

Meeting Summary
NORTH RECYCLING AND DISPOSAL STATION REBUILD PROJECT
Stakeholder Group Special Meeting
Hamilton Elementary, 4400 Interlake Ave North, Seattle
June 4, 2009 6:00 to 8:00 PM

ATTENDEES

Stakeholders

Bill Bergstrom
Pat Finn
Eric Johnson
Trish McNeil
Eric Pihl
Bob Quinn
David Ruggiero
Rob Stephenson
Toby Thaler

Triangle Associates

David Harrison
Jennifer Howell
Renee Stern

Observers

Allison Hogue
Jerry McNeil
Jake Beatty
Mary Sussex

Seattle Public Utilities

Nancy Ahern
Tim Croll
Jeff Neuner

MEETING PURPOSE

The purpose of this meeting was for the North Stakeholder Group to discuss and review the transfer station design document previously distributed to the group by SPU and to prepare for the community benefits meeting on June 30th. SPU also introduced new stakeholders and provided an update on the contracting process.

SUMMARY OF ACTION ITEMS

- SPU will retain a support services contractor this year. SPU and the contractor will work with the stakeholder group to clarify design issues and solicit ideas to address concerns that can be incorporated into the design-build Request for Proposal (RFP) process.
- The issues identified as part of the discussion on the design program will be incorporated into the master “issues of interest” document if they are not already included.
- The next stakeholder meeting will be June 30 and will focus on community benefits for street vacation.
- SPU and Triangle Associates will investigate possible dates and times for a special stakeholder meeting to review and discuss recycling/reuse, traffic and view corridors.

AGENDA ITEMS AND DISCUSSION

WELCOME, AGENDA REVIEW AND RECAP

Facilitator David Harrison welcomed the stakeholders, led introductions and outlined the purpose of the meeting.

Nancy Ahern, SPU Deputy Director, introduced three new members including David Ruggiero from SWAC to replace Brandi Gaines, Trish McNeil from South Wallingford, and Greg Hale (not in attendance) who is a district manager for Waste Management. The new members in attendance briefly stated their background and where they live. Ms. Ahern also announced that Veronica Baca is the new project manager for the North Station project since Henry Friedman is totally focused on the South Station project.

The facilitator reviewed the stakeholder group charter and noted that he plans to be more attentive to stakeholders and will call on them first before calling on members of the public.

UPDATE ON CONTRACTING PROCESS

Solid Waste Director Tim Croll stated that SPU has intended to work with stakeholders and the community to get input for the transfer station design process. Stakeholders asked for more detail from SPU in order to begin that discussion, and that information was presented in the Design Program document.

SPU presented a flow chart illustrating SPU's proposed contracting process. Tim Croll stated that the next step is for SPU to retain a support services firm that will assist in the design requirements and Request for Qualifications and for Proposal (RFQ/RFP) processes, but will not be the ultimate designer-builder of the new station. Project Manager Veronica Baca will work on retaining the support services firm and this is likely to happen by October at the earliest. SPU will then turn over the design program and issues of interest matrix to the support services contractor and sit down with the stakeholder group to discuss ideas, key issues, and key design requirements. This is likely to happen in October/November. After this, the larger community will be involved in a community-wide open house and SPU will share preliminary design requirements, how the design might respond to their concerns, and the ideas for community benefits suggested through the stakeholder process. The intent of the process is to have worked out the stakeholder issues and identified any requirements or constraints and necessary approvals prior to hiring a design-build firm. Stakeholders will then have the opportunity to provide input on the proposals submitted by the top three design-build teams. The teams that bid would still have the opportunity to use their creativity to design the facility.

