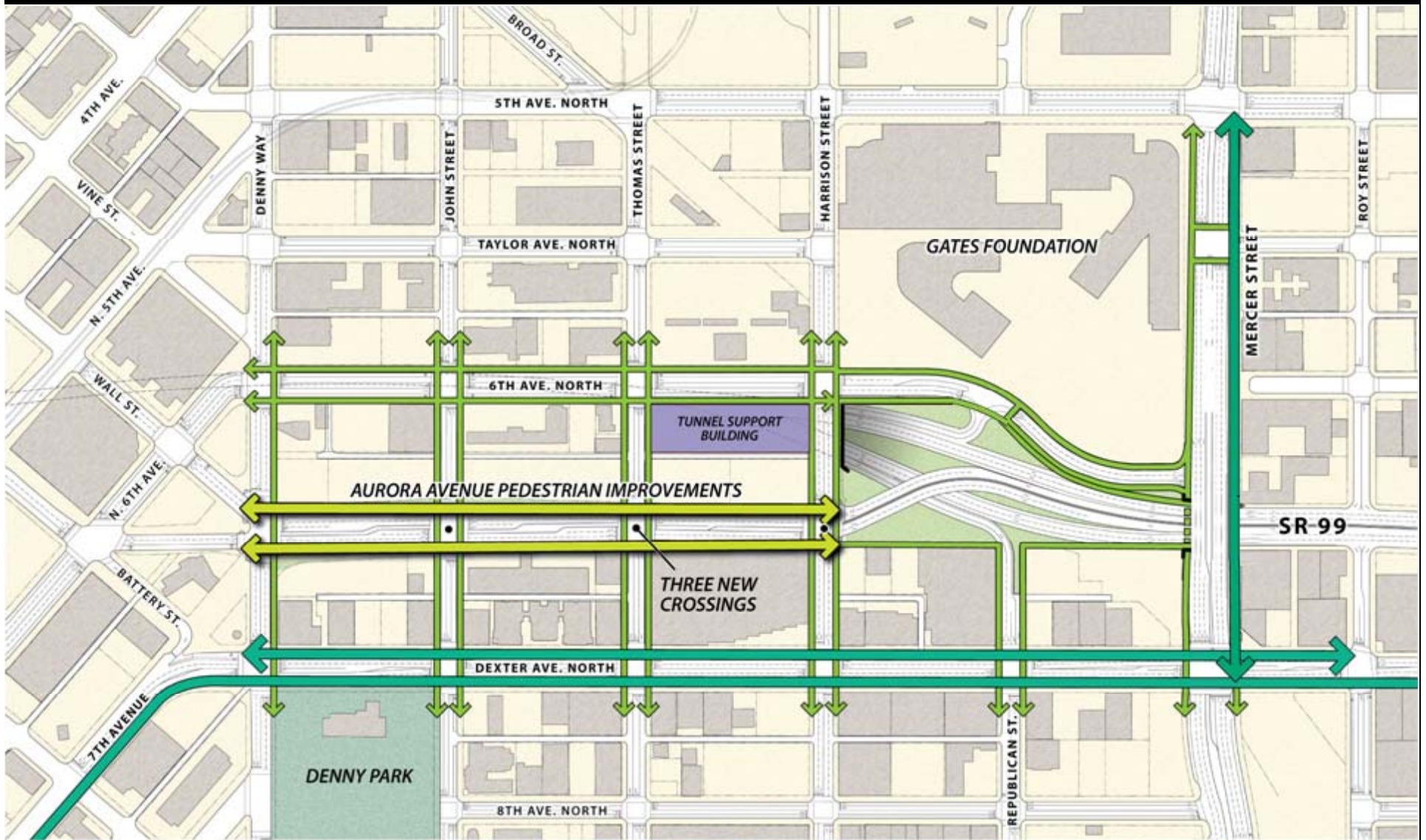
North Building : view of 6th & Harrison



North Building : view of 6th & Thomas

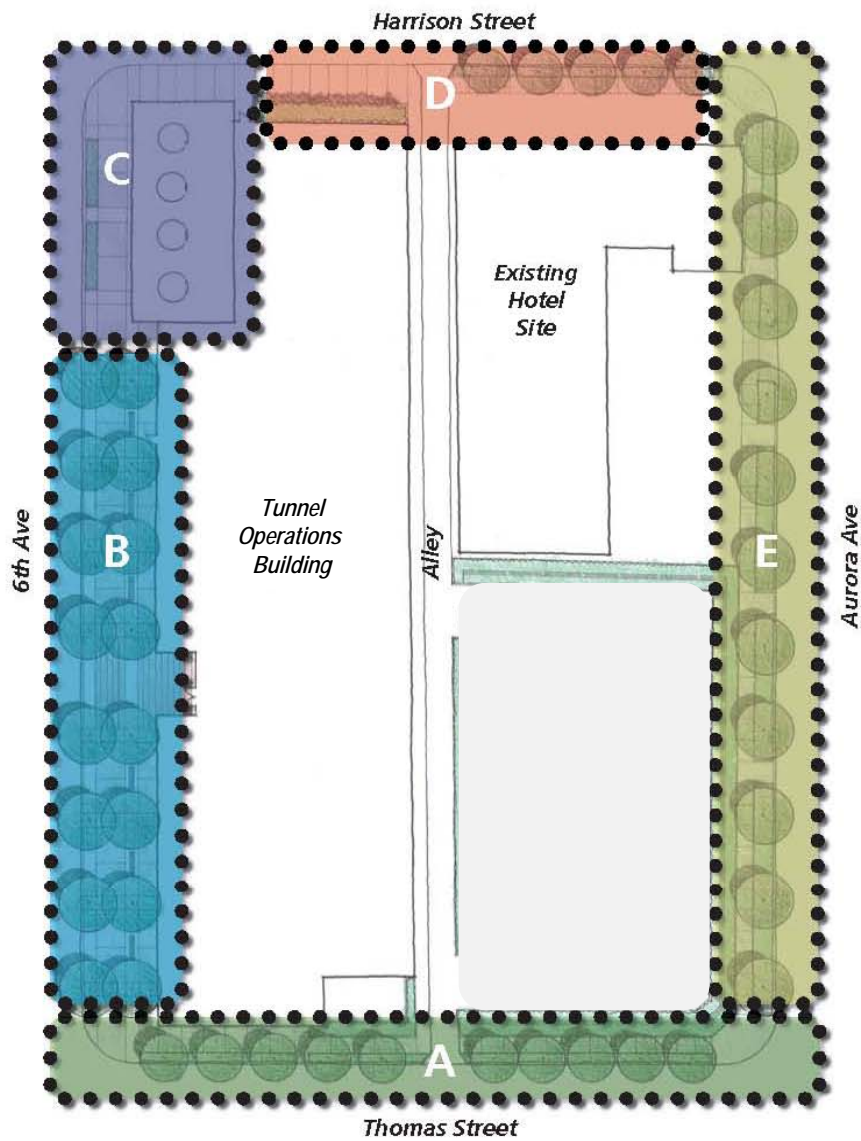


North Building : Thomas & alley

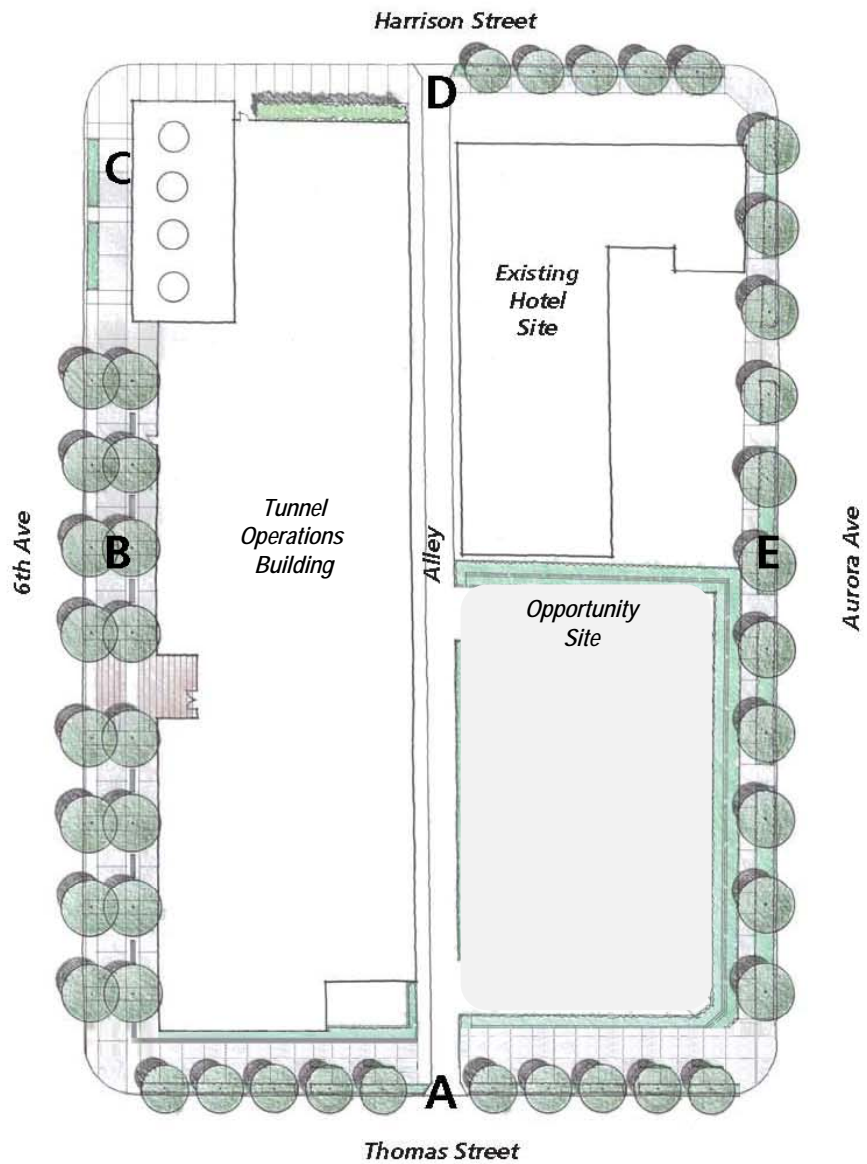


Urban Context

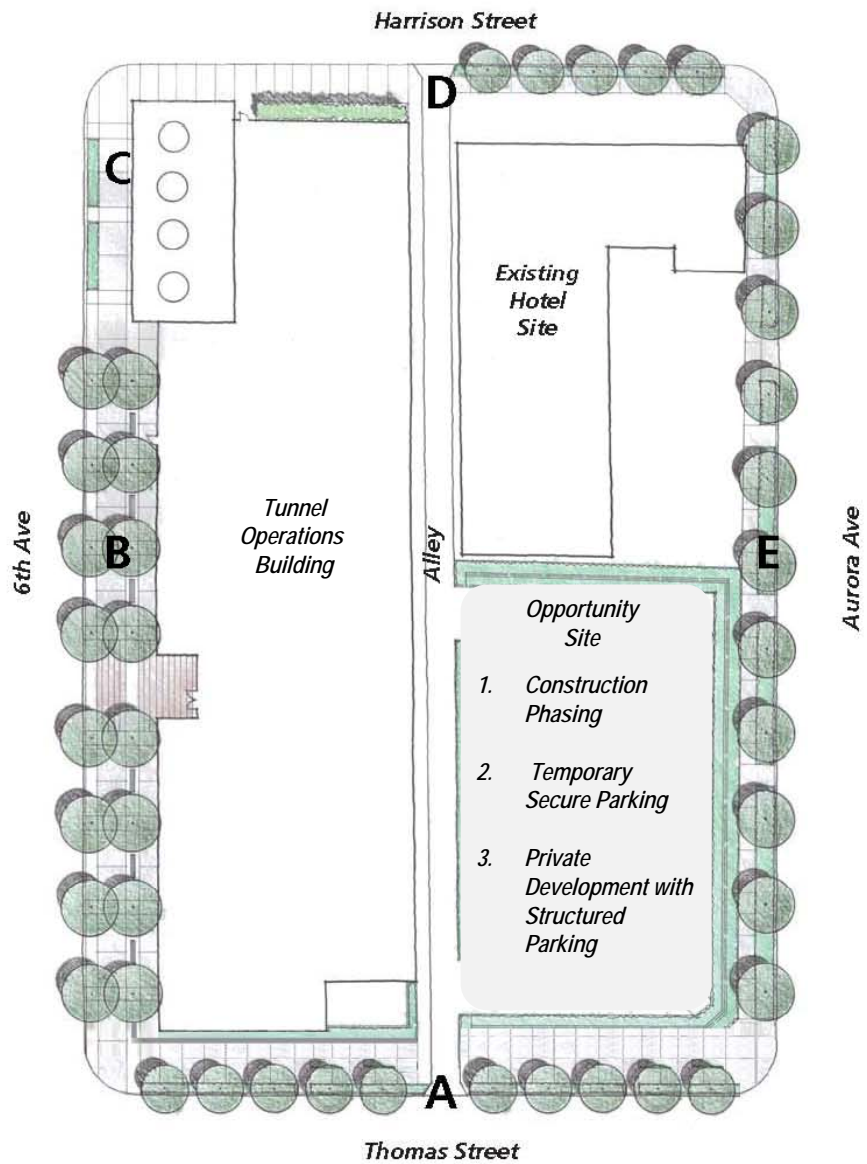
Seattle Design Commission - May 6, 2010 Presentation



- A Thomas Street Edge
- B 6th Avenue Edge
- C Vent Fan Corner
- D Harrison Street Edge
- E Aurora Ave Street Edge



