

Proposed 7th Ave. S. Street Vacation S. Park Flood Control Pump Station

Seattle Design Commission

October 6, 2016

Presenters

Project Manager
Landscape Architect

Jeff Massie, SPU
Meredith Hall, KK-LA

Seattle
 Public
Utilities

Presentation Outline

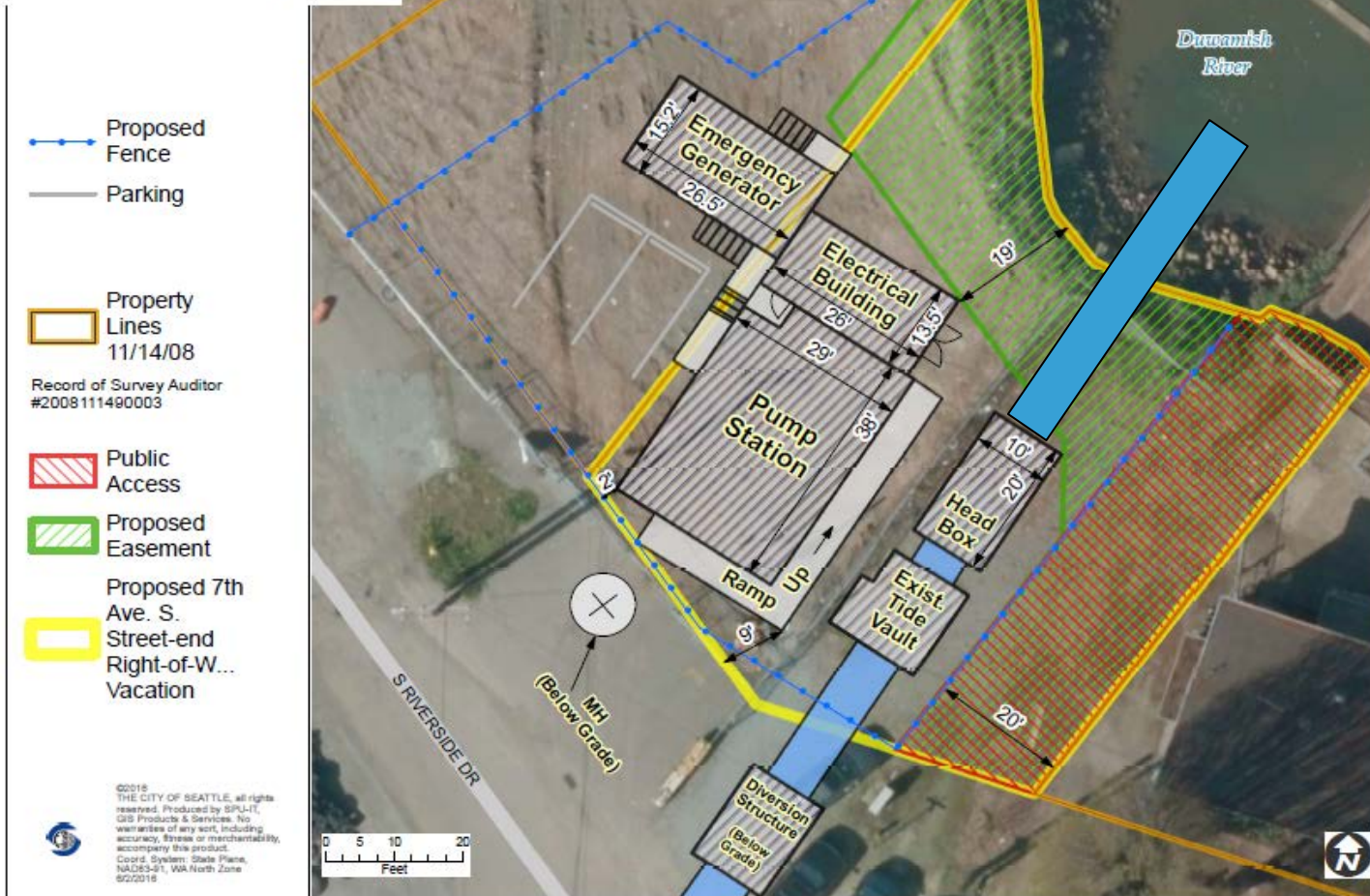
- Requesting approval of Urban Design Merit milestone of Right-of-way Vacation Petition
- Location
- Existing Conditions in South Park
- Companion Project Investments in South Park
- Flood Control Pump Station
- Public Trust Functions
- Public Benefit Preview
- Questions and Comments

