



**King County**

## **North Beach CSO Control Project**



**Design Workshop**  
**May 12, 2012**

**HDR** and Team



# Agenda

- ***Presentation***
  - Project background & purpose
  - Workshop goals
  - Project design considerations & constraints
  - Overview of design themes
- ***Breakout session***
  - Visit design stations
  - Ask project team questions
  - Provide comments & feedback
- ***Facilitated group discussion***
  - Summary of comments
  - Group discussion on likes & dislikes
  - Next steps



# Design Workshop Goals

- Describe design considerations and requirements
- Describe architecture and landscape options
- Consider community input and address concerns





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# Why is King County Doing this Project?

- Meet State regulations which require no more than one CSO discharge per year on average
- Uncontrolled CSO discharge from the North Beach Pump Station
  - 11 discharges reported for 2010
  - Discharges occur from two outfalls, one on the beach

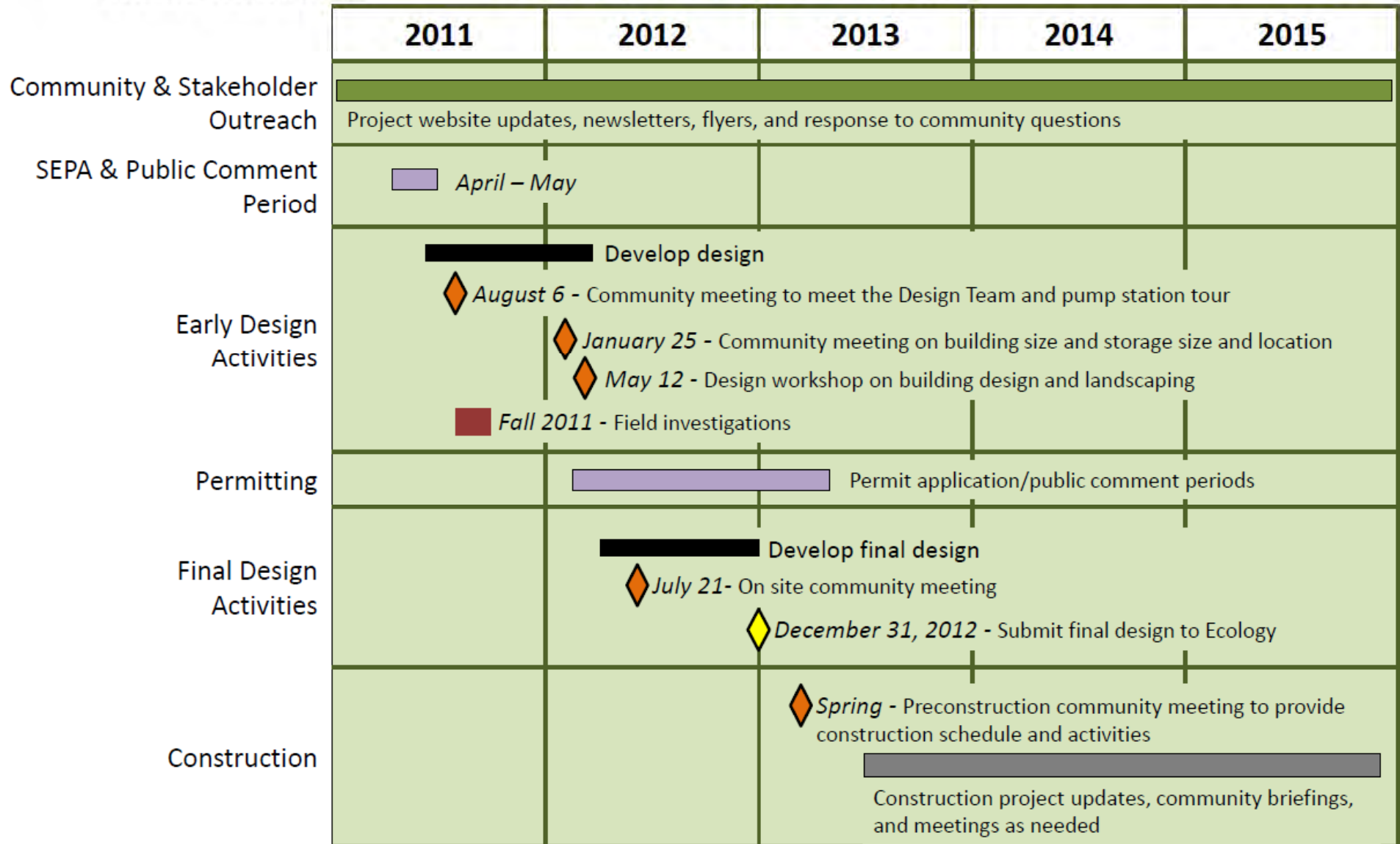




## NORTH BEACH

### CSO CONTROL PROJECT TIMELINE

MAY 2012







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# Project Area







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# Project Design Constraints

- Size, height and location of the building
- Existing underground infrastructure
- Existing utilities locations
- Safety and O&M access to all facilities
- Code requirements
- Fencing for safety & security
- Bus stop requirements





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# We are Listening to Community Concerns

## Design

- Views
- Site design
- Light and glare

## Construction

- Construction traffic
- Parking and local access
- Road conditions
- Bus routes
- Blue Ridge Park access
- Length of construction
- Noise and vibration
- Staging areas



August 2011 open house





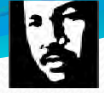
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# Street Improvement Permit (SIP)

## Permitting process for City of Seattle

### – to unify City-wide improvements

- Addresses right-of-way improvements in all impacted areas
- SDOT works collaboratively with utility owners
- The SIP includes a series of milestones that the project must pass
- All City departments will be represented at the SIP meetings



# Evolving Issues - SIP

- Sidewalk & planter strip
- Road configuration
- Green stormwater infrastructure in right-of-way
- Street trees
- Street lighting
- Landscaping restoration in right-of-way







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# Street Frontage Improvements

