

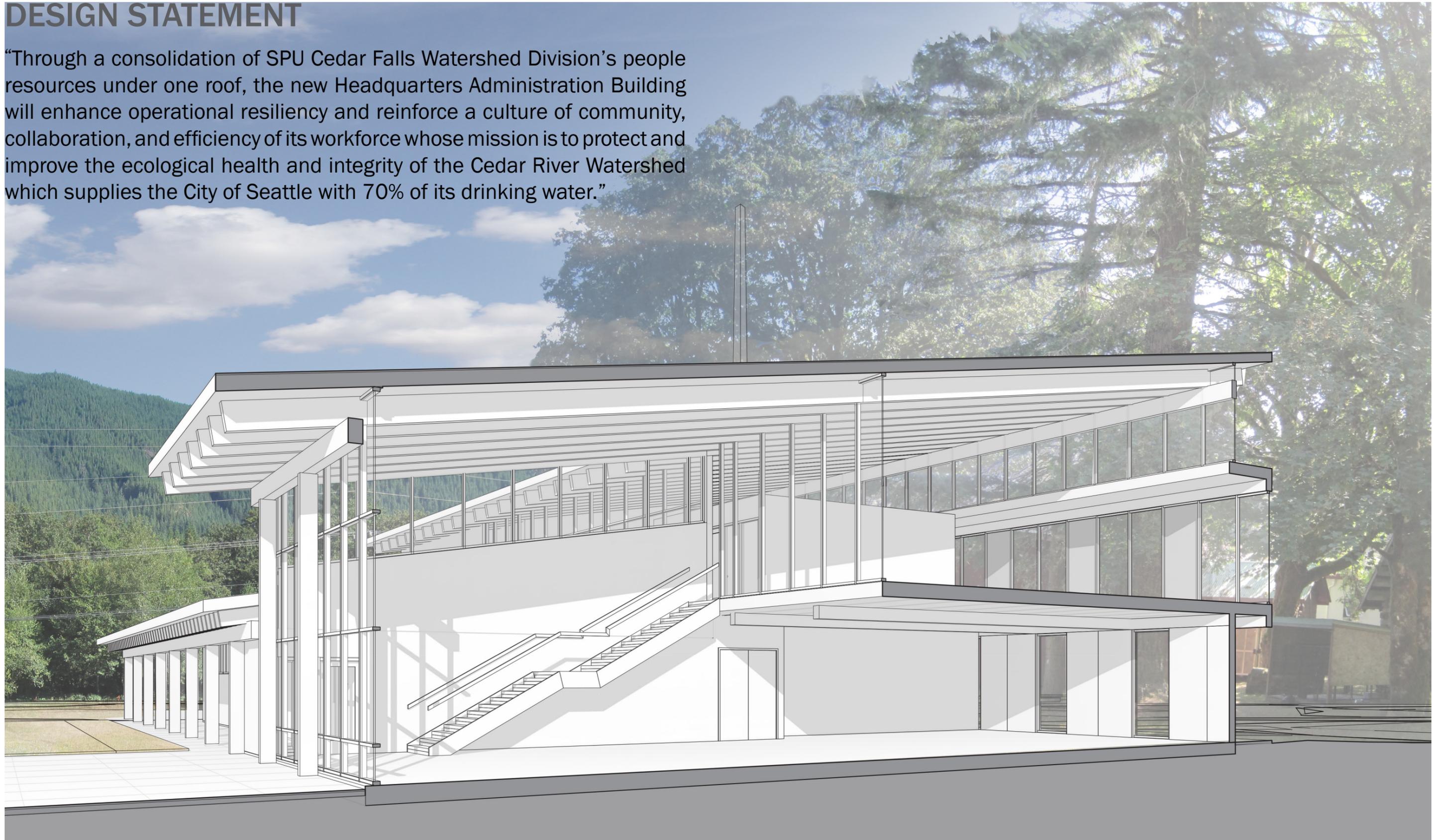
SEATTLE PUBLIC UTILITIES
CEDAR FALLS ADMINISTRATION BUILDING
DESIGN COMMISSION MEETING # 2 // 6 AUGUST 2015



schacht | aslani architects

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.”



