



LANDSCAPE DESIGN GUIDELINES

Vision, Themes, and Images

for

• *Seattle-Tacoma International Airport* •

Prepared for: PORT OF SEATTLE
Aviation Division

Seattle, Washington

February 23, 2000

LANDSCAPE DESIGN GUIDELINES: Vision, Themes and Images
for
•Seattle - Tacoma International Airport•
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EXECUTIVE SUMMARY

The Port of Seattle's Aviation Division hired a planning and design team to develop landscape themes and images which could be used to assist expansion and development at Seattle-Tacoma International Airport.

The primary goal was to create a functional, visually riveting vision of the airport that would immerse visitors in the unique natural and cultural environment of the Pacific Northwest.

To accomplish this goal, the planning team explored all aspects of the visitor experience at Seattle-Tacoma International Airport—from the moment of arrival, through the terminal, along roadways, and out into the cityscape beyond.

To ensure that the airport maintains a cohesive image throughout its future development, the team developed a principal theme and supporting themes, identified a design vocabulary to implement the themes, and created a conceptual plan showing how these design recommendations could be applied to future airport projects.

This document is intended to be used in conjunction with the Port of Seattle (POS) Landscape Design Standards to help guide the vision of future development at Seattle-Tacoma International Airport. Where any conflicts occur between these two documents, the Landscape Design

Standards shall take precedence over any recommendations presented in these Guidelines.

This document contains three parts. The first part introduces the set of themes and images—each symbolizing some aspect of the Pacific Northwest—for use throughout the airport site, buildings and access areas.

The second part is a conceptual plan which demonstrates creative ways these themes could be applied to specific locations within the airport's jurisdiction, and also complement the proposed city plans of its neighboring communities.

The third part, the appendices, contain technical papers associated with this project. They include more detailed information on plantings and the implementation of the theme. The appendices should be used as recommendations for further exploration, not as specific requirements. Refer to the Landscape Design Standards for specific requirements for development at the airport.

The images, plans, and ideas contained within this document are intended to be examples that communicate the themes and inspire the development of design concepts, while still leaving room for exploration by future design teams. Specific design concepts proposed by future design teams will need to be coordinated with the FAA, the Port of Seattle and other governing agencies at Sea-Tac International Airport.

When used together, the three parts of this document will help future design professionals solidify the airport's role as the primary gateway to the Pacific Northwest—through which millions of visitors will pass each year.

Principal theme

The singular, enduring image of the Pacific Northwest is the lush green forest that covers our mountains, spills into the foothills, through the cities, and down to the shores of Puget Sound and the Pacific Ocean. To capture this image, the *Northwest Evergreen Forest* was selected as the principal theme to guide the development of the airport.

What makes the *Northwest Evergreen Forest* a particularly appropriate theme is the role it plays in defining the three geographic landscapes that lie between the Cascade Mountains and Puget Sound: mountains and foothills, forests and clearings, sound and ocean. Each of these landscapes allow us to experience the forest environment in a different way.

The distinct physical characteristics of the *Northwest Evergreen Forest* can be used to project a strong regional image throughout the airport. These include immense vertical scale, richly textured floor, glimpses and vistas, and drizzle and mists.

Supporting themes

Two supporting themes provide a repository of evocative elements of the Pacific Northwest. The *Natural Environment* includes land, water, plants, and wildlife. The *Cultural Environment* includes Northwest faces, arts, trade and technology, landmarks, and outdoor recreation.

Emotional choreography

Travelers often approach a trip with a blend of excitement, concern, and anxiety. As a result, this document suggests locations, forms and intensities of thematic emphasis that are based on the various states of mind travelers experience in an airport.

The vocabulary of spaces

To exemplify how themes and images can be applied to specific areas within the airport site, the team developed a vocabulary of spaces. *Unifying elements* are continuous applications of consistently designed elements that help unify the overall sense of the place. *Gateways and portals* offer sensory experiences using visual, aural or other elements to heighten the traveler's awareness of important transition points and entries. *Focal points* are highly designed elements that create interior or exterior landmarks.

Applying the themes and vocabulary

Future facility designers should apply the principal theme and supporting themes using the design vocabulary described above, in conjunction with the Airport Design Guidelines and Standards, Landscape Design Standards and other reports/studies relevant to development at Seattle-Tacoma International Airport, to create a convenient and pleasant experience for travelers at the airport.

The plan describes concepts for the exterior of the airport, with possible applications to interior locations. It concludes with recommendations for applying the themes to the airfield. However, the airport is a very transitory environment. As such, future designers will need to coordinate their efforts with other planning and design projects, current guidelines and standards for both interior and exterior elements, current regulations and codes at the airport, and other designers at the airport to create a coherent and consistent lasting image of Seattle-Tacoma International Airport.

The use and application of the design concepts found in this document will provide guidance to aviation staff and design consultants over the next decade, as they plan the redevelopment of the airport. Implementation of these design guidelines, through the relevant standards and codes at Sea-Tac International Airport, should provide residents, employees and travelers with an indelible image of the people and environment of the Pacific Northwest.

1.0 THE MODERN AIRPORT

1.1 DESIGN PHILOSOPHY

As the 21st century dawns, a major transition is underway in the relationship between urban airports and the communities they serve. The airport's role as a highly specialized exchange between air and ground transportation is changing rapidly. Business meetings and transactions, specialty shopping and restaurants, recreation and exhibitions are entwining airports into the daily life of communities and regions.

As a gateway to the Pacific Northwest, the airport needs a comprehensive set of design directions to give it new energy and unite the many elements of the capital improvement program being implemented during the next decade into a coherent whole.

A renewed airport will be more than a premier, world class facility. It will be an integral part of the community and a vivid symbol of the region. As a gateway to the Pacific Northwest, it could also be a visually exciting and memorable place for the millions of travelers who will pass through each year.

To prepare this document, the planning team explored all aspects of the visitor experience at Seattle-Tacoma

International Airport—from the moment of arrival, through the terminal, along roadways, and out into the cityscape beyond.

To ensure that the airport maintains a cohesive image throughout its future development, the team developed a principal theme and supporting themes, identified a design vocabulary to implement the themes, and created a conceptual plan showing how these design recommendations could be applied to future airport projects.

The document also explores ways for the airport to be a good neighbor to the communities it adjoins. As each continues to grow and mature, better pedestrian and vehicular connections are recommended to enhance the access between the airport and its neighbors. The Regional Transit Authority's proposed light rail line and stations provide further opportunities to strengthen this relationship.

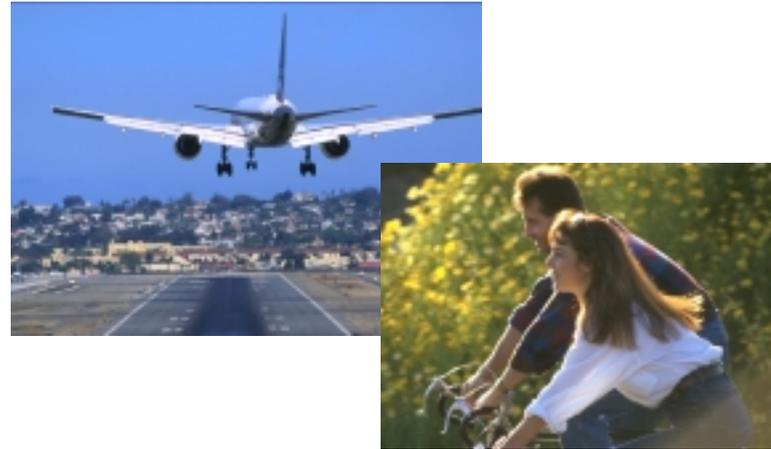
1.2 CREATING A MEMORABLE PLACE

Like a memorable individual or a vivid natural landscape, Seattle-Tacoma International Airport should emanate a strong, confident sense of itself and the region it serves. By having a dynamic physical presence—combined with high quality service, courteous communications, and ease of movement—the airport can provide a satisfying and memorable experience for visitors.

This document explores the expression of key Northwest values that will provide a foundation for the thematic organization of the airport. In brief, these values include the important role of the environment, the rich diversity of cultures, an independent and entrepreneurial work ethic, and a fervor for active outdoor recreation (Exhibit 1).



Exhibit 1: Northwest thematic icons



The region's natural and built environments contain a rich source of thematic symbols that capture Northwest values. The distinctive Northwest culture—derived from the diversity and energy of people—can be expressed in faces, arts, and symbols of resource-based industries, high technology, and trade around the Pacific Rim and globe. As the principal theme and supporting themes in this document are developed, they form a sequence of dramatic, memorable experiences for airport users.

1.3 PLANNING PROCESS

This document was produced in the process of assessing Seattle-Tacoma International Airport's present design conditions and planning for its future. The design team comprehensively reviewed all airport property (interior and exterior) and off-site approach roads.

The goal was to develop an overall theme and supporting images for the facility, and to demonstrate how these could be applied to specific locations within the airport to achieve a cohesive and classical Northwest design.

In applying the concepts and recommendations provided in this report, future designers will need to consider the Landscape Design Standards and the Airport Design Standards and Guidelines for more specific requirements guiding development at the airport.

Key planning and design criteria included environmental enhancement, customer satisfaction, safety, and the creation of a truly memorable Northwest experience—sustainable over time.

Public involvement during the planning process included airport users, neighbors, adjacent city governments, and other related public agencies.

This work is both visionary and practical. The key to its successful implementation lies with how future design teams use it to develop design concepts and details specific to each project.

Future designers will be responsible for addressing maintainability, sustainability and operational constraints for their projects. These issues should be addressed through life cycle cost analyses, conservation, maintenance guidelines and the development of an arts infrastructure. An understanding of FAA and Port of Seattle safety concerns including plant palettes, wildlife attractants and vertical intrusions into runway safety areas and airline operations, as well as close coordination with the FAA and other governing agencies and departments, such as adjacent city governments and airport operations, will be critical to the successful implementation of this plan.

PART 1: PERTINENT THEMES AND IMAGES

2.0 THEMATIC DEVELOPMENT

2.1 PRINCIPAL THEME

One of Seattle-Tacoma International Airport's primary roles is as a gateway to the Pacific Northwest. As such, it can introduce people to the unique physical characteristics found in this part of the world. For this purpose, the concepts and themes presented in this report were selected to symbolize, explain, and reinforce the physical qualities that set us apart from other places.

The widely varied natural landscapes of the Pacific Northwest offer windows to our past, present, and future. The singular, enduring image of western Washington—known throughout the world—is the rich, green, seemingly continuous forest of tall trees covering our mountains, spilling down into the foothills, extending into our cities, and down to the shores of Puget Sound and the Pacific Ocean (Exhibit 2).

To capture this image, the *Northwest Evergreen Forest* was selected as the principal theme to guide the design development of the airport.