- A** Thomas Street Edge
- B** 6th Avenue Edge
- C** Vent Fan Corner
- D** Harrison Street Edge
- E** Aurora Ave Street Edge



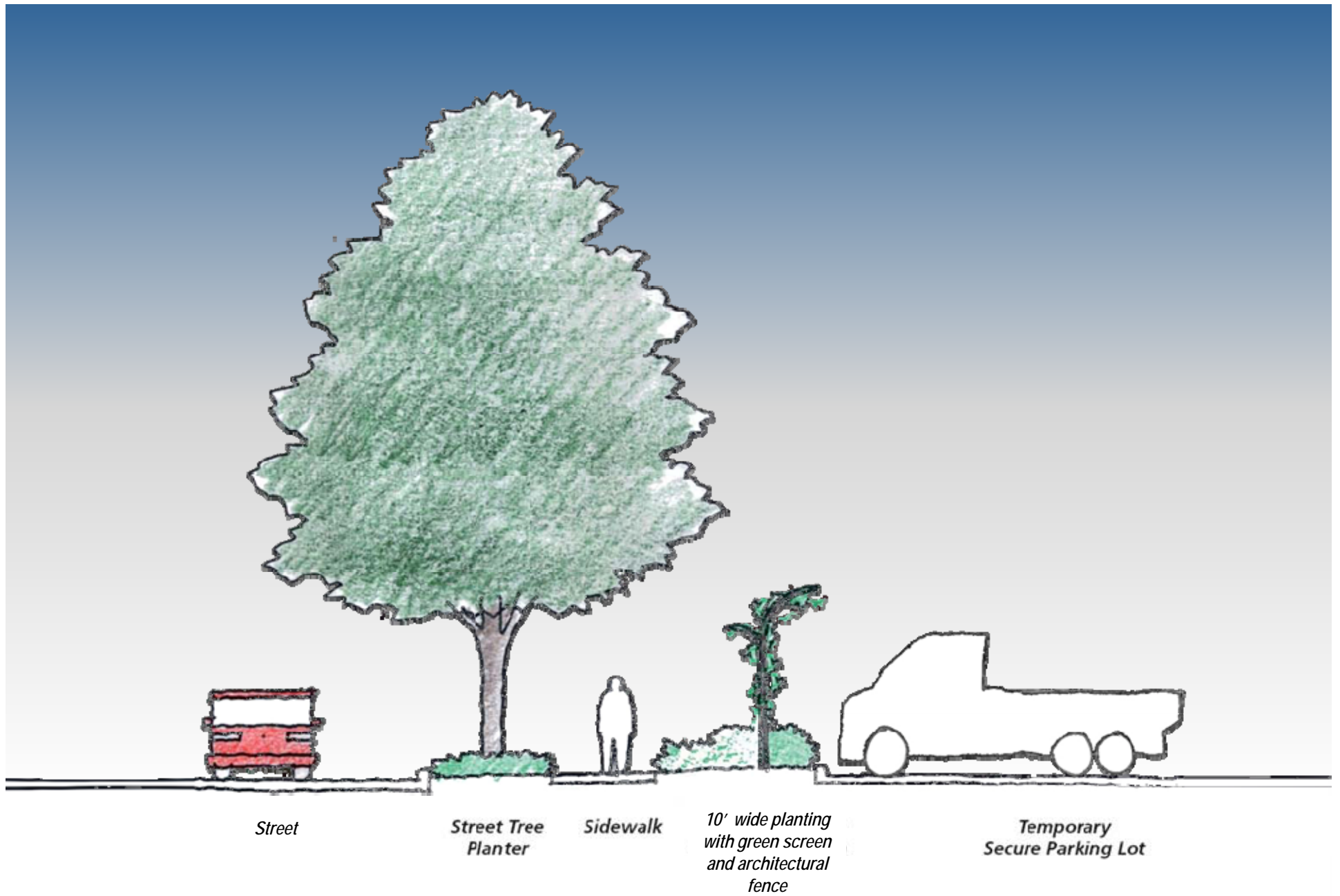
A Thomas Street Edge

B 6th Avenue Edge

C Vent Fan Corner

D Harrison Street Edge

E Aurora Ave Street Edge



Street Section

Seattle Design Commission - May 6, 2010 Presentation

6TH AVE.

Tunnel
Operations
Building

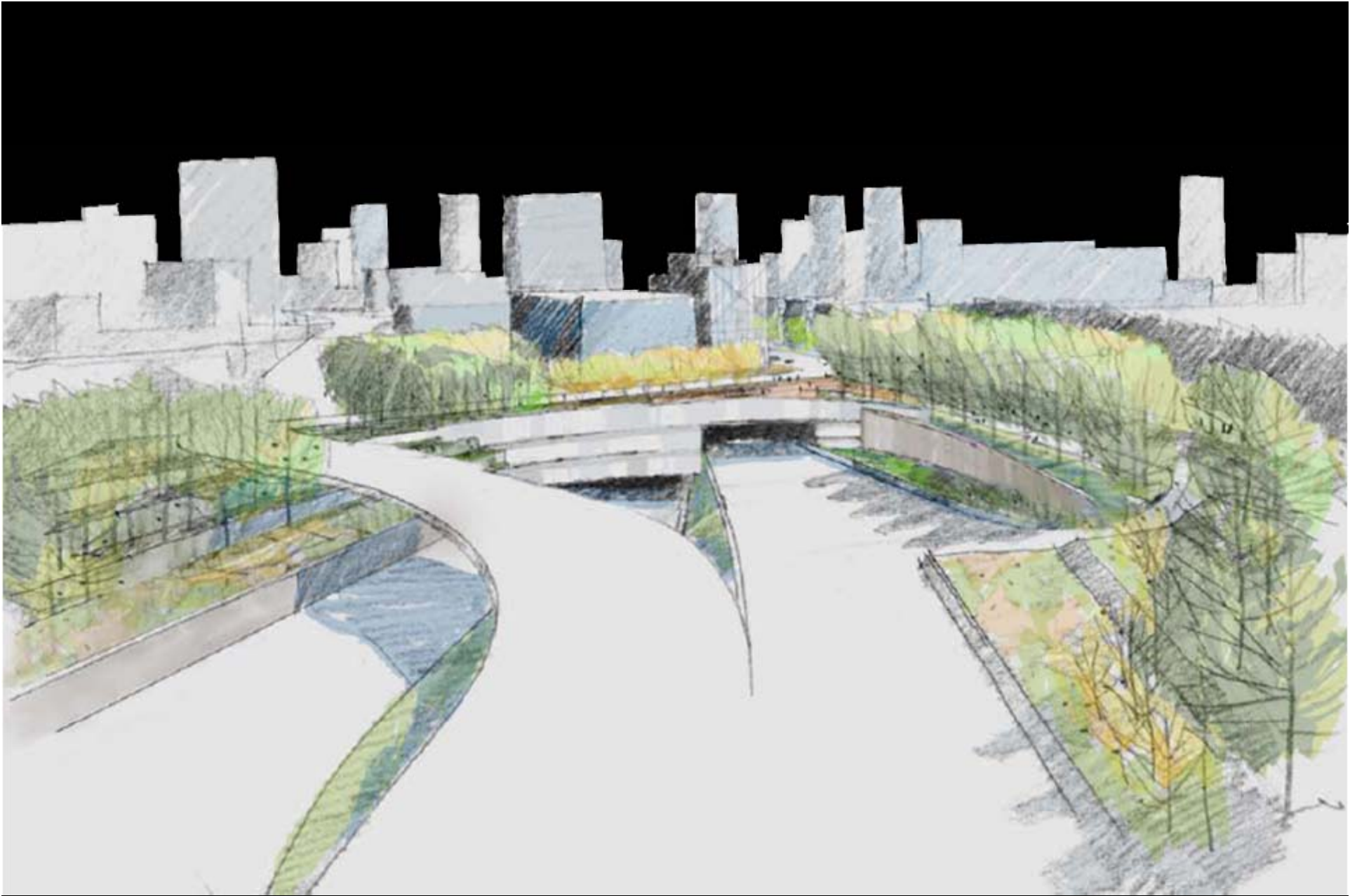
HARRISON ST.

