

Ballard Pump Station

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Ben de Rubertis, Chair

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Commissioners Present

Brianna Holan, Vice Chair
Justin Clark
Laura Haddad
Mark Johnson
Rick Krochalis
Amalia Leighton
Vinita Sidhu
Lucas Whitesell

Commissioners Excused

Ben de Rubertis, Chair
Elaine Wine

Project Description

The Ballard Pump Station is a part of the Ship Canal Water Quality Project (SCWQP). The Pump Station will be located at the northwestern terminus of the storage tunnel, between 24th Ave NW, Shilshole Ave NW, Ballard Terminal Railroad, and two existing parking lots. The pump station will include an above ground structure that is approximately 65 feet in height as well as an underground structure that has an approximate depth of 100 feet. The pump station structure connects to the SCWQP tunnel and houses the pump station equipment. The station will pump stored combined sewage overflow from the tunnel to the West Point Treatment Plant. The project will also include accessible open space, pedestrian improvements, and improvements to the 24th Ave NW street-end.

Meeting Summary

This was the Seattle Design Commission's (SDC) first review of the Ballard Pump Station Project. Although the SDC reviewed the project in January 2017, it is being considered as a new project due to the extensive redesign. The purpose of this meeting was to review the design concept proposal for the project. At this meeting, the SDC voted, 3-5, not to approve the concept design for the Ballard Pump Station project.

Recusals and Disclosures

Amalia Leighton disclosed that her employer, Tool Design Group, is working on the Burke Gilman Trail Missing Link project, which is adjacent to the project site.

October 17, 2019

1:00 - 3:00 pm

Type

CIP

Phase

Concept Design

Previous Reviews

1/19/17

PresentersKelsey Hinsperger
SPUAaron Luoma
HBB Landscape ArchitectureMona Zellers
Johnston Architects**Attendees**

Omar Akkari, SDOT

Vaughn Bell, Artist

Dale Clark

Hensel Phelps

Jack Chaffin

Johnston Architects

Calandra Childers, OAC

David Folweiler

Ballard Resident

David Goldberg, OPCD

Jason Huff, OAC

Ray Johnston

Johnston Architects

Shane Leaman

Johnston Architects

Alan Lord, SPU

Alexander Mockos, SPU

Chip Nevins, SPR

Collen Petilla

HDR Inc.

Amanda Reed

Johnston Architects

Vicki Scuri

VS Siteworks

Joelle Torre, SPU

Keith Ward, SPU

Artemis Zafari, SPU

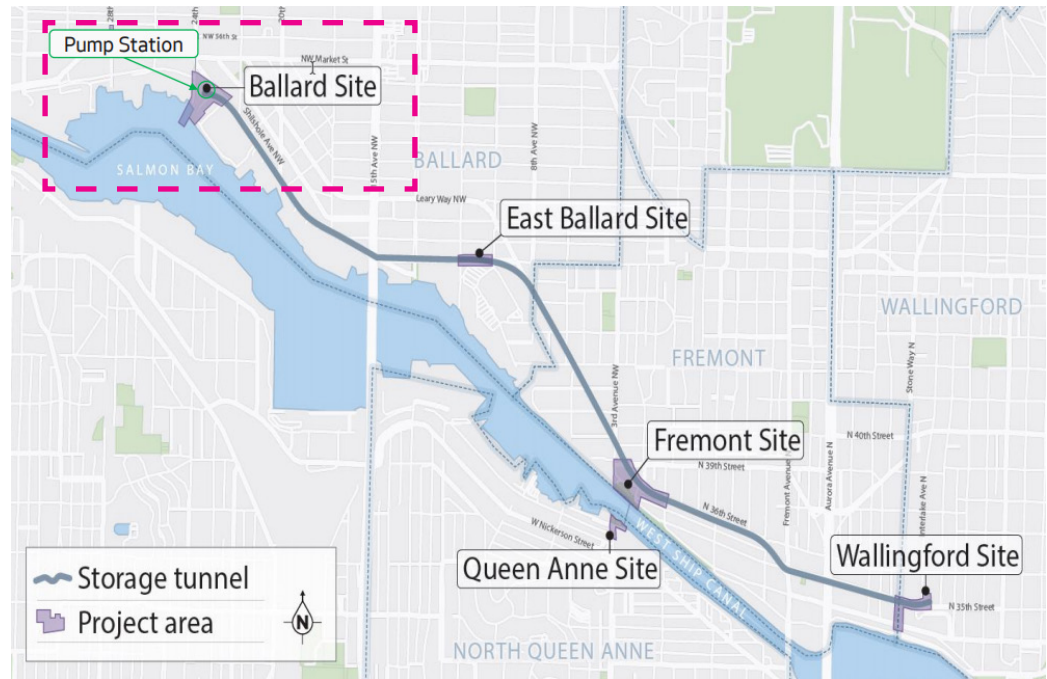


Figure 1: Project location (highlighted in pink)