REGIONAL CONTEXT



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

PEOPLE

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



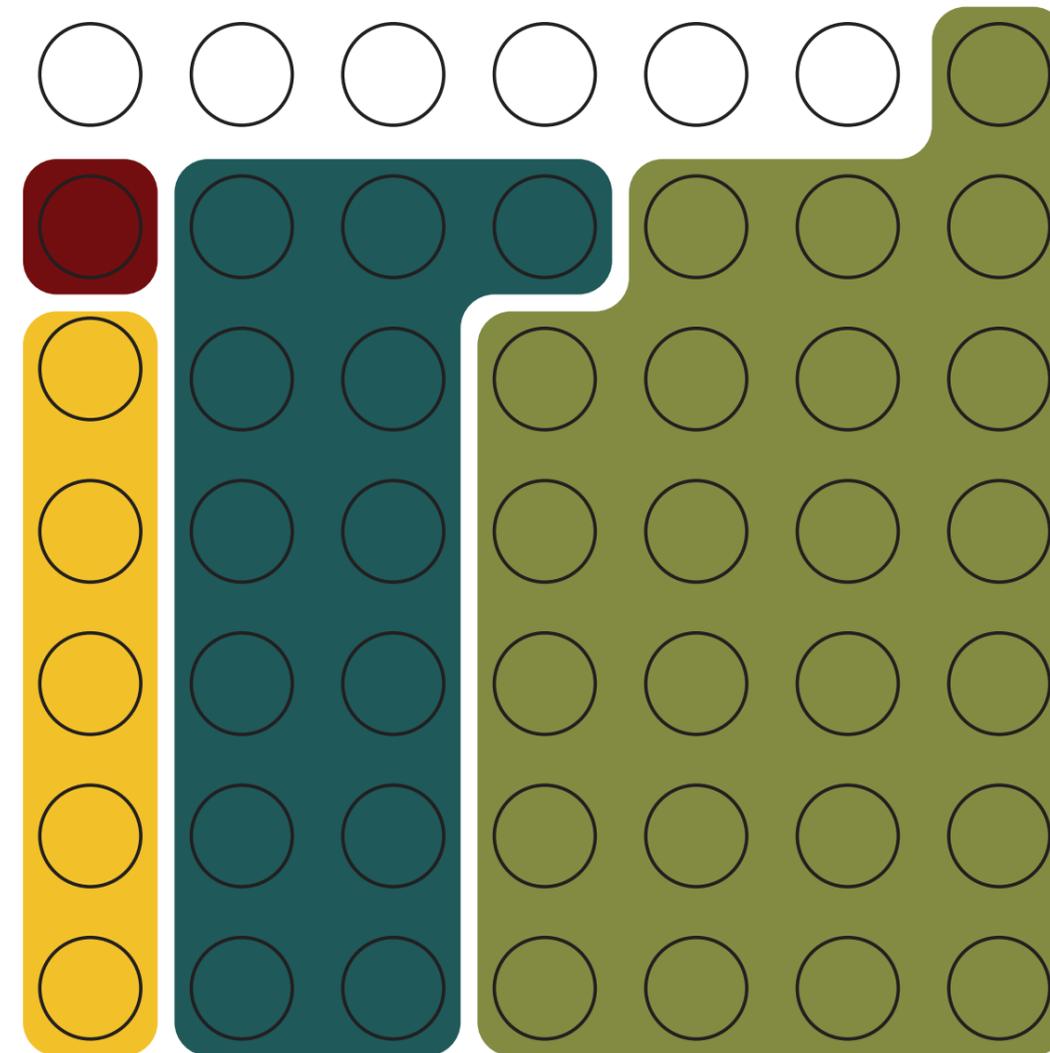
PUBLIC AND CULTURAL RESOURCES

- 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

ADMINISTRATION BUILDING

BUILDING OCCUPANTS

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

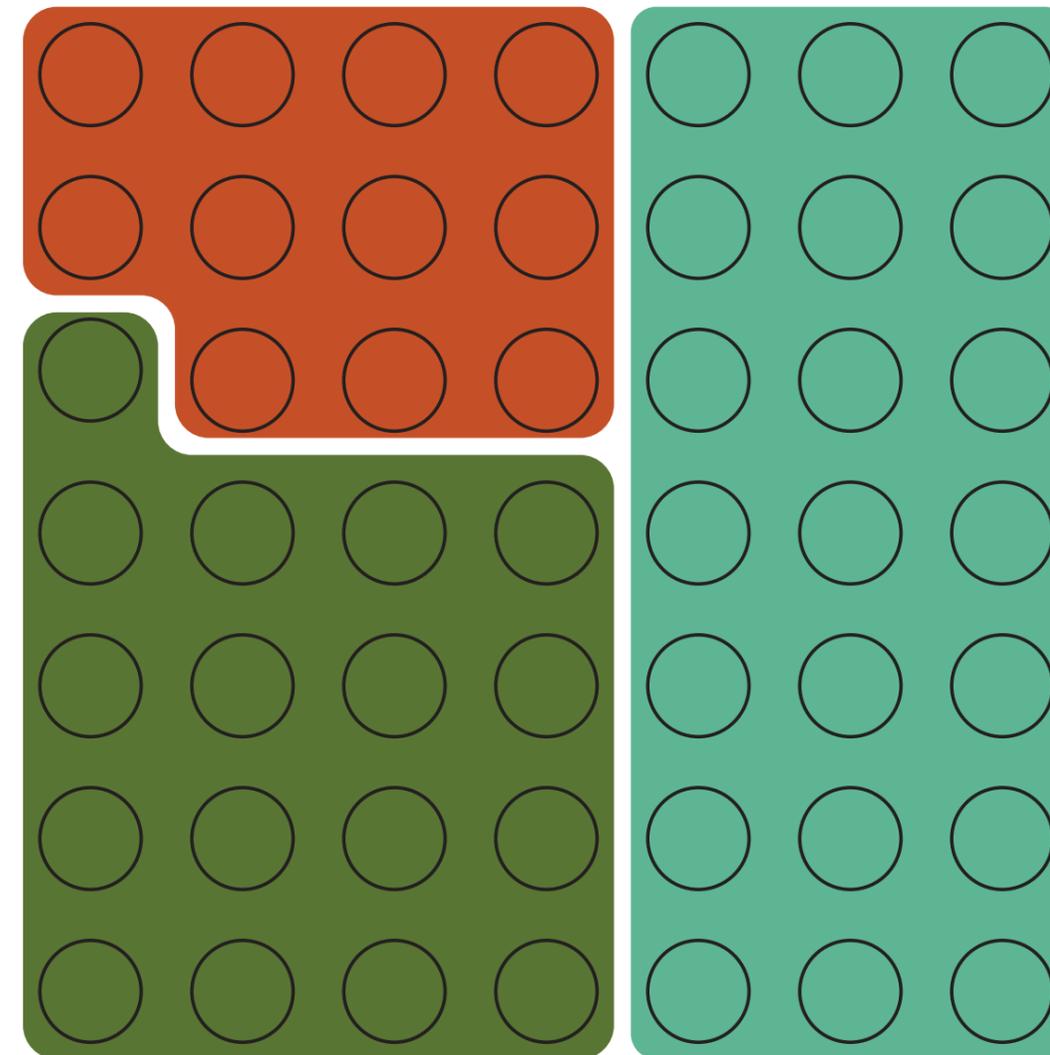


○ = 1 FTE

ADMINISTRATION BUILDING

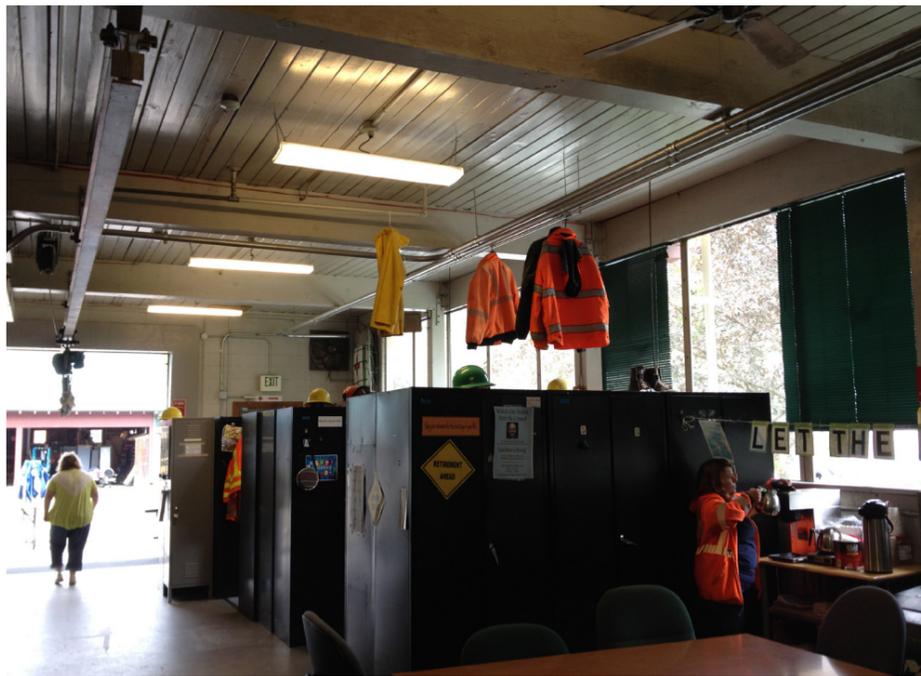
PRIMARY WORK ENVIRONMENT

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



○ = 1 FTE

WORK ENVIRONMENT



COMMUNITY, CONTEXT AND CULTURE

