

Refined Facility Design Concepts







King County's Murray CSO Control Facility project team shared three refined design concepts with the Design Advisory Group on February 13, 2012. These three concepts are based on the Common Themes for the design developed by the community at the October 29 workshop and the facility's engineering needs. These concepts incorporate the community's feedback on the facility's preliminary concept designs that were reviewed by the public in January 2012.

These concepts will continue to be refined as the design process continues. The community will continue to have opportunities to provide input on facility's landscaping and architectural details as the facility design process continues through the end of 2012.

For more information about the earlier preliminary design concept or the common themes that inform the three February 2012 refined concepts visit:

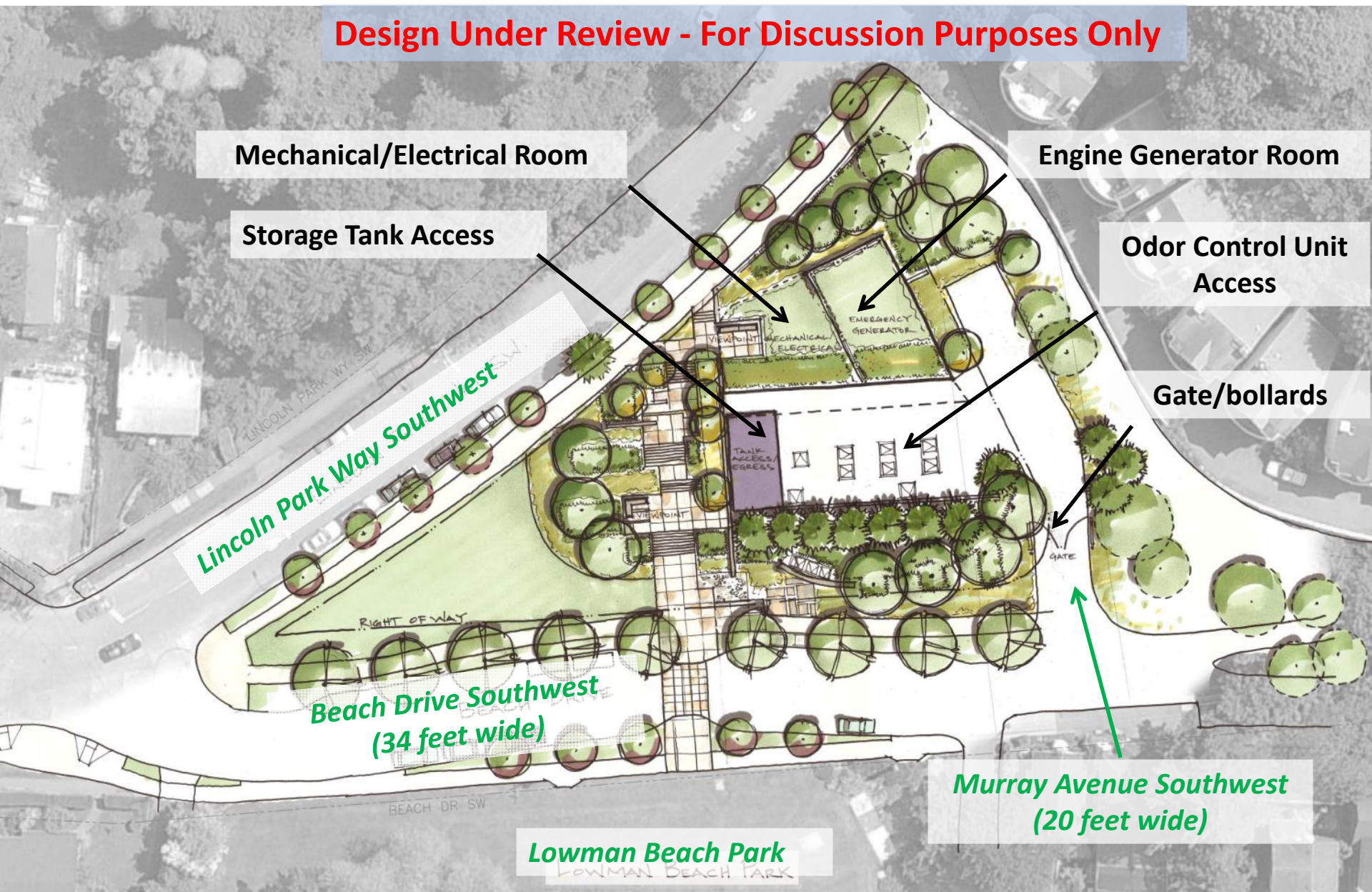
http://www.kingcounty.gov/environment/wtd/Construction/Seattle/MurrayCSOStorage/~/media/environment/wtd/Construction/BeachProjects/Murray/docs/120112_MurrayCSO_PrelimConceptualDesign.ashx

