



KING STREET STATION

r e s t o r a t i o n p r o j e c t

June 2008 - June 2013

Before & After Album



Seattle Department of Transportation

Reviving History – The King Street Station Rehabilitation Project

When the Seattle Department of Transportation (SDOT) purchased the King Street Station from Burlington Northern Santa Fe Railway (BNSF) in February 2008, the station was in a state of disrepair. Numerous phases of rehabilitation have taken place to restore the station's grandeur as seen today. This album will cover most of the construction highlights.

Project Team

Owner - Seattle Department of Transportation

General Contractor - Sellen Construction (Seismic Retrofit, Building Systems Upgrade, Exterior and Interior Restoration, Jackson Plaza and King Street Plaza)

- Biwell Construction (Roof and Clock Tower)

Design Team - Zimmer Gunsul Frasca, OTAK, ARUP, Coughlin Porter Lundin, KPFF, Hart Crowser, Artifacts Consulting, ESA Paragon, Green Building Services, Novo, Keithly Barber Associates

Project and Construction Management - SOJ, Pacific Coast Northwest

Architectural Photography & Public Outreach - Vinh Nguyen & John Stamets

Tower Clock Repair & Maintenance - Paul Bellamy, Norman Nelson, Vinh Nguyen

Funding Partners

Federal Transit Administration

Federal Highway Administration

Washington State Historic Society

City of Seattle

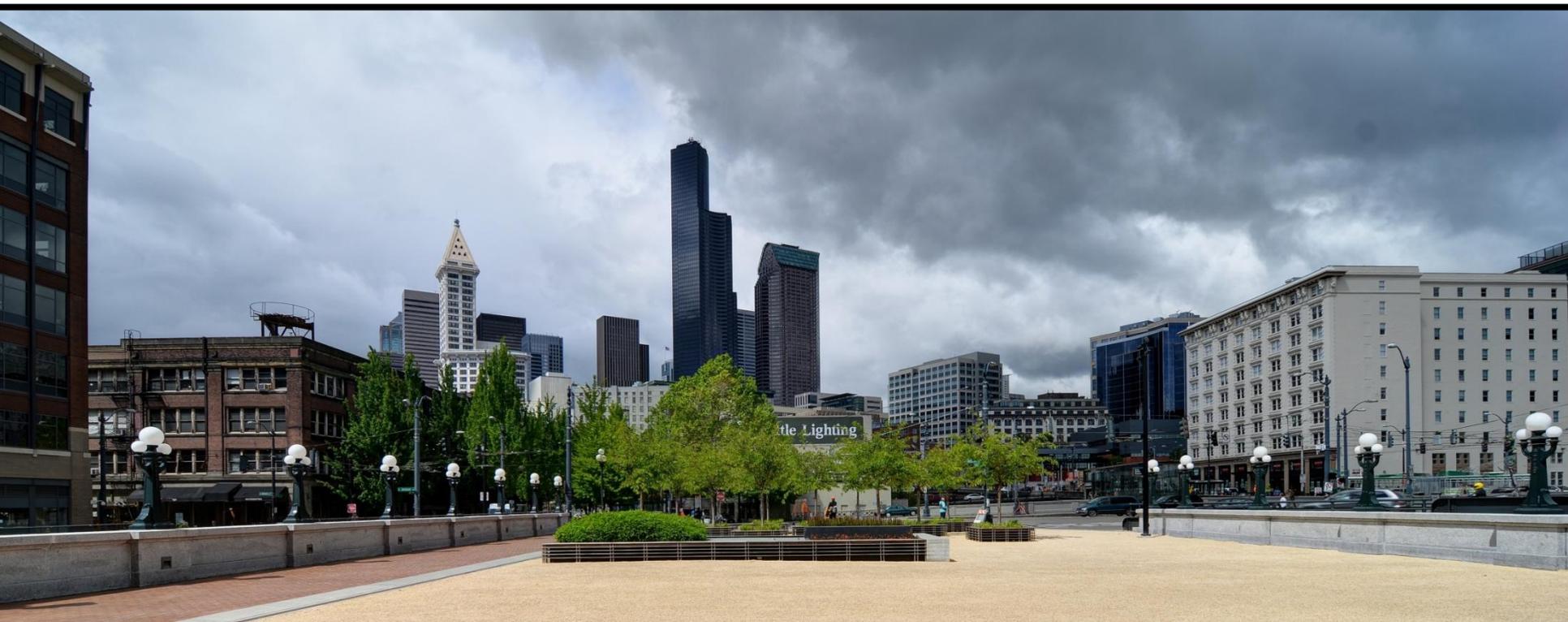
Federal Railroad Administration

Washington State Dept of Transportation

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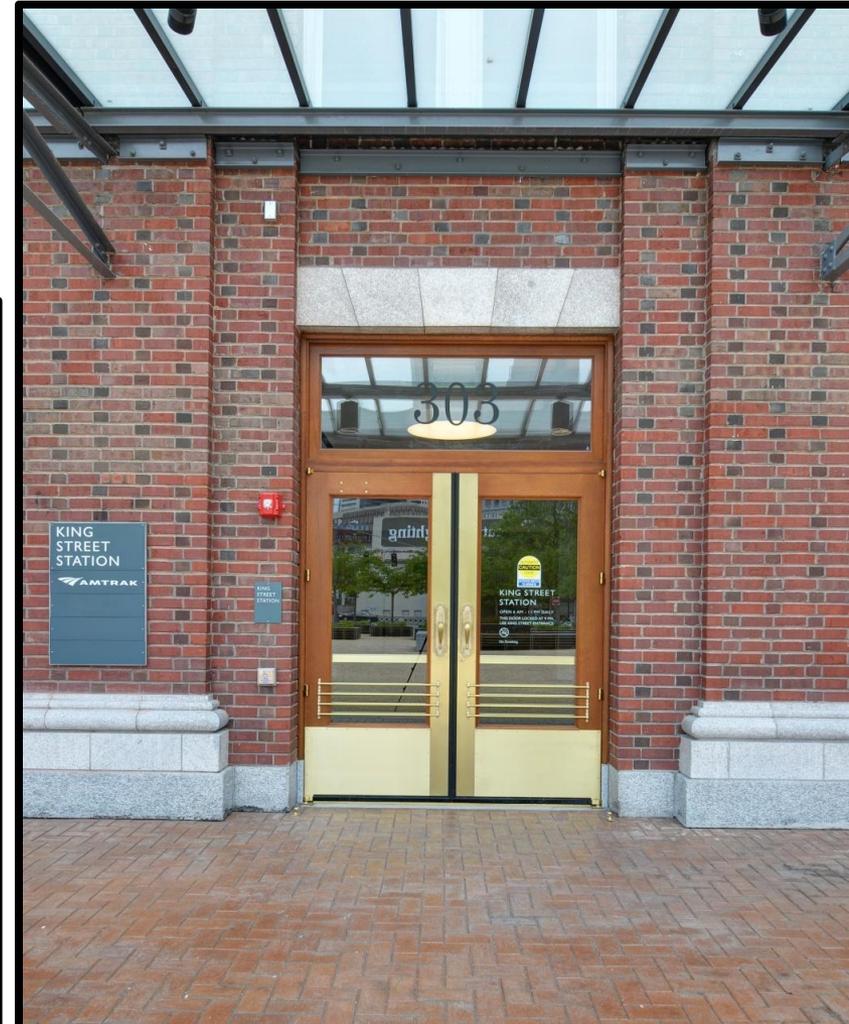
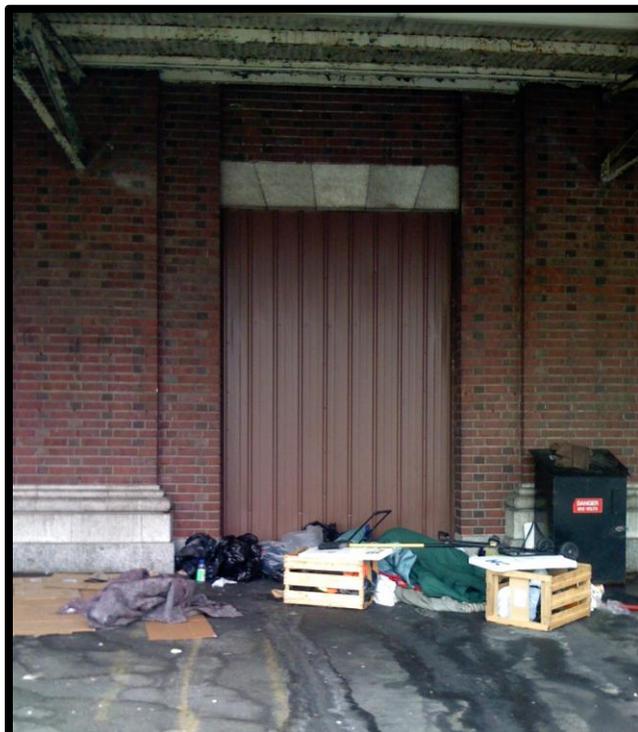


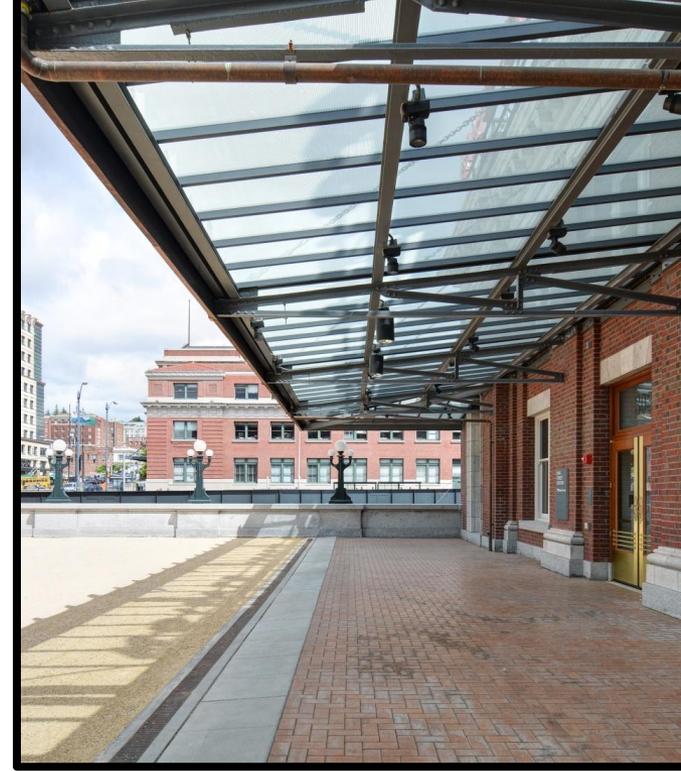
North Side – Jackson Street Plaza



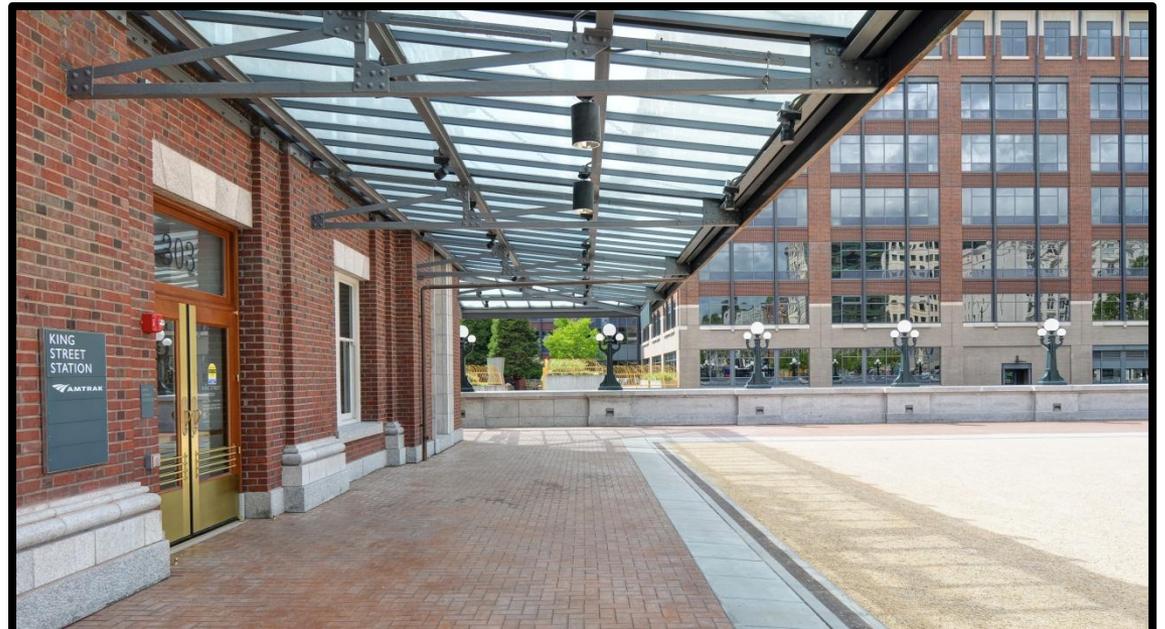
North Side Exterior

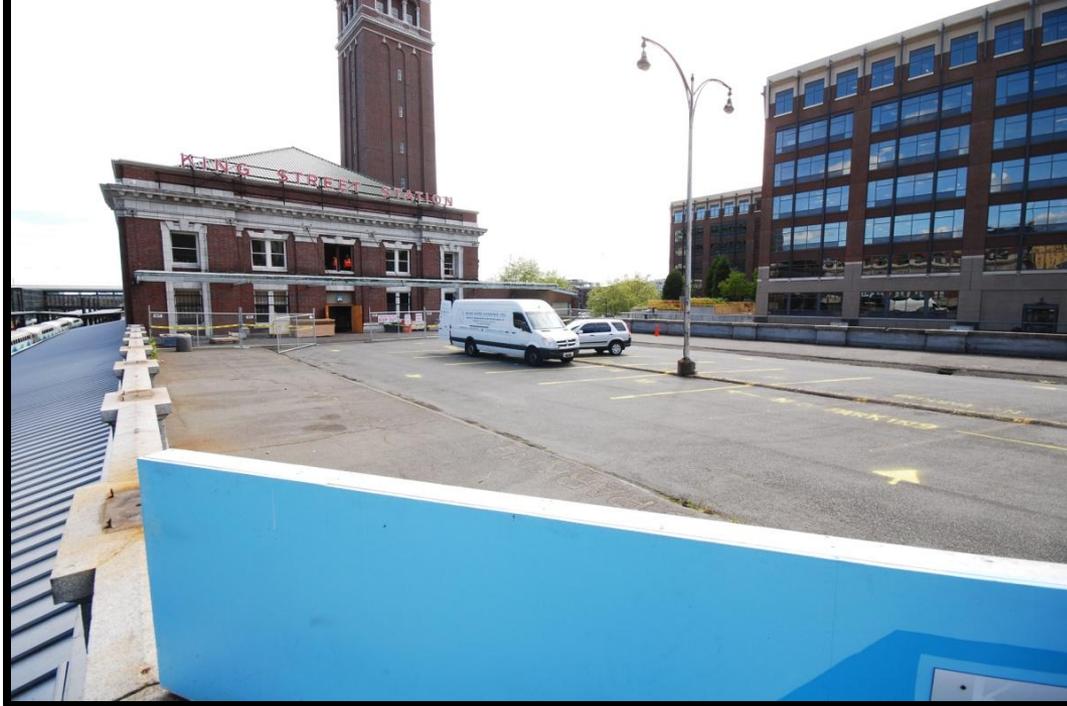
- New brick pathway
- Exterior masonry restoration
- Jackson Plaza entrance reopened
- New signage