AURORA AVE.



North Portal

Seattle Design Commission - May 6, 2010 Presentation



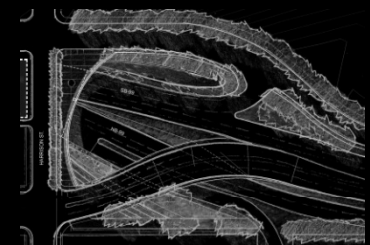
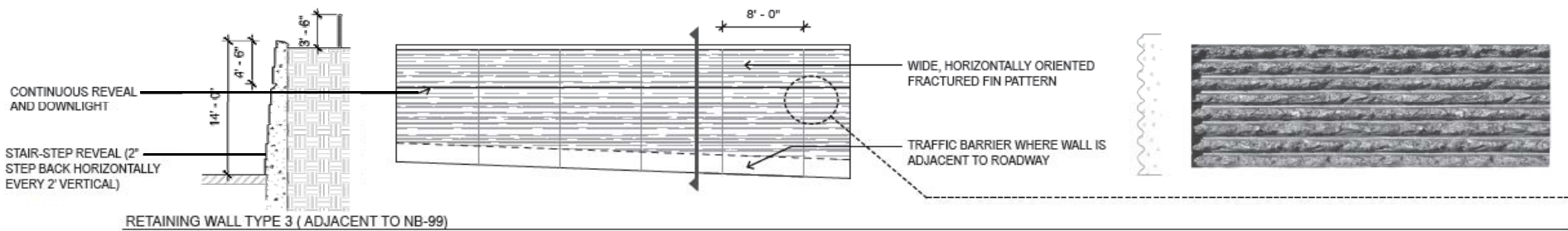
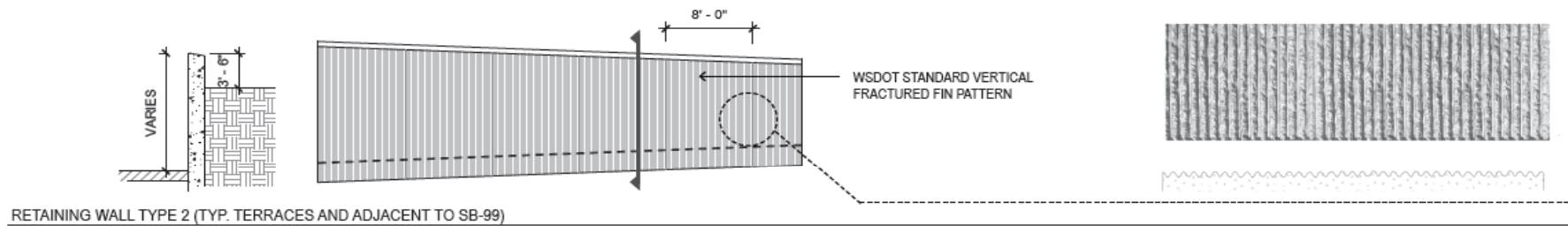
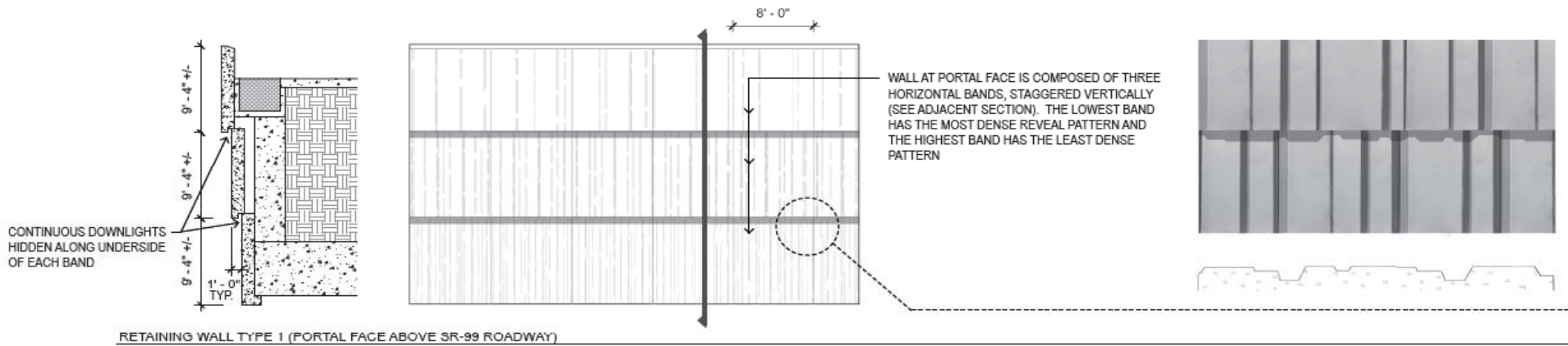
North Portal

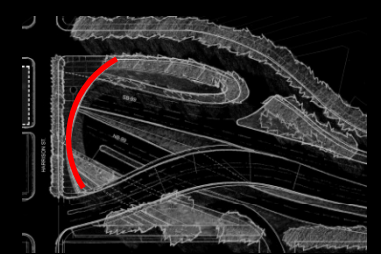
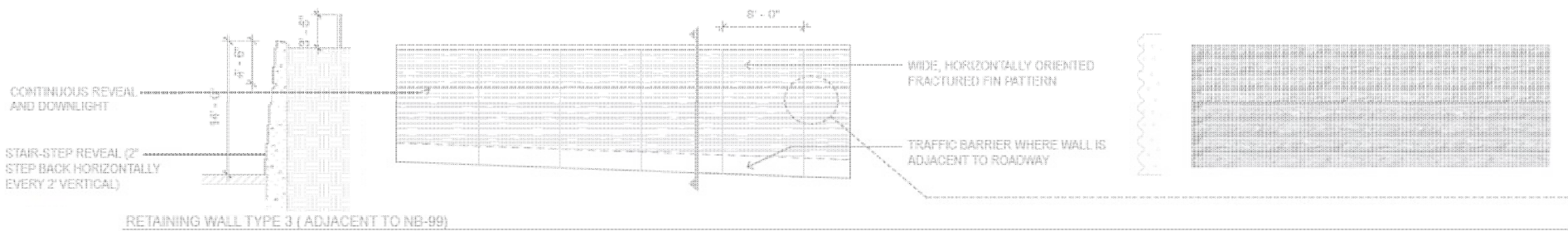
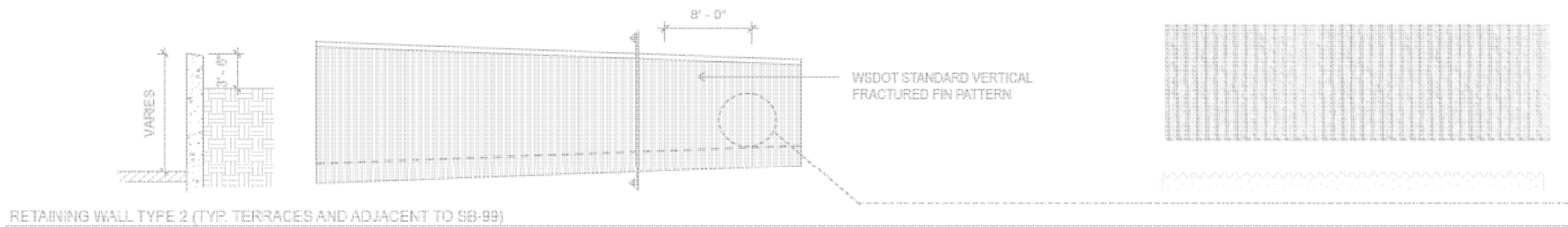
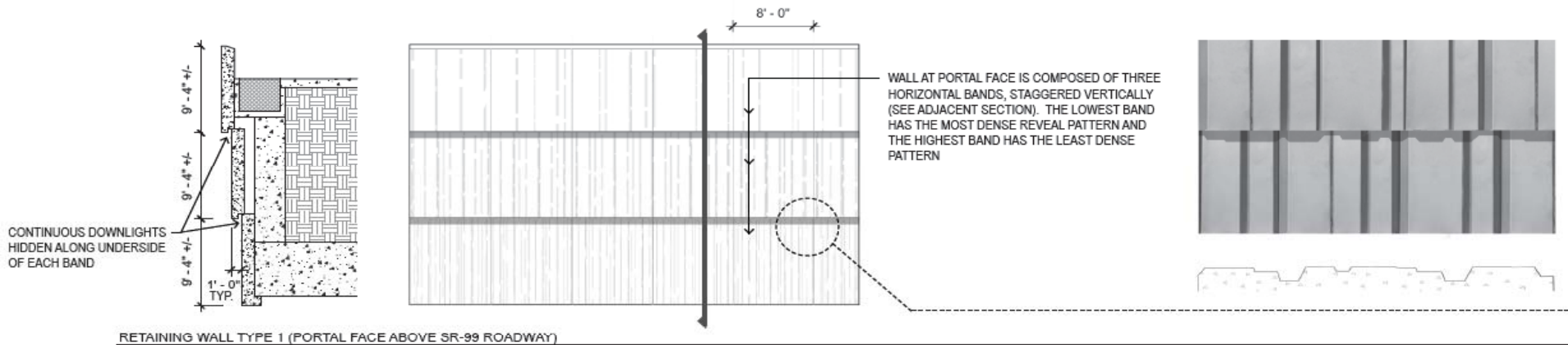
Seattle Design Commission - May 6, 2010 Presentation

