



The **Capitol Hills Pump Station** is being built on the water utility reservoir site at Cortez Street and Zane Ave (520 North). The pump station design includes a community accessible improved open area. This report provides response to “frequently asked questions” (FAQ) from the community regarding the project.



What public input was there for the project?

Public Utilities is committed to continue working with the neighbors and greater Capitol Hill community to make this site a community asset. Several Community Council and small neighborhood group meetings have been held since June 2014 to share project information and solicit public input on the design and construction of the project. The City incorporated several changes into the design based on public input, including a wrought iron fence, natural landscaping and park benches to create an improved open space accessible to the public at 500 North Cortez to enjoy the spectacular horizon views of the State Capitol, mountains and valley.

The City proceeded with bidding the project after making those changes, and met again with the Community Council on October 15th. Based upon additional interest from the community at that meeting, weekly design and construction review meetings were initiated in October to share more information about the project and solicit further public feedback. Final design changes are being coordinated in a series of workshops.

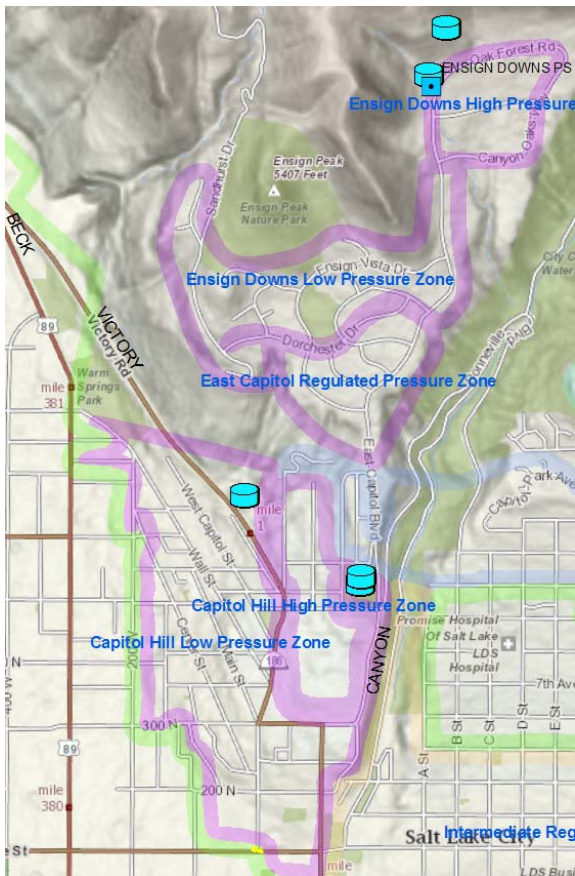




Additional community meetings and presentations to the Community Council are planned through the 2014/15 construction phase to communicate work progress, planning, and minimize construction impacts.

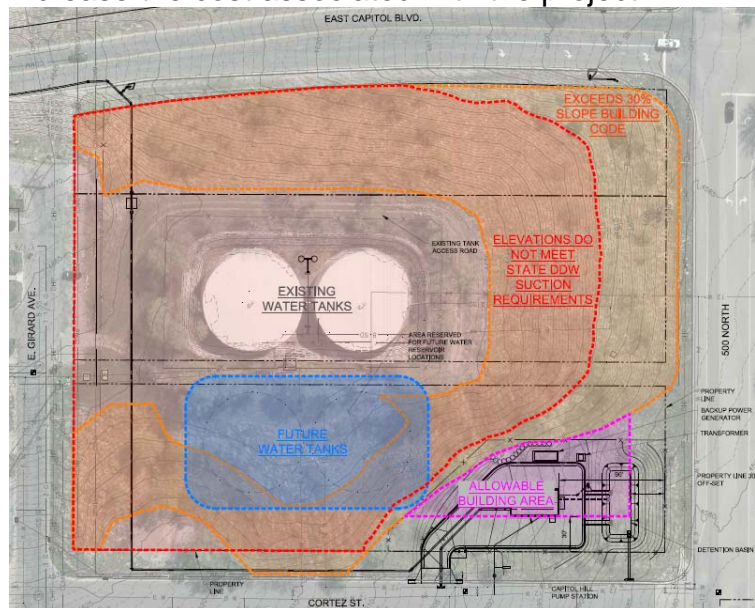
Why is the project needed?

