

**Georgetown Wet Weather Treatment Station  
Design Advisory Group**

**Meeting Summary**

***May 21, 2015 6:00 – 8:00 p.m.***

***South Seattle College Georgetown Campus, 6737 Corson Avenue South, Seattle***

**Overview**

On May 21, 2015 the King County Wastewater Treatment Division (WTD) hosted the third Design Advisory Group (DAG) meeting for the Georgetown Wet Weather Treatment Station. The DAG members worked collaboratively with each other and King County on design guidelines that will inform the facility's design. The DAG considered and explored joint uses that complement the needs and constraints of the facility and the broader community.

Topics for the May 21 meeting included:

- Share the new treatment station site
- Finalize design guidelines
- Brainstorm community partnership opportunities

**Welcome and Introductions**

Meeting facilitator Penny Mabie welcomed everyone and led a round of introductions. Penny reviewed the meeting purpose, ground rules and agenda.

**New Treatment Station Site**

King County WTD Director Pam Elardo introduced herself and thanked the DAG for participating in the design process and the larger effort to clean up the Duwamish River. Pam stressed the importance of the Georgetown Wet Weather Treatment Station project as a key component to cleaning up the Duwamish River.

Pam shared a map and the location of the selected site north of S Michigan St between E Marginal Way S and 4th Ave S. The benefits of the site include its proximity to existing sewer pipes and the Duwamish River, and the opportunity to minimize community impacts by building the site on a small footprint. Pam also shared the disadvantages of the site, specifically that there are existing businesses that will need to be relocated. The County has an experienced property team who works closely with property owners and tenants to ensure a fair relocation process. Part of the selected site will be used as temporary construction staging and will be resold after construction is complete in order to return some of the space to a commercial enterprise.

Previously, the County had expressed interest in using the vacant lot to the north of the selected site. King County was not able to acquire the vacant site because a developer, Prologis, already had a

contract for the property. The Prologis development is important to the City of Seattle and King County due to their commitment to bring a substantial number of jobs to region.

### Question and Answer

After the presentation, Pam took questions from the DAG and members of the public in the audience.

- DAG member Emilie Shepherd asked how the businesses on the selected site will be relocated.
  - Pam indicated that the King County property relocation team will work with each business to help them find a location that works for them. Currently, not all of the property information is publicly available, but it will become available as the process moves forward.
- DAG member Vicky Hardy asked if the delay in the DAG will affect the consent decree.
  - Pam said that the County built some flexibility into the schedule, so the delay will not affect the consent decree deadlines that must be met.
- DAG member Cari Simson asked about the size of the selected site.
  - Pam indicated that the selected site is 2.9 acres. Pam shared that the project team had reviewed co-location opportunities with Prologis on the vacant lot adjacent to the selected site, but this was not optimal for either party and would have resulted in a substantial project delay.
- DAG member James Rasmussen asked whether the County could keep the Taco Time site permanently rather than reselling it after construction.
  - Pam shared that the Taco Time site will be used temporarily during construction, between 2017 and 2022. After construction is complete, a small portion of that property will house a 10' x 15' regulator station, which sends water to the treatment station during heavy rains.. The rest of that parcel will be resold in order to recoup some of the project costs.
  - James noted that Georgetown has “suffered from fiscal responsibility” for generations, and that this portion of land could be used to give trees or a park back to the community. Air pollution is a problem in this area and James asked that the County keep this in mind.
  - Pam noted that tree planting in this corridor is part of the project.
  - DAG member Angielena Chamberlain suggested that if there is a building in that space, something could be built over the building and it could become a community space like a play area.
- Kinnon Williams, an attorney for the McDonald’s Corporation, asked how much economic development and jobs played into selecting the new site.
  - Pam noted that economic redevelopment is a priority for Executive Dow Constantine and Mayor Ed Murray. In a presentation to Executive Constantine and Mayor Murray, Prologis committed to bringing hundreds of jobs to Georgetown by building on that site. Kristine Cramer, King County Community Relations, will share the slide deck from that presentation with Kinnon.
  - Pam noted that the need to relocate existing businesses was also of concern to King County and reiterated the County’s commitment to work with the businesses.
- James asked whether development of the site will fix drainage issues along the street.

