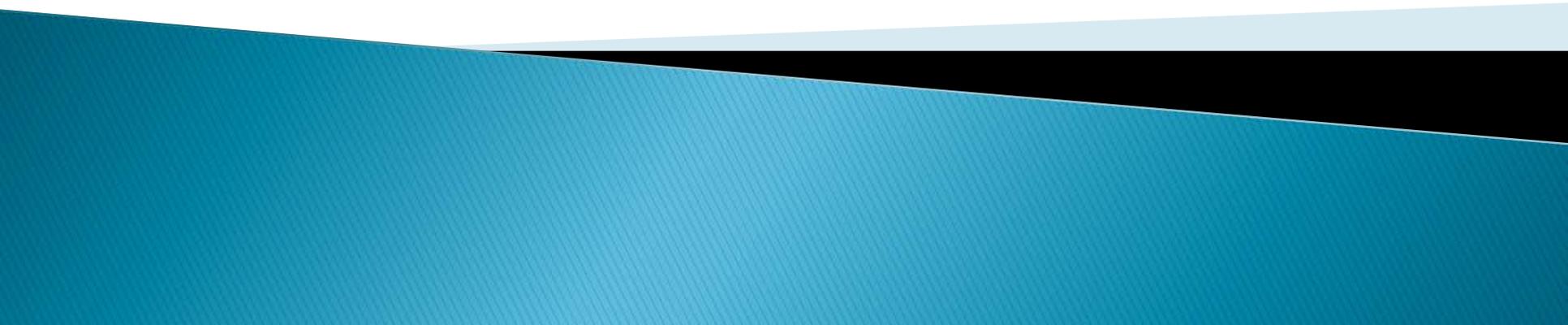


Midvale Stormwater Facility

Seattle Public Utilities

Community Meeting #4
June 2011



Agenda

- ▶ Schedule update
 - ▶ Project overview
 - ▶ Landscaping
 - ▶ Fencing & Lighting
 - ▶ Long-term site maintenance
 - ▶ Questions
- 

Schedule

- ▶ Building demolition scheduled for winter 2011
 - ▶ Construction of pond & right-of-way improvements has been postponed until Spring 2012
 - ▶ Delay due to: more complicated roadway restoration & limited staff resources
- 