Location



Specifics of the Street Vacation

**FIGURE 7 –
Pump Station
June 2016 Site Layout**

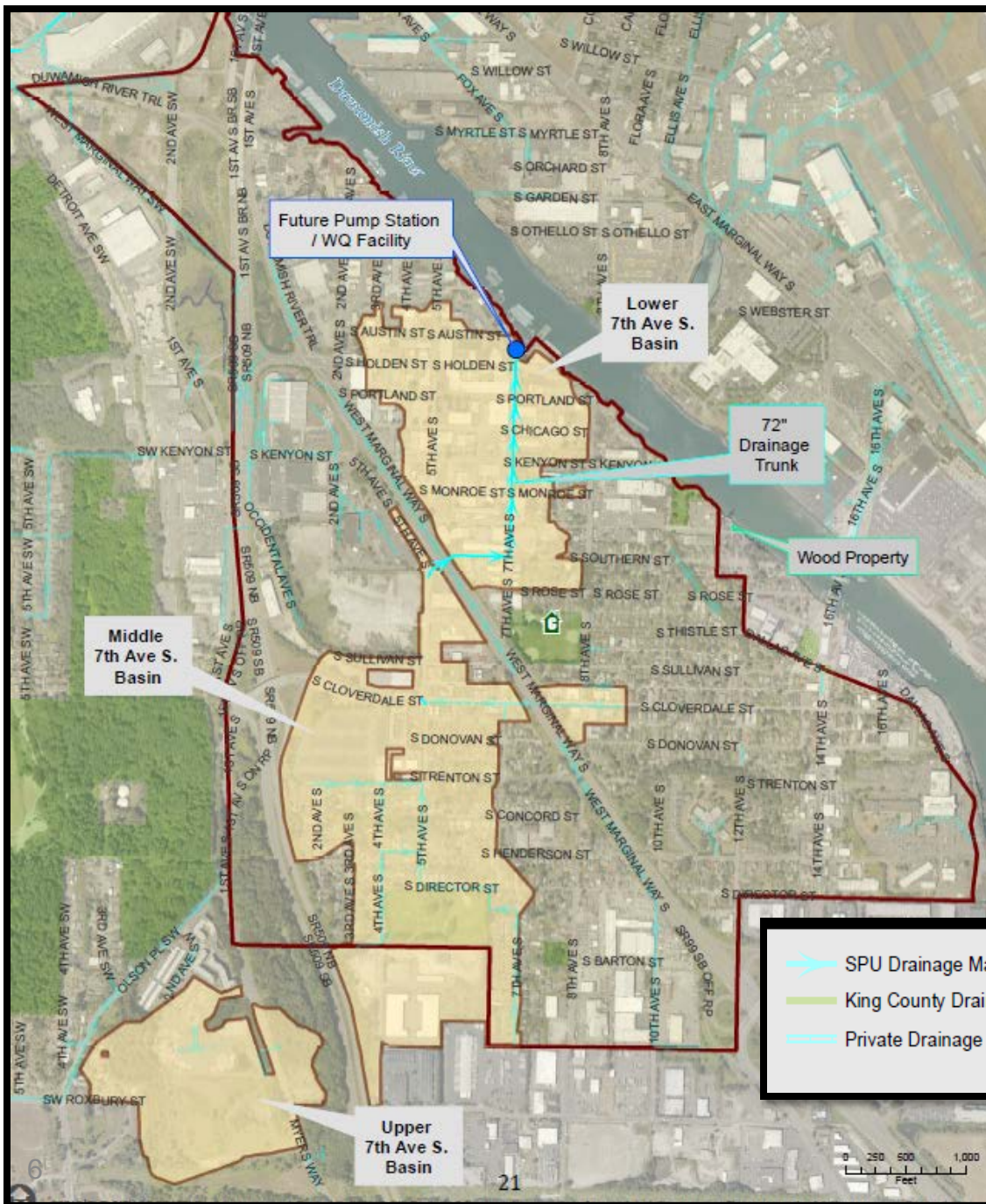


- 6893 SF proposed vacation
- 1600 SF accessible to public
- Existing street end
- Existing outfall and tide valve
- Proposed pump station structures
- Pump station will overcome the tidal influence and allow the area to drain

South Park Community

- Diverse neighborhood, high % of low-income families
- Historically underserved in drainage and sewer services
- Impacted by extended closure of the South Park Bridge
- Lies mostly in Seattle city limits, partly within King County
- **2006 South Park Action Agenda Strategy 2.1**
 - ✓ “Make South Park drainage improvements a top priority for the City of Seattle.”
- **Seattle Comprehensive Drainage Plan**
 - ✓ Maintain Industrial land use
 - ✓ Provide stormwater facilities to increase pavement durability
 - ✓ Improve environment

South Park 7th Ave. S Storm Basin



- Existing outfall submerged at high tides
- Existing 238 acre basin will be enlarged to include the northwest corner (total 278 acres)
- Incomplete drainage network in lower basin

Existing Conditions: Flooding Issues

- Occurs when storms and high tides occur simultaneously
- Climate change expected to increase flooding in the future



