



NORTH MERCER ISLAND/ENATAI Sewer Upgrade Project

North Mercer Pump Station Neighbors Update
October 17, 2018, 6 – 7:30 p.m.
Rand Home, 7621 SE 22nd St., Mercer Island

In attendance:

Neighbors: Martin and Gloria Rand, David Sheldon and Jeremy Fan, Kathleen Carie, Barry and Melinda Franken

King County staff: Eric Schey (Tetra Tech), Sibel Yildiz (Project Manager), Bibiana Ocheke-Ameh and Kristine Cramer (Community Services)

King County staff provided an update on planned upgrades at the North Mercer Pump Station. Work includes a new generator building, upgrades to the existing building and equipment, and new courtyard features. The contractor will remove and replace trees and remove invasive ivy and replace it with native plants. During construction, contractors will install a temporary pump station. The team asked neighbors for their preference on the generator building's roof color and proposed fencing. The team also shared landscaping plans.

Neighbors discussed the following topics with the team:

- Project Design elements
- Environmental and Landscaping
- Construction
- Operations

Design

What is the budget for this project?

The overall project budget is \$110,000,000. The pump station construction budget is \$11,000,000 including landscaping. The project will have a line item budget as we get closer to construction.

How deep are the pipes leaving the pump station?

The pipes are 18 feet deep leaving the pump station in order to cross under the stream. They will be buried 5-8 feet deep along the road depending on location.

The generator building appears very tall in the diagram. Why?

The generator is ten feet tall. The building has an exhaust silencer above the generator. The exhaust silencer is placed near the ceiling to allow operations staff easy access under the silencer for maintenance.



NORTH MERCER ISLAND/ENATAI Sewer Upgrade Project

Would you consider modifying the roofline so that the higher end of the roof is further away from residences? Alternatively, would you consider dropping the generator building floor to reduce the building height?

The project team will consider these requests. Operations staff will need to be consulted.

The generator building appears to have a lot of empty space in it. Can it be made smaller?

No. There are national electrical requirements that mandate four feet of space in front of electrical cabinets.

Can you put a green roof on the generator building?

No. Green roofs are heavy and require additional structural support. They are also maintenance-intensive. They are not appropriate for this type of facility which houses all of the electrical equipment for the station.

King County asked for roof color preferences for the new generator building. Neighbors agreed with the architect's choice (Dark Bronze), stating that it should fade into the landscaping as much as possible.

Can King County use an attractive security fence that will deter intruders and screen the facility from neighbors, especially along the western edge near the Rand and Sheldon/Fan homes?

The project team will look at fencing options that could meet these requests. We will circle back with neighbors as soon as we have more information.

Are there any alternatives to the retaining walls, either temporary or permanent?

In terms of location of the walls, much of the work on the site is constrained by buffers along the stream which cover the area to the east of the pump station driveway. This means the majority of our work is constrained to the western side of the driveway.

Is this project definitely going to happen?

Yes.

Environmental and Landscaping

Will there be an environmental impact statement with a public comment period?

Yes. The State Environmental Policy Act (SEPA) checklist will be published in early 2019. There will be a two week public comment period. Residents and businesses within 500 feet of the project will receive a letter in the mail. Community Relations staff will also send a notice to the project listserv and post information on the project website.

Is there a way to remove less trees onsite?

In order to install a temporary pump station and upgrade the existing station, 31 trees will need to be removed. These trees will be replaced per the City of Mercer Island code requirements.



NORTH MERCER ISLAND/ENATAI Sewer Upgrade Project

The current landscaping plan calls for a total of 113 trees to be planted on the site after construction. 90 of these trees are in the restoration area adjacent to the creek and south of the existing building. 17 are along the western property line to act as a visual screen and 6 are in the vicinity of the temporary pump station near the front of the site.

Neighbors asked about a large maple and large cedar in the middle of the tree removal area. Please confirm that these trees cannot be saved.

The project team is looking at whether either of these trees can be saved. We will let neighbors know as soon as we have made a determination.

When will the trees slated for removal be marked?

The project arborist will be on site in the next few months to mark trees. Community Relations staff will inform near neighbors once this work has occurred.

This is an industrial facility in a residential neighborhood. Right now the pump station is screened and fairly well-hidden. Neighbors want the facility to be screened after construction.

King County staff heard this concern and are actively working on ways to provide adequate screening, whether from vegetation, fencing, and/or building design.

How will the creek be protected?

The contractor will dam the stream on both sides of the work area and create a bypass. They will use a silt fence to protect the creek and keep debris out.

Can you replant with mature plants to screen the facility?

Mature plants do not have a good survival rate. The project team will look at the appropriate age for new plants on the site.

Can you plant with deer-resistant plants?

The project team will look at this and get back to the neighbors.

Construction

What is your schedule for construction?

The project will advertise for a construction contractor in the spring of 2020, with work scheduled to begin in late 2020. Once the contractor is hired, a definitive schedule will be developed for the pump station. We will share that information when we have it.

When are you putting in a temporary pump station? Could you make it a permanent station?

The contractor will build the temporary pump station early in construction. It must be complete in order for upgrades to begin on the existing pump station. The temporary pump station cannot be used



NORTH MERCER ISLAND/ENATAI Sewer Upgrade Project

permanently as it will not have enough capacity. It is designed for short-term use to accommodate the peak wastewater flows projected for 2021. The existing pump station upgrade will accommodate peak flows projected for 2060.

There have been issues with homelessness around the site. How will the site be secured during construction?

The project team is currently working with the City of Mercer Island and the Fire Marshall to ensure site security.

During construction the contractor will likely place a chain link fence around the construction site. Temporary pump station equipment will be stored on trailers so that they can be locked securely.

Operations

Will the new pump station stink?

The contractor will install a new odor control unit in the courtyard. The modern carbon vessel replaces older technology and is an improvement over the existing system. It is more efficient and reliable. While there may occasionally be odors associated with the facility, they should be very infrequent. King County has a 24-hour odor complaint line that neighbors can call if they smell anything: 206-263-1760.

Is there a lighting plan for the pump station?

There is a lighting plan. Per code requirements, site lighting is designed to face down and not spill onto adjacent properties. King County will share the lighting plan when we have it.

How is King County designing for future site security?

Site lighting will be controlled by photocells, so they are only on when it's dark. The project team is looking at additional security measures such as motion activated lighting to address security of the site.

The City of Mercer Island is responsible to respond to incidents of homelessness.

What is the long-term maintenance plan for the landscaping?

Maintenance crews will provide irrigation and care for the new drought-tolerant landscaping for the first three years while plants are being established. After that, they will be mostly self-sufficient.

Most of the site will be part of Wastewater Treatment Division's Mitigation and Monitoring Program, which provides monitoring and maintenance for up to ten years. The team is working out the details of program support and can share more information when it is ready.