Summary of Presentation

Kelsey Hinsperger, of SPU, Mona Zellers, of Johnston Architects, and Aaron Luoma, of HBB Landscape Architecture presented the concept design for the Ballard Pump Station. The presentation began with an overview of the SCWQP, which spans from Wallingford to Ballard along the ship canal. The pump station for the SCWQP will be located in Ballard between 24th Ave NW, NW 54th St, Shilshole Ave and the waterfront. The design goals of the project include minimize the footprint of the proposed pump station while reconnecting the neighborhood with the waterfront.

The project team then briefly explained previous design concepts as well as master planning efforts from which the current design proposal is inspired by. The current project proposal was designed to express the function of SPU's infrastructure and provide a benefit to the community while reconnecting the neighborhood to the waterfront. The current design proposal includes an interim phase as well as a potential future phase. The first phase includes the pump station facility, fenced vegetated areas, and improvements along the 24th Ave NW street end. The pump station will be constructed out of concrete and will include a stainless steel frame with integrated LED lighting. The site will be secured through a combination of security and decorative fencing.

The proposed landscape design was inspired by historical and current context and will include elements such as an urban tree farm, edible plantings, and area for phytoremediation to assist in remediation of the surrounding soil. Both the urban tree farm and phytoremediation areas are reserved for potential future development. The area along 24th Ave NW will include publicly accessible green space with linear green stormwater infrastructure (GSI) and human scaled design elements. The potential future phase includes developing the urban tree farm phytoremediation areas into a facility to serve both SPU and the neighborhood.

The project team also highlighted two areas on site for the potential location of public art.



Figure 2: Proposed design concept diagram (left) and concept design (right)