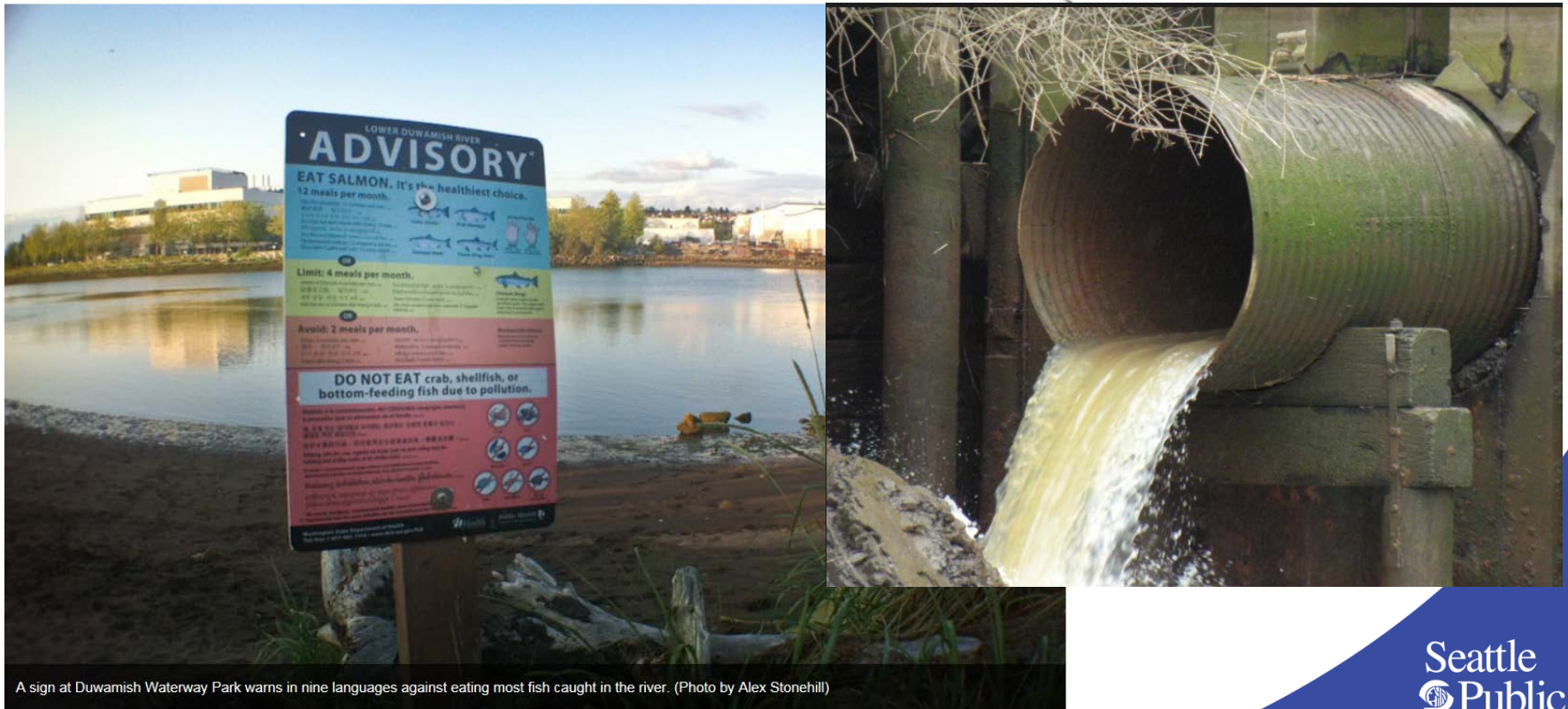
Existing Conditions: Drainage and Pavement Issues

- Large gaps in storm drain conveyance system
- Generally poor pavement condition
- Gravel surfacing on portions of S Monroe and S Chicago Streets



Existing Conditions: Lower Duwamish Water Quality Issues

- Industrial sediment contaminants pose a health threat
- Untreated stormwater a source of contamination
- EPA issued ROD Nov. 2014 for \$342M Cleanup



A sign at Duwamish Waterway Park warns in nine languages against eating most fish caught in the river. (Photo by Alex Stonehill)