- New glass canopy
- New canopy LED lighting





Jackson Plaza

- New pedestrian plaza with landscaping & benches
- New historic replica LED lights
- Station entrance reopened
- New Geothermal wells with heat pump system installed beneath Jackson Plaza





Historic Lights Jackson Plaza Level

- New cast iron “Gumby” LED light posts
- Granite balustrade repaired and restored

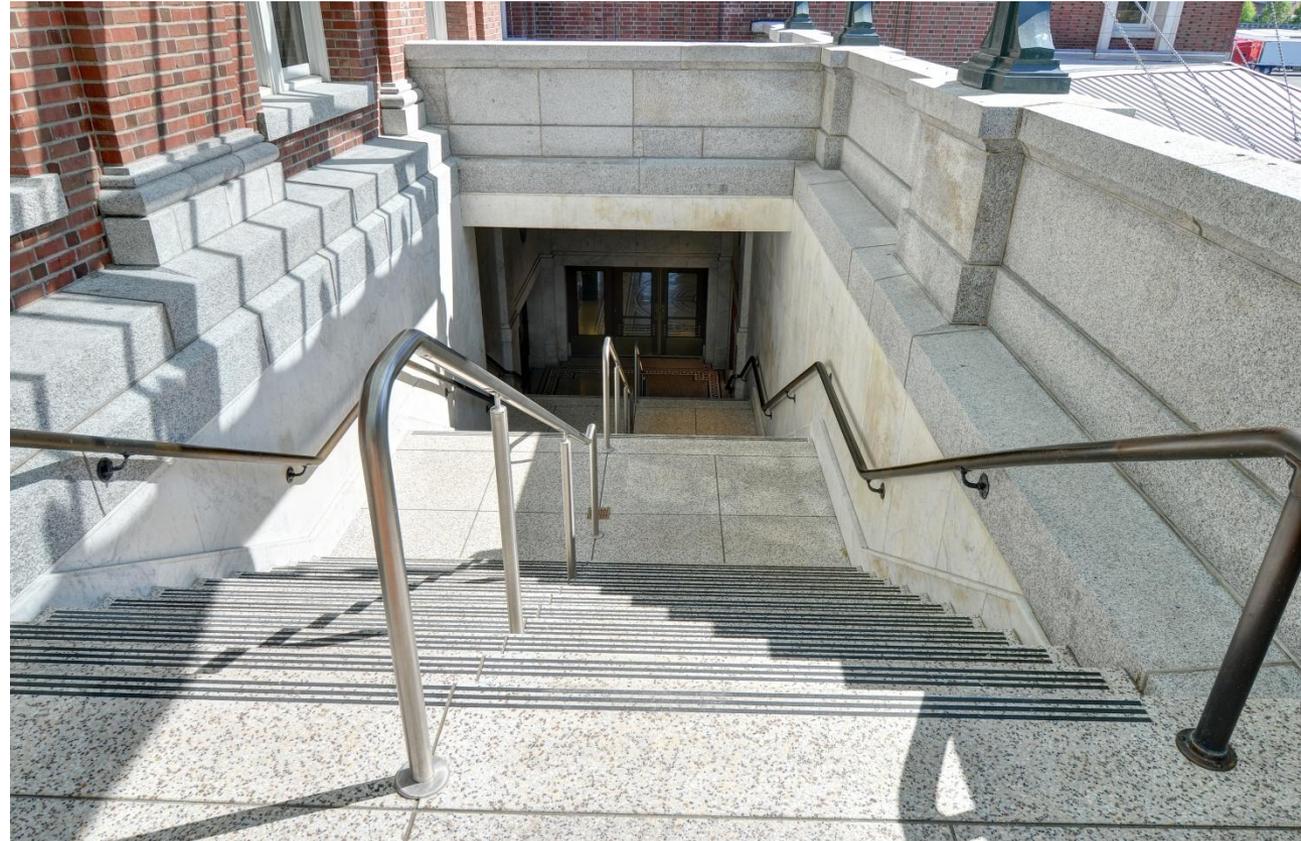


- Neon signage repaired and updated
- New brick pathway along new crushed marble plaza
- Original copper fascia reinstated along with new copper cresting
- Removed enclosure from Grand Stairs



Grand Stairs

Jackson Plaza Level

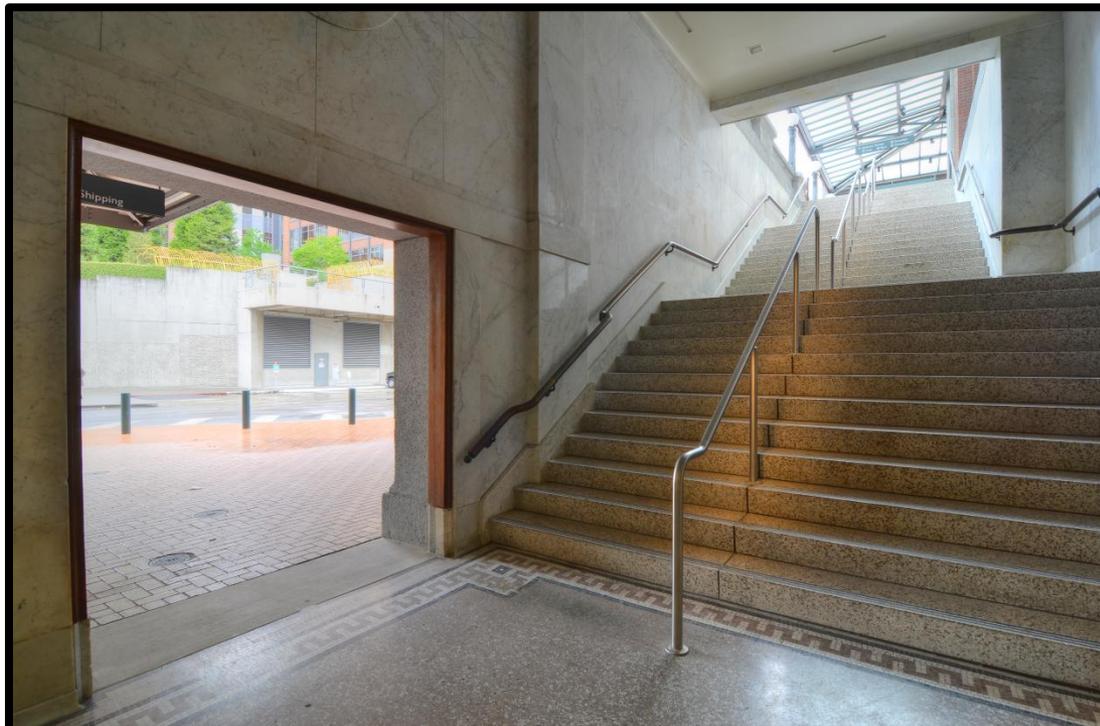


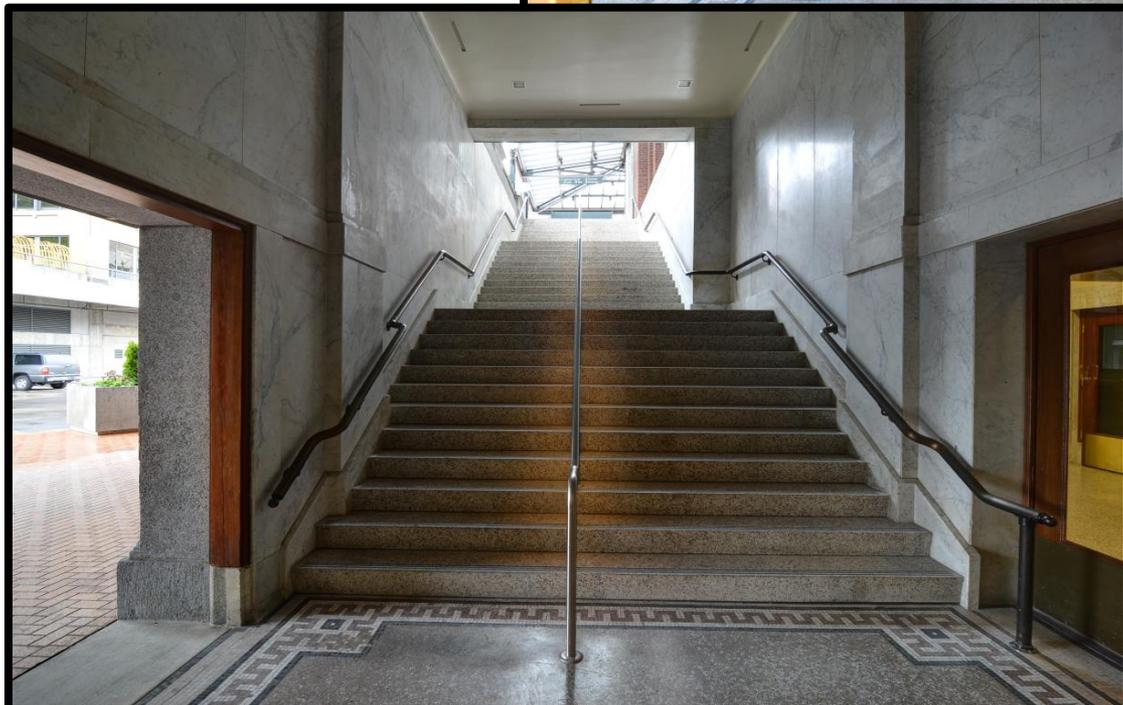
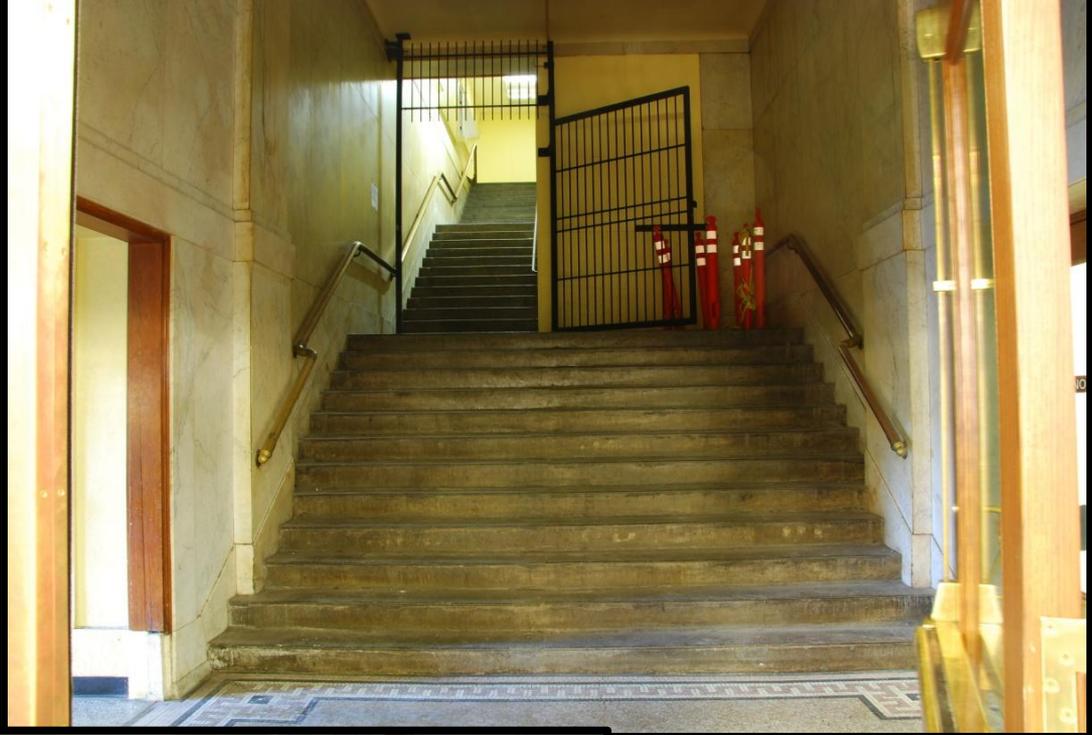
- Non- historic enclosure removed
- Waterproofing added onto original concrete treads and capped by new terrazzo treads
- Salvaged granite foundation blocks used to repair missing and damaged balustrade sections
- New glass canopy to allow illumination by natural light
- Original bronze rails installed stairs perimeter
- New stainless steel center rail with LED down lights