- Pam said that drainage will be considered as part of the project.
- Angielena asked if Prologis has an estimate of how many trucks will be coming through the neighborhood. She also asked if there is any recourse for going back to the original property owner to find a more environmentally friendly solution for the sale of the property.
  - Pam shared that any new development requires a traffic plan and approval from the City. Pam indicated that the details of the sale to Prologis are private.
- Mike Winters, a property owner on the selected site, asked when businesses would be required to close and vacate.
  - Bill Wilbert, King County Environmental Programs, said that the County is currently targeting December of 2016 for businesses to vacate to give the County time to do site work and preparation.
  - Penny asked that specific questions about relocation be addressed to Bill outside of the main meeting room.

### **Design Advisory Group Design Work**

#### Schedule

Michael Popiwny, King County Project Manager, shared the project schedule and referenced the deadlines in the consent decree, which requires the project to move ahead swiftly. The County will continue to work with the DAG throughout this process.

Design Advisory Group Meeting 4, scheduled for June 18, 2015, will focus on conceptual designs for the site based on the design guidelines. The DAG will have the opportunity to provide input on the conceptual designs. Then, at Design Advisory Group Meeting 5 on July 30, 2015, the design team will present updated conceptual designs based on DAG and community feedback. The County's goal is to achieve 30% design by early 2016. The design team will bring more advanced designs back to the DAG for input at a later date.

#### Design Guidelines

Mark Johnson, Signal Architecture + Research Project Architect, shared the draft design guidelines. Mark explained that the design guidelines are the defining principles used by the design team to develop the conceptual designs. The design team developed the following seven design guidelines, based on discussions at Design Advisory Group Meeting 2:

1. Reflect the individual character of the neighborhood; from whimsical to hard working, industrial to residential, and hand made to natural systems.
2. Enhance air and water quality while making both natural and treatment processes visible.
3. Enhance the understanding of public wastewater infrastructure through education and employment opportunities.
4. Balance the public and private spaces to meet the needs of the utility and the community.
5. Acknowledge the place, history, color palette, and transformations over time in Georgetown.
6. Humanize the design by expressing craft, grit, and elegance at all scales, resulting in a place of neighborhood pride.
7. Create a facility that is environmentally, and socially sustainable through conservation, efficiency and stewardship.

Mark asked the DAG if these draft design guidelines accurately represent their conversations. Kristine Cramer, King County Community Relations, modified the draft design guidelines during the discussion.

- James said that he didn't remember "Create a facility that is *economically*...sustainable" being part of the discussion. That word has been removed from the guidelines.
  - Kristine said that the team would look back at previous summaries to determine if "economically" was part of the discussion.
- DAG member Vicky Hardy mentioned that it is important to have an accessible and inviting space that people will want to visit.
  - Penny mentioned that "accessibility" could fit nicely with, "Enhance the understanding of public wastewater infrastructure through education and employment opportunities."
- DAG member Sherell Ehlers said that water and nature should be called out more, since the the Duwamish River is the project's driver.
- Cari shared that the average age of Wet Weather Treatment Station workers is 50 years old. The design of the facility should include job training or youth programs as part of, "Enhance the understanding of public wastewater infrastructure through education and employment opportunities." Cari also mentioned that since the facility will not be functioning for most of the year, the space should be multi-use (e.g., offices, work lofts). She also noted that the County could lease or sell part of the building for community use.
  - Emilie indicated that the space could be used to teach classes about eco-systems in the area.
- Vicky said that she hoped that the greenery would include native Northwest plants.

The design team will modify the draft design guidelines based on this discussion. Those modified design guidelines will be used to develop the conceptual designs.

### Design Diagrams

Jonathan Morley, Berger Partnership Landscape Architect, shared high-level diagrams of the facility, which incorporated the draft design guidelines. Jonathan noted that controlled access will be required for certain parts of the facility. The corner of 4th Ave S and S Michigan St will be a visible connection with the community. The diagrams also included where buildings and pieces of the facility might be located, as well as functional landscaping. The taller equipment is further away from the street.

- Cari indicated that the functional landscape should be extended throughout the facility.
  - Jonathan clarified that the working assumption is to do functional landscape throughout the facility as possible.
  - Penny noted that these are early diagrams meant to provide context for the facility and not specific layouts.
- Vicky asked if there was an opportunity to bury more components of the facility so that something more creative could be done on the surface.
  - Michael said that the team would consider that.
- Sherell said that she imagined that there would be more vegetation between the facility and the street to provide a good pedestrian experience.