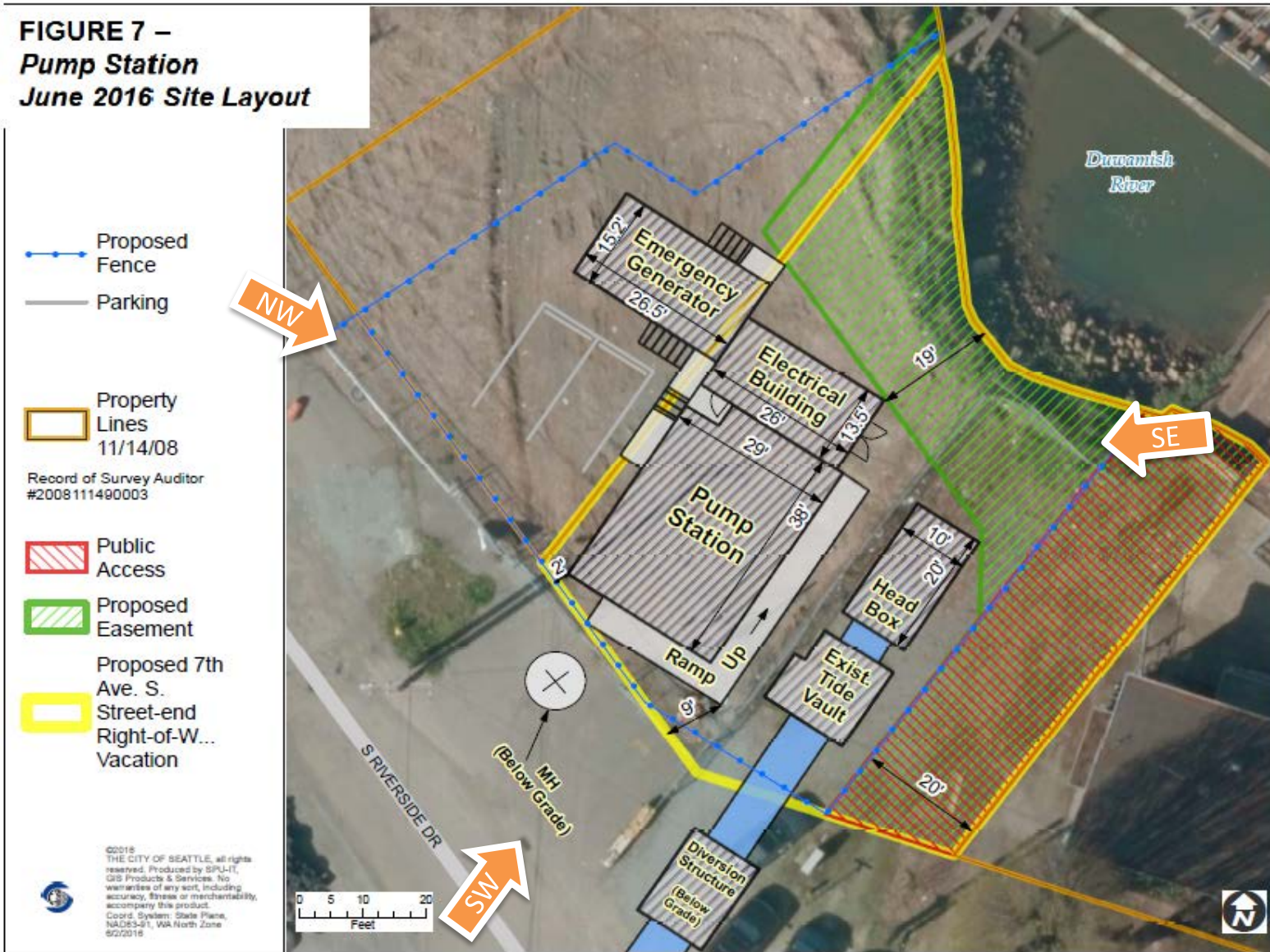
South Park Companion Project Investments

PROJECT	DEPT.	BUDGET	COMPLETION DATE
Flood Control Pump Station – required for companion projects to reduce flooding and improve water quality	SPU	\$19M	2019
Drainage Conveyance Improvements	SPU	\$10M	2020+
Street Improvements	SDOT	\$10M	2020+
Stormwater Quality Facility	SPU	\$27M	2023



Flood Control Pump Station

**FIGURE 7 –
Pump Station
June 2016 Site Layout**



Flood Control Pump Station



Flood Control Pump Station



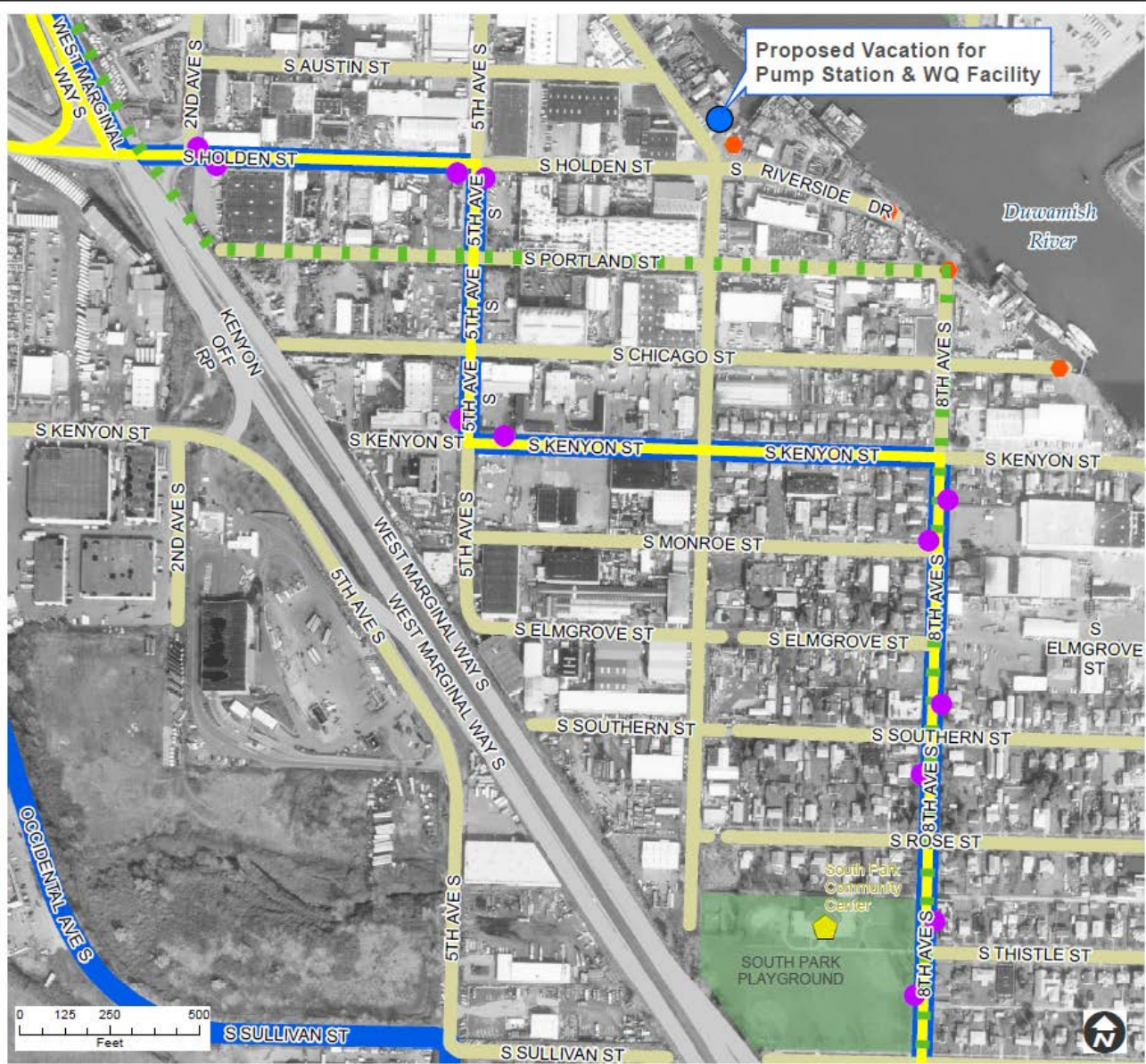
Public Trust Functions: Vehicle, Bike & Ped Circulation