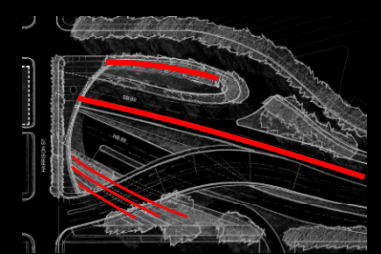
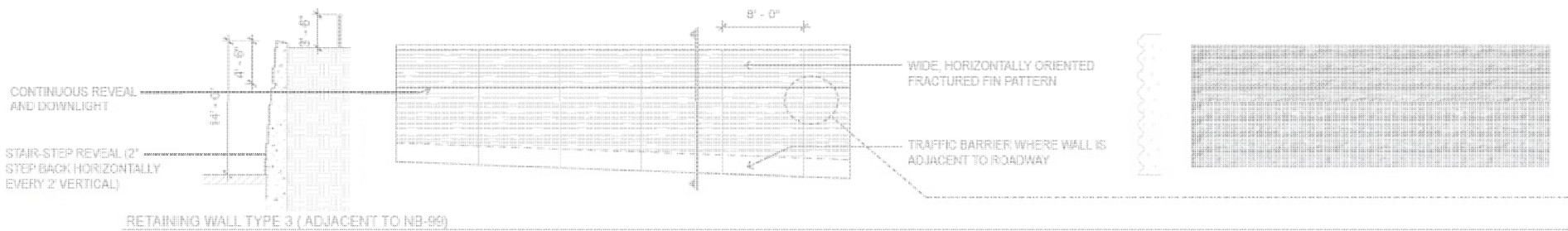
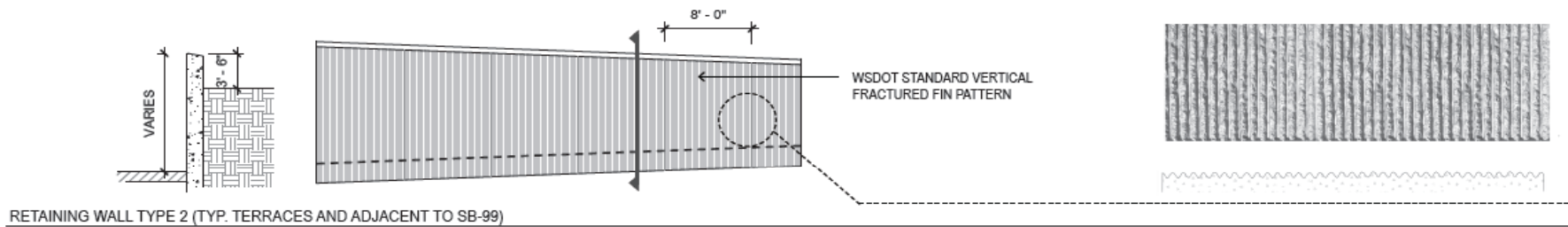
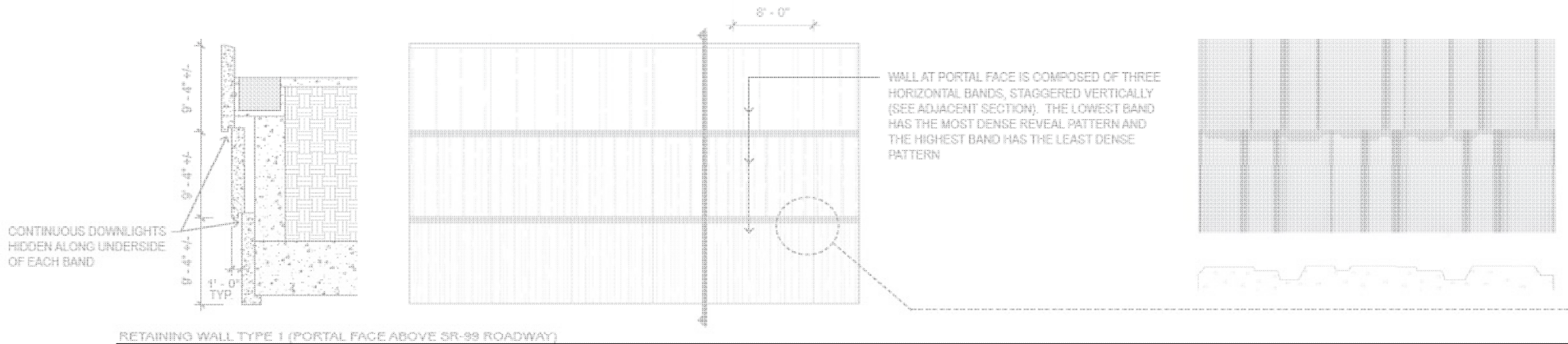


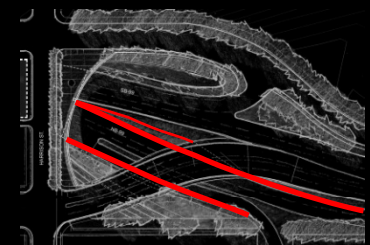
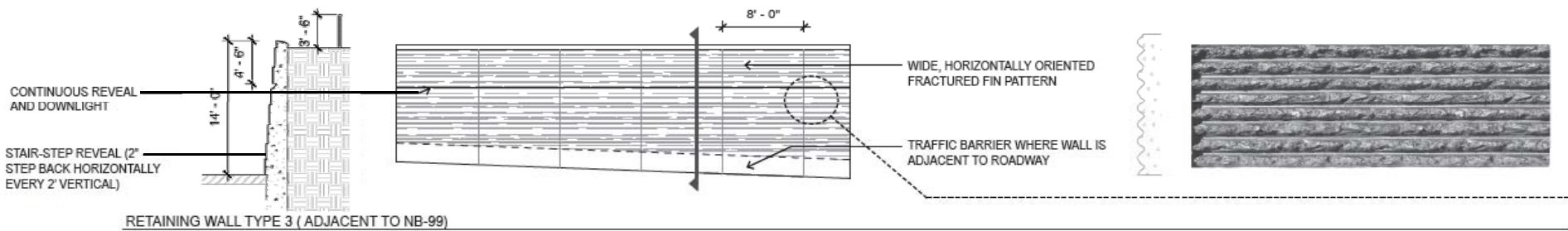
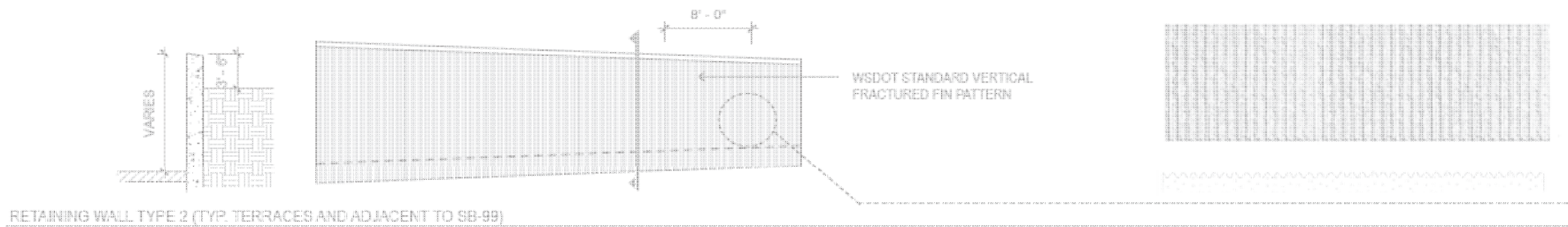
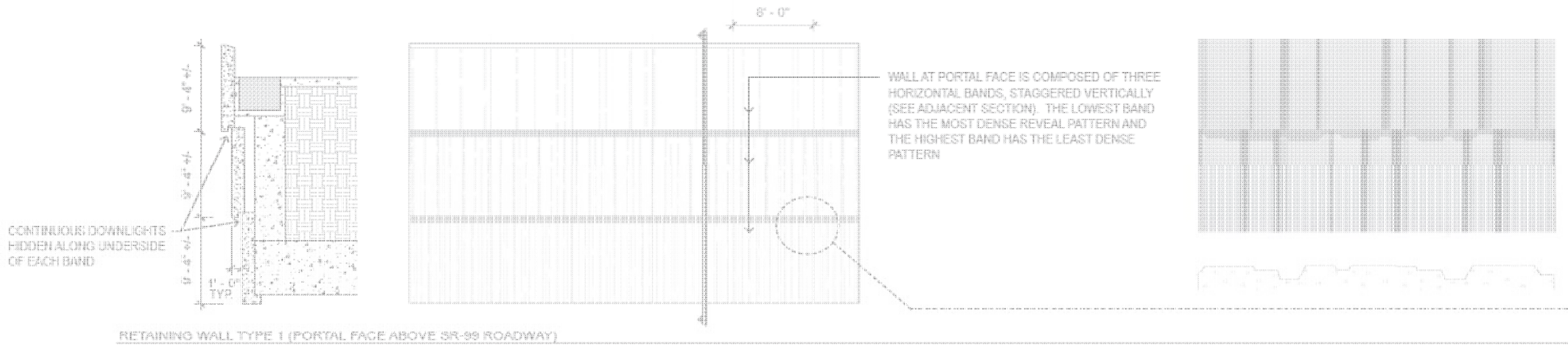
North Portal

