

KING STREET STATION

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Seattle Dept of Transportation

King Street Station History

Designed by
Reed and Stem

Inspired by Campanile at San
Marco Piazza, Venice, Italy

Opened to public
May 1906

Construction cost \$450,000

Significant Historic Building



Station Acquisition by City of Seattle



One of three major hubs to move people in and out of downtown




Opportunity to restore a landmark



Revitalize historic Pioneer Square neighborhood



Support future development around station


King Street Station Transportation Hub



-  Regional bus
-  Local bus
-  Link light rail

-  Sounder commuter rail
-  Intercity rail and bus

-  Future streetcar
- 

-  Bicycle station

Existing Conditions

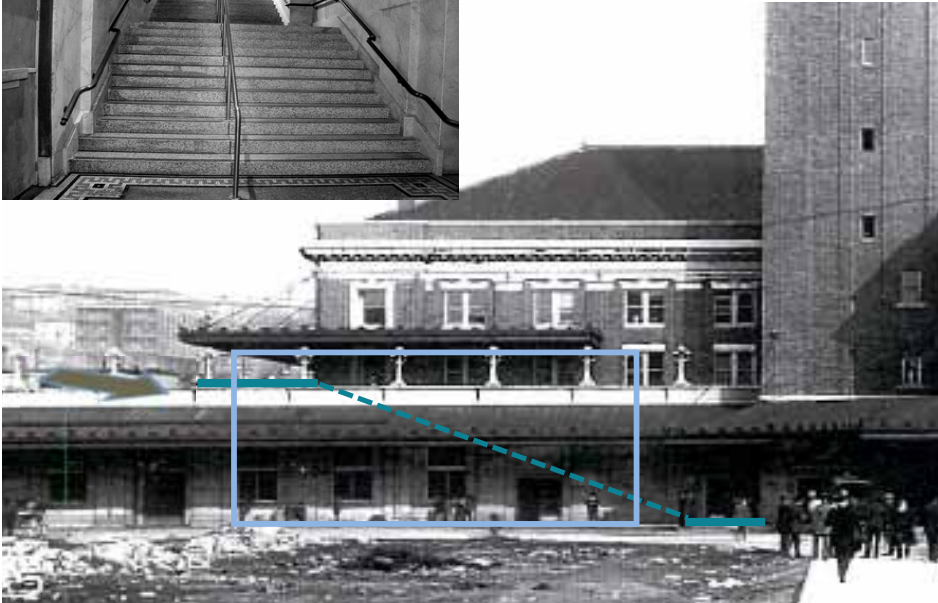
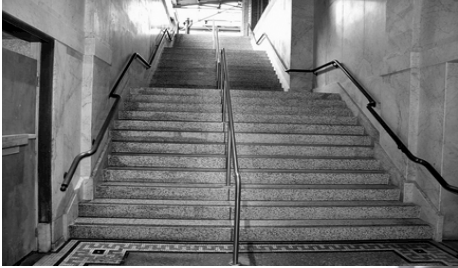


