

Public Neighborhood Meeting
Project Update of new Maintenance Facility at 15555 15th Ave NE
November 15, 2017
7:00 pm

Commissioner Ricker called the meeting to order at 7:15pm. Present at the meeting were Commissioner Ricker, Commissioner Haines, Commissioner Schoonmaker (via phone), District Manager Pottinger, Operations Manager Clouse, the project design team (Bob Wagner, Sam Scarmardo and Ryan Lambert) and approximately 12 neighborhood members.

Commissioner Ricker welcomed folks to the meeting and introduced the project team. This was the second public meeting the District was holding as part of the redevelopment of the site.

Bob Wagner, of Wagner Architects, recapped where the project was in April and where we were now in a PowerPoint presentation. He also referred to the large display boards present in the room. Because the site was an operational facility and the District also needed to respond in the event of an emergency, two ingress/egress driveways are necessary and they will remain in their current locations. The overall site design is approximately the same as it was in April, with the drainage of the hardscaped areas to drain to the middle of the site then towards the rain garden then into the City's storm water system. Storm water will be collected and pass through oil/water separators before the water goes into the garden, to reduce the potential for oil to enter the system. He identified the greenbelt areas around the property boundary and Ms. King's property. With regards to the overall budget and schedule, the permit application will include permits for full buildout. However, the project will be bid with a base bid with alternatives so that the District can best manage the project budget. There will first be a site development permit then a second contract to construct the buildings. Depending on financing, there may be a need for a third contract.

A question was asked with regards to what was the rainfall intensity used to design the rain garden. Bob responded that he would contact the design engineer and get back to the District. District Manager Diane Pottinger agreed to put the response onto the website. Another question was asked about the location and type of the fences on the property. Bob indicated that the final type of fencing had not been agreed to yet but it was likely there would be vertical metal fence along 15th Ave NE with a small mesh cyclone type fence around the rest of the secure areas. Along the south property a larger, black vinyl covered mesh will be installed which should blend with the landscaping. The large grassy area immediately west of the building would remain open to the public and will be grassed. The grassy area would slope up to the bottom of the buildings, from around 2 ft. at the north to around 8 ft. at the south end of the building.

The site will be paved with regular asphalt. Pervious paving will not be used because heavy equipment will tear it up, and the equipment will drip oils. The pavement will drain to the oil water separators.

The property slopes from the northeast corner to the southwest corner. The operational yard will be at about the same level as the existing church basement and yard parking, as much as 10 ft. below the adjacent sidewalk on 15th Ave NE. The April site plan showed a retaining wall along the east property

line to accommodate the change in grade. The current plan moves the edge of pavement west between 10 ft. and 20 ft. from the property line and accommodates the change in grade with a slope.

There would be parking for 7 vehicles outside the fence with some additional parking inside the security fence.

Bob discussed the trees that would be located on the site. Native plants will be proposed in the rain garden and along the frontage improvements. A resident asked about the trees onsite that would remain as part of this project which lead into the next discussion.

Bob asked the attendees to comment on the street frontage, sidewalks, and trees along 14th Ave NE and NE 158th Street. The design is at a point where decisions have to be made along these street frontages.

The City will require that the District pave 16 ft. from the center of the right of way to a new curb along both 14th Ave NE and NE 158th St. This will widen the pavement by about 5 ft. in each case. The question is then where to place the sidewalk.

Bob presented 3 alternate locations for the sidewalk along 14th Ave NE. Alternate 1 located the sidewalk per the City's design standards. There would be a 5 ft. amenity strip with new trees next to the curb and the sidewalk would be east of the amenity strip. This location would remove most of the existing mature trees which now screen the church property.

Alternate 2 located the sidewalk next to the curb. This avoids most of the existing trees and adds new trees to the east of the sidewalk. This leaves the largest green space. Passenger for cars parking parallel would be able to step out onto pavement rather than onto groundcover. Walkers who now walk in the middle of the street when it is dark would feel most comfortable with this location.

Alternate 3 located the sidewalk east of the existing trees. This location could be made into a meandering path because it has the entire green. But it would diminish the size of the green, and would be the least comfortable for walkers after dark.

The group was asked to vote by placing dots on the drawings next to the alternate they preferred.

Bob then presented the two options for the sidewalk along NE 158th Street. Both located the sidewalk per the City standards for most of the street, with a curb, amenity strip, and sidewalk south of the amenity strip. In the northeast corner of the site, this sidewalk location would go thru some Douglas firs on the site.

Option A shows the sidewalk removing these trees. The street is higher than the site at the northeast corner, so the site would have to be sloped down (south) from the sidewalk to compensate for the change in grade.

Option B would shift or relocate the sidewalk so that it is adjacent to the curb to save these trees. It would require building a retaining wall to support the sidewalk to avoid the need for a sloped fill.

The group was asked to vote by placing dots on the drawings next to the alternative and option they preferred. The entire group voted for Alternate 2, with one exception who voted for Alternate 1. The entire group voted for Option B, with the retaining wall, with one exception who voted for Option A.

A question was asked if there would be a loss of street parking. Bob confirmed that there should not be any loss of street parking.

A resident asked about the availability of parking at night at the site on a regular basis. Operations Manager Denny Clouse reported that the District would not tow vehicles at night if crews were not present. However, crews will need parking spaces so it is likely vehicles would be towed in the morning if there was not enough space for the crews to park their personal vehicles.

A question was asked about ADA ramps and Bob indicated they would be placed at the intersection and at each driveway on all 3 sides of the property.

Another question was asked regarding the downspouts on the building facing the green, and whether one would be able to climb up the downspouts to the roof. Bob stated that this would be considered in design.

A question was asked about solar onsite. Solar panels were considered during initial planning but they are not now cost effective. Bob did say that however, the roof areas would be designed so that they can support future solar panels.

Commissioner Ricker closed the meeting at 8:20