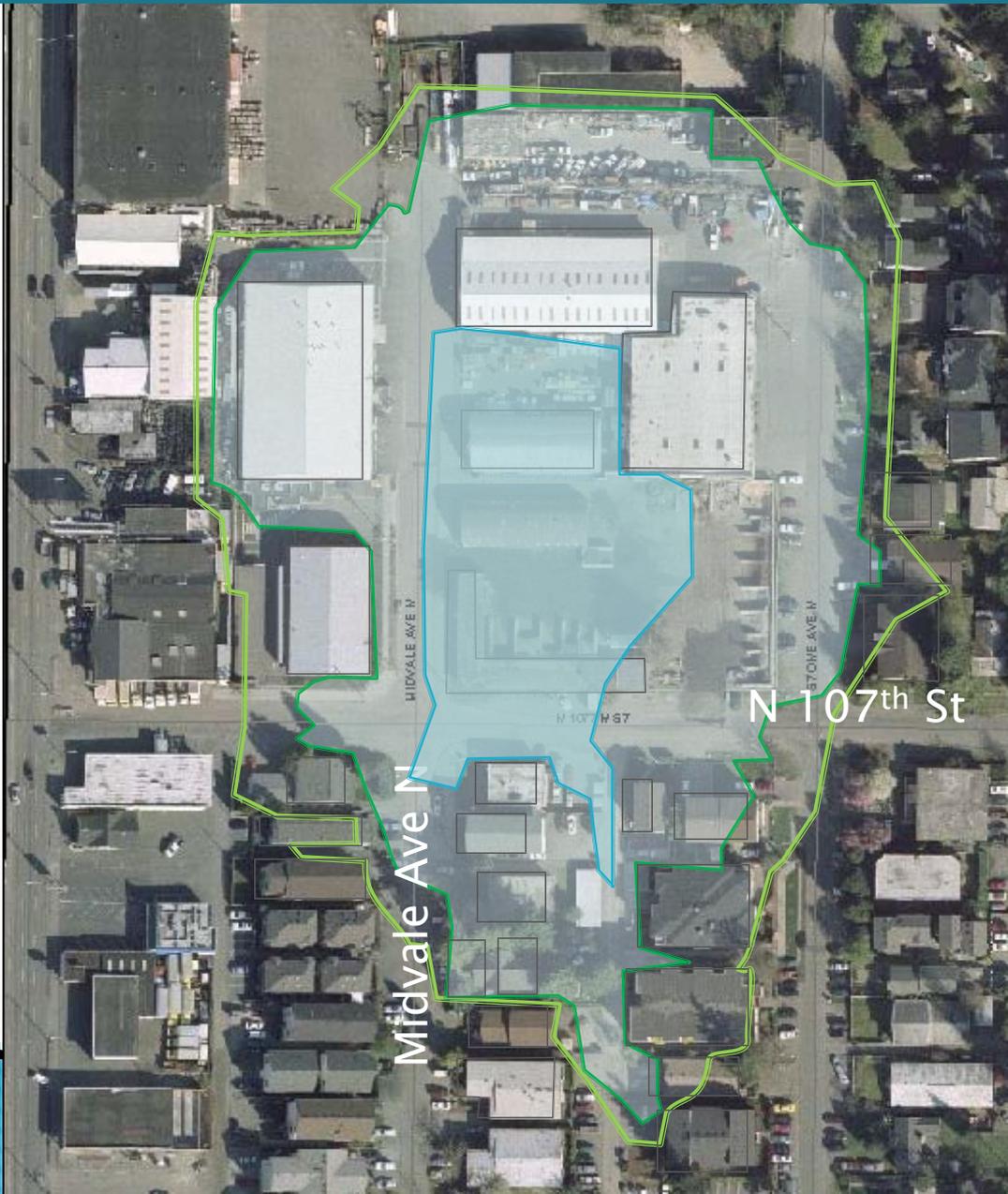
N 107th St & Midvale Ave N. Study Area





Proposed Stormwater Facility

Existing Conditions - Flood Prediction Map



Storm

- 10-yr
- 50-yr
- Dec 07

December 2007 Flood Photos



N 107th St between Midvale Ave N
and Stone Ave N



SE corner of Midvale & N 107t St

December 2007 Flood Photos



Daylight basement apartments