Public Plaza
ca. 1908



Plaza Parking Lot
ca. 2008

Existing Conditions



Public Thoroughfare

ca. 1908

Interrupted Connection/Enclosure

ca. 2008

Existing Conditions



Grand Public Interior

ca. 1908



Modernized Interior

ca. 2008



Existing Conditions



Existing Conditions



Ceramic Tile Roof

ca. 1908



Asphalt Shingles

ca. 2008

Roof Repair



Terra Cotta tile
roof from original
manufacturer



Clock Face Restoration

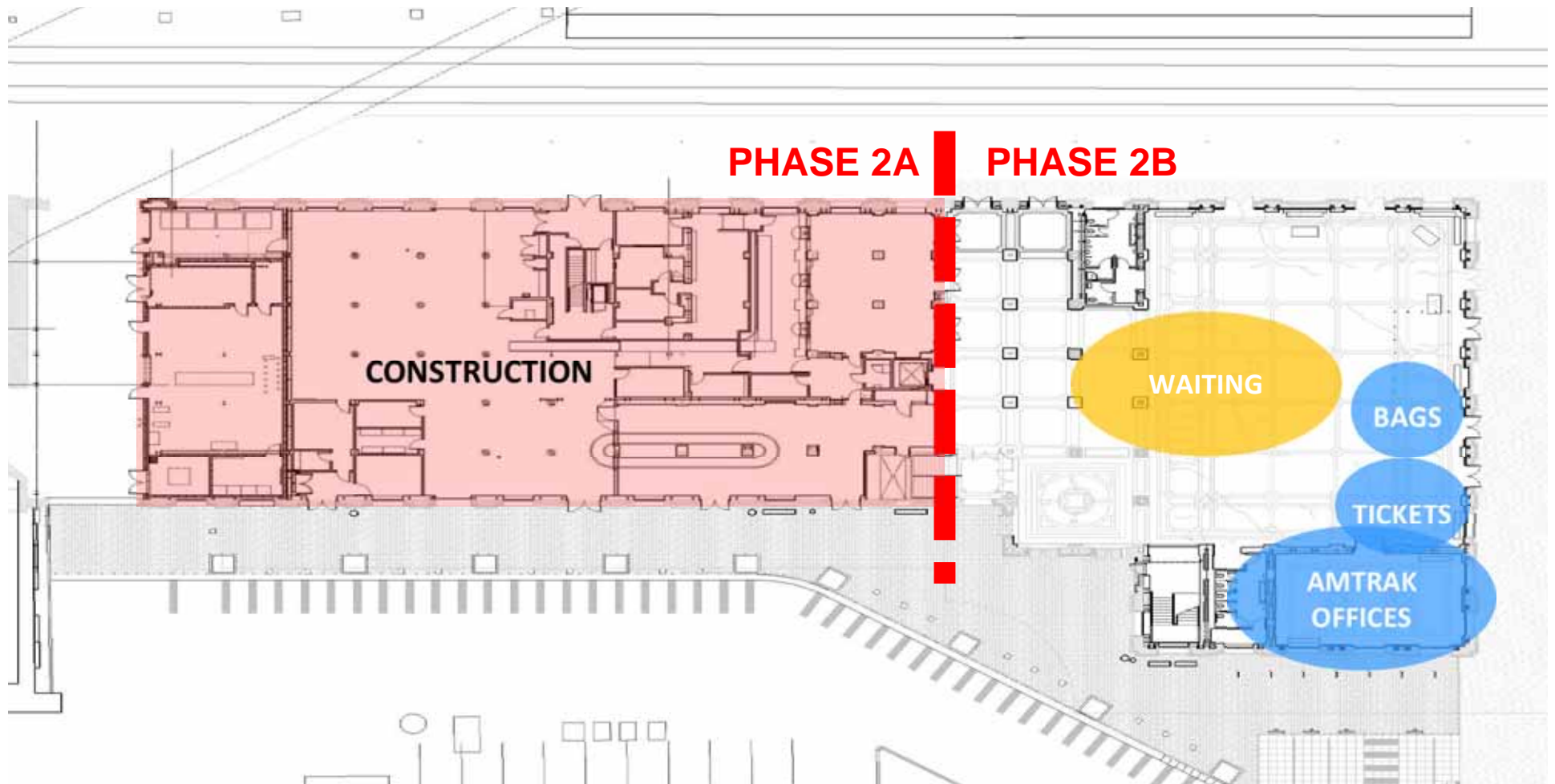


Microwave Tower Removal

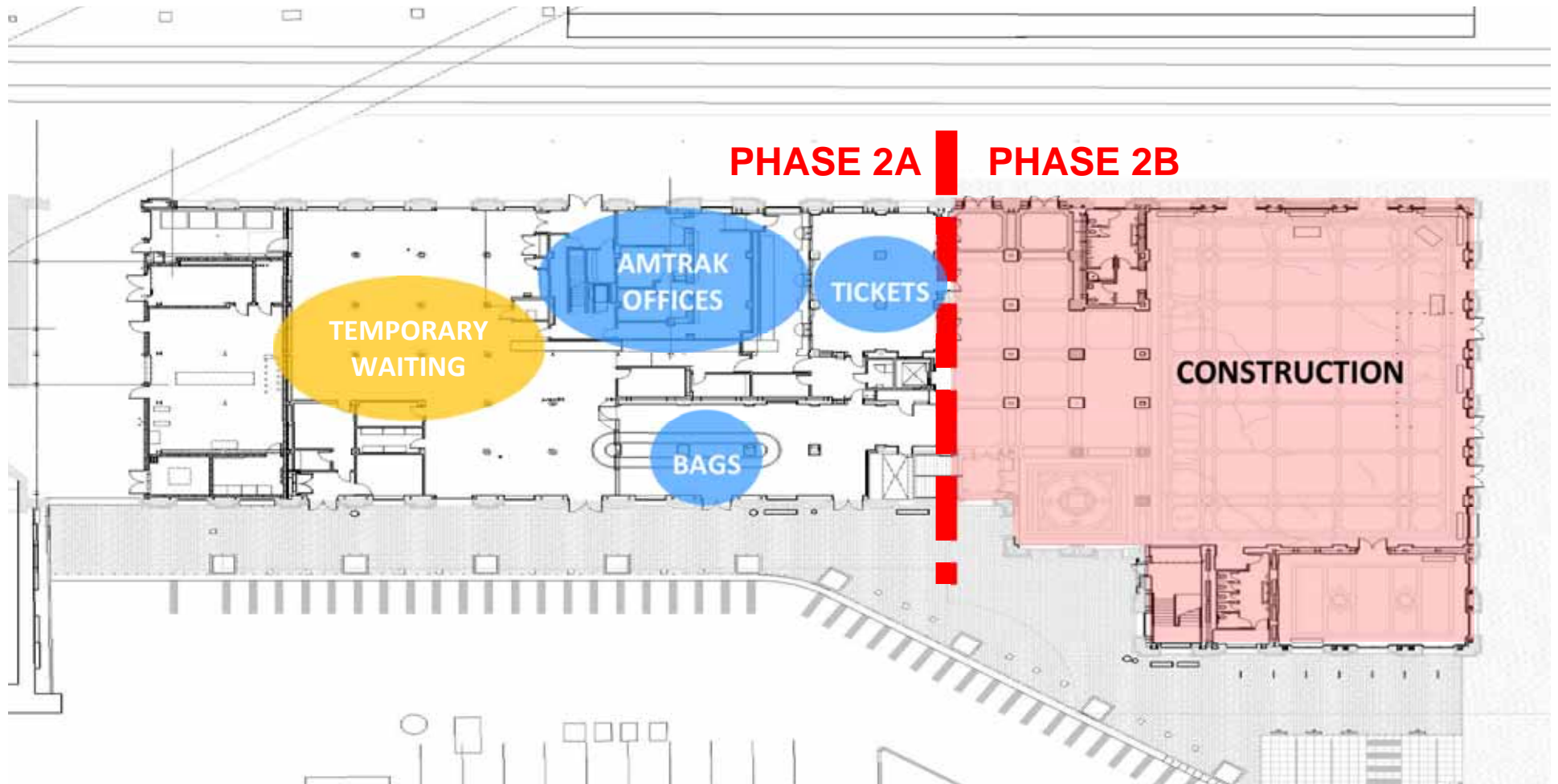




Operational Phasing



Operational Phasing



Building Rehabilitation

Phase I – completed 7/2009

Roof Replacement, Clock Tower Repairs

Phase IIA – completed 5/2011

Jackson Plaza

Phase TI – completed 8/2011

Amtrak Administrative and Operations Improvements

Phase IIB (in construction)

