KING STREET STATION **Rehabilitation**

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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

National Register of Historic Places

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

Project Funding

Federal ($33 million)

Federal Railroad Administration

Federal Transit Administration

Federal Highway Administration

State ($9 million)

Washington State Dept of Transportation

Washington State Historic Society

City ($10 million)

Private ($ 0.2 million)

South Downtown Foundation

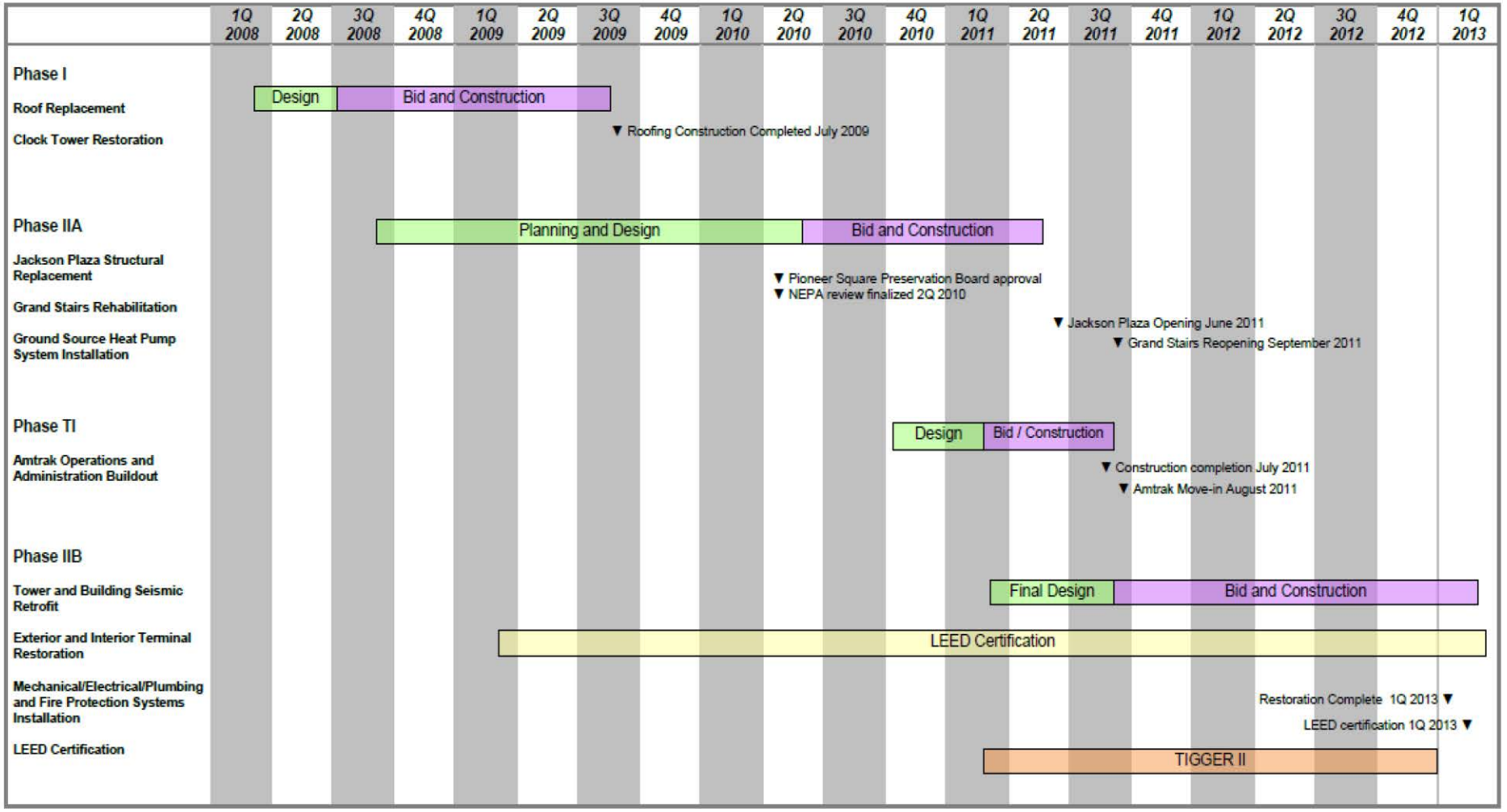
4Culture

National Trust

SEATTLE DEPARTMENT OF TRANSPORTATION