On Midvale south of N 107th St

Intersection of Midvale & N 107th St



December 2010 Flood Photos



Apartment building
almost flooded



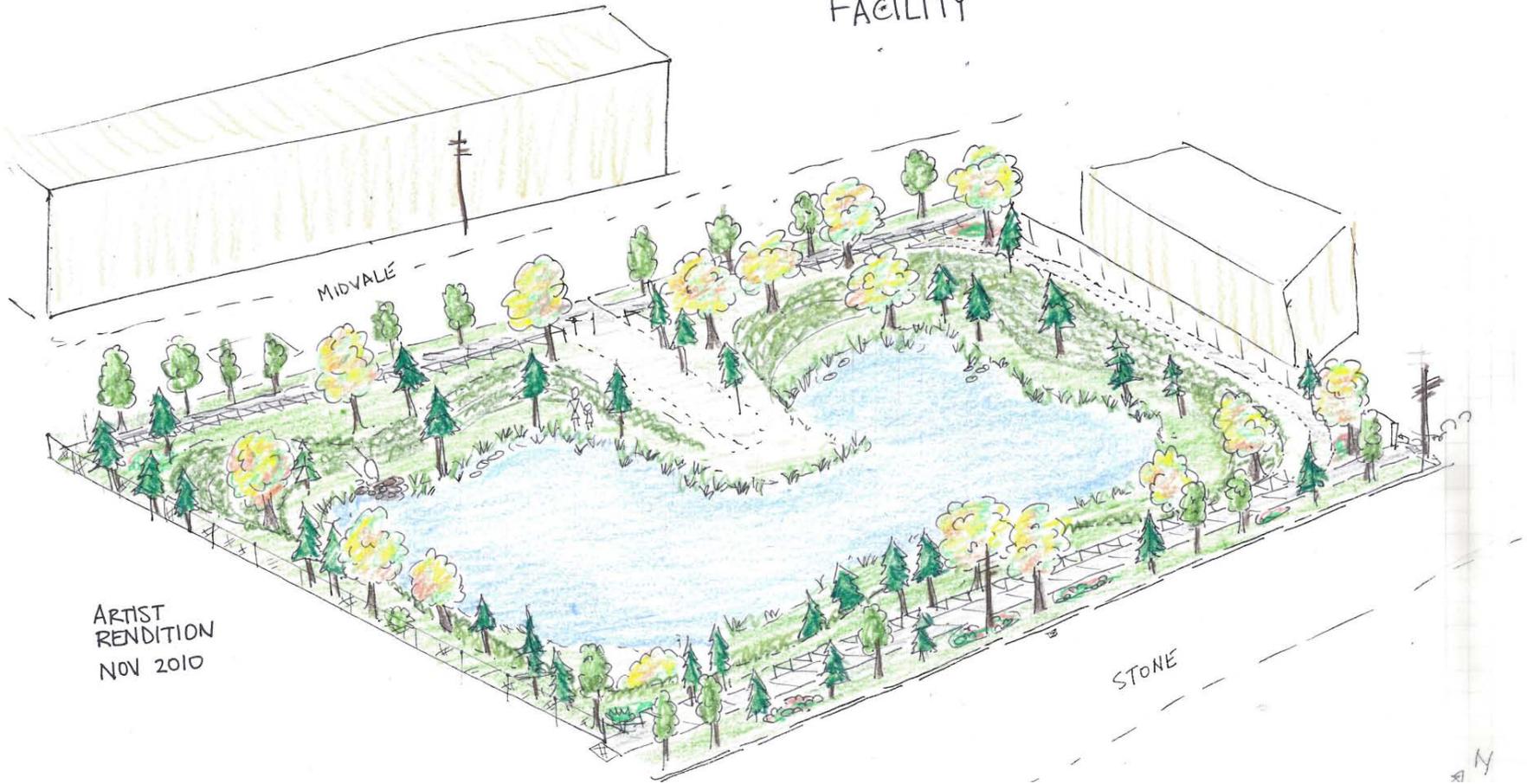
Residents filling sandbags &
Surcharging maintenance holes



Oak Lake - 1897

Artist Rendition

MIDVALE STORMWATER
FACILITY



ARTIST
RENDITION
NOV 2010

STONE

14



The stormwater pond could look something like this.

