



## *Fremont Siphon Replacement Project*

### **Community Design Workshop Summary**

January 12, 2013 10:00 a.m. to 2:00 p.m.

B.F. Day Elementary, 3921 Linden Avenue North, Seattle, WA 98103

#### **Overview**

King County's Fremont Siphon Replacement Project team hosted a community design workshop on January 12, 2013. The workshop provided an opportunity for participants to work with the project team and neighbors to develop a landscape and architecture vision for the new proposed facility site in Fremont. Twenty-two (22) members of the public attended the meeting.

This report provide a brief summary of input, comments and questions received by participants at the workshop.

#### **Workshop Purpose**

The purpose of the design workshop was to:

- Understand community characteristics
- Develop community design principles
- Explain site constraints
- Receive input on flexible design elements
- Inform final site design
- Explain the public art process

#### **Agenda**

- Project overview and background
- Group discussion and activity
  - Community values and design principles
- Presentation
  - Explain site constraints
  - Introduce flexible elements
- Visit flexible design elements stations and provide input:
  - Views and vegetation
  - Building and odor control stack
  - Lighting
  - Fencing and northwest corner of property
- Group discussion
  - Summarize input on flexible elements
  - Identify common themes and discuss differences
  - Develop general statements to provide to design team
- Presentation
  - Review 4Culture's public art process
- Wrap up
  - Using community input
  - Next steps
  - Additional questions

## **Project overview and background**

Will Sroufe, project manager, provided a brief overview and history of the project and introduced a proposed site plan for the Fremont facility site.

The presentation, as well as displays, handouts, comment forms and other relevant materials can be found at: <http://www.kingcounty.gov/environment/wtd/Construction/Seattle/FremontSiphon/MeetingCalendar>

## **Group discussion: Community values**

Penny Mabie, facilitator, led attendees through a facilitated group discussion focused on community values and design principles. The group answered several questions during this discussion to understand the community's values about the neighborhood and specific project area. The following summarizes the group's answers to these questions.

*How do you interact with the neighborhood?*

Some participants noted that they live and/or work in the neighborhood. Others travel through the area by walking, biking and jogging. Some noted they picnic, recreate and drink coffee in the area.

*Give one or two words that describe the neighborhood. Help us imagine the character of this neighborhood through your eyes.*

Participants provided numerous phrases including:

- Recreation and leisure
- Quiet and peaceful
- Natural and green
- Range of activities
- Mixed use – combination of industrial, commercial, and residential
- Alternative, artistic, interesting

*What does this tell you about the area? What is it that strikes you about these descriptions?*

Participants said this is a very important area that has unique characteristics. They noted that everything said about the area was positive.

*What is it that you see around the neighborhood that makes you come up with these descriptors?*

Participants answered what they see around the neighborhood is a recreational area, trees, open space, water and birds. In addition, there is bike, foot and boat traffic and a lack of cars. They also noted the area is dark at night, but safe.

*What's most important to you about this new facility and how it fits into the neighborhood?*

Participants noted that it is important that the facility is screened, that landscaping incorporates native trees and vegetation and the green spaces are maintained. They also asked that the facility be kept simple, incorporate sustainability, and maintain the quietness of the area.

*Think about the new facility. What concerns do you have about the finished facility (not construction concerns)?*

Participants said they would like the amount of pavement and lighting on the site be kept to a minimum. Participants encouraged King County to establish safe driveway access to avoid safety conflicts with dogs, children and bike traffic.

## **Presentation: Site constraints and flexible elements**

Will Sroufe provided an overview of site constraints. He explained that when King County builds new wastewater facilities we need to ensure that the facility is functional and that we are able to maintain the facility. In order to ensure both of these things happen, there are some site constraints, including the

configuration of driveways, providing safe 24/7 operations and maintenance staff access, and the location of the odor control building and lift slabs to access the siphon facilities. King County's wastewater facilities are designed with consideration of both the community and our responsibility to be good stewards of regional ratepayers who support capital projects.

Adair Muth, community relations, identified the flexible design elements where the community's input can help shape design of the Fremont site. These include views and vegetation, the building and odor control stacks, lighting, fencing and the northwest corner of the property. The northwest corner may be used for green stormwater infrastructure, such as rain gardens or bioswales and could be fenced with decorative fencing, rather than security fencing, which is necessary around the "core" or paved area of the site.

More information about site constraints and flexible elements can be found in the presentation posted on the website:

<http://www.kingcounty.gov/environment/wtd/Construction/Seattle/FremontSiphon/MeetingCalendar>

### **Flexible design elements stations and group discussion**

Participants gathered into small groups to visit stations for each of the flexible design elements. Groups spoke with members of the project team at each station and provided comments and suggestions on the flexible design elements. Penny Mabie then led a facilitated discussion for the entire group to identify common themes and differences.

