



12th Ave NW Basin Drainage Improvements project

Nov. 7 open house - frequently asked questions

This project addresses flooding issues in parts of Broadview and water quality in Molendorph Creek by improving the drainage system. The project will build two main types of new storm system improvements: natural drainage systems and a combination of conveyance pipes and large underground storage pipes (grey infrastructure) to hold water and help protect against flooding during storms. These improvements will be built under the same construction contract.

Natural drainage systems (NDS) - design and construction

Where will NDS be installed?

Natural drainage systems will be located in the northeastern portion of the basin along NW 127th and NW 130th streets between 1st and 3rd avenues NW, while the pipe improvements will be located further to the south and west.

Ditch improvements that will improve water quality for the creek may be made along the underground pipe alignment as opportunities allow.

Where is SPU in the project timeline?

SPU is currently early in the design phase of this project. Now that we have identified the preferred project blocks, we are beginning design of the natural drainage systems and expect to have the locations finalized by early 2020. Once finalized, we will communicate these locations on our website and via mailers to homes nearby.

What if I have a fence, rockery or other installation where SPU plans to put a natural drainage system?

If you have unpermitted items in the planting strip (right of way), they may need to be relocated or removed before construction starts. We will reach out to impacted homeowners well in advance of construction to coordinate.

Will SPU be installing sidewalks as part of this project?

SPU has been collaborating with the Seattle Department of Transportation to try to get sidewalks on this project. On NW 130th St, it's SDOT's intention to install a new at-grade walkway between 1st and 2nd Ave NW and to improve the existing walkway between 2nd and 3rd. We're still working with SDOT to determine if these improvements would be constructed during our project window, or at a later date.

No new walkways or sidewalks are planned on NW 127th St.

What can I expect during construction?

Construction hours and impacts will not be set until a contractor is under contract. However, typical construction working hours in Seattle are 7 am to 6 pm, Monday – Friday. In the unlikely event of night or weekend work we will reach out to let neighbors know ahead of time. The contractor will be required to maintain access for emergency vehicles and essential services (such as mail deliveries, garbage pickup, etc) at all times.

Typical construction impacts may include noise, dust, equipment being stored in the right of way and restricted street parking.

Will the natural drainage systems take up street parking?

After the project, parking on these streets will remain relatively the same as it is now. While residents will not be able to park in the location of the natural drainage systems (sited within the planting strip), the majority of the planting strip on these blocks is currently not available for parking due to existing ditches and vegetation.

Will travel lanes for vehicles be narrowed as a result of this project?

No. The travel lanes on both NW 127th St and NW 130th St will remain the same after this project is complete. Both streets will still allow two-way traffic. The traffic circles on NW 127th St at the intersections of 1st and 2nd Avenues NW will remain in place.

Who will maintain the natural drainage systems after construction?

When construction is complete, the natural drainage systems will be maintained by SPU. Residents are not required to do any maintenance in the natural drainage systems. Maintenance will ensure the natural drainage systems continue to work well but will not keep NDS plantings manicured. You can expect NDS to look natural once the plants are mature and fully grown. New street trees that are planted as part of this project will become the property of the Seattle Department of Transportation (SDOT) Urban Forestry Program. SDOT will be responsible for maintaining them.

Grey infrastructure - design and construction**What is the construction schedule?**

Drainage pipe construction in front of any one house will likely last for a few weeks; pipe construction is typically sequenced as a rolling operation. The entire project's grey infrastructure and natural drainage systems will be built under the same construction contract, which we expect to be around 12-15 months. The sequencing and duration of construction activities will not be known until after the construction contract is awarded in 2021.

Will I be able to park in my driveway or in the parking strip during construction?

When the contractor is working in front of your house (likely for a few weeks), you will have limited access to your driveway and street parking during daytime working hours. Residents will have access to their driveways in the evenings after the contractor has left for the day and in the morning before work begins. The contractor will work with residents to the extent feasible to coordinate access for special needs.

What about mail, garbage, and fire trucks?

The contractor will be required to maintain access for emergency vehicles and essential services (such as mail deliveries, garbage pickup, etc) at all times. Other access accommodations may be coordinated with the contractor if they are feasible. Please let the project team know if you have special needs.

Will pedestrian access be maintained during construction?

Yes, pedestrian access will be maintained throughout construction. We encourage residents to use caution when walking near construction zones.

What are the construction hours?

Construction hours will not be set until a contractor is under contract. However, typical construction working hours in Seattle are 7 am to 6 pm, Monday – Friday. In the unlikely event of night or weekend work we will reach out to let neighbors know ahead of time.

What if I have installations or store items in the parking strip (right of way)?

If you have unpermitted items in the right of way, they may need to be relocated or removed before construction starts. We will reach out to impacted homeowners well in advance of construction.

Will this project require any utility shut offs?

SPU’s contractor may need to relocate utility services such as gas and water, which could require temporary service shutoffs. Planned shut offs should be no longer than eight hours. SPU will coordinate directly with the impacted properties if this occurs. If there are special medical needs for residents, we ask that they notify SPU directly for accommodations.

What will the streets look like after construction?

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How will the new drainage infrastructure be maintained?

Once the new infrastructure is installed, we’ll provide asset management through planned inspections and maintenance.

Will this project solve all of my flooding issues?

SPU is committed to providing equitable service across the city. Our commitment in Broadview is to provide the greatest benefit possible consistent with all utility projects citywide, while staying within our approved, five-year budget. The new piped system and natural drainage systems upstream are designed to meet a 25-year level of service. This means based on historical rainfall data that the system should only be overwhelmed by a significant storm event about once every 25 years on average. When this happens, flooding will occur in similar patterns as experienced now.