



Murray CSO Control Project

Site and Architectural Design: Art, Architecture & Landscape

July 17, 2012

Murray CSO Control Facility Design Concept



Project Art themes

- Water's journey from the mountains to the ocean
- Retention of water both in nature and as a part of the project
- The need for the facility as a byproduct of human development
- The resident history of the site

Project art inspirations



Project art inspirations



Project art inspirations



Project art inspirations



Project art inspirations



Project art inspirations



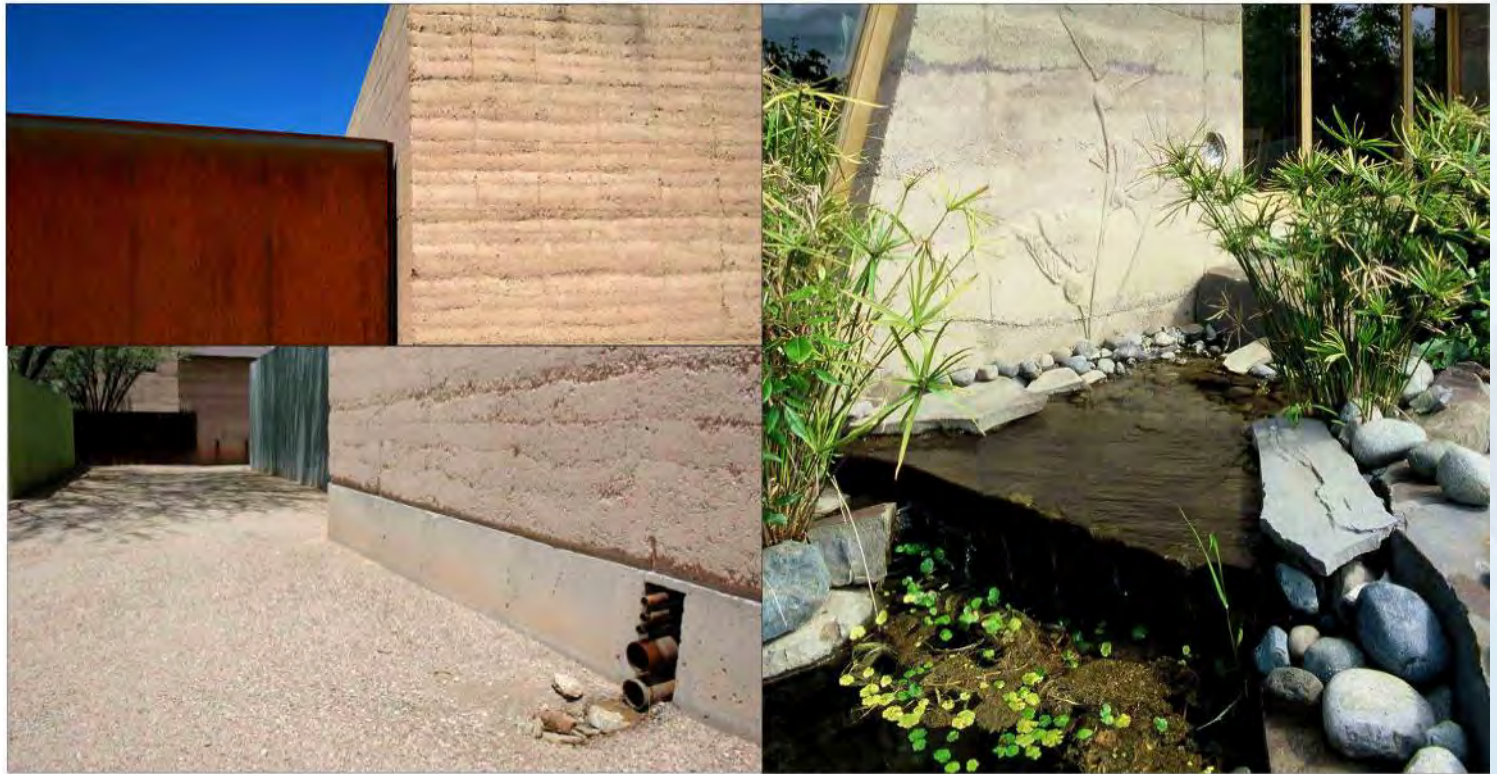
Project art inspirations



Project art inspirations



Project art inspirations



Art at the site

- Shallow pools built of rammed earth and rock along the public walkway
- Vegetation reflecting journey from sub-alpine to beach terrain
- Rammed earth walls/benches to encourage sitting, view taking
- Rammed earth accents in the facility wall

View looking south from open space at north end of site



View looking southeast from Beach Drive



View looking east along pedestrian stairway



Facility Features

Design principles

- Minimize building volume by connecting to hillside
- Building façade as part of landscape wall/stair
- Consistent texture and accent materials throughout building, landscape and art
- Accent pattern on walls
- Earth tones and contrasting materials to modulate wall mass