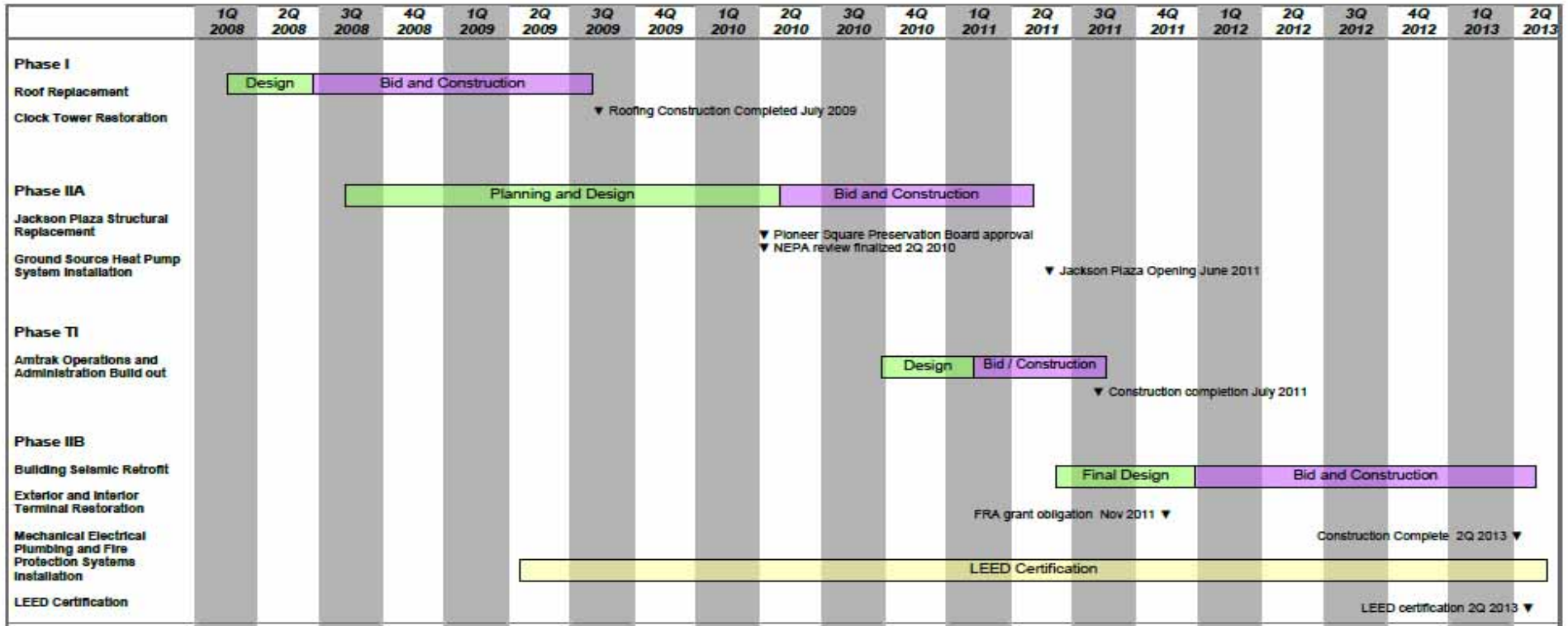
Building Seismic Retrofit

Interior and Exterior Restoration (Selective)

Mechanical Electrical Plumbing Systems Upgrades

March 2012 start, anticipate 2Q 2013 completion

King Street Station Project Milestones



LEGEND
 ▼ Project Milestones ▶ Specific Items to be Considered

Bid and Construction
 Planning and Design
 LEED

Project Goals/Challenges



Historic Preservation Agency Approvals

Department of Interior
Federal Transit
Administration
Federal Railroad
Administration
State Historic
Preservation Agency
Local Landmark Board