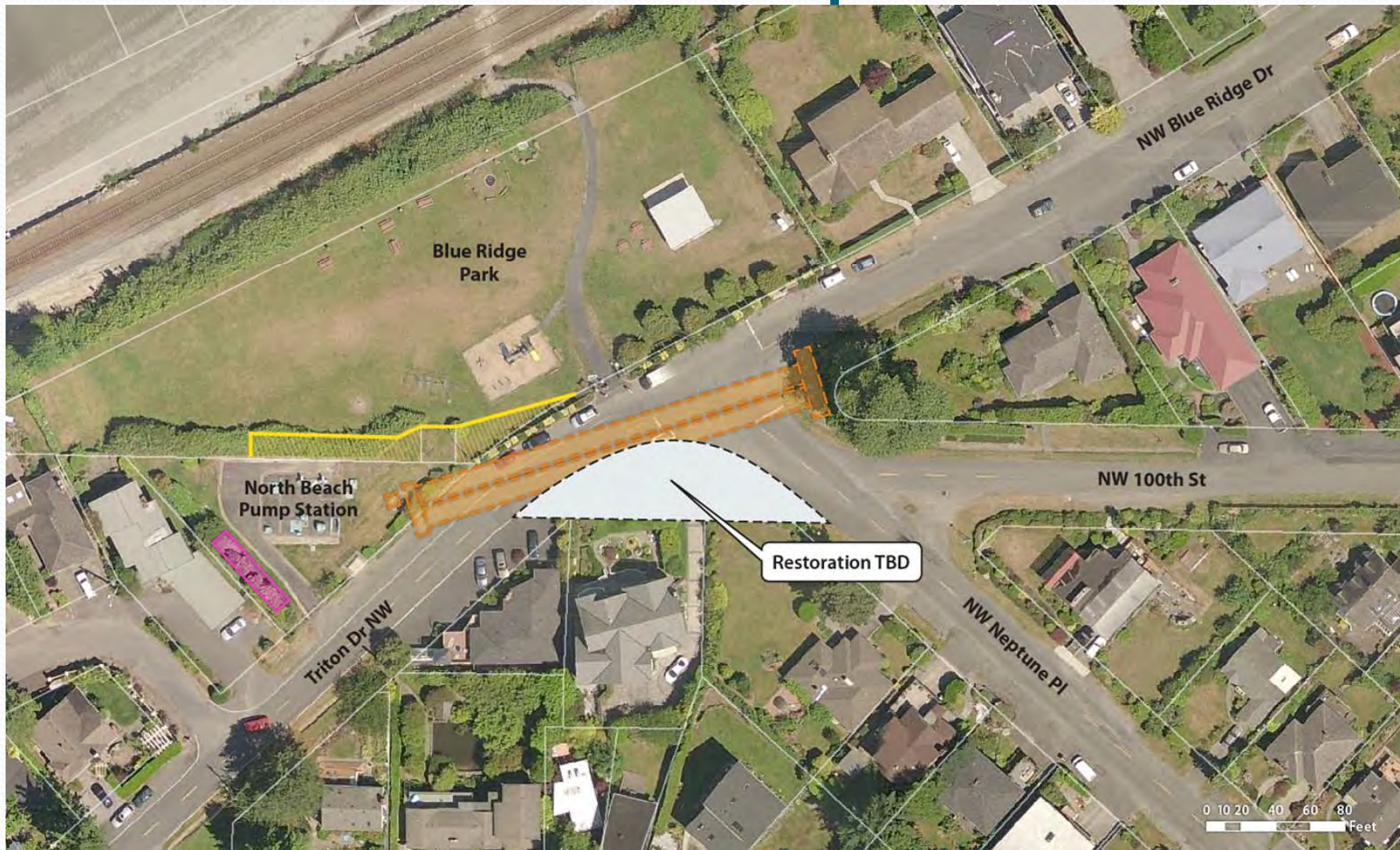






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# Potential Street Improvements