Stakeholders asked several questions about the new contracting process. One stakeholder asked when alternative scenarios for the new station's footprint and height will be presented. SPU stated that the stakeholders will be able to review proposals and provide input on firms with varying ideas on the height, bulk and scale of the facility. SPU also noted that some of those questions may be answered during the session with the support services contractor. A citizen asked why SPU wouldn't want to issue the RFP now and bring the primary contractor on board to begin work. SPU replied that there is a great financial advantage to design-build approach. Also, SPU is required by law to change firms if they select a firm to complete the design. The City is then required to go out to bid and hire the firm that submits the lowest bid to build the facility. By using design-build, the firm that designs the building has more flexibility and expertise in the actual intent of the design.

Questions arose regarding the timing of meetings and events. It was suggested that January or February would be a good estimate for when there would be a meeting with the community at

large to receive public input after the stakeholder group had worked out specific issues and design considerations or criteria with the support services firm. SPU clarified that there will be a stakeholder meeting following the community open house and also stated that construction of the new facility would likely start in 2012 at the earliest.

SPU advised the stakeholders to carefully consider desired design details far in advance of the RFP and proposal process. Once the proposals are received, the stakeholders will be able to indicate their preferred proposal and perhaps suggest a few modifications to the design, but the major design issues will not be negotiable by that time. Stakeholders will not be able to choose specific elements from each proposal and blend them together. Jennifer Howell from Triangle Associates noted that the matrix of issues from the South stakeholder process is available online. In this document, the consultant highlighted where design concerns were addressed in the RFP process.

The Leadership in Energy and Environmental Design (LEED) standard for Green Building design was briefly discussed. SPU stated that all large buildings of importance must be at least LEED silver. The South Station will be built to Gold standards and the North Station is likely to be the same.

SEPA

A stakeholder asked where the Statewide Environmental Policy Act (SEPA) review will fit into the process. He noted that the application of SEPA beyond the Determination of Non-Significance (DNS) is under appeal and asked if the City is taking the position that SEPA was addressed for all phases of the project. Tim Croll responded yes, SPU takes the position that SEPA has been addressed for the project through construction.

DESIGN PROGRAM PRESENTATION AND STAKEHOLDER DISCUSSION

Overview

The facilitator requested comments on the design document provided by SPU. SPU planning manager Jeff Neuner introduced the design document and noted that it was created by combining earlier work on design requirements for a new facility.

Stakeholders asked about the future of the 1550 building. SPU stated that it will be demolished unless there is not enough money to do so. SPU also indicated that Carr Place will be vacated due to traffic flow and a retaining wall may be built.

1.2 Facility Purpose

Stakeholders requested that a bullet be added to the design program document stating that the design of the facility should more adequately complement the neighborhood and provide aesthetically pleasing landscaping. Another stakeholder noted that in his opinion the references in the document don't conform to SEPA and that neither the facility plans nor the City's Zero Waste policy underwent SEPA review. SPU noted this was a point of disagreement.

2 Facility Functions and Key Elements

Several questions about planned services arose during the discussion on Facility Functions and Key Elements including whether SPU is considering including a retail store or trading station

onsite or planning to collect household hazardous waste, e-waste, construction and demolition waste (C&D) or food waste with the yard waste at the north station. SPU stated that there is not enough space for a reuse store and that the South Station will have a re-store on site. SPU also stated that Household Hazardous Waste (HHW) and E-waste are not planned for the North station. HHW is currently collected at another location in North Seattle and e-waste is handled through a fee-based curbside collection process or through the Take-It Back Network. However, SPU does plan to collect construction and demolition waste and wood waste as well as yard waste with food. There was discussion about whether food waste tonnage may shift from the garbage stream to the organics stream and whether that would result in any extra odor problems at the station. Tim Croll noted that the waste would be removed on a daily basis. A stakeholder asked that SPU consider the need to add some HHW services in the future.

3.1. Zoning and Land Use

One stakeholder asked that SPU change the text from “may” require zoning change to “zoning changes are required” and include this change on the project website if indeed it will be required. A stakeholder also asked why the recycling center must be on the east side and would like SPU to consider adding a green belt on the east side of the site. Stakeholders would like clarification on zoning requirements and understand that no solid waste handling for disposal is allowed on the 1550 property (zoned C2-40).

