

# Proposed 7th Ave South Street Vacation South Park Flood Control Pump Station

Seattle Design Commission

February 16, 2017

**Presenters**

Project Manager  
Landscape Principal-in-Charge  
Landscape Architect  
Communication Lead

Jeff Massie, SPU  
Karen Kiest, KK | LA  
Meredith Hall, KK | LA  
Rachel Ramey, SPU

# Presentation Outline

## Project Introduction

- Project Description
- Purpose of Vacation
- Vacation Process
- Project Goals
- Community Input

## Urban Design Context & Location

- The Shoreline Right-Of-Way
- Design Commission Feedback
- Neighborhood Context & History
- Existing Conditions

## October 6 design

## No vacation alternative

## Design response

- Increasing public access to shoreline
- Improving quality of public space
- Improving shoreline character
- Addressing neighborhood context

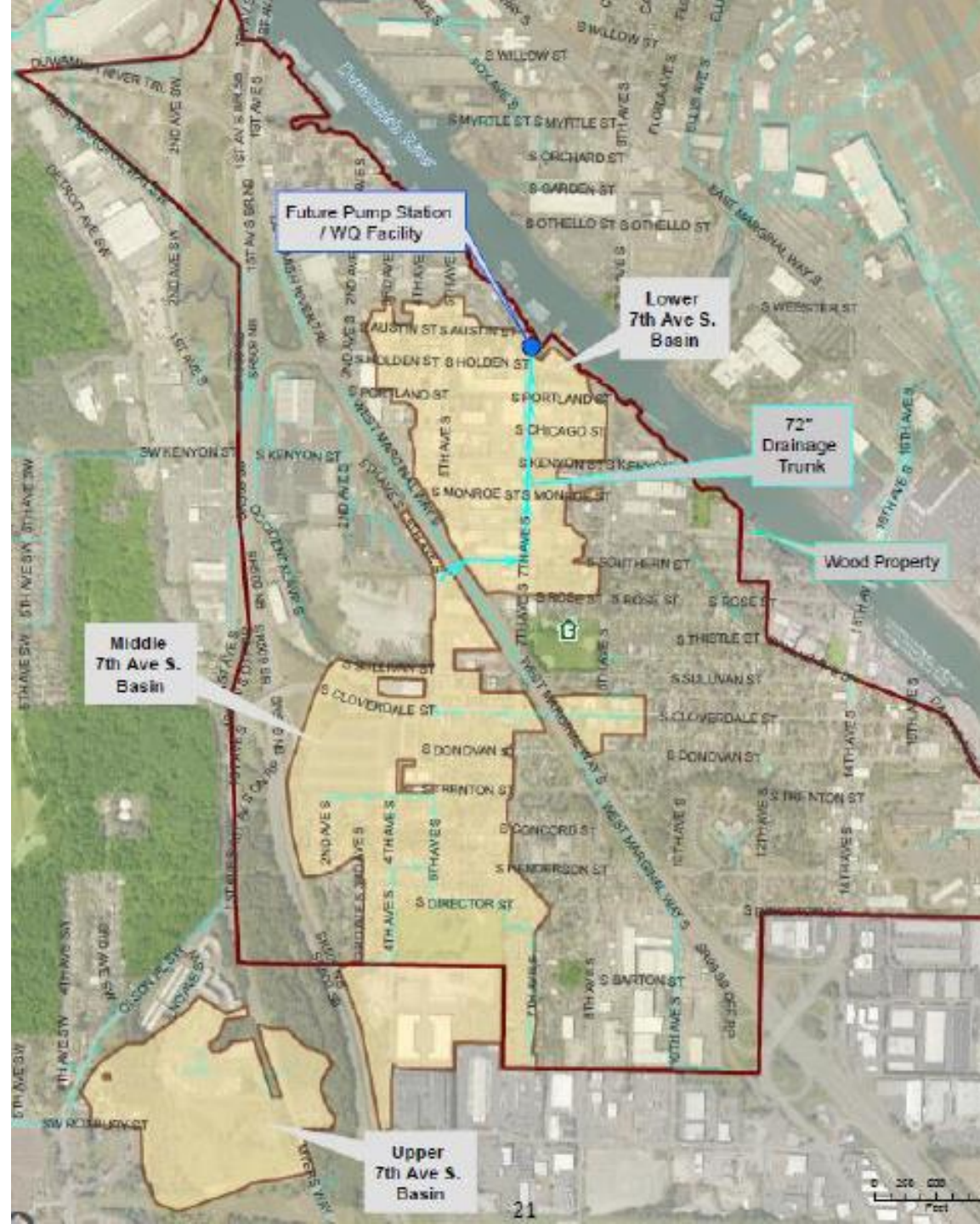
## Public Benefit Preview

## Questions and comments



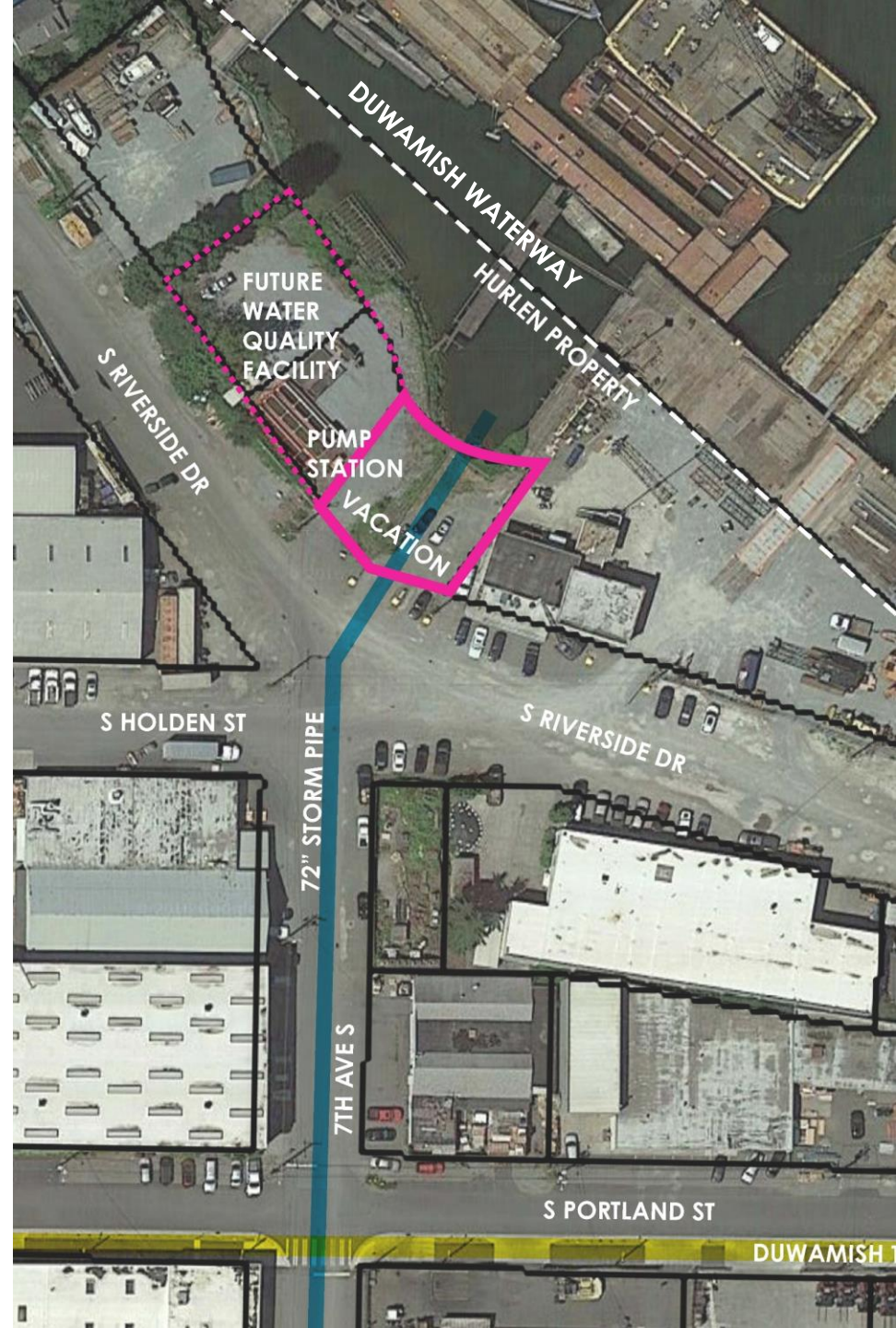
# Project Description

- Flood Control Pump Station and associated structures at the existing 72" storm drain outfall and tide valve in 7<sup>th</sup> Ave. S
- Pump station will overcome the tidal influence and allow the area to drain during storm events



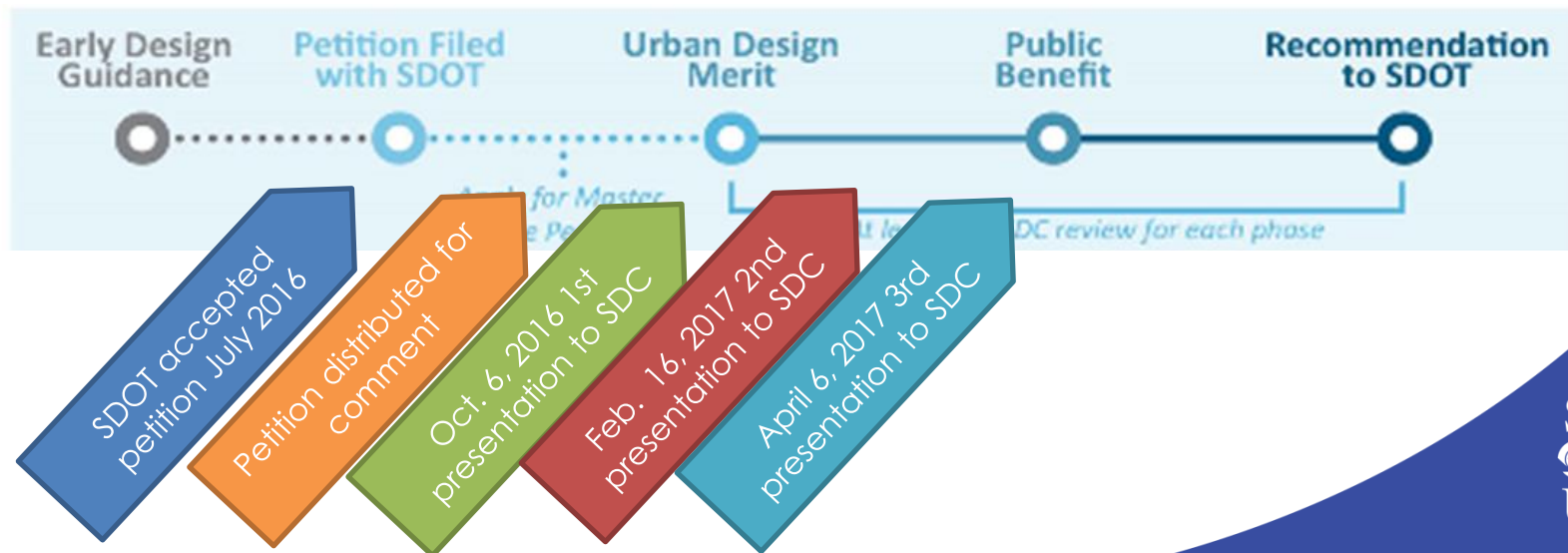
# Purpose of Vacation

- 6893 SF proposed vacation of 7<sup>th</sup> Ave. S street-end
- Adjoining parcels dedicated to proposed Water Quality Treatment Facility.