Grand Stairs King Street Plaza Level

- Enclosure for escalator removed
- Metal gate removed to restore access between levels
- New terrazzo treads
- Wall marble panels restored
- New drains on stair landings





West Façade King Street Level



Northwest View Jackson Street Level



- New brick sidewalk with ADA access curbs
- New concrete planters
- New metal canopy

King Street Plaza

- New road markings to improve traffic circulation
- New concrete planters and bollards for pedestrian safety





Escalator Removal

- Non-functioning escalator and enclosure removal
- Upper canopy and building exterior restored





West Façade

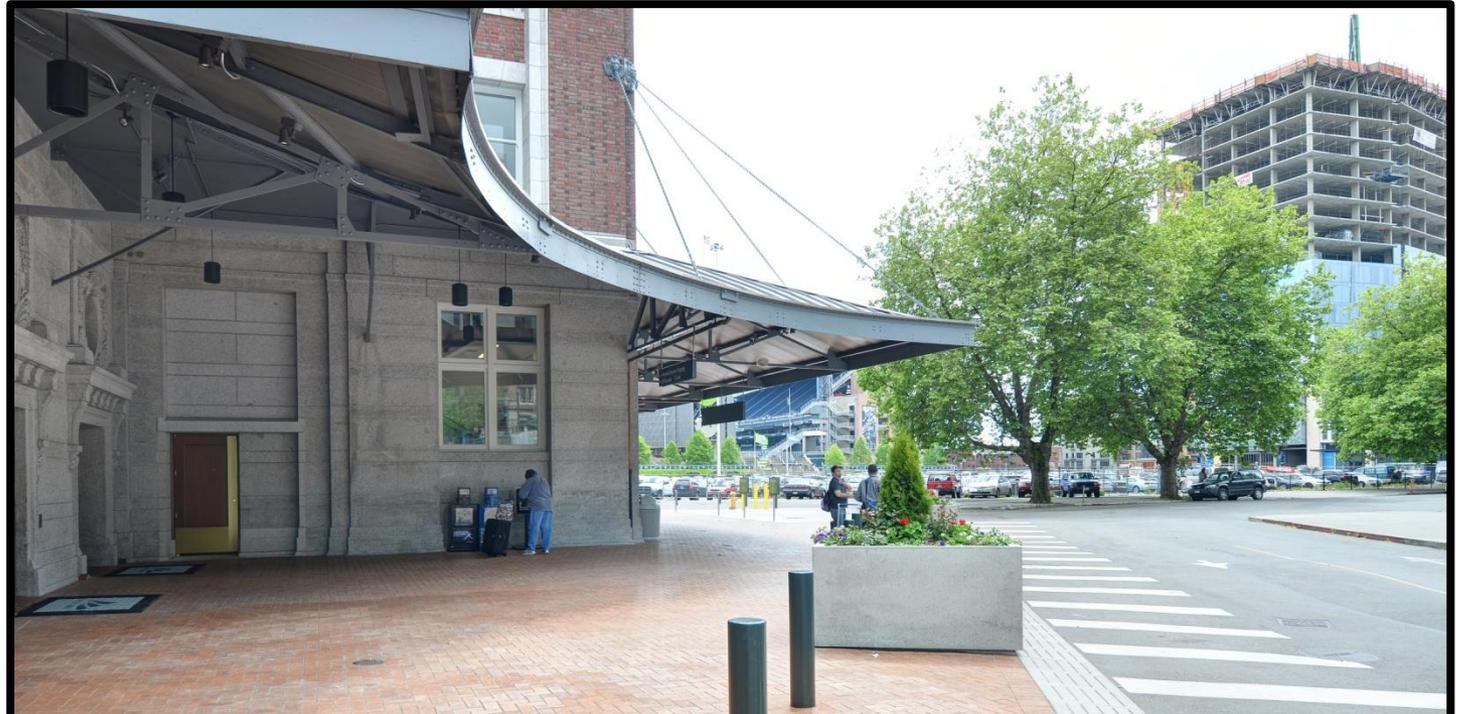


King Street Plaza

- Concrete pavers replaced with brick pavers
- ADA compliant curbsless entry
- Large planters and bollards
- New canopy lighting installed
- All double door entrances restored



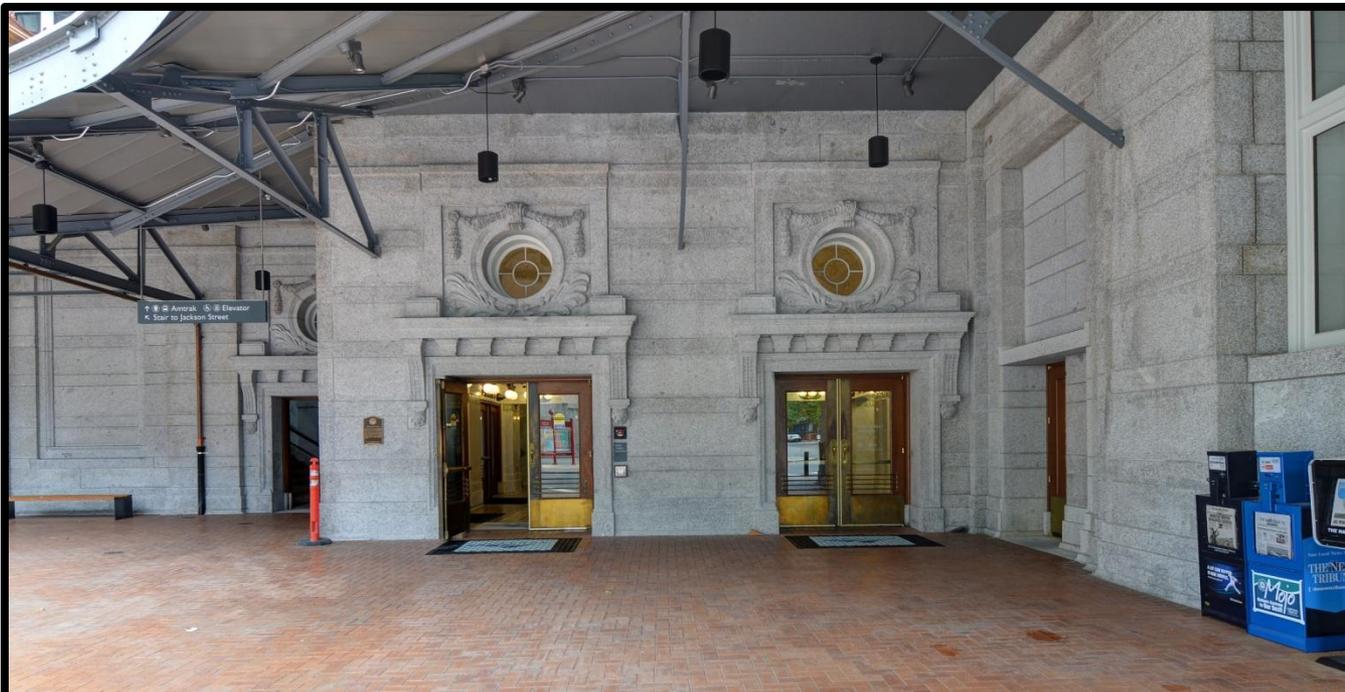
King Street Plaza



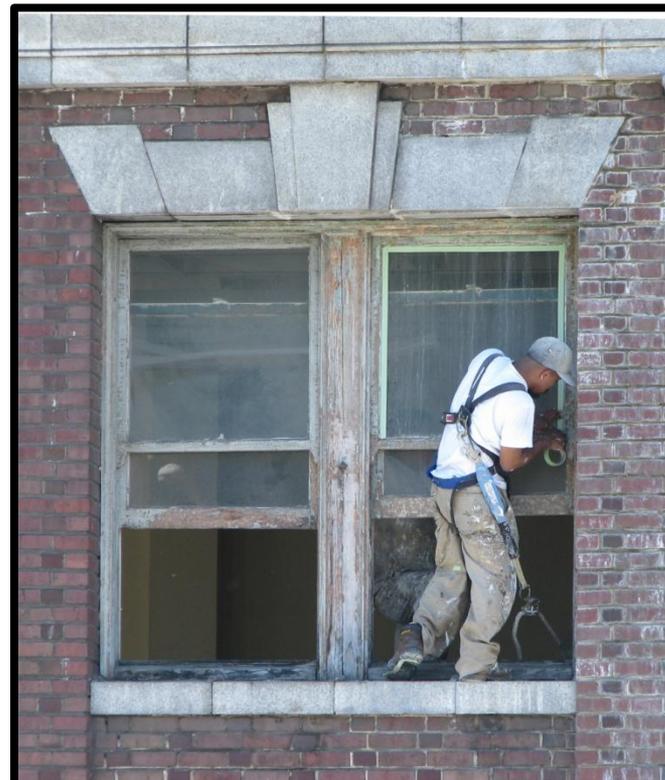


Station Entrance

- Under canopy netting removed
- New brick entrance pathway
- Exterior granite surfaces cleaned and restored
- Welcome mats and proper signage added



Exterior Details





Tunnel

- Jackson Plaza as seen from below with new structural steel decking and support columns
- New expansion joint added between Jackson Plaza and Jackson Street





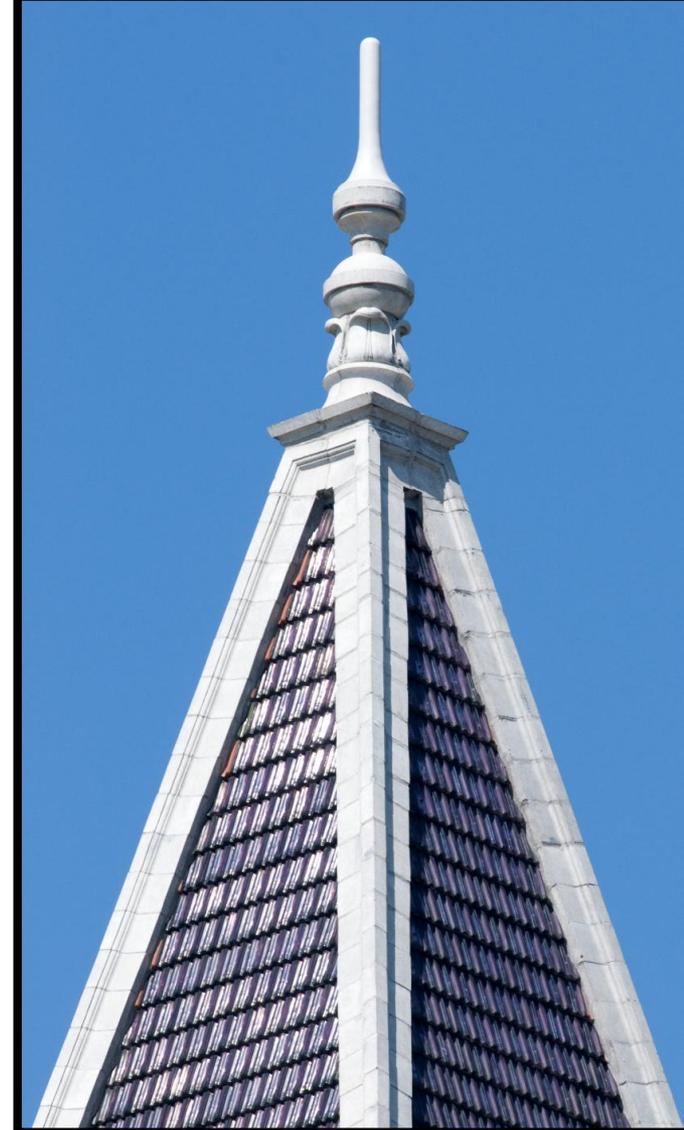
South Side Exterior

- New green roof tiles from original manufacturer
- New solar panels installed

Station Clock

- New frosted glass for clock faces
- Wood clock hands and numbers refurbished and repainted
- Moss and plants removed
- Loose/damaged terra cotta trim repaired
- New clock system





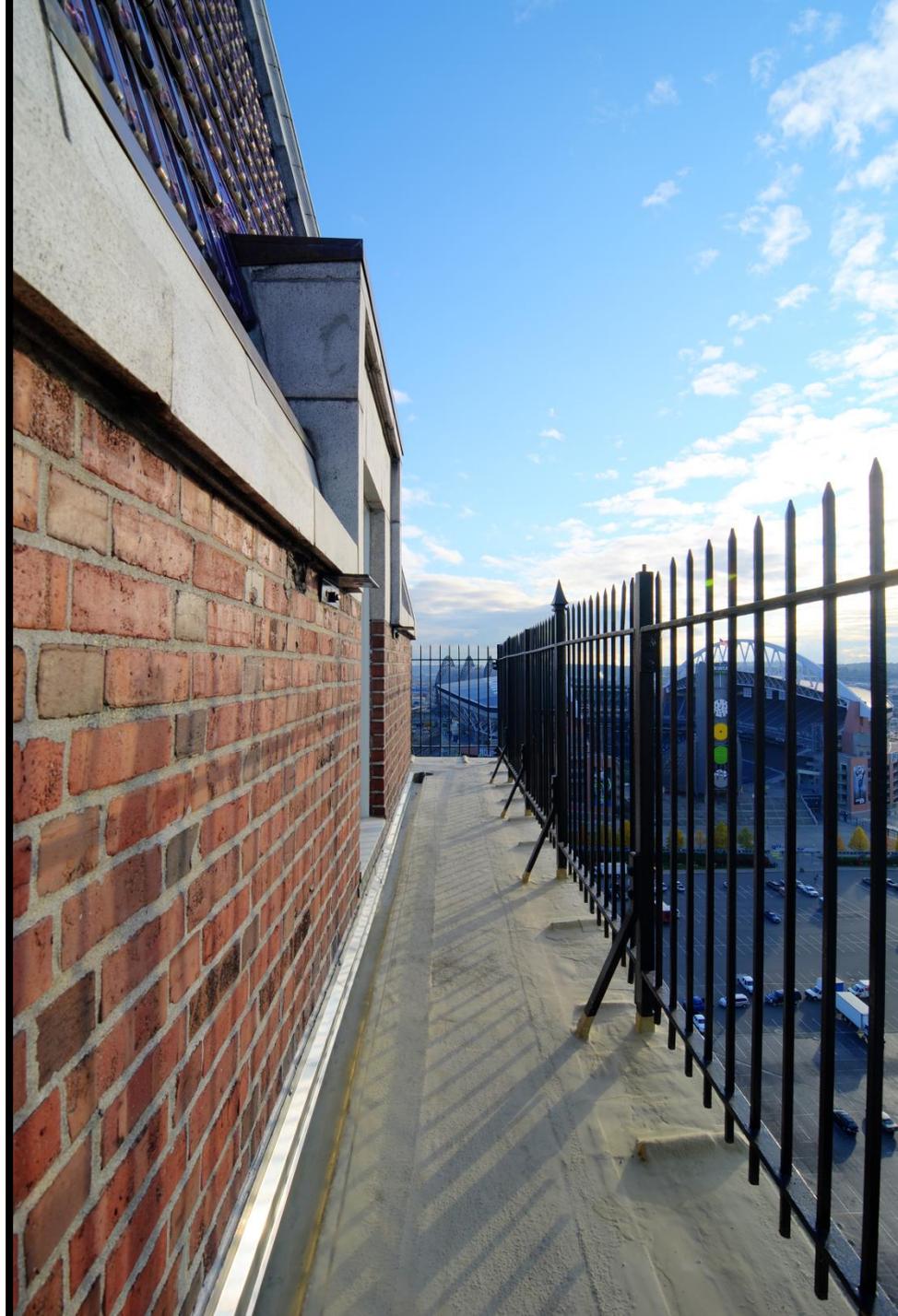
- Salvage glass tiles from Colorado used for replacing broken tiles
- Non original microwave tower removed
- New finial top