How community input influenced the refined design concepts

Community input on preliminary design		Integration into refined design
Preliminary design generally reflects "Common Themes"		Tank and building location maintained from preliminary design
Creating access through the site between Lincoln Park Way SW and Lowman Beach Park		Access through the site is maintained from preliminary design
Building looks too big and industrial. Use landscaping to screen building mass.		<ol style="list-style-type: none"> 1. More landscaping added to site 2. Berms, grade changes used to screen buildings 3. Building size reduced
Use softer lines to blend facility into site's natural topography		Curving lines incorporated into site design, screening and landscaping
Vantage points should include space for educational signs		Viewpoints big enough to allow separate groups to read signs and enjoy views at the same time
Maintain parking on Beach Drive		Parking maintained in proposed woonerf

Murray CSO Control Facility Refined Design Concept A – 2/13/2012

Design Under Review - For Discussion Purposes Only



Mechanical/Electrical Room

Engine Generator Room

Storage Tank Access

Odor Control Unit Access

Lincoln Park Way Southwest

Gate/bollards

Beach Drive Southwest (34 feet wide)

Murray Avenue Southwest (20 feet wide)

Lowman Beach Park

Key Design Elements of Refined Design Concept A

Staircase connecting Lincoln Park Way Southwest and Beach Drive Southwest suggestive of gateway to Lincoln Park

Viewpoints:

- Moderately sized space on top of mechanical/electrical room with ADA access
- Smaller viewpoints provided along pedestrian access

Landscaping:

- Berm built, trees planted on top of storage tank ring's western edge
- Landscaping backed with architectural wall placed north of storage tank access

Traffic calming:

- Beach Drive width reduced from 38 feet to 34 feet south of Lincoln Park Way
 - Woonerf maintains parking capacity and curbing
 - Remains two lanes to reduce congestion
- Murray Avenue right of way expanded to 20 feet wide
 - Provides vehicle access for King County operations staff
 - Serves as hammerhead turnaround for Beach Drive traffic
 - Gate or bollards installed to maintain King County staff access to facility

Murray CSO Control Facility Refined Design Concept B – 2/13/2012

Design Under Review - For Discussion Purposes Only

Mechanical/Electrical Room
(under viewpoint)

Engine Generator Room

Storage Tank Access

Odor Control Unit
Access

Lincoln Park Way Southwest

Gate/bollards

Beach Drive Southwest
(34 feet wide)

Murray Avenue Southwest
(20 feet wide)

Lowman Beach Park

Key Design Elements of Refined Design Concept B

Staircase connecting Lincoln Park Way Southwest and Beach Drive Southwest suggestive of gateway to Lincoln Park

Viewpoints:

- Large space on top of mechanical/electrical room with ADA access

Landscaping:

- Berm built, trees planted on top of storage tank ring's western edge
- Landscaping backed with architectural wall placed north of storage tank access

Traffic calming:

- Beach Drive width reduced from 38 feet to 34 feet south of Lincoln Park Way SW
 - Woonerf maintains parking capacity and curbing
 - Remains two lanes to reduce congestion
- Murray Avenue right of way expanded to 20 feet wide
 - Provides vehicle access for King County operations staff
 - Serves as hammerhead turnaround for Beach Drive traffic
 - Gate or bollards installed to maintain King County staff access to facility

Murray CSO Control Facility Refined Design Concept C – 2/13/2012

Design Under Review - For Discussion Purposes Only

Mechanical/Electrical Room
(under viewpoint)