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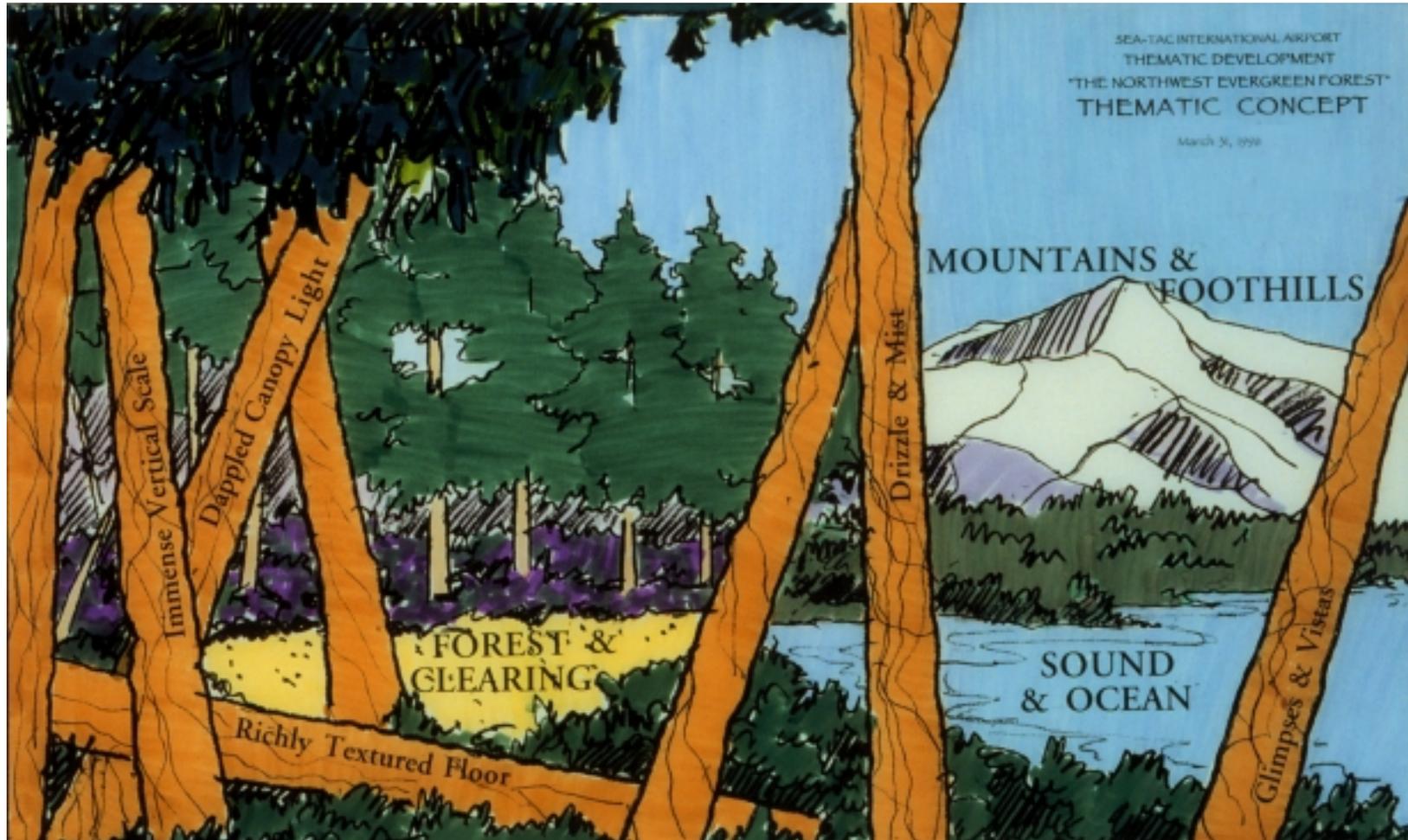


Exhibit 2: The Northwest Evergreen Forest

What makes the ***Northwest Evergreen Forest*** a particularly appropriate theme is the role it plays in defining the three geographic landscapes that lie between the Cascade Mountains and Puget Sound (Exhibit 3). In less than a hundred miles, the land descends from a height of 14,000 feet to depths of several thousand feet below sea level. Within this unique geographic setting, three archetypal landscapes support the ***Northwest Evergreen Forest*** theme. Designers can use the components found in each landscape to convey this principal guiding theme in different ways.

Mountains and foothills

The wall of the Cascade Mountains, with its two volcanic sentinels, Mount Rainier and Mount Baker, and the wilderness of the Olympic Mountains, are among the Northwest's most striking icons.

Forests and clearings

A walk through a Northwest forest is marked by the distinct contrast between the intimate, mystical enclosure of dark green trees, punctuated by the sunlit openings and vistas of clearings.

Sound and ocean

A source of food, transport, and recreation, the region's saltwater surroundings and islands provide a refreshing addition to the mountain peaks and dark green veils of evergreen forest.

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 for
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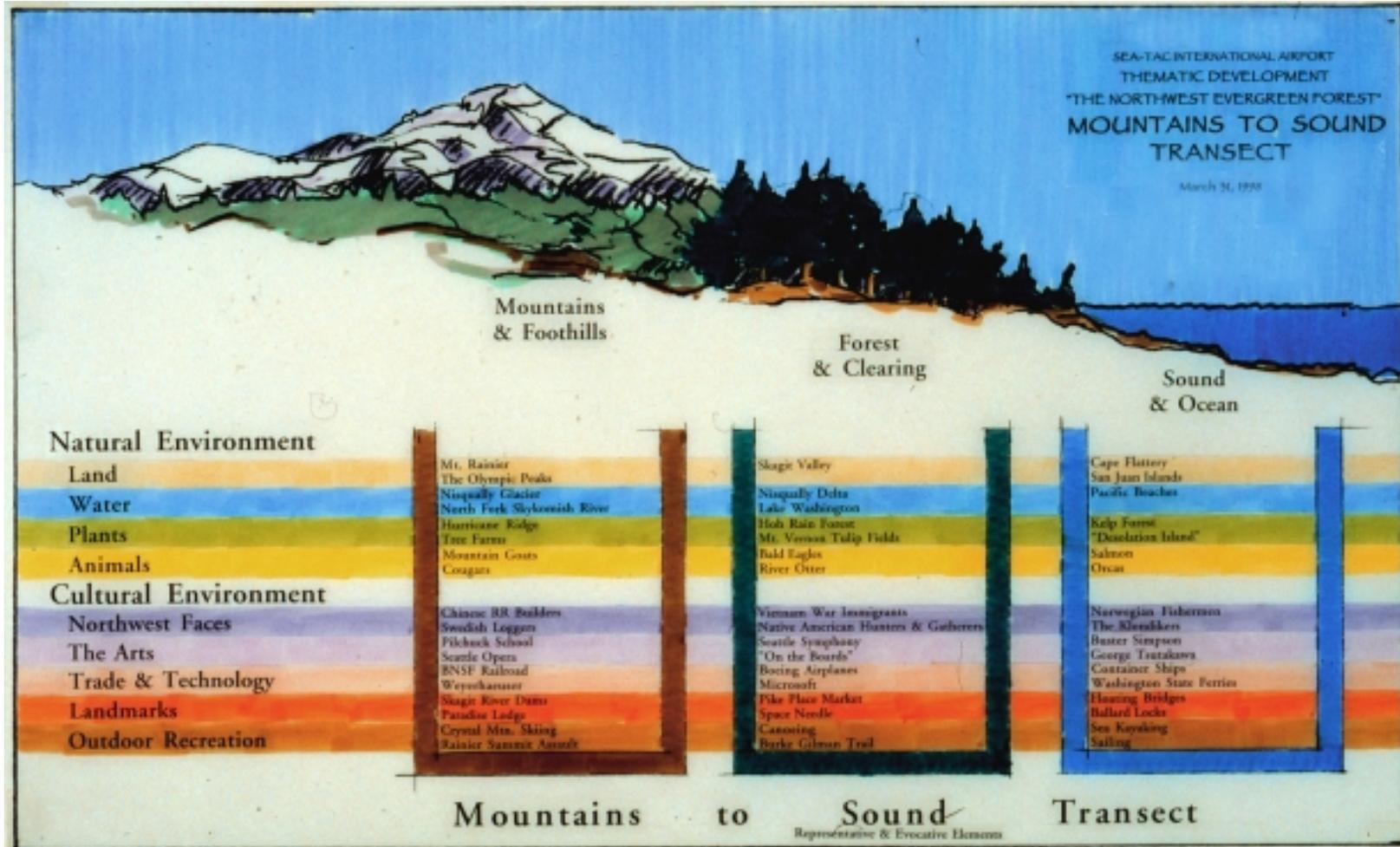


Exhibit 3: Mountains to sound transect

2.2 SUPPORTING THEMES

The principal theme of the *Northwest Evergreen Forest* leads to two supporting themes: *Natural Environment* and *Cultural Environment*. These two themes are used in their broadest sense to encompass geography, people, technology, commerce, and the arts. Each is described below by a selection of representative and evocative elements.

Elements of the Natural Environment

- **Land**

This includes a wide range of forms, from the majestic heights of Mount Rainier and the Olympic Mountains to the fertile Skagit Valley lowlands. The San Juan Islands and the islands of southern Puget Sound serve as introductions to the rocky headlands of Cape Flattery and the expansive, sandy beaches of Gray's Harbor and Long Beach.

- **Water**

Northwest waters begin with the snows that feed the Nisqually glacier and the rains which fill the North Fork Skykomish River. They descend in mountain streams to form rivers in lowland valleys, feeding the rich Nisqually delta and the depths of Lake Washington, before reaching Puget Sound and the Pacific Ocean.



- **Plants**

The alpine wildflowers of Hurricane Ridge lie in contrast to the immense Western red cedars of the Hoh Rain Forest, whose stream-born silts feed the kelp forests of Desolation Island off Cape Flattery. Inland, Mount Vernon's tulip fields bring flashes of intense color to the deep evergreens of the lowlands.

- **Wildlife**

Mountain goat and pika live in the mountains, while cougar, black bear, blacktail deer, and bald eagles inhabit the forest. Schools of salmon, pods of orca, and sea lions ply our waters.

Elements of the Cultural Environment

- ***Northwest faces***

The Puget Sound's first inhabitants—the Coast Salish tribes—now share this temperate region with descendants of Swedish loggers, Norwegian fishermen, Chinese, Japanese and African American immigrants, and more recent immigrants from Southeast Asia. As Seattle's reputation as a special and livable place spreads, the next century will bring more newcomers with different customs, ideas, and talents.

- ***Arts***

Mark Toby, Morris Graves, Jacob Lawrence and George Tsutakawa brought early national attention to Northwest art. In the 1970s and 1980s Dale Chihuly and the Pilchuck Glass School, and author Tom Robbins made their mark. The Seattle Opera and several dozen live theater companies join Nirvana and other pop bands to create the popularity of Seattle music.

- ***Trade and technology***

With its vast natural resources, this region supports companies such as Weyerhaeuser and Burlington Northern Santa Fe Railroad, as well as Alaska fishing fleets and shipbuilders. More recently, by changing the way people travel and communicate, Boeing and Microsoft have become household words. Our

location in the Pacific Rim makes this region a key port for container ships and airplanes delivering and receiving products from Asia and other parts of the world.

- ***Landmarks***

The rugged, complex landscape has produced many unique landmarks. Perhaps the two most famous symbols, the Space Needle and the Washington State Ferries are instantly recognizable. Others include City Light dams along the upper Skagit River, floating bridges across Hood Canal and Lake Washington, and the Hiram Chittenden Locks in Ballard. Mount Rainier hosts Paradise Lodge, and the quirky Pike Place Market attracts people from all over the world.

- ***Recreation***

Hiking, skiing, climbing Mount Rainier, bicycling the Burke Gilman trail, sea kayaking, and sailing on Lake Union all offer strong, enduring images of regional lifestyle.

These examples of the Northwest's natural and cultural environment provide a rich set of images that can be expressed in many ways through the design of the airport. Some expressions may be literal and obvious, while others are subtle and referential.