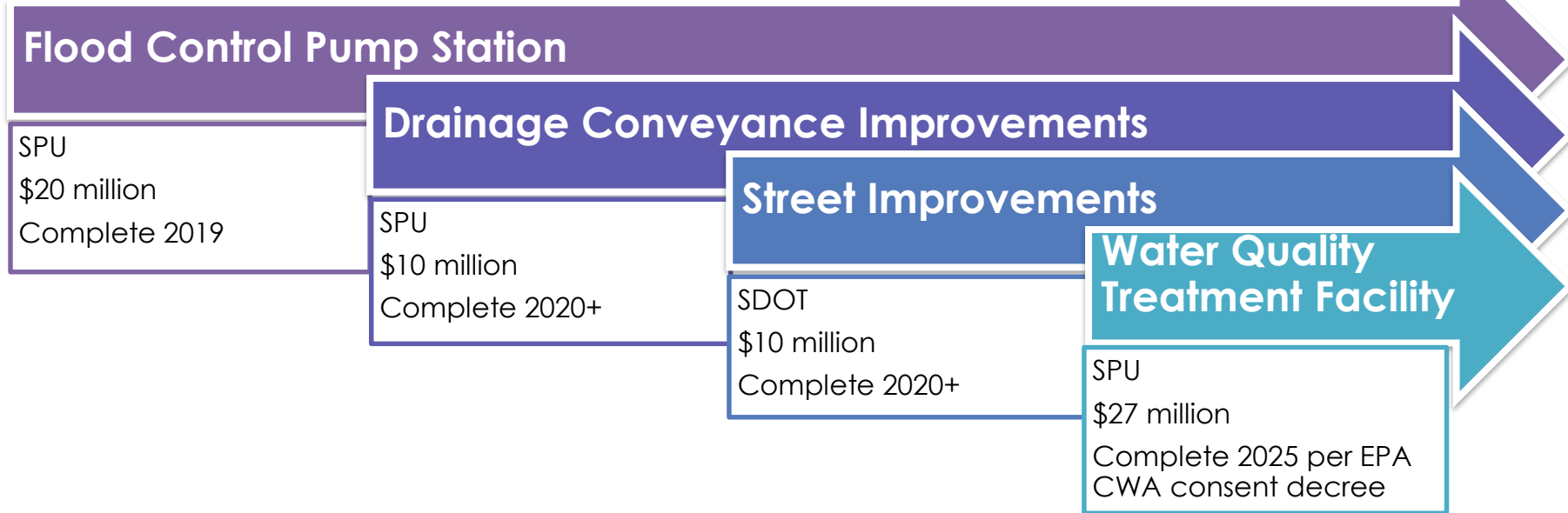
# 7<sup>th</sup> Ave S street-end Vacation Background

- 2002 - S Park Drainage Study
- 2005 - Project Development Plan 1 approved
- 2006 – South Park Action Agenda identified flooding in industrial area as priority
- 2010 - Vacation approach vetted between SPU and Law, SPU Director approved 7<sup>th</sup> Ave. S street vacation
- 2011 - Analyzed 7 public access compensatory properties; outreach to external stakeholders; selected Wood Property (12<sup>th</sup> & Elmgrove)
- 2013 - Council approved Ordinance #124218 to acquire Wood Property
- 2015 - SPU executed agreement with Hal Hurlen



# Project Goals

Reduce flooding for businesses & residents of South Park's **7<sup>th</sup> Ave Drainage Basin**, and facilitate companion projects



# Community Input



- Equity in South Park
- General input on Pump Station Design phase
- Recent input from neighbors
- Response to community input
- Other community support
  - 12<sup>th</sup> and Elmgrove property
  - Coordinated efforts with the Duwamish Valley Action Team and other City projects

April 14, 2009

## **South Park Neighborhood**

**Association:** SPU provided information about the project and vacation

October 13, 2009

## **South Park Neighborhood**

**Association:** project update

June 17, 2010

## **South Park Business Association:**

SPU provided information about the project and vacation

July 6, 2010

## **South Park Neighborhood**

**Association:** SPU project update

July 13, 2010

## **South Park Neighborhood**

**Association:** SPU project update

July 20, 2010

## **South Park Business Association:**

SPU project update

August 11, 2010

## **Friends of Street Ends:**

SPU provided information about the project and vacation

August 12, 2010

## **Duwamish River Cleanup**

**Coalition:** SPU provided information about the project and vacation

November 9, 2010

## **South Park Neighborhood**

**Association:** SPU project update

February 8, 2011

## **South Park Neighborhood**

**Association:** SPU project update

February 12, 2013

## **South Park Neighborhood**

**Association:** multiple SPU South Park projects update

December 10, 2013

## **South Park Neighborhood**

**Association:** SPU explains project delay

March 10, 2015

## **South Park Neighborhood**

**Association:** SPU presents new schedule

December 8, 2015

## **South Park Neighborhood**

**Association:** SPU project update, solicit architectural feedback, encourage 12<sup>th</sup> and Elmgrove involvement

December 13, 2016

## **Industrial Input:**

SPU's communications consultant went into the field to survey industrial workers/businesses about current use of the ROW and get feedback on the pump station project generally.

December 16, 2016

## **Neighborhood input:**

SPU communications consultant contacted South Park community members involved in the 12<sup>th</sup> and Elmgrove process to update them on the street vacation and seek support for the project.

February 10, 2016

## **Friends of Street Ends:**

SPU project manager gave an update on current site design

# The shoreline right-of-way

## ROW vacation - Urban Design Merit

The City's streets and alleys are held in public trust for the public. **The public trust functions of the ROW include vehicular, bicycle, and pedestrian circulation; access; utilities; light; air; open space; and views.** During the Urban Design Merit phase, the Commission determines:

- If and how the vacation affects the remaining streets or alleys near the project
- If any impacts to the public trust functions have been adequately addressed

## Vacation of waterfront streets

**SMC 15.62.080** (similar to RCW 35.79.035)

*(1) A city or town shall not vacate a street or alley if any portion of the street or alley abuts a body of fresh or salt water unless:*

*(c) The vacation is sought to enable a city or town to implement a plan, adopted by resolution or ordinance, that **provides comparable or improved public access to the same shoreline area to which the streets or alleys sought to be vacated abut**, had the properties included in the plan not been vacated.*

## Utilities - Shoreline access

**SMC 23.60A.494** - Regulated public access in the Urban Industrial Environment

B. Utilities. **Regulated public access shall be provided** on utility-owned or controlled property within the Shoreline District.

C.2. The minimum regulated public access shall consist of an improved **walkway at least 5 feet wide on an easement 10 feet wide...**





# Design Commission Feedback (Oct 2016)

## Program:

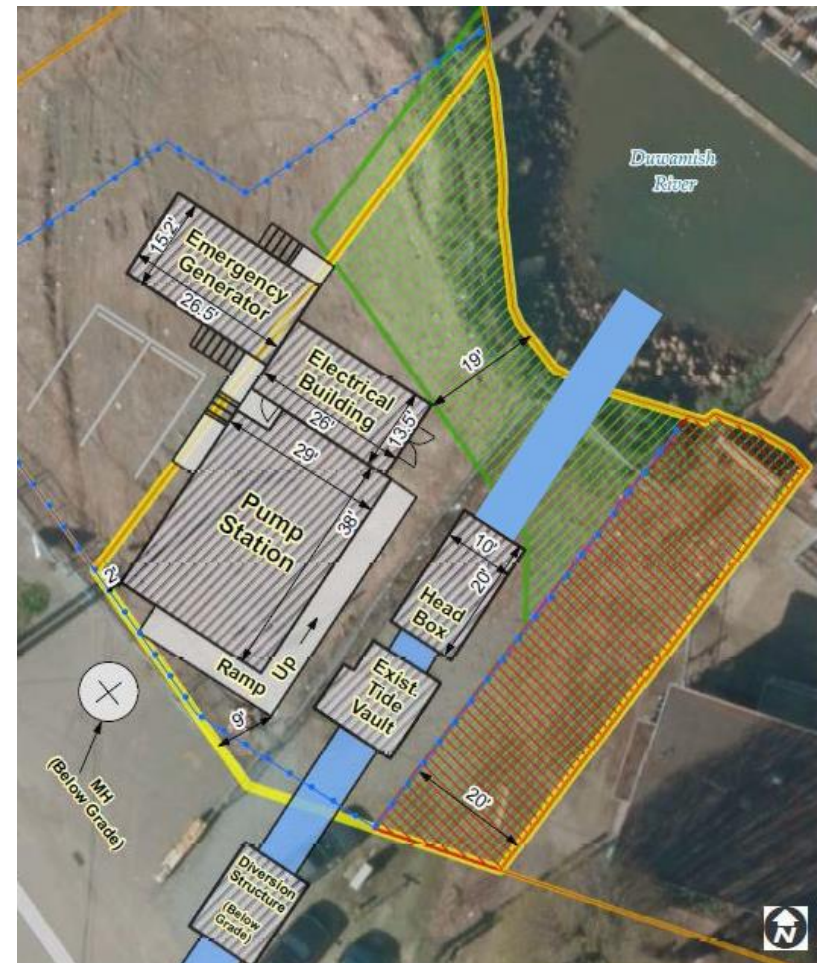
- Demonstrate space needed to build the flood control pump station and related facilities.
- Describe frequency and nature of use regarding the pump station, vehicular access, on-site safety management.
- Show how a no-vacation alternative can accomplish the project goals