Figure 5a
 Transportation
 Near Pump
 Station
 to be Vacated

- Sidewalk to be placed along pump station street frontage
- Proposed vacation is a street end

- Bus Stop
- Bike Route
- Street Ends
- Bus Routes
- Local Street
- State Highway
- Arterial Streets

©2016 THE CITY OF SEATTLE, all rights reserved. Produced by SPU-IT, CIO Products & Services. No warranties of any sort, including accuracy, fitness or merchantability, accompany this product. Coord. System: State Plane, NAD83-51, WA North Zone 9/27/2016



Public Trust Functions: Access

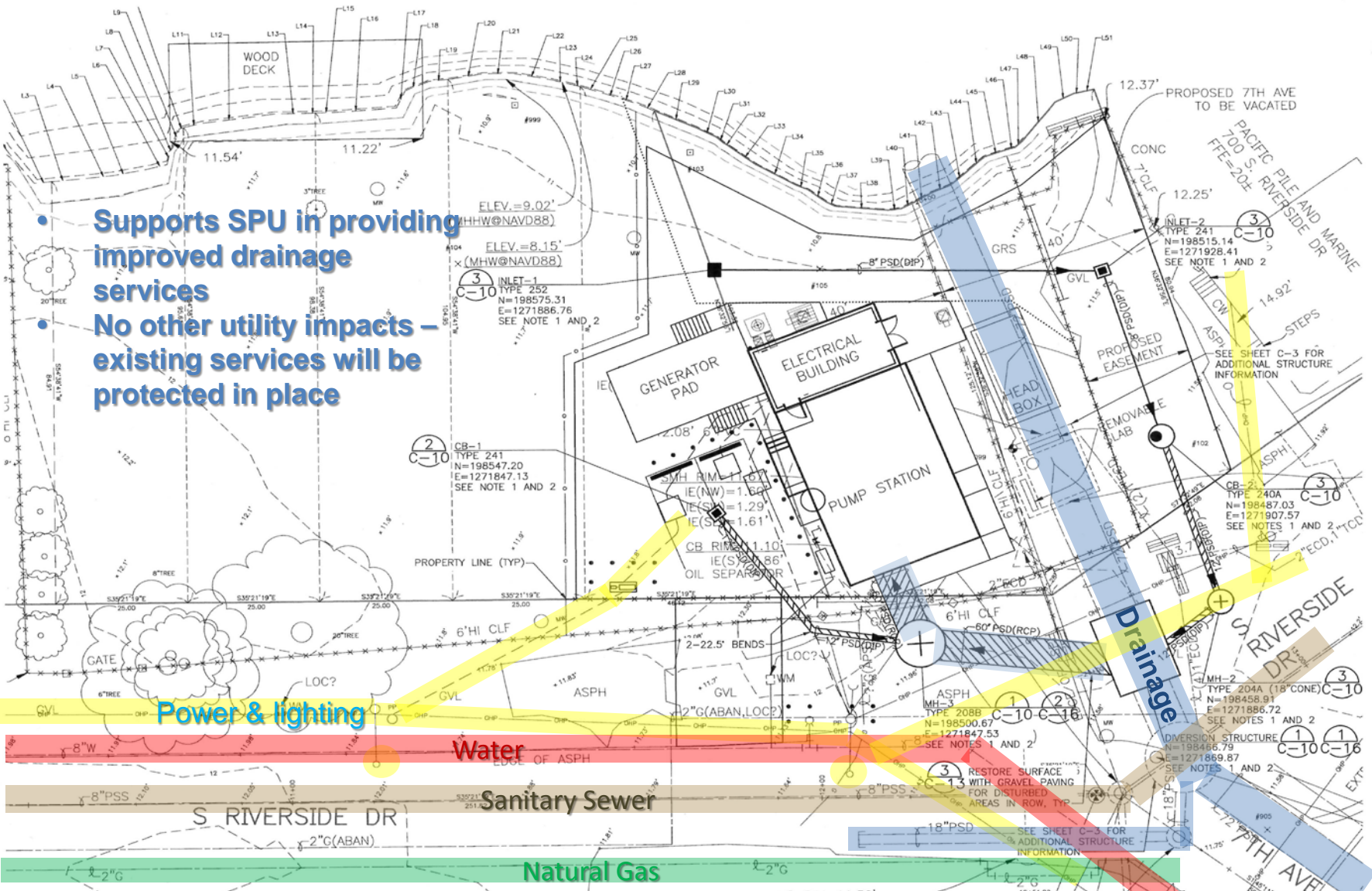


Public Access

Private Access to parcels

- Limited public access to shore preserved at 7th Ave S
- Access to all parcels is preserved per agreement with co-petitioner Harald Hurlen
- No interruption in the street grid

Public Trust Function: Utilities



- Supports SPU in providing improved drainage services
- No other utility impacts – existing services will be protected in place

Power & lighting

Water

Sanitary Sewer

Natural Gas

Drainage

Public Trust Function: Light and Air

Light

- Top of electrical building 20' above grade; generator and head box, 12'
- Minimal shading on adjacent properties and waterway

Air

- Some air quality impacts during construction and in future when standby generator occasionally operates during power failure
- Not anticipated to significantly affect air circulation or wind patterns