The pump station will provide emergency backup water supply for five pressure zones which serve the entire Capitol Hill area, including the State Capitol Building and homes down to lower elevations at North Temple Street. Each of these pressure zones rely almost entirely on the City Creek pipeline and source. The City's 2007 water master planning document identified this pump station and related pipelines in East Capitol Boulevard (under construction) and Victory Road (future construction). An extended disruption of that source and pipeline would impact water supply to the Capitol Hills community. The City's goal is to maintain a safe and reliable water supply for drinking water and fireflow purposes.



Can the pump station be moved to another site?

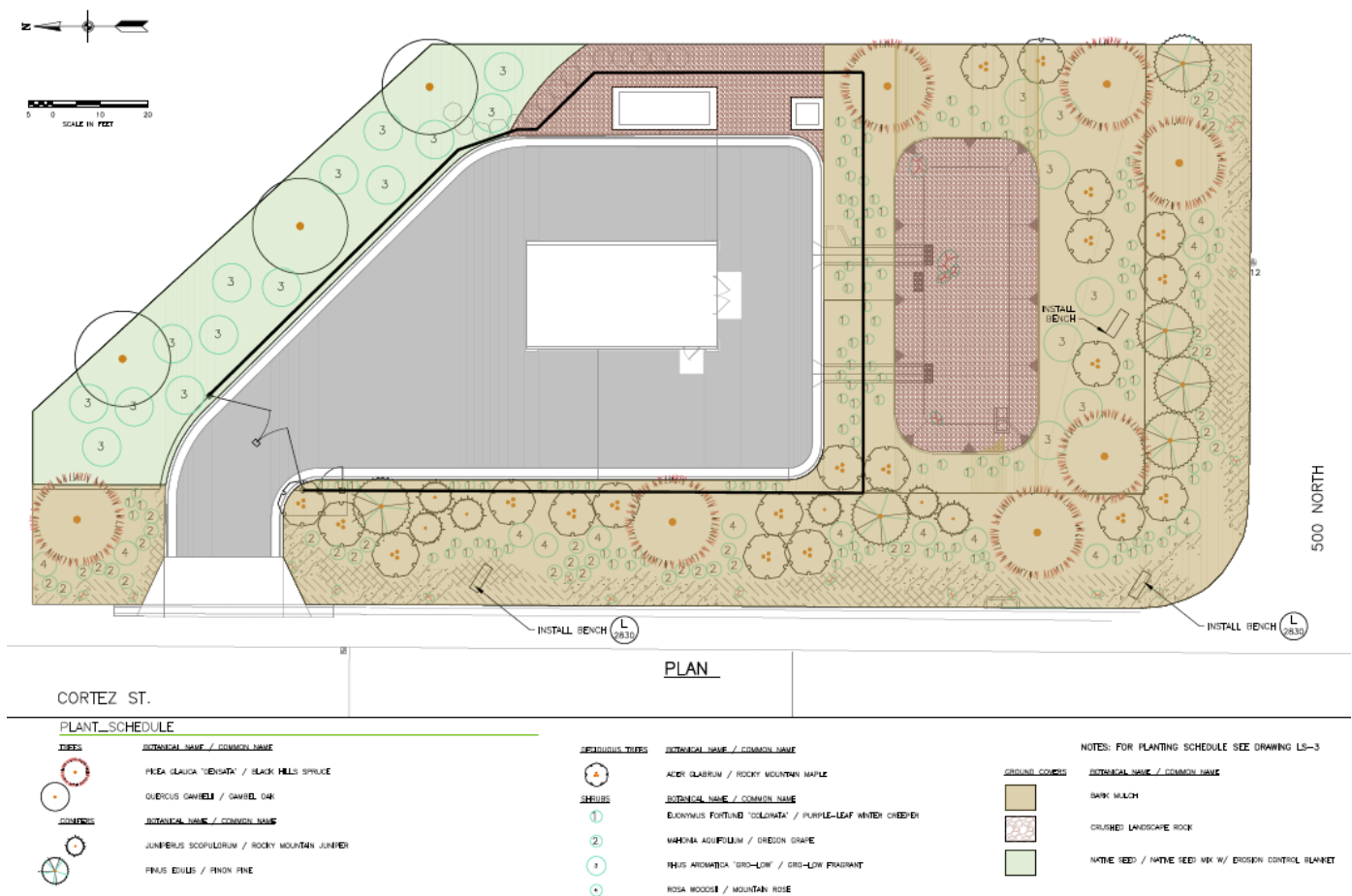
No. The pump station needs to be near and slightly below the elevation of the existing Capitol Hills water tanks on the site. The City identified this land for water utility use over 50 years ago to support infrastructure development of the Capitol Hills community, and since that time nearly all remaining buildable lots have been developed. Moving to a new location would require purchasing a home near the existing elevation, demolishing the existing building and constructing the pump station—an alternative that would impact other neighbors, be more disruptive, delay and significantly increase the cost associated with the project.