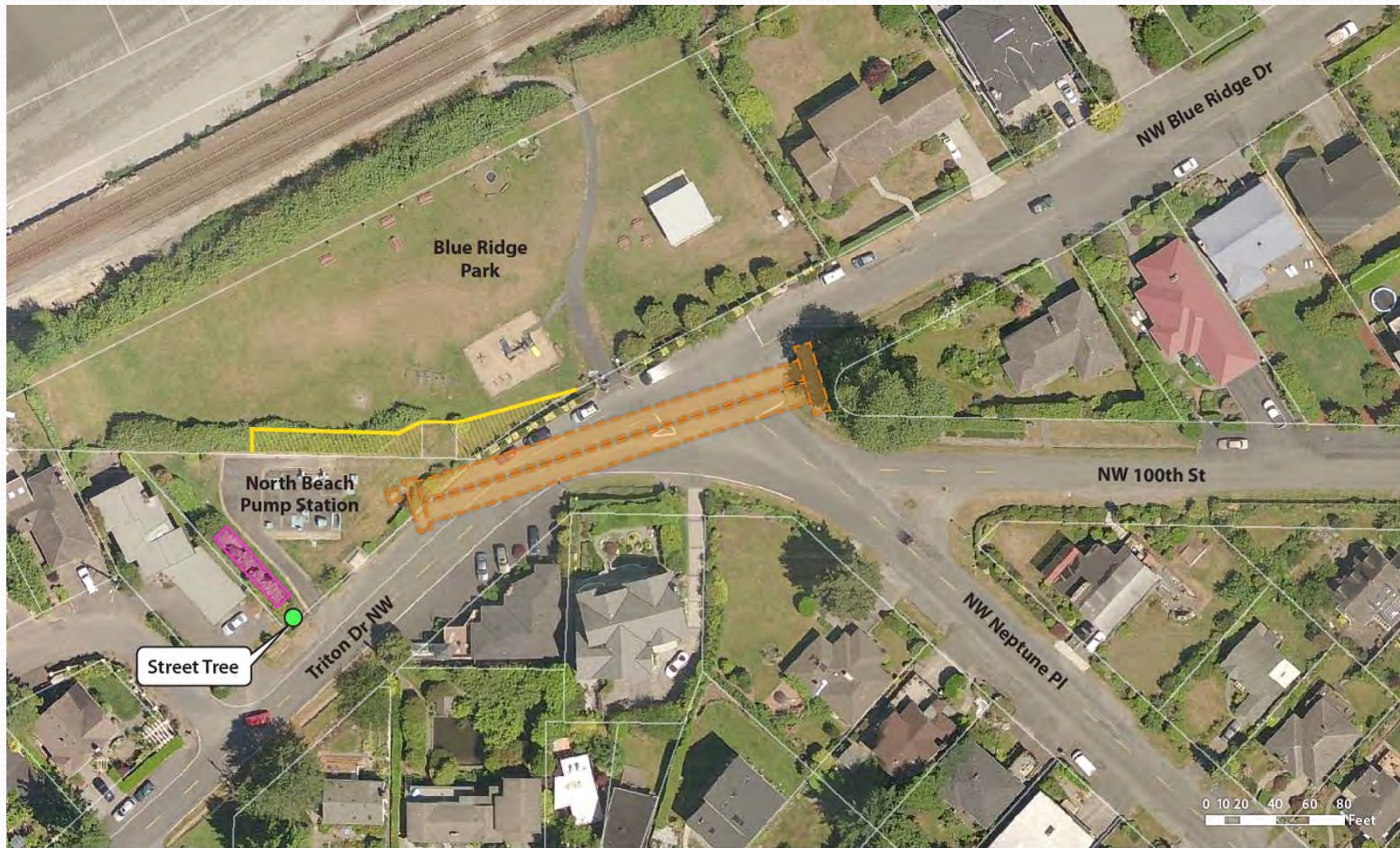






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# Street Tree

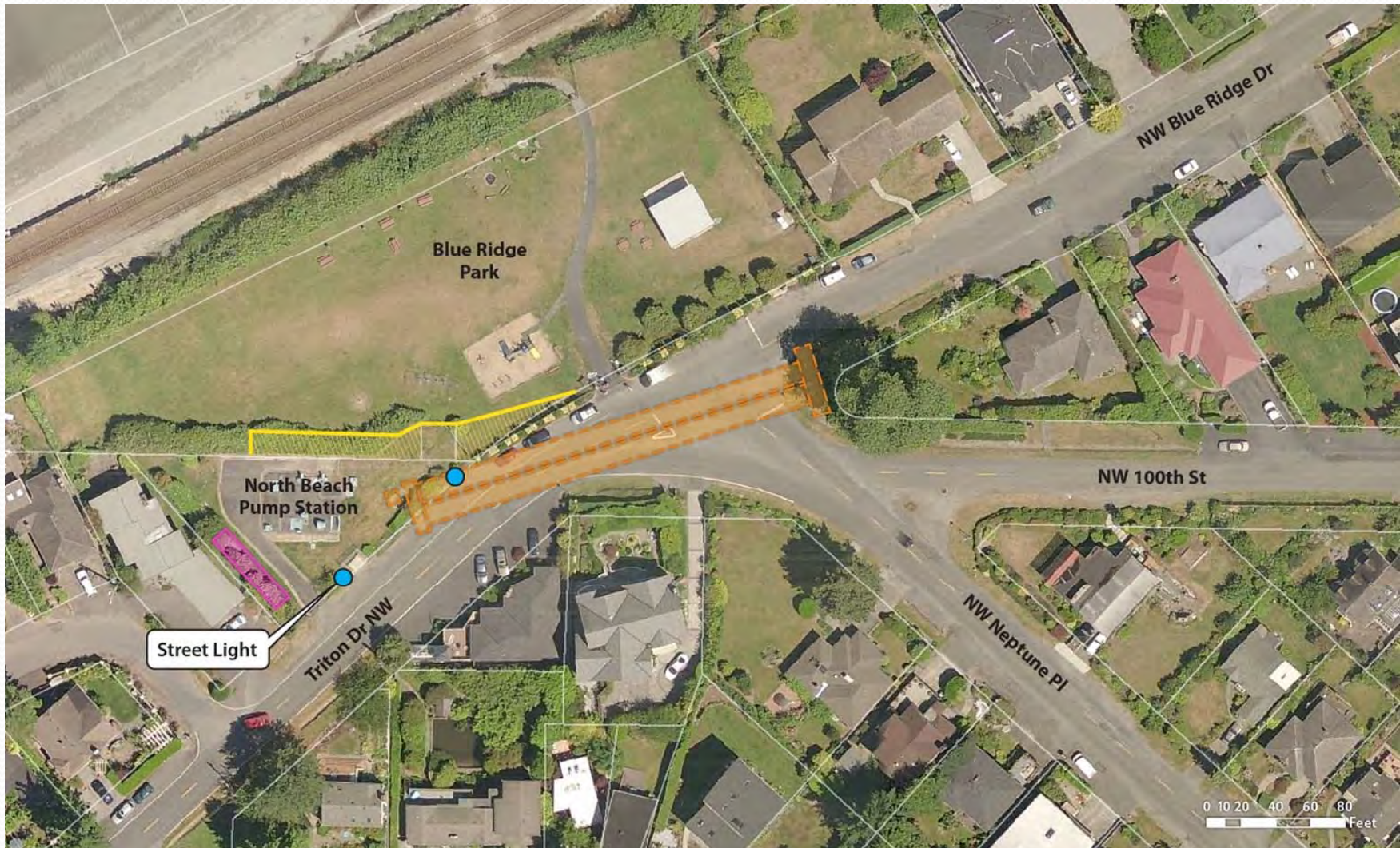






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# Street Lighting





# Next Steps - Evolving Issues

- Working with the City on SIP requirements
- Identify permit conditions & develop construction specifications
- Street construction & restoration update will be shared in July at an on-site event





# Overview of Design Themes



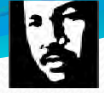
- Roof line
- Material & color palette
- Landscaping
- Fence type





# Architecture Guiding Principles

- Locate the new equipment building to avoid blocking existing views as much as possible
- Minimize building height and visual impact as much as possible
- Use natural and muted color palette and materials to blend into the surrounding
- Use durable and low maintenance materials for sustainability



# Landscaping Guiding Principles

- Provide screening for facility features
