



King County

Lake Hills and NW Lake Sammamish Sewer Upgrade Project

SAMMAMISH WATERWAY CONDOS ASSOCIATION BRIEFING SUMMARY

Date: Monday, April 9, 2018

Time: 7 p.m.

Location: Lake Washington School District Resource Center, Board Room
16250 NE 74th Street, Redmond

Attendees:

Sammamish Waterway Condos

Four board members
Approximately 40 residents
Nathan Andres, Community Association Manager

King County

Ann Grothe, King County Project Manager
Robert Gilmore, King County Real Property Agent
Danny Applegate, HDR Project Engineer
Kelly Foley, King County Community Relations

Meeting purpose

King County’s Lake Hills/NW Lake Sammamish Sewer Upgrade Project team briefed the Sammamish Waterway Condo Association at its 2018 Annual Owner’s Meeting. The project route follows the Sammamish River Trail, crossing under the Sammamish River onto the condo’s property just north of Leary Way. The condo’s property and area nearby will be very busy during construction. The purpose of this meeting was to provide an update on design progress, what we know now about construction, and what residents can expect when construction starts in 2020.

Background (Ann Grothe)

Ann Grothe, King County Project Manager, thanked the board and residents for inviting the King County team to their annual meeting. Ann explained that King County Wastewater Treatment Division (WTD) is a regional wastewater utility, with three regional treatment plants in the area. We manage hundreds of miles of sewer pipes that carry sewage to treatment plants before safely discharging it into Puget Sound. This project is needed to upgrade 4.5 miles of a regional sewer pipe that serves the Redmond and Bellevue communities.

Ann noted that the King County team had attended the condo’s 2016 Annual Owners’ Meeting. At that time, we knew the new sewer pipe would largely follow the same route as the existing pipe. King County let the condos know that we would be pursuing a temporary easement on their property to complete the work.

Since the 2016 meeting, King County has better defined the project design and worked with Nathan Andres, Community Association Manager, regarding the temporary construction easement. There is still a lot of work to be done before construction can start.

Project overview and status (Danny Applegate)

Danny Applegate, HDR Project Engineer, explained that the Lake Hills/NW Lake Sammamish sewer pipe runs from the Bellevue/Redmond city boundary on 177th Avenue N.E. north to King County's Brightwater Treatment Plant in Woodinville. A section of this pipe is aging and is too small to meet anticipated future wastewater flows. King County is going to upgrade this 4.5-mile section of the pipe from the Bellevue/Redmond City boundary to NE 85th Street south of Redmond City Hall. When complete, the new pipe will provide reliable sewer service for another 50 years or more.

While construction is underway, King County will also install 1.5 miles of recycled water line from NE 85th Street to Marymoor Park. Installing this section of pipe during sewer construction allows us to reduce future impacts to the community.

Planning for the project began in 2014 and King County's team is now working on final design. Final design is scheduled to be completed by the end of 2019. Construction is likely to begin in mid-2020 and last three years.

Construction methods and sequence (Danny Applegate)

King County will primarily use open-trench construction, a method in which a hole is dug from the ground surface to lay the new pipe. Danny explained that the pipe follows the Sammamish River Trail on the east side of the river before crossing under the river to the west side. Open-trench construction will be used to install the pipe on the east side of the Sammamish River between Redmond Way and Leary Way. While this work is underway, the Sammamish River Trail will be closed. Detour routes will be provided for pedestrians and cyclists. Danny also explained that plants along the trail will need to be removed to provide space for construction.

From the trail, the new pipe will cross under the Sammamish River to the condos property, before heading south towards Marymoor Park. Danny noted that a trenchless construction method called microtunneling will be used to cross under the river. This method was chosen to reduce the project's impact to fish, wildlife and recreation on the river.

In this method, a large shaft is dug on either side of the river. A microtunneling machine will be dropped into one shaft using a crane and then tunnel under the river to the other side. The process of building the shafts, removing soil from the shafts and under the river, and launching and receiving the tunneling machine will be noticeable to residents at the condos. Danny explained that residents can expect to see increased truck traffic, use of large equipment, noise, dust, and vibration while this work is underway.

Because the work area in front of the condos is narrow, the microtunneling shaft will be relatively close to several of the condo buildings. Construction crews and equipment will likely enter using the driveway at Aegis of Redmond, accessing the work zone from north to south, and exiting onto Leary Way using the Sammamish River Trail. The trail on the west side of the river will be closed when work is underway on the condo's property. Once microtunneling is complete, open-trench construction will be used to install the pipe under the Sammamish River Trail on the west side of the river.

Danny let condo residents know that while construction of the whole project will take approximately three years, construction on their property is expected to last about 10 months over a two year period.

Construction on the east side of the river and along the trail south of the condo's property is not included in the two year estimate but is likely to be noticeable to residents.

What to expect during construction (Kelly Foley)

Kelly Foley, King County Community Relations Planner, explained what residents could start to expect during construction. Work hours on King County construction projects are typically 7 a.m. to 7 p.m. on weekdays, and 9 a.m. to 6 p.m. on Saturdays. These hours may change depending on where work is occurring. Work hours must be approved by the City of Redmond.

Kelly emphasized that residents should expect increased noise, dust and vibration during construction, particularly during work on the condo property. Trail closures and detours will be required while work is underway on the Sammamish River Trail, but work will be conducted in segments between trail access points to limit the length and duration of closures. Finally, Kelly noted that plant removal would be required within King County's working areas, which are about 40 feet wide along the sewer route. Once construction is complete, these areas will be replanted with trees and shrubs. The banks of the Sammamish River between Luke McRedmond Landing and Leary Way will also be enhanced as part of the project's mitigation efforts. In this area, plantings will be denser and woody debris will be placed along the bank for fish and wildlife habitat.

