



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19155

Proposed No. 2020-0153.2

Sponsors Kohl-Welles

1 AN ORDINANCE authorizing the condemnation of real
 2 property to obtain easements, and other rights in property
 3 for the construction of the Lake Hills Trunk and Northwest
 4 Lake Sammamish Interceptor project located in the city of
 5 Redmond.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1.

8 A. The Lake Hills Trunk and Northwest Lake Sammamish Interceptor Upgrade
 9 project will replace aging sewer infrastructure that is reaching the end of its useful life
 10 and nearing operational capacity. The property rights that are the subject of this
 11 ordinance must be acquired for the construction of the Lake Hills Trunk and Northwest
 12 Lake Sammamish Interceptor Upgrade project and associated facilities. The acquisition
 13 of property rights is for a public purpose.

14 B. The Lake Hills Trunk and Northwest Lake Sammamish Interceptor Upgrade
 15 project is necessary to accommodate projected peak flows and meet the conveyance
 16 needs of planned growth in the city of Redmond, and to increase capacity of the
 17 wastewater pipeline, which is nearing operational capacity.

18 C. King County Conveyance System Policy CP-1, K.C.C 28.86.060, directs the
 19 county to design and construct wastewater conveyance facilities to meet the twenty-year

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20 peak flow standard to avoid sanitary sewer overflows. The Lake Hills Trunk and
21 Northwest Lake Sammamish Interceptor Upgrade project will meet the twenty-year peak
22 flows standard through 2060 accommodating projected growth of the area based on King
23 County's Conveyance System Improvement Plan and will be an important part of the
24 King County regional wastewater treatment system.

25 D. This project is of critical importance. Delays in completion of the project
26 would have significant public health and cost impacts to ratepayers of the King County
27 regional wastewater treatment system due to the potential for problems with the current
28 wastewater pipes and rising costs of construction in the region.

29 E. King County is authorized, by chapter 8.12 RCW, chapter 36.56 RCW, RCW
30 35.58.200 and RCW 35.58.320 to acquire, damage and condemn real property for public
31 use for sewage treatment and water pollution abatement facilities.

32 F. In order to construct the Lake Hills Trunk and Northwest Lake Sammamish
33 Interceptor Upgrade project, it is necessary for King County to condemn and damage
34 certain lands, property rights and rights in property. The acquisition of such property
35 rights and rights in property is for a public purpose.

36 G. The King County council finds that public health, safety, necessity,
37 convenience and welfare require that the Lake Hills Trunk and Northwest Lake
38 Sammamish Interceptor Upgrade project be constructed and that those certain properties,
39 property rights and rights in property be condemned, appropriated, taken and damaged
40 for the purpose of construction, operation and maintenance of the Lake Hills Trunk and
41 Northwest Lake Sammamish Interceptor Upgrade project.

42 SECTION 2. The King County council deems it necessary for the proposed

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43 public purpose and in the best interest of the wastewater ratepayers of the King County
44 regional wastewater treatment system that all or any portion of the property identified by
45 tax parcel number 9329600090 and other property interests, property rights or rights in
46 the property be condemned, appropriated, taken and damaged for the purpose of
47 constructing, installing, operating, maintaining, repairing and replacing facilities for the
48 Lake Hills Trunk and Northwest Lake Sammamish Interceptor Upgrade project, subject
49 to the making or paying of just compensation to the owners herein in the manner
50 provided by law.

51 SECTION 3. Condemnation proceedings are hereby authorized to acquire
52 property interests and property rights and rights in property in all or any portion of the
53 property identified by tax parcel number 9329600090 for the purpose of the Lake Hills
54 Trunk and Northwest Lake Sammamish Interceptor Upgrade project.

55 SECTION 4. The attorneys for King County are hereby authorized and directed
56 to begin to prosecute the proceedings provided by law to condemn, take, damage and

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57 appropriate the land and other property interests, property rights and rights in property
58 necessary to carry out this ordinance.
59

Ordinance 19155 was introduced on 3/24/2020 and passed by the Metropolitan King County Council on 9/1/2020, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:
Claudia Balducci
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Claudia Balducci, Chair

ATTEST:

DocuSigned by:
Angel Allende for
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Melani Pedroza, Clerk of the Council

APPROVED this _____ day of 9/9/2020, _____.

DocuSigned by:
Dow Constantine
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Dow Constantine, County Executive

Attachments: A. Property Summary, Revised 8-26-2020

Property Summary

Project Background

The Lake Hills and Northwest Lake Sammamish sewer pipe has served Redmond and Bellevue for 50 years. The Wastewater Treatment Division (WTD) of the Department of Natural Resources and Parks launched its Lake Hills Trunk and Northwest Lake Sammamish Interceptor Upgrade Project (Lake Hills Project) to upgrade 4.5 miles of this sewer pipe in order to address capacity needs and meet planned growth projections in the City of Redmond.

The route of the new pipe will almost entirely follow the route of the existing pipe and will be located under roads, parks, trails, and private property in the City of Redmond. Almost all of the route will be constructed using open trench technology (i.e., excavating a trench and manually installing the pipeline) with two tunneling segments under the Sammamish River and at Marymoor Park. Construction is expected to begin in 2022 and take three years to complete.

Property Acquisition Detail

As of August 2020, WTD had acquired 35 of 36 (97 percent) of the necessary easements that are mostly for permanent and/or temporary construction purposes. Construction of the Lake Hills Project requires acquisition of the remaining easement on the property described below in more detail.

Bijan Nikfard Property

The property is a 2,400 square foot home in a residential subdivision that was built in 1990. It is necessary to acquire a permanent easement of 760 square feet through a portion of this property for construction equipment, materials, and workers to access and construct the new conveyance line, and to provide a bypass during construction.

The easement area is on 12 feet of this property that is separated from the home by a ravine, a stream, and a native growth protection easement. Construction equipment will gain access through the easement and will not require access to other parts of this property outside of the easement area.

The property owner has concerns with the impacts the easement will have on the property and wants a change in route to avoid the need for an easement on the property. There is not an alternative route that would avoid the need for an easement on this property. As of July 2020, the property owner has continued to reject the terms for the easement.



Map of Nikfard Property. Easement area in yellow.