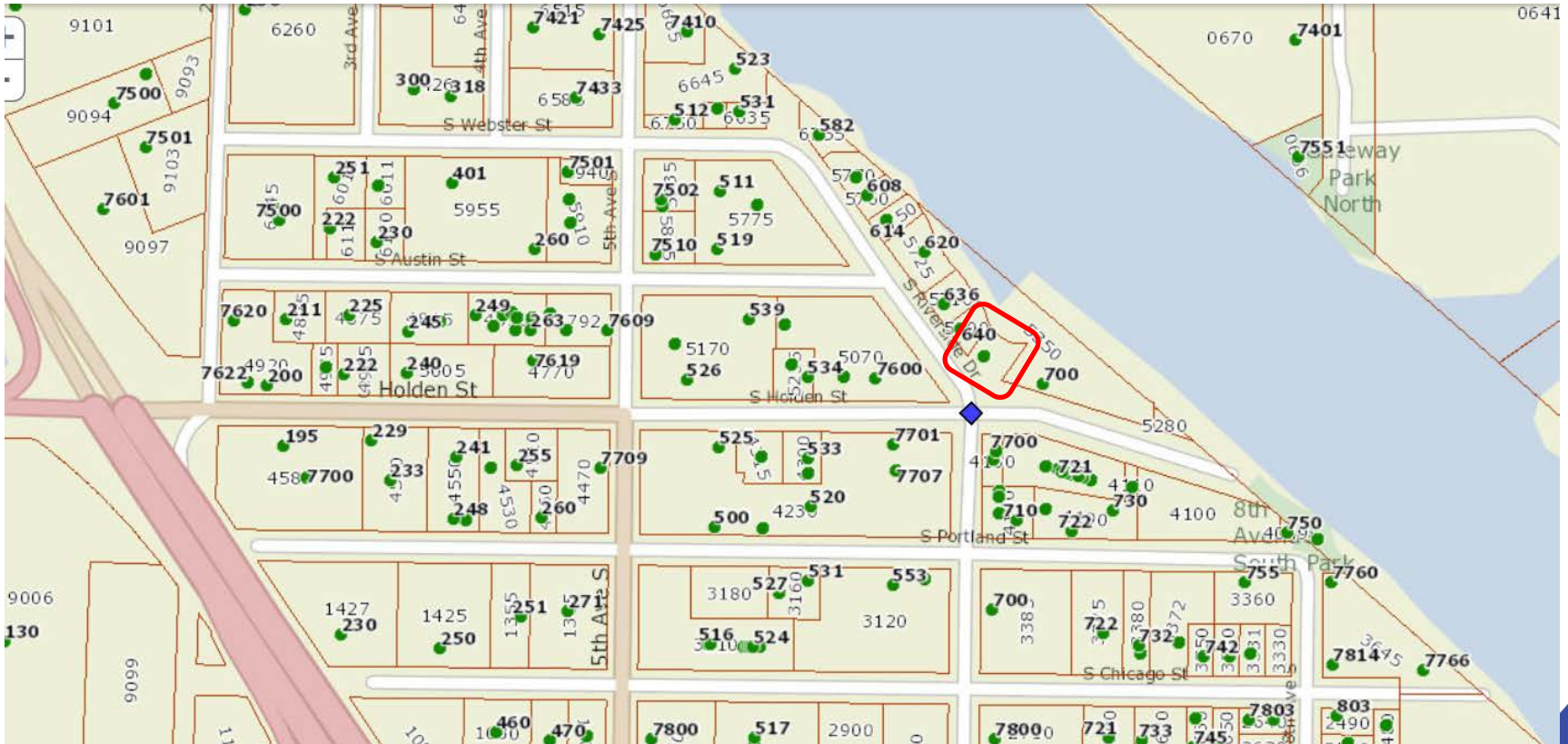
SUN STUDY
DECEMBER 21
SIMULATION

Public Trust Functions: Open Space and Views

- 20' wide, 1600 SF corridor for public access
- Maintain view of aquatic lands owned by Hurlen and Port