City of Seattle's Sustainable Building Mandate

Implemented since 2000

First in Nation

5,000 SF occupied space

LEED Silver minimum

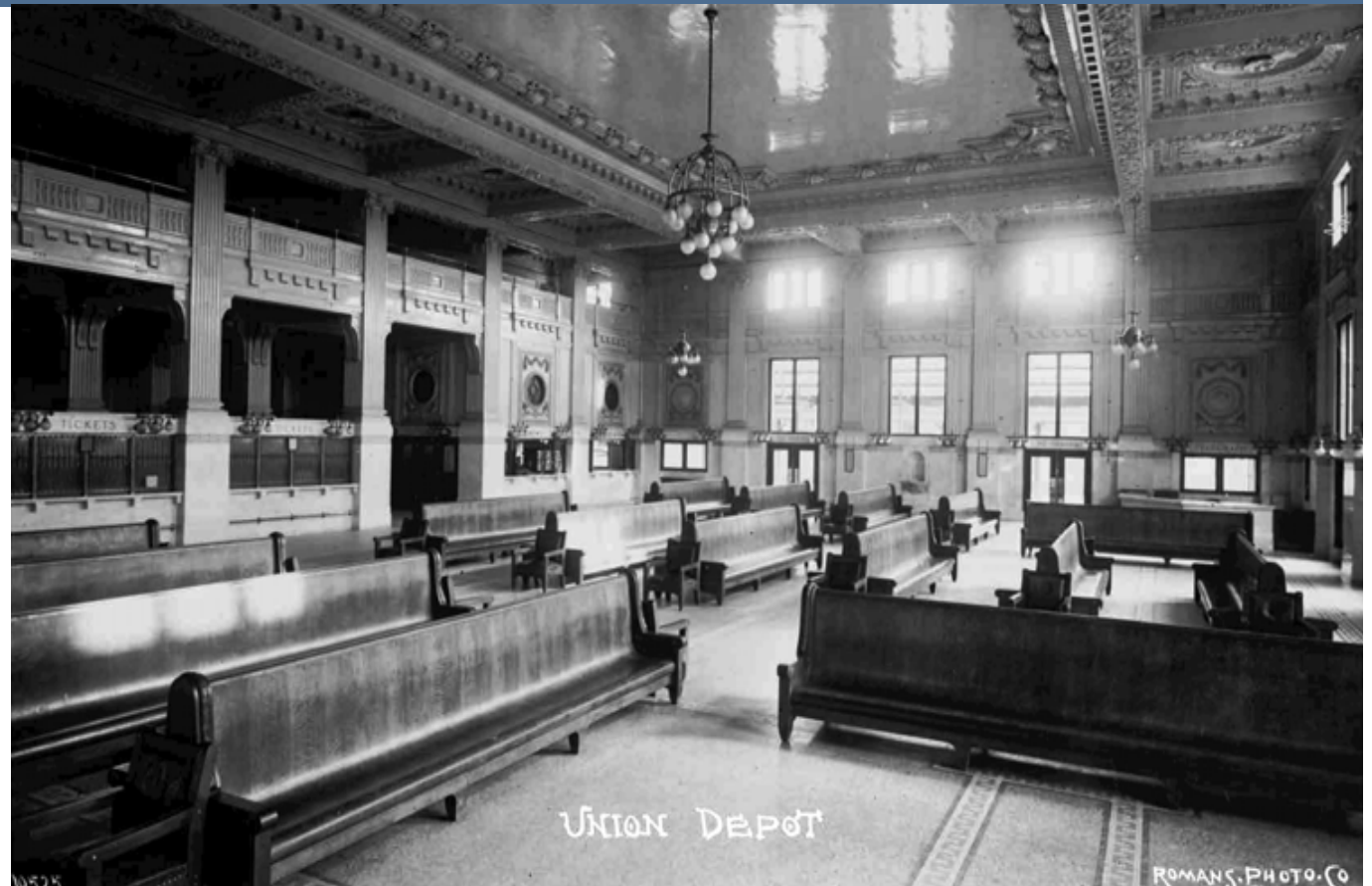
Project tracking LEED Platinum



Introduction of High Performance Elements into Historic Rehabilitation

No alterations to primary façade

- clock tower
- station exterior
- waiting room