July 2011

King Street Station Project Milestones



LEGEND

▼ Project Milestones ► Specific Items to be Considered

TIGGER II | Bid and Construction | Planning and Design | LEED

City of Seattle's Sustainable Building Mandate

Implemented since 2000

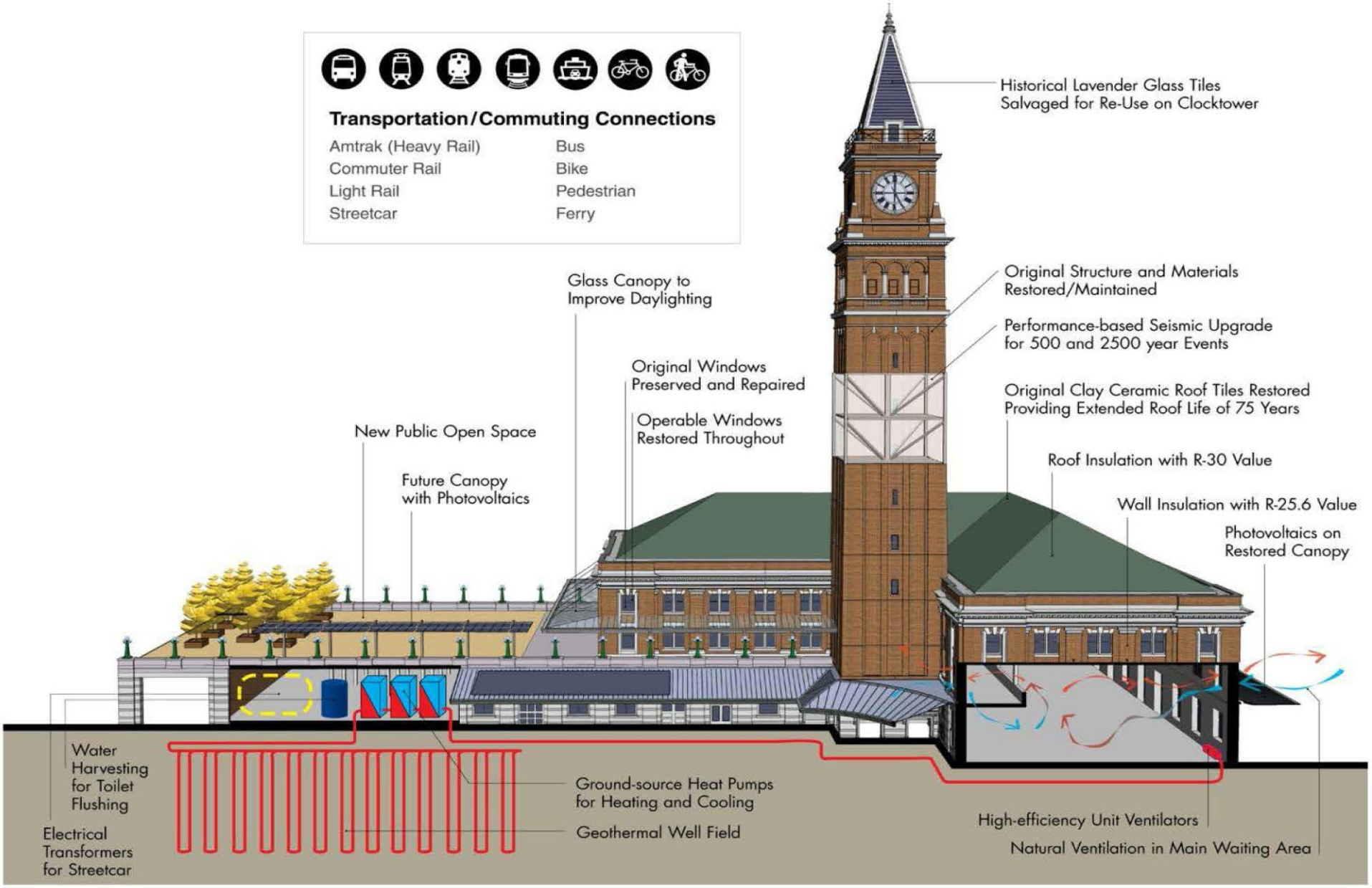
First in Nation

5,000 SF

LEED Silver minimum

King Street Station

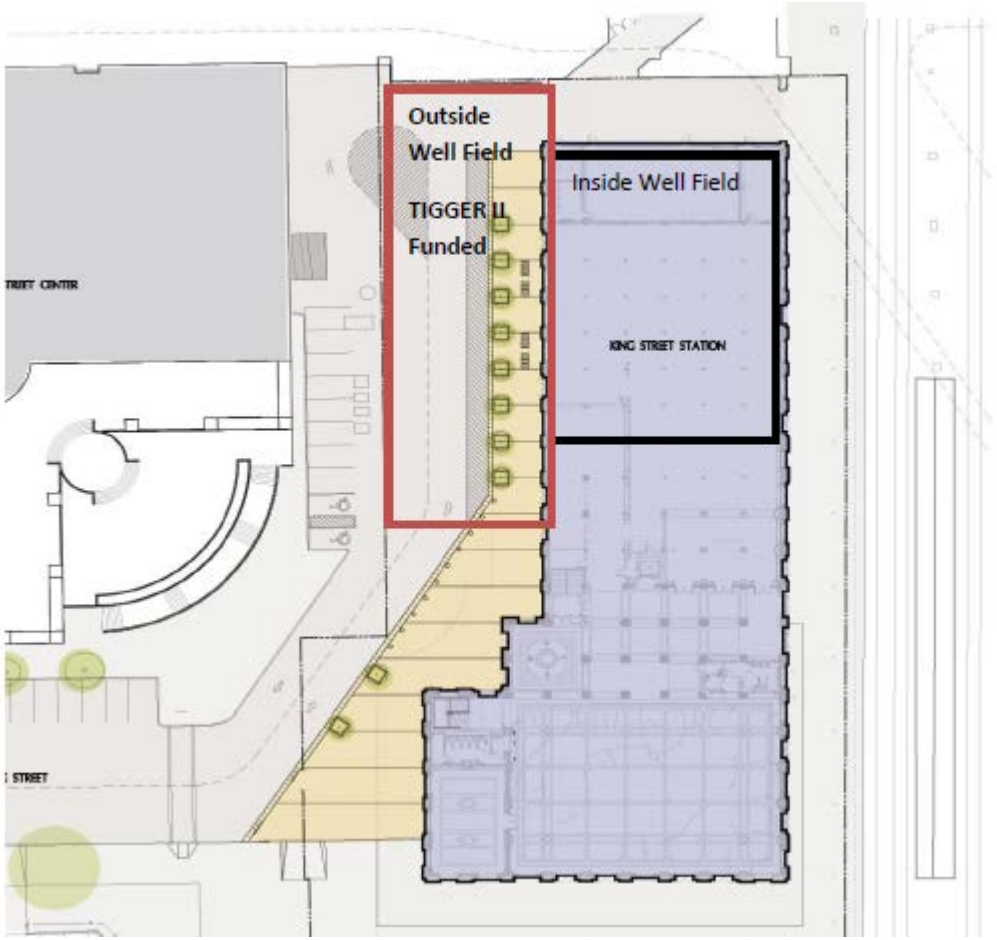
LEED Platinum


Transportation/Commuting Connections
Amtrak (Heavy Rail)
Commuter Rail
Light Rail
Streetcar
Bus
Bike
Pedestrian
Ferry
Historical Lavender Glass Tiles Salvaged for Re-Use on Clocktower
Glass Canopy to Improve Daylighting
Original Structure and Materials Restored/Maintained
Performance-based Seismic Upgrade for 500 and 2500 year Events
Original Windows Preserved and Repaired
Operable Windows Restored Throughout
Original Clay Ceramic Roof Tiles Restored Providing Extended Roof Life of 75 Years
New Public Open Space
Future Canopy with Photovoltaics
Roof Insulation with R-30 Value
Wall Insulation with R-25.6 Value
Photovoltaics on Restored Canopy
Water Harvesting for Toilet Flushing
Ground-source Heat Pumps for Heating and Cooling
Geothermal Well Field
Electrical Transformers for Streetcar
High-efficiency Unit Ventilators
Natural Ventilation in Main Waiting Area

