



**South Magnolia Combined Sewer Overflow (CSO) Control Project
Summary of Community Meeting
June 13, 2012**

Overview

King County's South Magnolia CSO Control Project team held a public meeting at the Discovery Park Environmental Learning Center on Wednesday, June 13 from 6:00 p.m. – 8:30 p.m. The meeting focused on a landscape and architecture concept developed for the CSO storage facility site at the Port of Seattle's Terminal 91 West Yard.

Meeting Purpose

The purpose of this public meeting was to:

- Provide an overview of project elements
- Describe how community input informed current level of design
- Describe landscape and architecture concepts developed for the storage tank facility site at the Port of Seattle's Terminal 91 West Yard
- Address questions and concerns, and receive input from the community on flexible elements of landscape and architecture concept
- Next steps and opportunities for public participation

Introduction

Tamie Kellogg, facilitator, welcomed everyone to the meeting and provided the agenda, purpose, and objectives for the meeting. Tamie acknowledged the community's interest in development of a future park at the West Yard site adjacent to King County's CSO Control Facility. She noted that the meeting was focused on the County's site design, and that people interested in a potential future park would be able to talk to Donald Harris of the Seattle Parks and Recreation Department and record comments during the open house after the presentation.

Monica Van der Vieren, King County Community relations, explained that the County's design team is taking into consideration a historic interest among the community, the Port of Seattle, and the City of Seattle to swap or acquire for public use land in the Smith Cove Park/Terminal 91 West Yard area. She described how the CSO Control Project team worked to identify a tank location that would accommodate those interests, and indicated that the design team would explain how they considered a range of future uses during the first phase of project design.



Tamie asked the other project team members, as well as Donald Harris from Seattle Parks and Recreation Department and Rosie Courtney from the Port of Seattle, to introduce themselves to attendees.

Presentation Overview

The PowerPoint presentation from the community meeting can be found at: www.kingcounty.gov/environment/wtd/Construction/Seattle/SMagnoliaCSOStorage/MeetingCalendar or provided upon request.

The presentation includes:

- Project status update
- Project elements
 - Conveyance and selected alignment
 - Facilities located at the Port of Seattle's Terminal 91 West Yard site
- Design status
 - Previous design work to accommodate potential future uses
 - Current level of design and design decisions
- Landscape Design
 - Guiding principles
 - Site requirements and constraints
 - Design concept
 - Flexible elements for community input
- Architectural Design
 - Guiding principles
 - Site requirements and constraints
 - Design concept
 - Flexible elements for community input

The presentation was followed by an open house that provided attendees opportunities to view building and landscape materials and talk to project staff.

Summary of Questions and Input

The project team received questions, comments, and conducted discussion during the meeting and following open house, and in communications after the meeting. Project staff will follow up on suggestions and open questions with the community via broadcast emails, project Web page updates, and newsletters.

Site configuration and layout

Please describe access hatches for the tank and equipment shown in the presentations. Can they be moved elsewhere?



There will be some access hatches that are conventional manhole size as well as up to 7-ton lift slabs that are needed to access the flushing equipment for the underground storage tank.

As the project team presented at the February 15, 2012 community meeting, the hatch locations are set at this time to accommodate access to operating equipment underneath. The design team has reduced the number of at-grade hatches from the Facility Plan to a minimum needed for operations and maintenance access.

(For the February 15 presentation on facility layout at the Terminal 91 West Yard, visit www.kingcounty.gov/environment/wtd/Construction/Seattle/SMagnoliaCSOStorage/MeetingCalendar).

Landscape design

What is the purpose of the fencing? Does the whole site have to be fenced off?

Because the West Yard site around the County's CSO storage facility may become a future park, King County WTD recommends fully fencing the facility site to:

- Provide safe 24/7 access for operations and maintenance crews.
- Protect public safety. The storage facility will be an operating wastewater facility with vehicle access needed for trucks and large equipment, including trucks to lift the 7-ton lift slabs. Fencing will protect people recreating nearby from getting too close to these activities.
- Control maintenance costs. Costs would be increased without fencing due to wear and tear and potential littering and vandalism.

King County's project team has been aware of the community's interest in accessing the site if the area surrounding the County's facility becomes a park in order to maximize new park space available to the public. The project team has responded to community input by conducting an evaluation that considered operations and maintenance access needs, safety of both the public and WTD staff, and landscaping requirements and constraints resulting from public use of the facility site. The evaluation considered a range of fencing and barrier options. The project team concluded that a fully-fenced site provided the safest and most cost-effective option.

Landscape architect Nate Cormier presented a design concept that used the fence to allow sustainable landscape design that creates an educational feature and provides potential for local wildlife habitat.