Public Trust Functions: Uniformity of Lots in Vicinity

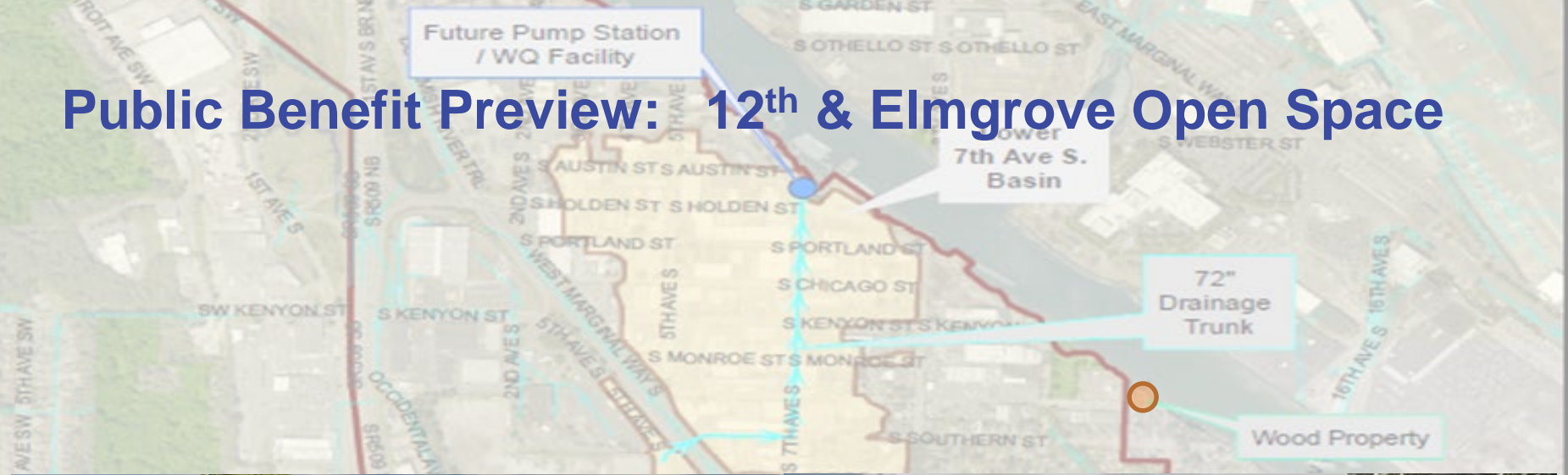


No impact on the mix of lot sizes in the area

Public Trust Function: Consistency with Industrial Zoning



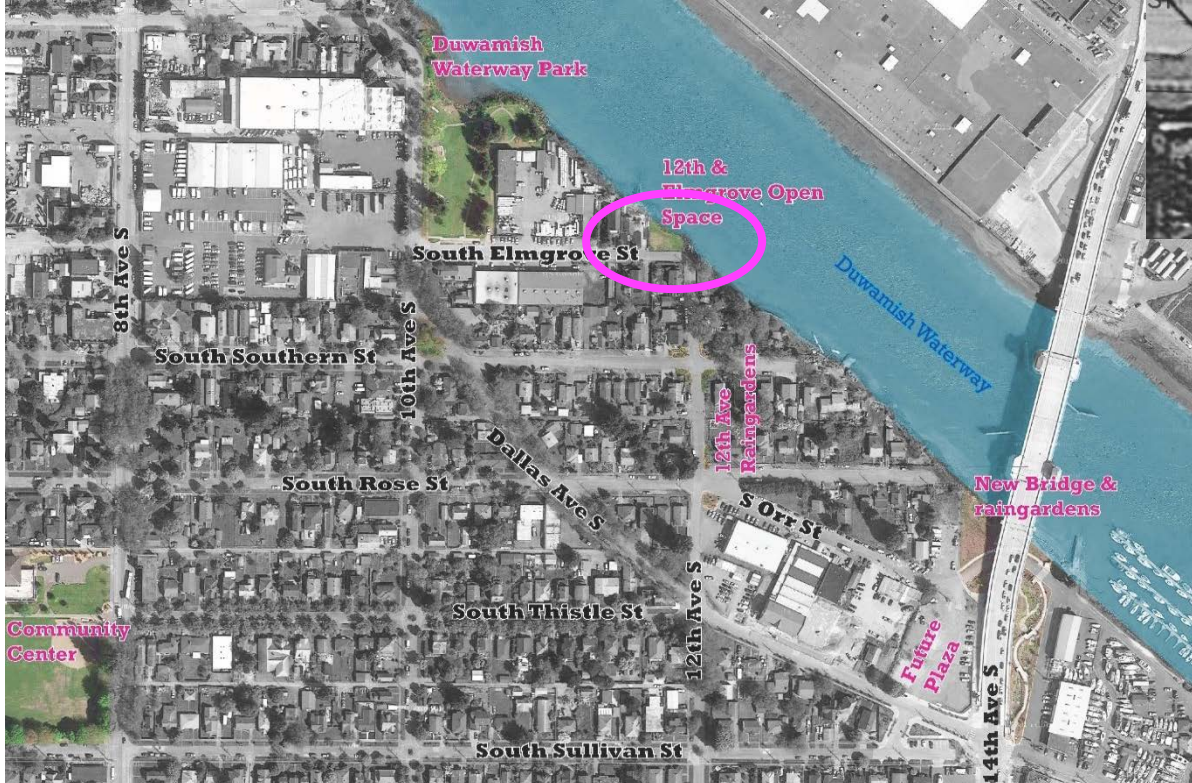
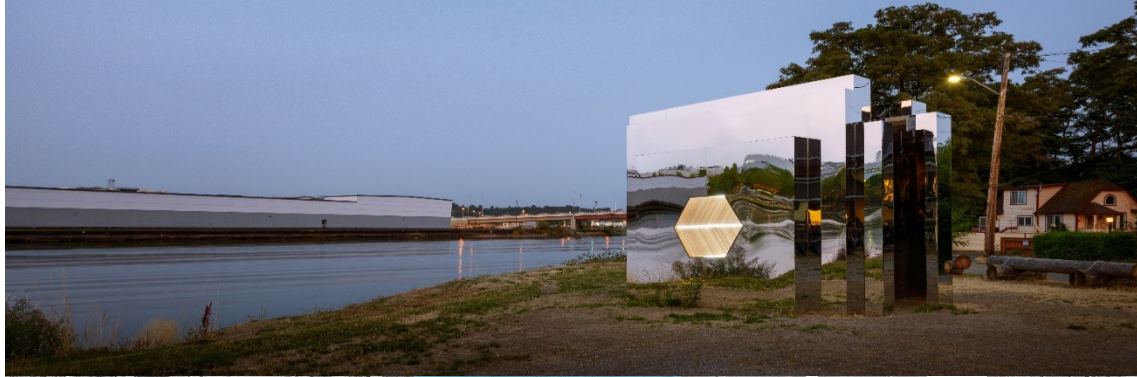
Public Benefit Preview: 12th & Elmgrove Open Space



- Compensate for reduced public access at 7th Avenue S street-end
- Purchase of 1972 SF lot approved by Council on 7/8/13
- Negotiating with Port to enhance ~2200 SF of shoreline



Public Benefit Preview: 12th & Elmgrove Open Space



In 2013, the community identified creating an open space at 12th & Elmgrove as a priority in the South Park Green Spaces Vision, led by the Seattle Parks Foundation.