12th floor

- Balcony fence repaired and painted
- Vegetation removed
- New water proofing







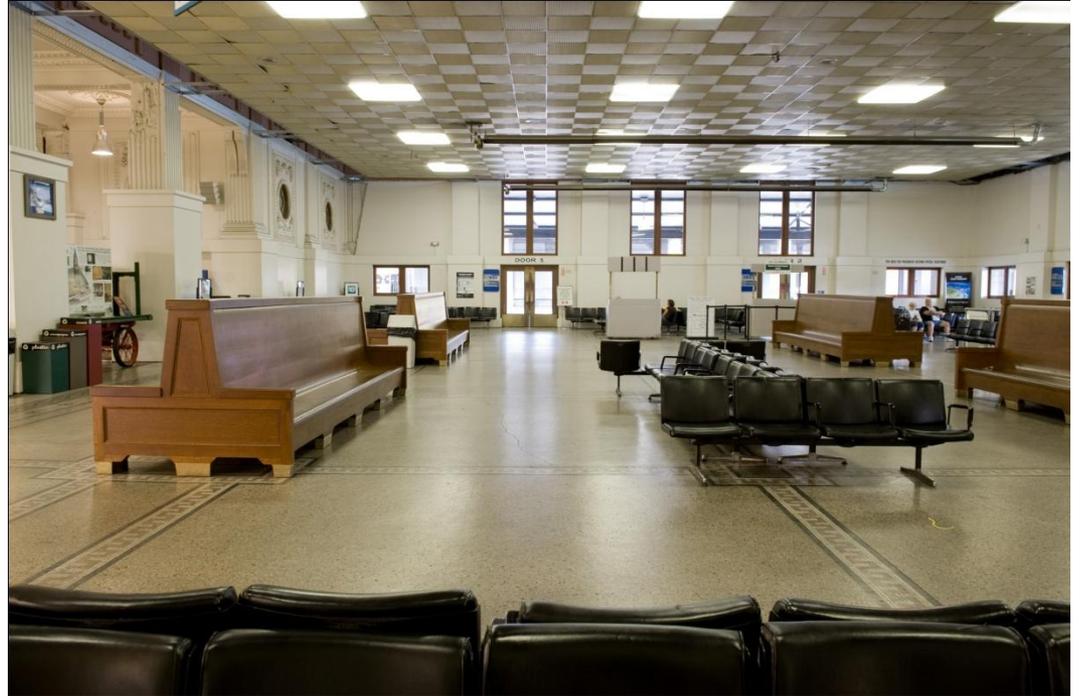
Bird's eye view

**Jackson Plaza
King Street Plaza**



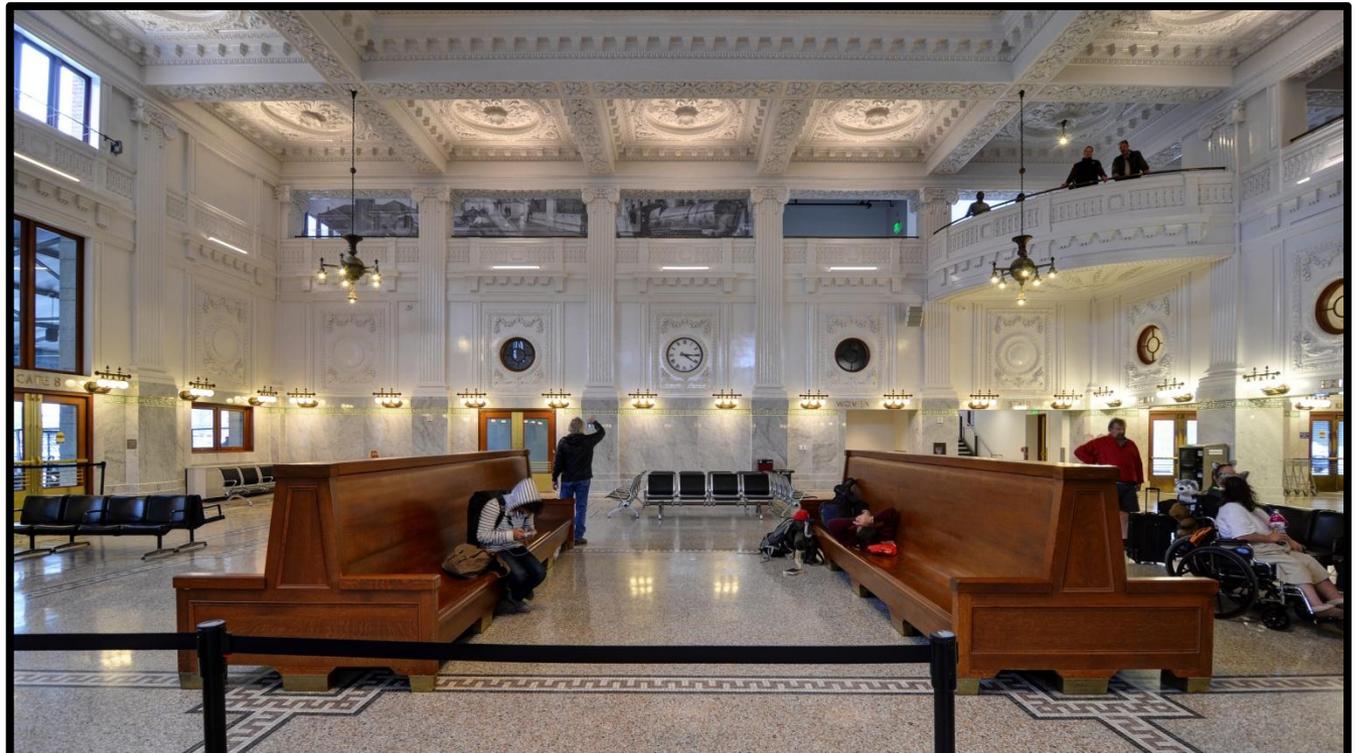
Main Waiting Room

- Suspended ceiling and fluorescent box lights removed
- Ornamental plaster ceiling repaired
- Ornamental plaster walls replicated
- Second story windows refurbished
- Terrazzo floor restored with new glossy finishes
- Original replica LED chandeliers installed



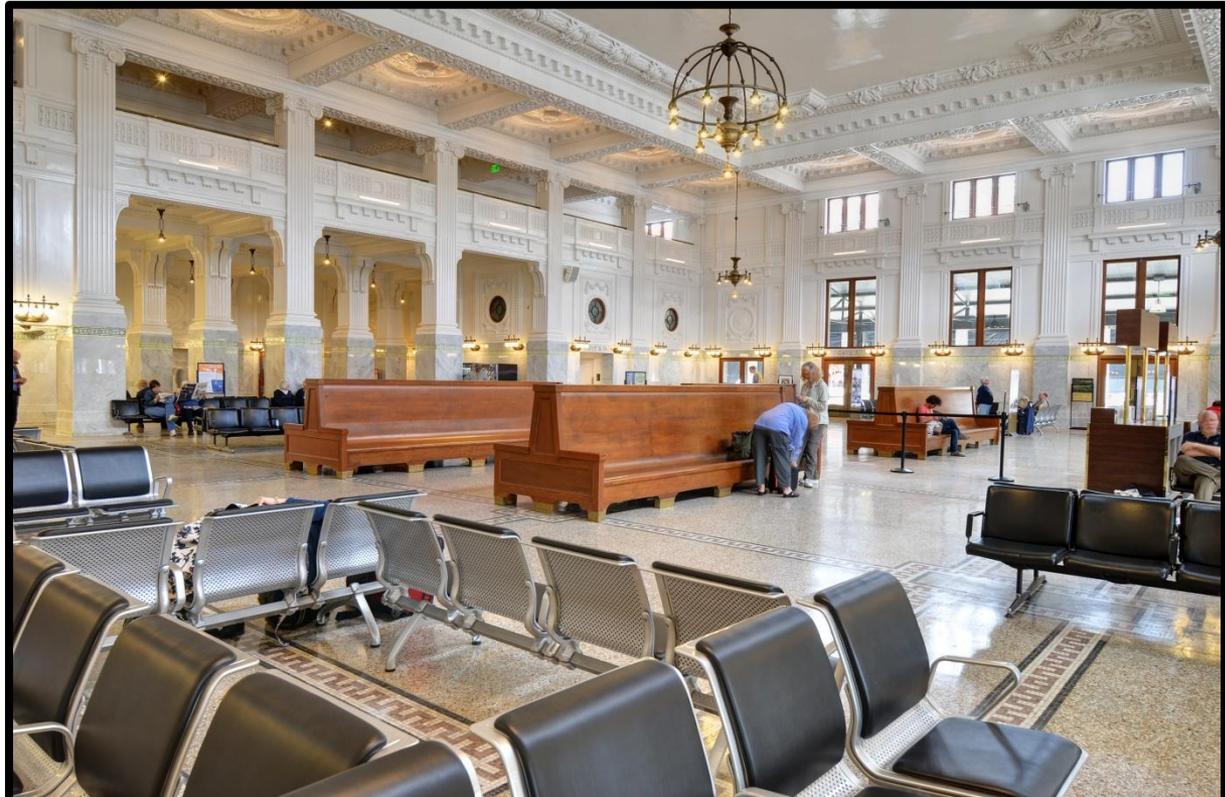
Main Waiting Room

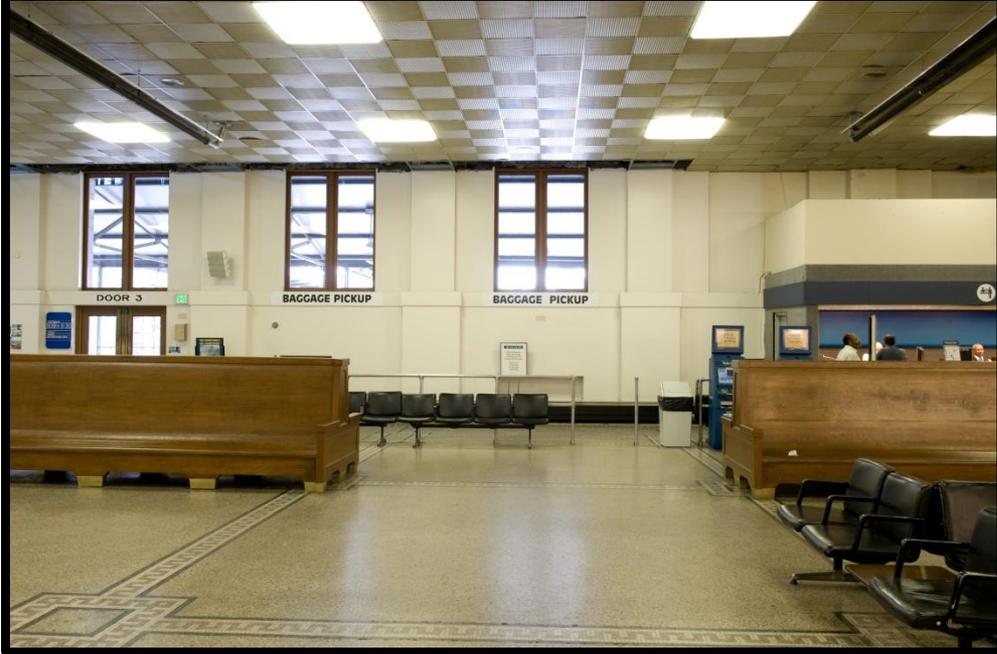
- Amtrak ticketing office relocated
- New wall clock installed
- Restored second floor balcony now open to the public