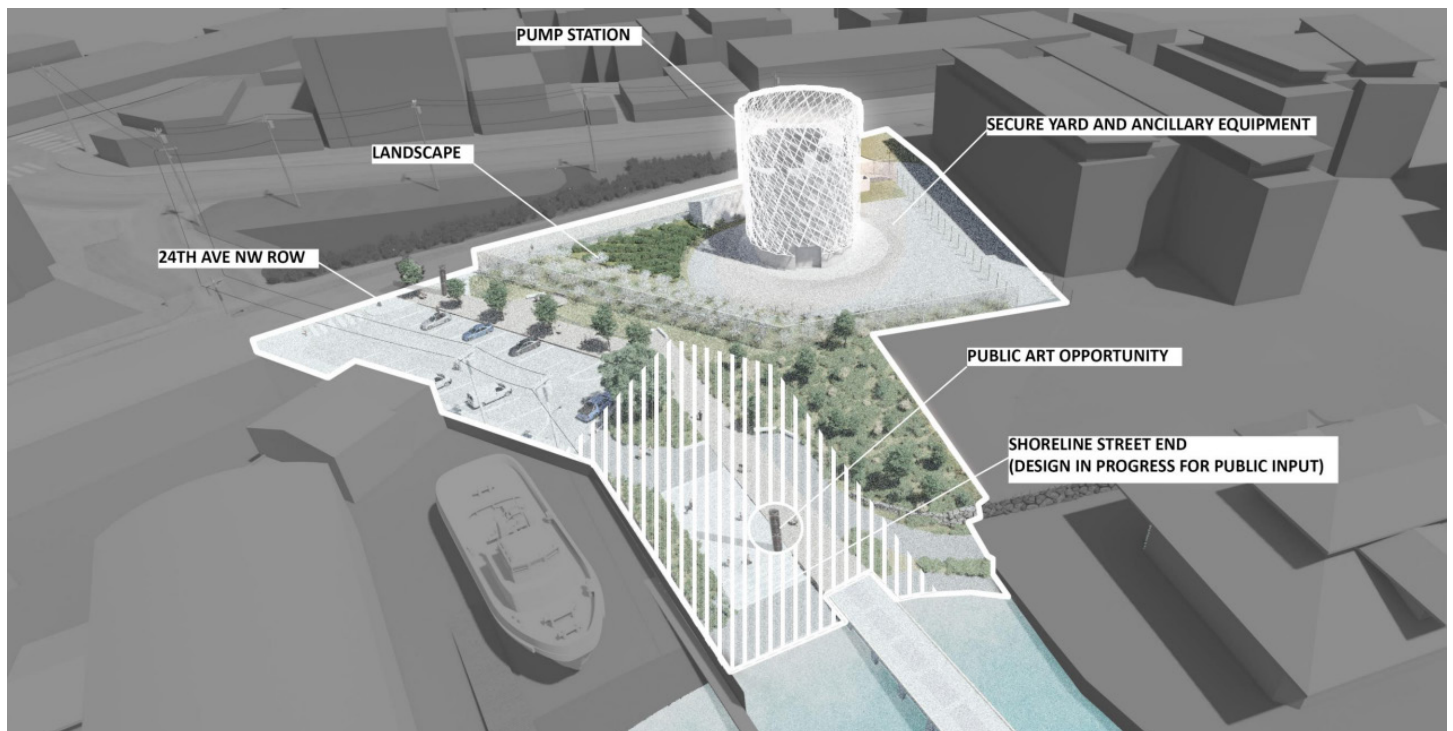


Figure 3: Rendering of proposed concept plan

Agency Comments

Jason Huff, OAC, stated that they take issue with some of the comments made by the project team regarding public art. Jason said that the location of the art had not been determined with the artist or with the Office of Arts and Culture outside of the initial master planning. Jason then stated that this project was identified as a site to work with an indigenous artist and that a panel chose the artist because they had a new vision for native people. Jason continued by saying OAC had hoped the artist would have been able to work in a more prominent location given the project team’s desire to highlight the history of the site.

Vaughn Bell, SPU artist, agreed with the comments made by Jason Huff. Vaughn stated that this project is an opportunity to highlight the artist’s work.

Omar Akkari, SDOT, stated that in the secondary sidewalk on the west side of 24th Avenue there are several hydrants/power poles that are in the way.

David Goldberg, OPCD, thanked SPU for their collaboration with other city agencies to knit together the needs of the community. David mentioned that SPU worked with SDOT on the Burke-Gilman Trail extension and responded to the community's desire to have open space. David then stated that this project has a once-in-a-lifetime opportunity to provide a much desired waterfront connection.

Public Comments

David Folweiler, Ballard resident, suggested that the access for HVAC could be via an easement from the Stimson property. He also commented that the fence on the west side of the site seems to be a bit far out. He applauded the connection to the waterfront. He suggested maybe there could be a public plaza integrated near/adjacent to the waterfront.

Summary of Discussion

The Commission organized its discussion around the following issues:

- Artist and community engagement
- Design expression
- Fence location, proposed materials, and site circulation
- Street and park development
- Future development opportunities
- Sustainability and resilience

Artist and community engagement

The SDC is concerned with the differing messages about ongoing engagement with the artist. While the Commission commended the Office of Art and Culture and SPU art master planning team for identifying this project to incorporate indigenous artwork, commissioners are extremely disappointed that the project team has not actively engaged with the artist to effectively integrate artwork within the project design, given that the artist was selected very early on in the planning and design process. The SDC then strongly recommended the project team engage with the artist as soon as possible to catch up on project development and to better integrate their expertise into the project design. Commissioners also took issue with the project team identifying public art locations away from the pump station location. The Commission recognized that the artist was selected to work on the pump station and that the proposed design should reflect that.

While the SDC appreciated the project team's community engagement effort, commissioners felt that the community's desire for the representation of history and culture were not being well integrated within the project. The Commission was concerned that the project team had yet to present a fully designed site plan to the community. Commissioners were also concerned that the community had not provided adequate feedback for the current design proposal. The Commission strongly recommended the project team show how the entire project will be designed, including the pump station and 24th Ave NW street-end. Commissioners then recommended the project team provide community engagement feedback that is specific to the current design proposal. The SDC then commented that they appreciated the project team's balancing the needs of the public and the surrounding industrial businesses when designing along 24th Ave NW.

The Commission encouraged the project team to provide more information on their implementation of the Race and Social Justice toolkit and how that has influenced the design.

Design expression

Although The SDC commended the project team for increasing the visibility of a large infrastructure project, commissioners are concerned with the current project proposal due to its lacking a cohesive site design. Commissioners strongly recommended the project team provide a design proposal that includes the pump station and 24th Ave NW street-end, as well as addressing the connection between the street-end and pier. The Commission then commended the project team for providing vegetation in an area that includes limited green space and encouraged the project team to provide more human scaled and interactive elements, specifically with the GSI facilities as well as in other locations across the project site. The SDC then strongly recommended the project team provide a cohesive strategy for the integration of storytelling and interpretive

elements across the entire project site.