Will there still be public access and open space amenity to the community?

Yes. This project is an opportunity to improve accessible neighborhood open space on parts of the reservoir site not currently being used for water infrastructure. Public Utilities desire is for the pump station to blend harmoniously with the neighborhood. Based upon comments from the community, the landscape design includes evergreen and deciduous trees, shrubs, and low-water turf and flowers that are site and regionally appropriate, and that provide wildlife forage and habitat, aesthetics, and site and sound screening values. The security fence required around the structure is decorative wrought iron and was modified to maximize the amount of site accessible to the public. In addition, the design includes contouring of the site with berms to reduce the visual impact of the pump station. The site also includes benches accessible to the public to enjoy the spectacular horizon views of the State Capitol, mountains and valley.



Does the pump station conform with City planning, zoning and master plan?

Yes. The site is zoned as public lands (PL) which specifically include use for utility buildings or structures. This dual utilitarian use is consistent with the many other improved areas within the City. The site is owned by the Public Utilities water enterprise utility for the purpose of providing water supply to the community. This project is able to achieve completion of the backup pump station as identified in the 2007 water master plan documents.



Can you make the pump station “invisible”?

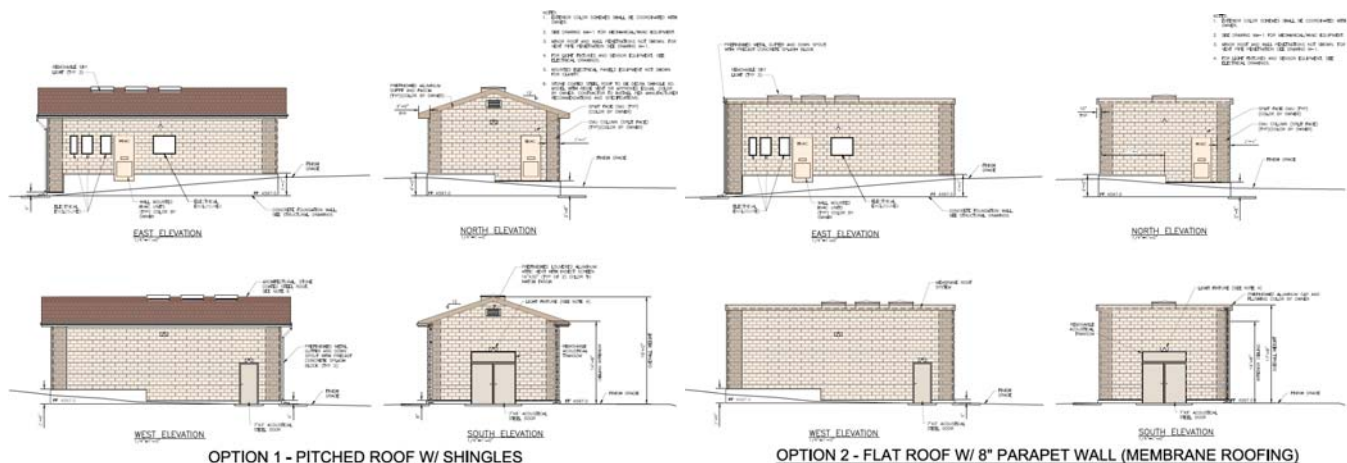
The pump station is smaller than most homes (23' by 40' and 18' high). The site has been designed so that the view of the pump station structure is minimized from the homes and neighborhood. This is being accomplished by reducing the building height and elevation as much as possible, and by installing berms, evergreen trees, shrubs and landscaping designed to blend with the natural space surrounding the site.

