

South Recycling Facility

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Commissioners Present
Ben de Rubertis, Acting Chair
Justin Clark
Rikerrious Geter
Laura Haddad
Brianna Holan
Mark Johnson

Commissioners Excused
Rick Krochalis

Project Description

Seattle Public Utilities (SPU) is proposing to develop the South Recycling Facility, the second phase of the South Transfer Station facility, located near the intersection of 5th Ave S and S Kenyon St in Seattle's South Park neighborhood. Phase I, located across Kenyon St from the proposed site, was completed in 2013. Phase I was not planned to accommodate all solid waste needs. Phase II is a 10-acre site to include a recycling and reuse center, household hazardous waste facility, solid waste trailer parking, and support offices. The additional facility will provide for recycling and re-use needs for Southeast Seattle.

Meeting Summary

This was the Seattle Design Commission's third review of the South Recycling Facility project. The purpose of this meeting was to review the schematic design (60% design) for the project. After the presentation and discussion the Commission voted, 6-0, to approve the schematic design for the project with several recommendations.

Recusals and Disclosures

None

May 2, 2019

1:00 - 2:30 pm

Type

CIP

Phase

Schematic Design (60% phase)

Previous Reviews

[10/18/18](#), [5/5/16](#)

Presenters

Dean Koonts
HBB Landscape Architecture

Jeff Neuner
SPU

Vicky Raya
SPU

Alex Rolluda
Rolluda Architects

Olivia Williams
HDR

Ruri Yampolsky
OAC

Hui Yang
SPU

Kay Yesuwan
SPU

Attendees

Susan Neaton
Rolluda Architects

Summary of Presentation

Olivia Williams, of HDR, Alex Rolluda, of Rolluda Architects, Dean Koonts, of HBB Landscape Architecture, Ruri Yampolski, and Vicky Raya, Kay Yesuwan, Jeff Neuner, and Hui Yang of SPU, presented the schematic design for the South Recycling Facility. The presentation began with project updates followed by information on the project’s community outreach strategy. The project team described their efforts to deliver a project of similar quality to the North Transfer Station as well as outreach efforts of stakeholder group meetings, meetings with residents, business owners and schools. A survey produced 248 respondents in English, Spanish, Vietnamese and Khmer.

The project team then described updates to the site’s master plan (*see figure 1*), phasing and history of the site, building on previous Commission reviews, community engagement, and departmental direction. There are several design challenges resulting from 30+ years of landfill use and working with a consent decree from the Department of Ecology.

The updated site plan included the reorientation of the crew quarters as well as a proposed location for the future solid waste building on the South end of the site. The plan also showed truck access and circulation on site for the South Recycling Facility as well as proposed vehicle circulation between the South Recycling Facility and the South Transfer Station, located one block



Figure 1: Site location

Updated Site Plan

- Can accommodate 53’ trailers
- Shifted truck wash south along R&R
- Widened trailer canopy
- Modified uncovered parking arrangement
- Advanced street improvements



Figure 2: Updated site plan

north across S. Kenyon Street. The plan also includes design updates to the building façade for the recycling and reuse facility that will relate to the adjacent South Transfer Station as well as street improvements along 2nd Avenue South. See figure 2 for more detail.

The project team then described the landscape design, designed to address site conditions and Department of Ecology regulations. They plan to keep the existing grove of trees at the Northwest corner of the site. Most areas are prohibited from having plantings with root systems to avoid contact with sealed waste. Landscaping will occur along 5th Avenue South, along with sidewalks and lighting. To comply with a 2-to-1 requirement for tree replacement, the project team has identified appropriate sites throughout the South Park neighborhood to plant new trees. This plan also includes modular wetlands for stormwater to avoid infiltration of the sealed landfill. See figures 3 & 4 for more detail.

The proposed art plan will include a series of low gabion walls with rock, glass and lighting along 5th Ave between the pedestrian pathway and the street. The wall will continue into the site, serving as a guide to vehicles entering to the recycling and reuse facility as well as a screening between public and employee areas. See figure 5.

Agency Comments
None

Public Comments
None

Landscape Approach

- Plants provide cohesive campus
- Limitations: Soil depth & Landfill cap
- Pedestrian path connecting missing link
- 13 trees to remain; 23 trees provided along 5th Avenue South
- Trees with phytoremediation qualities
- Irrigation added along 5th Avenue South

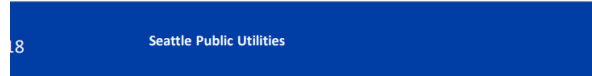
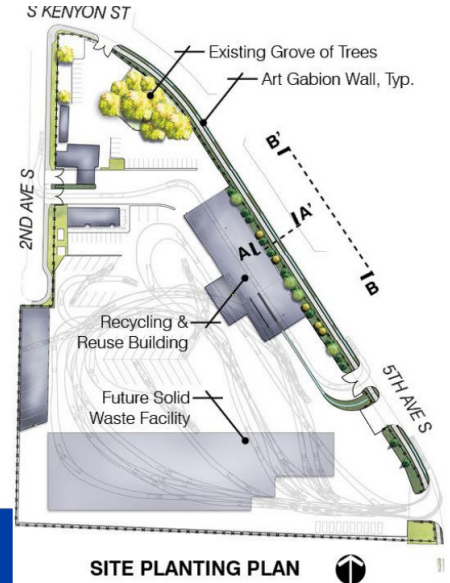