Main Waiting Room

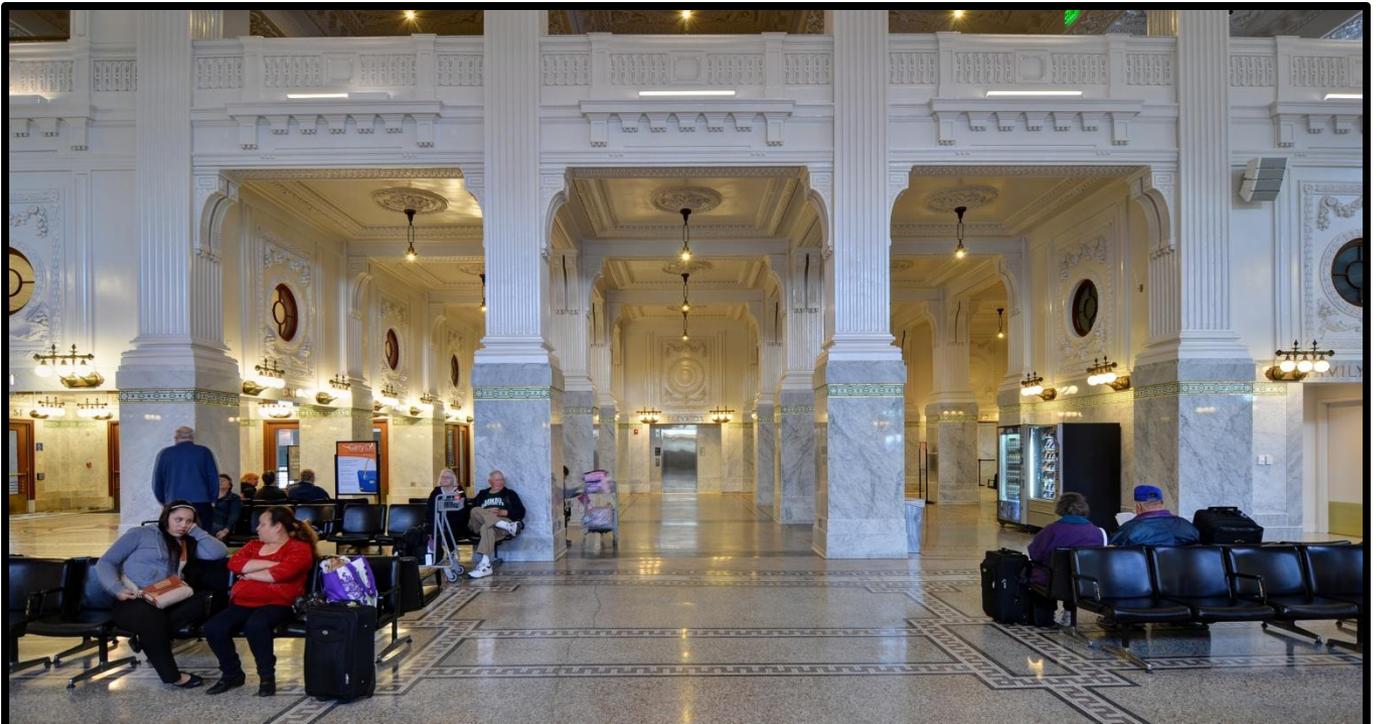
- New and efficient LED replica historic chandeliers and sconces
- New power outlets added
- Automated windows actuators installed for ventilation





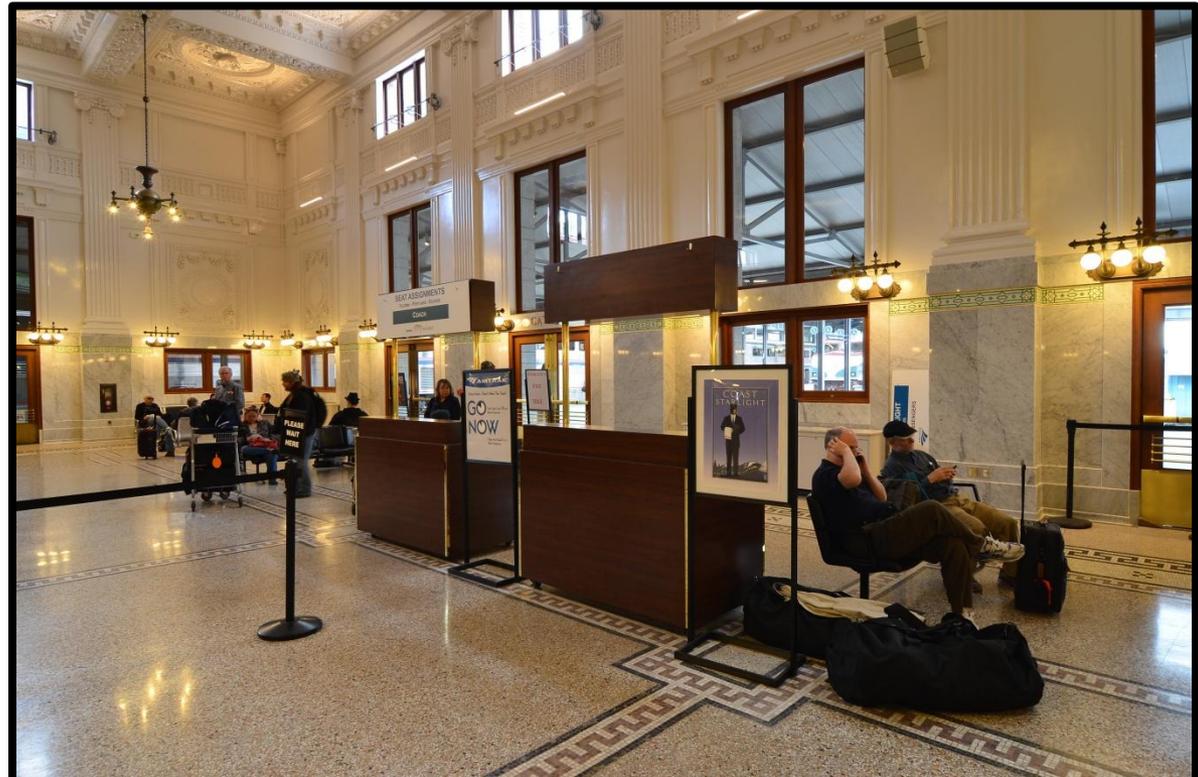
Main Waiting Room

- New restrooms
- New marble panels and glass mosaic tiles for all columns
- New pendant lights and sconces
- Plaster restoration



Main Waiting Room

- Baggage pick up carousel relocated to allow for a larger main waiting room



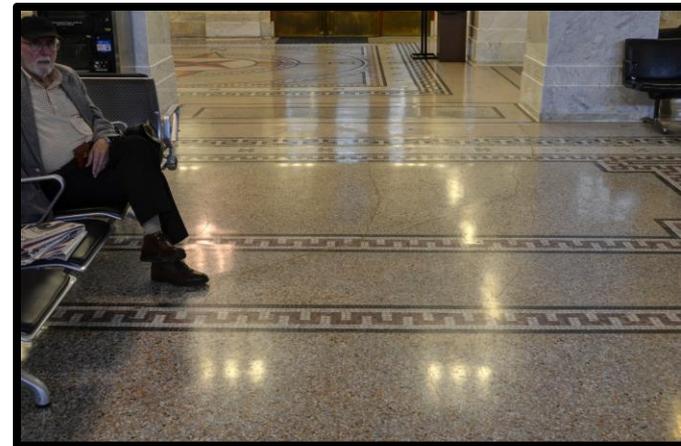
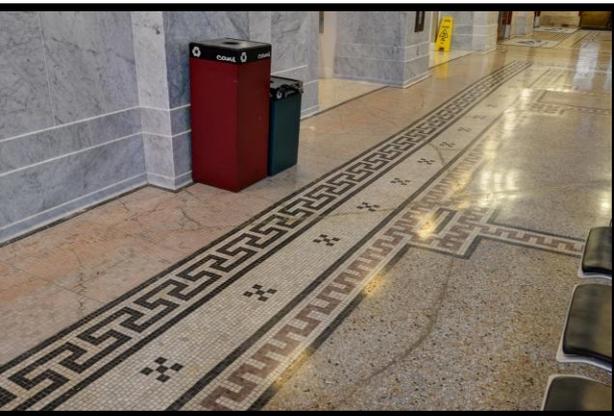
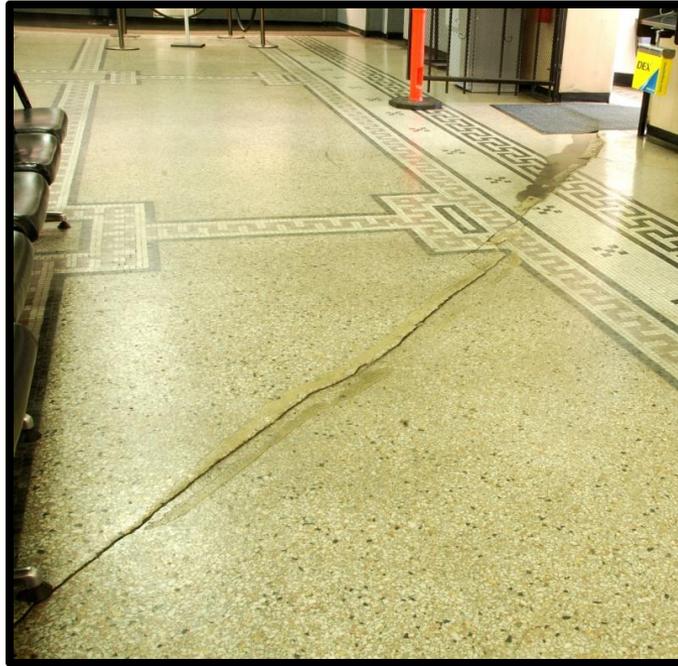


Main Waiting Room

- All windows and doors restored
- Fire extinguishers and evacuation maps updated



Main Waiting Room – Terrazzo Floor Repaired

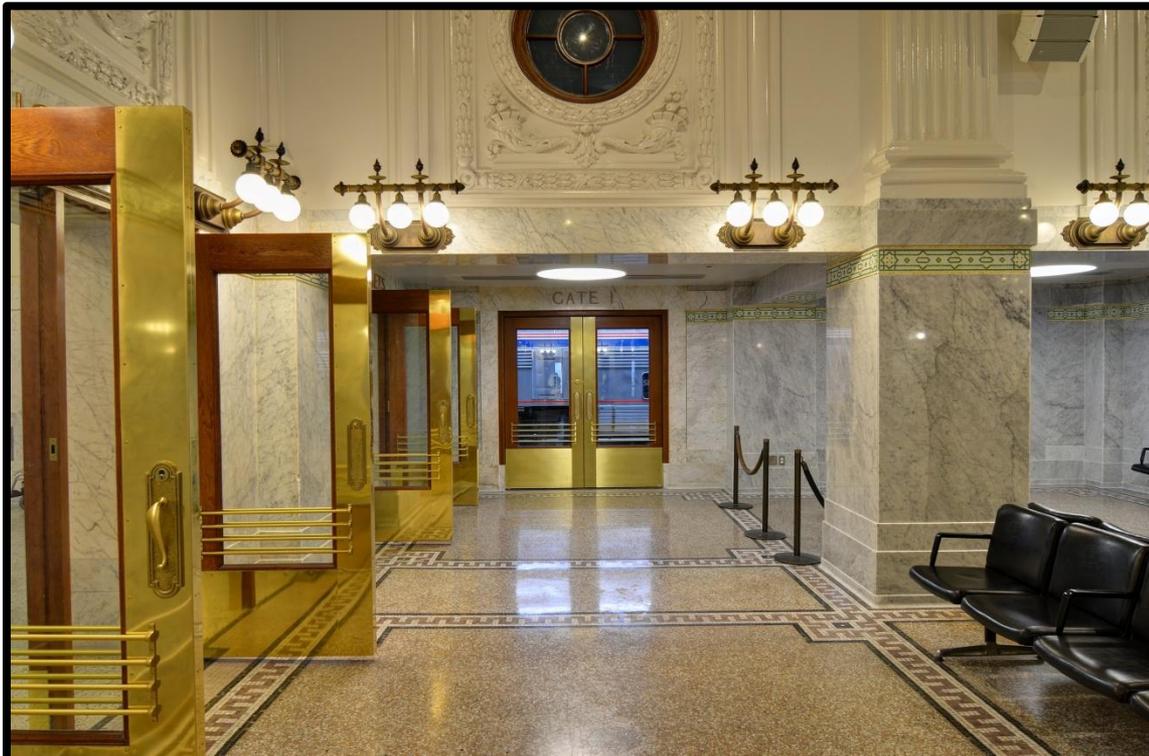


- Previous Amtrak lunch room converted to Men's restroom
- New interior matt foundation and reinforced seismic shear wall add to this corner
- New door opening to platform





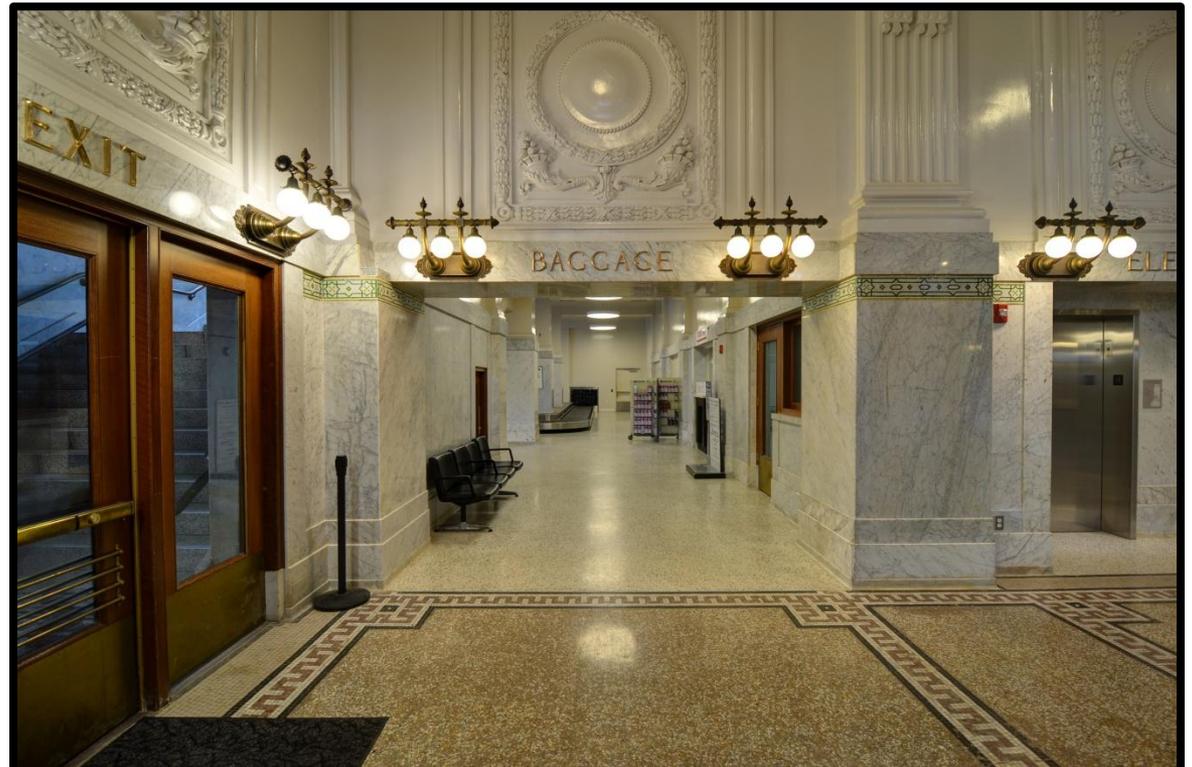
- Additional egress doorway
- Previous electrical room at mezzanine level relocated to 3rd floor
- Additional openings for new Ticketing office