Geothermal Well Field

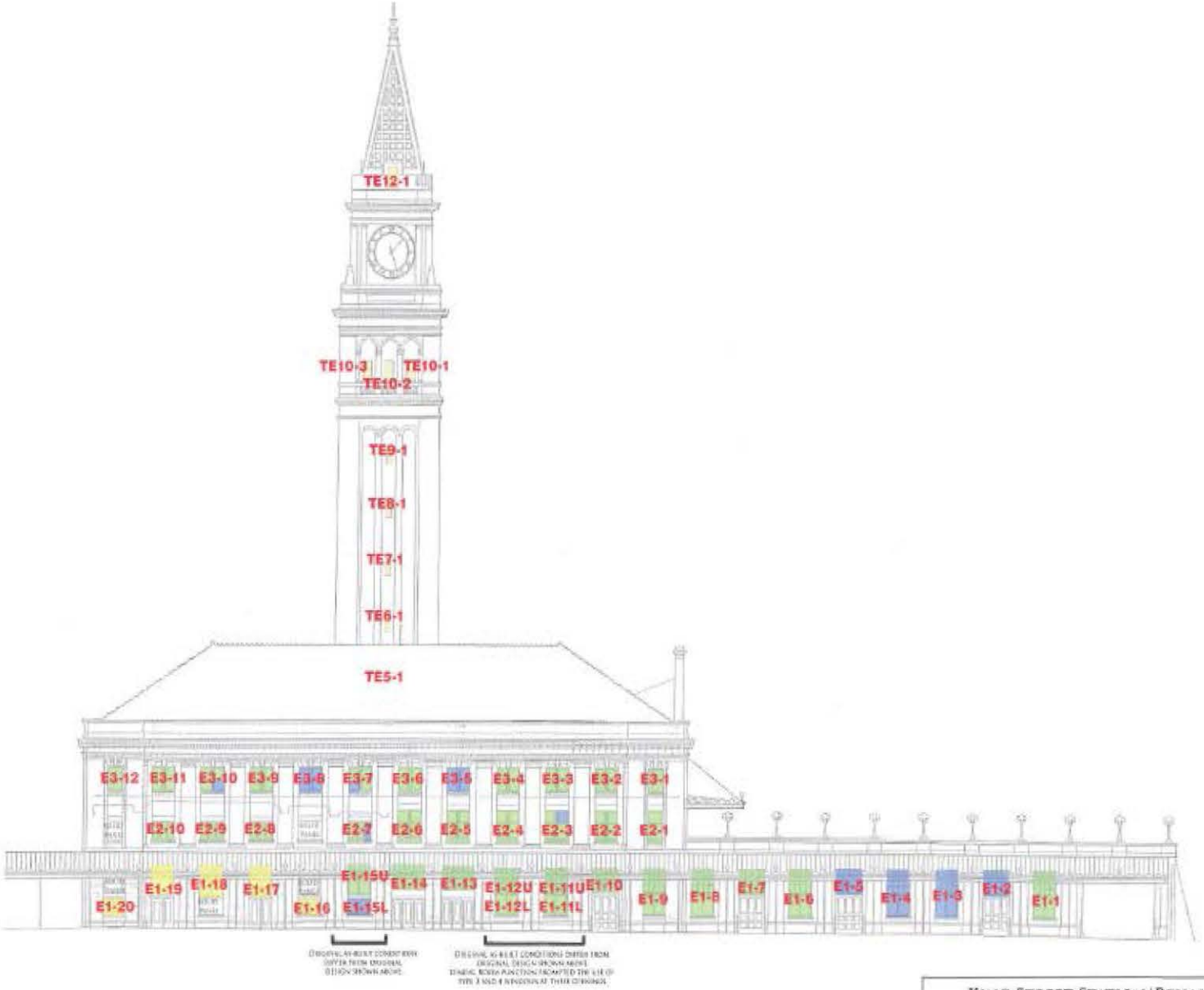
Ground Source Heat Pump

- 37 wells in building
- 31 outside wells (TIGGER II funded)
- 300 - 350 feet in depth
- quiet, energy efficient
- heating and cooling
- delete chiller and boiler



Natural Ventilation

- Air quality test passed
- Add actuators to windows
- Public Waiting Room
- Larger fluctuation of temperature



KEY

W1-1 WINDOW IDENTIFICATION NUMBER. LETTER INDICATES FACADE, STORY-SERIES NUMBER. THESE KEY TO CONDITION AND REPAIR NOTES IN THE REPORT.