The Commission then discussed the proposed architectural and planting materials. The SDC recommended the project team consider the long term maintenance when specifying materials for the pump station shroud design. Commissioners requested more information on proposed materials during the next review. The Commission agreed with the project team specifying several tree species and encouraged the team to continue to think through the urban tree farm concept and to consider providing a plan or partnership for maintenance. The SDC questioned the viability of the edible component of the landscape plan. Commissioners were concerned this component would not survive unless there was a plan or partnership in place for long term stewardship of the plants.

The SDC then encouraged the project team to integrate the ancillary facilities within the fence line to the extent possible.

Fence location, proposed materials, and site circulation

The SDC appreciated the project team specifying a different material for the decorative fence. Commissioners encouraged the project team to consider the cost of the decorative fencing material if it will be used during the interim design period only. The commission then commented that, if the proposed fence line represents the footprint of the future building, then the project team needs to think about the final development when designing the site so not to preclude desired opportunities. The SDC then cautioned the project team from overusing security fencing and encouraged the team to locate the security fence in areas that are absolutely necessary.

The SDC then recommended the project team provide diagrams to better explain circulation to and through the project site. Specifically, commissioners requested more information on circulation over the railroad crossing as well as connections with the adjacent properties.

Street end park development

The SDC strongly recommended that the street-end park development be integrated with the overall plan for the project site. Commissioners also stated that the project team needs to provide a better explanation of how the street-end terminus will be designed as well as how it will integrate with the pier.

Future development opportunities

The SDC was unclear about the future development opportunities and strongly encouraged the project team to provide several alternatives for the future development, including an alternative to show how the area will function and integrate with the surrounding site if a building is not constructed.

Sustainability and resilience

The SDC commended the project team for seeking envision platinum for the future facility. While the Commission recognized the project's focus on resiliency, they encouraged the team to show how that focus relates to the design proposal. Commissioners also encouraged the team to explain how they are incorporating other sustainability measures across the project site. The SDC then questioned the use of phytoremediation to help in cleaning soils during the interim design period and recommended the project team further research the science behind phytoremediation to better understand if it will work effectively. The Commission also recognized that the interim design elevated the idea of "urban nature" through the additional of vegetation throughout the project site and requested more information on how this idea will evolve during the final design phase when the future facility is constructed. The Commission recommended the project team balance urban nature efforts in the interim condition as well as the long term development of the site.

Action

The Commission thanked the project team for their presentation of the concept design for the Ballard Pump Station. Overall, the Commission appreciated the project team making a large infrastructure project visible as well as the potential educational opportunity for the surrounding community. Commissioners also saw a considerable improvement over the previous concept design proposal. Despite this, the SDC voted, 3-5, not to approve the concept design for the Ballard Pump Station Project. The Commission provided the following recommendations to be addressed prior to the next review.

1. Better integrate the three components of the project: the pump station, 24th Ave shoreline street end, and future development parcel. Provide clearer solutions for circulation to and through the site for the various phases of development. Address how circulation takes the BNSF railroad tracks into account. Provide a strategy for potential programming on the development parcel in the near and long term.
2. Engage with the artist as soon as possible to catch up on art integration and bring his expertise into the project design.
3. Report on community engagement feedback that is specific to the current design proposal
4. Provide a concept design for the 24th Ave NW shoreline street end that integrates with the pump station site and provides a public connection to the pier
5. Provide a cohesive strategy for the integration of storytelling and interpretive elements across the entire project site
6. Develop partnerships and a program for the long term management of the tree farm and edible areas
7. Provide proposed materials options and a long term maintenance plan for the pump station structure
8. Further research the science behind phytoremediation to better understand if it will work effectively during the interim period
9. Balance urban nature efforts in the interim condition as well as the long term development of the site.

The following are statements from commissioners who voted against the concept design for the Ballard Pump Station:

Justin Clark – I can get behind the building and landscape proposals. The biggest issue is that the artist stated that he has a new vision for indigenous people and it isn't reflected in the concept and until we see it I can't vote for it.

Rick Krochalis – My concern is that the 24th street end isn't integrated to the design and you need to have it vetted by the community. I can't vote for it until the design is integrated and reviewed by the community.

Brianna Holan - There isn't enough content to make a determination without seeing the art and street end pieces, which are integral to the overall design. I do complement the project team. They have worked very hard up to this point.

Mark Johnson - The cohesion could make this project really sing. There are some great parts, but there are elements that could change and alter the project due to maintenance and budget. You need to secure those elements early on.

Laura Haddad - Lack of art integration when the artist was the first on board, prior to the architect, and it is unbelievable the artist isn't represented here. This was one of the main projects identified in the SPU art master plan. The opportunity to showcase the art needs to happen.