Below is a summary of participant input on flexible design elements from both small group stations and the full group discussion. Participants were asked several questions at each station to help frame input on flexible design elements. Displays from each station can be viewed on the project website under "Meeting Calendar."

### **Views and vegetation**

Participants generally agreed that formal, residential, manicured look for landscaping would not fit in the Fremont neighborhood, and they would prefer more natural, green and native landscaping. Landscaping should be used so the "park feeling" is extended to the site.

There was a lot of discussion among participants about views and screening of the facility. Some thought that it was important to screen the view of the new facility from the park (looking at the site north from Burke-Gilman Trail) while the view of the facility from Leary Way Northwest was less of a priority to be screened, since the area already has a more industrial feel. Others in the group liked the idea of opening up the view from Leary Way Northwest so the Ship Canal could be seen from the street. Overall the group thought it would be important to balance opening view with screening the facility to keep a "park feel."

Other comments included:

- Vegetation should be interesting year round, such as winter flowering plants
- Consider using vegetation that would attract birds and wildlife
- Include vegetation both inside and outside the fence

### **Building and odor control stacks**

Participants in general felt the building and odor control stacks should fit with the historic nature of buildings in the Fremont and nearby neighborhoods, or should keep a simple, modern feel. Most participants felt strongly that the building and odor control stacks should not look "residential." Participants noted the building does not have to be complex to have personality. Most participants

thought the odor control stacks should not draw attention to themselves, but be integrated with the building's look and feel.

Some participants suggested using the building wall as part of the fence and to incorporate educational elements, such as a window or "peep hole" looking into the facility, to inform those walking by about the facility's purpose and King County's wastewater system.

Other comments included:

- The building could be iconic
- Use sustainable wood and concrete for the building materials
- Do not use wood for building material
- Consider making the odor control stacks as tall as possible and artful

Participants also recommended numerous examples of local buildings for the design team to look at for examples of what they would like to see on the site.

### **Lighting**

Participants generally agreed that any new lighting on the site should be minimal, low and soft. Lighting should not be constant and only used on the facility when needed. The lighting style should fit with the building architecture.

Other comments included:

- Lighting could be used to illuminate the odor control stacks
- Motion sensors could be used to provide intermittent light for site safety while avoiding constant light
- Lighting should be at the pedestrian level or reflected off the building and not overhead on poles
- Lighting could be added on the Leary Way side of the site for safety of pedestrians/dog walkers who use the area and wouldn't be visible on the Burke-Gilman Trail
- Ensure that lighting does not interfere with marine traffic and does not create pinpoint glare or light pollution
- Artful lighting could be used to add interest to the site

### **Fencing and northwest corner**

Participants discussed the need for fencing and how much of the site needed to be fenced, as well as fence types. Many participants did not like chain link or mesh fences, and some liked the vertical rod fencing. Most participants were open to the use of "soft" or decorative fencing around the northwest corner of the property, and suggested even using landscaping or boulders for protective soft fencing. Several suggested making the fence line curved to create an organic, natural feel. Participants supported using permeable pavement and grass-crete instead of asphalt where possible, and encouraged reducing paved areas as much as possible.

Other comments about fencing included:

- Fencing should allow views from Leary Way through to the Ship Canal
- The fencing footprint should be minimized; consider using landscaping or rockery instead of fencing
- Consider moving the four parking spaces to the northwest corner of the property and using the current parking area for the "green" area
- Do not move the parking spaces to the northwest corner of the property and keep the site layout as shown

- Concern that trash may accumulate inside the fencing
- Concern that a solid wall used as fencing could become a magnet for graffiti

Most participants liked the idea of incorporating a rain garden or bioswale into the northwest corner of the property, and suggested incorporating interpretive signage to explain the stormwater elements and the facility's purpose. Many also liked the idea of a pathway through the northwest corner to connect 36th Street Northwest with the Burke-Gilman Trail and Fremont Canal Park.

Other comments about the northwest corner included:

- Consider using landscaping to define the area instead of fencing
- Use native plantings and landscape features

### **Presentation: 4Culture's public art process**

Cath Brunner presented on 4Culture's public art process in the context of the Fremont Siphon Replacement Project and provided numerous examples of public art incorporated into other King County wastewater facilities. 4Culture is a Public Development Authority chartered as King County's cultural services provider. The project will be receiving funding for public art, but the budget has not yet been determined. 4Culture will establish an artist selection committee in the next few months, who will select an artist to create public art to be incorporated into the site design.

