

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

Meeting Summary

October 26, 2016 6:00 – 8:00 p.m.

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

Overview

On October 26, 2016, the King County Wastewater Treatment Division (WTD) hosted the seventh and final Design Advisory Group (DAG) meeting for the Georgetown Wet Weather Treatment Station.

Topics for the October 26 meeting included:

- Sharing design developments between the 30% and 60% design milestones
- Discussing upcoming construction preparation
- Discussing general project questions and concerns
- Discussing next steps for the project

Welcome and Introductions

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

Public Comment

There were no members of the public in attendance, and no public comment was given.

Community Outreach Update

Kristine Cramer, King County WTD Community Relations, provided an update on the County's outreach efforts. Efforts included:

- Working with the project's closest neighbors on upcoming construction impacts
- Working closely with Martin Court on impacts specific to their residents.
- Community group briefings with Georgetown Community Council and Georgetown Merchants Association.
- Summer outreach at the Evening of Art + Water, the Georgetown Garden Walk, and the Duwamish River Festival.

Kristine also thanked the advisory group, not only for the impact they have had on treatment station design, but also for the work they have done to connect the project team with the community.

60% Design Update

Michael Popiwny, King County WTD Project Manager, Mark Johnson, Signal Architecture + Research Project Architect, and Kristine shared design developments between the 30% and 60% design milestones. Discussion of design elements included fence character, surface water systems, plant materials, art integration, materials, site lighting, and stormwater education opportunities. Kristine also shared some examples of community partnerships in the Georgetown neighborhood.

Fence character

Michael reviewed the two types of fencing for the site. Chain link security fencing will be used in the areas that are less visible (e.g., along the property line that borders the Prologis site). Mark shared a sample of the exterior fencing, which is folded and perforated to allow for visibility into the site. This fence character is based on input heard from the advisory group. The County will be working with a Georgetown metal fabricator to build two full-sized fence panels on-site to test the look-and-feel, as well as the strength of the fencing.

Surface water systems

Michael reviewed the surface water systems at the site, including bioretention areas, rainwater capturing through cisterns, and vegetated roofs.

- DAG member Sherell Ehlers asked how the water captured by the cisterns would be used.
 - Michael said that the water from the cisterns would be used to irrigate the bioretention areas on the site during the dry season.
 - Mark added that the water would be used to wash down the site during the winter.
- DAG member James Rasmussen asked how many gallons the cisterns hold.
 - Michael explained that the five cisterns can hold between 4,000 and 6,000 gallons of water each. This captured water is expected to last for most of the dry season. Potable water will be pumped in to irrigate in the dry season if necessary.
- James asked if the raingardens would be enclosed or if the water would flow directly into the ground.
 - Michael explained that the raingardens are enclosed. The water will be treated, tested, and then eventually drain into the groundwater. He also noted that the raingardens include three different cells, so that effectiveness of different types of plant matter can be tested. Susan Tallarico, King County Brightwater Education Center Director, is working with Vicky Hardy from South Seattle College on partnerships for this research.
 - Sherell encouraged the team to talk with Washington State University about their protocols for this type of research.
 - Michael said that the team would make sure to connect with the University if they had not already done so.

Plant materials

Michael provided an overview of planting design at the facility. He noted that plants were chosen for their air filtration qualities, as well as other elements, such as a mix of evergreen and deciduous trees.

- James asked whether the County would be bringing in saplings or mature trees.
 - Michael explained that the County will be bringing in more mature trees that have diameters between 2.5 inches and 3 inches. This level of maturity will allow for visibility

between the ground and the lowest limbs, and lead to successful transplanting. Large mature trees often do not transplant well.

- Kristine asked Michael to speak to the mix of native and adapted tree typologies.
 - Michael said that the team worked to create an appropriate mix of trees, as some native trees do not thrive in an urban environment.
 - Sherell noted that more than half of the tree typologies are native.
- Jaen Gomez, alternate for DAG member Cari Simson, asked whether the plantings would be consistent across the whole facility.
 - Michael indicated that planting types would vary throughout the facility. See slides 12 through 14 of the presentation for details.
- Sherell asked how the troughs that carry water through the bioretention areas would be maintained.
 - Michael said that the rainwater is screened before it enters the trough. Maintenance staff would clean out the troughs as needed.

Art integration

Michael shared the concept for the plaza on the corner of South Michigan Street and Fourth Avenue South. The space would be open to the public and used for stormwater education classes. The plaza would also contain one of the art pieces – a tower that will reflect weather patterns and the volume of water being treated in the facility during large storms. Michael explained that the County expects that the plaza will change use patterns and pedestrian traffic at that corner.

- Sherell expressed concerns about air and noise pollution in the plaza area. She asked whether the design could incorporate some sort of barrier to mitigate for that pollution. Specifically, she expressed concern that students would have trouble hearing the Education Director during classes.
 - Michael indicated that the team had discussed noise pollution in relation to meeting space inside the building on that corner. The meeting space uses high windows that open from the bottom outward to help mitigate for that noise.
 - Mark noted that hearing the Education Director out on the plaza should not be an issue.
- James asked whether the art piece could be moved closer to the street to make it more visible to pedestrians and open-up the plaza space for easier group discussions.
 - Michael said that discussions are ongoing about the location of the art piece.
 - Mark also shared that the art piece is located in the center because it is meant to be the focal point.
- Jaen asked if the plaza could have a ramp on the Fourth Avenue South side and the South Michigan Street side to make it more accessible and inviting.
 - Mark indicated that the grade limits the ability to include a ramp on the South Michigan Street side without extending it into the bioretention area. The ramp on the Fourth Avenue South is the primary entrance to the plaza and most of the visitors to the facility will come from that direction.