Storage Tank Access

Engine Generator Room

Odor Control Unit
Access

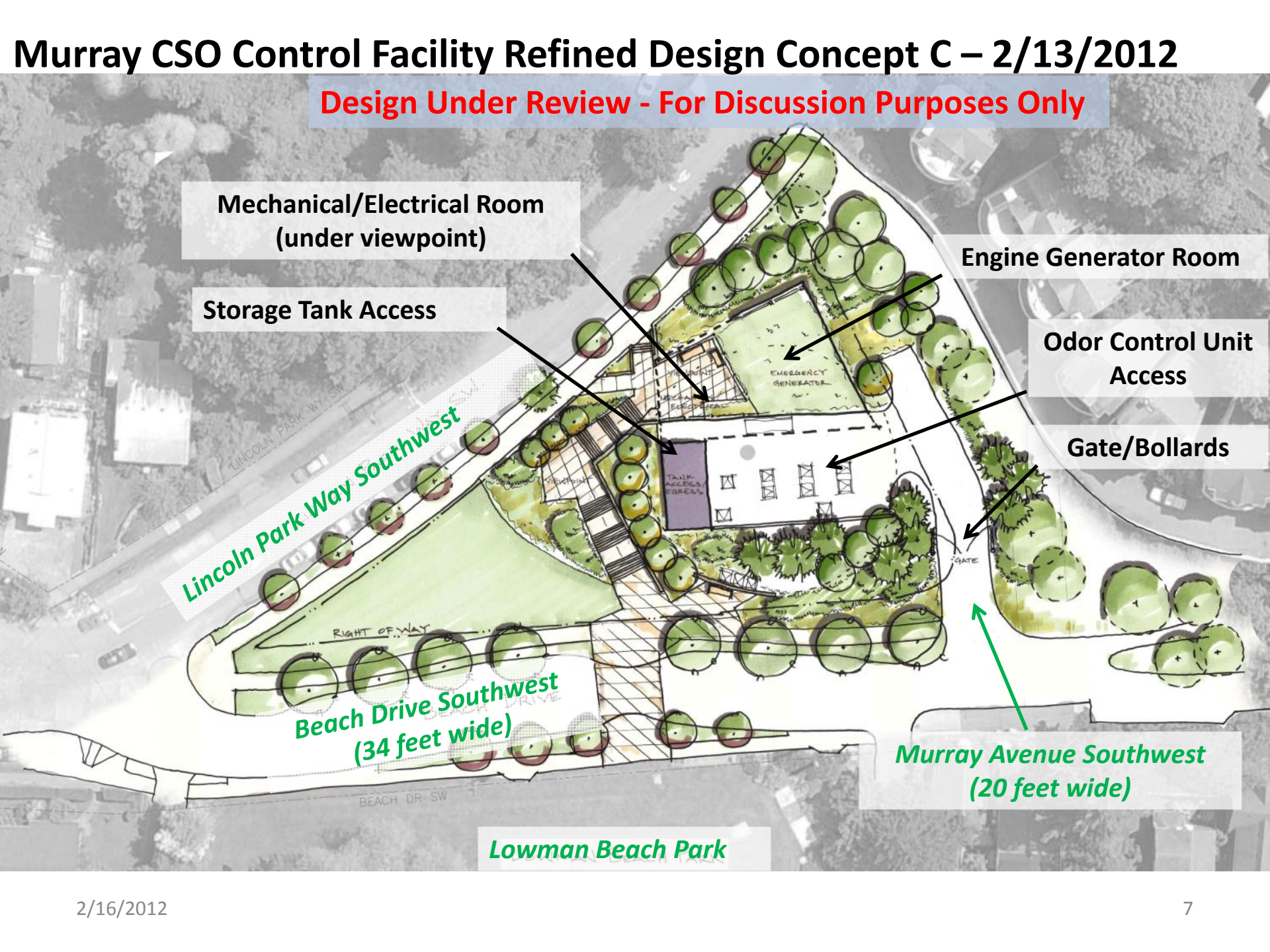
Gate/Bollards

Lincoln Park Way Southwest

*Beach Drive Southwest
(34 feet wide)*

*Murray Avenue Southwest
(20 feet wide)*

Lowman Beach Park



Key Design Elements of Refined Design Concept C

Staircase connecting Lincoln Park Way Southwest and Beach Drive Southwest suggestive of gateway to Lincoln Park

Viewpoints:

- Large viewpoint on top of mechanical/electrical room with ADA access
- Moderately sized viewpoint midway along pedestrian access

Landscaping:

- Trees planted on top of storage tank ring's western edge
- Architectural wall immediately adjacent to pedestrian access

Traffic calming:

- Beach Drive width reduced from 38 feet to 34 feet south of Lincoln Park Way Southwest
 - Woonerf maintains parking capacity and curbing
 - Remains two lanes to reduce congestion
- Murray Avenue right of way expanded to 20 feet wide
 - Provides vehicle access for King County operations staff
 - Serves as hammerhead turnaround for Beach Drive traffic
 - Gate or bollards installed to maintain King County staff access to facility