- Michael noted that someone from 4Culture would come to the next DAG meeting to discuss the art component. The wall on 4th Ave could be an interesting surface for art.
- James asked if there was a plan for a sidewalk along 4th Ave.
  - Jonathan indicated that a sidewalk is a requirement for a new development.
- James asked about some of the specifics of the diagram such as the dots and lines.
  - Mark described that the facility will contain storage tanks for coagulants and polymers, with open space for truck access to offload those chemicals. There are also pumps to drive water in and out.
- Sherell asked why there is whitespace within the facility.
  - Mark explained that the whitespace will ultimately be used for future disinfection requirements. There may be advanced requirements in the long term.
  - Vicky asked if that space could be used for a park or some other community asset in the short term.
  - Michael indicated that it is difficult to change the use of a space later, but visually it could be a green space.
- Michael noted that the orange space on the diagram could be used for some sort of community space, such as a shared meeting space.
- Sherell asked where there would be parking.
  - Michael said that there is street parking and there are parking spaces within the facility for staff and equipment.
  - Vicky noted that Prologis should make part of their site available for parking.

### **Design Advisory Group Discussion**

Kristine Cramer, King County Community Relations, led a discussion with the DAG about how the County can facilitate partnerships to meet the values and goals discussed at previous meetings. She also asked the DAG to share strategies and locations for sharing project information with the community.

### Community Partnerships and Opportunities

Kristine shared a list of values and goals shared by DAG members at previous meetings. She asked the group to consider which the County should move forward. Kristine clarified that these will not necessarily happen at the facility, but the County will work with the community to try to achieve them.

- Park (open space or dog)
- Increase access to urban agriculture
- RainWise
- Stormwater management, educational opportunities
- Pedestrian safety and neighborhood walkability
- River access
- Visioning process similar to South Park Visioning

To help with prioritizing, Penny asked the group whether there were any items they would remove from the list.

- Emilie indicated that “river access” should be removed when considering the community as a whole.

- James noted that King County is looking at another opportunity for river access under the SR-99 bridge.
- Angielena suggested that several of the items could be combined.

The group conducted a dot exercise, placing dots next to the items that were most important to them. The group also combined several of the items. Based on the results, Kristine noted that the County would pursue neighborhood walkability, parks and open space. Secondly, the County will pursue stormwater management and educational opportunities.

Kristine asked if there are any specific organizations or resources that the County should connect with in order to accomplish these goals.

- James said that Prologis will create a lot of diesel emissions and truck traffic in the area. The County should work with the City of Seattle to ensure that there is a plan to create green spaces for Prologis.
- Vicky suggested pursuing an I-6 grant and a National Science Foundation Grant.
- James suggested the King County Conservation District.
- Cari asked whether a partnership with Seattle City Light's solar program could be pursued.
  - Sherell noted that many houses in Georgetown are already using this program.
- Sherell indicated that something whimsical to provide humor and levity during traffic times should be placed on that corner.

### Community Involvement

Kristine described that the project team wants to engage the broader Georgetown community to gather their input about the design of the facility. An online open house, as well as in-person meetings, will be used to share information. The team will share this community feedback with the DAG at future meetings. The team will attend or provide information at the Georgetown Carnival, July Art Attack, and Georgetown Garden Walk. She asked the group to consider the best ways to connect with the community.

- James indicated that the Georgetown listserv and the Georgetown Gazette are the best ways to connect with the community.
- Vicky suggested the South Seattle College Georgetown Campus as a great location for community meetings.
- Sherell suggested Coliman as a possible venue.
- Emilie suggested that the team send a representative to the Georgetown Community Council and Georgetown Merchants Association meetings and invite them to an Open House.

Kristine indicated that she would follow up with the DAG to gather more feedback.

### **Public Comment**

- Mike Winters, property owner on the selected site, indicated that bike lanes and more trees should be added to the area.