3.0 BUILDING A DESIGN VOCABULARY

3.1 FOREST ARCHITECTURE

This section suggests images that could be used by future designers of the airport to help translate the principal theme of the *Northwest Evergreen Forest*.

The physical structure of the *Northwest Evergreen Forest* includes dimensions and attributes that can create an evocative airport environment—a place that vividly projects the Pacific Northwest (Exhibit 4).

The primary characteristics of the indigenous forest include:

Immense vertical scale

The daunting heights of old growth forests engender awe and respect in all who see them.

Richly textured floor

From nurse logs to devil's club, and the white glimmer of trilliums, the deep woody patterns and primeval feeling of the forest floor leave an indelible impression.



Glimpses and vistas

The contrast of forests and clearings—along with the dramatic topography of hills, mountains, lakes, and sea—combine to create classic Northwest views.

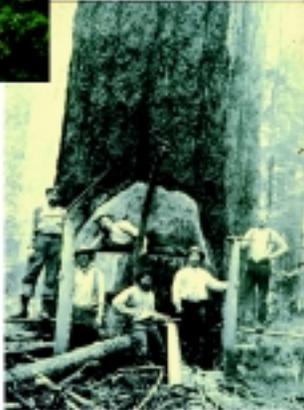
Drizzle and mist

The region's weather does not go unnoticed. Countless shades of gray and endless variations of rain often veil the region, punctuated with periods of crisp, clear blue sky that bring over a month of summer sunshine.



FOREST ARCHITECTURE

Immense Vertical Scale



SEA-TAC INTERNATIONAL AIRPORT
"THE NORTHWEST EVERGREEN FOREST"



Drizzle
and
Mist



Glimpses and Vistas



Richly Textured Floor



3.2 EMOTIONAL CHOREOGRAPHY

One way to organize an airport thematically is by acknowledging the traveler's state of mind, and ability to absorb information during the stressful processes of arrival and departure.

Travelers often approach a trip with a blend of excitement, concern, and anxiety. The design of an airport can actually make the experience of a traveler smooth, predictable and supportive.

A traveler experiences a sequence of emotional states while moving through the airport: anticipation, decision, arrival, and relaxation. Each of these states suggests a different location, form, and intensity of thematic emphasis (Exhibits 5 and 6).

Anticipation

This emotional state occurs when traveling to the airport. The traveler is preoccupied with searching for clues about the approaching destination and contemplating the next major decision point. The long stretches of highway leading to the airport are suitable locations for presenting scenery, art, or large scale interpretive elements that frame views and offer mild distraction, but do not demand attention.

Decision

This emotional state occurs at points that require attention in order to determine the next direction or course of action. Examples are finding a route through the garage, searching for an airline ticket counter, and approaching security. Thematic presentation can assist decisions by making choices and pathways memorable. Thematic communication, however, must not confuse or obstruct the decision-making process.

Arrival

Turning from the freeway onto the airport entry road, crossing the sky bridges to enter the main terminal, or emerging from a jetway for a first glimpse of the real Northwest, are places that should include a celebration of having arrived. Here is an opportunity to apply major statements which present our principal and supporting themes, and leave a lasting impression on the traveler.

Relaxation

Much of one's time in an airport is spent waiting—in lines and in seats. The traveler's attention turns to resting, reading, thinking, or conversing to fill the time. Thematic presentations in areas of the airport where travelers congregate and wait can help make this period of time memorable. Often the amount of time involved in waiting allows for shopping, which also presents entrepreneurial opportunities for the airport and its tenants.

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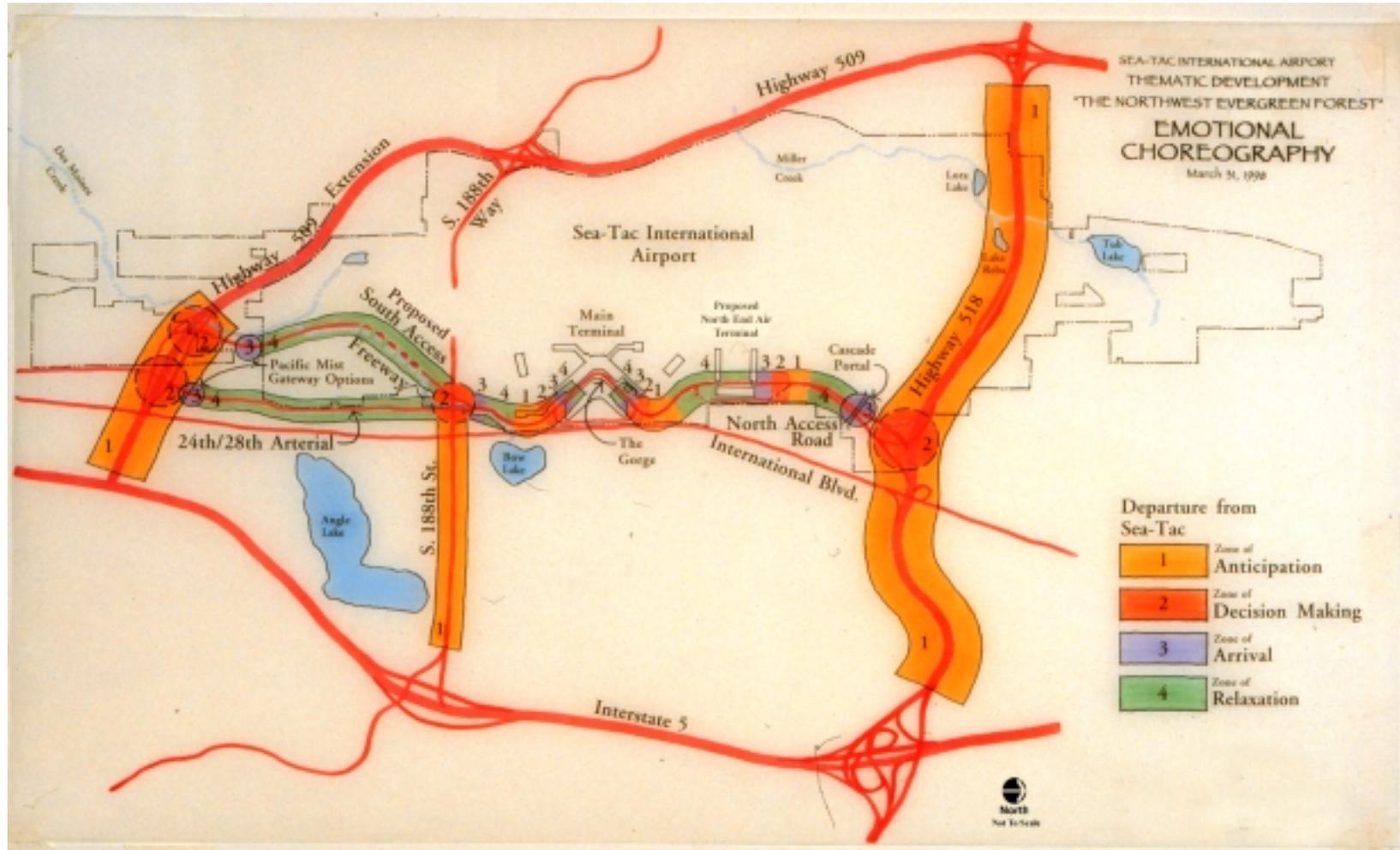


Exhibit 5: Site emotional choreography

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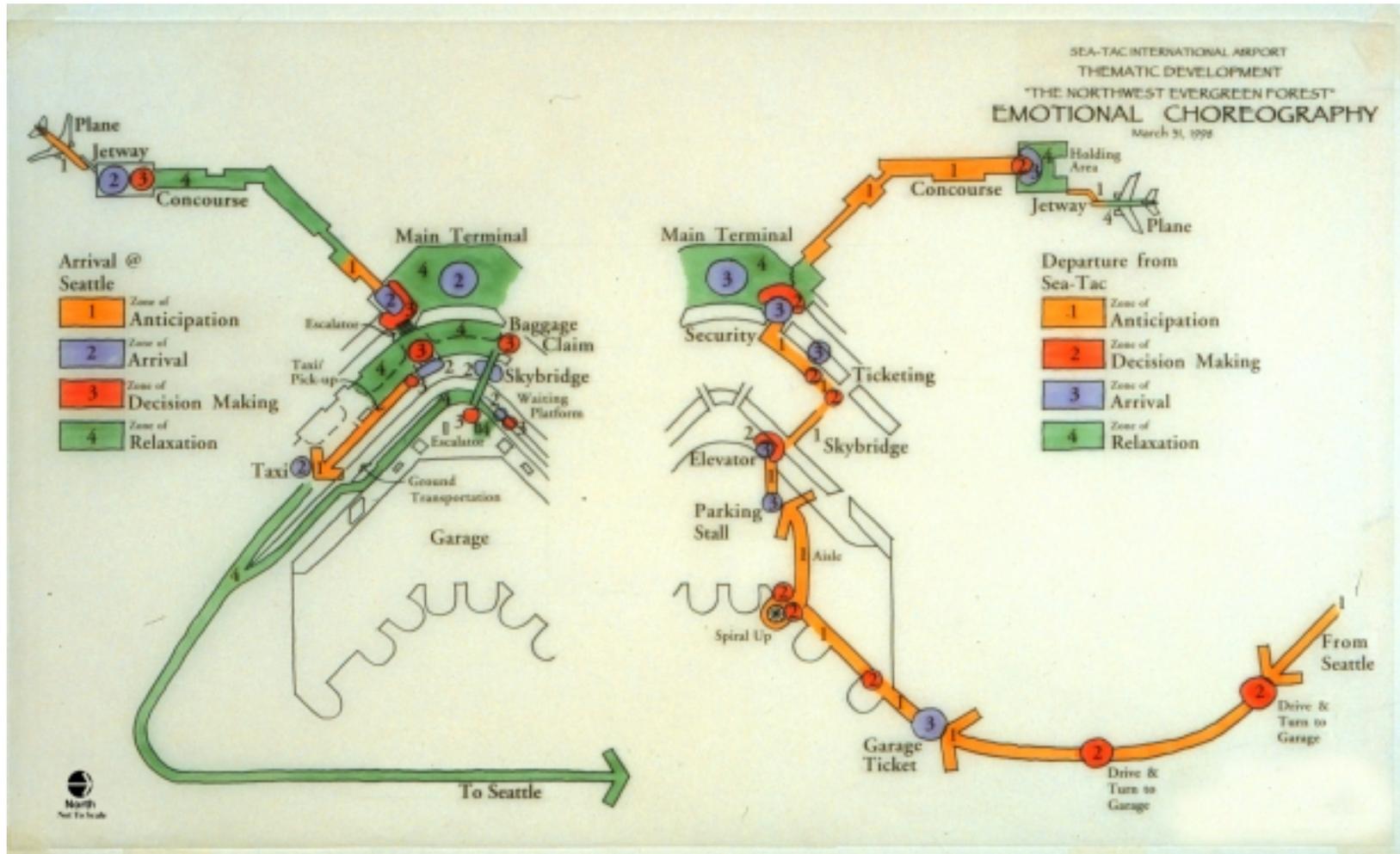


Exhibit 6: Main terminal and parking garage emotional choreography

3.3 VOCABULARY OF SPACES

This section uses a simple vocabulary of spaces and their treatment as tools to implement the principal and supporting themes at Seattle-Tacoma International Airport.