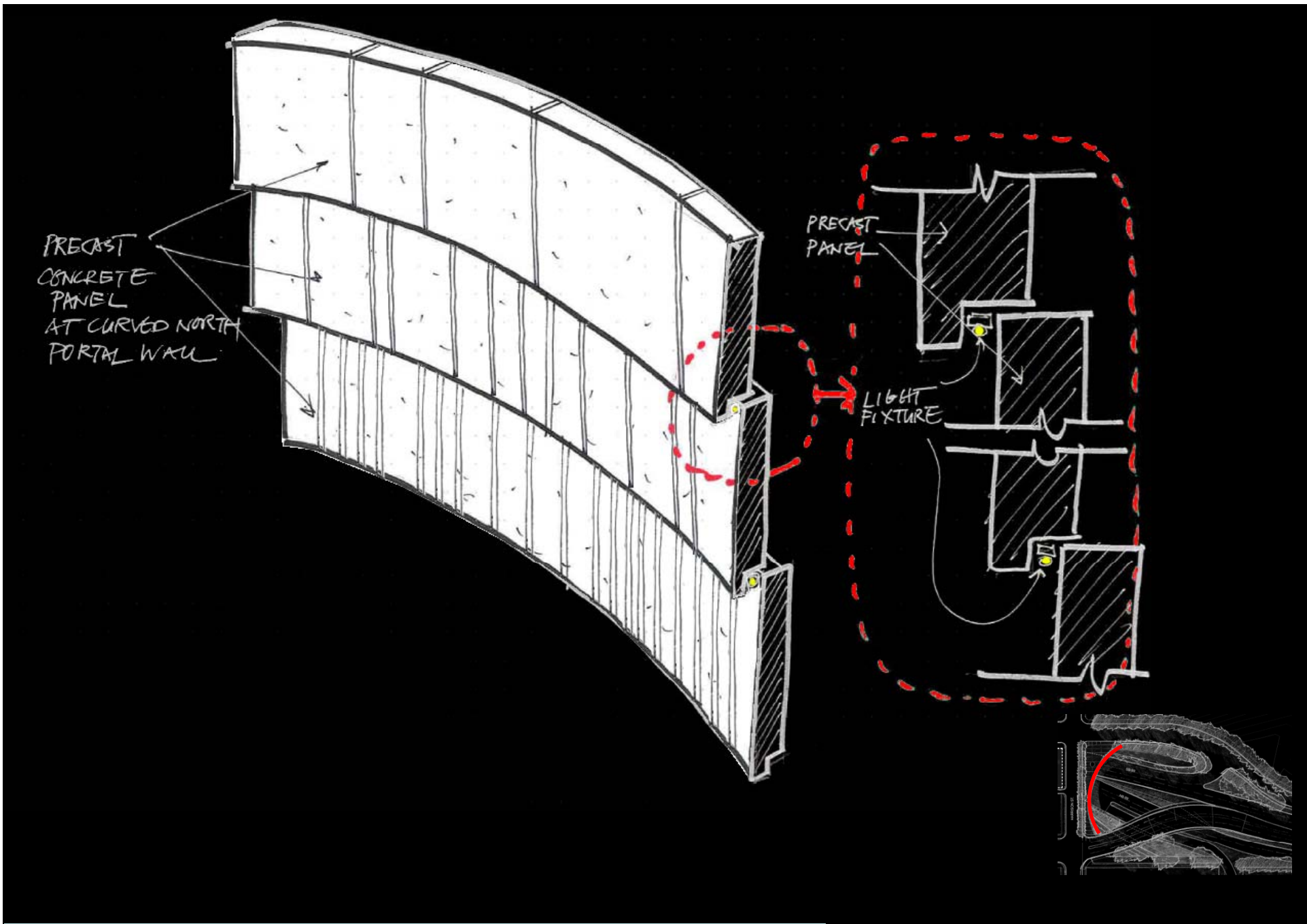
Seattle Design Commission - May 6, 2010 Presentation





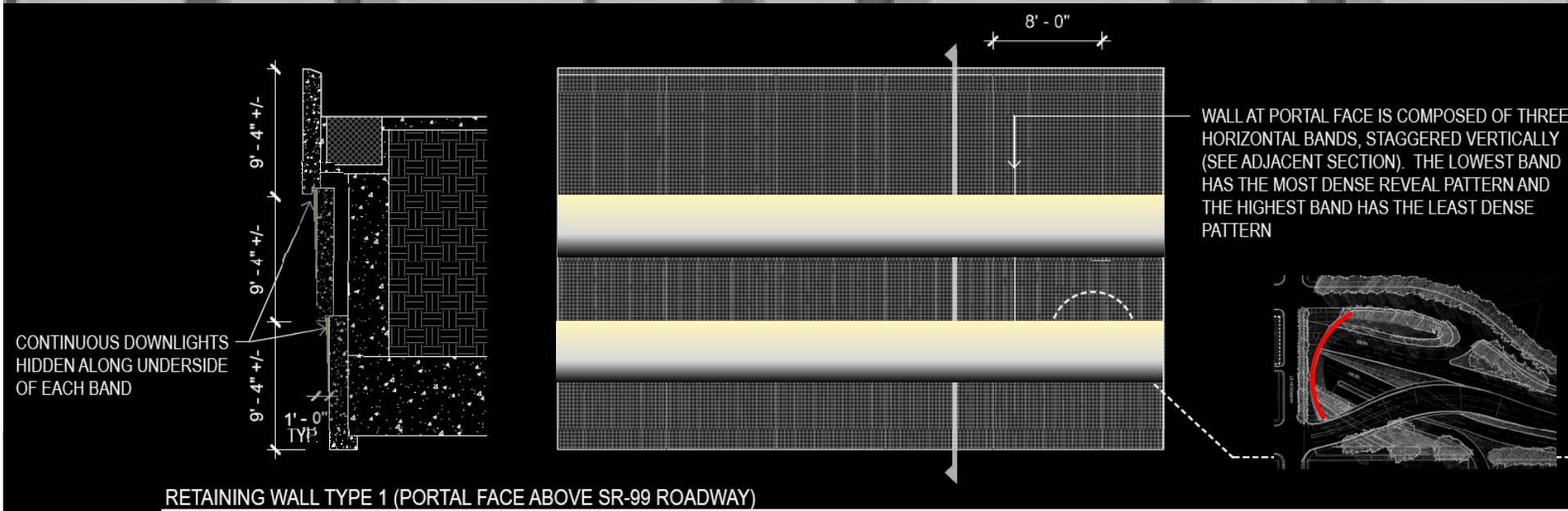
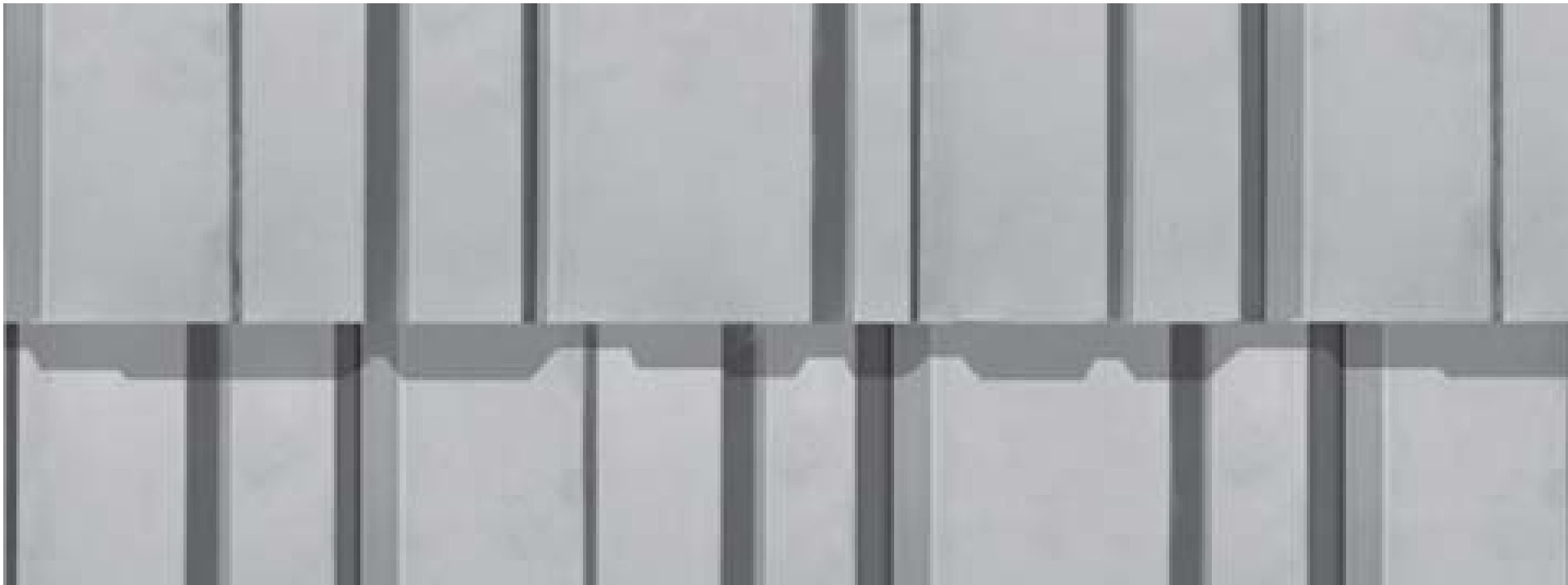