## Public Space:

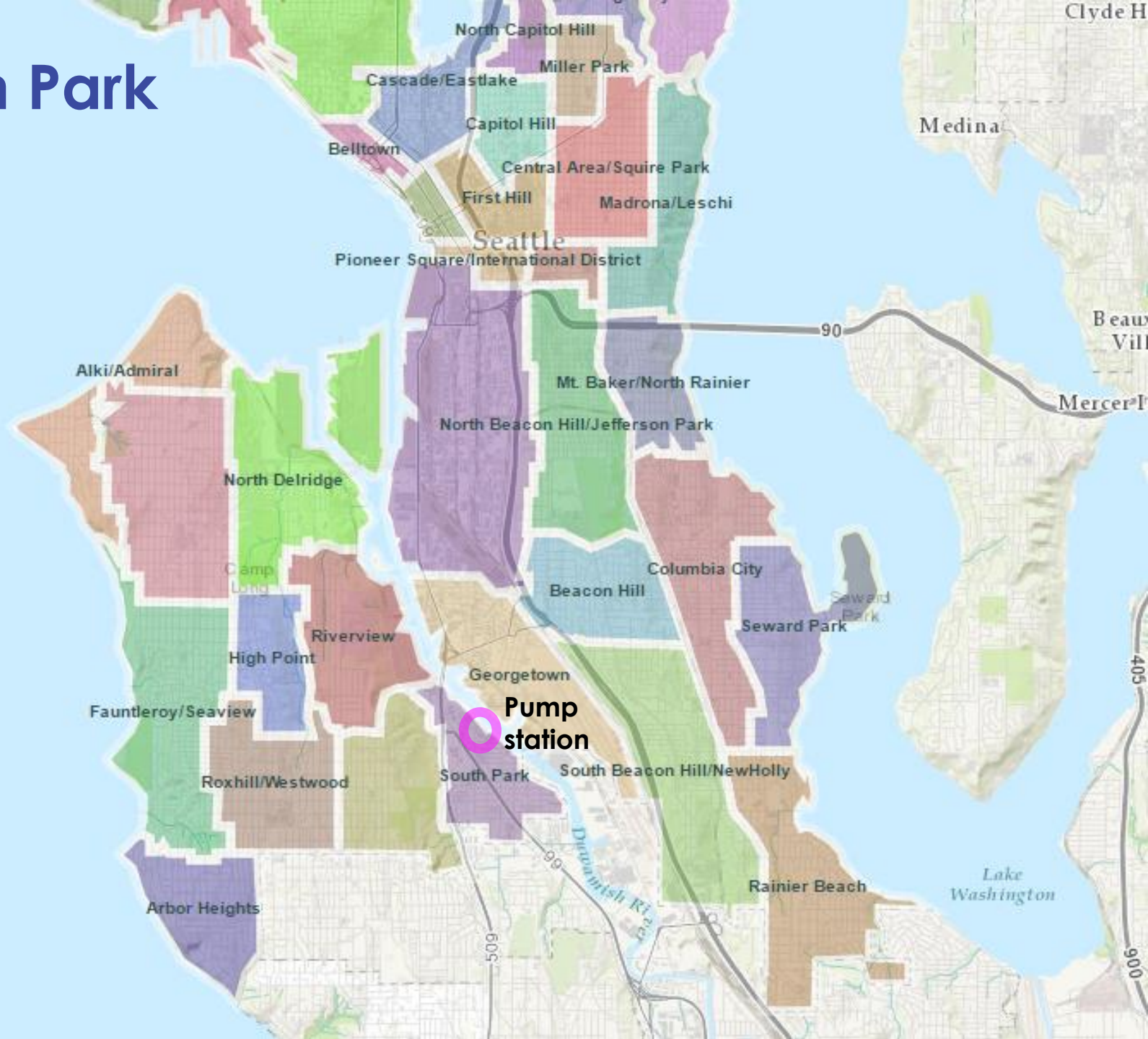
- Find a balance between secured, inaccessible space, and space that will be accessible to the public.
- Look for options to provide onsite public space that will provide local public open space and access to the waterfront

## Neighborhood

- show whether or not on site sidewalks and landscaping will tie into a larger network of sidewalk and landscaping within the South Park neighborhood.



# South Park



# South Park neighborhood



GEORGETOWN

FIRST AVE BRIDGE

DUWAMISH RIVER TRAIL

DUWAMISH WATERWAY

EAST MARGINAL WAY S

8TH AVE S

Pump station

S-RII ERBIDE DR

7TH AVE S

12th & Elmgrove

10TH AVE S

12TH AVE S

SOUTH PARK BRIDGE

DALLAS AVE S

S CLOVERDALE ST

14TH AVE S

SR 99 WEST MARGINAL WAY S

AIRPORT WAY S

BEACON HILL

15

KING COUNTY AIRFIELD & BOEING

HIGHLAND PARK

OLSON PL SW

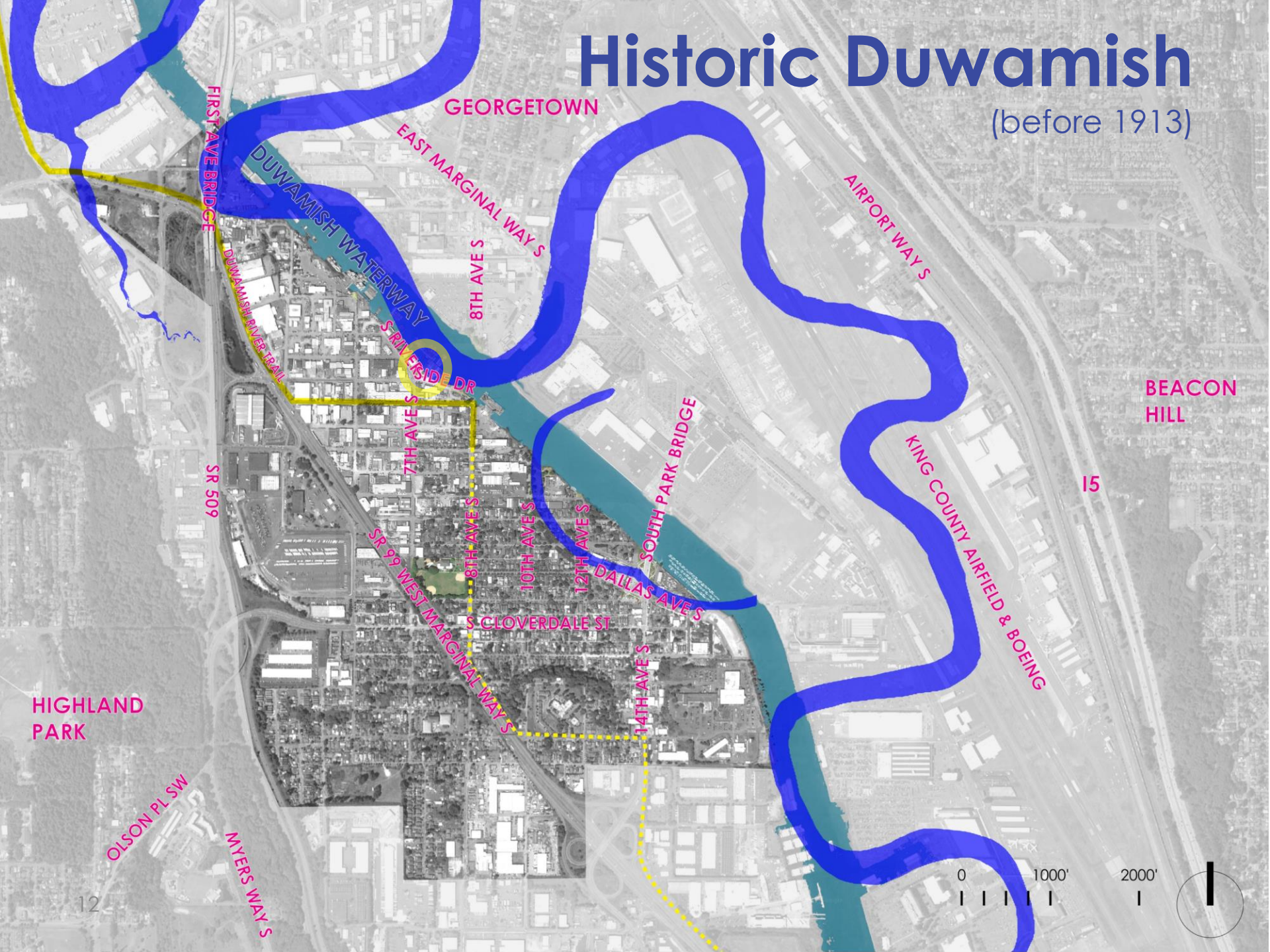
MYERS WAY S

0 1000' 2000'



# Historic Duwamish

(before 1913)



GEORGETOWN

FIRST AVE BRIDGE

DUWAMISH WATERWAY

EAST MARGINAL WAY S

8TH AVE S

AIRPORT WAY S

DUWAMISH RIVER FERRIS

S RIVERBIDE DR

7TH AVE S

BEACON HILL

SR 509

SR 99 WEST MARGINAL WAY S

10TH AVE S

12TH AVE S

SOUTH PARK BRIDGE

DALLAS AVE S

15

S CLOVERDALE ST

14TH AVE S

KING COUNTY AIRFIELD & BOEING

HIGHLAND PARK

OLSON PL SW

MYERS WAY S

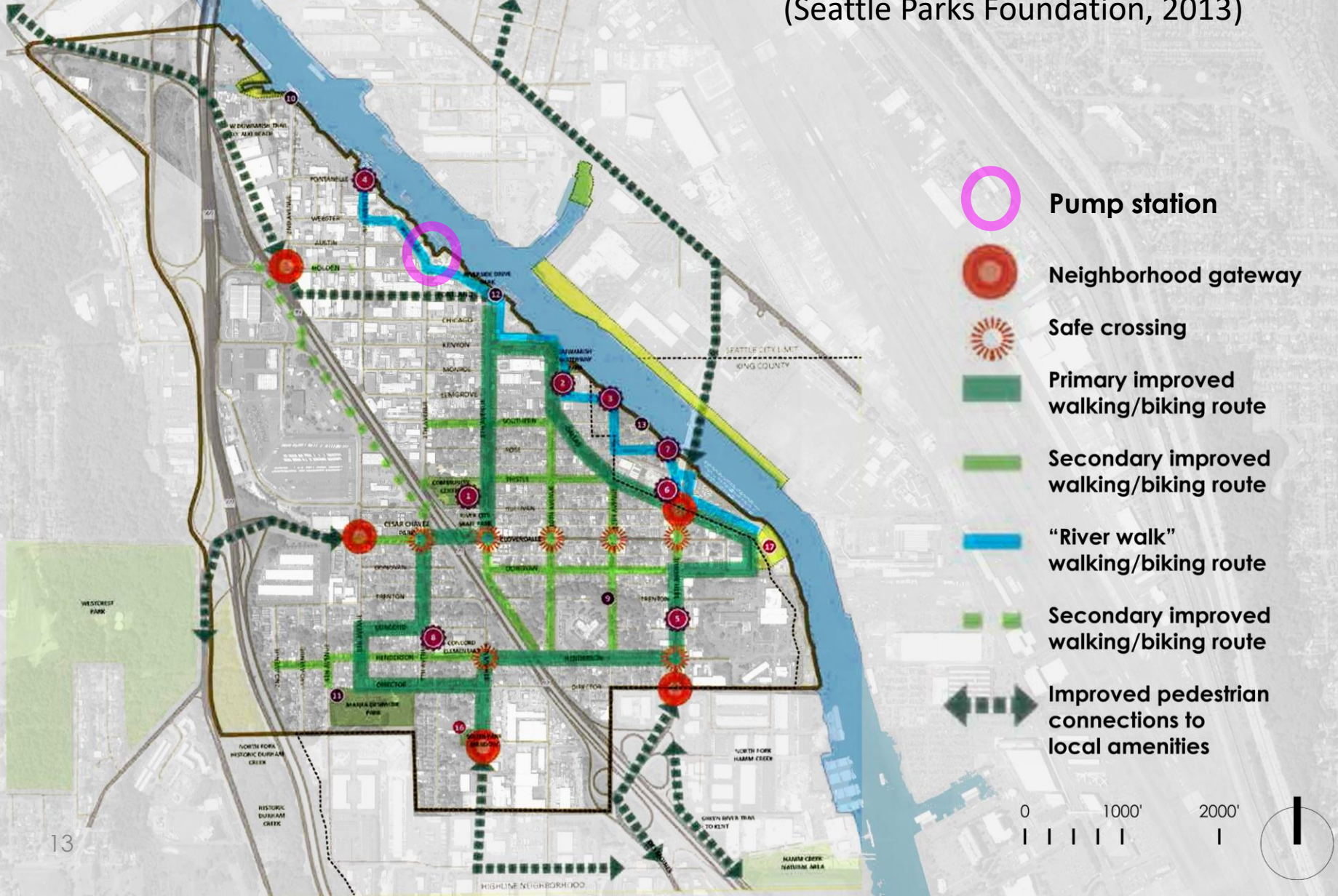
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12