- compass room

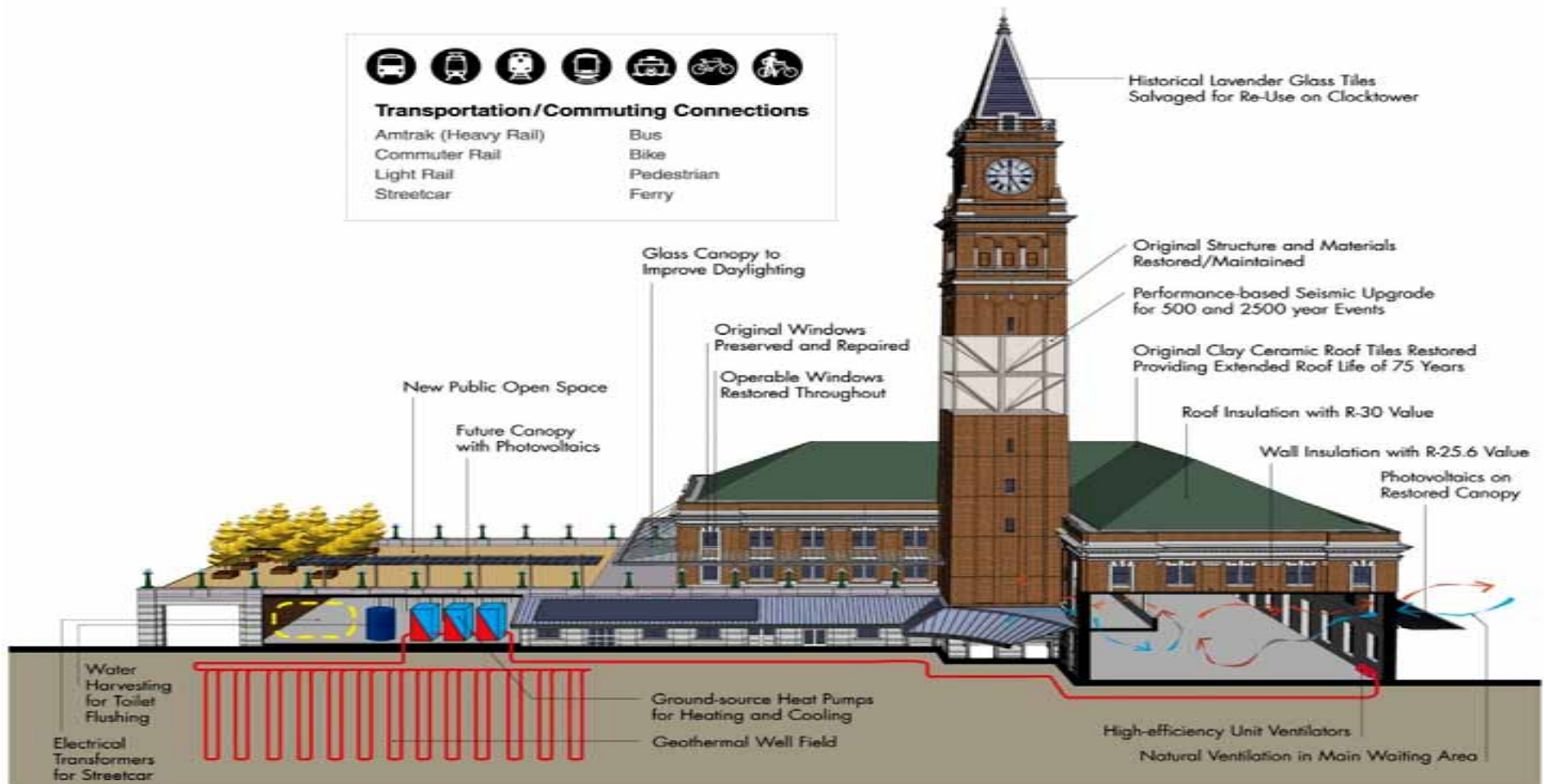


Sustainable Features

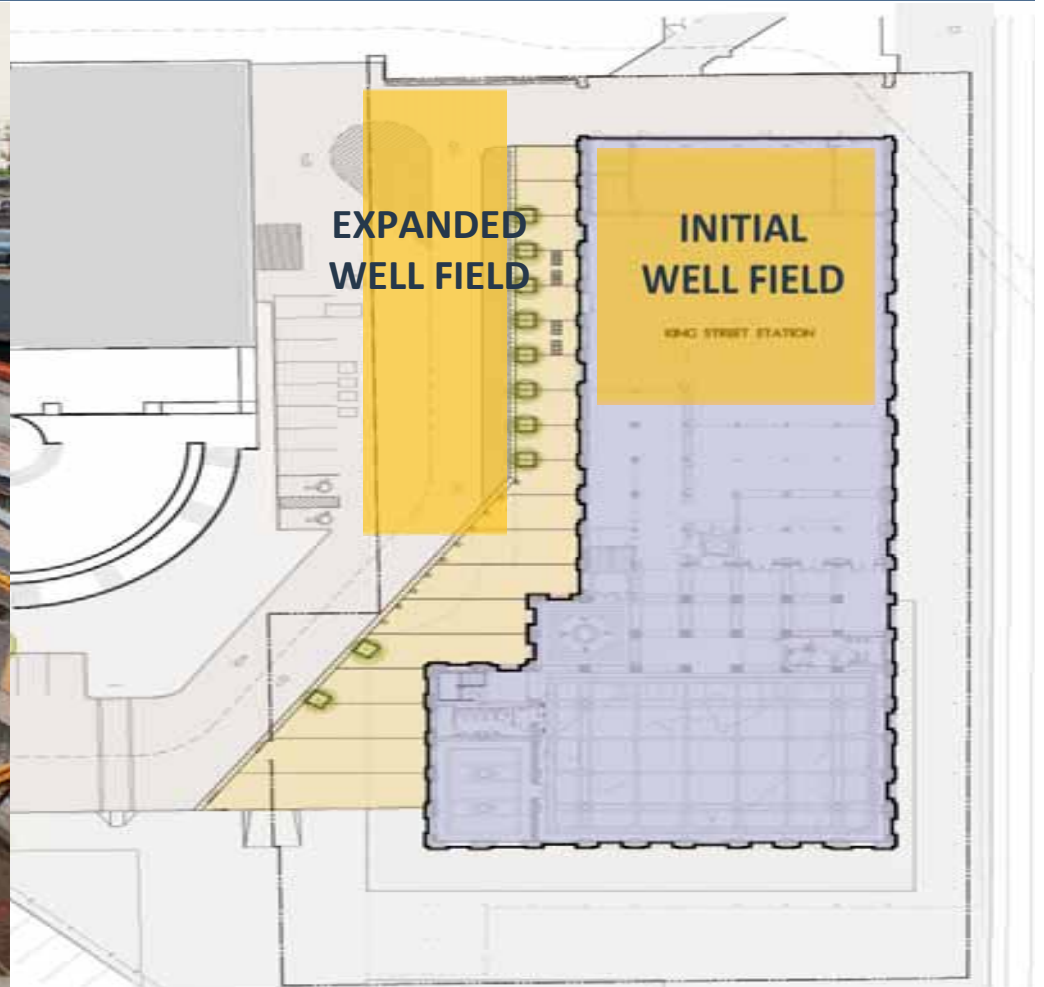


Transportation/Commuting Connections

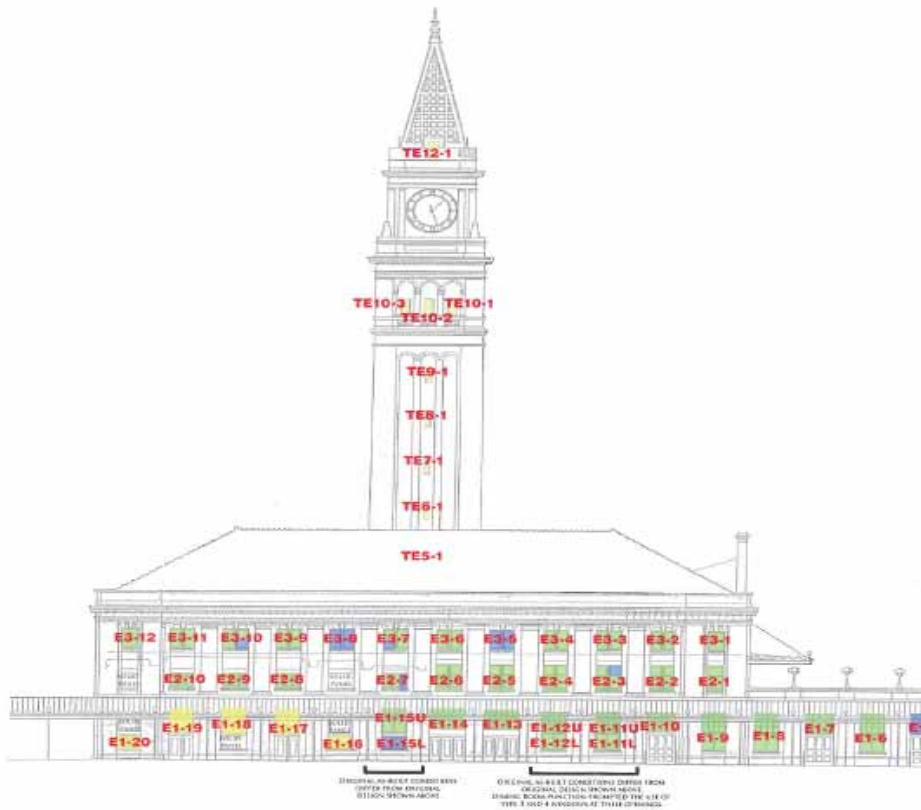
- | | |
|---------------------|------------|
| Amtrak (Heavy Rail) | Bus |
| Commuter Rail | Bike |
| Light Rail | Pedestrian |
| Streetcar | Ferry |



