



Lake Hills and NW Lake Sammamish Sewer Upgrade Project

IDYLWOOD COMMUNITY MEETING NOTES – NORTH AUDUBON ELEMENTARY NEIGHBORHOOD

Date: February 2, 2016

Time: 5:30 – 7:30 p.m.

Location: Audubon Elementary
3045 180th Ave NE, Redmond, 98052

Attendees

North Idylwood Neighborhood

14 community members

King County

Jennifer Kauffman, King County project manager
Monica Van der Vieren, King County community relations lead
Robert Gilmore, King County property lead
Jeff Lykken, HDR project manager
Vera Hoang, PRR community relations

Purpose of the meeting

King County’s Lake Hills/NW Lake Sammamish Sewer Upgrade Project team hosted a community meeting for residents in the north Idylwood Neighborhood. The southern end of the project alignment runs through the neighborhood. The meeting was an opportunity for project neighbors to see the recommended alignment for the new pipe, ask questions and continue a dialogue with the project team.

Project overview

Monica Van der Vieren, King County community relations lead, introduced herself and welcomed everyone.

Jennifer Kauffmann, King County project manager, provided a project overview beginning with introductions of the other project team members in attendance. She thanked the audience for attending and for their willingness to discuss the project. Jennifer explained that this project is needed to replace old pipes and increase capacity.

Existing system (Jennifer Kauffman)

The sewer pipes in this area were built in 1959. The pipe is located in backyards within the neighborhood. Due to the pipe’s close proximity to residential property, King County wants to work closely with homeowners and project neighbors to explain the project’s likely impacts, understand the area and address concerns.

Project status and schedule (Jennifer Kauffman)

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Lake Hills and NW Lake Sammamish Sewer Upgrade Project

The project team conducted an alternatives analysis in 2015. The team will conduct design and field work, including surveying, soil investigations and permitting, from 2016 to 2017. Construction is projected to begin in 2018. King County will not have specific details on the construction timeline or sequencing until a contractor is hired. The County expects the project to be completed around 2021. The project team is starting to work with neighbors early since residents are the experts on the area – neighbors’ expertise will help King County in project design and planning for construction.

Recommended alignment (Jeff Lykken, consultant team project manager)

The recommended alignment, illustrated in the map (see appendix A) essentially follows the existing sewer pipeline corridor.

There are technical challenges to replacing a pipe in an area that has grown around it. Redmond has grown a lot since the pipe was installed in the 1960s. The current pipe flows by gravity, and the new pipe needs to do the same. The team worked hard to reduce impacts to neighbors while maintaining flows. Due to slopes in the area, the team could not feasibly find an option that would keep flows moving by gravity and keep the County’s new pipe off of private property. All feasible alternatives need to consider the complex hydraulics of the current system and the slopes in the neighborhood. For example, the City of Redmond’s sewage flows to the pump station at the lake, then is pumped up to the neighborhood. The flows are then directed to a siphon with three pipes which keeps the flows moving. The team could not recommend a route along 180th Avenue Northeast because seven new pipes and a new pump station would need to be built to successfully pump the flows uphill. Another option the team considered was a pipe along the trail on the northwest side of Audubon Elementary to 177th Avenue Northeast, but due to the steep elevation gain, this option would have required digging a 40-foot or deeper trench which comes at a high risk.

Another challenge the team encountered was the amount of ground water in backyards. Surveying and geotechnical work will provide information that will help the team determine soil conditions and ground water levels. Work will start this spring and summer to collect that information. In March, surveyors will take aerial footage of locations within about 50 feet of the alignment to check ground elevations and mark utilities and trees. This summer, geotechnical teams will use a truck-mounted drill to take soil samples in the neighborhood. Each boring will be 20-to-30 feet deep and will take about two days to drill. A small well casing will stay in place and geotechnical team members will check ground water periodically. Jeff noted that the team is interested in hearing from neighbors about other challenges in the neighborhood.

Community outreach (Monica Van der Vieren)

King County will work with neighbors throughout the life of the project. Communication from neighbors helps up build our knowledge base about the area and adjust plans when possible. The community relations team tracks comments and makes sure to address each comment. During

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Lake Hills and NW Lake Sammamish Sewer Upgrade Project

construction, there will be two people on call 24/7. The sooner an issue is raised, the sooner it can be resolved. The team is already working with Audubon Elementary to coordinate. Community Relations is available to provide additional information upon request at a time and place convenient for residents.

Questions and discussion

Project area

Is there another neighborhood along the alignment that is similarly impacted?

The project team tried to keep the pipe off of private property as much as possible, so other than a neighborhood south of Audubon Elementary with the ravine, not many homes are directly next to construction.

The neighborhood south of Audubon Elementary has a ravine in backyards where the pipe runs. Work in this area will be complicated and disruptive. King County will work closely with affected homeowners and neighbors. Construction will take place near the Sammamish River Trail, so King County will work closely with trail users.

Property and permitting

If a pipe is no longer in service, does the County’s easement go away? Can property owners advocate to get the easement back from County?

Robert Gilmore, the project’s property lead, explained that the fate of the King County easement depends on how the individual easement is written.

Some residents have made improvements in the right-of-way and are concerned because they could not attend the meeting tonight.