# South Park Green Spaces Vision

(Seattle Parks Foundation, 2013)



# Neighborhood Open Space: Duwamish Shoreline Improvements



5th Ave Street End

Water Quality Facility

7th Ave Pump Station

Gateway North Park

Riverside Street End & 8th Ave S Port Park

Duwamish Trail Bike Path

Duwamish Waterway

Duwamish Waterway Park

12th & Elmgrove Open Space

Seattle City Light

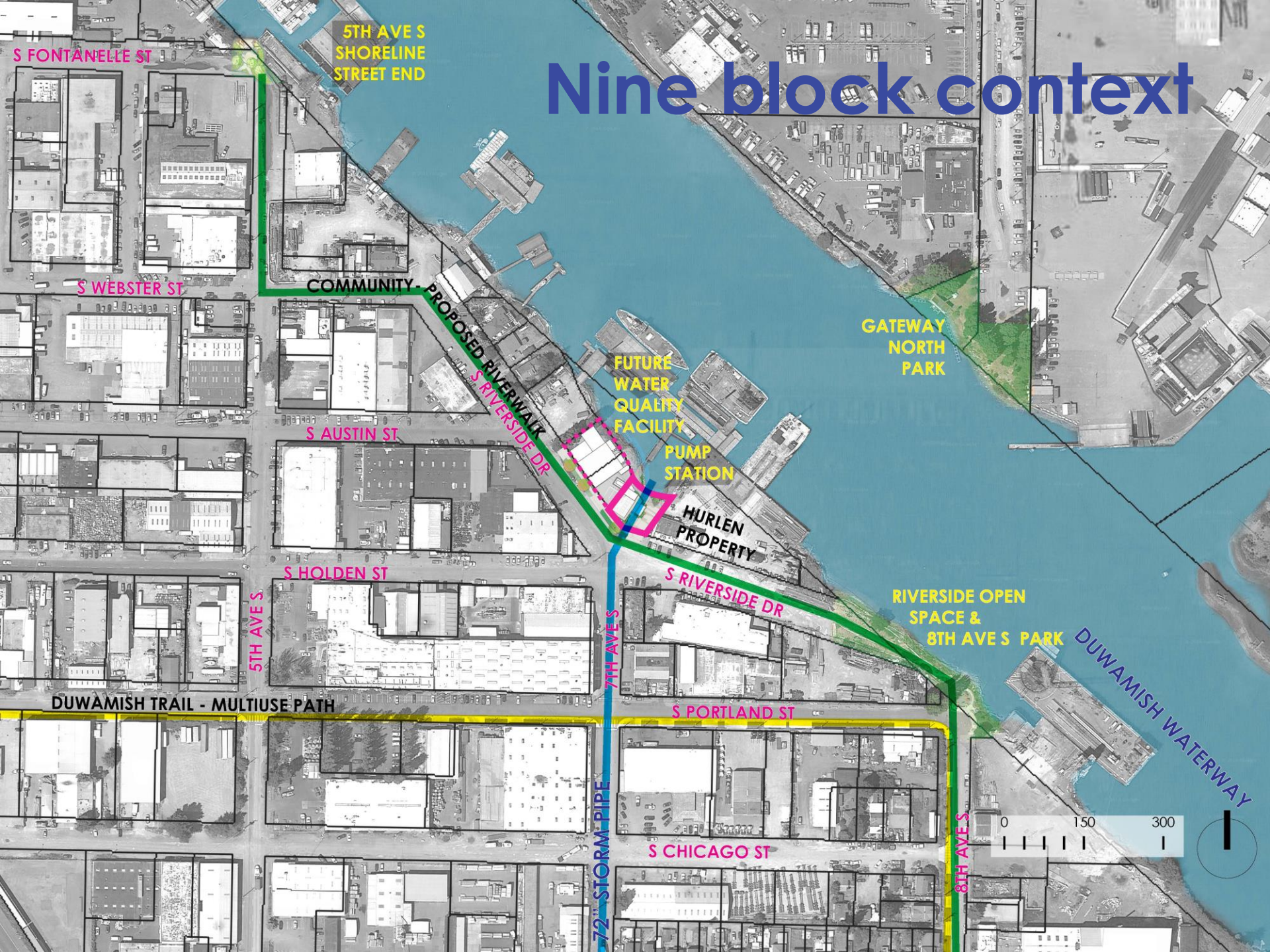
South Park Neighborhood Center

South Park Bridge Rain Gardens

South Park Community

Future Plaza

# Nine block context



# 1936 aerial



S FONTANELLE ST

5TH AVE S  
SHORELINE  
STREET END

S WEBSTER ST

S AUSTIN ST

S HOLDEN ST

5TH AVE S

7TH AVE S

S PORTLAND ST

S CHICAGO ST

8TH AVE S

S RIVERSIDE DR

S RIVERSIDE DR

FUTURE  
WATER  
QUALITY  
FACILITY

PUMP  
STATION

HURLEN  
PROPERTY

GATEWAY  
NORTH  
PARK

STREET CAR  
ROUTE &  
BRIDGE

HISTORIC DUWAMISH  
RIVER CHANNEL

RIVERSIDE OPEN  
SPACE &  
8TH AVE S PARK

DUWAMISH WATERWAY





# Site Context - Today

GATEWAY  
NORTH PARK  
(GEORGETOWN)

FUTURE  
WATER  
QUALITY  
FACILITY

PUMP  
STATION

VACATION

HURLEN PROPERTY

DUWAMISH WATERWAY

S RIVERSIDE DR

S HOLDEN ST

S RIVERSIDE DR

72" STORM PIPE

7TH AVE S

RIVERSIDE  
OPEN SPACE &  
8TH AVE S  
STREET END

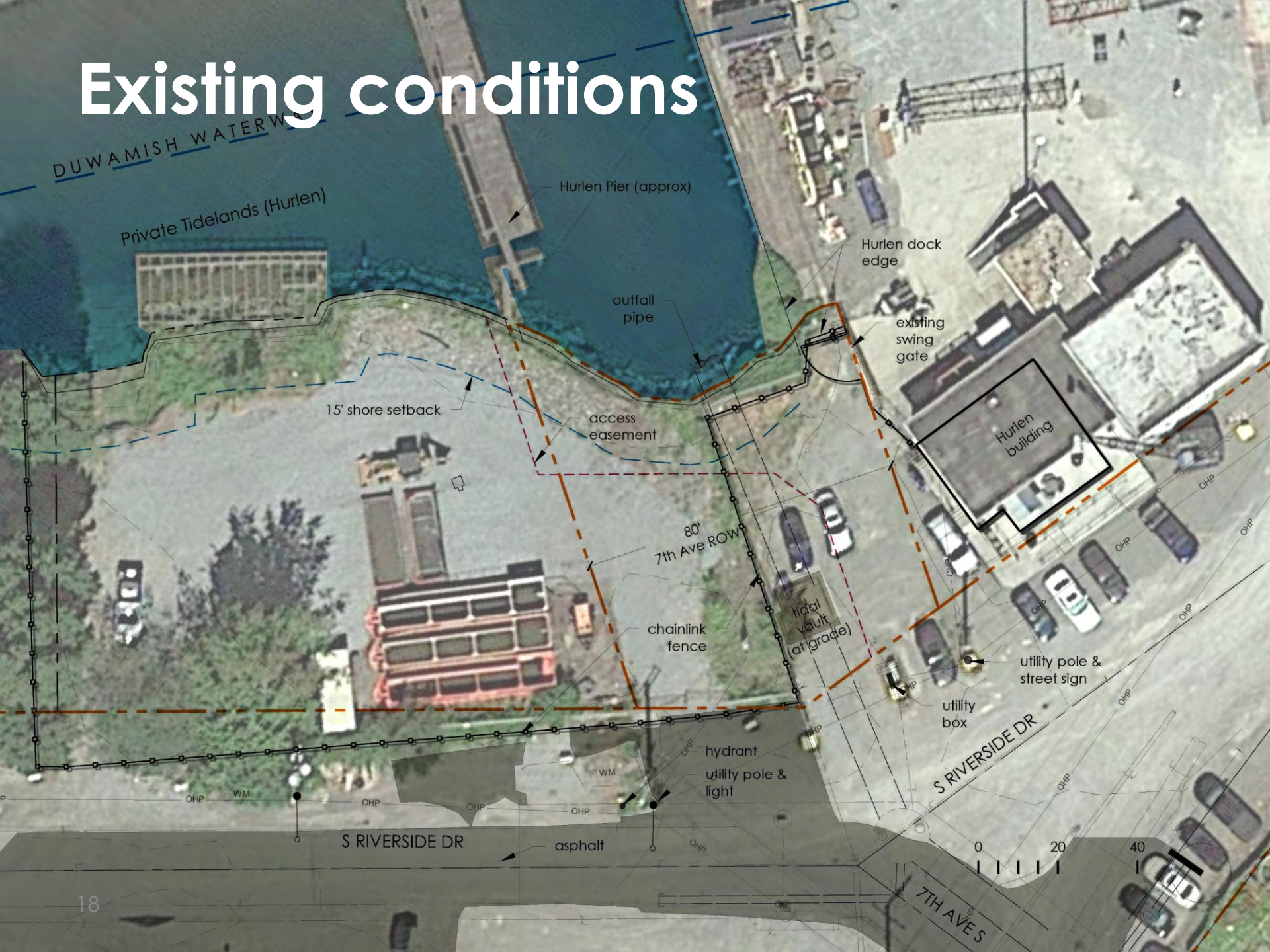
S PORTLAND ST

DUWAMISH TRAIL - MULTIUSE PATH

8TH  
AVES S



# Existing conditions



# Site photos

8th & Riverside street  
end open space





7<sup>th</sup> Ave South site – looking north



tide vault



Hurlen finger pier

Hurlen dock

# 7<sup>th</sup> Ave South site – looking northwest



Hurlen finger pier

7<sup>th</sup> Ave South site – looking northwest



gate to  
Hurlen's  
property

PRIVATE PROPERTY  
AUTHORIZED  
PERSONNEL ONLY  
TRESPASSERS  
WILL BE PROSECUTED

7<sup>th</sup> Ave South site – looking southeast



tide vault

24 **7th Ave South site – looking south**





**S Riverside Street End**



8th Ave S Street End

# 7th & Portland (Duwamish Trail)

- 10' Multimodal path &
- newly paved road
- new drainage
- complete 2015

8th & Riverside street  
end open space



Pump station site

looking north on 7th to site



looking east



looking west

# Oct 6 design



# Oct 6 design

DUWAMISH WATERWAY

Private Tidelands (Hurten)