3.3 Tonnage and Traffic

A stakeholder asked about whether traffic will increase by 2050 and would like clarification on expected traffic impacts. Stakeholders would also like more traffic enforcement of the large trailer trucks that often speed on 38th Ave.

3.4 Operational Considerations

A stakeholder asked if the hours of operation would change. Current public hours are now from 8:00am-5:30pm, but SPU stated that they are considering extending the hours. It was noted that changing hours can be a trade-off — traffic is spread out more the longer the station is open.

3.5 Design Goals

Site Entrances/Exits

A stakeholder would like SPU to take steps to stop cut-through traffic on Woodlawn and 36th Ave. It was also requested that self-tipping trucks be allowed to have priority. Stakeholders also expressed concern about the possible noise and pollution impacts of queuing/idling onsite near the residential neighborhood.

Waste Transfer Building

Building Height/Views

It was requested that SPU clarify which existing building will be used to define the height goal. One stakeholder suggested that the SPU ensure that new facility not block views on Ashworth, Interlake and Carr streets. Another stakeholder requested that SPU commit to maintaining the quality of views and not place mechanical equipment on top of the facility such as exists on a neighboring building. In general, the stakeholders would like a better understanding of how view corridors may be impacted in the neighborhood.

Noise

A stakeholder recommended that the building be designed to reduce acoustical noise both inside and outside the building. It was also suggested that SPU locate the entrance/exit closer to commercial area – away from residential area.

Yard Waste

A stakeholder asked if yard waste will be dumped into a pit and stated that it is faster and creates less exhaust to have pit versus a flat floor.

Recycling and Reuse Facilities

It was requested that SPU provide more clarity on what is planned for the recycling facilities. Some stakeholders are concerned about providing a flat floor and would like to know whether and how compaction will occur. Many stakeholders are concerned about noise impacts, particularly in the northeast corner of the site. One stakeholder asked if it is possible to relocate the recycling onsite given its close proximity to residential neighborhoods.

Administration Building

One stakeholder commented that SPU consider adaptive reuse of the 1550 building. Another stakeholder asked if the proposed employee parking lot was larger than needed and would like to know if all or part of the employee parking lot could be buried underground as a community benefit.

Utilities

It was suggested that the new facility meet the new drainage codes and ensure that no toxics are added to Lake Union.

POTENTIAL EDUCATION SESSIONS

The facilitator suggested that a special stakeholder session be held after June 30 to investigate subtopics raised including recycling/reuse, traffic and view corridors. Each of these topics could be covered in 40 minute sessions and would allow stakeholders a chance to gain a deeper understanding of important issues surrounding these topics.

PREPARATION FOR DISCUSSION OF COMMUNITY BENEFITS ON JUNE 30

SPU handed out information on street vacation and community benefits in preparation for this meeting. The facilitator suggested that at the June 30 meeting that each stakeholder would have three minutes to suggest ideas for community benefits and that the group would then discuss each item on the generated list.

PUBLIC COMMENT

Jake Beatty from the Center for Wooden Boats stated that the community-based non-profit is hoping to expand its campus on Woodlawn to utilize a piece of underused Metro property on Lake Union. This would increase public access to the lake and allow the Center more space for their hands-on educational programs. He is looking forward to taking more with the stakeholder group and would like to present again in the future.

ADJOURN

Facilitator David Harrison reviewed the outcomes of the meeting. It was decided that SPU will proceed with the revised contracting process and will retain a support services consultant. It was noted that the next stakeholder meeting will take place on June 30th and will focus primarily on community benefits for street vacation. The goal of the meeting will be to generate a master list of potential community benefits that can move forward for further review and discussion by stakeholders and the community. Another meeting of the stakeholder group will be scheduled in July or September to review background information on traffic, views, and recycling and reuse.