Our commitment to you and next steps (Kelly Foley)

Kelly went over upcoming activities that are needed to complete the design of the project, including property acquisition, environmental review, fieldwork and permitting. These activities will be needed to better refine the construction sequencing— when we will build what – prior to construction starting in 2020.

King County recognizes that our construction projects can be disruptive to those who live, work and play nearby. During design, our commitment is to keep you informed about the project and incorporate community feedback into the design wherever possible. During construction, our goal is to be a good neighbor, let you know what to expect and provide prompt response and resolution to your questions and concerns.

We will continue to share updates with the condos at owner and board meetings as well as through regular mailings, fliers, emails and social media. If there are better ways for us to work with the condos or share information, please do not hesitate to let us know by contacting Kelly Foley at 206-477-8621 or kelly.foley@kingcounty.gov.

Summary of feedback

Attendees were interested in the pipe route, the construction timeline and anticipated construction impacts to residents and their property. Several attendees voiced concerns about the proximity of the pipe to the building and potential settlement or damage to their homes.

The following questions were asked by board members, staff and residents during the briefing:

Project purpose and schedule

Does the existing pipe cross under the Sammamish River?

Yes, the existing pipe crosses under the Sammamish River just south of the new proposed alignment.

What is recycled water and how will it be used after construction is complete?

Some of the treated water at Brightwater Treatment Plant in Woodinville undergoes additional treatment so it can be reused for irrigation and industrial purposes. Recycling this water allows us to preserve drinking water that would otherwise be used for these purposes and protect Puget Sound.

The recycled water line being installed as part of this project will not be used immediately after installation. However, it will provide a necessary connection to the regional recycled water system for the potential future use of recycled water in the area.

When during the three-year construction window will you be working on our property?

We won't know the construction schedule until a contractor is selected in 2020. We will share schedule information with you as it becomes available and provide an opportunity for you to speak with the construction team and ask questions before construction starts.

Private property coordination

Why do you have to put the pipe on our property?

The project team looked at alternative routes and options for river crossing locations during design. There were no other alternatives that would allow the project team to keep sewer flows moving efficiently underground using gravity while avoiding other underground utilities and aboveground structures (such as the Leary Way Bridge).

We recognize that this will be disruptive to you and your neighbors. However, replacing this aging, undersized pipe is necessary to provide reliable sewer service. The County must move forward, but we will work cooperatively with you to understand your concerns and come to a property easement agreement that is satisfactory to your community.

How close will the work be to our buildings?

In some cases, the work will be as close as 10 feet from the edge of your buildings.

Are you aware of the crawl spaces under the condos that extend east from the condo buildings towards the river underground?

The project team was not aware of any crawl spaces that extend beyond the footprint of the above-ground building, but we will look into this as we continue our design.

Construction methods

How deep will the shafts be on either side of the river?

The shafts on either side of the river will be approximately 50-feet-deep.

How large is the pipe under the river?

There are three pipes that will run under the river— two sewer pipes (one 16-inch-diameter and one 30-inch-diameter) and an 18-inch-diameter recycled water pipe. All three pipes will be held in a larger casing that will be 78-inches-wide.

How wide and deep will the trench be during open-trench construction on our property?

The open trench will be approximately 8-feet-wide and will vary in depth, but will likely be about 17-feet-deep.

Construction impacts

Do you anticipate settlement of our building?

We do not anticipate settlement of your buildings based on the information we have gathered about soils and groundwater at this location. However, we will monitor vibration and settlement during construction.

What happens if the work damages our building or building foundation?

If there were ever to be damage to your home which you felt were a result of our activities, King County does have a claims process through our Risk Management Office:

<https://www.kingcounty.gov/depts/risk-management/claims.aspx>

How will you protect the safety of condo residents when there are large excavations on the property?

Safety is always our top priority during construction. Our construction zone will be fenced off to keep the public from entering the work zone. We will also have signs and flaggers on site as needed to safely direct you around our work and construction equipment (for example, if we are moving a large piece of equipment in or out of the construction zone). Should you ever see something that you think is unsafe, we will have a 24-hour construction hotline for you to reach a team member who will work to address your concerns.

How loud will the work be?

Construction can be noisy and disruptive. We are required to follow work hour and noise requirements set by the City of Redmond and other regulatory agencies. Some of the loudest activities, such as pile driving, are typically limited to daytime, daylight hours only. We will inform you in advance of activities we expect to be particularly noisy.

We are willing to work with your community to explore potential noise abatement options. It is best to have these discussions early so that we can include these requirements in our construction contracts. We recognize that we will be working very close to your building and some condo residents may experience higher noise than others (such as if you your window faces directly into the work zone). We will work with residents on a case-by-case basis during construction to make adjustments and reduce noise levels to the extent possible.

There is not a lot of green space on the property for residents to take their dogs. Construction will make this even more difficult for pet owners.

Unfortunately, green space will be limited while our work is underway. Pet owners will need to use alternate spaces during the 10-month period while our work area is fenced off.

Action items

Residents expressed an interest in having a follow-up meeting to further discuss the project, anticipated construction impacts and the temporary construction easement sought by King County. The King County Project Team committed to working with Nathan Andres and the board to set up this follow-up meeting.