The design team has located the pump station as far north and into the hillside as possible in order to minimize the visual impact, and to retain the far southwest corner of the site for the site water retention basin. This was also done to maximize the size of public accessible open area in the southwest corner near the intersection of 500 North Cortez.

The pump station is partially buried below grade to minimize the building height. The City also considered a partial vault type structure built into the hillside. This design concept would require the pump station to move to the far southwest side of the site, and would require the backup power generator, power transformer and related support utility panels to all be exposed on the southwest corner of the site. In addition to operational problems and State Division of Drinking Water limitations imposed by vault structures, the community indicated a preference to reduce visible impact to 500 North and the Capitol campus. As such, the above grade structure was deemed the most appropriate and desirable by neighbors and water personnel.

Can you improve the architecture, height, façade and roof?

The original design had the north finish floor of the structure 4 feet below grade. The architectural team looked at several options based upon some requests from the community in October (see below). A flat roof does reduce the overall building height by about 2 feet, whereas the pitched roofs visually and aesthetically break up the visual space with less large surfaces area in one plane. The initial split face masonry colors and building corner treatments were originally chosen based upon feedback from the community. Faux windows were considered as well. The generator was placed behind the building to screen it from view and further mitigated the sound, and all the electrical panels and other supplemental building support systems are on the east wall to hide from view as well.





CAPITOL HILLS PUMP STATION PROJECT UPDATE & FAQ

October 30, 2014



What about noise?

The pump station is designed to dampen noise from the pumps and should not be noticeable from the neighbors. This is more than is required by City and County noise code and rules. The backup power generator only needs to run in the infrequent event of a power outage in the neighborhood, and should be no louder than the generators at the Capitol campus. The generators will need to run periodically, and City staff will coordinate with neighbors to exercise the generator weekly on work days at times to reduce impact and blend with traffic and other background noises. The trees planned for the landscape will also provide ambient white noise, creating a distraction and masking noise.

Schedule

Pipeline construction will start in October 2014 with construction halting for the winter months. The pump station construction will also begin in October and continue through the winter with final completion scheduled for May 2015. Construction hours will be 7:00 AM to 7:00 PM - Monday through Friday per the Salt Lake Valley Health Department Regulation #21. Saturday work dependent on construction progress and only with written approval. The contractor (Vancon) has committed to working with the neighbors to minimize noisy work in the early morning or late at night where possible. Please contact Steve Idle with Vancon if you have specific questions or concerns (801-960-5849).

How can I provide input or get more information?

If you have questions, wish to attend future project meetings, or to provide input to the project, please contact the City's project manager, Jason Brown at 801-483-6888 or jason.brown@slcgov.com. Project updates can be found at www.slch2o.com. The East Capitol Community Council is also a resource for the project www.chnc-slc.org

Contractor Public Involvement Coordinator
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City Project Manager: Jason Brown, P.E.
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(801)381-8990 brett.schuurman@slcgov.com

**For water or flooding emergencies: Call
801-483-6700**