Hurten Pier (approx)

Existing 7th Ave ROW line

access easement

15' shore setback

fence at shore

Hurten dock edge

existing swing gate

gate

asphalt

Hurten building  
truck turning radius

Future Water Quality Facility approx location

Generator

Electrical Building

Head Box

Pump Station

Boom truck set area

Jib crane swing radius

tidal vault

20' easement

23'-9"

vehicular gate

WM gate

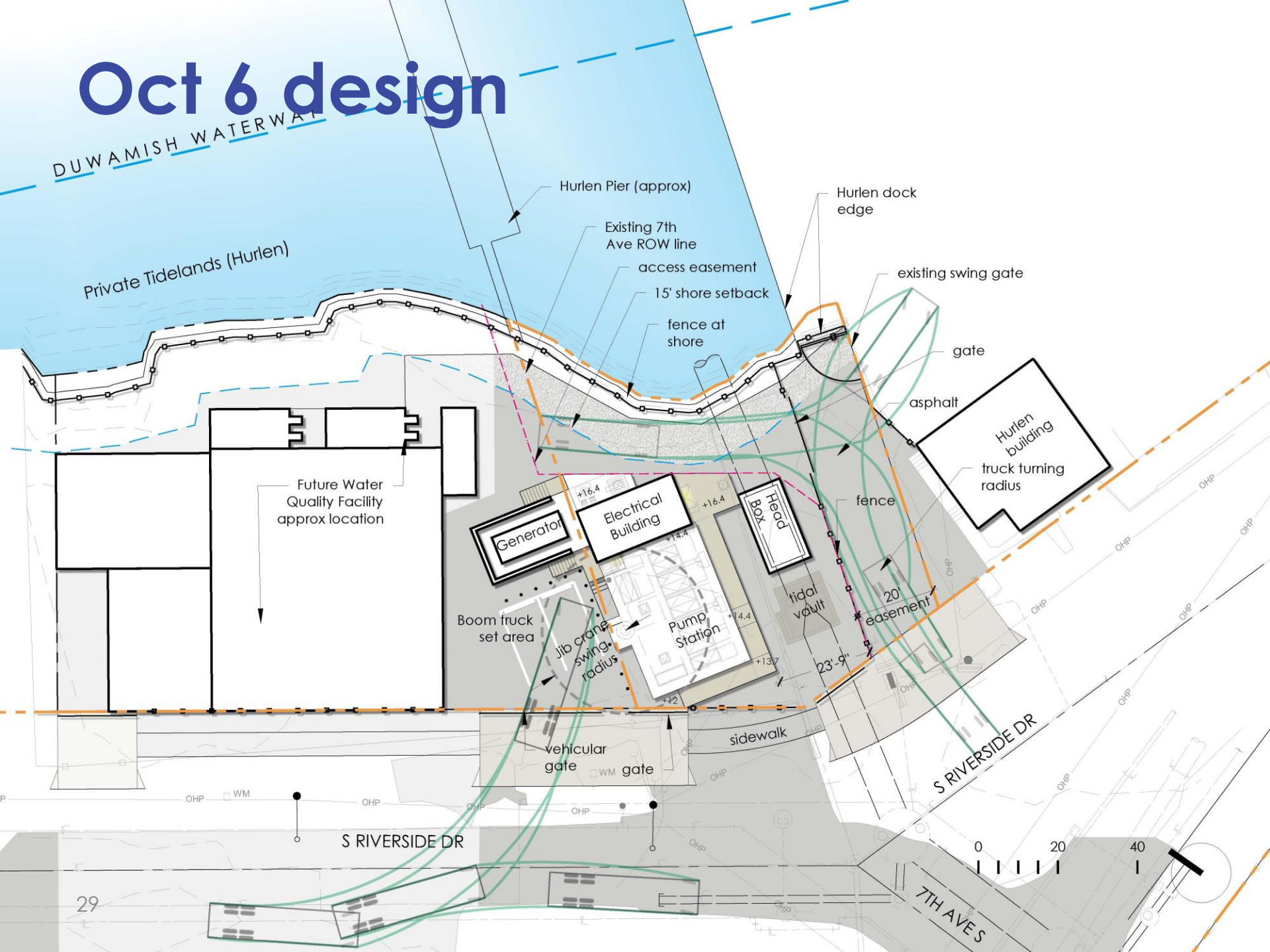
sidewalk

S RIVERSIDE DR

S RIVERSIDE DR

7TH AVE S

0 20 40



# SDC Questions about redesigning facility

## Can SPU lower the structures (for better views to the shore)?

Sea level rise will compromise the equipment (esp. electrical building & generator)

## Can SPU raise the structures on stilts (for better views)?

Complicates the engineering – not feasible

## Can SPU move the tallest structures out of the ROW (to preserve views)?

Takes up space on adjacent lot and makes water quality treatment facility infeasible – effectively the same as no vacation

## Can parking be relocated?

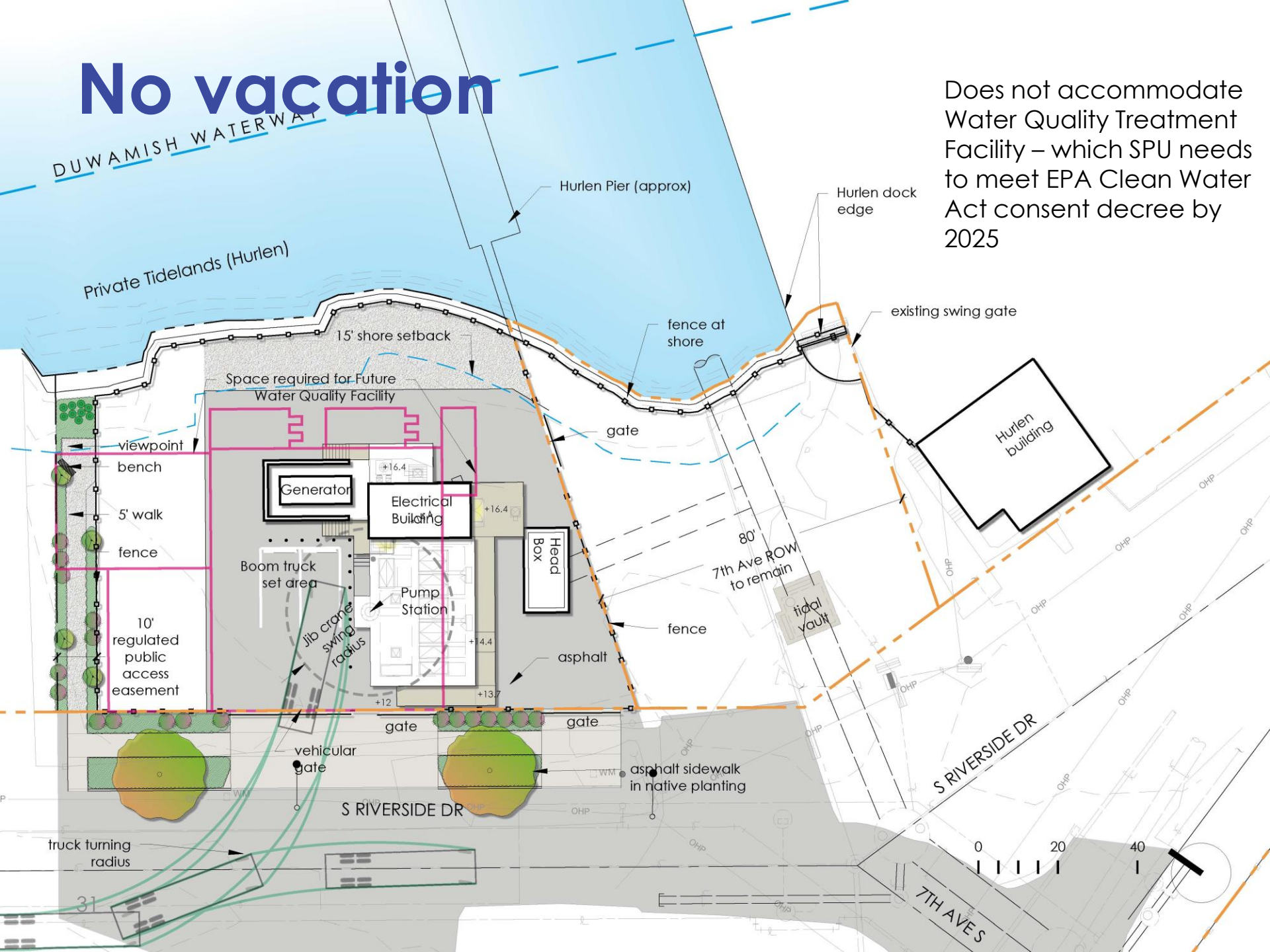
The spaces shown are to accommodate a boom truck that will lift pumps and generator; this must be beside the structures to facilitate maintenance



# No vacation

DUWAMISH WATERWAY

Does not accommodate Water Quality Treatment Facility – which SPU needs to meet EPA Clean Water Act consent decree by 2025



Hurlen Pier (approx)

Hurlen dock edge

Private Tidelands (Hurlen)

15' shore setback

Space required for Future Water Quality Facility

fence at shore

existing swing gate

viewpoint

bench

5' walk

fence

10' regulated public access easement

Generator

Electrical Building

Head Box

Pump Station

Boom truck set area

Jib crane swing radius

asphalt

fence

80' 7th Ave ROW to remain

tidal vault

S RIVERSIDE DR

7TH AVE S

S RIVERSIDE DR

vehicular gate

gate

gate

asphalt sidewalk in native planting

truck turning radius

0 20 40

31

# Public trust functions

- Increasing public access to shoreline
- Improving quality of public space
- Improving shoreline character
- Addressing neighborhood context

