26th Overlook

Existing Conditions

Sheet Metal

90° Conc. Outlet

26th Ave.
Bike way

Fallen Trees
W/ Gnarly Growth

Industrial Structure
In Water

Flat Zone
Under BNSF Bridge

Naturally Occurring
Sandy Beach
At Ole Olson
PROJECT ISSUES & UNKNOWNS

EXISTING CONSTRAINTS

- Limit of overlook can extend w/o out Army Corps of Engineering & other permit processes
- Limits on footing placement w/o out FEMA review and approval
- Steep slope is inaccessible w/o out impractical regrading
- No parking on nearest block

UNKNOWNS

- High material costs
- High labor costs
- Soil capacity to bear structure

STORMWATER PIPES

- Avoid construction impacts to large storm sewer pipe (one sewer location unknown)
DESIGN DRIVERS

SENSE THE RIVER

BEACON

STORY & DISCOVERY

HABITAT & ECOLOGY
DESIGN APPROACH

OVERLOOK APPROACH (PEOPLE SPACE)

STORMWATER POOLS & LANDSCAPE

LOOP EXPERIENCE

BEACON

STREET

SENSE THE RIVER

EXISTING STORM OUTLET

100 YR FLOOD

ORDINARY HIGH WATER

STORMWATER POOL

STREET

PRECEDENTS