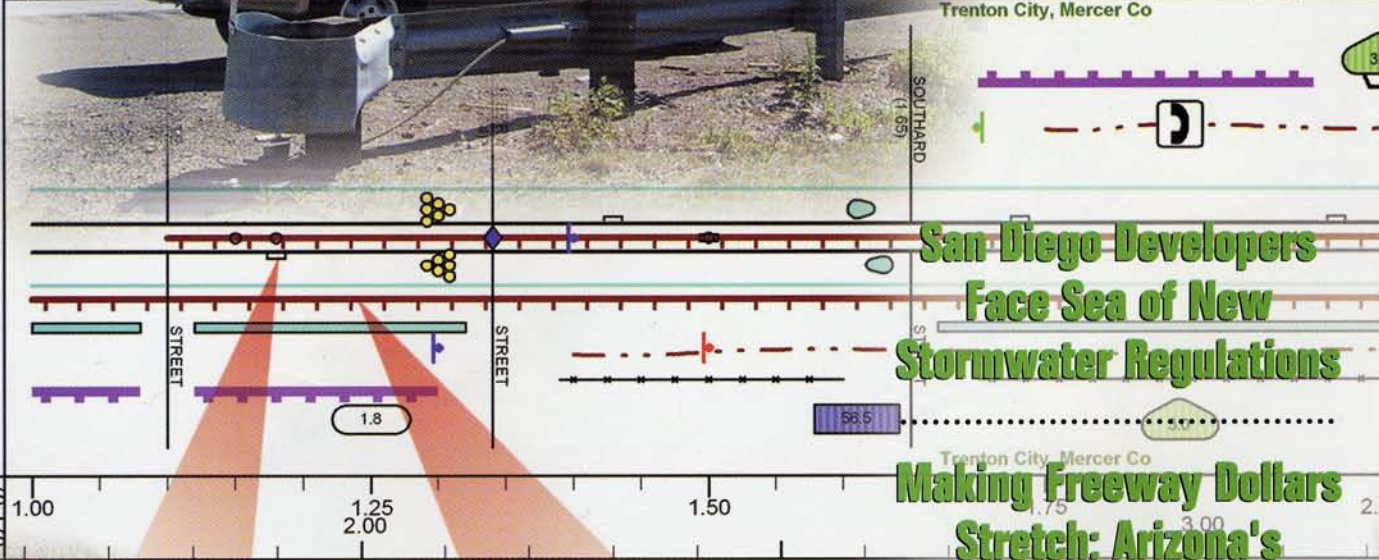
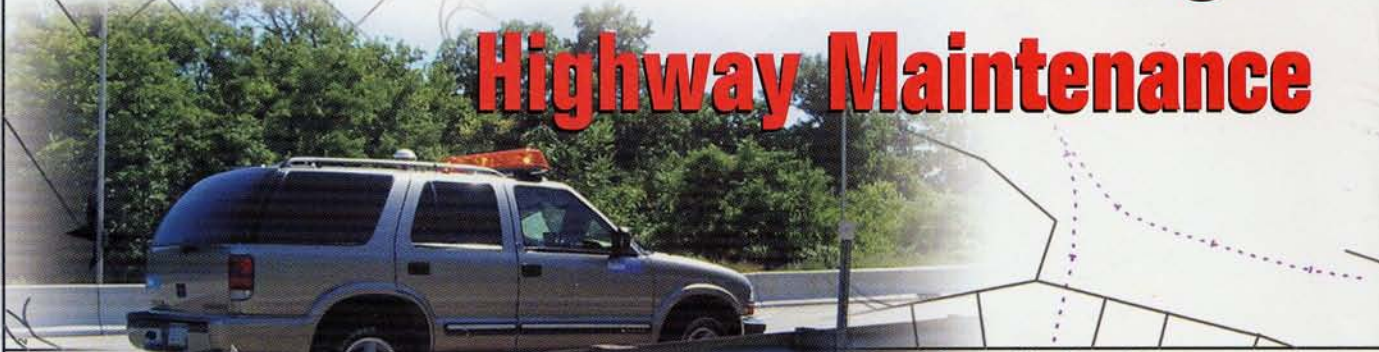