Facility & Site Materials



Corduroy textured concrete



Rammed earth walls



Tile accents



Metal grating



Semi-translucent glazing



Metal pedestrian guardrail

Material Locations



- Textured Concrete



- Louvers



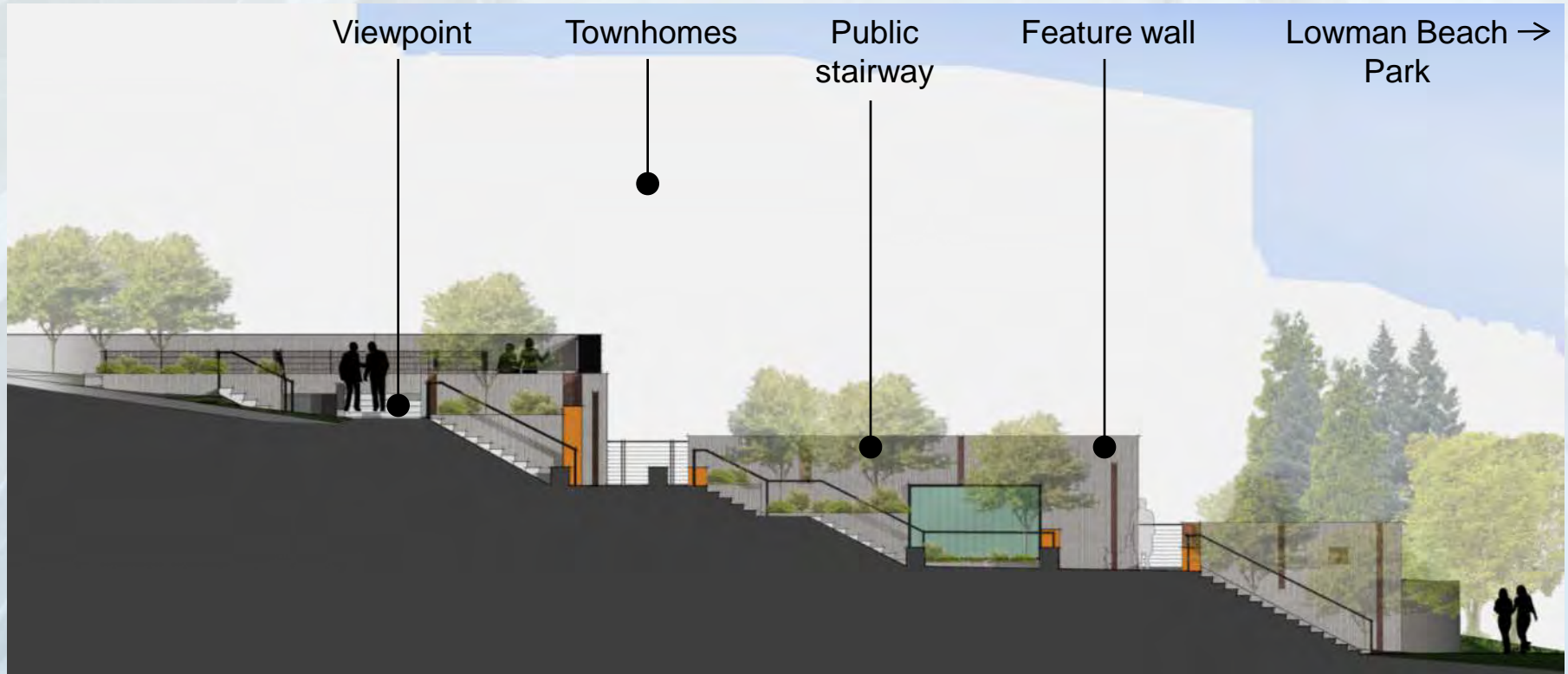
- Translucent Glazing



- Steel Railing

Facility Elements

Feature Wall Elevation



*North wall elevation as viewed along public stairway
Plantings represent approximately 20 years growth*

Facility Features

West Facility Elevation



*West facility elevation as viewed from Beach Drive sidewalk
Plantings represent approximately 2 years growth*

Facility Features

West Facility Elevation



*West facility elevation as viewed from Beach Drive sidewalk
Plantings represent approximately 20 years growth*

Site Landscape Considerations

- Site landscape maintenance
 - Long term maintainability
- Viewpoint and green roof design refinements
 - Safety
 - Maintainability
 - Sustainability
 - Right-sized spaces
- Arborist report
 - Trees of risk

Site Landscape Priorities

- **Native and adaptive plant species**
- Four seasons of interest
- Low water use landscape after establishment
 - Over structure plantings require permanent irrigation
- Higher level of landscape treatment focused near public spaces
- Plant species selections guided by King County Maintenance Reducing Landscape Guidelines
 - Approved plant list
 - Amendments to approved list
- Plant species selections and landscape approach must exceed Seattle Green Factor of .6
 - Permit requirement

Green Roof options

- **Beach**

- Thematically consistent with natural surroundings
- Loose cobble
- Wood installations