EXISTING SITE

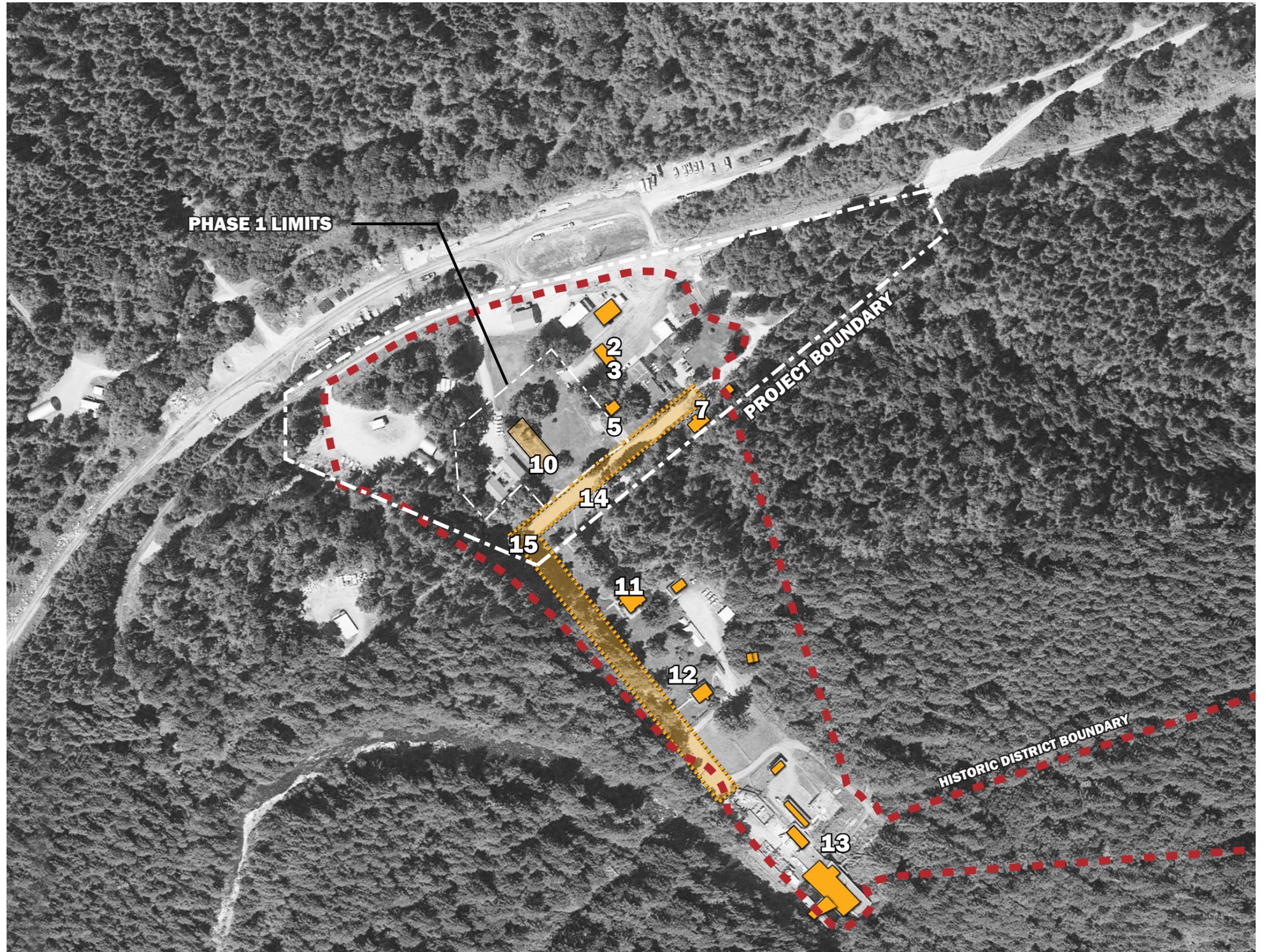
- 1 Fuel Station
- 2 Heavy Timber Garage
- 3 Warehouse/Stable
- 4 Mechanic Shop
- 5 Historic Cabin
- 6 Administration Building
- 7 Thompson House & Garage
- 8 Material Storage Sheds
- 9 Modular Buildings
- 10 Tennis Court
- 11 Harman House & Garage
- 12 Marian House & Garage
- 13 Power Station
- 14 Street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



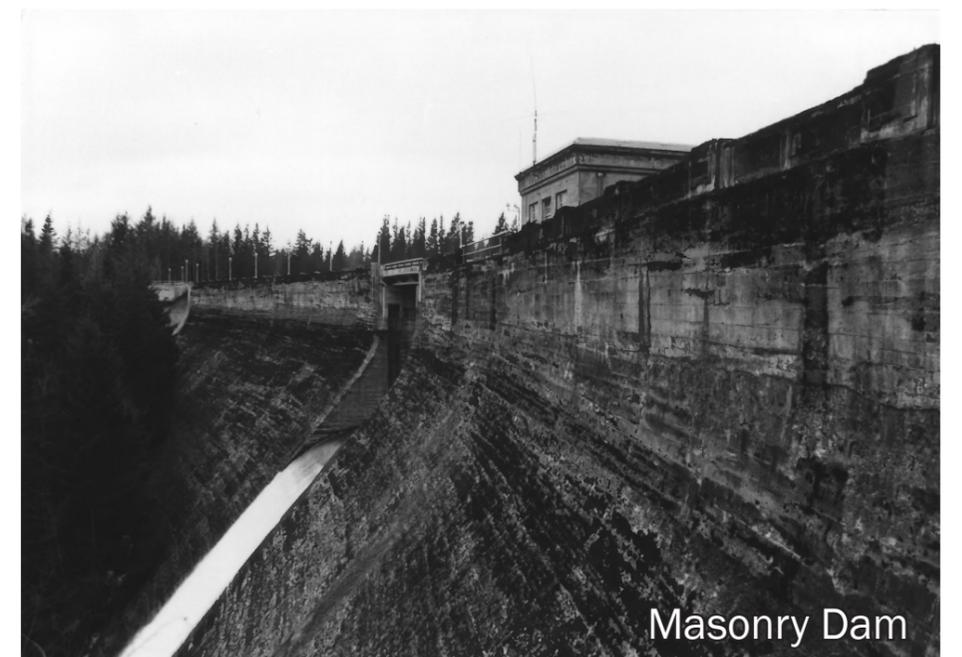
CONTRIBUTING HISTORIC RESOURCES

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
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HISTORIC CONTEXT