- Soften fence line and building and provide an aesthetically pleasing appearance
- Maintain sightlines and view corridors towards Puget Sound
- Meet City stormwater control requirements
- Meet County and City landscape design guidelines for:
  - low maintenance
  - drought tolerant
  - native plants



# Theme I



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# Theme II



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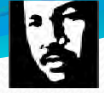


# Theme III



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# Breakout session

- Visit design stations
- Ask project team questions
- Provide comments and feedback

*Reconvene at 11:45 for discussion*





# Contact us

- Monica Van der Vieren at (206) 263-7301 or [Monica.vandervieren@kingcounty.gov](mailto:Monica.vandervieren@kingcounty.gov)
- More information on the web  
<http://www.kingcounty.gov/environment/wtd/Construction/Seattle/NBeachCSOStorage>



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# Questions?





# Backpocket



# Theme I

- Vault shape rises out of the site from the street and returns to the ground on the far side
- Building height corresponds to the interior structural height requirements
- Lower roof ends allow more visibility past building toward the sound and distant views
- Colors and materials are natural to reflect topographical hues and textures





# Theme I

- Pros:
  - Most organic form
  - Less building-like
  - Better to merge with landscape concepts
  - Landscaping berm blocks view of facility fans and other aboveground features
- Cons:
  - More complex shape
  - Landscaping berm raises fenceline



## Theme II

- Sloped roof goes from the high end on the side facing the road down toward the sound at the back
- Building height also corresponds to the interior structural height requirements
- Lower rear roof end allows visibility over building toward the views
- Colors and materials are subdued and muted to reflect residential color palettes