The team applied these tools to specific places in the airport, determined by analyzing the emotional choreography described in the preceding section.

Exhibits 7, 8 and 9, illustrate how this vocabulary was applied to the three archetypal landscapes (mountains and foothills, forests and clearings, sound and ocean).

Unifying element

A continuous application of consistently designed elements that helps unify the overall sense of the place.

Examples

- Specially designed lighting, flooring and seating.
- Visually prominent structural system.
- Distinctive color of glass.

Gateway and portal

A sensory experience using visual, aural, or other elements to heighten the visitor's awareness of important transition points and entryways.

Examples

- Entering the main terminal from the sky bridges.
- Entering the main terminal from the concourses.
- Moving from the Satellite Transit System(STS) lobbies to the STS tunnels.
- Passing under the 160th Street overpass heading to the airport.

Focal point

A concentrated use of highly dramatic art, architecture, landscape architecture, and/or engineering to create an interior or exterior landmark. It may frame a view, draw special attention to a particular location, or create an identifiable juncture. It may also be a similar feature interpreted in different ways throughout the facility to help orient visitors.

Examples

- Sculpture placed at a main hub of a concourse.
- Floor medallions at escalator landings.
- Designs on and around the elevators.

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A SIMPLE VOCABULARY OF SPACES

PORTALS & GATEWAYS
 Sensory experiences using visual, sound or other elements to heighten the visitor's awareness of important transition points and settings.

UNIFYING TREATMENTS
 Continuous applications of design or consistently designed elements intended to knit together the overall fabric of the place.

FOCAL POINTS
 Unique art, architectural or landscape architecture (or all) create unique experiential landmarks.
 • to frame a view
 • to draw special attention to a particular location
 • to provide a meeting or identifiable meeting place

**SEA-TAC INTERNATIONAL AIRPORT
 THEMATIC DEVELOPMENT
 "THE NORTHWEST EVERGREEN FOREST"
 MOUNTAINS &
 FOOTHILLS**

Unifying Treatment


 Alpine Meadows, WA

Portals & Gateways


 Clayton, Sedona, AZ

Focal Point


 Mt. Rainier, WA

Denver International Airport
 Denver, CO


Longmire Fountain
 Portland, OR


Discovery Park Visitor Center
 Seattle, WA


Washelli Fountain
 Seattle, WA


St. Louis Arch
 St. Louis, MO


Portland Convention Center
 Portland, OR


Gateway Center
 Pittsburgh, PA


Sun Valley
 Ketchikan, ID


Exhibit 7: Vocabulary of spaces, mountains and foothills

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A SIMPLE VOCABULARY OF SPACES

PORTALS & GATEWAYS
 Sensory experiences using visual, sound or other elements to heighten the visitor's awareness of important transition points and settings.

UNIFYING TREATMENTS
 Continuous applications of color or consistently designed elements intended to knit together the overall fabric of the place.

FOCAL POINTS
 Unique art, architecture or landscape architecture can all create interior or exterior landmarks.

- to frame a view
- to draw special attention to a particular location
- to provide orientation or identifiable meeting places

**SEA-TAC INTERNATIONAL AIRPORT
 THEMATIC DEVELOPMENT
 "THE NORTHWEST EVERGREEN FOREST"
 FOREST & CLEARING**

Unifying Treatment

Montreal Park
 La Conner, WA

Seattle Tree Grate
 Seattle, WA

Albuquerque Airport
 Albuquerque, NM

National Airport
 Washington, DC

Portals & Gateways

Pacific Northwest Street

Chicago Botanical Gardens, IL

Debioli Gardens
 Florence, Italy

Calloway Gardens
 Pine Mountain, GA

Focal Point

Esch

Cannon Island Pine Circle
 Cannon Island, WA

Museum of Anthropology
 Vancouver, BC

Regional Justice Center
 Lynn, MA

March 31, 1998

Exhibit 8: Vocabulary of spaces, forests and clearings

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A SIMPLE VOCABULARY OF SPACES

PORTALS & GATEWAYS
 Sensory experiences using visual, aural or other elements to highlight the user's awareness of important transition points and entryways.

UNIFYING TREATMENTS
 Continuous applications of color or consistently designed elements intended to knit together the overall fabric of the place.

FOCAL POINTS
 Unique art, architecture or landscape architecture can all create interior or exterior landmarks.

- to focus a view
- to draw special attention to a particular location
- to provide orientation to identifiable meeting places

SEA-TAC INTERNATIONAL AIRPORT
 THEMATIC DEVELOPMENT
 "THE NORTHWEST EVERGREEN FOREST"
 SOUND & OCEAN

Unifying Treatment





Chicago Airport
Chicago, IL



Dumbarton Oaks
Washington, DC



Vancouver International Airport
Vancouver, BC

Portals & Gateways




Port of Seattle Headquarters
Seattle, WA



Fountain Place
Water Gardens
Dallas, TX



Harbor Island
Seattle, WA



Focal Point




Port of Seattle
Seattle, WA



Heritage Park Fountain
Olympia, WA



Seattle Central Community College
Seattle, WA



Palmer's Memorial
Washington, DC



Minnesota Tropical Coral Reef
Minneapolis, MN

Exhibit 9: Vocabulary of spaces,
 sound and ocean

PART 2: A CONCEPTUAL PLAN

4.0 APPLYING THE THEMES

4.1 USING THE DESIGN VOCABULARY

The purpose of this section is to guide design professionals through the process of applying the principal theme and supporting themes, using the vocabulary of spaces discussed in the previous section. This conceptual plan helps create a context for future engineering, architecture, landscape architecture, graphic design, art, and lighting projects at Seattle-Tacoma International Airport.

The photographic images, plans, sketches, and narrative text in this section illustrate one interpretation of how the thematic approach could work to improve the airport. This conceptual plan communicates the principal theme and supporting themes, while leaving room for exploration by future design teams.

Along with design exploration, future teams must also address maintainability, sustainability, and operational constraint issues through life cycle cost analyses, conservation, maintenance guidelines, development of an arts infrastructure, and an understanding of FAA and Port of Seattle safety concerns. This includes an understanding of how planting types and water features may attract wildlife or create vertical intrusions into runway areas and impact airline/passenger safety.

4.2 OVERALL SITE CONCEPTS

A number of concepts have been developed that illustrate how the airport could be developed to reflect the theme of the *Northwest Evergreen Forest*. These concepts use the metaphor of clearings within the forest. For example, runways and urban/industrial areas may be seen as a series of clearings framed by the forest, with access roads seen as connecting corridors.

The four major sectors of the airport correspond to five different types of Northwest forests (Exhibit 10):

- A **dry Puget Sound upland forest** is suggested along the north access roads.
- For the south access, a **coastal forest** is suggested in low-lying areas, and a **southern Puget Sound pine/oak forest** in the drier upland portions.
- Along the west side, a **riparian forest** alongside Miller Creek is suggested, as is a **dry Puget Sound upland forest** over the upper slopes.
- The east side could reflect notions of the **urban forest**.

Each of these plant and location associations is described in more detail throughout this section and in Appendix B. The concepts suggested can be applied from the outside to the inside, and from the surrounding community context to the interior of the terminal.

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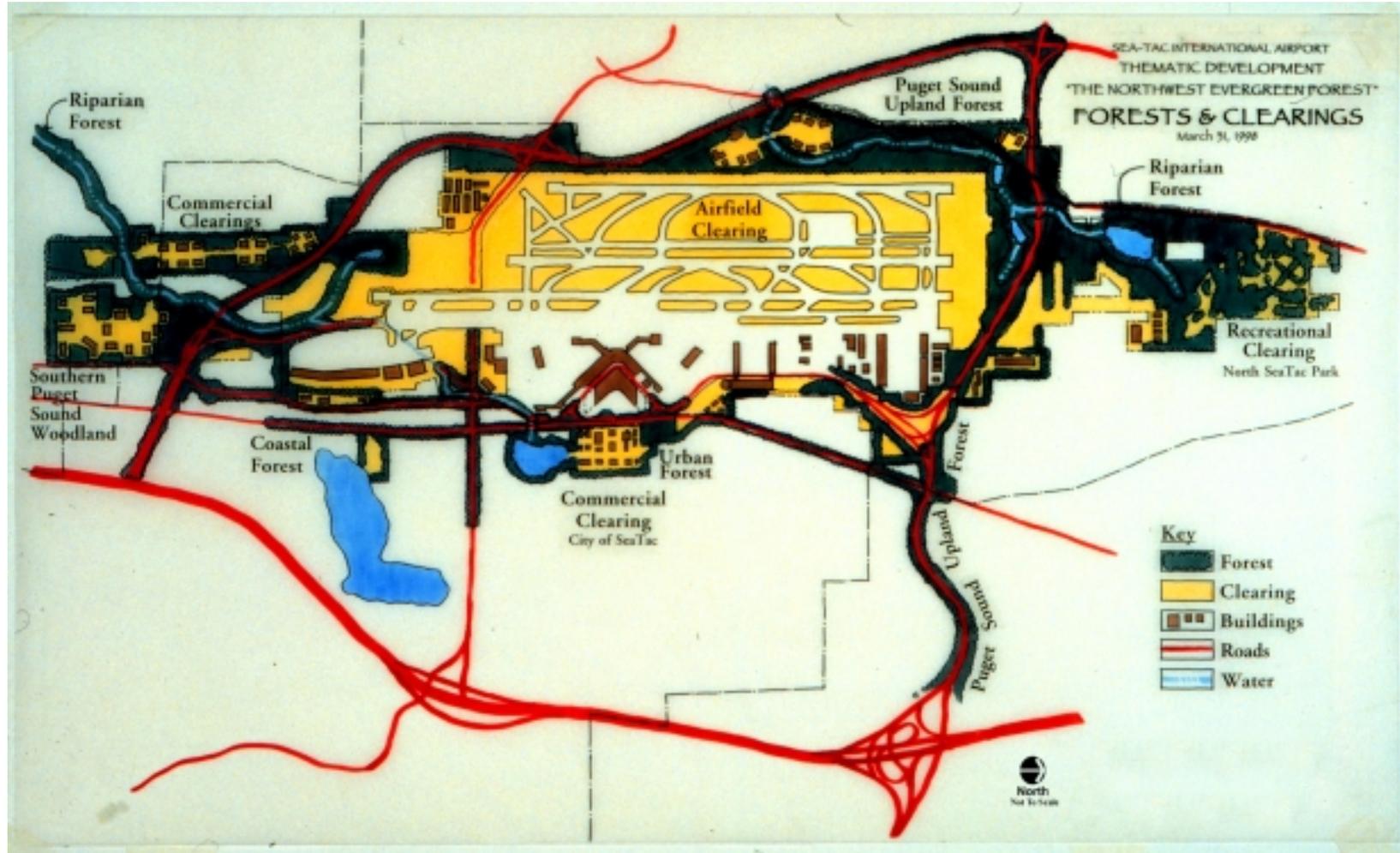


Exhibit 10: Site concept

5.0 APPLYING THEMES TO THE SITE

5.1 North Side : SR 518 Corridor

Overall thematic emphasis

The SR 518 corridor to the airport and along its edges (Exhibit 11) represent aspects of the Puget Sound upland forest and the riparian forest.