### **Next Steps and Action Items (see table)**

## **Attendance**

### Design Advisory Group Members

Angielena Chamberlain

Cari Simson

Emilie Shepherd

James Rasmussen

Sherell Ehlers

Victoria (Vicky) Hardy

### King County

Pam Elardo, WTD Director

Michael Popiwny, Project Manager

Will Sroufe, Deputy Project Manager

Kristine Cramer, Community Relations

Bill Wilbert, Environmental Programs

Robert Gilmore, Real Estate

### EnviroIssues

Penny Mabie, Facilitator

Chelsea Ongaro, Notetaker

### Signal Architecture + Research

Mark Johnson, Project Architect

### Berger Partnership

Jonathan Morley, Landscape Architect

Pending - on hold

In progress

Complete - results still need to be shared

Closed

Ongoing

Last updated: May 26, 2015

Task	Date Assigned	Due	Status	Response
Share with appropriate staff at KC that the Georgetown community is very interested in Rainwise	1/29/15 - DAG #1		Complete	
Gather information on the facility's technology and the decision making process for using the selected technology. Share information with the DAG.	1/29/15 - DAG #1		Closed	Information shared via email and at DAG #2 on February 12. Information can be shared via small group meeting by request.
Use both Georgetown listserv and Georgetown Gazette for communications	1/29/15 - DAG #1 2/12/15 - DAG #2 3/12/15 - DAG #3 TBD - DAG #4	1/22/15 2/5/15 3/5/15 TBD	Ongoing	Complete for DAG #1 Complete for DAG #2 Complete for DAG #3
Send e-alert Monday following DAG meetings	1/29/15 - DAG #1 2/12/15 - DAG #2 3/12/15 - DAG #3 TBD - DAG #4	2/2/15 2/16/15 3/16/15 TBD	Ongoing	Complete for DAG #1 Complete for DAG #2 Complete for DAG #3
Develop strategy/schedule to briefing community groups (GCC, etc.) during DAG process. Share and coordinate strategy with the DAG.	1/29/15 - DAG #1		In progress	
Update Charter text to include "programmatic and aesthetic design"	1/29/15 - DAG #1	2/9/2015	Closed	Shared revised charter with DAG at DAG #2. Post to the website.
Define primary treatment and advanced primary treatment. How are they different?	1/29/15 - DAG #1	2/9/2015	Closed	Advanced primary treatment has more advanced solids settling technology as compared to standard primary treatment. Coagulants and flocculants are added to the treatment process to accelerate the solids settling process.



Task	Date Assigned	Due	Status	Response
Find additional specifics on what is coming into the facility (stormwater, water runoff, industrial waste, residential sewage, etc.).	1/29/2015		Closed	<p>Currently, overflow events average 75% stormwater and 25% sewage. After the treatment station is built, the one allowed CSO is projected to be 95% stormwater and 5% sewage. This is because that one event per year (on average) accounts for the biggest storms, with the most stormwater entering the system, in comparison with current overflows which can occur with smaller amounts of rain.</p> <p>King County has an industrial waste program that supports industry and business in meeting federal regulations for the discharge of industrial waste. Industries along the Duwamish, such as metal plating businesses and Boeing's North Field, must go through stringent pre-treatment before they can discharge their waste into the sewer system. These businesses are inspected at least annually to ensure compliance. So most industrial waste that would reach the Georgetown Wet Weather Treatment Station has already been treated. There is no additional treatment planned at the station. For more information on King County's Industrial Waste Program, visit <a href="http://www.kingcounty.gov/environment/wastewater/IndustrialWaste/Regulations.aspx">http://www.kingcounty.gov/environment/wastewater/IndustrialWaste/Regulations.aspx</a>.</p>
Develop technical FAQs and post to the project website	2/12/2015		In progress	
Finalize and post DAG charter to the website	2/12/2015		Complete	
Share information with the DAG about how large the facility will be and how much space will be leftover for public use	2/12/2015	3/12/2015	Complete*	*Complete based on site P-13 discussions

Task	Date Assigned	Due	Status	Response
Bring a map of the area with pictures of adjacent terrain to the next meeting to support acessibility of site discussion.	2/12/2015	3/12/2015	In progress	
Is there a way to improve connections to the site?	2/12/2015		In progress	
Is the City of Seattle interested in a south end skate park? Is there a way to partner with the City?	2/12/2015		In progress	
Develop draft design guideline themes and share with DAG members via email for revision and approval	2/12/2015	2/20/2015	Complete	
Send the Equity and Social Justice Ordinance to the DAG	2/12/2015	3/12/2015	Complete	
Review summaries for mention of a facility that is economically sustainable in design guidelines	5/21/2015		In progress	Reviewed flipchart notes and DAG Meeting 2 Summary and did not find mention of an economically sustainable facility
Update and share the design guidelines with the DAG	5/21/2015		In progress	
Follow up with DAG members about public meeting locations	5/21/2015		Complete	Meeting taking place at the South Seattle College Georgetown Campus on 6/23

Task	Date Assigned	Due	Status	Response
Share slide deck presentation to Dow Constantine about the Prologis site	5/21/2015		In progress	