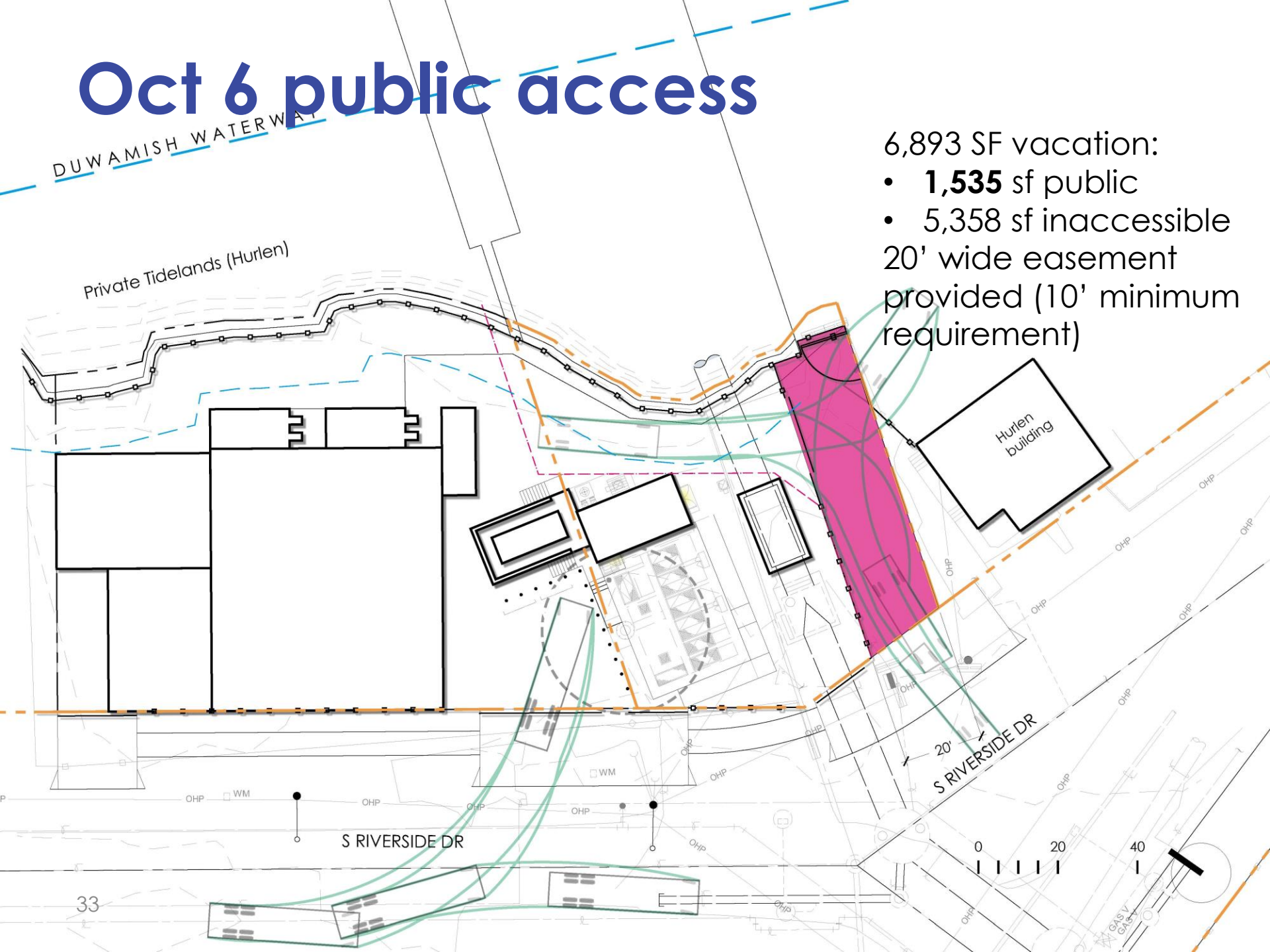


# Oct 6 public access

DUWAMISH WATERWAY

6,893 SF vacation:

- **1,535** sf public
  - 5,358 sf inaccessible
- 20' wide easement provided (10' minimum requirement)



# Increased public access

DUWAMISH WATERWAY

6,893 SF vacation:

- **4,035** sf public
- 2,858 sf inaccessible

Private Tidelands (Hurten)

Hurten building

S RIVERSIDE DR

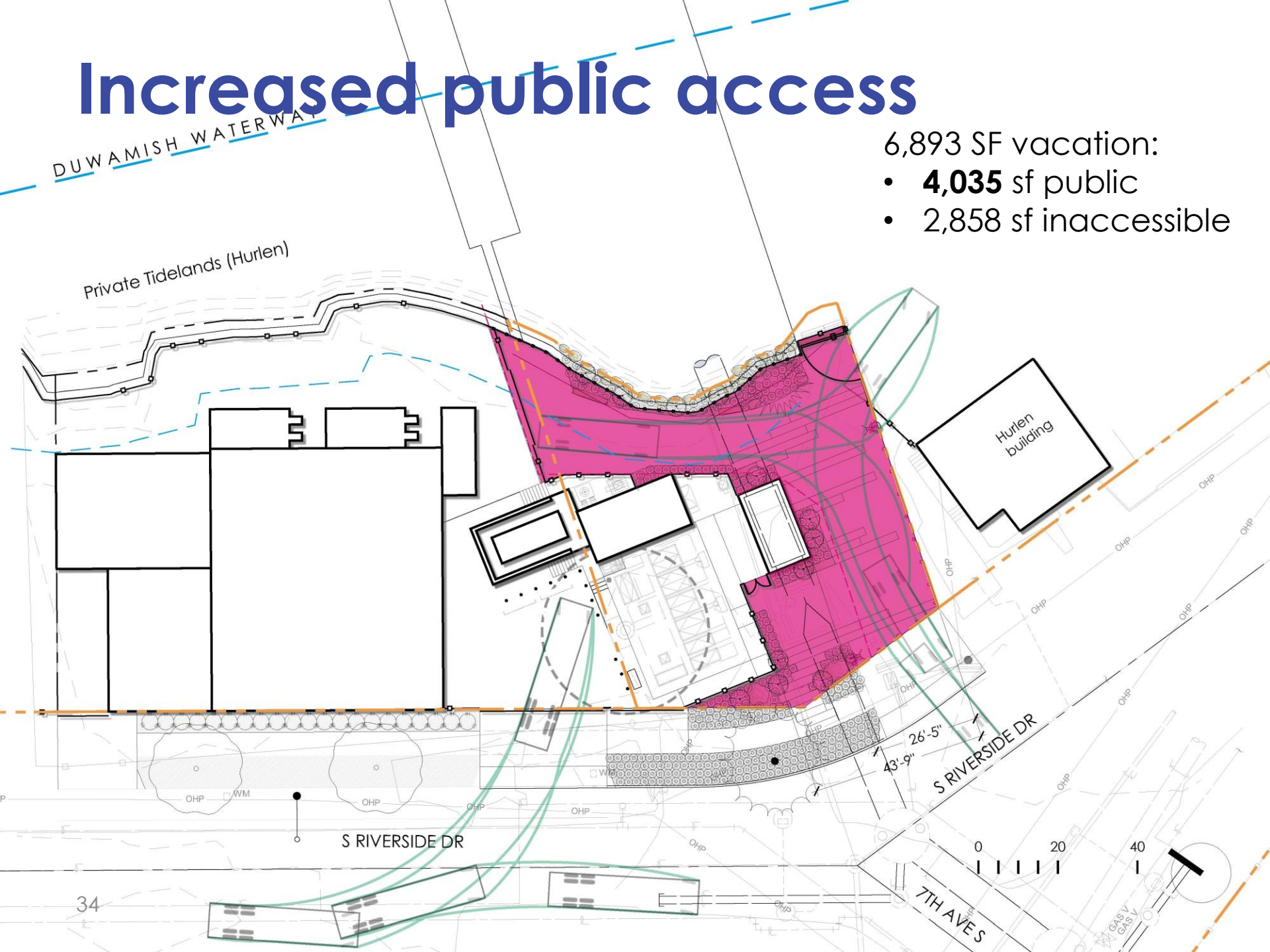
S RIVERSIDE DR

7TH AVE S

34

0 20 40

GAS V  
GAS V



# Updated design

DUWAMISH WATERWAY

Private Tidelands (Hurlen)

Hurlen Pier (approx)