EXISTING CONTEXT



TOPOGRAPHY & VIEWS



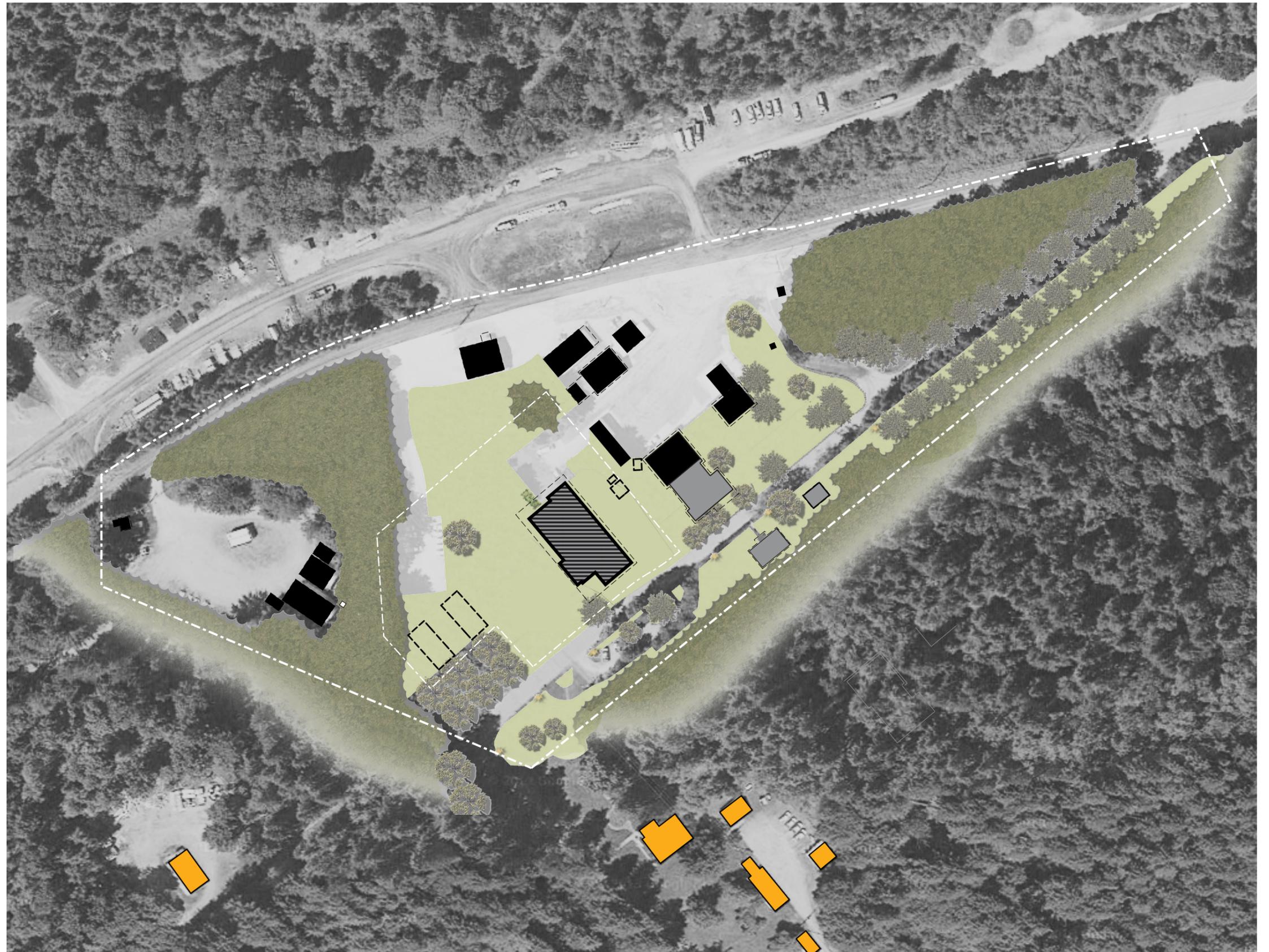
VEHICLE CIRCULATION

- Personal Vehicles
- Fleet/Maintenance
- Contractors & Public Tours



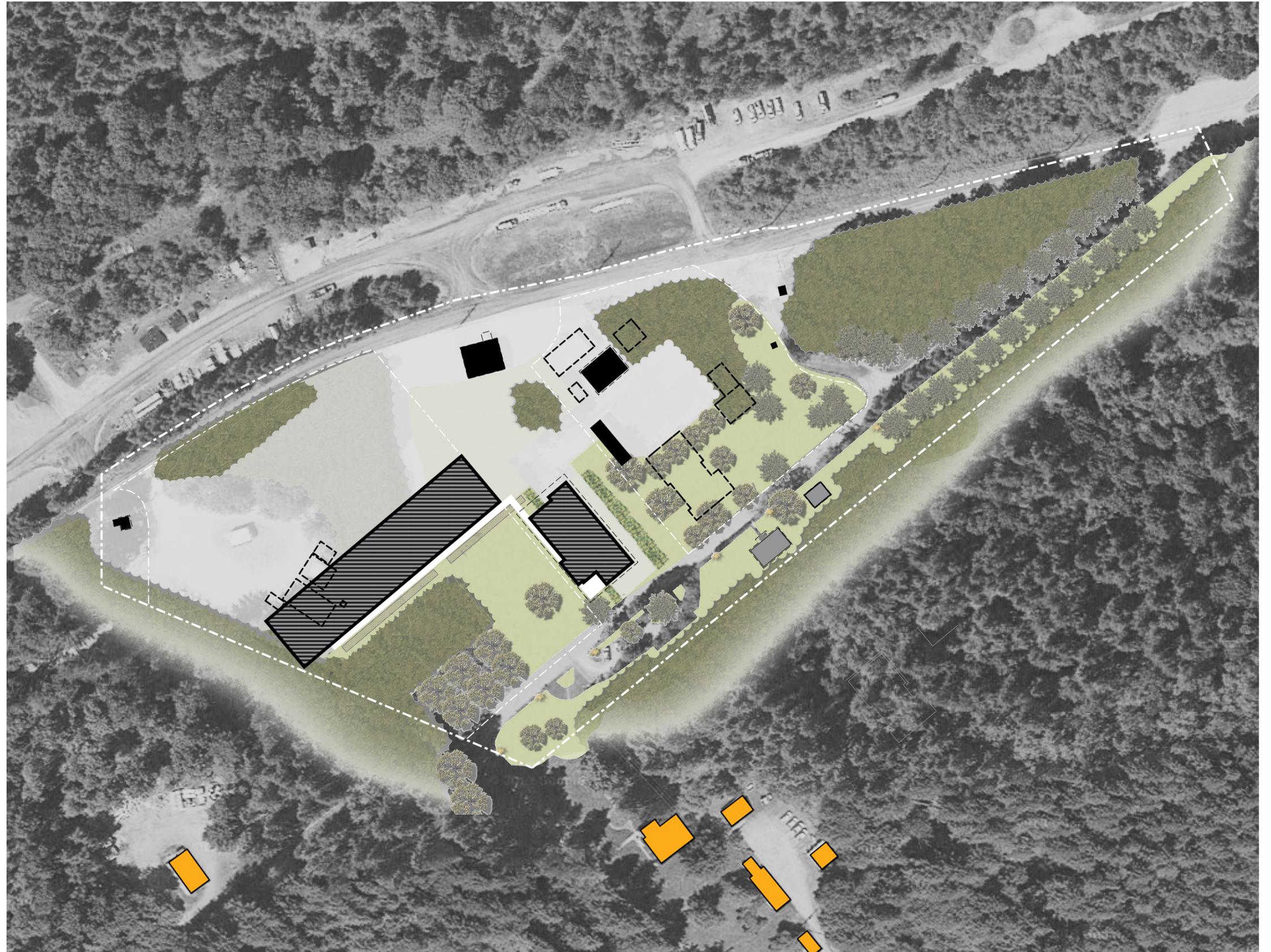
PHASE I PLAN

-  New Buildings
-  Demolished Buildings
-  Decommissioned Buildings
-  Buildings Out of Site Boundary
-  Buildings to Remain



PHASE II PLAN

-  New Buildings
-  Demolished Buildings
-  Decommissioned Buildings
-  Buildings Out of Site Boundary
-  Buildings to Remain