The presentation on 4Culture's public art process can be found at:

<http://www.kingcounty.gov/environment/wtd/Construction/Seattle/FremontSiphon/MeetingCalendar>

### **Wrap up**

Adair Muth explained that the community's input from the workshop will be used by the project team to develop detailed designs of the flexible elements. Since the workshop generated such creative input, King County will present more refined design concepts to the community before deciding on a final design.

Comments and additional input on the flexible design elements can be submitted until January 31, 2013:

- Web: <http://www.kingcounty.gov/environment/wtd/Construction/Seattle/FremontSiphon>
- Email: [Adair.Muth@kingcounty.gov](mailto:Adair.Muth@kingcounty.gov)
- Phone: Adair Muth 206-263-7319
- Comment forms (available at the public meeting and on project website)

### ***Additional Questions***

Participants asked many questions throughout the workshop, which are listed with the project team's answers.

*King County presented at the June Fremont Neighborhood Council meeting. Have there been major changes since that meeting?*

The only major change since the June Fremont Neighborhood Council meeting is the construction area for the new connection to the existing sewer in Queen Anne, which has been shifted slightly to the west.

*Does the existing siphon have odor control?*

No, the existing siphon does not have odor control. In response to community concerns and field investigations to evaluate odor from King County's existing sewer system, the project team is including odor control as part of the project. During the planning phase, Fremont neighbors expressed concerns about odor from manholes associated with the North Interceptor. King County staff conducted odor monitoring and analysis of the existing system while the design team modeled air flow in the new siphon.

*What's the scale of the odor control building?*

The odor control building will be approximately 15 feet tall and approximately 30 feet by 40 feet wide. The electrical room will have a roof, but the majority of the building will essentially be a screening wall around the odor control equipment, with no roof.

*Will there be any noisy machinery in the new building?*

No, sounds from the new facility will be minimal. A fan will be located inside the building but will be surrounded by sound-proof housing.

*Did King County consider putting the fan below ground to reduce noise?*

King County determined that the noise would be minimal and not necessary to place underground. Below ground elements can add significant construction costs. In addition, placing the fan underground would create a "confined space" which increases operations and maintenance costs and staffing needs.

*Are there restrictions on making the odor control stacks taller?*

The planned height of the odor control stacks, which is 20 feet, is based on modeling using an EPA-approved model for the height of existing buildings, as well as the allowed height of potential future buildings and for park/sidewalk users. The odor control system is designed with more than sufficient capacity to treat the air volumes and odor compounds in the conveyance system. No odor should be detected at surrounding properties. The City of Seattle does have building height limitations.

*Why does the core area of the site need to be fenced?*

We need to fence the core area of the site to provide site security. King County's wastewater facilities are designed with consideration of both the community and our responsibility to be good stewards of regional ratepayers who support capital projects. We work to design cost-effective, sustainable, low maintenance architecture and landscaping that respond to community values and vision. Site security is an important component of financial stewardship, protecting operating wastewater facilities from wear and tear, as well as vandalism, trespassing, illegal parking, accidents, and other activities that result in increased operating costs.

*Can you explain the difference between security fencing and soft fencing?*

Security fencing is needed at a minimum around the core area of the site to provide both public and operations and maintenance safety. Security fencing will be 8 feet tall and discourage climbing. Types of security fencing that could be used include vertical rod, mesh or chain link. "Soft" or decorative fencing could be used around the northwest corner of the property and would not provide a security function, but would function as a barrier to discourage bikes and pedestrians from walking on plantings. Decorative fencing options could include a low picket fence or split rail.

*How was core area determined? Is there any flexibility on the size and shape of this area?*

The core area, which is essentially the paved area of the site, was determined as the area necessary to maintain operations and maintenance of the facility. This area includes those things identified in the presentation as specific site constraints, including: the odor control building, two odor control stacks, two driveways, four parking spaces, three to four manholes, and four lift slabs. Based on the input from the community, the project team will reevaluate if the size or shape of the area can be modified while still including these constraints.