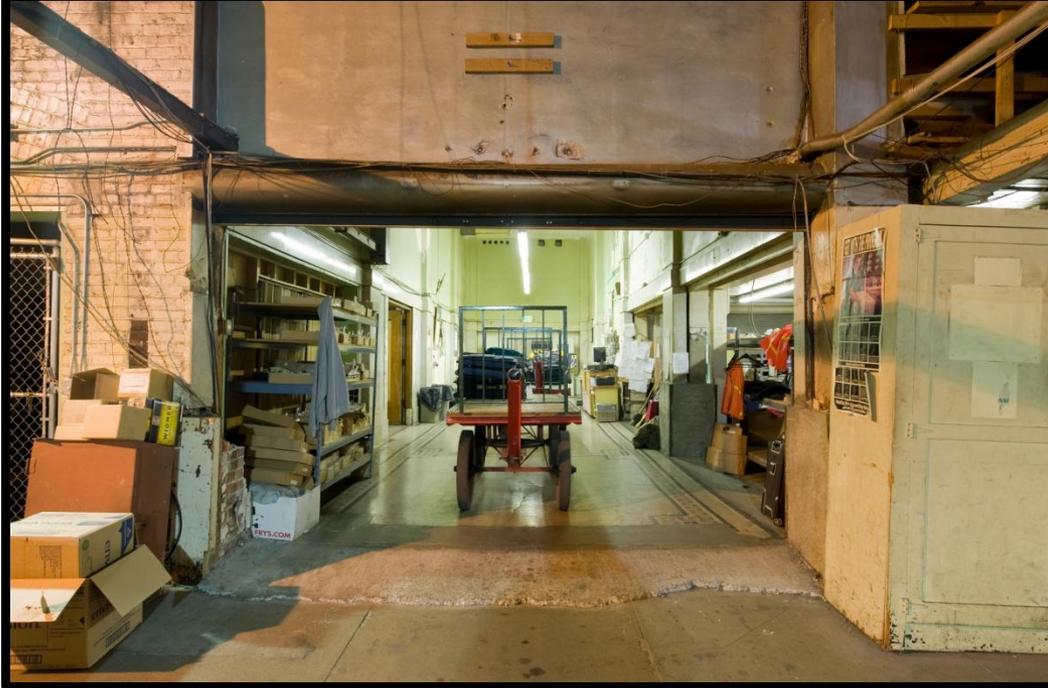




Baggage Room

- Previous baggage check in is now baggage claim room
- All non-original sheet rock walls removed and replaced with ornamental plaster wall and marble panels
- New terrazzo floor installed
- All new lighting fixtures installed

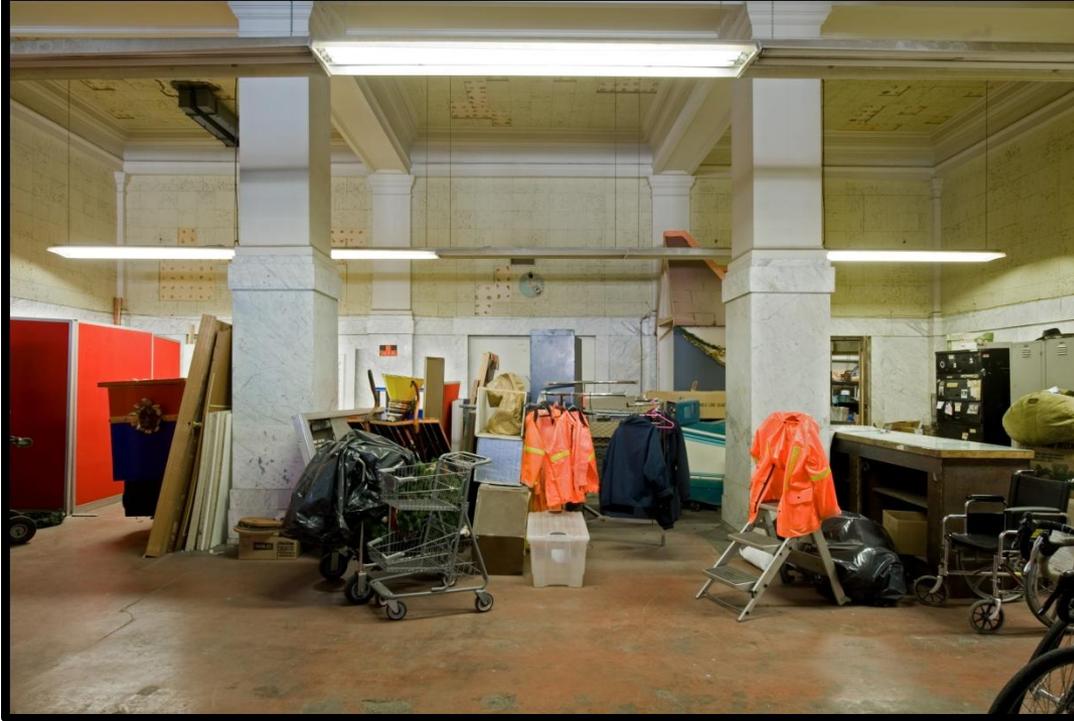




Baggage Room

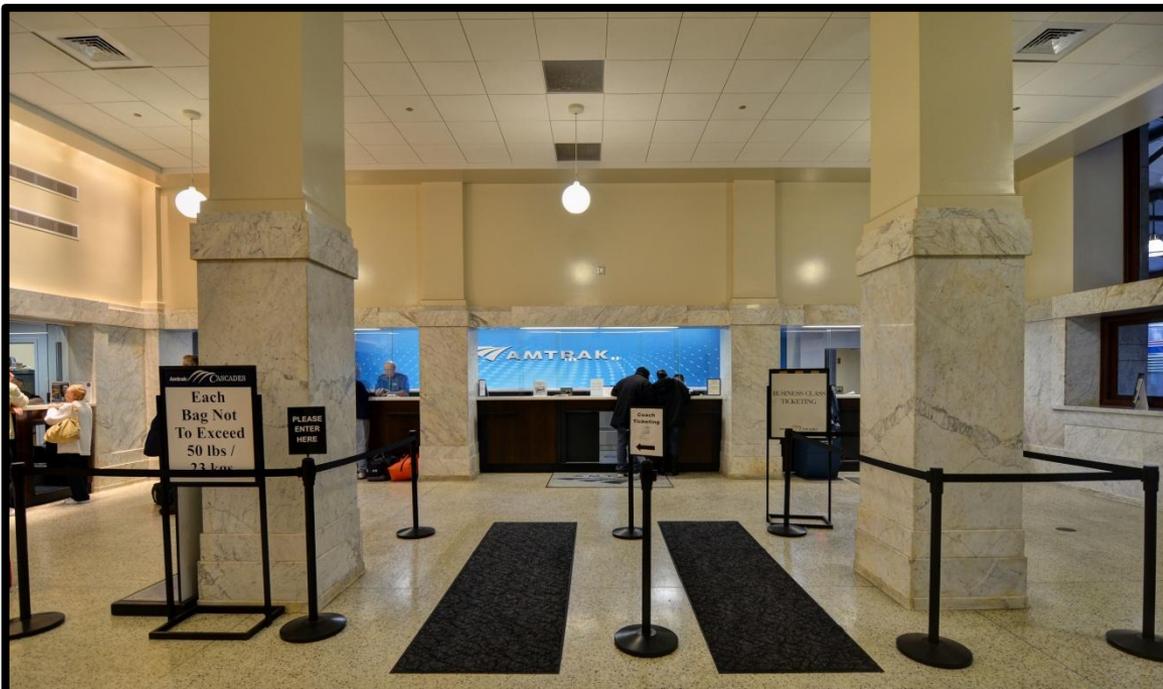
- New baggage claim carousel installed





Ticketing Office

- Previous Amtrak storage room converted to new ticketing office.
- Refurbished windows and marble panels
- New terrazzo floor
- New mechanical, electrical, plumbing and fire protection systems



Ornamental Plaster Restoration



2nd Floor Balcony

- New stairway and elevator connects Main Waiting Room, 2nd floor balcony (Jackson Plaza level) and 3rd floor future tenant space