ADMINISTRATION BUILDING

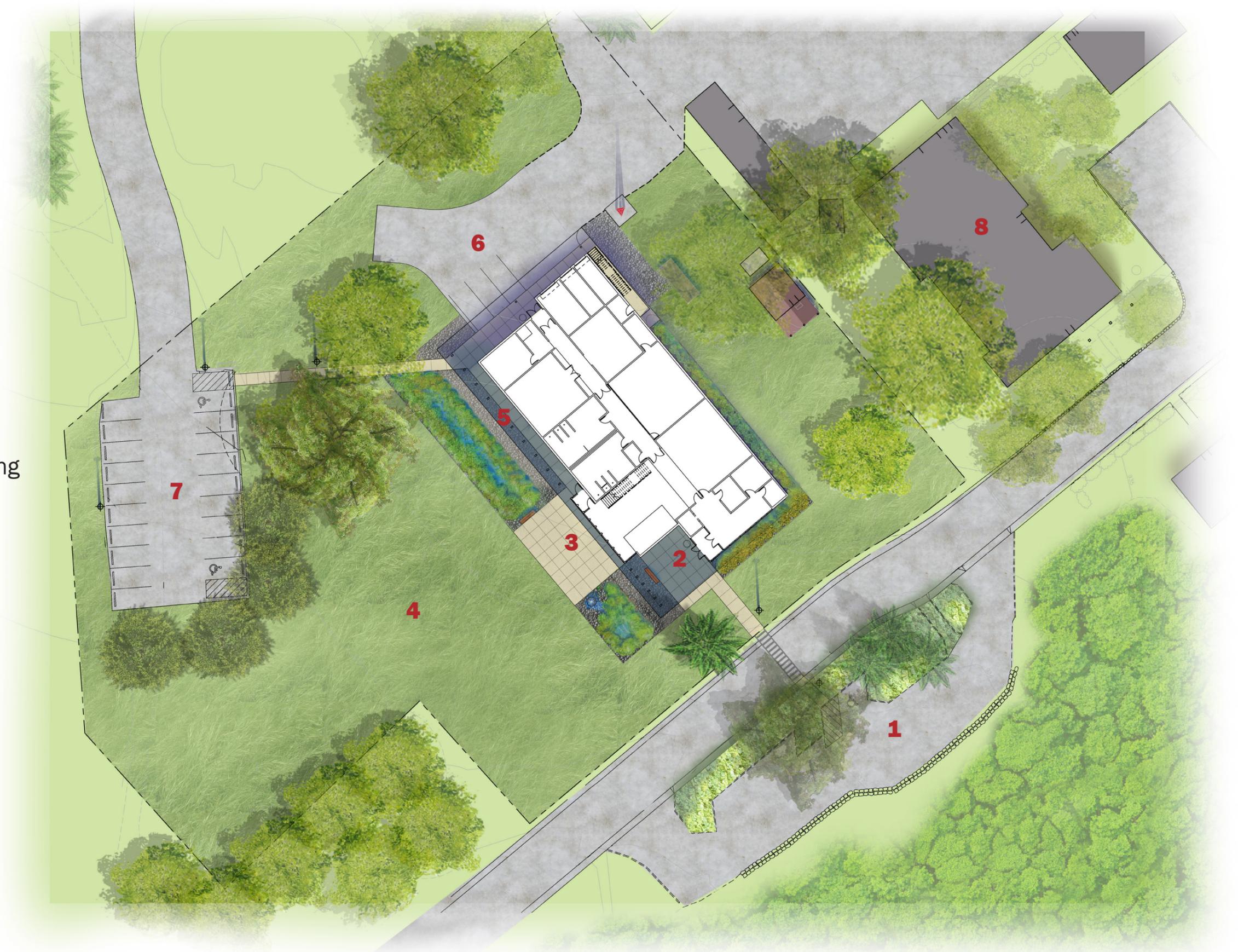
SITE CONTEXT



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

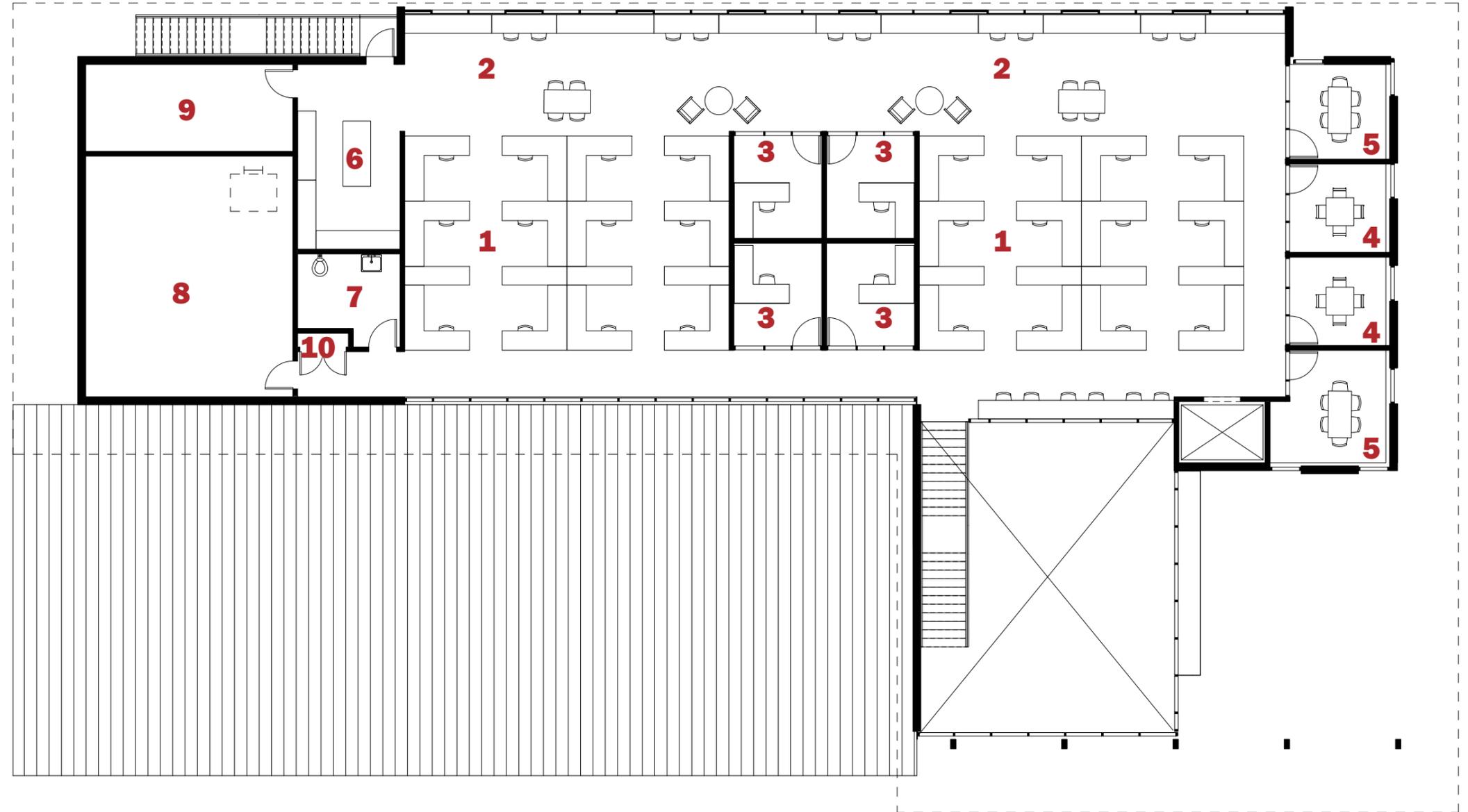


FLOOR PLANS

LEVEL 2

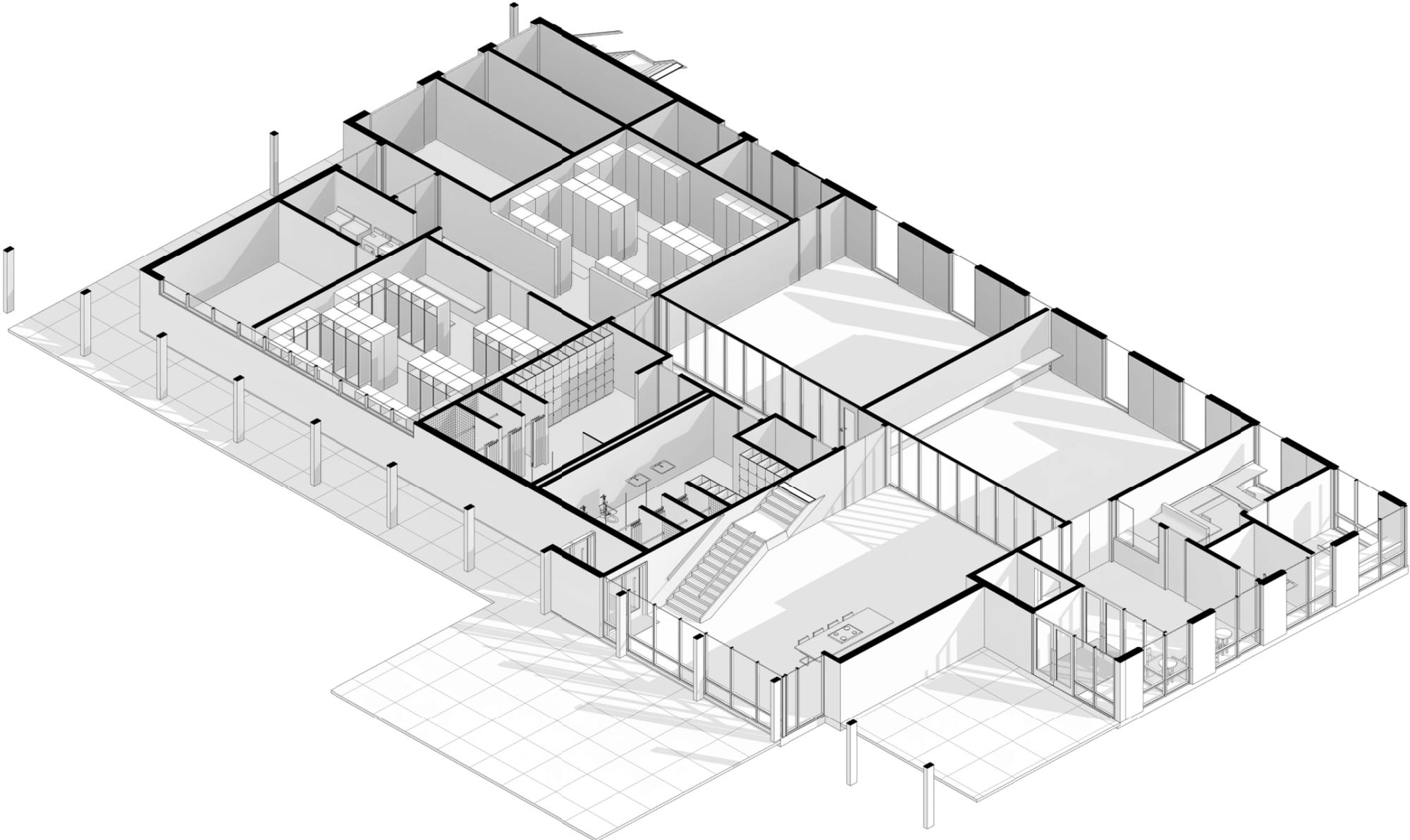


- 1 Open Office
- 2 Shared Workspace
- 3 Manager Office
- 4 Breakout
- 5 Small Conference
- 6 Copy Room
- 7 Restroom
- 8 Mechanical Room
- 9 Telecom/Server Room
- 10 Electrical Closet