Sustainable Features



Natural Ventilation



VENTILATION NUMBER, FACADE, STORY, THESE KEY TO D. REPAIR NOTES IN

- INTACT ORIGINAL
- MISSING ORIGINAL
- REPAIRED DURING PHASE I
- REPLICATED MID-2000S

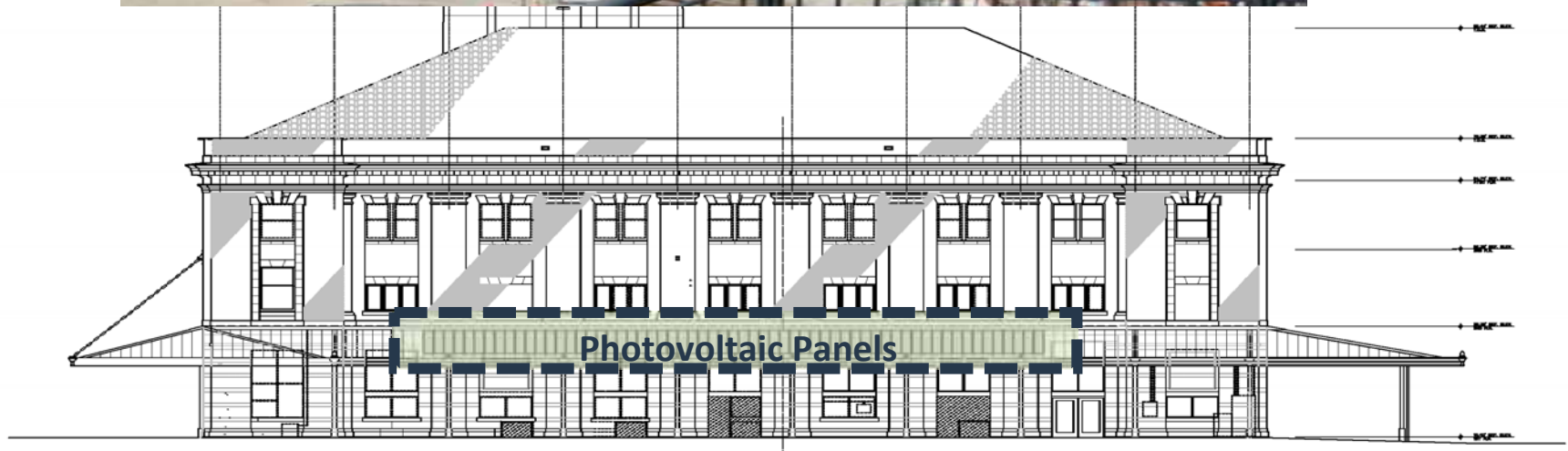
NOTE: REPAIRS/REPLACEMENTS OR REPAIRS TO ORIGINAL WINDOW UNITS ARE NOTED IN THE DRAWING NOTES FOR EACH WINDOW. NOTE ALSO TO THE AP-1001 REPORTING REPAIRS/REPLACEMENTS OR REPAIRS TO ORIGINAL WINDOW UNITS.



Sustainable Features



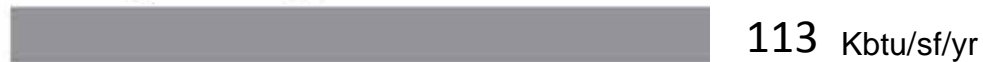
Sustainable Features



Systems Approach

King Street Station: Energy performance against various benchmarks

existing building



LEED baseline (ASHRAE 2007)



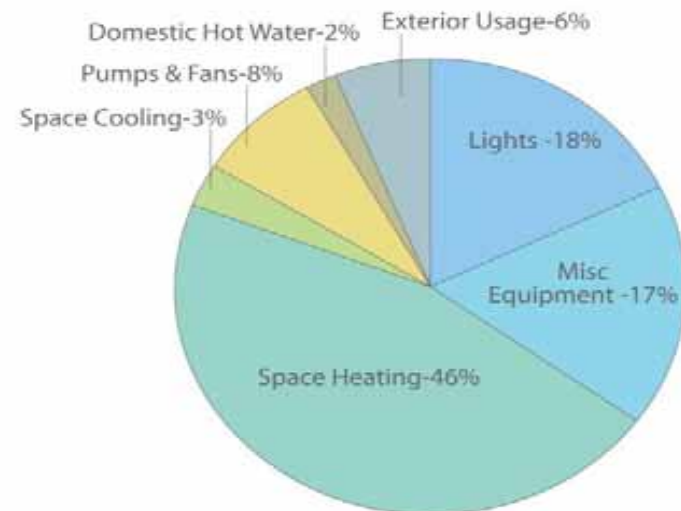
2030 Challenge target (60% reduction from similar existing bldgs, or 40% reduction from ASHRAE 2007)



modeled design



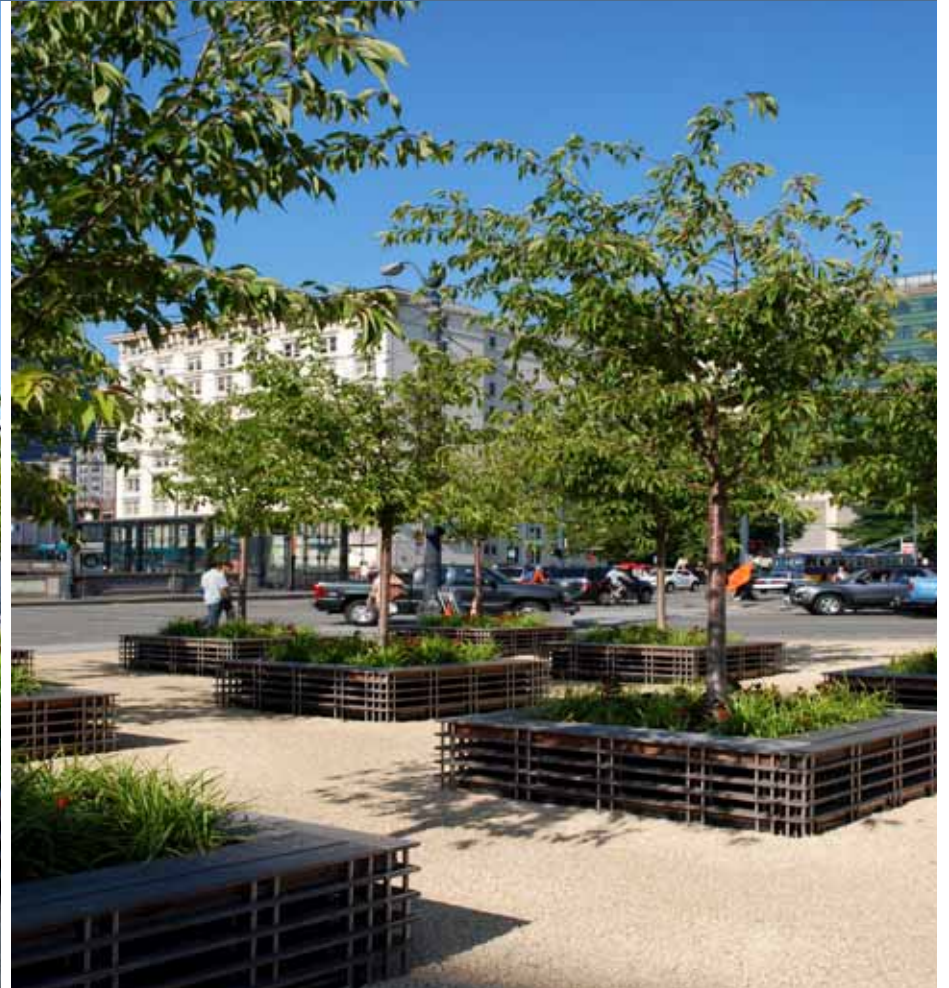
- 68% energy use reduction
- Saving 206 metric tons of CO₂/year