Materials

Mark shared some samples of building materials, including concrete and metal siding. He also explained how the rain wall along Fourth Avenue South will serve as an example for how industrial sites can easily develop stormwater systems.

Site lighting

Mark explained how the team worked with the artists to develop Lexan polycarbonate siding that allows for visibility into the buildings and interacts with the lights on site. The equipment inside will be painted to reflect some of the color preferences expressed by the advisory group. These colors will be visible through the Lexan panels.

He also explained how the treatment station will glow when it is in use, showing the flow of water that starts and ends at the regulator. Michael and Mark explained how the regulator will include a circle on the side of the building that reflects the exact size of the pipe through which the water enters the treatment station.

- Michael noted that the entire facility will include educational panels so that passersby can read and learn details about the site and stormwater processes.
- James expressed concern about graffiti on the exterior of the regulator and other areas of the treatment station.
 - Mark explained that a portion of the regulator would be behind a fence, but that the entire facility will be coated to prevent graffiti, including the concrete and the Lexan.
 - Michael noted that the County's maintenance staff will clean up graffiti very quickly. Michael also noted that South Seattle College in Georgetown does not have significant issues with graffiti and the County expects similar results with the finished treatment station.
- Sherell asked if visibility of the regulator would be lost if the Taco Time property were sold.
 - Mark explained that the regulator borders East Marginal Way South and will still be visible.

Stormwater education opportunities

Kristine shared the stormwater education opportunities throughout the site, including the meeting/training space. Michael noted that the meeting/training space will use reclaimed wood from the Ducky's Warehouse building.

Kristine also shared some partnerships that the County has been working on with the community, including the WaterWorks grant, the Georgetown green wall, and the Open Space Visioning process. Michael noted that working with the advisory group and the Georgetown community has encouraged King County WTD project teams to look outside of project sites for ways to work with the community.

DAG Discussion and Georgetown Wet Weather Treatment Station Next Steps

Kristine led a discussion with the advisory group, highlighting how the design guidelines developed by the group have influenced the look-and-feel of the treatment station.

- Sherell noted that the team should remove the Prologis site from the design drawings.

- Michael said that the team would be producing updated design drawings in the near future and would remove the Prologis site.
- DAG member Allan Phillips asked whether an appraisal of the Taco Time property had been completed that does not include relocation costs.
 - Will Sroufe, King County WTD Project Manager, confirmed that the sale of the Taco Time property had been finalized and that an appraisal of the post-construction condition of the property has not been conducted.
- Allan asked whether the County had conducted a canopy impact assessment.
 - Michael clarified that the canopy impact assessment relates to the City's goal to increase tree canopy to 30% by 2030. He indicated that the site will include 32 trees and an additional 10 trees will be added on the west side of East Marginal Way. The team will also be completing seven off-site plantings as part of the project. Using this information, the County will be able to calculate the canopy impact.
- Allan asked whether, if an organization could be found that was willing to maintain the Taco Time site, the County would not sell it after construction. He indicated that the Georgetown community needs the Taco Time site space as green space.
 - Michael clarified that the County committed to reviewing any proposal from an organization that offers a financial agreement or a care and management agreement for the site.
 - Allan noted that the County has an obligation to look into organizations that are willing to maintain the site.
 - James asked whether the County required community members to look into partnership opportunities for other projects (e.g., Brightwater).
 - Michael said that the County worked with many groups that came forward, unsolicited by the County, on the Brightwater project, including Islandwood, a non-profit outdoor learning center located on Bainbridge Island.
 - Michael and Kristine noted that they have heard from nearby residents and businesses that outdoor space on the Taco Time site would not be used due to traffic and air quality concerns.
 - Michael reiterated that the Taco Time site will be used for construction staging through 2022 and that the County is open to continuing partnership discussions.
- James expressed that there must be partners that are interested in the space and asked that the County's Inter-Departmental Team on the Duwamish Valley look into it.
 - Michael noted that there has been interest from partners in other spaces in Georgetown, such as the area on 8th Avenue that was submitted for the WaterWorks grant.
 - Kristine said that she had reached out for a meeting with the Inter-Departmental Team.
 - James requested that Kristine bring up this issue with that team and that they then report out to the community.
- Sherell asked if there would be any restrictions on what the Taco Time site could be used for following construction due to the underground pipe.
 - Michael explained that an access path would need to be maintained over the pipe, so buildings could not be built on top of that small piece at the north end of the property.

- Sherell expressed interest in returning the Taco Time site to commercial space so that it can continue to serve the community in that way.
- Sherell asked whether the team was coordinating with Doug Navetski, King County Water Quality Compliance Unit, related to monitoring stormwater features at the site.
 - Kristine indicated that she would reach out to him.

Following the discussion of the Taco Time site, Penny clarified with the advisory group that they would like it noted that there continues to be a desire among some of the group members for the Taco Time site to be used as community space (e.g., skate park, dog park, outdoor space, vegetation) after construction is complete.

Project next steps

Kristine shared the project schedule, highlighting demolition of the existing buildings starting as early as March 2017. Major construction is expected to begin in December 2017.

The team thanked the advisory group for their work throughout the design process, noting that while the advisory group process is complete, community engagement will continue.

Public Comment

There were no members of the public in attendance, and no public comment was given.

Next Steps and Action Items (see table for details)

Attendance

Design Advisory Group Members

Allan Phillips

Jaen Gomez (alternate for Cari Simpson)

James Rasmussen

Sherell Ehlers

King County

Michael Popiwny, Project Manager

Will Sroufe, Project Manager

Matoya Darby, Deputy Project Manager

Kristine Cramer, Community Relations

EnviroIssues

Penny Mabie, Facilitator

Chelsea Ongaro, Notetaker

Signal Architecture + Research

Mark Johnson, Project Architect

Brad Hutchinson, Project Architect