Unifying elements

The SR 518 corridor, from SR 509 on the west to Interstate 5 on the east, could be planted with a multi-level evergreen Puget Sound upland forest along its margins and within its center median. This would set the principal theme of the *Northwest Evergreen Forest* for arriving passengers from the moment they begin their final approach to the airport. Coordination with the State would be a critical factor in developing the Northwest Evergreen Forest concept along the State highway.

Miller Creek, which crosses this area and collects drainage, could serve as a unifying element if planted with a riparian forest of native red alder, in contrast to the surrounding upland forest of western red cedar, Douglas-fir, hemlock and understory. Refer to the Landscape Design Standards for a list of approved plants to be used throughout these areas.

Gateway

Playful applications of art could focus around or enhance the superscaled steel structures holding guideway lights for

the runway approaches (existing and future) to form a gateway entrance to the airport. Any proposed work on, around or near these structures would need approval from FAA, airport operations and other regulatory agencies.

Focal point

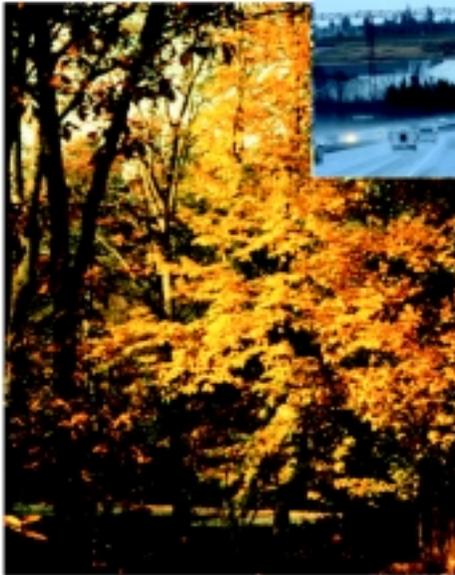
The eastbound downhill approach toward the guideway structure, and the roadway's subtle turn to the south, points the traveler to the dramatic view of rapidly descending aircraft on their final approach to the airport. This focal point could be enhanced by unified plantings along the corridor that eliminate other visual distractions.

Other features

Travelers could be given clues of prevailing wind direction, with an interpretative display at the terminal to explain the relationship between our dominant north and south winds, and their influence on directions of arriving and departing aircraft passing overhead.

Consider screening the upper and lower retaining walls supporting the proposed relocation of South 154th Street with evergreen plantings of incense cedar and varieties of western red cedar at the base of the walls. See Appendix B for suggested plant species, height, and planting compositions.

Unified planting
of Puget Sound
upland evergreen
forest along
SR margins



Existing view
eastbound
on SR 518

NORTH ENTRY/ SR 518



evergreen
cedar planting
forms lush walls
along the
riparian corridor

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Exhibit 12: SR 518 images

5.2 North Side : North Access Road

Unifying element

The North Access Road corridor could be unified by continuing along its margins the same evergreen Puget Sound upland forest planting used on SR 518 (Exhibit 13). This would screen out undesirable views of parking and loading docks, and provide occasional glimpses of planes, the Air Traffic Control Tower and proposed North Terminal.

As part of the conceptual plan's sustainability goal for the airport, the utilization and reuse of roadway stormwater runoff is recommended along the North Access Road. Cleaning oil and debris associated with reuse of stormwater will need to be considered early in the design phase to meet all regulations and requirements associated with development at the Port. The mountains to foothills theme suggests the development of a natural-looking mountain stream channel in the center median. The channel could be filled with rounded glacial stream cobbles and boulders, suggesting a connection to Mount Rainier and Olympic Mountain views. Adequate sight distance and setbacks from the freeway will need to be considered, per all relevant regulations, codes and standards at the Port.

Standing open water should be avoided, and special design consideration should be given to reduce the potential for wildlife attractants associated with any water feature at the airport.

Gateway

The 160th Street overpass offers an opportunity to create a dramatic Cascade Portal. This could be a misty, sculptural waterfall embracing the overpass structure and framing the roadway. The sight and sound of water cascading over large water-polished boulders, with a foreground of alpine understory vegetation and flanking multi-level evergreen trees, could present a powerful entry to the airport. Alternatively, the portal could also be a sculptural arrangement of rock, reminiscent of a talus slope high in the Cascades (Exhibit 14). Multi-level evergreen plantings are preferred, as are those which do not produce fruits or berries that might attract wildlife.

Focal points

The proposed Air Traffic Control Tower, on axis with a segment of the roadway, will offer a dramatic vertical expression. This is an opportunity to employ bold architectural elements to reinforce its visual impact. Large sculptural shapes, highlighted with color and accent lighting, could transform this otherwise standard form into a unique landmark that reinforces an airport arrival.

Another dramatic focal point is the view of Mount Rainier seen along the approach road between the proposed North Terminal and the existing terminal complex. This view could be enhanced by developing a major linear open space, oriented to the southwest toward the mountain and the city of SeaTac. Airport-related buildings could flank the east side of the space, while the west side could offer views to parked aircraft at Concourse D and the North Satellite.

Other features

Consider creating special, large-scale landscape features in front of the main terminal and proposed North Terminal. An alpine meadow of low flowering shrubs and groundcovers could be placed in front of the new terminal. A Nisqually Grove of multi-level evergreen trees could be placed where the north access road turns toward the existing terminal.

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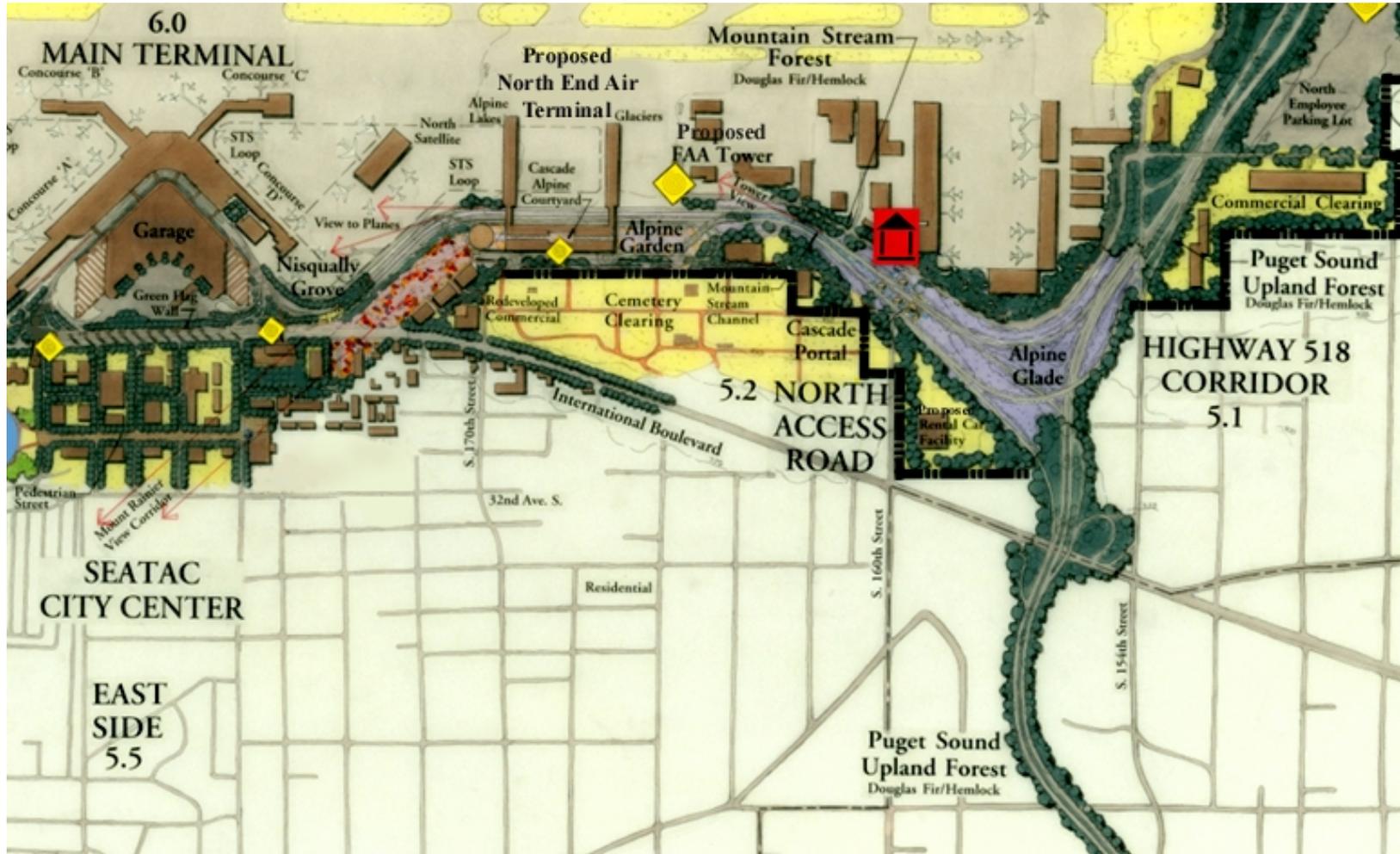


Exhibit 13: North Access Road conceptual plan

CASCADE PORTAL

Evergreen forest walls frame mountain streams
tumbling down moss clad rock and stream bed



Exuberant masses of
wildflowers enliven
highway roadsides



Existing view Westbound
on North Access Road



Exhibit 14: Cascade Portal images

5.3 South Side

Overall thematic emphasis

The coastal forest is proposed as an organizing structure for the south side of the airport (Exhibit 15).

Unifying elements

The expanse of land to the west of the South 188th Street tunnel could be converted into a rhododendron valley and planted with a variety of seasonally colorful plantings that would visually tie the area together.

The potential borrow and industrial areas to the south could be unified by integrating open spaces with plantings of Western red cedars and understory that reinforce the coastal forest image. To assure the site's attractiveness for future commercial development, creative grading plans could be prepared for the borrow area prior to excavation. Grading plans could even incorporate large scale art in the form of unusual earthworks and earth sculpture.

Gateways

At the new south entry to the airport there could be a Pacific Mists Gateway (Exhibit 16). This could involve some active form of water, possibly with the effect of a mist or light spray, or localized fog. Special considerations for detracting wildlife will need to be considered, such as

avoiding open or standing water and the use of chemicals to deter wildlife from water features. Refer to the Landscape Design Standards for more specific requirements regarding water features at the airport. Two locations can be recommended for the Mists Gateway, both north of the proposed SR 509 extension. The first is astride the proposed south access freeway. If this new entry is not built, the second option could be developed astride the South 24th/28th Street arterial.

Another gateway is the South 188th Street tunnel under the runway. The tunnel could be lined with lights or a sculptural element that might provide an engaging and unexpected experience for people in vehicles. The entrance at the west end could be designed as a portal to the city of SeaTac and the east end to Puget Sound. Long-term maintenance and vehicle/driver safety should also be considered in designing this gateway.

Until either the SR 509 extension or south access freeway is built, an interim southern gateway feature could be developed at the intersection of South 188th Street and 28th Avenue. An Olympic Grove of multi-level cedar trees might be appropriate here.

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Exhibit 15: South Access Road conceptual site plan

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Water
... mist
... light spray
... localized fog



Existing view
North on 24th
Ave. S.