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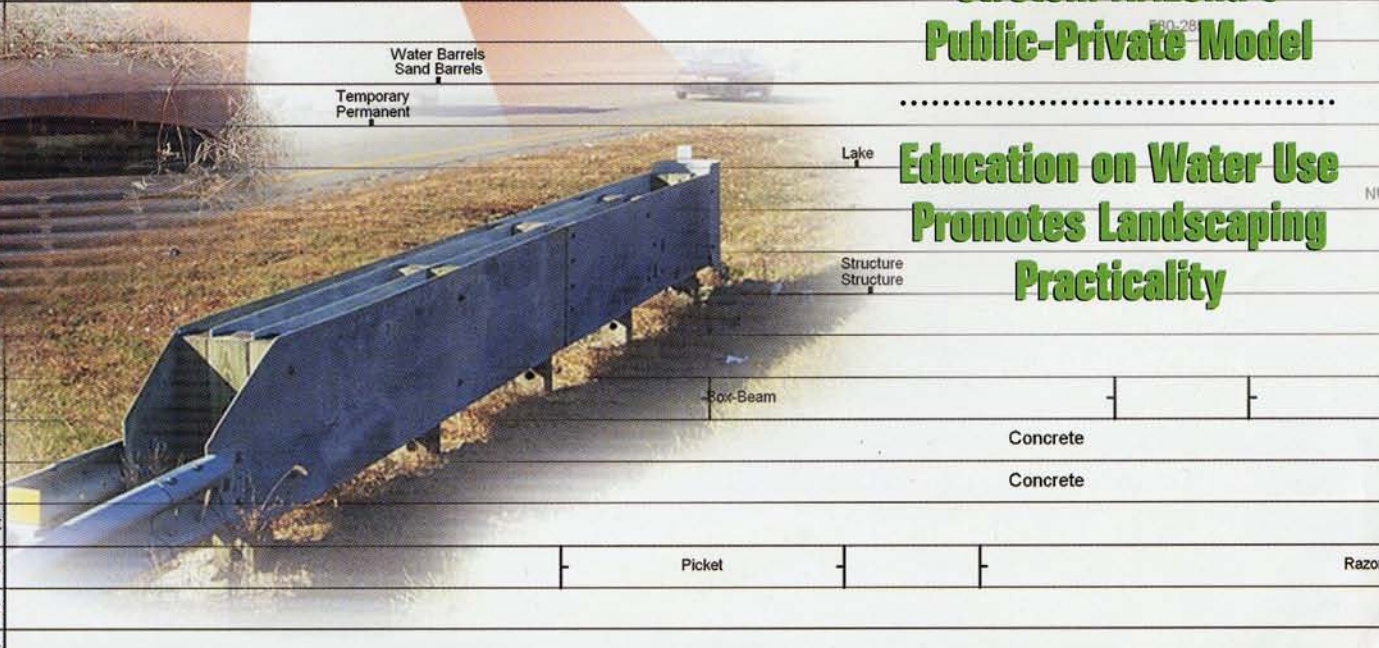
It's All in There: NJDOT Manages Highway Maintenance