Figure 3: Updated landscape plan

Sustainability Highlights

- Tree mitigation (cont'd):
 - Coordinate with Trees for Seattle, Law, SDOT, SCL, Parks, community and non-profit groups
 - Trees for Seattle program
 - Partner with SDOT for offsite mitigation - plant new trees in South Park
 - Fund for rehabilitating existing SDOT trees



New and Rehabilitated Street Trees in South Park adjacent to sidewalks and trails



Figure 4: Proposed offsite tree replacement plan



Figure 5: rendering of building facade and proposed art

Summary of Discussion

The Commission organized its discussion around the following issues:

- Outreach
- Site access
- Sustainability
- Landscape and art
- Building and structure

Outreach

The SDC commended the project team for their approach to community outreach. Specifically, commissioners appreciated that a community liaison was a part of the project team. Several commissioners acknowledged that some of the comments made by community members might be outside of the scope of the project and asked if there will be an ongoing commitment to address these issues. A member of the project team responded by stating they will meet and train with community leaders who will then provide information to the greater community. The project team also indicated that there is also potential for collaboration with other City projects in order to have a greater impact on the neighborhood.

Site access

The SDC commended the project team for further integrating the proposed recycling facility with the existing Transfer Station to the north of the project site. The Commission is still concerned with the proposed truck circulation, stating that there were a significant number of proposed circulation path outlines and recommended the project team map out truck circulation in greater detail. The SDC also recommended the project team address future impacts on truck circulation once the future facility is built on the south end of the project site. The Commission then expressed concern over the proposal for truck access through the gabion wall and encouraged the project team to look at alternative circulation patterns that would eliminate the need for access through the gabion wall.

Sustainability

The SDC commended the project team for their continued development of the sustainability program for this facility. Specifically, commissioners appreciated the proposal for offsite tree planting, as it also addresses environmental equity issues and will serve as a benefit for the South Park Community. The SDC requested further clarification on the tree planting and soil revitalization strategy and recommended that tree planting occur along pedestrian paths and neighborhood streets. The Commission also recommended the project team provide more information on the proposal for long term tree maintenance tree soil remediation. Commissioners also appreciated the inclusion of a modular wetland.

The SDC then recommended the project team consider using a reflective binding surface treatment for the large paving areas as a way to reduce the heat island effect on site.

Landscape and art

The SDC is concerned with the amount of proposed paving areas. Commissioners discussed ways to visually break up the paved areas and recommended the project team explore ways to delineate or break up paving areas through the use of different asphalt paving textures and materials as a way to create a visual hierarchy. Commissioners also recommended that different textures be used to help with truck circulation by distinguishing heavier trafficked areas with more durable asphalt paving materials while other areas are treated with alternative paving materials.

The SDC then discussed the proposed art program. Although commissioners appreciated the integration of the art as well as the ongoing collaboration between the artist and the project team, they cautioned against the art becoming too integrated within the design that is no longer functions as art. The Commission encouraged the artist to accentuate specific elements of the art program as a way to tell a story while also distinguishing it from the building and landscape design. The Commission also recommended the project team consider lighting strategies for the art that will complement other street lighting.

Building and structure

The SDC recommended the project team provide more detail on how the expression of the board form relates to the design of the upper levels of the facility. Commissioners also recommended the proposed location

of the windows along the east façade follow either a more random or ordered pattern. The Commission then discussed the location of the proposed gate within the gabion wall and recommended the project team provide more detail on the gate and how it will look when it is open and closed.

Action

The Commission thanked the project team for their presentation of the schematic design for the South Recycling Facility project. Overall the Commission appreciated the project team's outreach strategy and continued communication with the surrounding community as well as improvements to public access and circulation, sustainability strategy, and art integration. The SDC voted, 6-0, to approve the schematic design for the South Recycling Facility with the following recommendations:

1. Consider mapping out on-site truck circulation in greater detail
2. Provide a greater understanding of future impacts on on-site truck circulation once the future facility is built on the south end of the project site
3. Provide clarity on the tree planting and soil revitalization strategy as well as a long term maintenance strategy; consider planting trees along pedestrian paths and neighborhood streets
4. Include reflective binding surface treatment of large asphalt areas to reduce urban heat island effect
5. Use different pavement textures to help with truck circulation by distinguishing heavier trafficked areas with more durable asphalt paving materials while other areas are treated with alternative paving materials
6. Emphasize specific elements of the art program as a way to tell a story while also distinguishing it from the building and landscape design
7. Consider lighting strategies for the art that will complement other street lighting
8. Provide more detail on how the expression of the board form relates to the design of the upper levels of the
9. Provide more detail on the gate and how it will look when it is open and closed.