PACIFIC MIST GATEWAY

SEA-TAC INTERNATIONAL AIRPORT
"THE NORTHWEST EVERGREEN FOREST"

An "Olympic Grove" of cedar trees

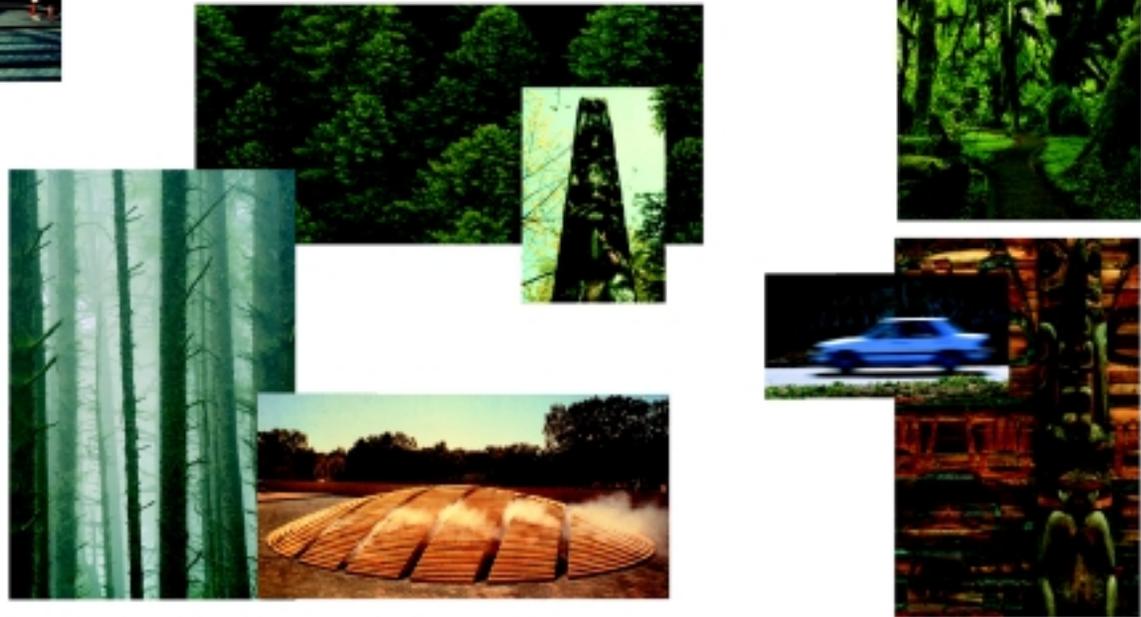


Exhibit 16: Pacific Mists Gateway images

5.4 West Side

Overall thematic emphasis

This sector could embody aspects of a riparian forest adjacent to a stream along the Miller Creek corridor and the Puget Sound upland forest on its upper slopes (Exhibit 17).

Unifying Elements

Planting could enhance the embankment of the fill area for the third runway. Although there are side slope restrictions in compliance with FAA standards, as well as other regulatory requirements, the descending hillside could allow for the introduction of successive tiers of multi-level trees. Evergreens along the upper levels would screen views of aircraft from the west. This evergreen forest would provide a familiar green foreground to the view of the Olympic Mountains from the terminal and concourses. A riparian forest environment could be established at the base of the slope.

Close coordination with adjacent cities, FAA restrictions and potential wildlife attractants will be essential to the future development of the embankment and Miller Creek areas.

Other features

Careful site planning and planting design would ensure that any commercial development expresses the character of clearings within the overall forest setting—and a strong spatial and visual connection to the Miller Creek corridor (Exhibit 18). New structures should include plantings around them to create the impression of small clearings within the forest.

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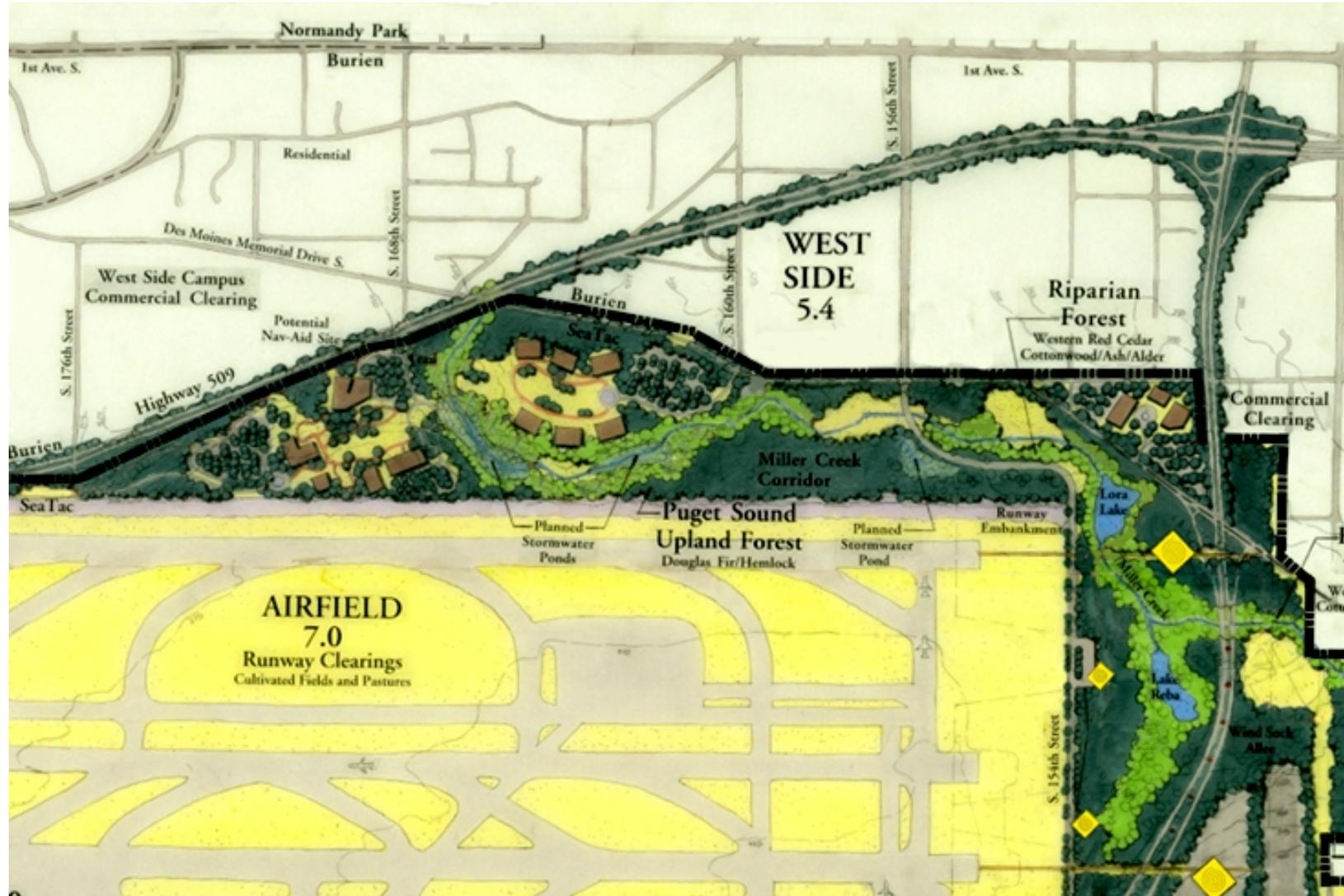


Exhibit 17: West Side conceptual site plan

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WEST SIDE

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... a riparian forest of native red alder

... buildings and spaces set in clearings within the overall forest setting

the descending hillside would allow for the introduction of successive tiers of trees

Existing Miller Creek corridor

Exhibit 18: West Side images

5.5 East Side

Overall thematic emphasis

In the International Boulevard corridor, with its predominance of signs and parking, the idea of an urban forest could be promoted by both the airport and the city of SeaTac (Exhibit 19).

The city of SeaTac's recent improvements to International Boulevard—including plantings, sidewalks, and bus stops—begin to set the stage for the urban forest treatments recommended in this airport access area.

Unifying elements

An extension of the airport's *Northwest Evergreen Forest* plantings into the adjacent city center of SeaTac would blur the distinction between the city and the airport and help provide a more unifying element between them.

Gateways

Bridge structures could incorporate artists' designs and substantial vegetation (Exhibit 20). The RTA station(s) and pedestrian overpasses could serve as dramatic gateways, framing the city center core and symbolizing the transportation connections.

Focal points

The large scale of the parking structure at the airport could be softened by the introduction of major scale plantings. This would create the effect of a hanging garden behind a slice of evergreen forest, located between the ticket booth structure and the north access road ramps.

The narrow strip of land between the access roadway and International Boulevard could contain a long, lushly planted green wall, composed of vines growing over a trellis armature. A new wall of uniform height might screen speeding cars and trucks from the view of pedestrians along International Boulevard and workers within the office buildings to the east. The wall could also support a series of super-sized international flags as a bold symbol of the airport and the boulevard.

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Exhibit 19: East Side conceptual site plan

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EAST SIDE

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... a "hanging garden"
behind a slice of
evergreen forest



Existing Garage



super-sized international
flags that would be a
bold symbol

Exhibit 20: East Side images

6.0 APPLYING THEMES TO THE TERMINAL

6.1 The Zone of Arrival and Departure:

Main Terminal/Parking Garage

Overall thematic emphasis

Various parts of the present terminal and parking garage could express aspects of the principal theme of the *Northwest Evergreen Forest*. Thematic elements could be introduced within the garage, the Gorge between the garage and the terminal, and the ticket lobby and baggage claim areas (Exhibits 21 and 22). Concepts and ideas presented here would need to be coordinated with the overall Airport Design Guidelines prior to any further development to ensure a consistent, coherent design both inside and outside the terminal structures.

With an intent similar to the five major vegetation associations described for the overall site concept, the Gorge could evoke vivid images of the dramatic Columbia River gorge, another Northwest landscape.

In addition, the multi-level terminal and garage structure is akin to the multi-level forest metaphor emphasized in this conceptual plan. The plan recommends a forest floor treatment for the ground plane and an understory treatment for the mid-level.

The plan also suggests using the three geographic components of the *Northwest Evergreen Forest* (mountains and foothills, forest and clearing, sound and ocean) as tools for guiding pedestrian circulation throughout the garage and terminal.

Unifying elements

The supporting themes of the Pacific Northwest's natural environment and cultural environment (geography, people, technology, commerce and the arts), could be expressed in aspects of gateways, portals, and focal points.

The existing terminal is an example of the international style of architecture. Characteristic of this style are smooth, precision-crafted industrial connections, materials, and surfaces. Compatible new additions and touches can infuse the existing spaces with new vitality, and still maintain the integrity of the international style.

The floor of the terminal building could incorporate patterns that reinforce the theme of the *Northwest Evergreen Forest*. It may also be possible to embellish portions of the ceiling and columns with features that reflect this theme.