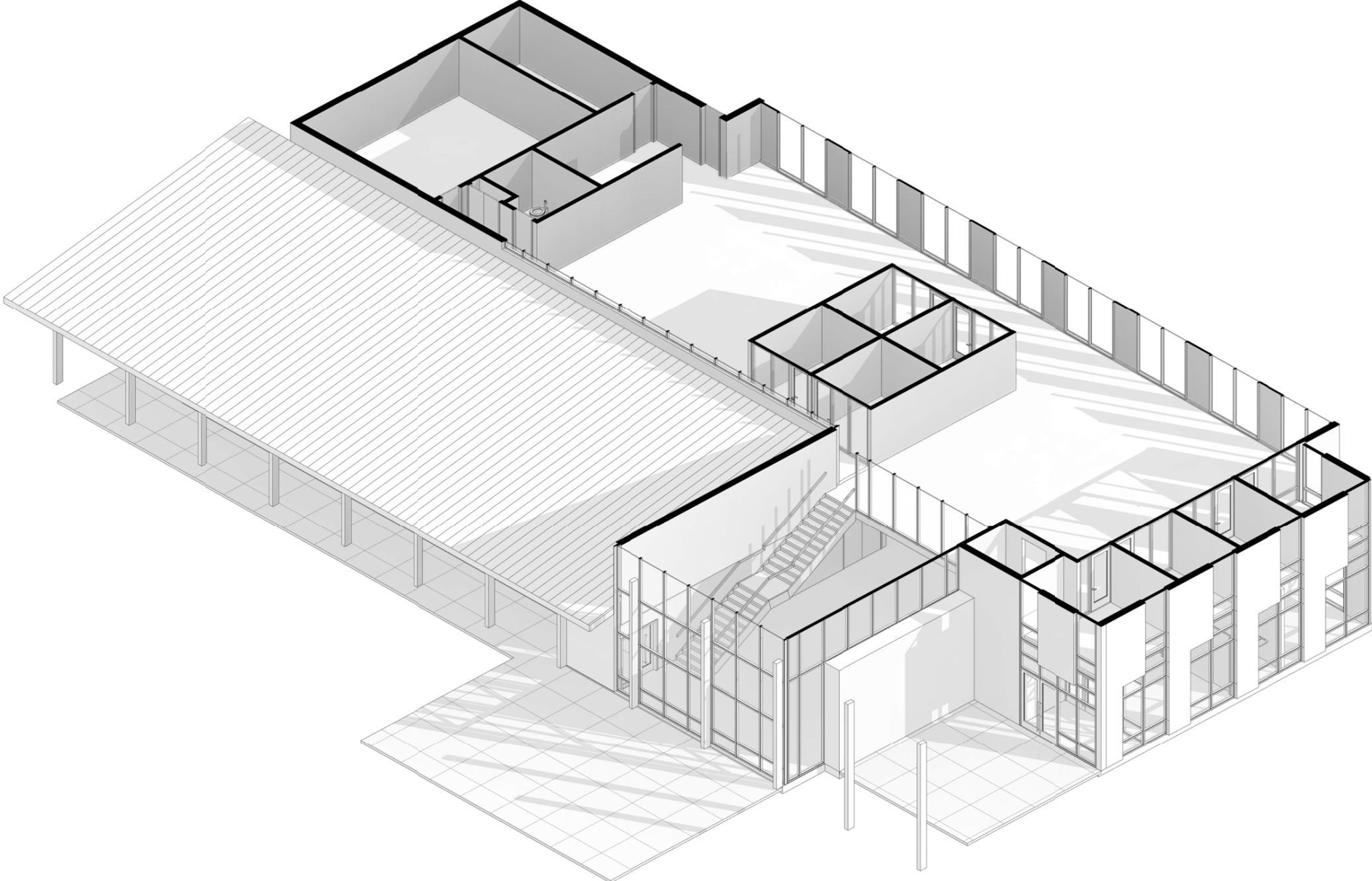
AXONOMETRIC

LEVEL 1



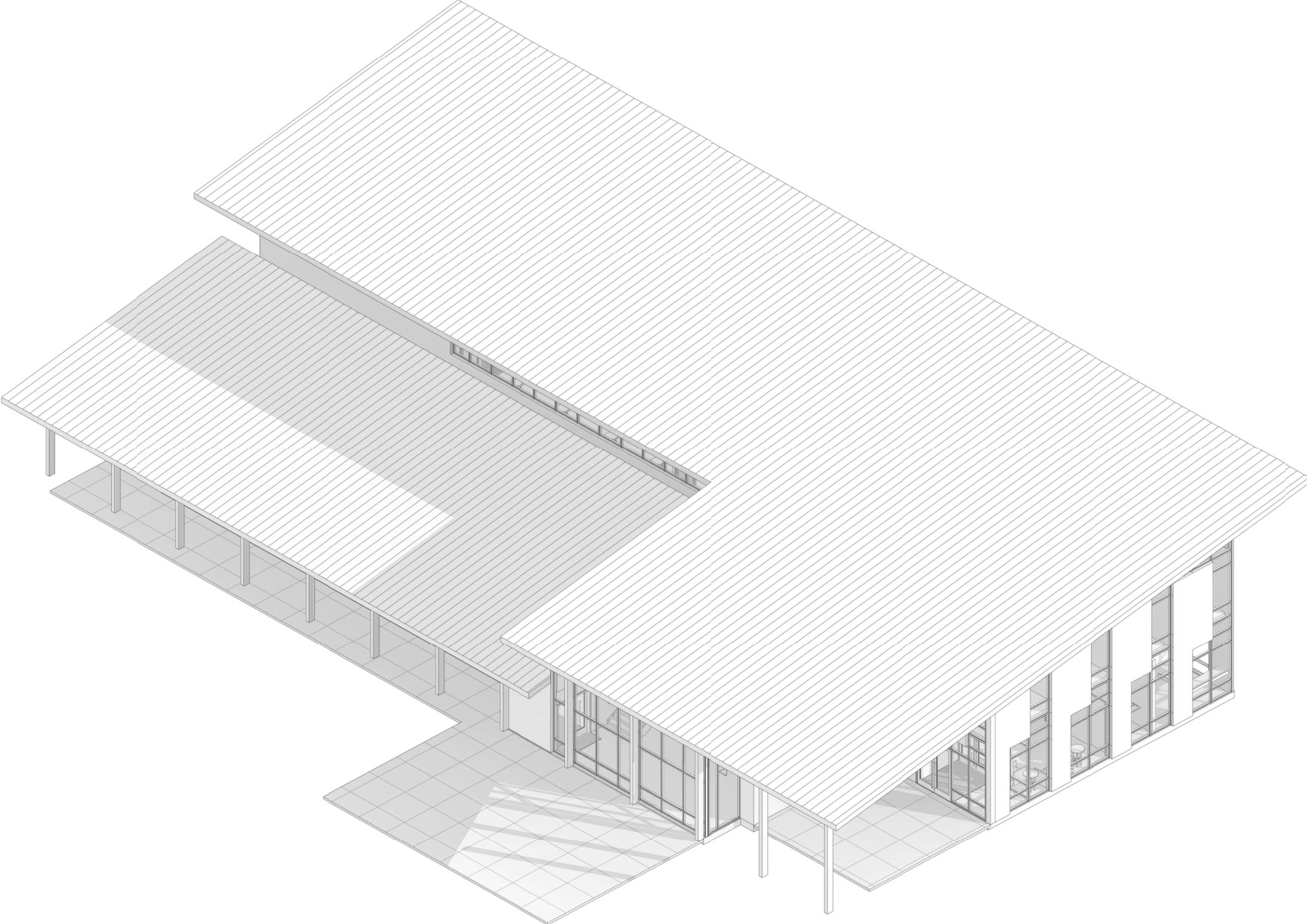
AXONOMETRIC

LEVEL 2

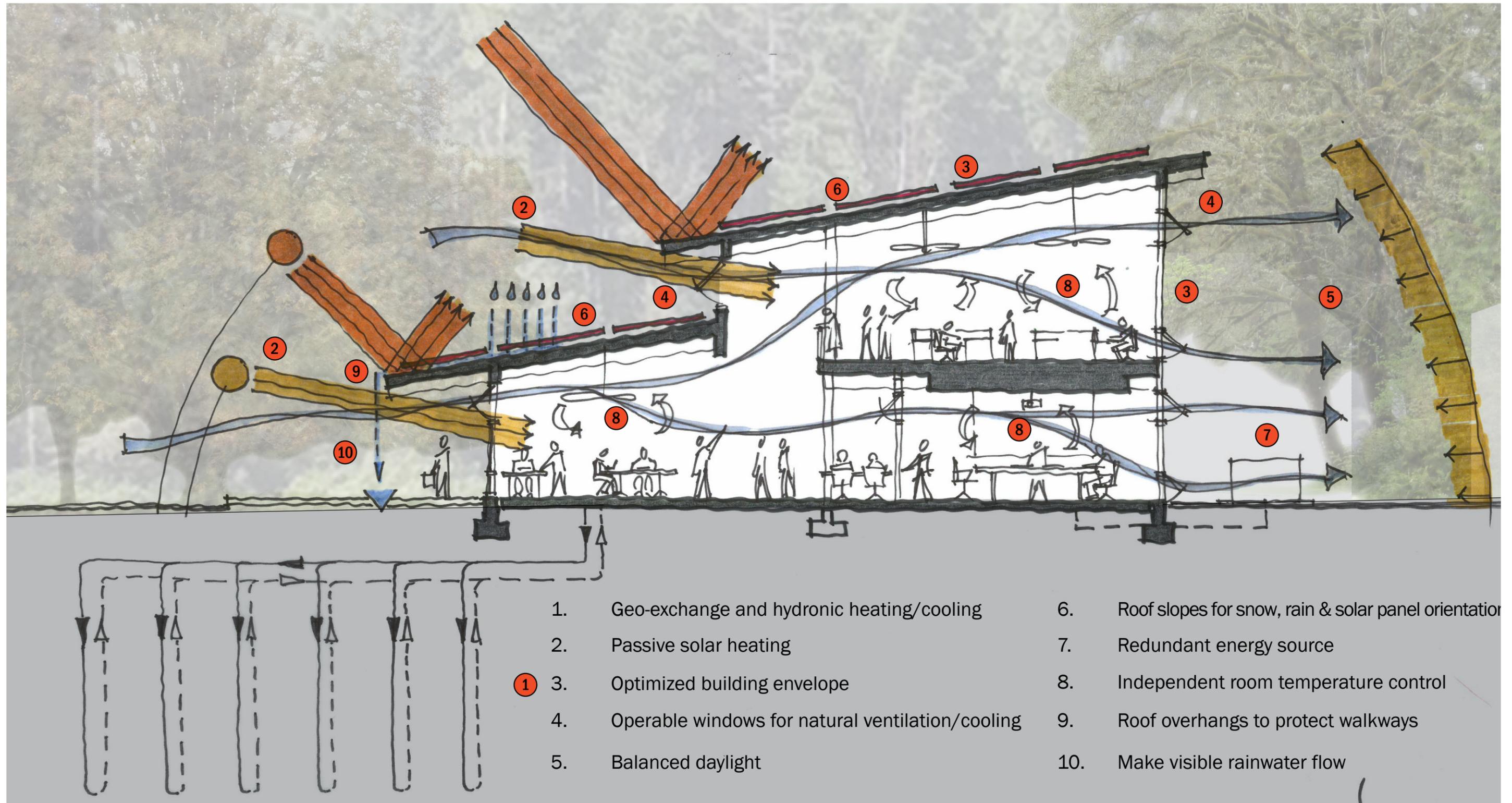


AXONOMETRIC

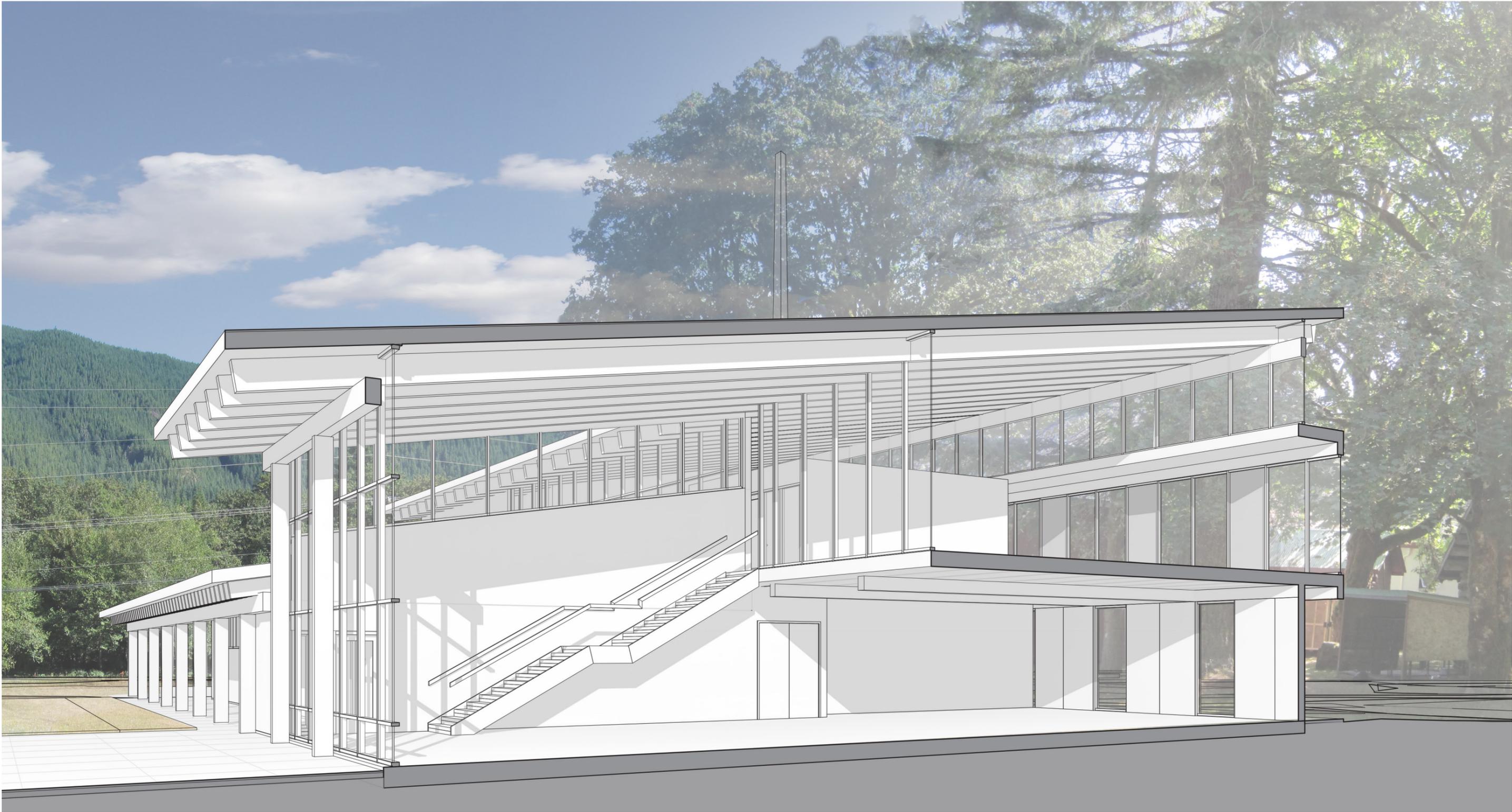
ROOF



CONCEPTUAL BUILDING SECTION



SECTION AT TWO-STORY VOLUME



MATERIALS



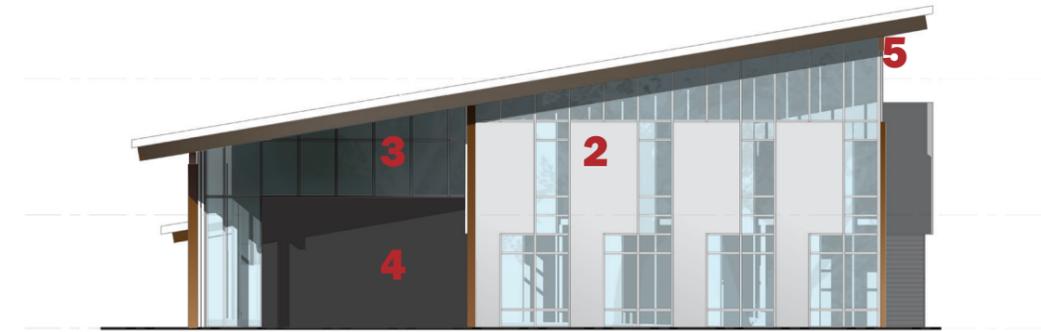