Water Quality Pond

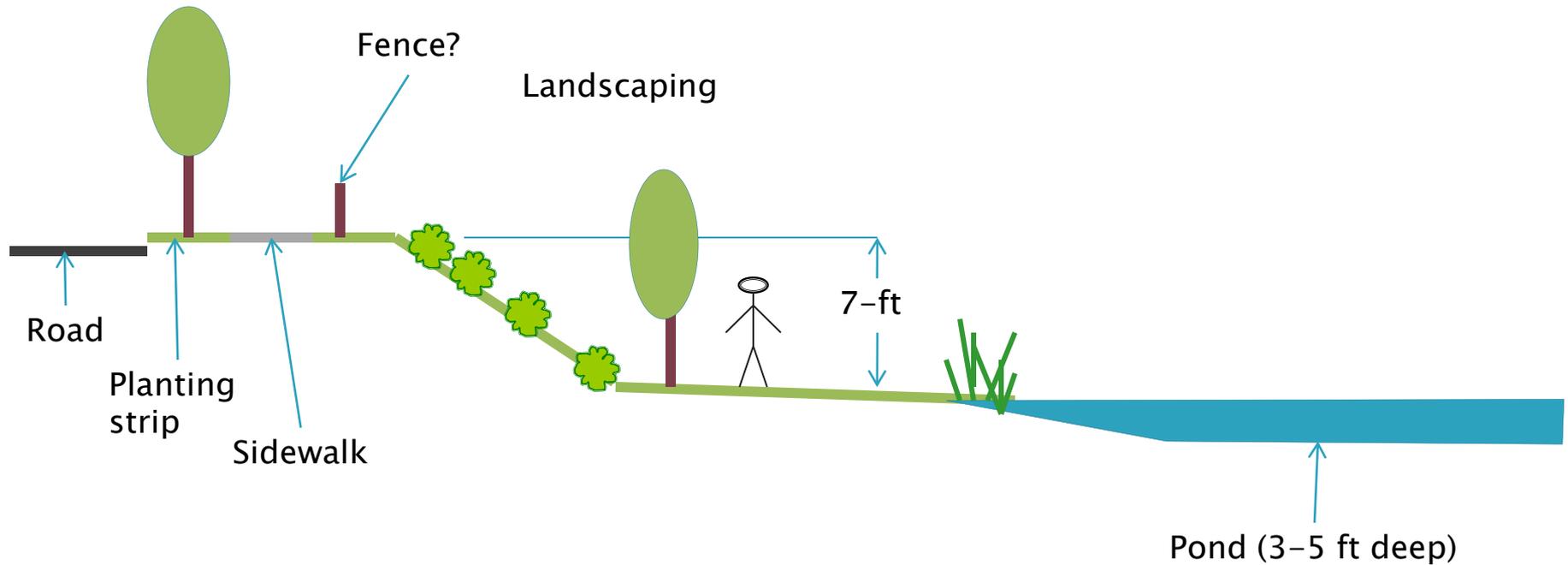
When it rains, the pond will always get some stormwater runoff. The pond will get a few inches deeper during most storms.

Pollution in the stormwater can settle to the bottom of the pond.

This prevents some pollution from reaching Lake Union.

Every decade or so, the pond will be drained and the silt and sediment will be removed.

Cross-section



During very large storms, the facility can temporarily fill 7-ft deeper.