Public Benefit Preview: 12th & Elmgrove Open Space

Solstice Picnic Outreach: June 21, 2016



- South Park resident Meredith Hall, a landscape architect at Karen Kiest Landscape Architects, is designing the upland property with funding by Seattle Parks Foundation donors & direction from the South Park Neighborhood Association & SPU
- Outreach events held on June 21, August 4, & August 17 gathered input from the community to inform the design.

Public Benefit Preview

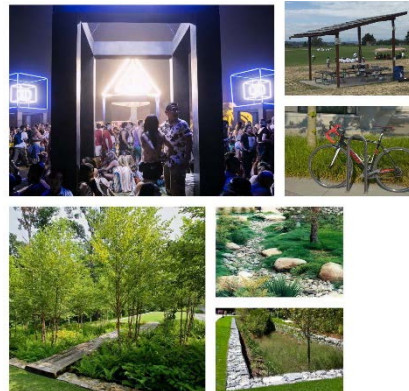
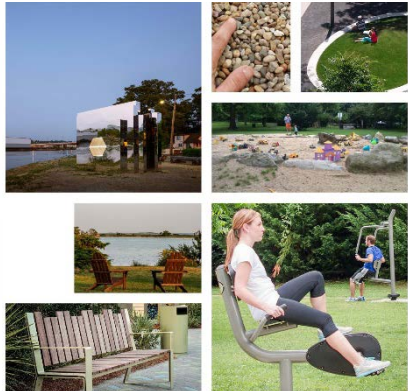
OPTION A: Lawn with a view



OPTION B: Through a raingarde



OPTION C: Raised gabion overl



Questions and Comments