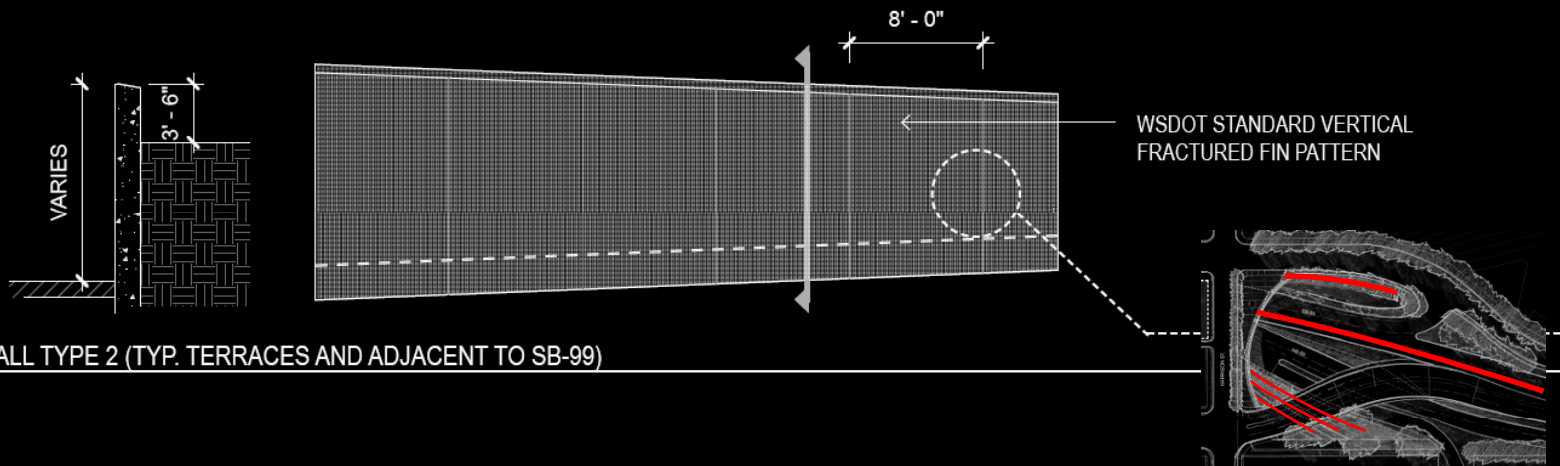
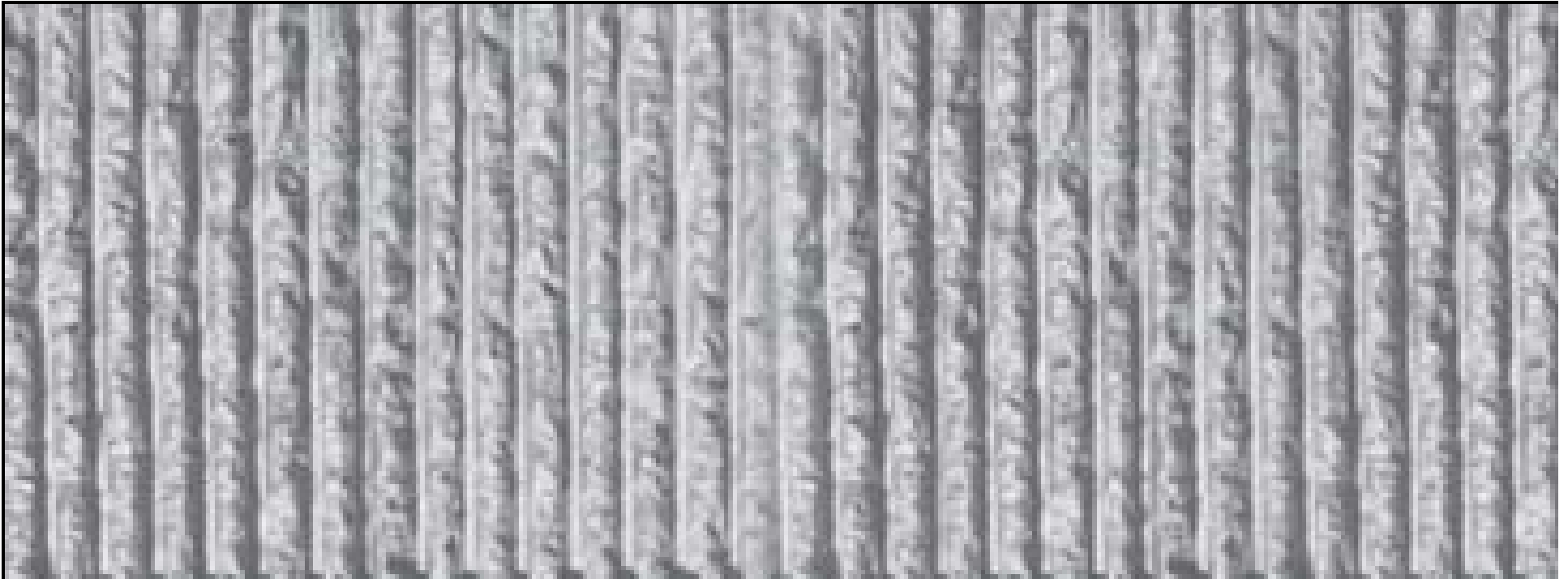
North Portal

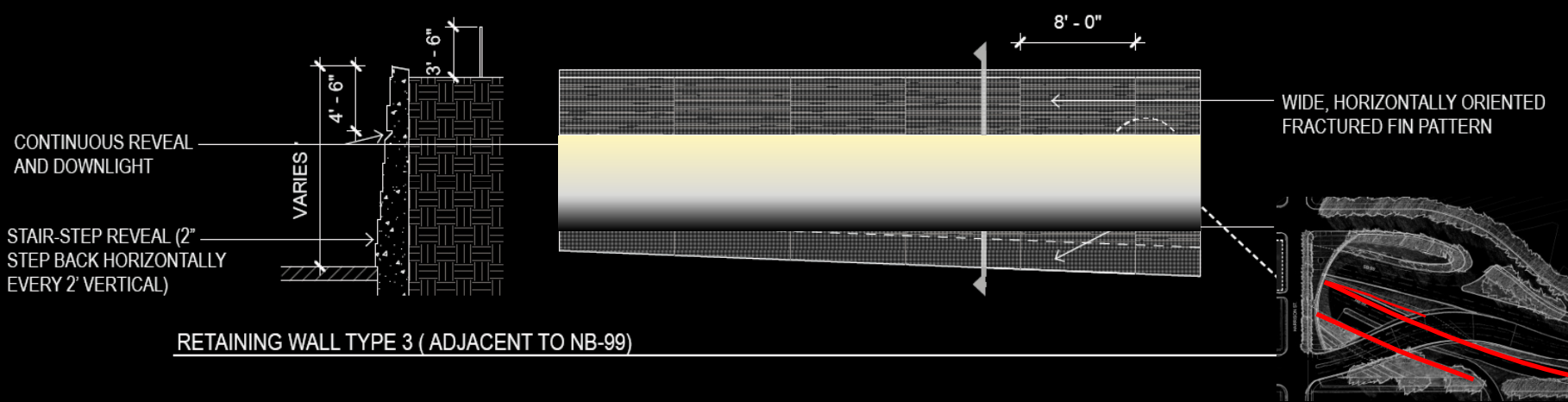
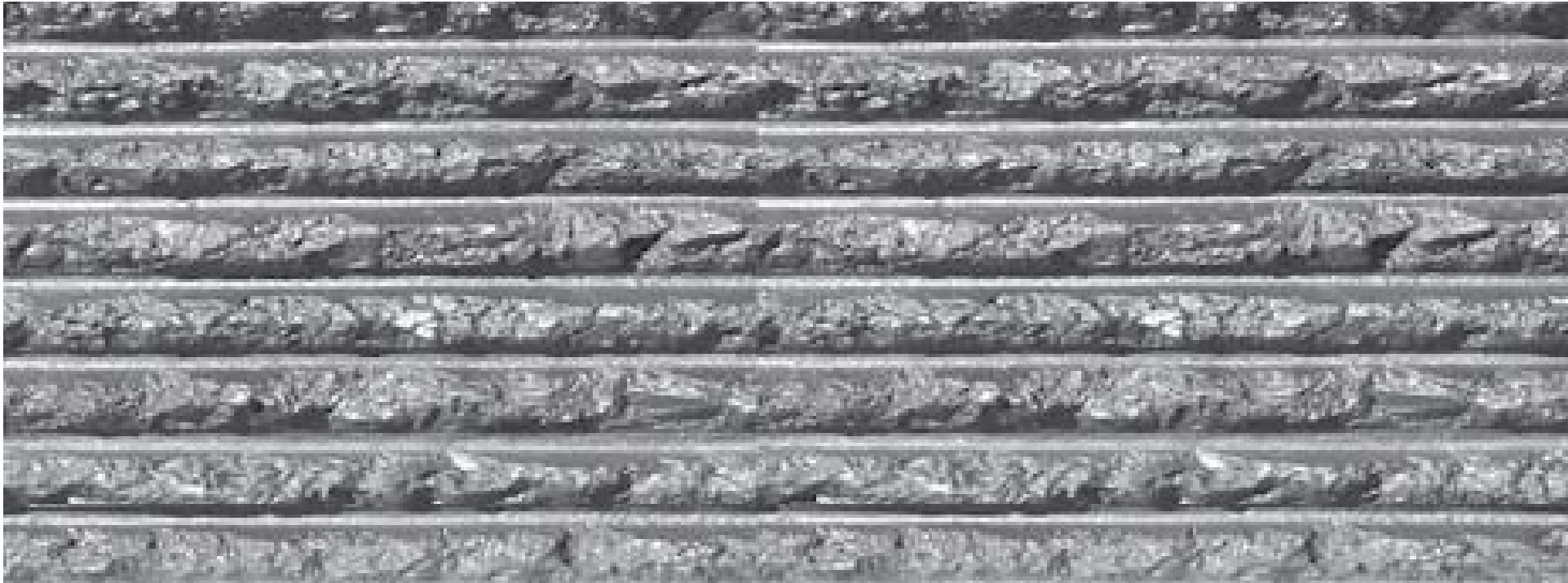
Seattle Design Commission - May 6, 2010 Presentation