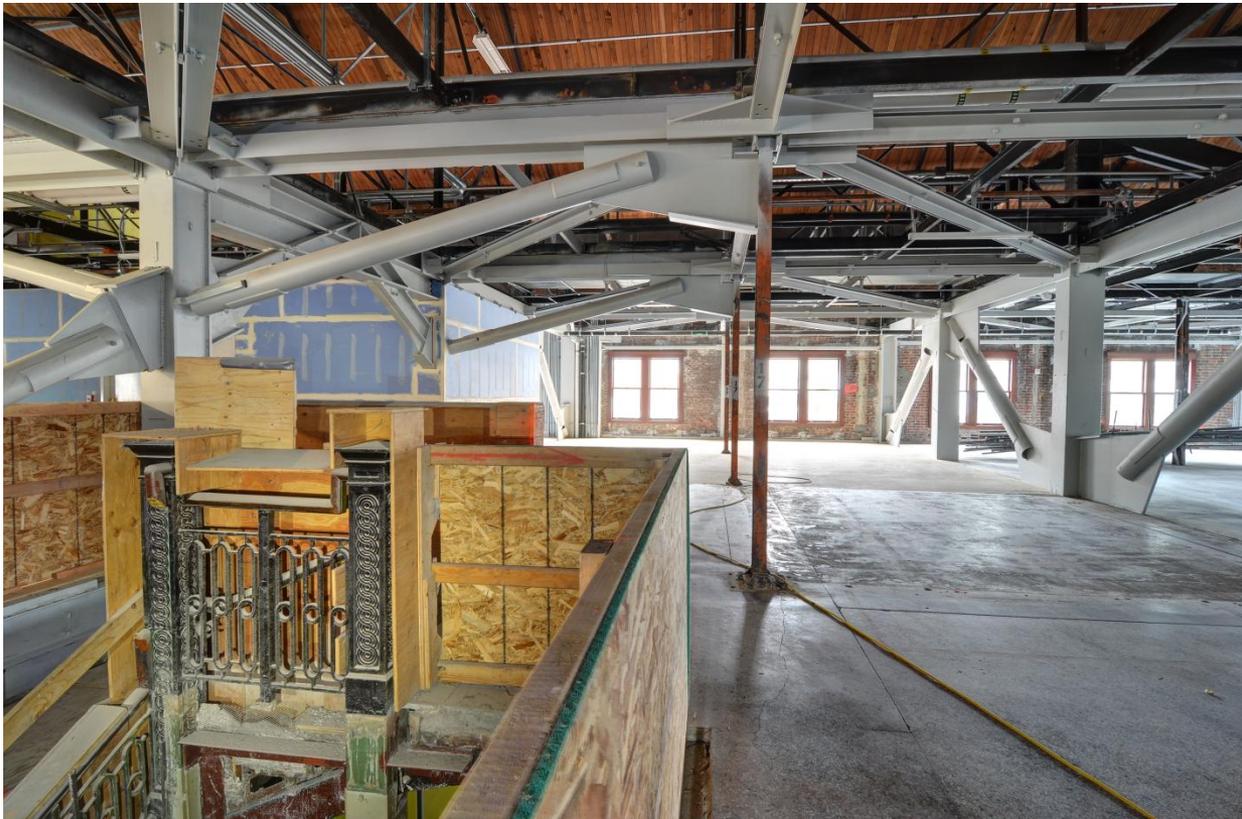


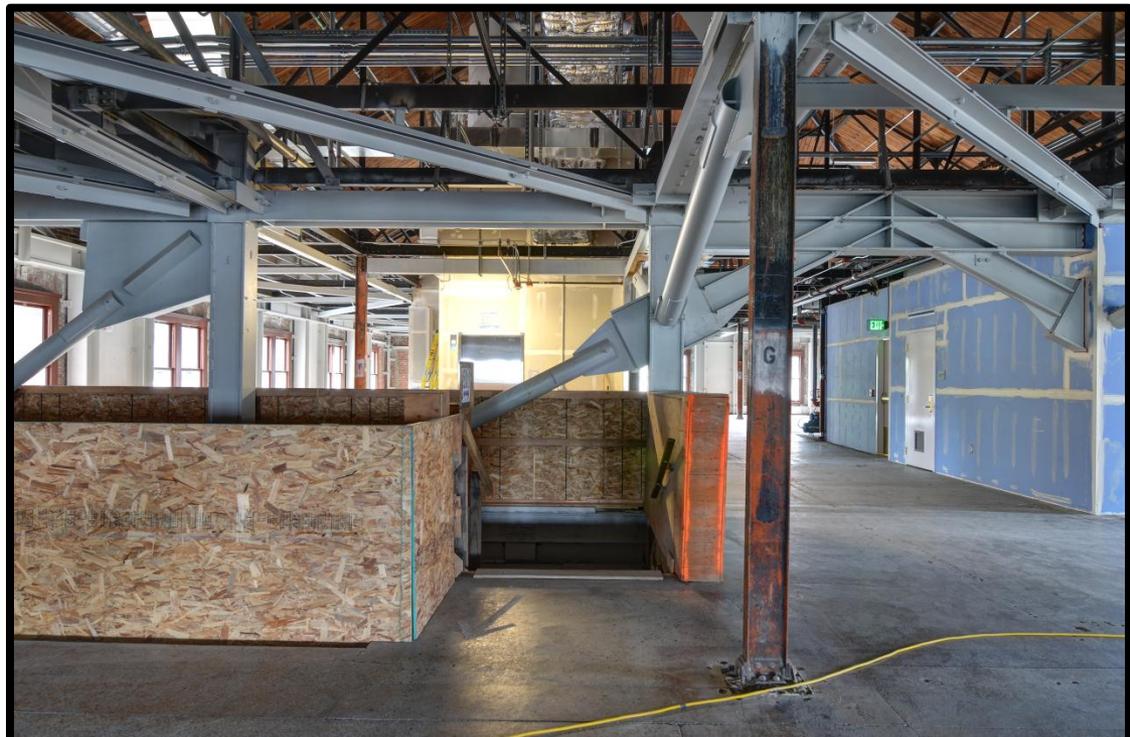


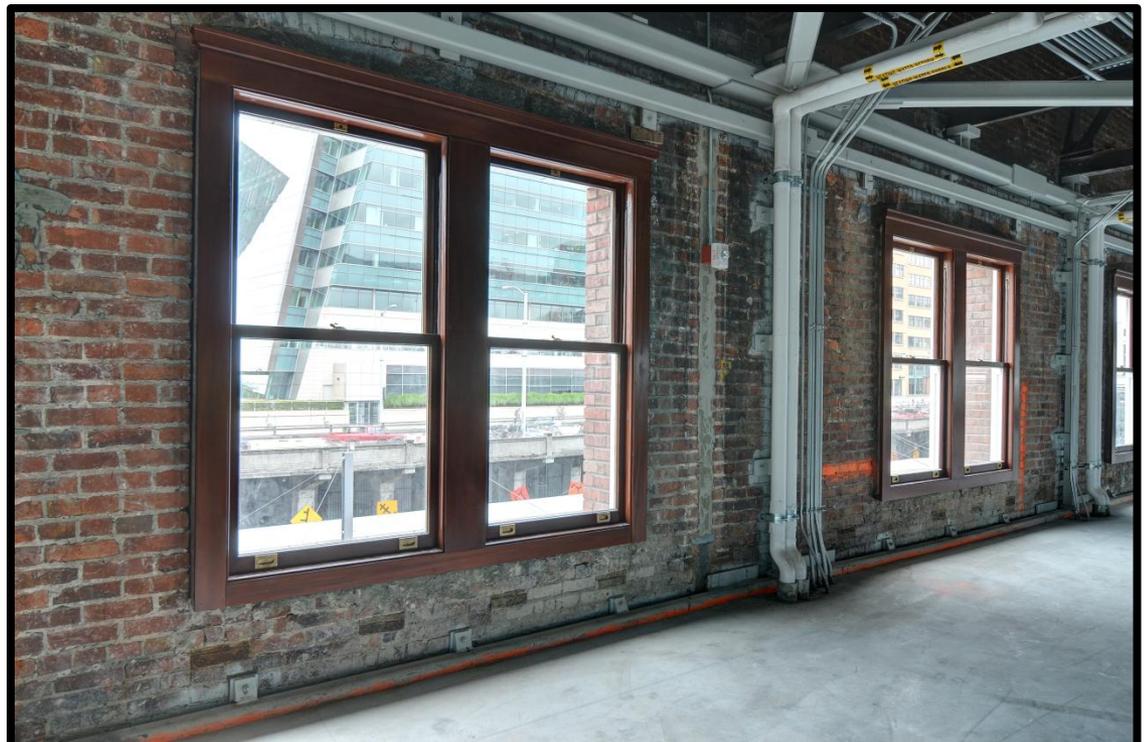
- All building systems have been upgraded

3rd Floor Future Tenant Space

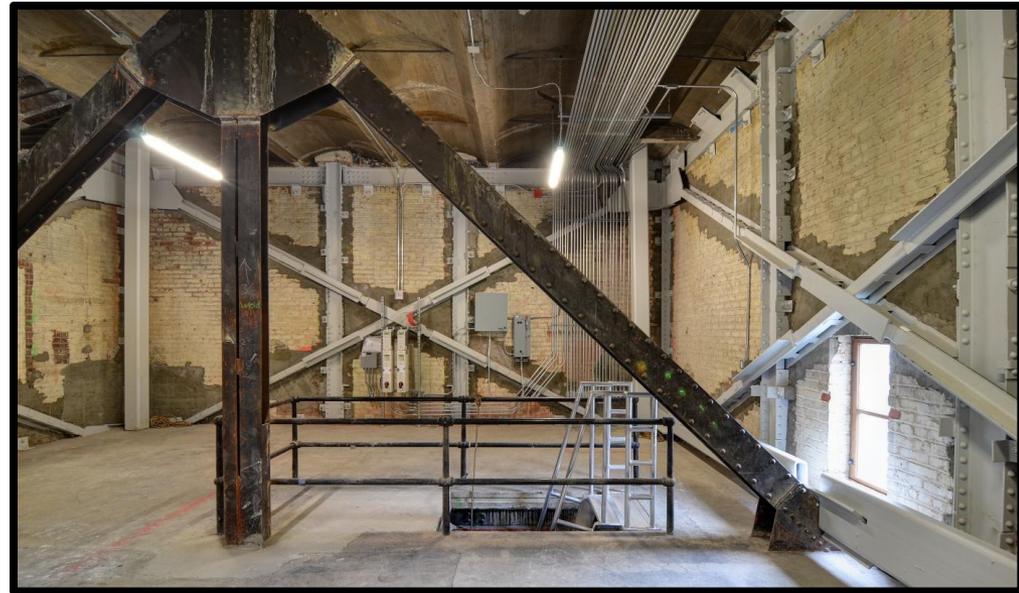
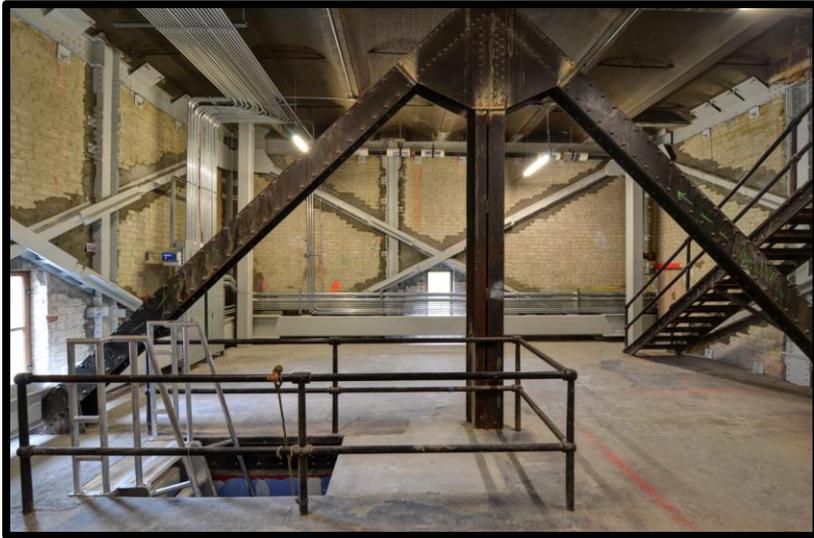
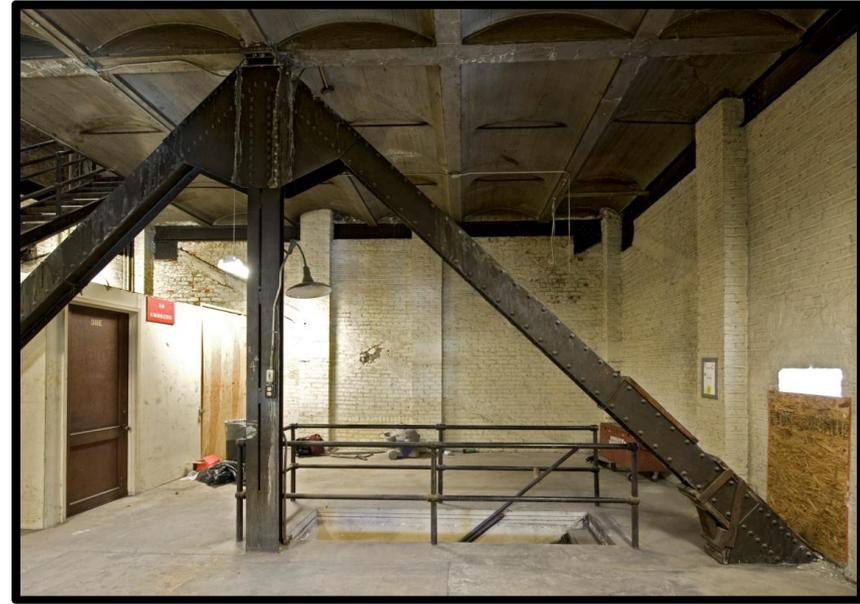
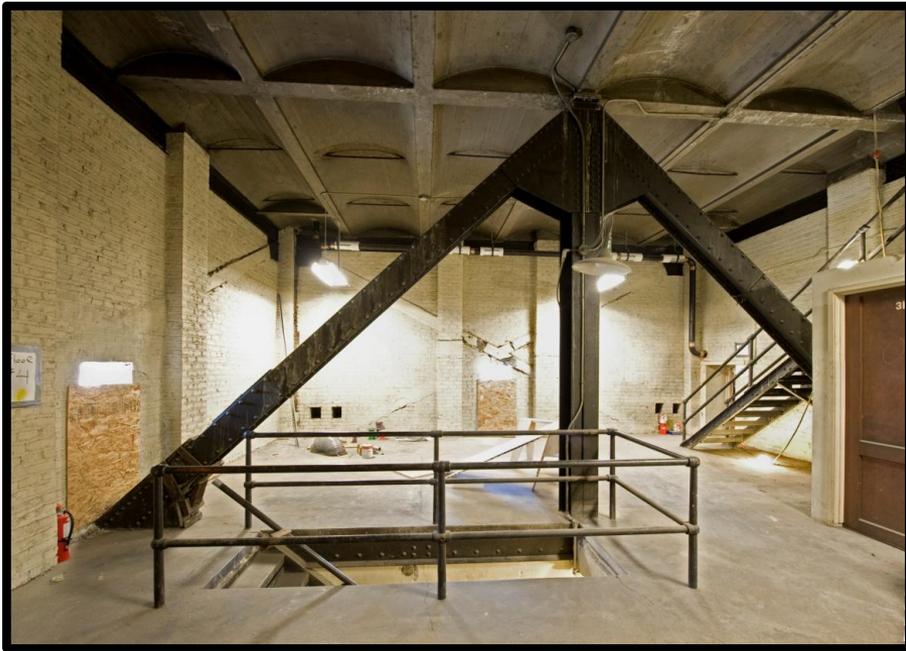
- New seismic steel installed
- Historic stair boxed in for protection.

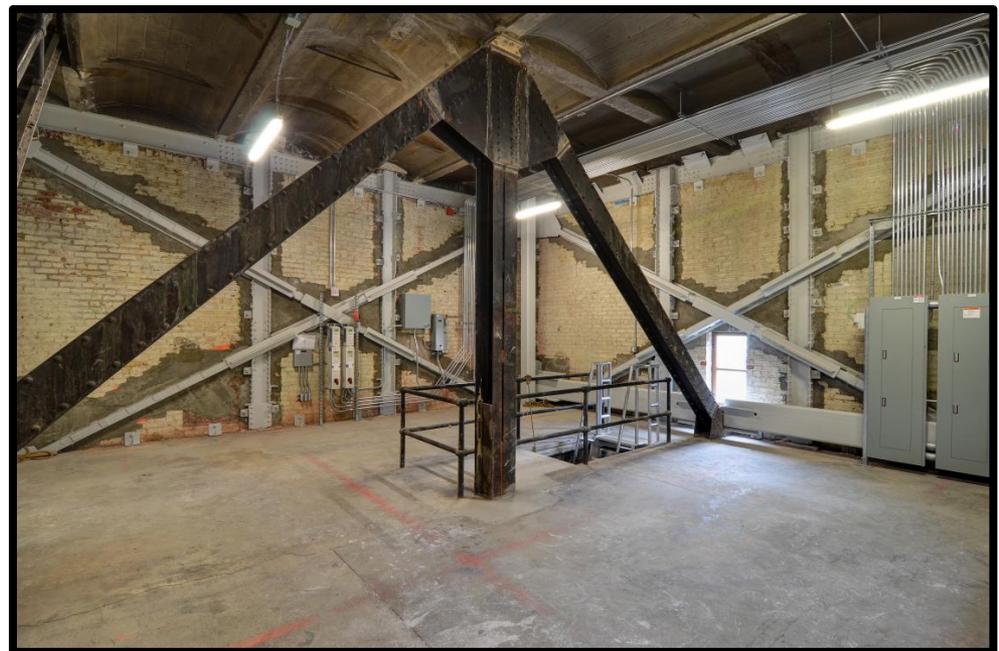
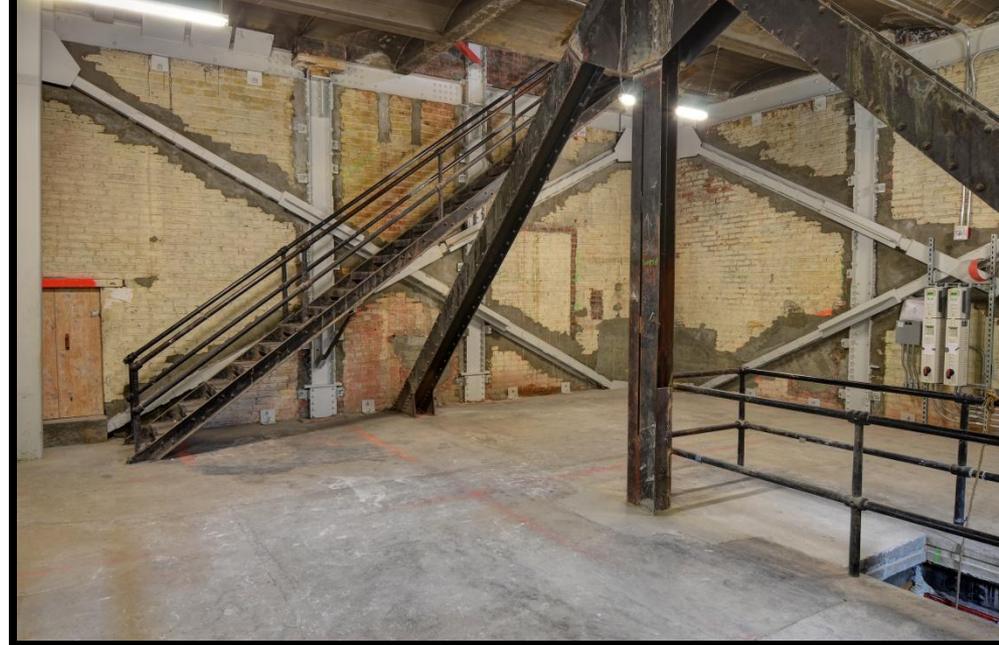