What is the fence height? Can it be shorter if some sort of alarm system is used?

Standard height of fencing for security purposes is 8 feet. Project staff followed up on this question with WTD's Offsite Supervisor. WTD routinely installs intrusion alarms for building security, but avoids installation of perimeter alarms. False alarms from animals, birds, and blowing debris are not uncommon with these types of alarms and are costly to investigate on facilities that are not routinely staffed, such as CSO control facilities.

Is there fencing around other facilities like Carkeek Pump Station and Wet Weather Facility?

Many of WTD's facilities are fenced. The Carkeek Park facilities are completely fenced in, as is West Point Treatment Plant, and the Denny Regulator building in Myrtle Edwards. The Denny Regulator Air Vault structure, which has coordinated landscaping and public art, is not fenced and has resulted in accumulation of discarded drug paraphernalia and human waste that poses a potential hazard to WTD gardeners who must maintain the vegetation covering the air vault.

What are other examples of storage facilities King County has built in public parks?

King County WTD built an underground storage pipeline in the existing Boeing Creek Park in Shoreline. This park provides both public recreation and stormwater detention, and King County's project enhanced these elements while creating needed wastewater storage. While this project is a great example of King County's work in partnership with the City of Shoreline and community members, current projects being designed in the City of Seattle may not be comparable for the following reasons:

- Local building codes and ordinances may not allow installation of all features underground, as was carried out on the underground storage pipeline project in Boeing Creek Park.
- Soils and groundwater conditions vary depending on location, and may require design accommodations that differ at various sites.
- Facility types dictate need for at-grade and above ground features and access. The underground storage pipeline in Boeing Creek Park provides "in-line" storage and is self-flushing, while the CSO storage tank at Magnolia is an "off-line" storage facility that requires flushing equipment to remove solids. Access for inspection, maintenance, repair, and replacement of this equipment is needed at Magnolia.

On every King County WTD capital project, multidisciplinary project teams work to develop designs that are constructible, meet operations needs, comply with local codes, and address community input. The South Magnolia CSO Control Project team has faced an additional

challenge to design to an as-of-yet undefined future use in the West Yard, and is presenting a design concept that has incorporated that challenge.

Can there be landscaping outside of the fenced-in area?

Landscaping outside the fence and King County's property could be carried out by Seattle Parks Department as part of development of a future park. The project team's landscape architect has proposed a range of ideas to help the fence fade or become a distinct feature and to place vegetation behind the fence that will help soften the fenceline. WTD's Carkeek Park facility has this type of vegetation buffer inside the fence.

Will the large trees shown on the east side of the site interfere with boom truck activities?

Large boom trucks will be needed to carry out some O/M activities. The turn radius and working radius has been modeled for the specific trucks used by WTD to make sure that there is adequate driveway access and room for work. The landscape architect will identify tree species with a branching pattern and width that do not pose a problem for these activities.

How will landscaping be established? Will there be a permanent irrigation system?

There will be permanent irrigation installed. It will be used periodically for the first couple summers to get the vegetation established and then can be turned off. The irrigation system will be left in place in case there are areas that need to be restored in the future or there are exceptionally hot dry stretches in summer seasons.

Can you reuse stormwater runoff on site?

The Murray CSO Control Project is considering reusing stormwater runoff on site and that is something we can look into. Driveway runoff will be captured in bioswales, and the current design shows roof runoff captured in a rain garden feature. These could be routed to an underground cistern for reuse as irrigation. However, this would add significantly to the construction cost and since most or all of the vegetation will be native and climate-adapted, regular irrigation is not anticipated after establishment.

Where do the bioswales drain to?

Permit requirements will include stormwater management using green stormwater infrastructure (GSI) for impervious surfaces like driveways, slabs, and the building roof. One component of this management will be installation of bioswales to manage runoff. While soils and vegetation will address the water quality of the runoff, the design team will also need to consider flow control. Geotechnical investigations will determine whether it is possible to infiltrate the treated stormwater or whether it needs to be routed to the storm drainage or combined sewer system following treatment.



Can there be additional public process on the fence and landscaping design?

King County has conducted public outreach throughout the planning and design phases of the project, and as a result, the project team has incorporated input at each step of design. Staff will consult with WTD management on current concerns after receiving feedback on the design and determine if additional public outreach is needed.

Can the driveways and pavement be pervious to stormwater?

Currently, pervious pavement is not being proposed since bioswales and rain gardens will be installed to manage surface water runoff from driveways. Pervious pavement options are generally more expensive and many do not support vehicle weights that will be used on site, especially when combined with the weight of lift slabs. The project team will review options and follow up with the community.

Building design

Will there be noise leaving the facility through louvers and windows, or created by the metal roof?