15' shore setback

Existing 7th Ave ROW line

access easement

large logs protect planting

security fence at shore

Hurlen dock edge

existing swing gate

colored bands in vehicular concrete

Hurlen building

Future Water Quality Facility approx location

Generator

Electrical Building

Box Head gate

Pump Station

Boom truck set area

jib crane swing radius

20' easement

fence

tidal vault

truck turning radius

gate

gate

sidewalk

native planting

S RIVERSIDE DR

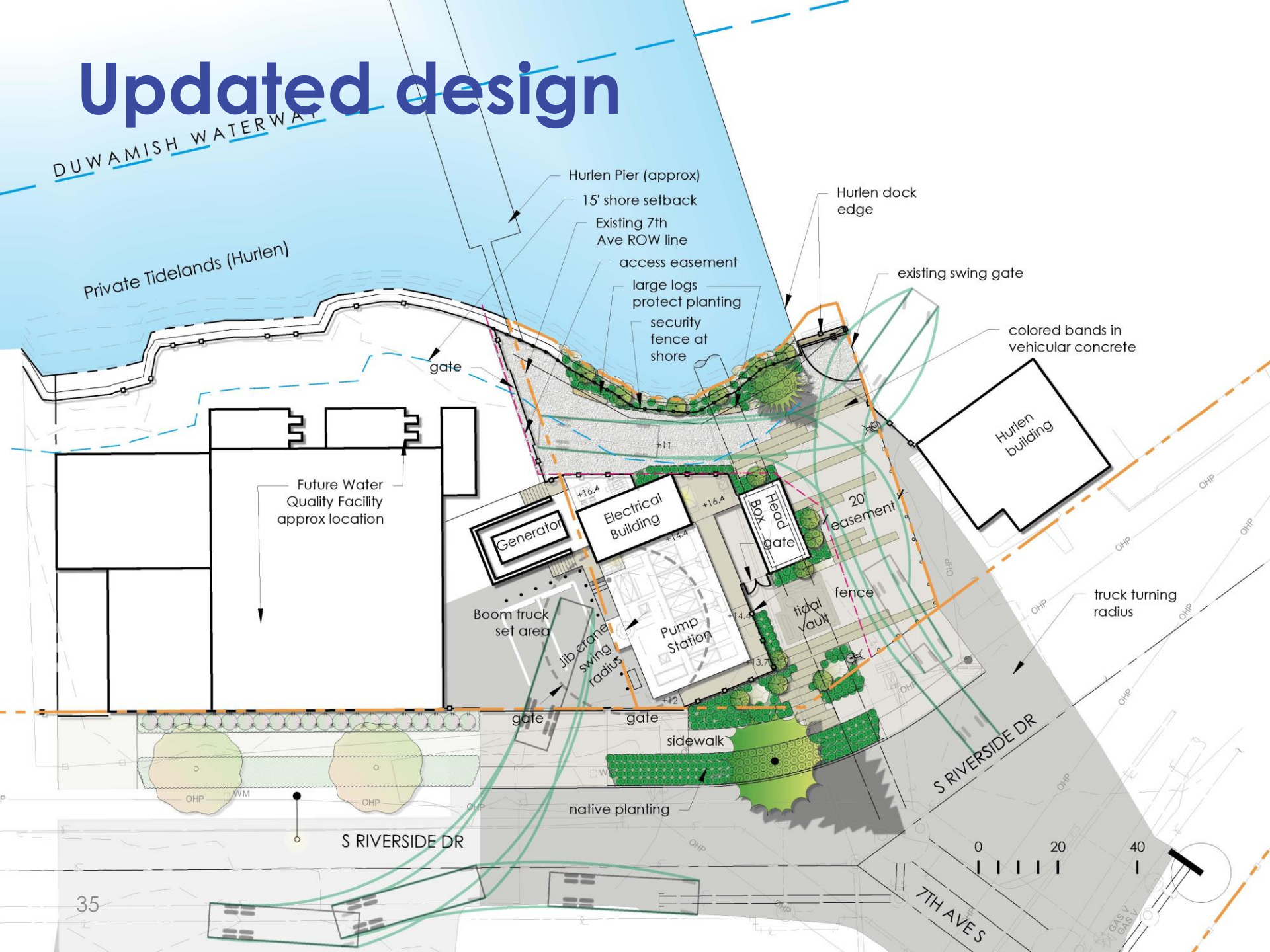
S RIVERSIDE DR

7TH AVE S

0 20 40

35

GASV GASV



Oct 6



Updated design



# Public space



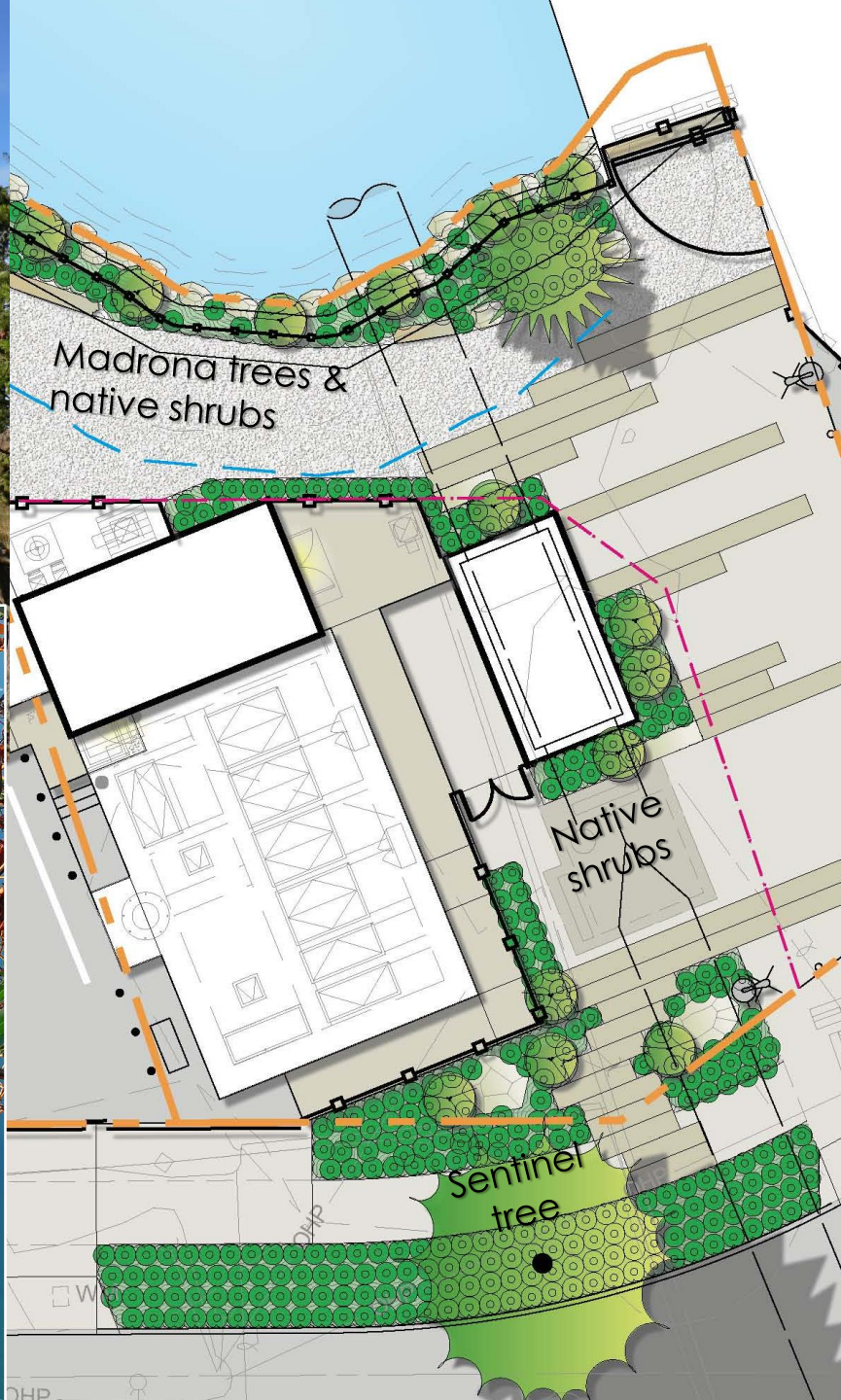
# Shoreline character



Shore pine



Madrona



Native shore plants

# Neighborhood context



Sentinel trees