South Elevation

- | | | | | | |
|---|------------------|---|---------|---|------|
| 1 | Metal roof | 3 | Glass | 5 | Wood |
| 2 | Metal wall panel | 4 | Masonry | | |

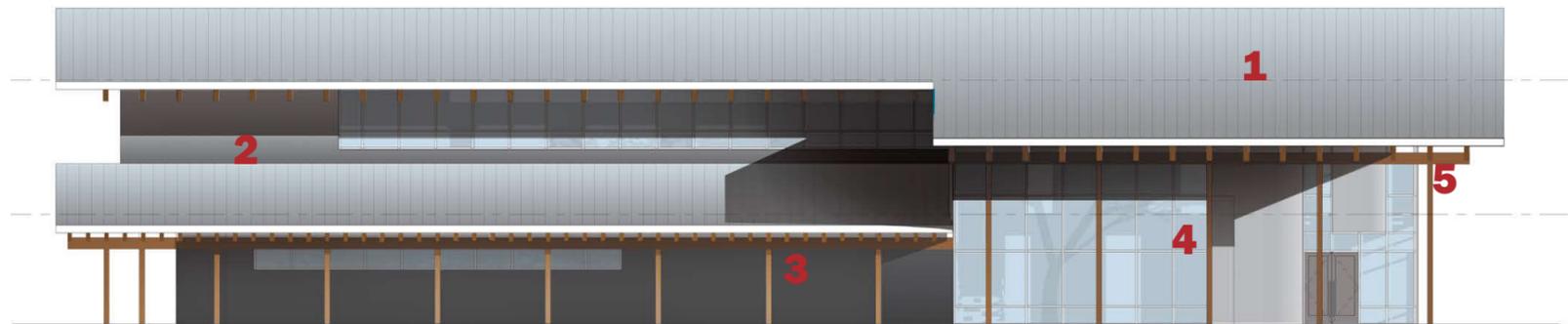
ELEVATIONS



NORTH



EAST



SOUTH



WEST

- | | | | | | |
|---|------------------|---|---------|---|------|
| 1 | Metal roof | 3 | Glass | 5 | Wood |
| 2 | Metal wall panel | 4 | Masonry | | |

APPROACH STUDY

SITE ENTRANCE ON CEDAR FALLS ROAD



CEDAR FALLS ROAD AT THOMPSON GARAGE



CEDAR FALLS ROAD AT THOMPSON HOUSE



CEDAR FALLS ROAD AT VISITOR PARKING



CONTEXT STUDY

VIEW FROM SOUTHWEST



LANDSCAPE CONCEPT



SUGGESTED PLANT PALETTE



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