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

NOTE: ELEVATIONS INDICATE ORIGINAL CONDITIONS. SIGNIFICANT ALTERATIONS AS NOTED AND REPORTED IN HISTORY, THEIR ALTERATIONS ARE NOTED IN THE CONDITION NOTES FOR EACH WINDOW, WITH ADD TO THE AS-BUILT DESCRIBED BELOW AS EXISTING CONDITIONS

KING STREET STATION | REHABILITATION

(BUILT 1906| NRHP/WHR LISTED| PIONEER SQUARE PRESERVATION DISTRICT)

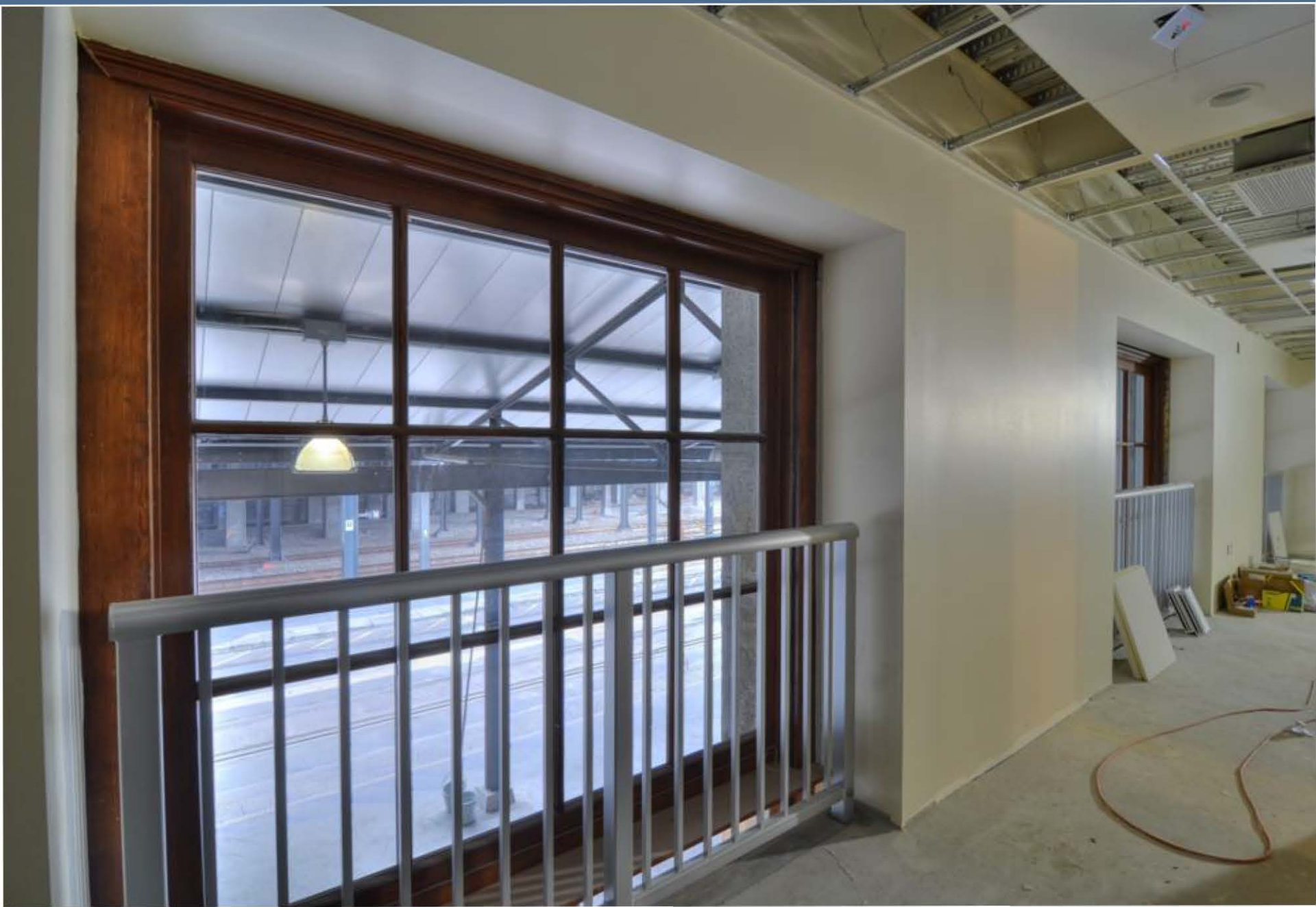
CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT)

