Seattle design Commission

APPROVED MEETING MINUTES
December 6, 2018

South Park Pump Station

Office of Planning and Community Development
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Commissioners Present

Ben de Rubertis, Vice Chair
Rikerrious Geter
Rachel Gleeson
Brianna Holan
Rick Krochalis
Ross Tilghman

Commissioners Excused

John Savo, Chair
Justin Clark
Laura Haddad
Mark Johnson

Project Description

As a part of its overall drainage program, Seattle Public Utilities (SPU) is proposing to build a pump station within the South Park Neighborhood. The project is located along S Riverside Dr. adjacent to the 7th Ave Street end and Duwamish River. The proposed facility will include a series of wet wells and pumps to help prevent flooding in the neighborhood during storm events. The project proposal will also include accessible open space with pedestrian pathways, landscape forms, vegetation, seating, lighting, and views to the water as well as improvements to the adjacent ROW along S Riverside Dr and the northern portion of the 7th Ave S street end.

Meeting Summary

This was the Seattle Design Commissions (SDC) first review of the South Park Pump Station. Although the SDC reviewed a previous version of the project, it has undergone several major changes since the last review in early 2017. The purpose of this meeting was to review the concept design for the project. After the presentation and discussion, the SDC voted 6-0 to approve the concept design for the South Park Pump Station with several recommendations.

Recusals and Disclosures

There were no recusals or disclosures

December 6, 2018

1:00 - 2:30 pm

Type

CIP

Phase

Concept Design

Previous Reviews

2/16/17, 10/6/16

Presenters

Shailee Sztern
SPU

Sarah Fischer
KPG

Meredith Hall
KKLA

Attendees

Omar Akkari
SPU

Sheila Harrison
SPU

Young Kim
SPU

Elisheba Johnson
OAC

Jerry Waldron
SPU

Figure 1: Site location along the Duwamish River

Summary of Presentation

Figure2 : South Park Green Spaces Vision

The concept design for the South Park Pump Station was presented by Shailee Sztern, of SPU, Meredith Hall, of KKLA, and Sarah Fischer, of KPG. The presentation began with a brief description of the site context and project location within the South Park neighborhood (*See figures 1 & 2)*. The proposed scope and function of the project is to reduce flooding by redirecting stormwater during rain events around the existing outfall's tide protection valve. The project team then detailed SPU's efforts in working with the South Park community to provide outreach, mitigate displacement, enhance economic opportunities, address safety and wayfinding, and adapt to sea level rise.

SPU intends this facility to become a valuable public space. The design shows connections to existing sidewalks to provide accessibility. The project works with the South Park Green Spaces vision of pedestrian and cycling improvements.

The proposed design will elevate the facility and surrounding land to help mitigate for climate change and sea level rise. The current design includes a pump station facility along the northwest edge of the site as well as public space located on the southern portion of the site, which will include land forms, trees, native vegetation, and pedestrian pathways. The facility design reinforces the street edge along S Riverside Dr. and includes a water feature to visually explain what the facility is doing. The design also uses visible ducts, mechanical features, and decorative fencing to create visual interest, while keeping the public safe and separated from the operational functions of the facility. *See figures & 4 for more details.*