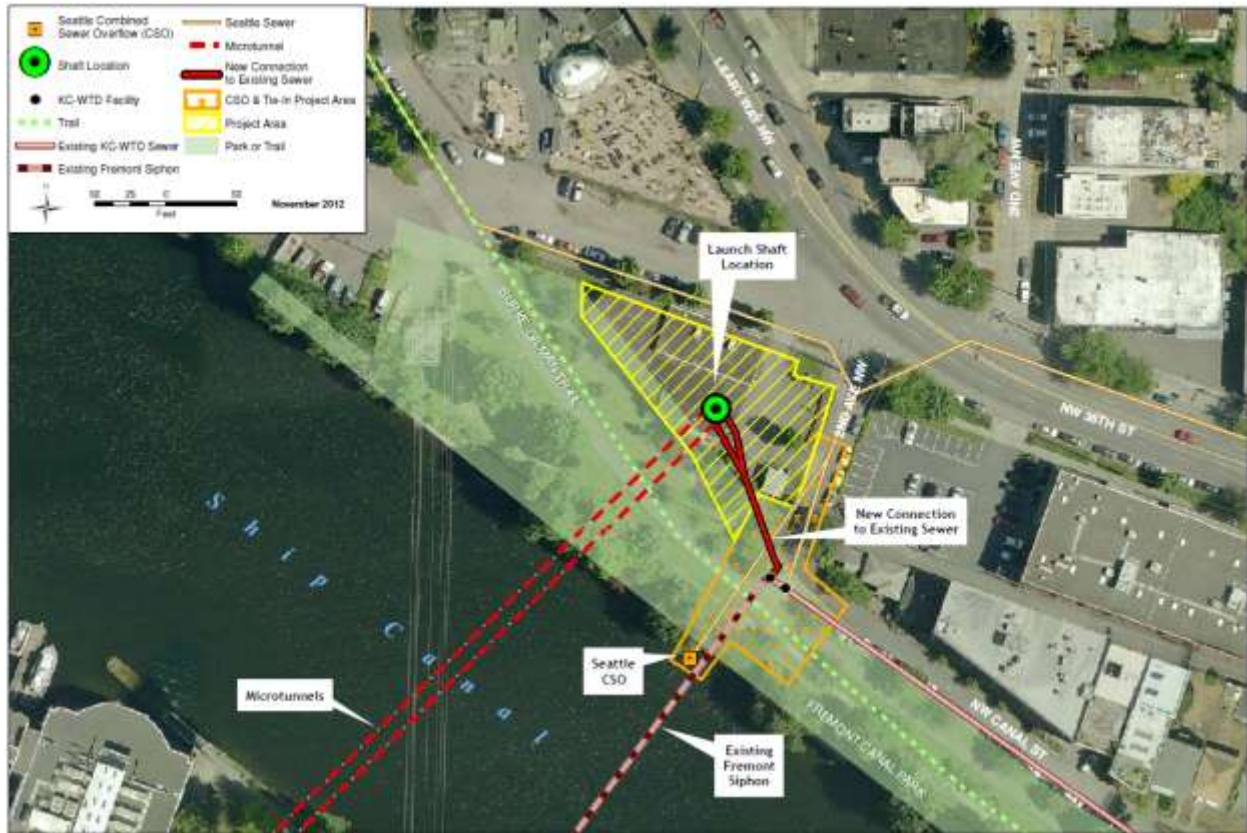
*Will maintenance trucks be parked on site all of the time?*

No. Trucks will be on site only when maintenance activities are taking place.

*Will construction activity occur on a larger area than the site shown?*

Yes. Additional space will be used for construction and construction staging than shown on the site plan.

The construction area is shown on the map below in yellow and orange. The area in orange is needed for only approximately three months to relocate the City of Seattle's combined sewer overflow (CSO) outfall.



*Will the Burke-Gilman Trail be closed during construction?*

No, the Burke-Gilman Trail will remain open during construction. During the relocation of the City's combined sewer overflow outfall (orange area in above map), King County plans to create temporary paved paths near the existing trail and not route the detours onto busy streets.

*Is it possible to move the second driveway on 2nd Avenue Northwest to Northwest 36th Street?*

King County operations and maintenance staff require a certain amount of space for the large trucks needed for the odor control unit maintenance. The team will review this suggestion to determine whether truck access would be impacted.

*Will there be gates across the proposed new drive way entrances?*

Yes.

*Does King County know what the public art budget will be for this project?*

There will be a public art component as part of this project but the budget is not currently established.

*Will there be another meeting to discuss the Queen Anne project site?*

There will be future public meetings to discuss both the Fremont and the Queen Anne project locations. However, there will not be a similar design workshop for the Queen Anne site because there are no new facilities that have flexible design elements on the Queen Anne site. It will be restored back to as-is or as determined by permitting standards with only the additional of several new lift slabs to access the siphon facilities.

*Is there any flexibility on the January 25 comment deadline?*

Yes, in order to ensure that the community has time to provide input, King County extended the comment period to January 31, 2013.

### **Closing**

The project team thanked the participants for their creative, valuable input and continued active involvement in the project. Community input is very important to informing the design process so the design will meet the needs of the community and fit within the neighborhood. Staff encouraged the participants to remain involved and continue to provide input.

### **Fremont Siphon Replacement Project Team Attendance**

*King County Wastewater Treatment Division*

Will Sroufe, Adair Muth, Monica Van der Vieren, Michael Popiwny

*4Culture*

Cath Brunner

*MWH Americas, Inc.*

Joe Clare, Scott Radford, Chuck Young

*EnviroIssues*

Penny Mabie, Hannah Litzenberger