DESIGN STATEMENT

“Through a consolidation of SPU Cedar Falls Watershed Division’s people resources under one roof, the new Headquarters Administration Building will enhance operational resiliency and reinforce a culture of community, collaboration, and efficiency of its workforce whose mission is to protect and improve the ecological health and integrity of the Cedar River Watershed which supplies the City of Seattle with 70% of its drinking water.”
PROJECT SCOPE

• Master plan for Cedar Falls site

• Phase I: Administration Building
  Construction: Feb 2017 - May 2018

• Phase II: Shop Building
  Construction: TBD

• Consolidation of functions

• Infrastructure upgrades

• Security improvements

• Anticipating $75,000 for art component
DESIGN PRINCIPLES

SPU
• Facilitate a culture of community, collaboration, pride of place
• Operational efficiency
• Value optimization

RESOURCES
• Conservation of energy & water resources through climate responsive design
• Natural resource harvesting
• Historic resources; functional preservation

SITE
• Secure contractor and delivery access
• Consolidation of buildings
• Efficient workflow

RESILIENCY
• Function independently of environmental and weather related challenges
• Operational flexibility and adaptability to change
• Optimize total cost of ownership
**SPU WATERSHED DIVISION**

**OPERATIONS**
- Perform the bulk of maintenance and construction projects throughout the watershed
- Maintain general operations

**NATURAL RESOURCES**
- Manage the general environmental well-being of the watershed.
- Conduct studies and monitor the health of the surrounding natural environment
- A diverse group of scientists and researchers

**PROTECTION**
- Enforce access, hunting, and fishing restrictions
- Patrol 90,000 acres on foot and in vehicles
- Test water quality, collect weather and snow pack data

**PUBLIC AND CULTURAL RESOURCES**
- Interface and educates the public regarding the source of their water.
- Provide tours and programs for groups from around the region
- Manage and operates the education center

**PEOPLE // SPU WATERSHED DIVISION**
ADMINISTRATION BUILDING

BUILDING OCCUPANTS

- Operations
- Natural Resources
- Protection
- Public & Cultural Resources
- Administration & Support Personnel

= 1 FTE
ADMINISTRATION BUILDING

PRIMARY WORK ENVIRONMENT

- Inside (desk provided)
- Inside & Outside (desk & locker provided)
- Outside (locker provided)

= 1 FTE
WORK ENVIRONMENT
COMMUNITY, CONTEXT AND CULTURE
EXISTING SITE

1. Fuel Station
2. Heavy Timber Garage
3. Warehouse/Stable
4. Mechanic Shop
5. Historic Cabin
6. Administration Building
7. Thompson House & Garage
8. Material Storage Sheds
9. Modular Buildings
10. Tennis Court
11. Harman House & Garage
12. Marian House & Garage
13. Power Station
14. Street Light Standards
15. Historic Circulation
CONTRIBUTING HISTORIC RESOURCES

Extant features considered contributing resources to the Historic District:

1. Fuel Station
2. Heavy Timber Garage
3. Warehouse/Stable
4. Mechanic Shop
5. Historic Cabin
6. Administration Building
7. Thompson House & Garage
8. Material Storage Sheds
9. Modular Buildings
10. Tennis Court
11. Harman House & Garage
12. Marian House & Garage
13. Power Station
14. Street Light Standards
15. Historic Circulation
HISTORIC CONTEXT

Railroad Depot
Employee Housing
Employee Housing
Turbines
Powerhouse
Masonry Dam
TOPOGRAPHY & VIEWS

COMMUNITY, CONTEXT AND CULTURE // TOPOGRAPHY & VIEWS

SEATTLE PUBLIC UTILITIES - CEDAR FALLS
DESIGN COMMISSION MEETING # 2 // AUGUST 6 2015

16 / 39
PHASE I PLAN

New Buildings
Demolished Buildings
Decommissioned Buildings
Buildings Out of Site Boundary
Buildings to Remain
ADMINISTRATION BUILDING
SITE CONTEXT

Site Panorama
SITE PLAN

1. Visitor Parking (Existing)
2. Building Entry
3. Employee Patio
4. Outdoor Gathering
5. Covered Walkway
6. Loading Area
7. Employee Parking (Existing)
8. Existing Administration Building
FLOOR PLANS

LEVEL 1

1. Lobby
2. Main Conference Room
3. Multipurpose & Kitchen
4. Fitness Room
5. Drying Room
6. Locker Room
7. Laundry
8. Lab
9. Washoff Area
10. Permit Counter
11. Director’s Office
12. Restroom
13. Storage
14. Electrical
15. Mechanical
16. Radio Tower
FLOOR PLANS

LEVEL 2

1. Open Office
2. Shared Workspace
3. Manager Office
4. Breakout
5. Small Conference
6. Copy Room
7. Restroom
8. Mechanical Room
9. Telecom/Server Room
10. Electrical Closet
AXONOMETRIC

LEVEL 2
AXONOMETRIC

ROOF
1. Geo-exchange and hydronic heating/cooling
2. Passive solar heating
3. Optimized building envelope
4. Operable windows for natural ventilation/cooling
5. Balanced daylight
6. Roof slopes for snow, rain & solar panel orientation
7. Redundant energy source
8. Independent room temperature control
9. Roof overhangs to protect walkways
10. Make visible rainwater flow
SECTION AT TWO-STORY VOLUME
MATERIALS

South Elevation

1. Metal roof
2. Metal wall panel
3. Glass
4. Masonry
5. Wood
ELEVATIONS

NORTH

1. Metal roof
2. Metal wall panel
3. Glass
4. Masonry

SOUTH

1. Metal roof
2. Metal wall panel
3. Glass
4. Masonry

EAST

1. Metal roof
2. Metal wall panel
3. Glass
4. Masonry

WEST

1. Metal roof
2. Metal wall panel
3. Glass
4. Masonry
5. Wood
APPROACH STUDY

SITE ENTRANCE ON CEDAR FALLS ROAD
CEDAR FALLS ROAD AT THOMPSON GARAGE
CEDAR FALLS ROAD AT THOMPSON HOUSE
CONTEXT STUDY
VIEW FROM SOUTHWEST
Camas
Tor Spirea
Goatsbeard
Boxleaf Honeysuckle
Lady Fern
False Lily-of-the-Valley
Youth-On-Age
Oregon Oxalis
RAIN GARDEN PLANTS

- Redtwig Dogwood
- Pacific Coast Hybrid Iris
- Soft Rush
- Thick-headed Sedge

SITE FEATURES

- Existing Walls
- Existing Feature Stone
- Rain Garden