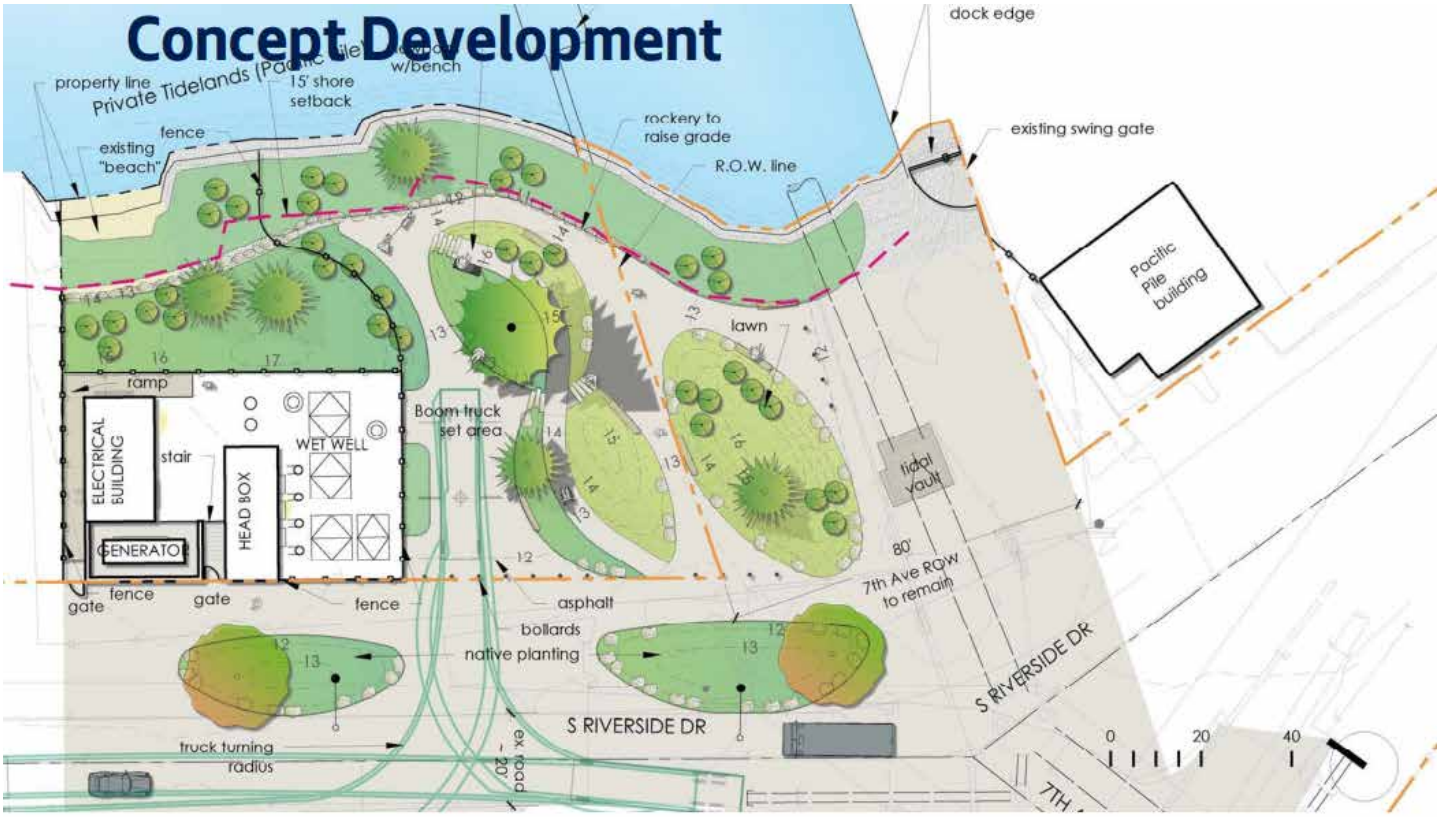

Figure 2: Proposed design concept

Figure 3: Proposed architectural concept

Agency Comments

None

Public Comments

None

Summary of Discussion

The Commission organized its discussion around the following issues:

- Sustainability
- Landscape concept & materials
- Architectural form & character
- Circulation & site layout
- Community themes and feedback

Sustainability

The SDC commended the project team for elevating the site, integrating environmental themes addressing sea level rise and climate change within the landscape, limiting the building footprint and asphalt area as well as the use of landscape elements and open space as temporary or interim conditions rather than pavement. The Commission then recommended the project team provide more information on how they plan to incorporate sustainable materials into the project design. Commissioners also recommended the project team consider providing alternative paving options other than asphalt.

Landscape concept and materials

The SDC appreciated the proposed clam concept for the landscape design. Commissioners agreed the distinct character and shape of the concept would help convey that it is public space rather than additional space for the adjacent facility. The Commission recommended the project team consider increasing the size of the landscaped areas, specifically the proposed clam shaped land forms. Commissioners then encouraged the project team to provide more areas for user to sit. Commissioners acknowledged that although the surrounding open space is public, it is not considered a park and should include some indication (signage, materials, etc.) that differentiate it from SPR properties. The Commission then encouraged the project team to incorporate materials associated with industrial and shoreline authenticity, commissioner specifically mentioned the selection and location of lighting.

Architectural form and character

The SDC agreed that the updated location and reduced foot print of the pump station facility benefited the whole site. Commissioners appreciated the location and integration of the facility signage within the concrete façade as well as the incorporation of a water feature. Commissioners thought the water feature was appropriate given the infrastructure project it is representing. Although the SDC agreed with the project team's approach to creating a materials palette for the facility, several commissioners were concerned with the color of the generator, given its visible location, and recommended the project team consider screening and/or blending the generator in with the building façade.

The Commission then commended the project team for the appropriate use of walls and limited use fencing along the perimeter of the facility. Commissioners agreed the walls and fencing will provide interest while blending in with the architecture of the facility.

Circulation and site layout

The SDC appreciated the overall circulation and layout of the project site. Specifically, commissioners commended the design team for the proposed location and design of the truck service area. The Commission then agreed that many circulation and landscape elements throughout the site are related to each other, and encouraged the project team to understand how the proposed landscape forms and circulation will work together.

Community themes and feedback

The SDC acknowledged the direct effect climate change and sea level rise will have on the project site. Commissioners recommended the project team consider incorporating additional elements that create an awareness for climate change. The Commission then agreed that the proposed facility and open space will contribute to the increased connectivity of street ends throughout the South Park Community.

Action

The SDC thanked the project team for its presentation of the concept design for the South Park Pump Station. Overall, The Commission appreciated the architectural and landscape design, reduction in size and relocation of the pump station facility, reduction in drive access for service trucks, use of landscape elements

as a temporary feature, thoughtful integration of the water feature, and appropriate use of walls and fencing throughout the project site. The SDC voted, 6-0, to approve the concept design for the South Park Pump Station project with the following recommendations:

1. Incorporate sustainable materials into the project design
2. Consider alternative paving options other than asphalt
3. Consider increasing the size of the proposed clam shaped land forms
4. Consider screening and/or blending the generator in with the building façade
5. Incorporate design elements that create an awareness for climate change