King County will work with neighbors who have made right-of-way improvements and send a follow up letter to the neighborhood in case people weren’t able to attend the meeting tonight. The project team is available to meet with anyone who wants more information, but could not attend tonight.

Construction

Will the County remove pipes that are no longer in service (e.g. pipe by Audubon Elementary)?

King County will fill any unused pipes with sand or a light concrete to prevent sinkholes.

How experienced is the project team with residential disruptions? Does the team have experience going through backyards?

King County’s team has a lot of experience working in residential areas. King County Project Manager Jennifer was a community relations lead for a project that put a giant tank in the ground right next door to homes. Jennifer and the project team worked very closely with many homeowners for 16 months.

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King County understands what it takes to do a project like this, and will fairly represent what to expect. Neighbors should continue asking questions. King County will work with neighbors at every step of the project, including when field work starts later this year.

What should residents expect throughout the project?

King County's is committed to being a good neighbor and avoiding surprises for the community. Residents can expect the community relations team will work directly with them the entire time, particularly right before construction. The team will provide advance notice about any field work.

There is only one way in or out of the neighborhood. What will King County do to ensure access?

The project team knows there is only one access point to the neighborhood. Access will be maintained with at least one lane open; traffic control personnel will work to avoid congestion. Emergency access will be maintained at all times during construction.

What will you do to minimize traffic impacts?

King County will require restrictions for certain sections or amounts of pipeline. For example, if the contractor is working in this neighborhood, they can only work on "X" feet of pipeline at a time. These details will be determined later in design after traffic impacts are further studied.

This neighborhood becomes a parking lot for Idylwood Park visitors during the summer; don't do this section of the alignment during summer.

The project team appreciates the feedback and will take note of this. King County will also work closely with Redmond and King County Parks about construction activities and scheduling.

What is the notification process for construction?

Like other public entities, the County will have a bid process and must choose the qualified lowest bidder. This process usually takes three to four months. King County can provide more detail about the schedule for selecting a contractor when the advertisement goes out. Once a contractor is chosen, the contractor must put together a schedule overview; after that is developed, the County will be able to provide more detail about the construction schedule. As construction begins, the project team will attend weekly meetings to get the contractor's updated three week schedule. The community relations team will use information from the three week schedule to provide advance notice of construction activities.

King County can require the contractor to give more notice as a requirement in the contract. Contractors understand that if neighbors are unhappy, the County will be unhappy.

How far from construction will people be affected by dust and noise?

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Lake Hills and NW Lake Sammamish Sewer Upgrade Project

The contractor will be required to control dust and noise. They will likely set up silt fences about 35 feet from the trenches to control dust. There will be banging that could feel like vibration. People are more sensitive to vibration than houses; as a precaution, the County does ask neighbors to check items on shelves, for example, and note if something will be OK in an earthquake. Let King County know if something is vibrating inside the house and the team will investigate the situation and can stop work as needed.

Generally, how long will workers be in backyards?

The contractor would likely work in backyards for about four months, including pipe installation and backyard restoration.

Will the entire Sammamish River Trail be closed?

King County won't have details on potential closures of the trail until the contractor is hired and the contractor submits a schedule. For any trail closures, King County will work with the City of Redmond and King County Parks to identify potential detours.

Environmental areas and wildlife

Will the project team take measures to make sure the stream by 179th Avenue will be protected?

King County takes stream protection very seriously. The project team has evaluated and marked critical areas. King County will coordinate with tribes and the Department of Ecology to mitigate impacts (fish, cultural resources, etc.).

Will environmental aspects of the project be relatively inexpensive compared to other sections?

Environmental aspects of the project can be expensive. Streams can be expensive to cross—especially since the team will be carefully monitoring for cultural resources in Redmond.

Will trees be removed? Will King County replace those trees?

The project team includes an arborist. He or she will survey which trees will need to be replaced or protected. King County tends not to replant giant trees since survival is poor; giant root balls won't bind with soil.

What are general guidelines for restoration?

For any work on private property, King County will work with the property owner to purchase temporary or permanent rights. Having a pipeline in private property means the County is essentially renting property. Before any construction, the work area will be surveyed and existing conditions will be documented. After pipe installation, King County will restore the area to the same condition or better as part of the easement. The project team also has a landscape architect on staff, so let the team know about noteworthy plants.

Local soil and water conditions

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How will the project affect local surface and ground water conditions?

King County knows the water table is high and project geologists know of the need for more information about it. The project will take the water table into account during design and construction. Interested residents will have the opportunity to learn more about those efforts once the project's assessment of conditions is complete.

Attendees noted they would like to have a meeting after geologists conduct the water study.

There's a lot of alluvial soil here.

The team knows about the alluvial soil and will continue investigating soil conditions this summer.

Coordination with other agencies

At one point, the City proposed to continue a bike path near Marymoor Park to connect with a green area along West Lake Sammamish Parkway. If construction takes place in that area, would it be feasible to extend the bike path from the Marymoor Park entrance?

King County always restores affected areas to like or better conditions than at the beginning of the project. There are restrictions on how King County can use Wastewater Treatment Division funds, so the project team will coordinate closely with City of Redmond to determine an appropriate way forward on restoration. Community relations will work with bike and trail users to gather input and explain decisions throughout the project.



Lake Hills and NW Lake Sammamish Sewer Upgrade Project

Appendix A

Recommended alignment map



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