SEPTEMBER, 2009

REVISIONS:

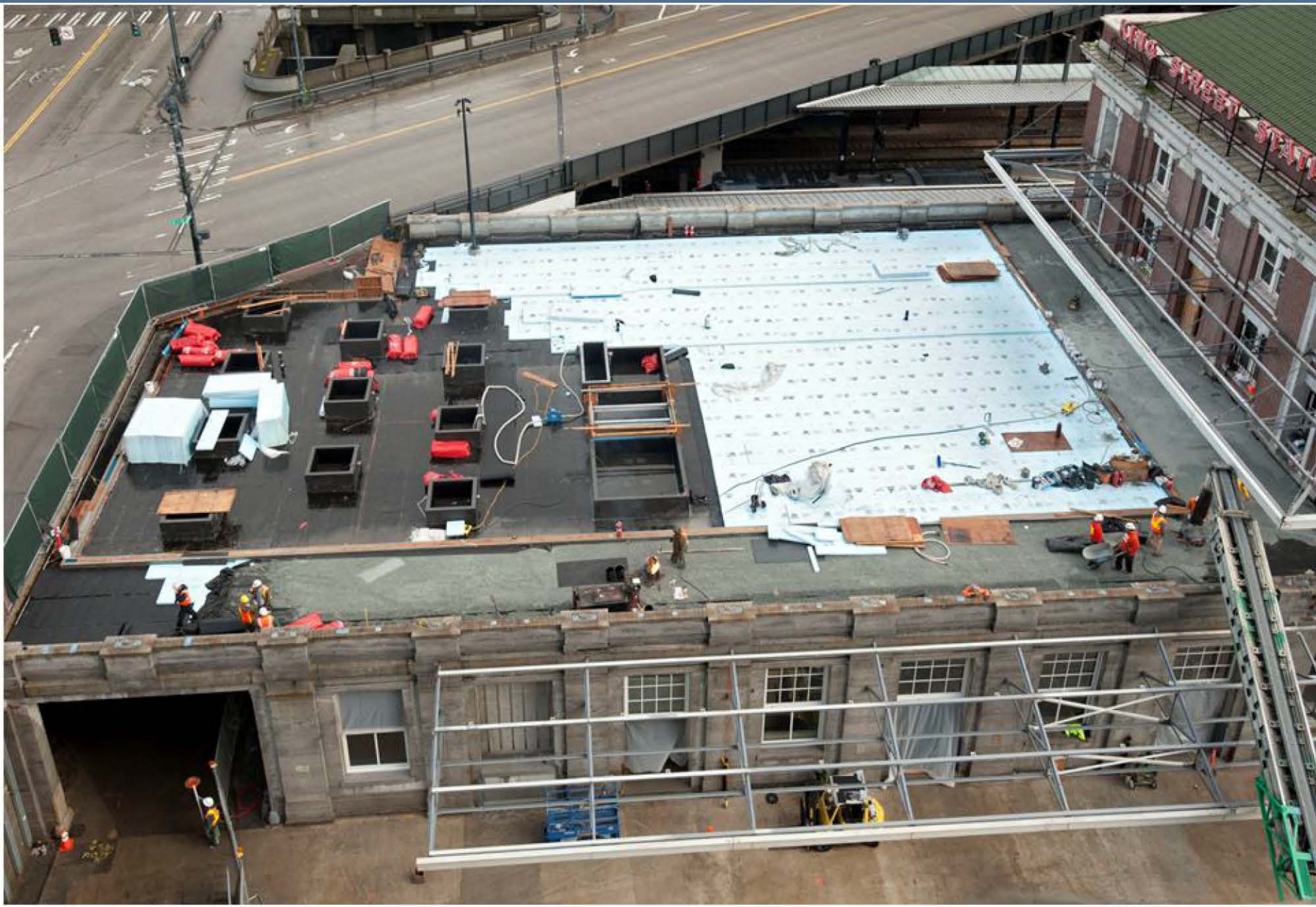
ARTIFACTS

Refurbished Wood Windows

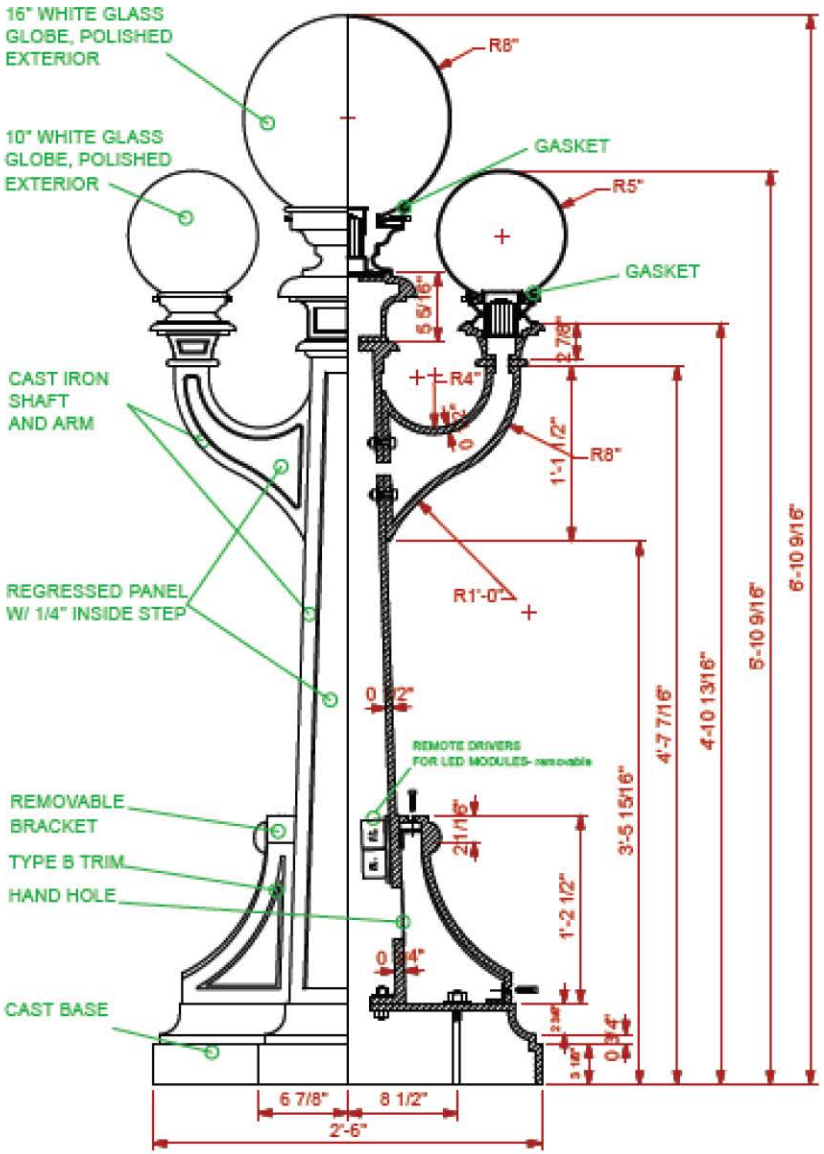


Plaza/Roof Insulation

Jackson Public Plaza Rebuilt



Jackson Public Plaza


16" WHITE GLASS GLOBE, POLISHED EXTERIOR
10" WHITE GLASS GLOBE, POLISHED EXTERIOR
CAST IRON SHAFT AND ARM
REGRESSED PANEL W/ 1/4" INSIDE STEP
REMOVABLE BRACKET
TYPE B TRIM
HAND HOLE
CAST BASE
R8"
GASKET
R5"
GASKET
R4"
R8"
R1'-0"
REMOTE DRIVERS FOR LED MODULES- removable
6'-10 9/16"
5'-10 9/16"
4'-10 13/16"
4'-7 7/16"
3'-5 15/16"
1'-2 1/2"
6 7/8"
8 1/2"
2'-6"

Jackson Plaza Historic Fixtures

23 Replica Fixtures

Efficient LED Lights

Building Energy Performance

Original Energy Consumption: 118 KBTU/sf/yr

Completed Building: 38 KBTU/sf/yr

68% energy use reduction

↓ 206 metric tons of CO_2 per year

"Preserving the Past While Embracing a Sustainable Future: Rehabilitation of the Historic King Street Station", June 2011 APTA Boston conference

http://www.seattle.gov/transportation/kingstreet.htm