San Diego Developers Face Sea of New Stormwater Regulations

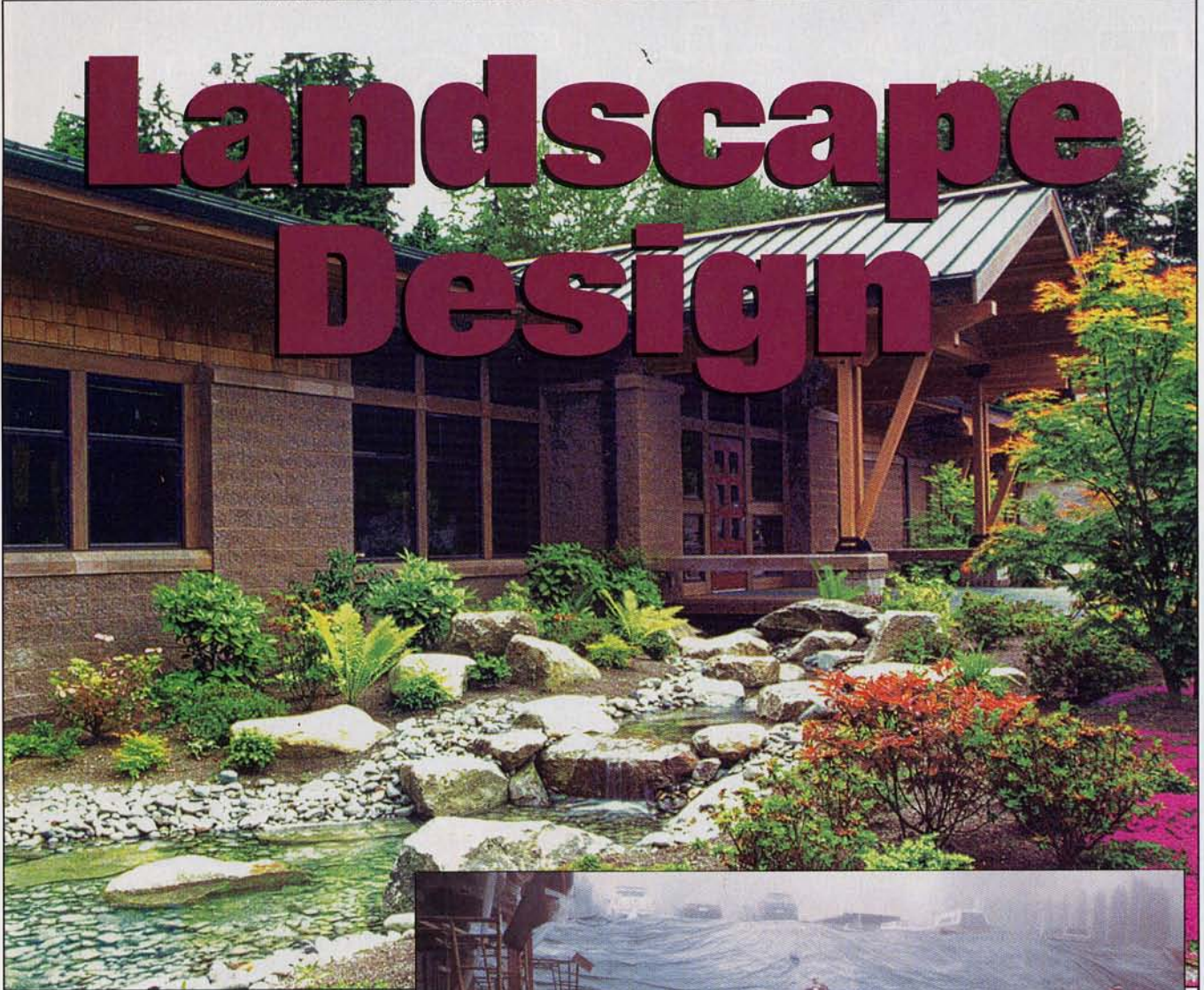
Making Freeway Dollars Stretch: Arizona's Public-Private Model

Education on Water Use Promotes Landscaping Practicality



- Legend**
- Mowing Area
 - Retention Basin
 - Detention Basin
 - Headwall
 - Impact Attenuator
 - Sidewalk
 - Ditch
 - Curb
 - Island
 - Noise Barrier
 - Fence
 - Guardrail
 - Drainage Inlet
 - Manhole
 - Signs
 - Call Box
 - Photo

Landscape Design



The landscape treatment at the new Cross Valley Water District Facility (Clearview, Washington) highlights its willingness to be a good steward of the environment. Page & Beard Architects and Foresight Inc., Landscape Architects, used an innovative low impact, neighborhood-friendly architectural design, enveloped in a bio-friendly and attractive landscape that improves the soil, site drainage, and vegetation. The project received a Grand Award for Landscape Design sponsored by the Washington Association of Landscape Professionals Landscape Awards Program in November 2001.



Set on five beautifully landscaped acres, Cross Valley Water District serves the water needs of its customers from its modestly sized facility of 10,800 sq ft. General Manager Gary Hajek sees the facility as an excellent example of how a government agency can be part of a resi-

dential community.

The facility's three separate buildings represent three different functions. The main building contains the administrative, accounting, permitting, and public hearing room spaces. A covered walkway off a lunch patio connects the administrative office

Top photo: the re-circulating drainage stream and pond is located at the main entry to the administration building. Bottom photo: pond and stream construction, before planting is installed.

building with the operations building, which houses the operations staff and locker and shower rooms. The third building is steel-framed and designed for utility vehicle storage and pipe inventory.