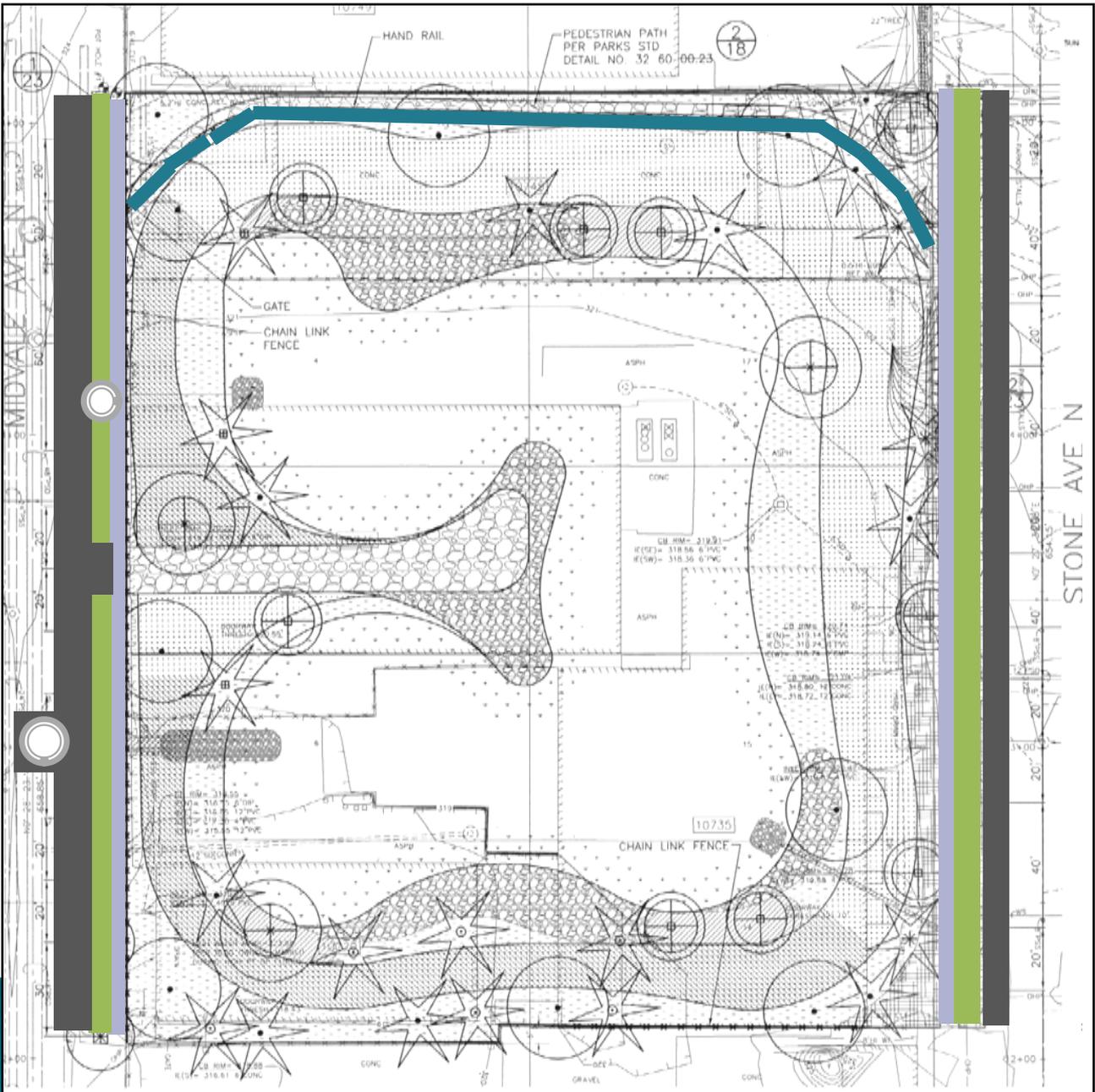
Drainage improvement N 107th St



New stormdrain
And inlets

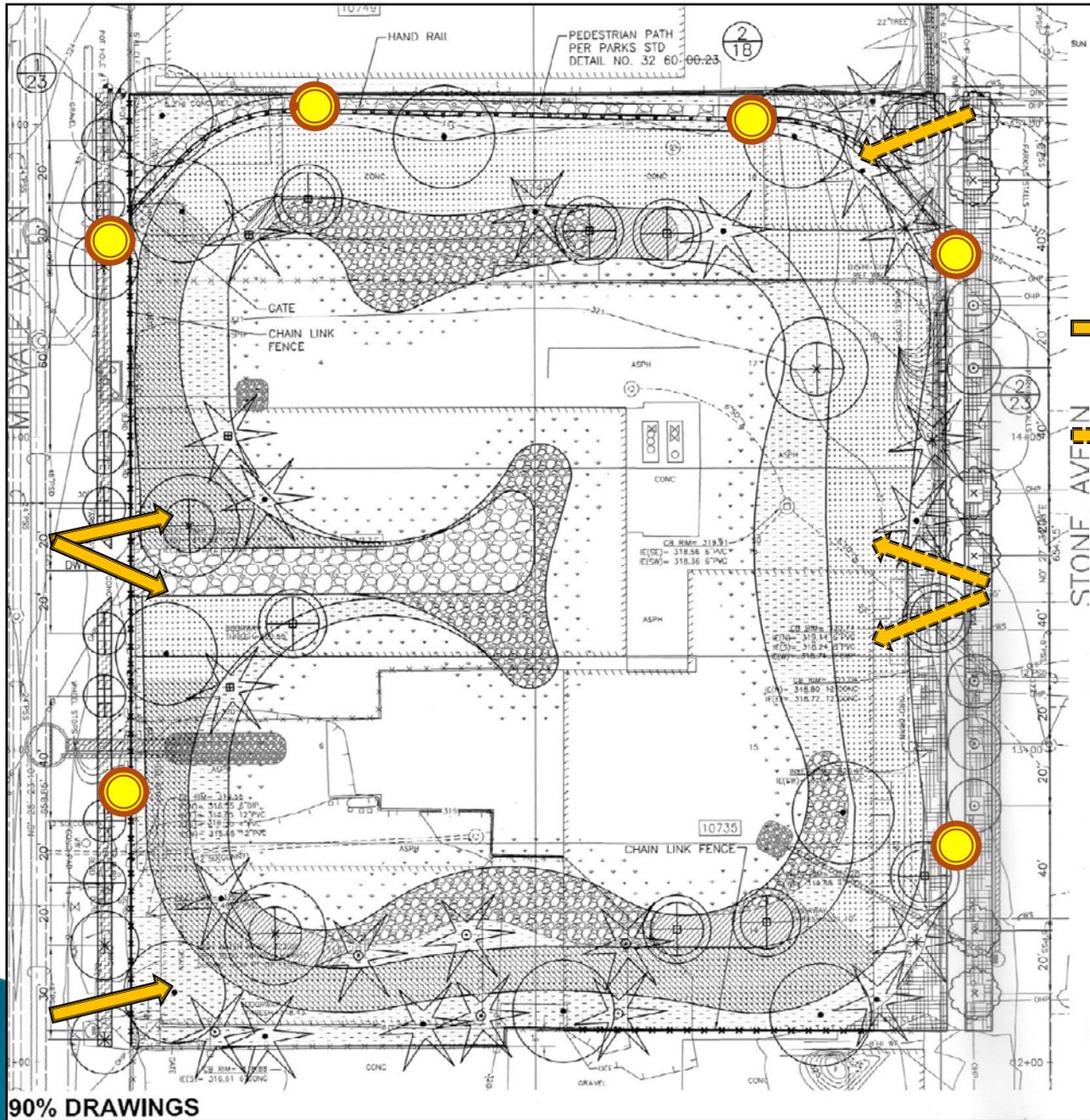
Fill alley potholes
With fresh gravel

Roadway/ Walkway



- Proposed gravel path
- Proposed sidewalks
- Planting Strip
- New Pavement

Lighting



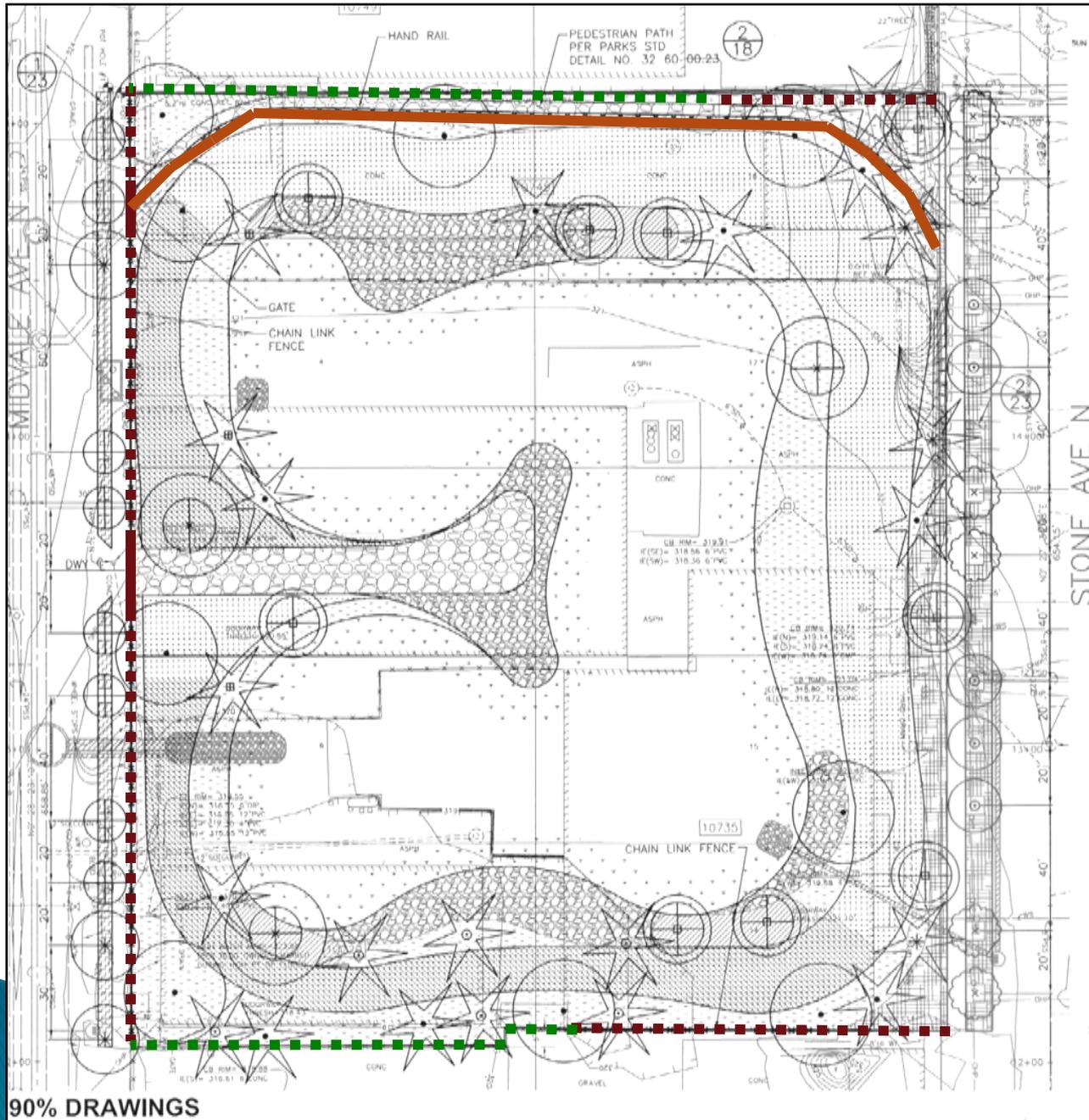
→ Existing flood light

→ Proposed flood light

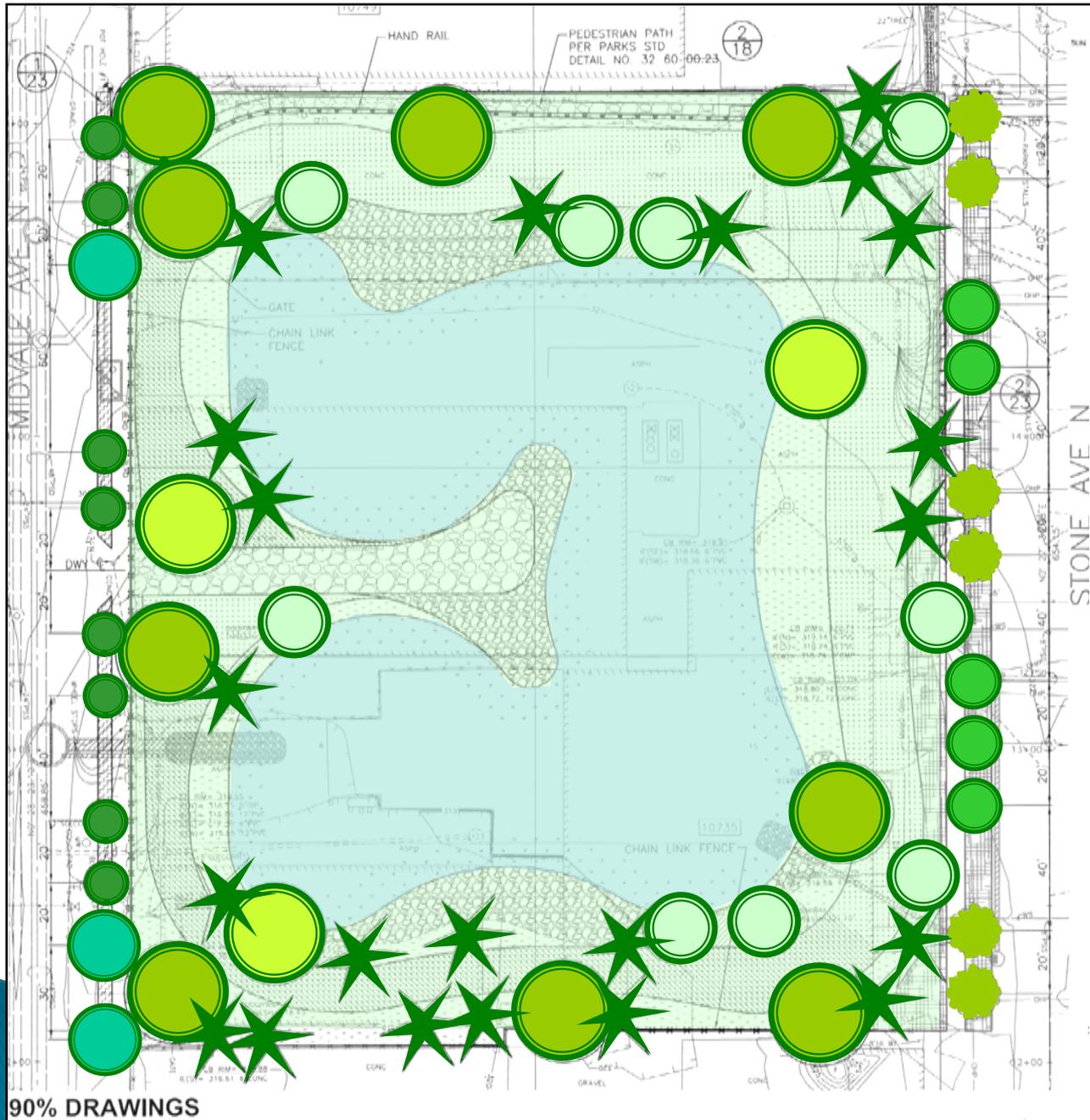
