



King County

Lake Hills and NW Lake Sammamish Sewer Upgrade Project

Community Outreach Event: North Idylwood Sidewalk Session

Tuesday, April 25, 2017

4:30-6:30 p.m.

179th Avenue NE at the intersection of NE 34th Street and 179th Avenue NE

Attendance

16 attendees; attendees stayed for an average of 25 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 communications from real property staff about property easements. Most conversations were about the project alignment and timeline; many attendees were surprised that construction would not start until 2020. Other topics of interest included restoration and construction logistics. A number of attendees expressed appreciation for the thorough outreach and opportunities for residents to speak with the project team.



The team used a large map and laminated flipbooks to talk through the project with homeowners.



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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 property owners individually.

Construction

When does construction start?

Construction is scheduled to begin in 2020.

How long will construction take on each block?

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.

Will sidewalks be open during construction?

In some locations, sidewalks will remain open during construction, but in some locations they will likely be closed and pedestrians will be directed to a detour route. A safe and accessible pedestrian route will be maintained at all times.

Will construction be dusty?

King County will ensure that the contractor follows Best Management Practices, or BMPs, for construction mitigation, including dust control. We do not anticipate an excessive amount of dust during construction, but we will have community relations staff available to address concerns in real time during construction, should it become an issue.

Private property

How are private properties with easements restored after construction?

King County will ensure that properties disrupted through a construction easement are restored to existing condition. That means if, for example, the contractor needs to remove a fence, they will put in a new fence when they are finished with construction. Part of the easement process includes our team talking with property owners about planned restoration, so we will have agreed on restoration before the easement is finalized.

Who chooses the restoration contractor?

That will be the responsibility of King County's contractor.

When will restoration on private property occur?

Restoration may not happen immediately after construction on a given lot. It's likely that the contractor will plan restoration of several properties at one time to minimize the number of times the restoration crews need to mobilize and will need to establish new vegetation in the appropriate season.



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How do you put a value on things that can't be replaced, like a mature tree?

Some items cannot be replaced in kind, like mature trees or vegetation. We will work with property owners on a case-by-case basis regarding site specific concerns.

Will easements hurt property values?

Most properties on which we have requested an easement already have an easement recorded on the title for their property, so it should not have a significant impact on the property value. Any time a public utility is located on private property, that property has an easement, so it's not an uncommon situation.

ALTERNATIVE FORMATS AVAILABLE
206-477-5371/ 711 (TTY Relay)