The heavy timber supported entry canopy to the administrative building conserves old growth trees by using structural composite and glue-laminated members, instead of full size wood beams and posts. The gabled entry vault opens into the lobby and continues throughout the interior by bisecting the building. The vault's structural composite trusses support the cedar-finished ceiling. The warmth of the natural wood finishes creates a comfortable work atmosphere. In addition, perimeter offices feature garden views that help reduce stress and foster a more productive work environment.

BACKGROUND

The Cross Valley Water Association incorporated in 1964 as a community public utility; it had just 328 customers in 1967. The Cross Valley Water District, formed in 1989, currently serves 5,450 customers. Eighty-nine percent of the district's water is from wells and 11 percent is purchased from the city of Everett. The district has a small staff but services a large area. When the district outgrew its original 2,100-sq ft office/garage concrete block building, which it had occupied since 1978, it commissioned Page & Beard Architects to design a project that would solve its space needs as well as fit naturally into the environment. The district wanted buildings that were enjoyable to work in and would represent a friendly and approachable governmental agency, as many customers continue to pay bills in person. It needed affordable, durable buildings to meet its future growth.

SITE CONSIDERATIONS

In developing the new facility, Foresight Inc. Landscape Architect Sandra Hasegawa Ingalls recognized the interconnectedness of soils and water quality as an important mechanism to

minimize the negative impacts on the environment from continuing urbanization. Starting from this perspective, Ingalls and Page & Beard Architects carefully retained and protected a buffer of significant trees on the street as well as an impressive Japanese maple, which the parking lot simply revolves around, as if in deference to an honored sentinel, says Ingalls.

Just as the retention of forest cover is a valuable land use tool for managing water quality and water volume, healthy soil can help improve water quality. Because salmon and other fish species rely on clean, fresh water to survive, they also need healthy soil in the watershed. Soils alive with microorganisms keep disease-causing organisms in check, recycle and store nutrients, and make them available to plants, allowing healthy root growth and providing a highway for air and water to pass through. Also, detaining and slowing down runoff to better infiltrate into the ground, limits erosion, filters the water, and recharges the aquifers.

Acting closely with Page & Beard, Foresight implemented the "soils for salmon" strategy in developing a demonstration campus designed to improve water quality downstream. A re-circulating drainage stream and pond was located at the building entrance, illustrating to the public a creative and environmentally sensitive and responsible approach to detain surface runoff.

GREAT EFFORT

The designers went to great effort to create inviting paving and a canopied wood bridge entry that gracefully crosses over the stream instead of culverting it. This is not only a more environmentally conscientious approach, but it also brings people into close contact with the stream and its soothing, gurgling sounds, says Ingalls. This water feature also creates a dramatically pleasing landscape scene from inside as well as outside the building, with carefully positioned windows, maximizing the views. Plant texture, shape, size,

flower, and fall color were planned to be enjoyed from inside as well as outside, for variety year round.

Deleting an irrigation system allowed room for the water feature, with a minimum filtering system of an ionizer and an ozonator. It was agreed that the lawn could go brown in the summer, as it was in the rear of the building, and also a future expansion area. Besides selecting water efficient plant material, soil amendments were used to reduce water usage.

Believing our soil is "planet earth's bio-filter" for all our wetlands, streams, rivers, and oceans, Foresight developed a maintenance program that encouraged the district to use minimal chemicals along with the application of "compost tea" (liquid compost alive with millions of microorganisms). Compost tea speeds up the process of creating healthy topsoil that is usually destroyed in the construction process. Continuing to act as a facilitator to the public, Cross Valley Water District has agreed to share its information with the public through seminars. It will pass along effective and environmentally friendly soil, water, and landscape management techniques. **PW**

THE DESIGN TEAM

Architect: Page & Beard Architects, PS (Kirkland, Washington)
Landscape Architect: Foresight Inc. (Bellevue, Washington)
Civil Engineer: ST Engineering (Woodinville, Washington)
Structural Engineer: Kosnik Engineering (Mill Creek, Washington)
Mechanical/Electrical Engineer: Abossein Engineering (Bellevue, Washington)
General Contractor: Eldred & Essex Construction, Inc. (Bellingham, Washington)
Landscape Contractor: Outwest Landscaping (Snohomish, Washington)
Water Feature: Land Expressions (Mead, Washington)
Photographer: Denise Becker (Bellingham, Washington)