Restoring the Character of the Station



Jackson Plaza



Jackson Plaza



Restoring the Character of the Station





Project Funding

Federal (\$33 million)

- Federal Railroad Administration
- Federal Transit Administration
- Federal Highway Administration

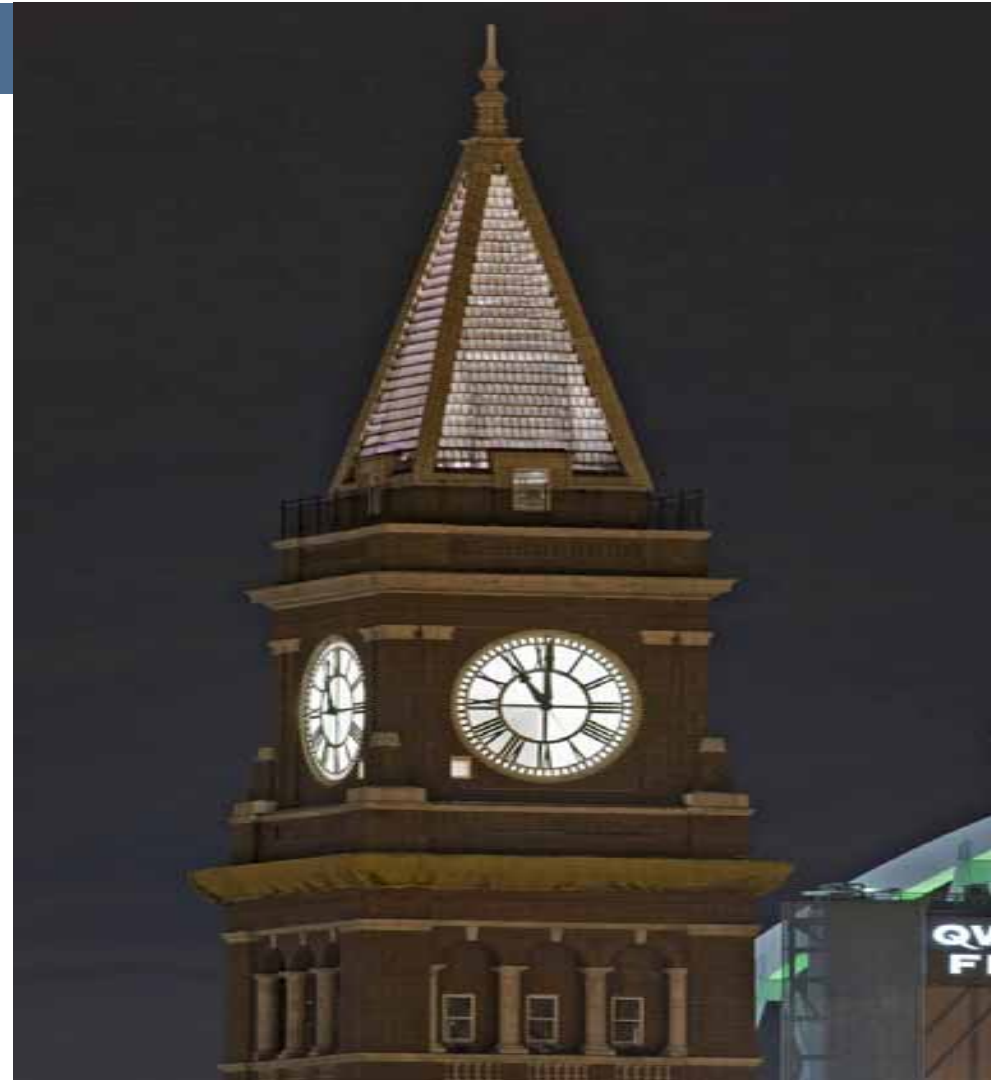
State (\$8.8 million)

- Washington State DOT
- Washington State Historic Society

City (\$12 million)

Private (\$ 0.2 million)