# Stone and logs



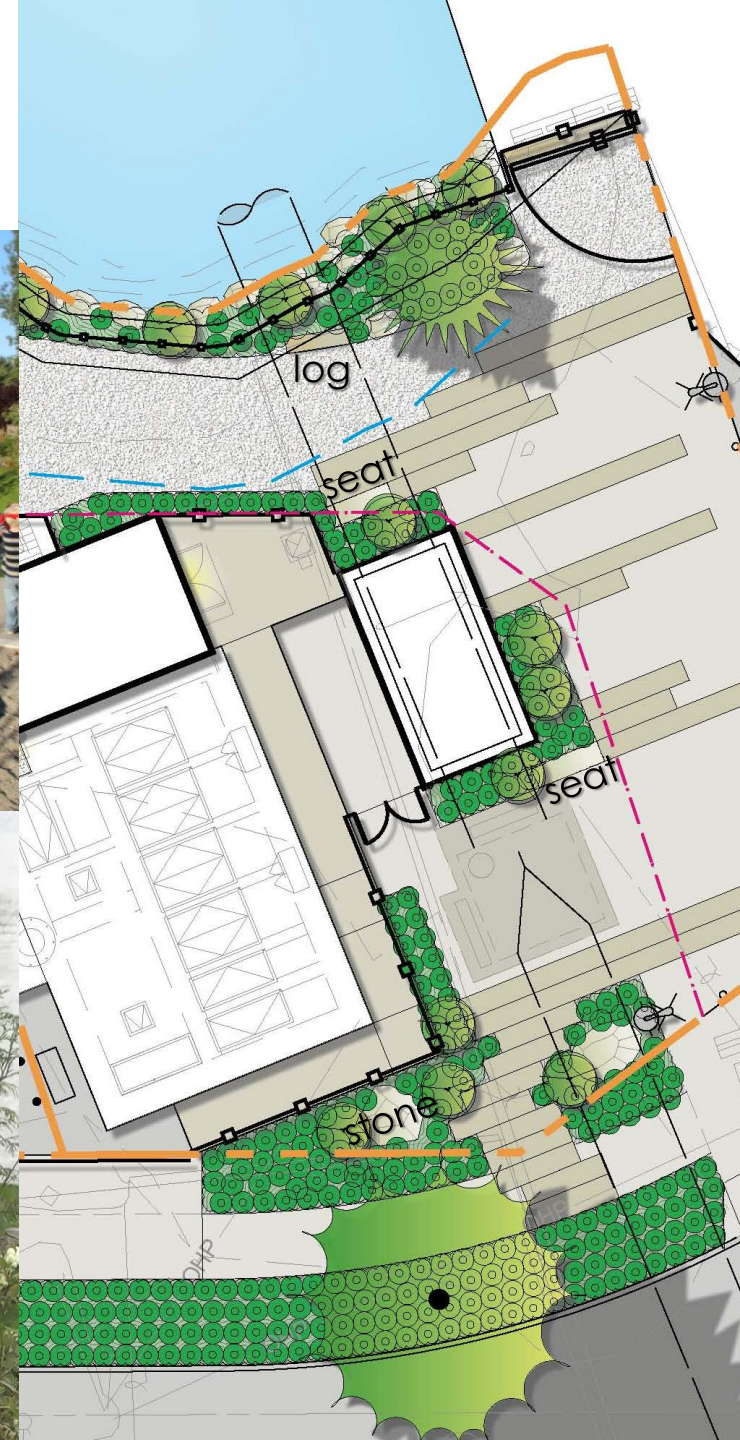
Stone slab seats



boulders

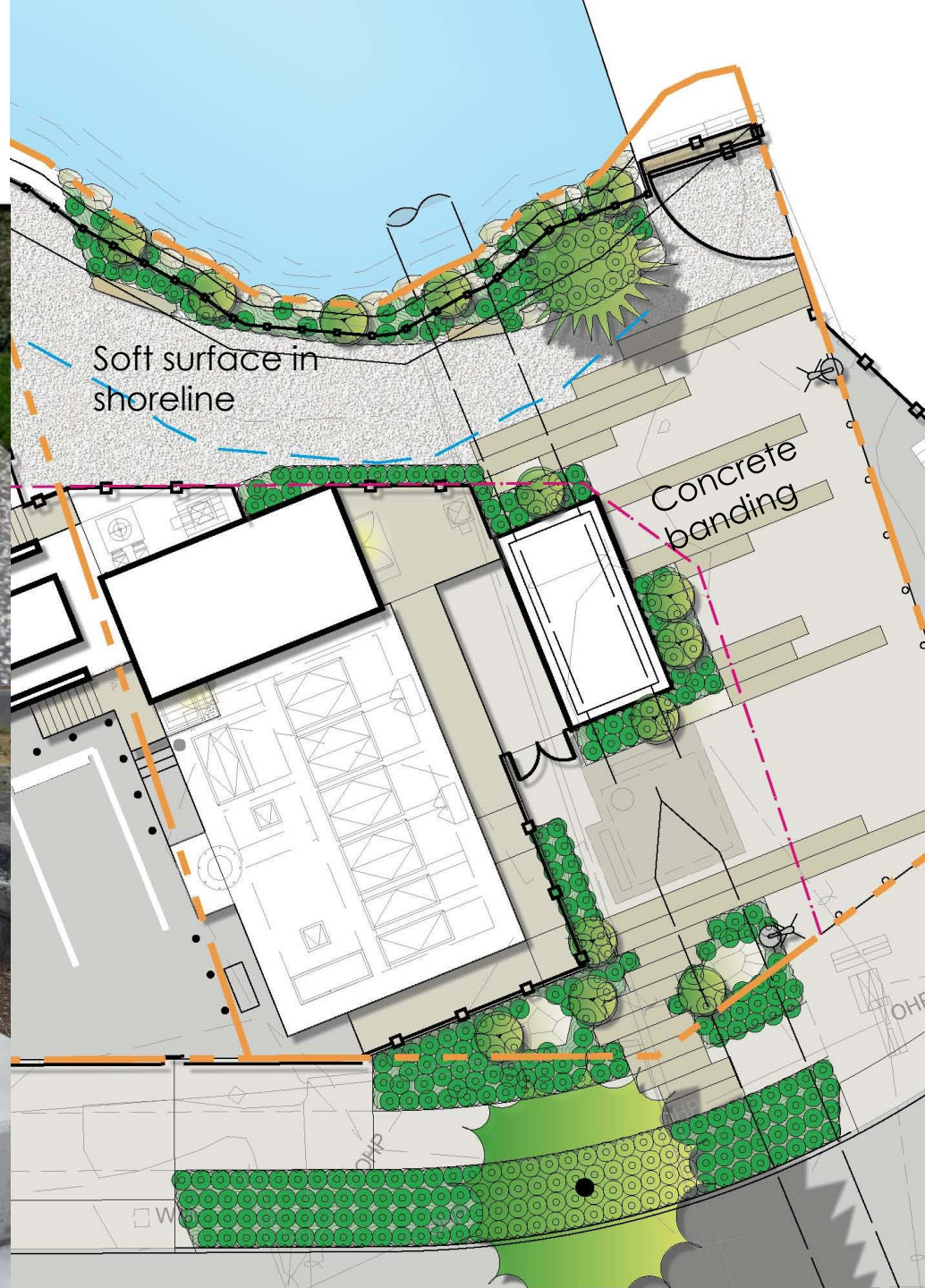


logs





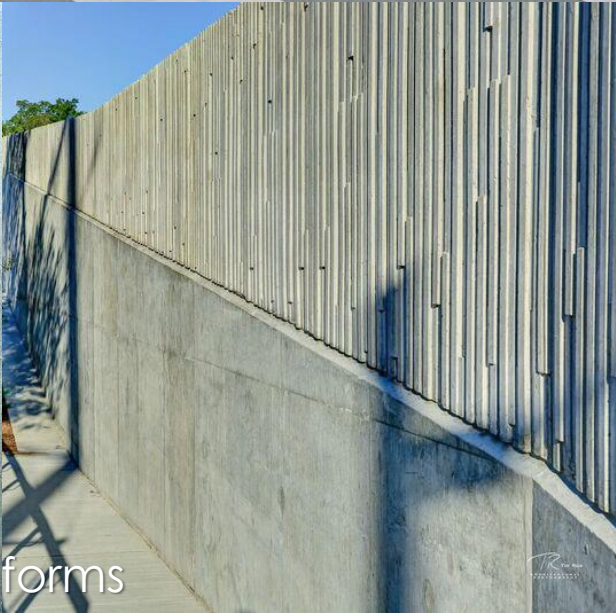
# Paving



# Head box



Concrete forms



# Safety

## Security fencing

- If problems arise, SPU will reassess shoreline access

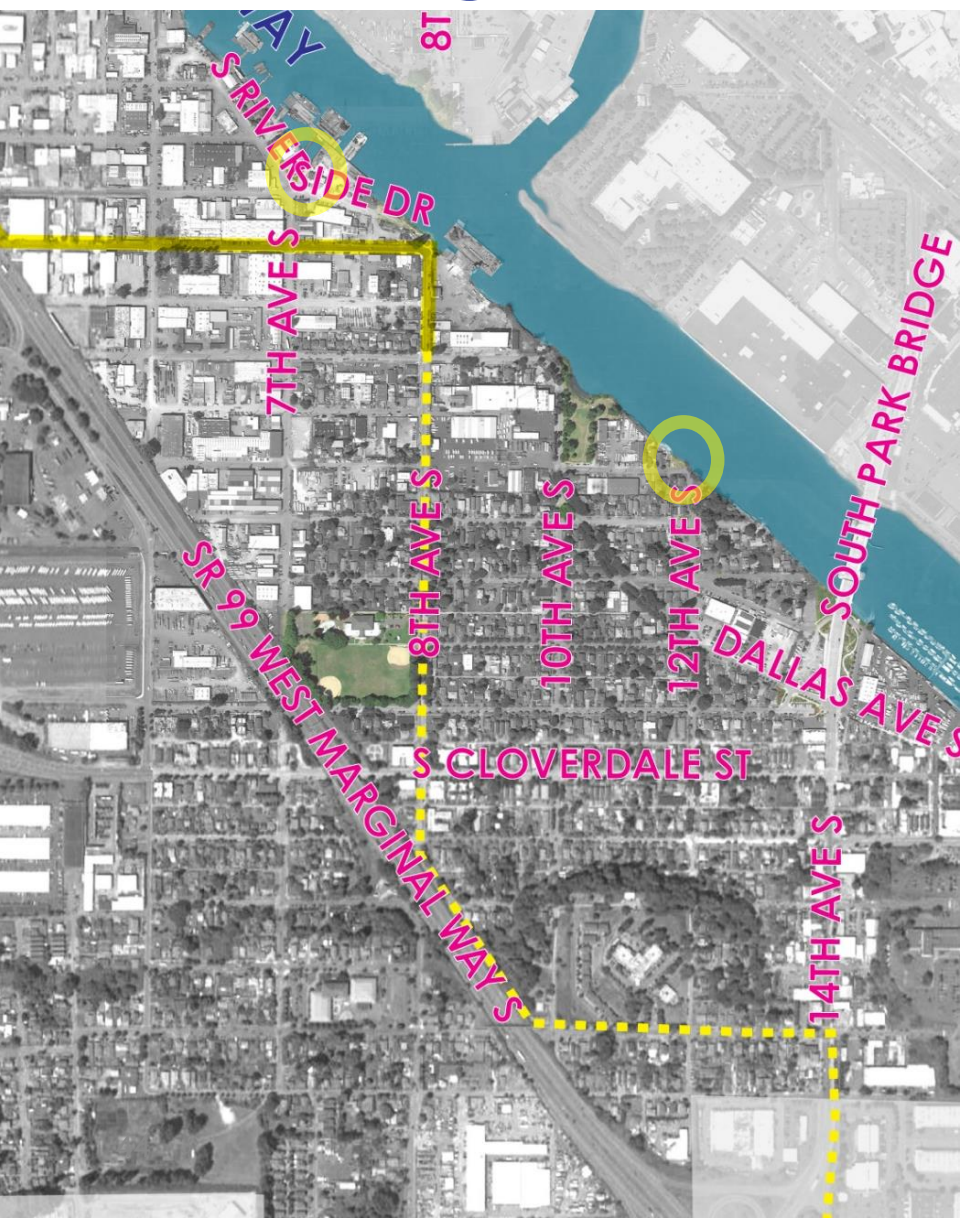
## Lighting

## Sight-lines

## Graffiti-prevention

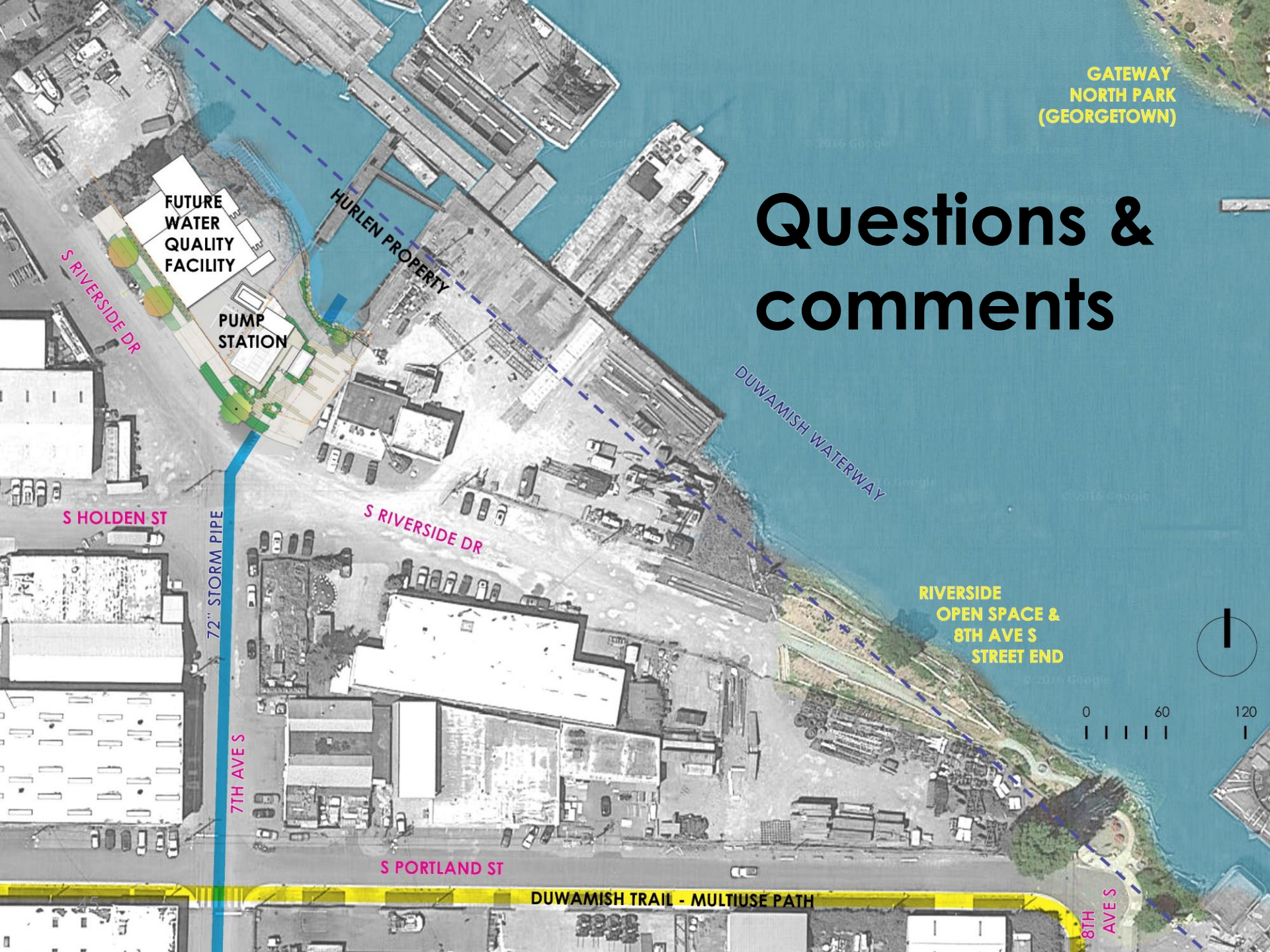


# Public Benefit Preview: 12th & Elmgrove Open Space



GATEWAY  
NORTH PARK  
(GEORGETOWN)

# Questions & comments



FUTURE  
WATER  
QUALITY  
FACILITY

PUMP  
STATION

HURLEN PROPERTY

DUWAMISH WATERWAY

RIVERSIDE  
OPEN SPACE &  
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8TH  
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