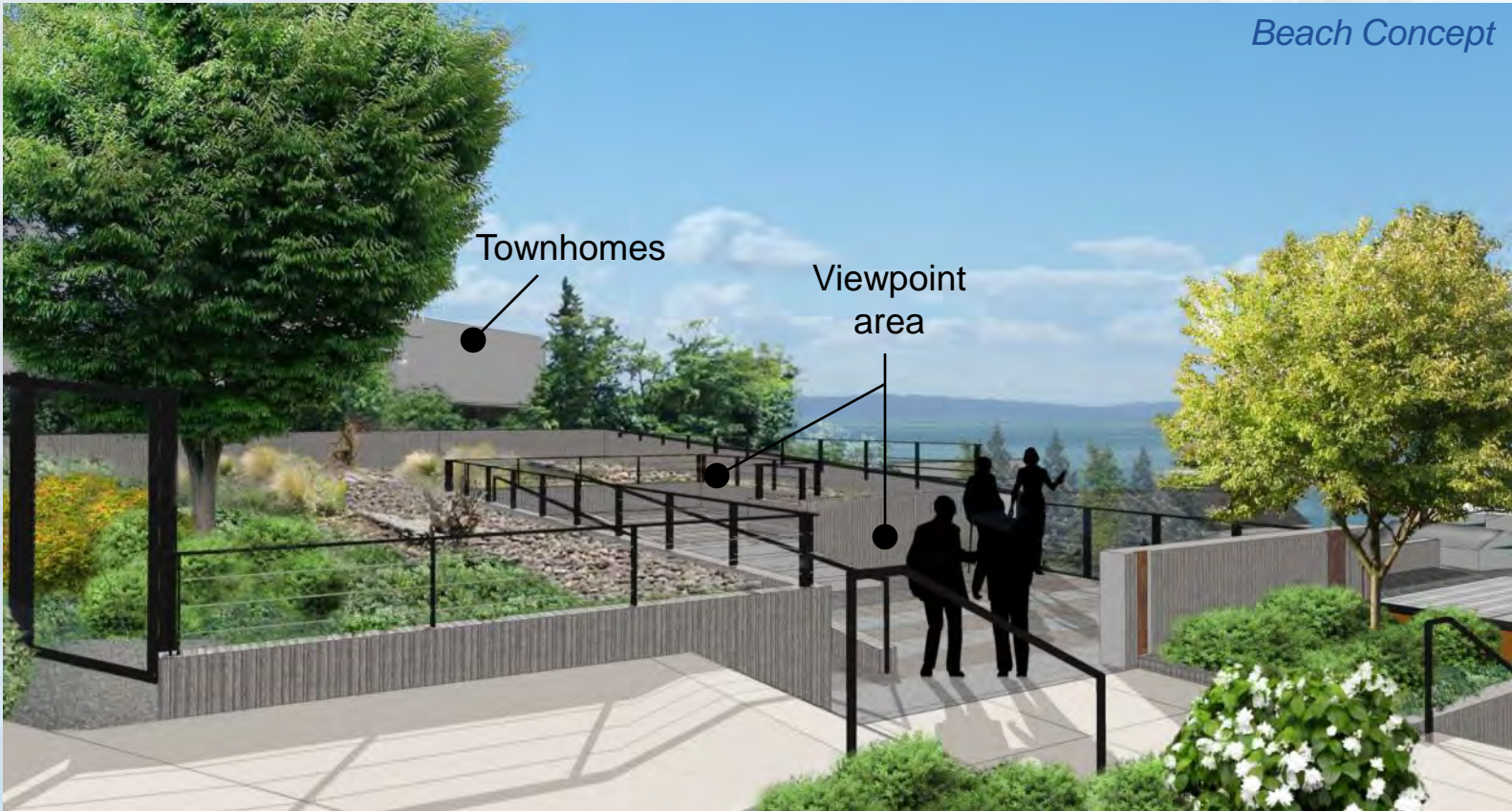
- **Grass mounds**

- Thematically consistent with art concept
- Grasses
- Alpine meadow vegetation