○ Proposed pedestrian light

Fencing

- Proposed 6-ft black vinyl chain link fence
- Gates
- Proposed hand rail
- Existing chain link



Landscaping



-  Bonfire Sugar Maple
-  Oregon Ash
-  Tupelo
-  Italian Oak
-  David's Maple
-  Black Maple
-  Dogwood
-  Redwood, Hemlock, Cypress, Shore Pine

Landscaping – takes time



It takes a year or so for the wetland plants to be firmly rooted and start to fill out.

Landscaping – takes time



Long-term maintenance

- ▶ Plant establishment & care about monthly
 - ▶ Trash
 - ▶ Community issues
 - ▶ Dredge pond 1x every 10 - 20 years
- 

Next steps

- ▶ Finalize details, start project specifications
 - ▶ Inspect for lead and asbestos
 - ▶ Advertise in the fall
 - ▶ Building demolition fall/winter
 - ▶ Major construction begins in spring
- 

Questions?



Ashworth Pond— existing detention pond located ½ mile north





Examples of stormwater ponds



Stormwater Pond at High Point in West Seattle



Budget (Jan 2010)

Property	\$5M
Design	\$300K
Construction (SPU)	\$200K
Contractor	\$3M
Contingency	\$1M
<hr/>	
Total	\$9.8M

Challenges

- ▶ Community view: Amenity or hazard?
- ▶ Balance of detention and open space
- ▶ Fencing
- ▶ Adjacency to Aurora Ave and informal “transfer station”