Facility design must meet requirements for a maximum noise level at the property line. Sound coming from the facility will be mitigated using baffled louvers, small windows, and interior insulation.

Is there an issue with structural feasibility of gutter feature due to length, potential snow load, or people hanging on it?

We will design the rain gutter feature to withstand expected impacts. While the site will be secure, protection from vandalism is always a consideration.

Can you design the rain gutter to discharge water at a rate that won't damage or erode features underneath the gutter?

We will design the rain gutter with a number of considerations, including sizing discharge points to avoid clogging the gutter with solids as well as discharge rate. The raingarden below will be designed to withstand peak water flow from the gutter.

If you're only at 30% design, can you redesign the above ground building to go below ground?

The project team first presented this facility to the community at the February 15, 2012 community meeting, explaining that the building configuration was developed with future uses of the adjacent property in mind. In early design, the building size was reduced from what was



presented in the Facility Plan, and the configuration was developed in response to concerns by the community, the Port of Seattle, and Seattle Parks Department to reduce footprint in the shoreline. A below ground configuration pushes the tank and associated lift slabs farther into the shoreline zone.

Determining facility configuration was the first step in early design and cannot be revisited without compromising the project schedule.

Construction

What impact will you have on Smith Cove Athletic Field?

The southern portion of the site will be used for construction staging to install the conveyance pipeline from 32nd Avenue West. In order to tie the conveyance pipeline to the storage tank and the existing South Magnolia Trunk, the contractor will install pipe through the field in an excavated trench. Project staff will work with the Athletic Field Coordinator to notify users when work will be occurring. The surface will be restored to conditions established in easements from Seattle Parks Department.

Additional question about work near Magnolia Boulevard Park:

Is the project team aware of the bald eagle nest at Magnolia Boulevard Park? What protections are there for the eagles and what steps will you take to protect this family of eagles and their habitat?

Bald eagles were removed from the Endangered Species List in August 2007 and are listed as a Washington State Sensitive Species; however, they are still protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The project's environmental planner has notified the U.S. Fish and Wildlife Service about the nest that the community member identified, and WTD will comply with all appropriate regulations as they apply to the South Magnolia CSO Control Project in order to protect the nest. As we continue through design, we will keep the community up to date on this issue.

Comments:

- Several attendees indicated at the meeting and in later communications support for the landscape and architecture design concept, with the following comments and suggestions:
 - Appreciate telling the story of water quality using landscape and architecture design, especially near the shore



- Strongly support the habitat focus
 - Use native plants that can't be used in traditional park settings due to wear and tear by park users
 - Install solar panels on the building roof
 - Consider capture and reuse of stormwater runoff on site
 - Create supergraphics to mount on the fence and provide an aesthetic element visible both to park users and cruise ship passengers
 - Use mostly all or all-native plants in the landscaping
 - Install bat houses on site
 - Replace grasses on the tank surface with plantings that provide more habitat value
 - Bring wildlife habitat expertise to the project
- Some attendees objected to having a fence around a facility in a future park, saying it is unnecessary for security and safety due to the remote location of the site, and they feel that it will create a fortress-like appearance. Some felt that the community's acceptance of the CSO storage facility project was rooted in achieving a vision of a new waterfront Smith Cove Park that is incompatible with a fenced facility.
 - Two attendees expressed concern about the above ground building configuration.
 - Some attendees have observed illegal activities in the area and feel the fence is justified for safety and will provide a visual buffer for the future Magnolia Bridge and opportunity for more complex plantings. One attendee commented that without a security fence, the rain gutter would present a hazard because area users would try to hang on it.
 - Some attendees felt the tank surface should be accessible as park space for use by the public.
 - One attendee commented that King County should restore the surrounding West Yard area that will be used for construction staging as a developed park, including a public restroom.

Project Team Attendees

Shahrzad Namini	<i>King County Wastewater Treatment Division</i>	Project Manager
Monica Van der Vieren	<i>King County Wastewater Treatment Division</i>	Community Relations Lead
Adair Muth	<i>King County Wastewater Treatment Division</i>	Community Relations
Jeff Lykken	<i>Tetra Tech</i>	Project Manager
Andrew Diehl	<i>Tetra Tech</i>	Architectural Designer
Marcel Bodsky	<i>Tetra Tech</i>	Architect
Nate Cormier	<i>SVR</i>	Landscape architect
Tamie Kellogg	<i>Kellogg Consulting</i>	Community Relations

Other Agency Attendees

Rosie Courtney	<i>Port of Seattle</i>
Donald Harris	<i>Seattle Parks Department</i>

ALTERNATIVE FORMATS AVAILABLE 206-684-1280 / 711 (TTY Relay)