- South Downtown Foundation
- 4Culture
- National Trust



MWDBE Participation

Project Voluntary Goal

10% MWBE

6% DBE

16% Total

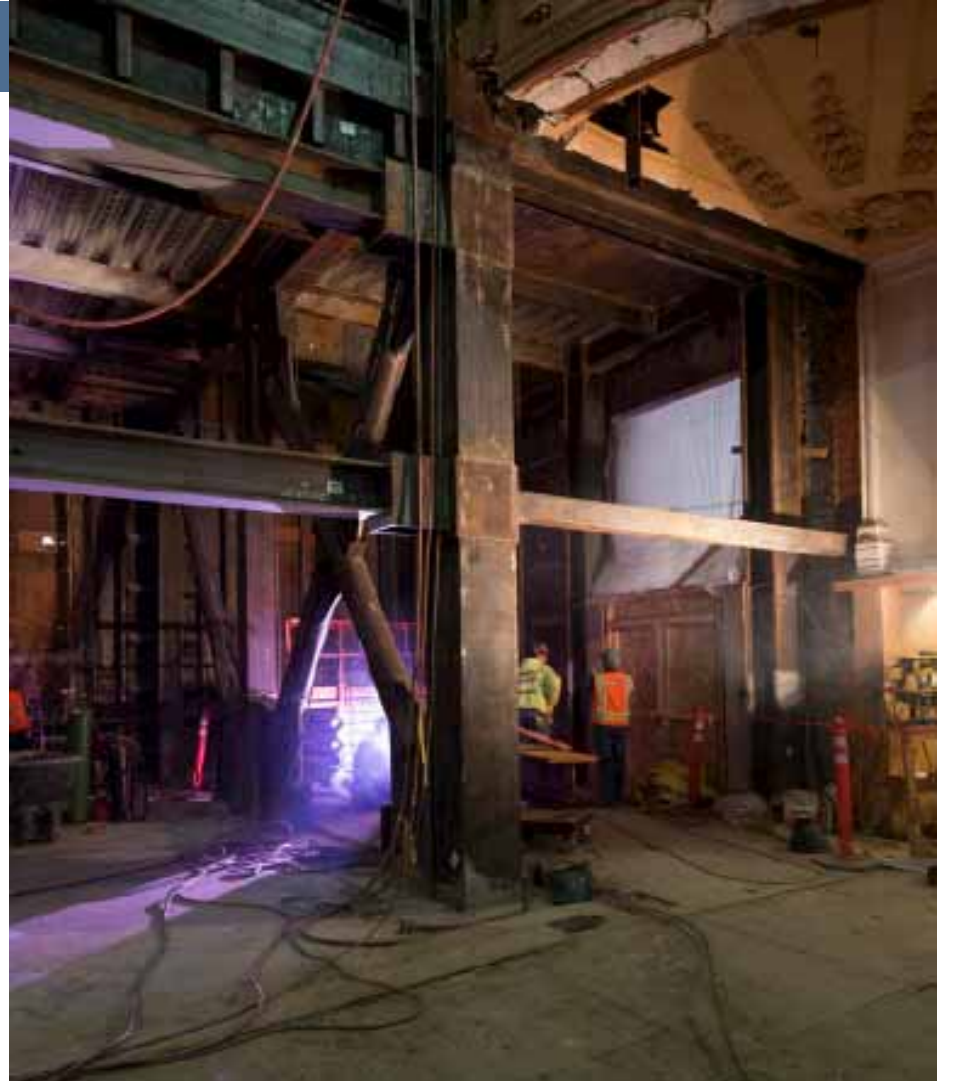
Actual - All Phases Combined

18.9% MWBE

4.3% DBE

23.2% Total

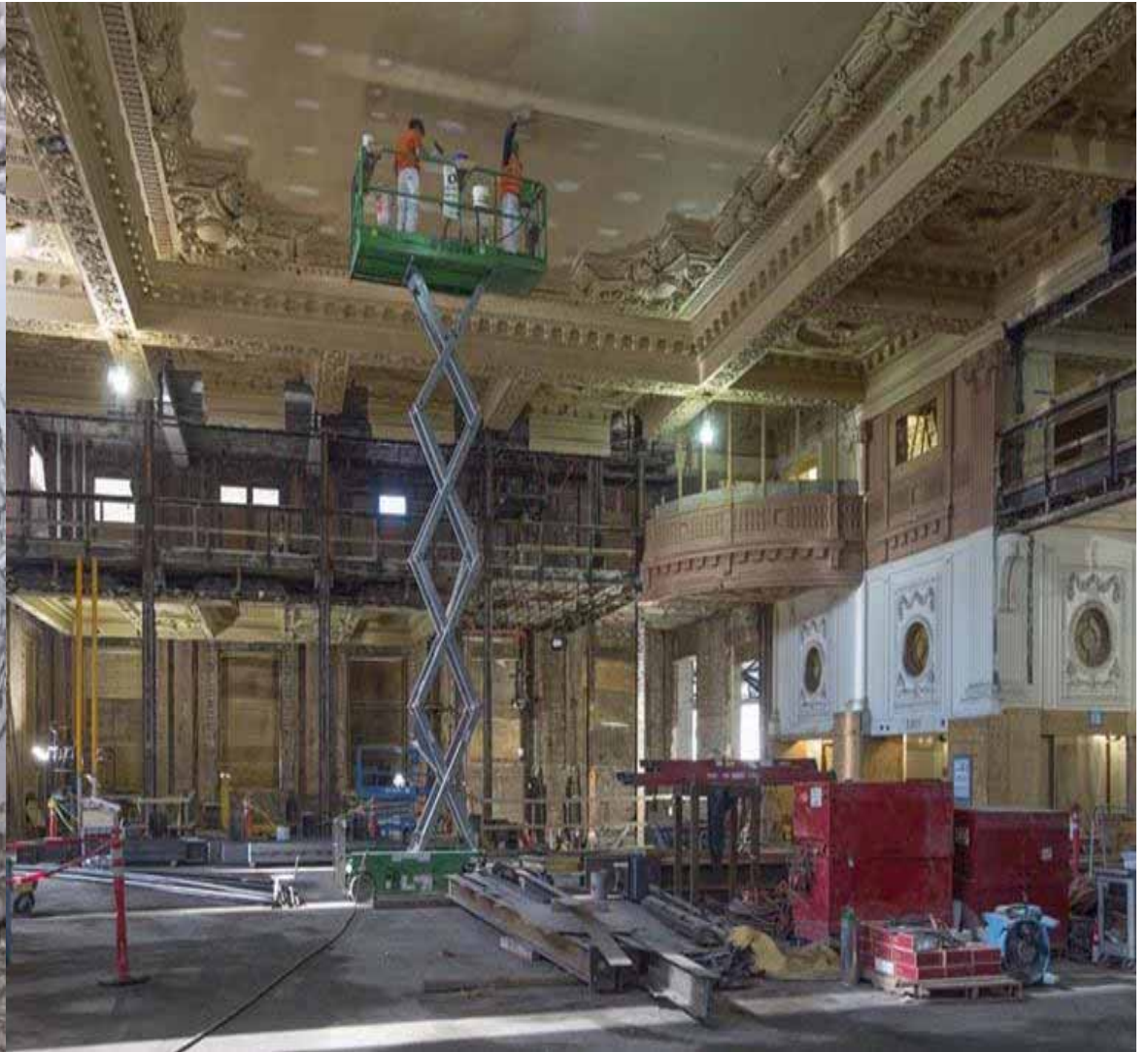


















King Street Station

North Lot Development