- **Hardscape**

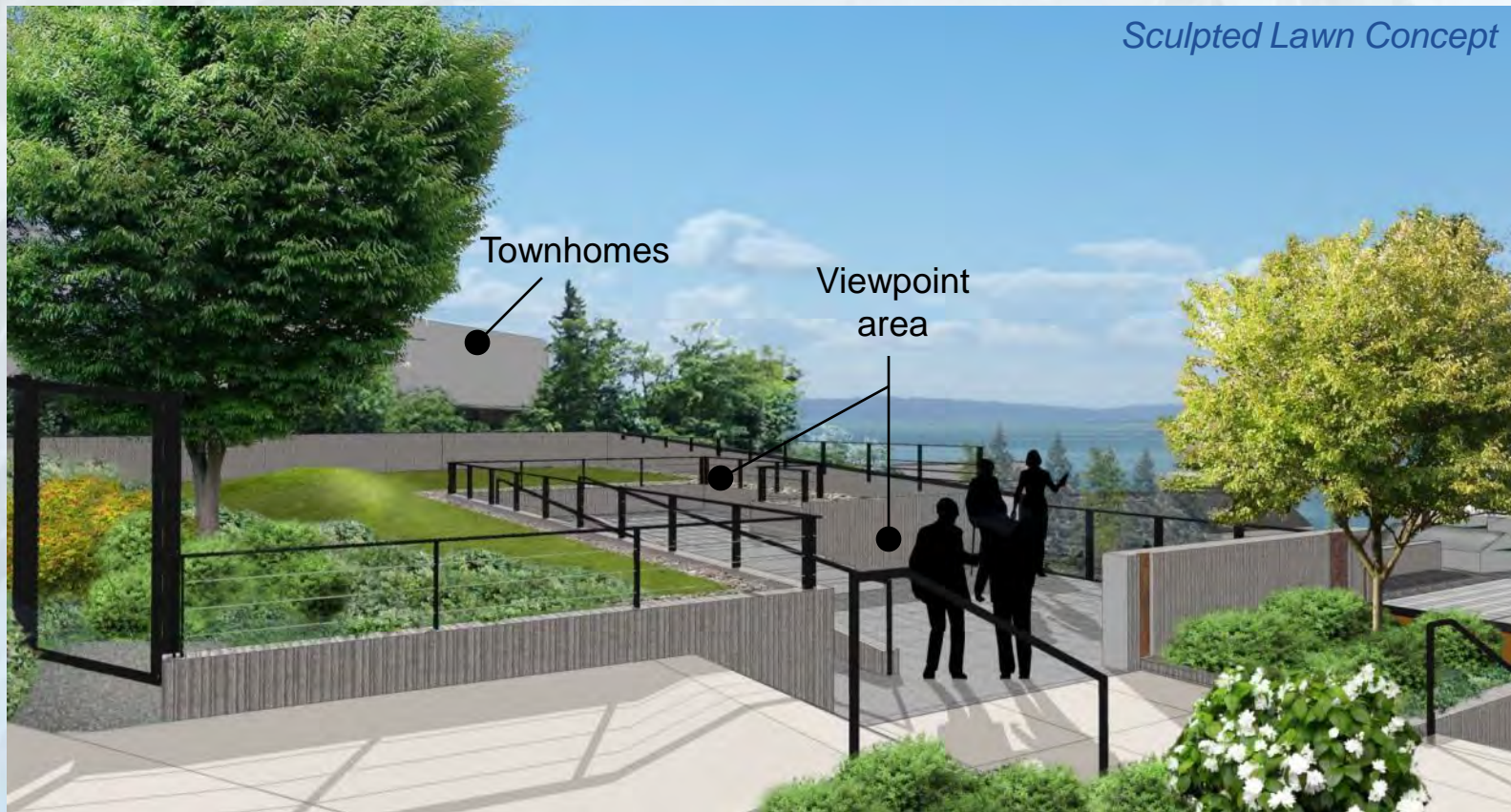
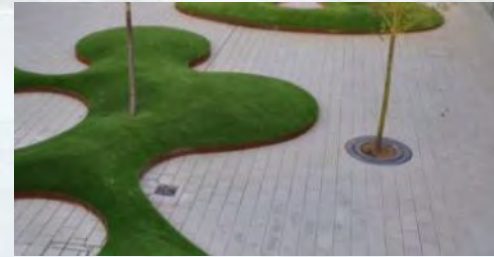
- Diversity of textures
- Screening
- Lowest maintenance