North Portal

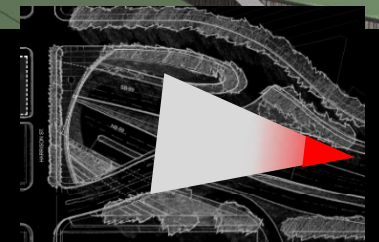
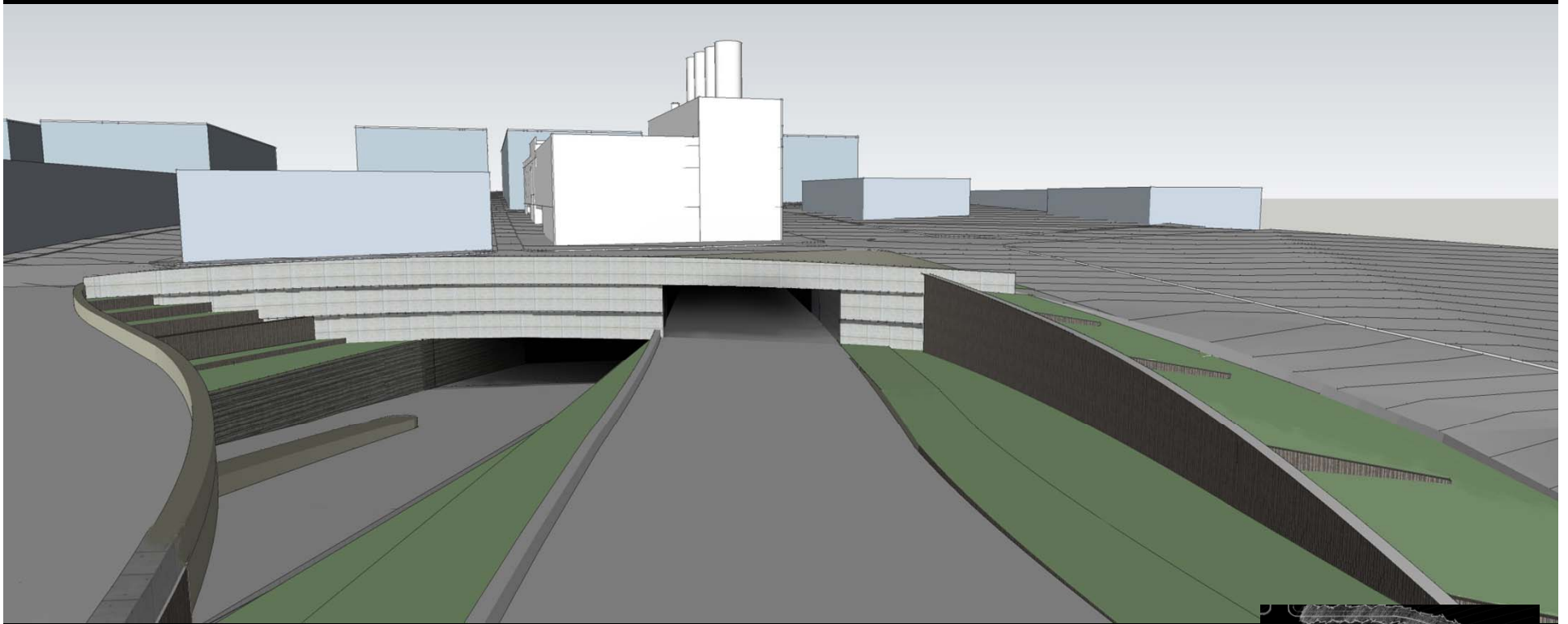
Seattle Design Commission - May 6, 2010 Presentation



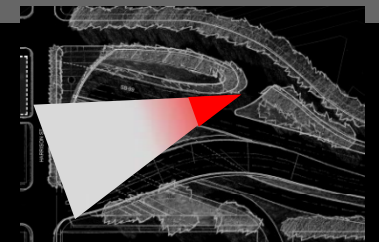
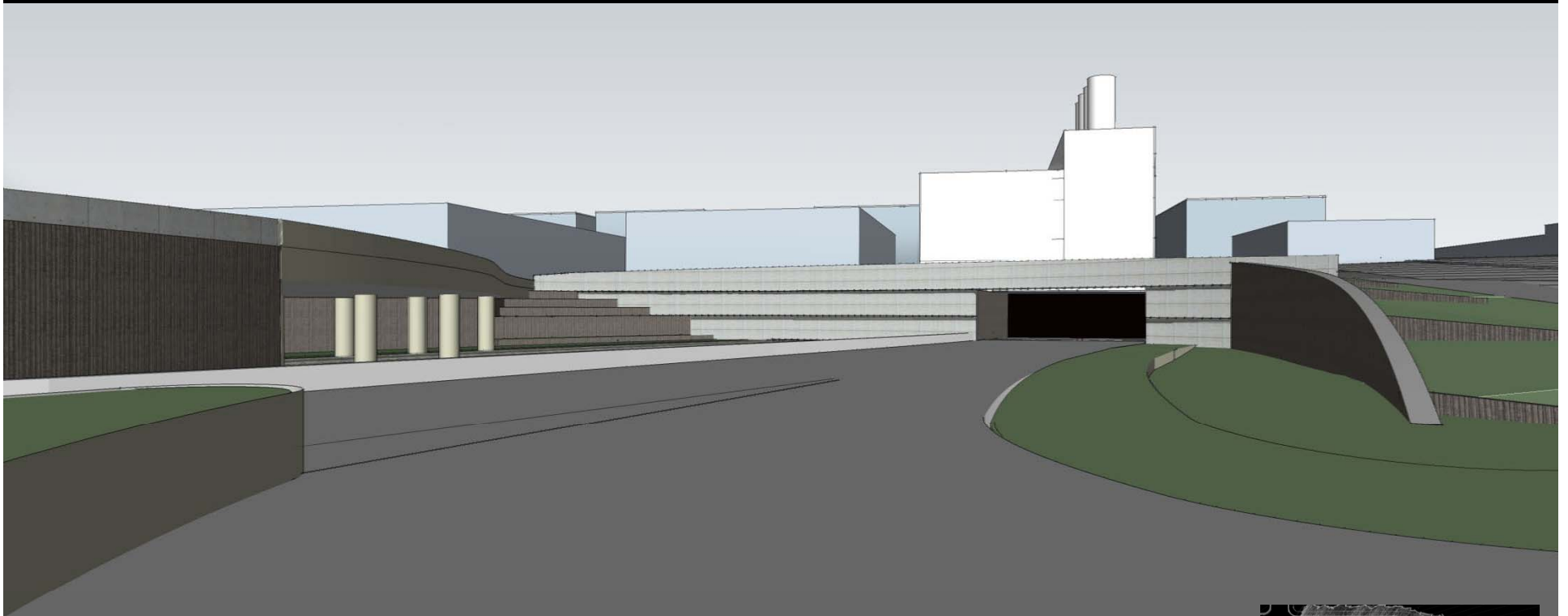


North Portal

Seattle Design Commission - May 6, 2010 Presentation

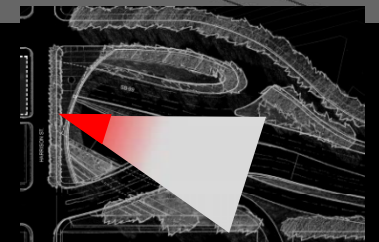
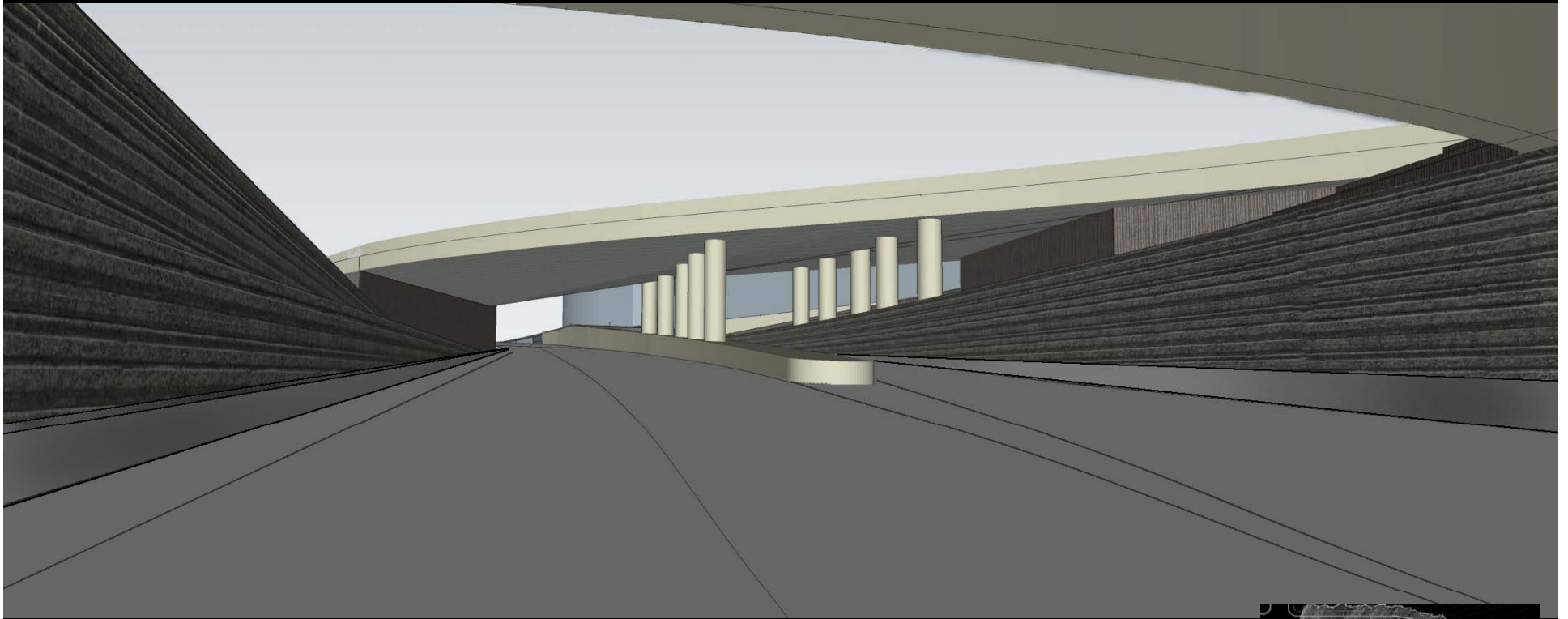


