



King County

## Lake Hills and NW Lake Sammamish Sewer Upgrade Project

### Community Outreach Event: South Idylwood Sidewalk Session

Thursday, April 27, 2017

4:30-6:30 p.m.

NE 21st St at the intersection of 177th Pl NE and 177th Ave NE

### Attendance

21 attendees; attendees stayed for an average of 21 minutes.

### Purpose of the event

King County project staff were on hand in the North Idylwood neighborhood to talk with homeowners about 30% design of the project and answer questions. The event provided an opportunity for project stakeholders to:

- Learn about the project need and wastewater service in the project area
- Review early design concepts, alternatives we considered, and information about how projects are paid for regionally
- Provide feedback and ask questions about the project and alignment
- Hear how King County will work with neighbors throughout the project

### Event format

The event was outdoors with an informal set-up where neighbors could come at go at times convenient to them. Project team representatives were at a tent on the sidewalk with maps and other informational materials from 4:30 to 6:30 p.m.

### Overview

Many event attendees had received easement letters for the project, either for permanent easements or temporary construction easements. Most conversations were about increases to current easement areas (many homeowners already have easements with King County) and the differences between temporary and permanent easements. There was also discussion about the project timeline, with many attendees expressing surprise that construction would not start until 2020. Other topics of interest were traffic impacts, restoration and other details pertaining to the easement process; and construction logistics. A number of attendees expressed appreciation for the thorough outreach and opportunities for residents to speak with the project team.

### Summary of questions

The following section summarizes general questions, comments, and discussion from the sidewalk session. This summary does not document site-specific issues, which King County will address with homeowners individually.



## Lake Hills and NW Lake Sammamish Sewer Upgrade Project

### Project purpose and need

#### *Why is King County doing this project?*

The Lake Hills and NW Lake Sammamish sewer pipe has been serving Redmond and Bellevue for 50 years. King County needs to upgrade about 4.5 miles of the sewer line to meet the needs of the growing Redmond and Bellevue communities as the existing sewer line nears the end of its service life.

#### *What is the project timeline?*

The project team recently completed 30% design. Final design will continue through 2019, with construction starting in 2020. We expect construction to take three years to complete.

### Easement process

#### *What are the steps in the easement process?*

There are four main steps in the easement process: Initial contact with property owners, which is the step we have just completed on this project; appraisal; issuance of easement documents and King County's offer; and negotiation. King County's real property team will work individually with homeowners on each step of the process.

#### *What is the difference between permanent and temporary easements?*

Permanent easements are permanent in nature and allow King County to access and maintain their sewer pipes after they are constructed. The easements are located where the sewer pipe will be located. Many property owners in this area already have permanent easements for the existing sewer pipe. Temporary easements allow us access and provide space for equipment and supplies to construct the pipe; these easements only last for a set period of time.

#### *If King County has an easement, is that still my property, or is it King County property?*

An easement grants King County specific rights which are defined in the easement documents but your property remains your property. Examples of easement rights include rights to place a pipe on your property or to access your property to construct and inspect the pipe.

#### *Many homeowners already have easements with King County for the existing sewer line; why is another easement needed?*

In some locations, we need new permanent easements based on changes to the location of the sewer pipe. In other locations, King County is requesting easements for construction; these are temporary easements that will give our contractor the space they need to construct the new sewer pipe.

### Construction

#### *When will we know what to expect during construction?*

We will have more information about construction as we refine design. Some information will not be available until a contractor is brought on board. King County is committed to sharing information with you every step of the way. We'll have periodic project updates through mailed newsletters or email blasts, and we'll continue to hold community meetings. You can also reach out to our team at any time with questions.



## Lake Hills and NW Lake Sammamish Sewer Upgrade Project

*How long will construction take in a given backyard?*

We don't have specific timelines yet. We will refine our timeline during final design, although some detail will not be available until the contractor is on board. The overall construction schedule is three years, but we do not anticipate working in any one location for that amount of time. As a general baseline, open-cut utility construction in areas such as this can often construct about 40 feet of pipe in one day, not including surface restoration. This time estimate can change quite a bit depending on site-specific conditions and the methods used for construction.

*Will there be service interruptions during construction?*

We do not expect interruptions to services like water, electricity, mail/deliveries, etc. If there are any interruptions to wastewater service, we will work with affected homeowners in advance.

*There are rats in the wooded area of the ravine; how will the team keep them away from homes during construction?*

That will be somewhat dependent on the contractor and the method of construction we select for this area. We will make note that there are rats in the ravine and make sure the contractor is aware.

*There are a limited number of through streets in the area; how will the team manage traffic during construction?*

King County will work with the City of Redmond on permits for any lane closures for acceptable working hours. At times, there may be some delays for vehicles driving through the work area. We will maintain access for emergency services at all times.

**ALTERNATIVE FORMATS AVAILABLE**

**206-477-5371/ 711 (TTY Relay)**