Beach roof



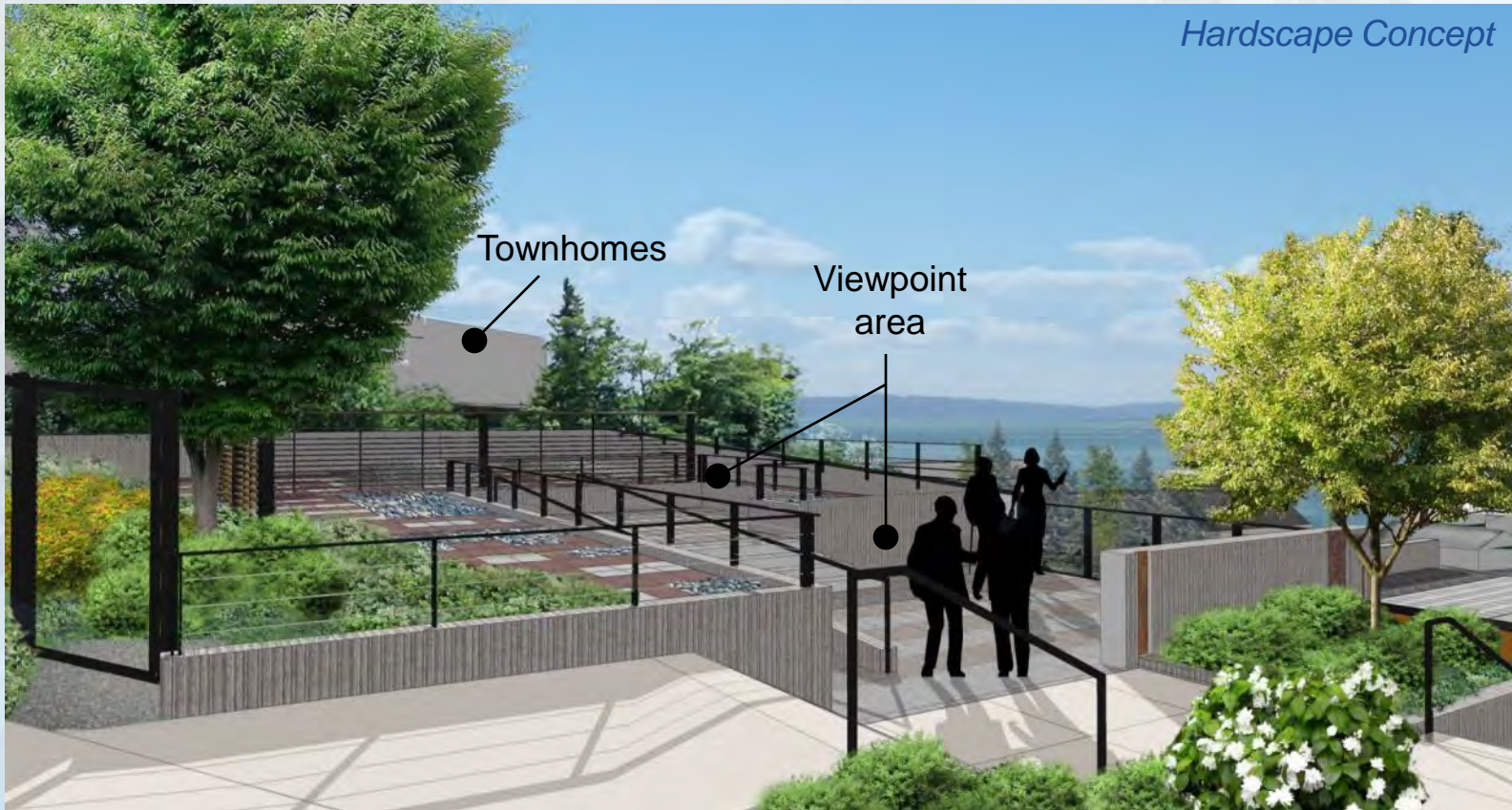
View looking southwest from Lincoln Park Way over the public viewpoint area

Grass mound roof with alpine meadow theme



View looking southwest from Lincoln Park Way over the public viewpoint area

Hardscape



Hardscape Concept

View looking southwest from Lincoln Park Way over the public viewpoint area

Public Comment Period Open

The City of Seattle's Department of Planning and Development (DPD) is accepting public comments on the project's land use . Comments must specify the project, project address and include a mailing address. Comments should be submitted by July 27, 2012.

For comments about the facility site refer to:

Project 3013278 / project address 7018 Beach Drive SW.

For comments about project work in the park refer to:

Project 3013465 / project address 7015 Beach Drive SW.

Submit comments in writing, by email (prc@seattle.gov), fax (206) 233-7901, or regular mail:

Department of Planning and Development

ATTN: Shelley Bolser

700 Fifth Ave, Ste 2000

P.O. Box 34019

Seattle, WA 98124-4019

cc: King County permitting lead Hien Dung (hien.dung@kingcounty.gov) to confirm DPD receives your comment.