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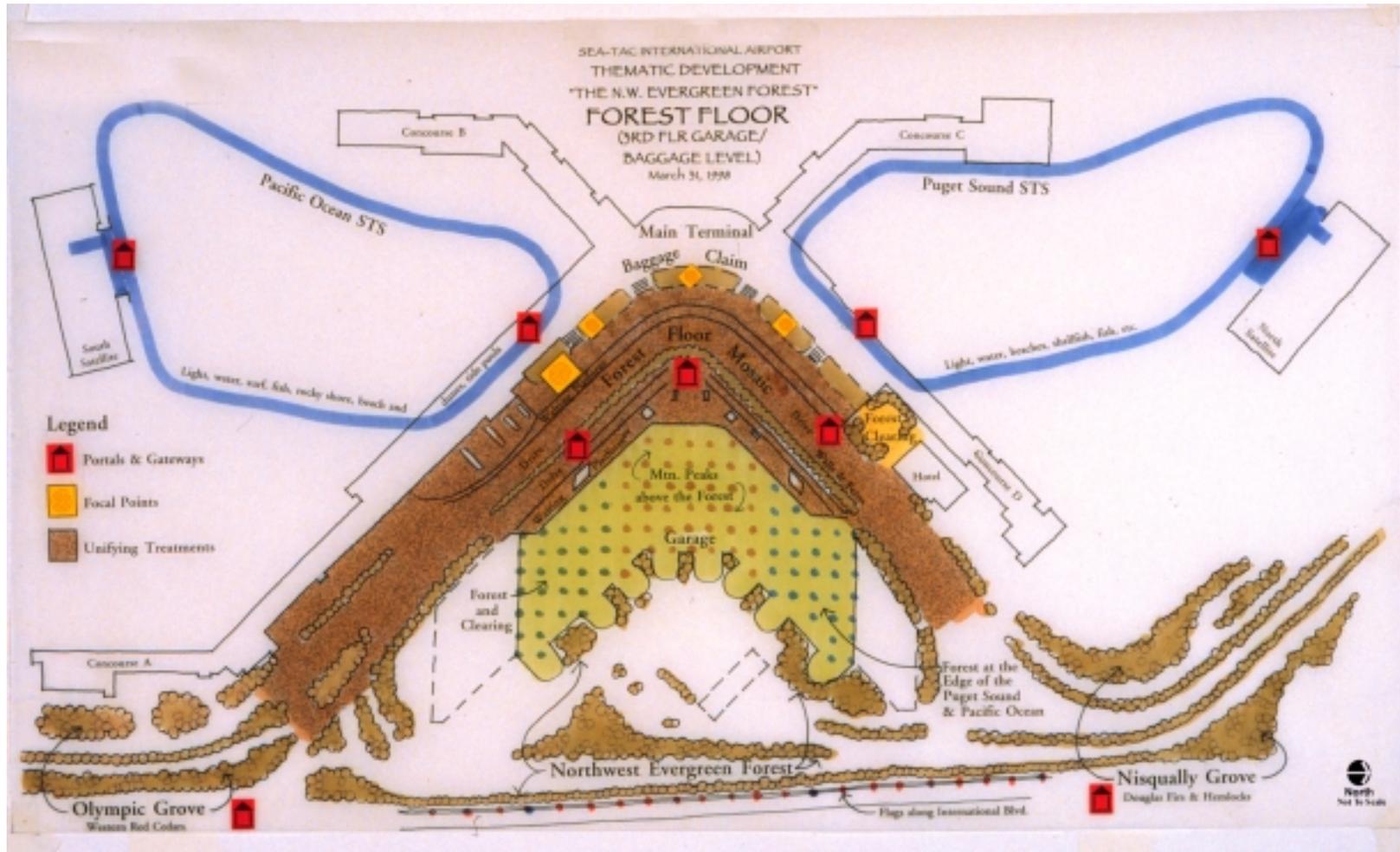


Exhibit 21: The Main Terminal/Garage plan forest floor level

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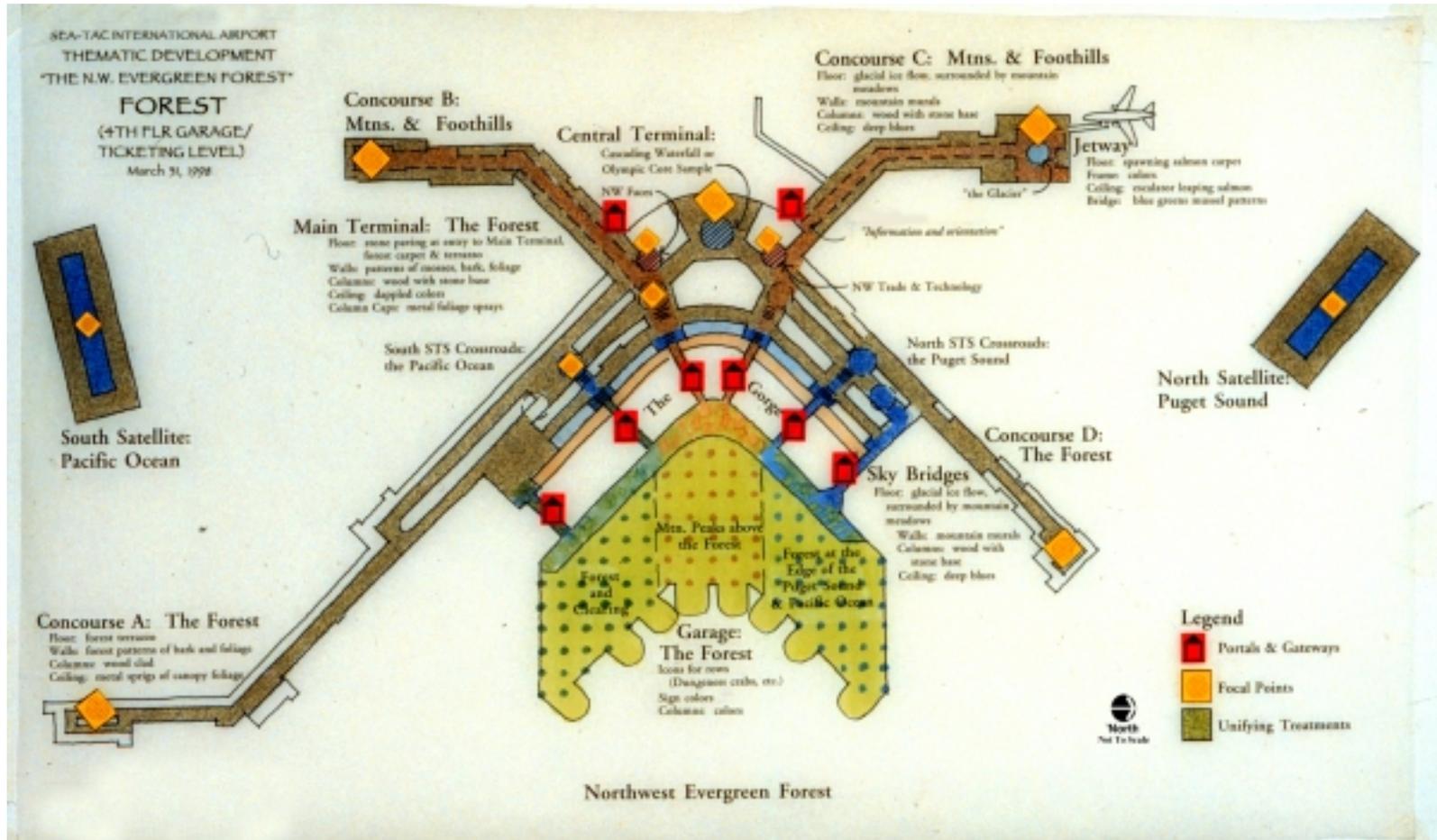


Exhibit 22: The Main Terminal/Garage plan mid-forest level

While most visitors remember the garage floor on which they parked, it is easy to lose track of the stall location within the uniformity of the area. This can lead to tense and frenetic searches that diminish the excitement of returning home.

This conceptual plan suggests using the three components of the mountains to sound transect to orient travelers to the locations of elevators, aisles, and pedestrian overpasses. The southern third of the garage could express themes related to mountains and foothills, the central third forests and clearings, and the northern third sound and ocean.

In addition, the various levels of the garage—particularly the ceiling, walkways, and elevator cores—could be treated with lighting, colors, signs, and art that convey aspects of the principal theme and supporting themes.

The exterior platform and drives at the baggage claim level could be converted into a more welcoming environment with the addition of decorative paving, lighting, and furnishings scaled to pedestrians (Exhibit 23). Here are some examples of how that could be accomplished:

- The exterior paving and interior flooring could be integrated through development of a forest floor mosaic pattern combining unit pavers, terrazzo, or carpeting.

- The massive concrete columns that line the platform could be embellished with “butt rests” that allow pedestrians to lean as they wait to be picked up.
- The visual interest of people on foot could be enhanced by the introduction of pedestrian-scaled light fixtures. These might be designed to include whimsical elements reflecting Northwest symbols, such as jumping salmon.

Gateways

The pedestrian bridges from the garage to the terminal could be treated as gateways, both for pedestrians and for people in vehicles passing below them. The bridges could be repainted a lighter color, with plantings added along their upper edges, to create a large-scale arbor effect. Inside the bridges, thematic elements could add interest for those on foot. Because each of the six skybridges marks a route to or from the terminal, each skybridge could have an artistically-interpreted reference to the *Northwest Evergreen Forest*.

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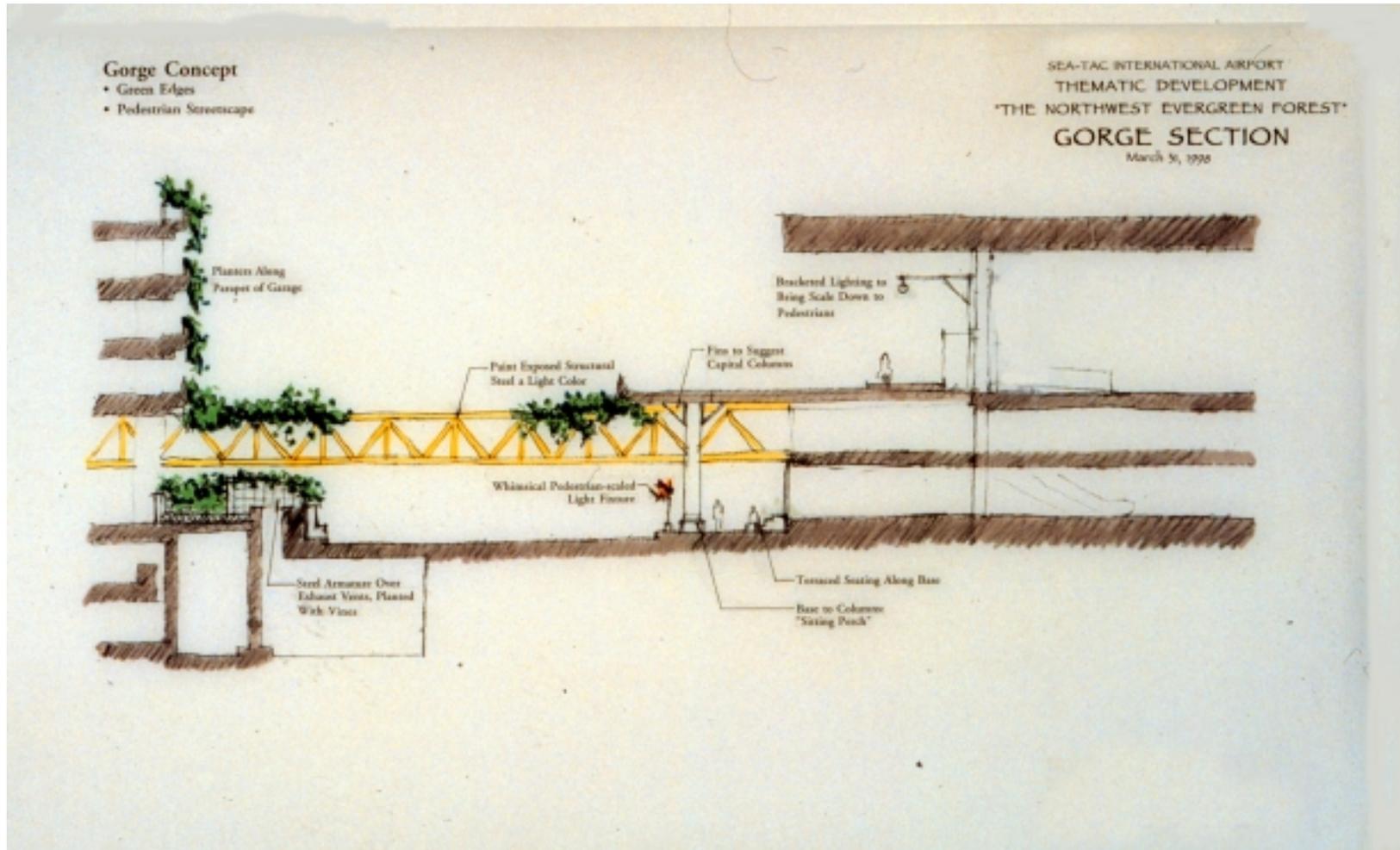


Exhibit 23: The Gorge conceptual cross section

Focal points

The west face of the garage could be planted with ferns, vines, and cascading shrubs at the openings between the curved precast spandrels, and at the top and base, to mask and soften the structure's bulk. Metal armatures—structures taking the form of three-dimensional grids—could be placed at the base of the garage to function as a vine covered trellis, thus concealing the concrete shapes of the ventilation shafts. This way, arriving passengers will encounter a dramatic curtain of green (Exhibit 24).