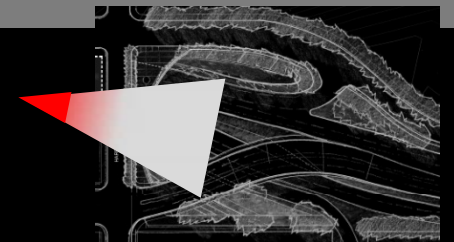
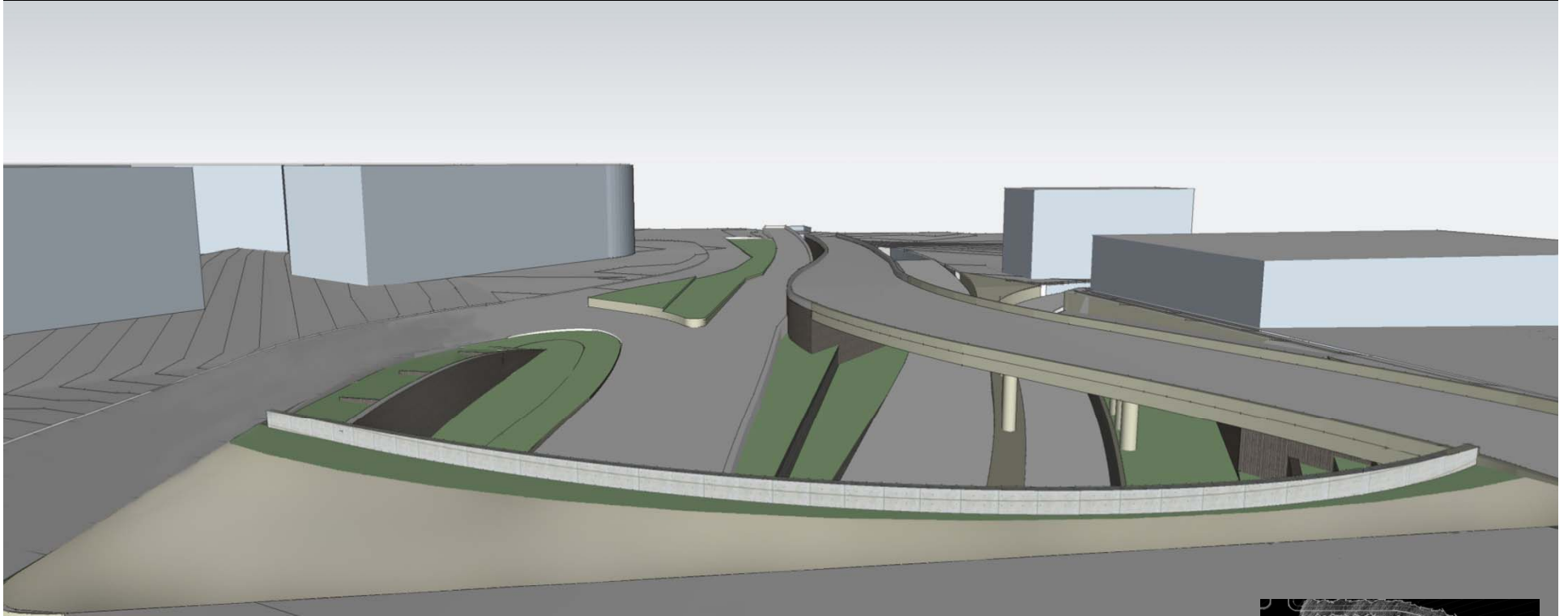
North Portal
Seattle Design Commission - May 6, 2010 Presentation



North Portal

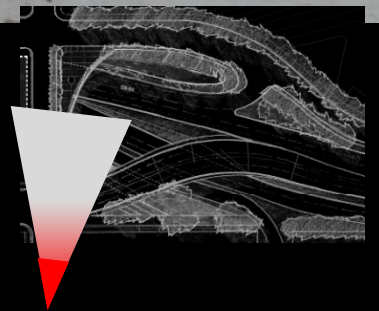
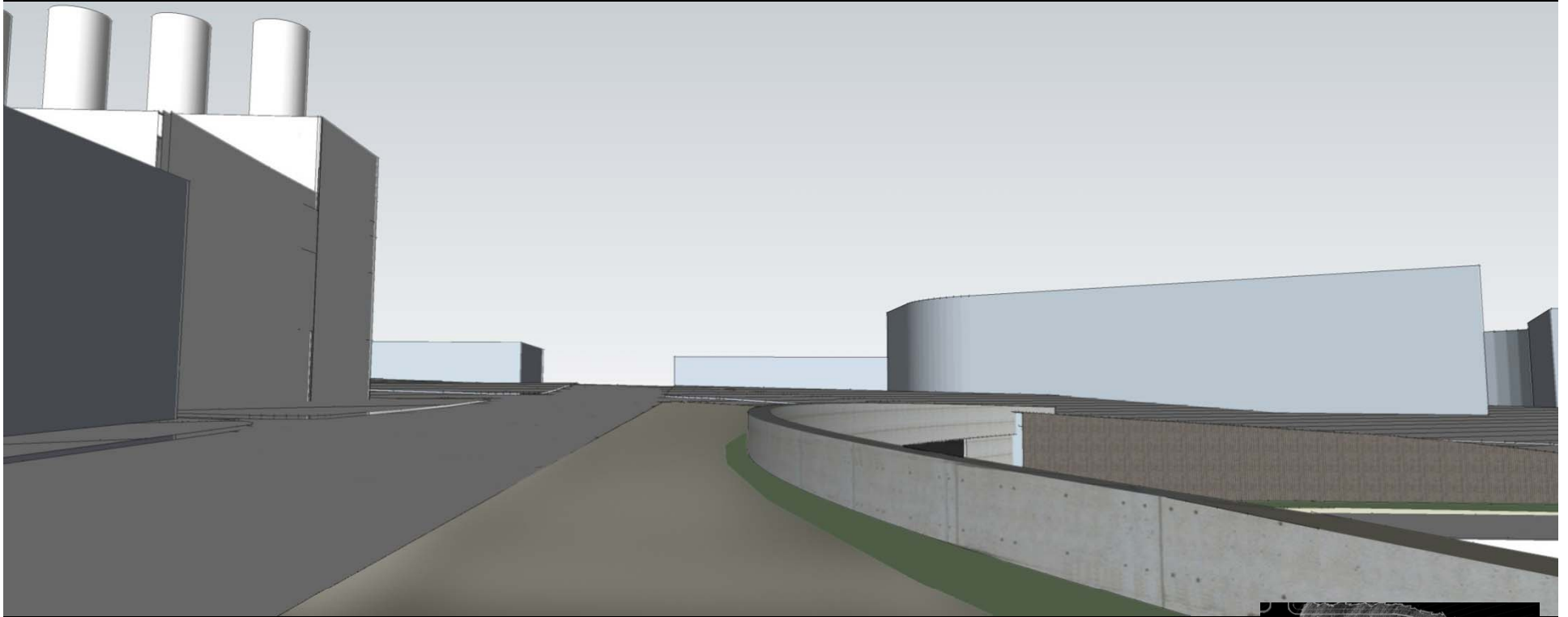
Seattle Design Commission - May 6, 2010 Presentation





North Portal

Seattle Design Commission - May 6, 2010 Presentation



TRANSITION TO TUNNEL
EVERGREEN SPECIES FORM A BACKDROP FOR THE RIPARIAN ZONE & PROVIDE A TRANSITION TO THE TUNNEL

LEGACY TREE
BROAD, SPREADING CANOPY PROVIDES A FOCAL POINT FROM BELOW AND HELPS ANCHOR THE PLAZA LEVEL

CITY EDGE / ARC
DRIFT OF VEGETATION ACCENTUATES THE ARC FORM; RAISED PLANTER SEPARATES PEDESTRIANS FROM ROADWAY BELOW

SOUTHBOUND MEDIAN
AIRY DECIDUOUS VEGETATION FLOWS INTO DARKER VEGETATION AT THE TUNNEL ENTRANCE

NORTHBOUND MEDIAN
DARKER VEGETATION MARKS ASCENT OUT OF THE TUNNEL

MEDIUM STREET TREES
DECIDUOUS TREES WITH SEASONAL INTEREST DEFINE URBAN CHARACTER OF THE CITY AND CREATE PEDESTRIAN SCALE

GATEWAY TREE
LARGER DECIDUOUS ACCENT TREE MARKS THE CITY GATEWAY

LIGHT EDGE
FORMAL ROW OF AIRY DECIDUOUS TREES MATCHES RHYTHM OF THE COLUMNS AND ENHANCES SENSE OF ARRIVAL AFTER TUNNEL

UPLAND ZONE
ARRAY OF SMALL TREES ENFORCES THE EMBRACING FORMS OF THE TERRACES; LOW-GROWING EVERGREEN UNDERSTORY REVEALS THE FORM OF THE LOW WALLS

RIPARIAN ZONE
A GROVE OF LIGHT-BARKED, AIRY DECIDUOUS TREES WITH AN UNDERSTORY OF LOW-GROWING RIPARIAN-LIKE GROUNDCOVER PLANTS

EMBRACING EDGE
COLUMNAR STREET TREES DEFINE THE EMBRACING GESTURE AND CITY EDGE; POSSIBLE RAIN GARDENS ALONG 6TH AVENUE DETAIN STORM WATER AND CREATE AN EDGE ALONG 6TH AVENUE

GREEN WALL
VINES COVER OVERPASS WALL ON BOTH SIDES TO CREATE A GREEN EDGE ALONG THE ROADWAY LEADING INTO AND OUT OF THE TUNNEL

TRANSITION TO CITY
ROW OF COLUMNAR DECIDUOUS TREES LEADS DRIVERS INTO THE CITY; SEEN FROM BELOW, THE TREES MATCH THE RHYTHM OF THE COLUMNS UNDER THE OVERPASS

LANDSCAPE FUNCTIONAL DIAGRAM



North Portal

Seattle Design Commission - May 6, 2010 Presentation