4th Floor

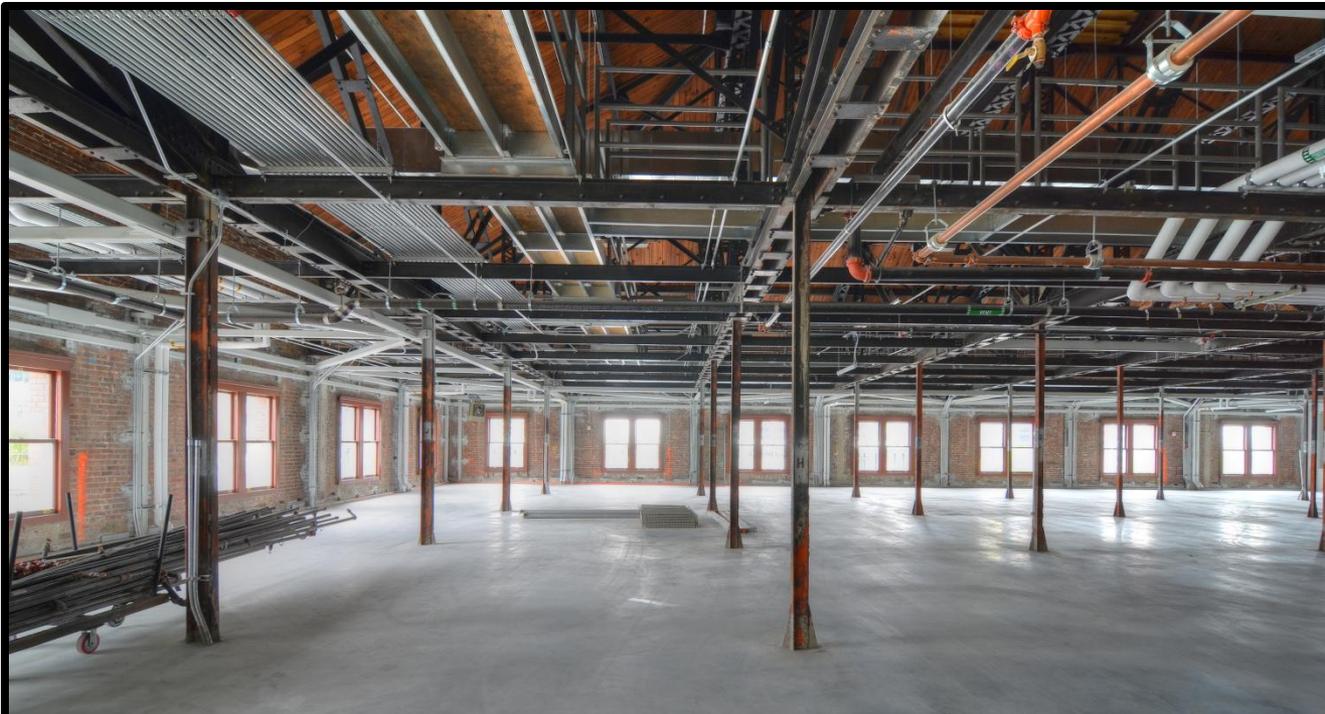




• New electrical system controllers relocated to 4th floor



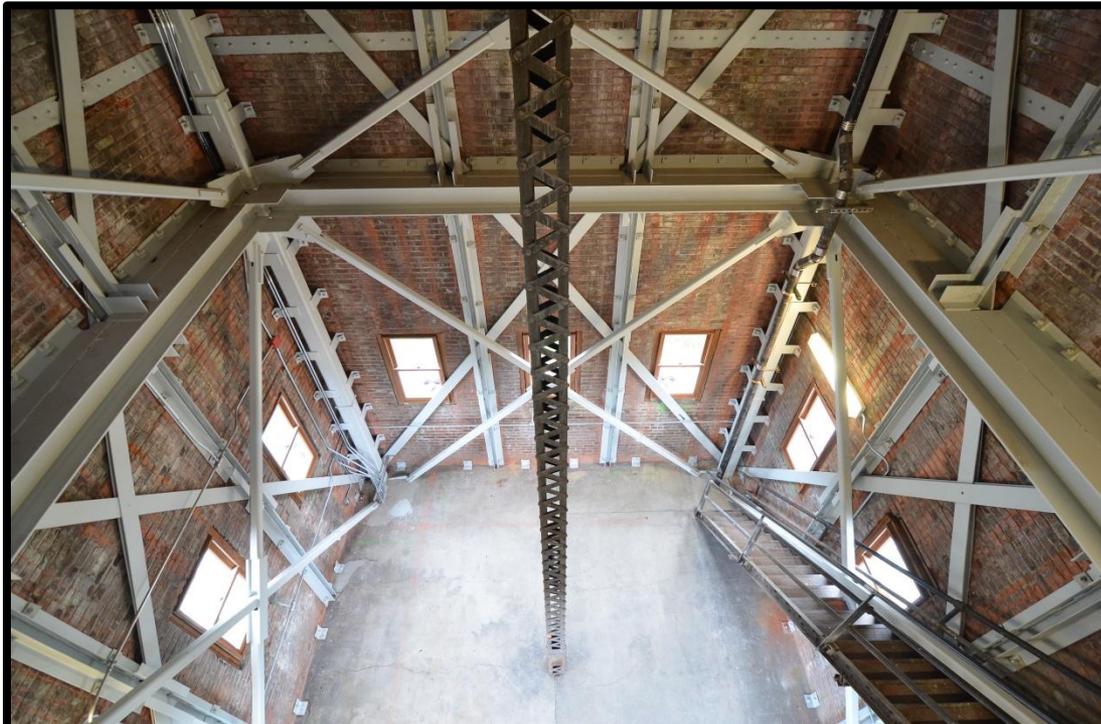
- Interior partition removed
- New sprinkler system
- New reinforced concrete floor slab
- New electrical and mechanical duct work installed





10th Floor

- New massive steel matrix ensures tower seismic stability





- Section of the tower stairway was narrowed due to the new seismic steel

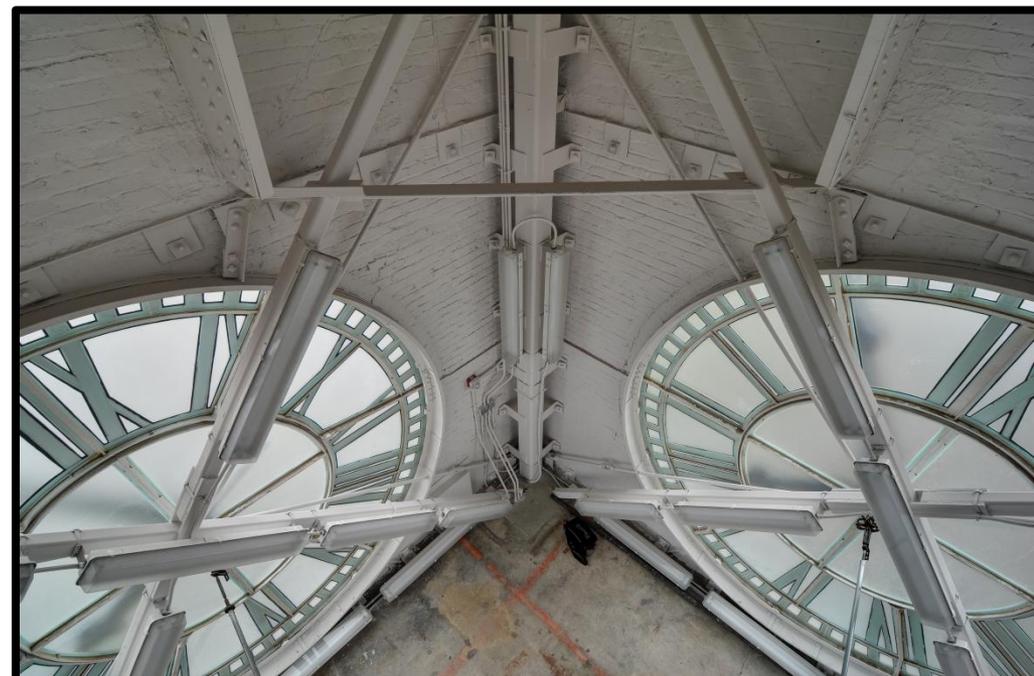
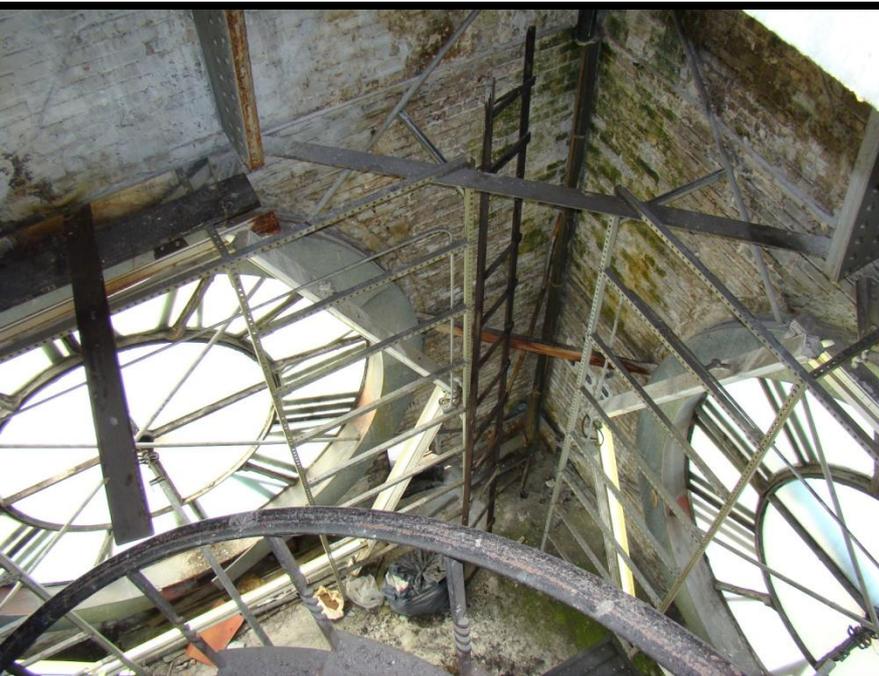




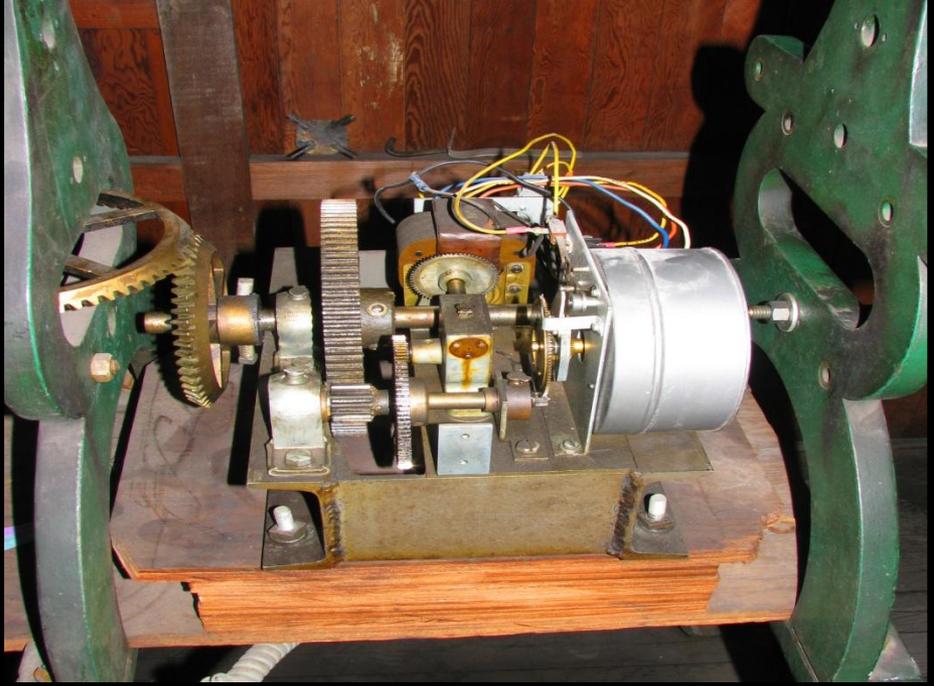
Floor 12



Clock Room



- New mechanical clock installed





12th Floor

- All non original items removed
- Refurbished glass roof
- New evenly lit interior lighting