Both the baggage claim area and the shuttle bus platforms in the garage present opportunities to engage arriving visitors. Dramatic lighting, interpretive displays, artistically designed enclosure railings, and decorative floor treatments would amuse and inform people as they wait.

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Garage planted in dramatic curtain of green cascading shrubs and vines



THE GORGE



exterior platforms become 'welcoming' experience with pedestrian scale furnishings

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Northwest themes express people, technology, lifestyles, and the arts



Existing view of enplane and deplane drives

Exhibit 24: The Gorge images

Other features

The roof of the garage could be embellished with super-scaled patterns, portraying an impressionistic view of the forest when seen from the air. The effect might be similar to how Boeing camouflaged the roof of its main plant during World War II.

The current ground transportation lot at the north end of the baggage claim level, between the terminal and the proposed hotel, could incorporate perimeter plantings that enclose this canyon-like space in a curtain of green. If an alternate location can be found for the waiting taxis, this space could be turned into a green, pedestrian-scaled courtyard for use by airport visitors and adjacent hotel guests.

6.2 Central Terminal

Overall thematic emphasis

The central terminal will be a place for people to linger and absorb unique forms of architecture, landscape architecture, and art. It is a place to fully immerse visitors in a variety of sensory experiences—integrated into every aspect of the building and its functions.

As the main town square of the airport, the central terminal is a great place to employ thematic treatments. The single most significant design element should be the principal theme of the *Northwest Evergreen Forest*.

Concepts and ideas for integrating the Northwest Evergreen Forest theme into the Central Terminal should be coordinated with the Airport Design Guidelines and Standards, as well, to ensure a consistent and coherent design approach throughout the airport environment.

Unifying elements

Treatments used throughout the central terminal should express the *Northwest Evergreen Forest*. Some examples include stone paving at the entry, with forest-patterned carpet and terrazzo for floors. Patterns of mosses, bark, and foliage used on the walls, with ceilings of dappled colors. Wood columns with stone bases and caps covered with metal foliage sprays would reinforce the forest environment.

Focal points

All of the concourses come together in the central terminal to form a focal point for travelers. This nexus creates the perfect opportunity to create a striking visual focal point that reinforces the *Northwest Evergreen Forest* theme and leaves a vivid impression on the visitor (Exhibit 25).

Two possible focal point treatments are suggested. One might be a huge core sample of the Olympic National Park rain forest, complete with living specimens of Douglas-fir, western red cedar, hanging gardens of moss, dripping water, and mist. The core could be a central courtyard, open to the outside, but separated from the terminal by glass and screened to discourage birds.

Due to climatic requirements, Northwest plants cannot be grown indoors. The core sample's exposure to outside conditions would provide a real element of the Northwest landscape, rather than an artificial replica, inside the terminal. With this approach, non-native tropical plants which grow well indoors can be avoided, since these do not support the principal theme developed for this airport.

A second focal point could be a cascading waterfall that extends the full height of the anticipated three-story space.

Other features

A good location to incorporate the Cultural Environment supporting theme, using expressions of Northwest faces, and trade and technology, might be at the point where Concourses B and C enter the central terminal. Examples include interpretive exhibits related to local museums such as the Burke Museum, Museum of History and Industry, or Museum of Flight, or a commercially-based exhibit reflecting the region's computer software industry.

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CENTRAL TERMINAL



Existing Food
Court

terrazzo floors provide
creative opportunities
for unifying treatments



A Northwest 'zen' garden forms the
centerpiece in the Northwest Commons



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pacific northwest
commerce and trade

intersections
and
passageways
are excellent
locations for
focal points



Exhibit 25: The Central Terminal images

6.3 Concourses, Satellites and Satellite Transit System (STS)

Overall thematic emphasis:

Each concourse and satellite could express the principal theme of the *Northwest Evergreen Forest*, and be assigned one of the components of the mountains to sound transect. This conceptual plan suggests the following associations:

- The forests and clearings theme could be applied to Concourses A and D, because of their visual relationship to the forest-covered foothills of the Cascade Mountains.
- The mountains and foothills theme could be applied to Concourses B and C, reflecting their orientation to the territorial views of the Olympic Mountains.
- The sound and ocean theme could be applied to the North and South Satellites and the STS.

Unifying elements

Flooring, lighting, and directional signs throughout the concourses could help orient travelers through these spaces. Applying the mountains and foothills theme to Concourses B and C, for example, might include references to glacial streams and plains in the floor patterns (Exhibit 26).

Gateways

Each jetway presents an opportunity to create a sense of gateway, where passengers pass through into the gates and holding areas. The outside of the jetways could be painted with thematic representations, or bold colors that may suggest the deep blues and greens found in the mountains to sound transect.

The new construction at Concourse A could express a powerful sense of gateway. This could be accomplished by incorporating spaces with high ceilings, generous natural light, and grandly proportioned architectural forms.

Focal points

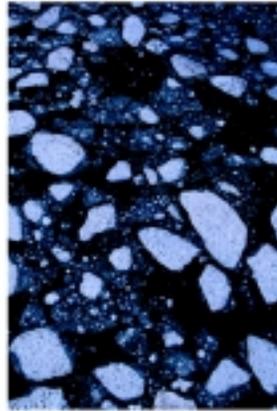
Changes in the direction of concourses, or intersections of passageways, could provide places for focal points using art, interpretive displays, lighting, or a combination of elements.

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CONCOURSE C



Large scale artworks
provide meeting places
and aid in wayfinding

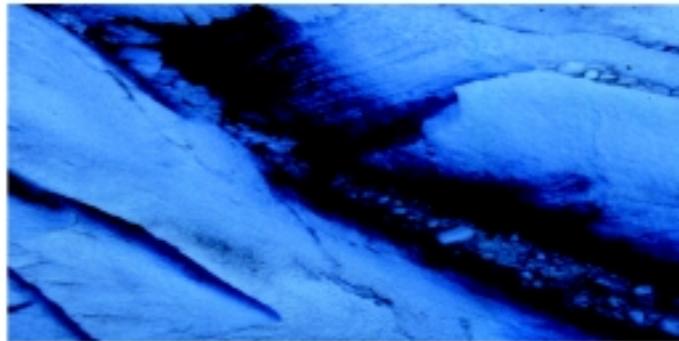


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floor patterns and colors
might include references
to glacial streams



Existing Terminus
Concourse C



Utilize references to
Puget Sound and
Pacific Ocean

6.4 Future North End Air Terminal

Overall Thematic Emphasis

Given that this will be a new terminal building complex including overpasses, parking structure, and access roads, there is an opportunity to fully engage the principal theme and supportive themes in all of the ways described in the preceding sections. Thematic expressions can be incorporated into the initial programming phase of design, and be refined through design development and contract documents. The project will afford numerous opportunities to integrate art with architecture and landscape architecture, as well as the use of signs, lighting, materials, and colors that embody the themes.

Unifying elements

Because of the strong visual connection to Mount Rainier and the Olympic Mountains, the overall design might reflect the mountains and foothills sub-theme. Interior treatments could echo the feel of a high alpine meadow. Examples include floor patterns reminiscent of glacial ice flow, surrounded by mountain meadows. Mountain murals could enhance the walls, with deep blue ceilings. Wood columns with stone bases help set the subalpine forest environment. Interior treatments should also reflect the Airport Design Guidelines and Standards.

Gateways

With Mount Rainier so dominant from the north, airport entry to this terminal could be enhanced by developing a major linear open space oriented to the southwest toward the mountain and the city of SeaTac. An alpine garden in front of the new terminal, with low flowering shrubs and groundcovers, would reinforce the mountains and foothills sub-theme.

A spine of greenery could connect the alpine garden at the north end with the outdoor view terrace at the south end. A central courtyard within the terminal could provide a focal point that expresses the character of the *Northwest Evergreen Forest*.

Focal point

This conceptual plan recommends that the terminal be designed with an orientation toward views of Mount Rainier and the Olympic Mountains (Exhibit 27), and the aircraft at the jetways. The new terminal design could incorporate interior courtyards, open to the sky, with exterior garden spaces related to these mountain views. The interior courtyards may also need to be screened to detract birds and other wildlife.

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MT. RAINIER VISTA

SEA-TAC INTERNATIONAL AIRPORT
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...designed with an orientation to the view of Mt. Rainier, the Olympic Mountains and the aircraft at the jetways

Existing View S.W. on North Access Road



...incorporate interior courtyards and exterior garden spaces



Exhibit 27: Mount Rainier vista images

7.0 APPLYING THEMES TO THE AIRFIELD

Overall thematic emphasis

The airfield is governed by a number of very restrictive design limitations, making the range of thematic applications more limited. However, because it is a vast open space, the airfield could reflect aspects of the forests and clearings sub-theme (Exhibit 28). Requirements for airfield control, safety and security will have to be considered, as well.

Unifying element

The groundcovers between the runways and taxiways could consist of plant material that do not support or attract birds, but still project broad patterns of color. Alternating bands of long, differently colored grasses could provide visual drama not usually associated with these expansive, flat surfaces. When selecting species of grasses, consider size and profusion of seeds, ability to withstand wind and erosion, and their attraction to wildlife.

Where travelers walk outside on the tarmac—from commuter planes to concourse stairways—the ground surface could be detailed with decorative paving to announce arrival, provide directions, and instill the *Northwest Evergreen Forest* theme. The paving pattern design could reflect the mountains and foothills sub-theme suggested for Concourses B and C, and incorporate references to glacial streams and the adjacent forest floor.

Gateways

Covered walkway structures connecting commuter plane travelers and concourses might be treated in the same manner as jetways, designed as gateways to the region. The metal support structures could be painted in deep forest greens to suggest the evergreen forest, or glacial blues to suggest the alpine glaciers of the Olympic Mountains.

