



Public Information Meeting
*575 Zone Reservoir &
Booster Pump Station*

April 18, 2018



Introductions

▶ Water District No. 49

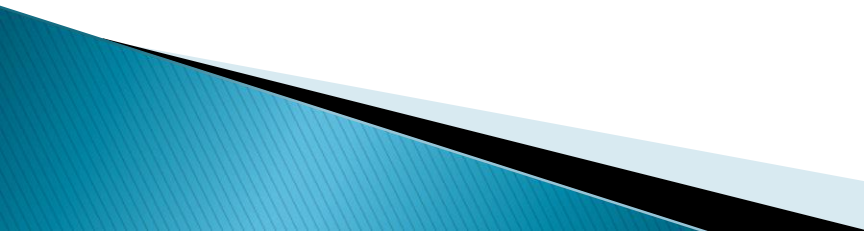
- Commissioners
 - *Raymond Brickell*
 - *Thomas Jovanovich*
 - *David Lutz*
- Superintendent
 - *Bryan Koehmstedt*
- Office Manager
 - *Holly Inkpen*

▶ Consultants

- CHS Engineers, LLC
 - *Rodney Langer, P.E.*
 - *Eli Zehner, P.E.*
 - *Lars Berglund, E.I.T.*



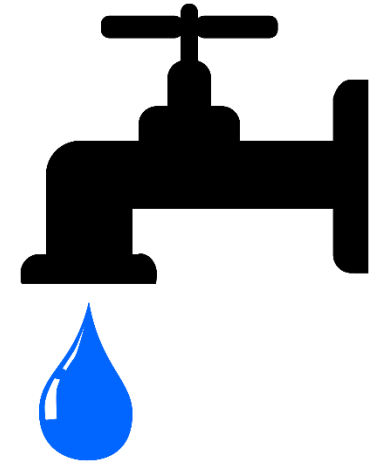
Water District No. 49

- ▶ *Special Purpose District – RCW 57*
 - ▶ *Formed in 1930s*
 - ▶ *Public Water Supply and Street Lighting*
 - ▶ *Three Elected Commissioners (six-year terms)*
 - ▶ *Seven Office and Field Employees*
- 

Water District No. 49

▶ *Service to:*

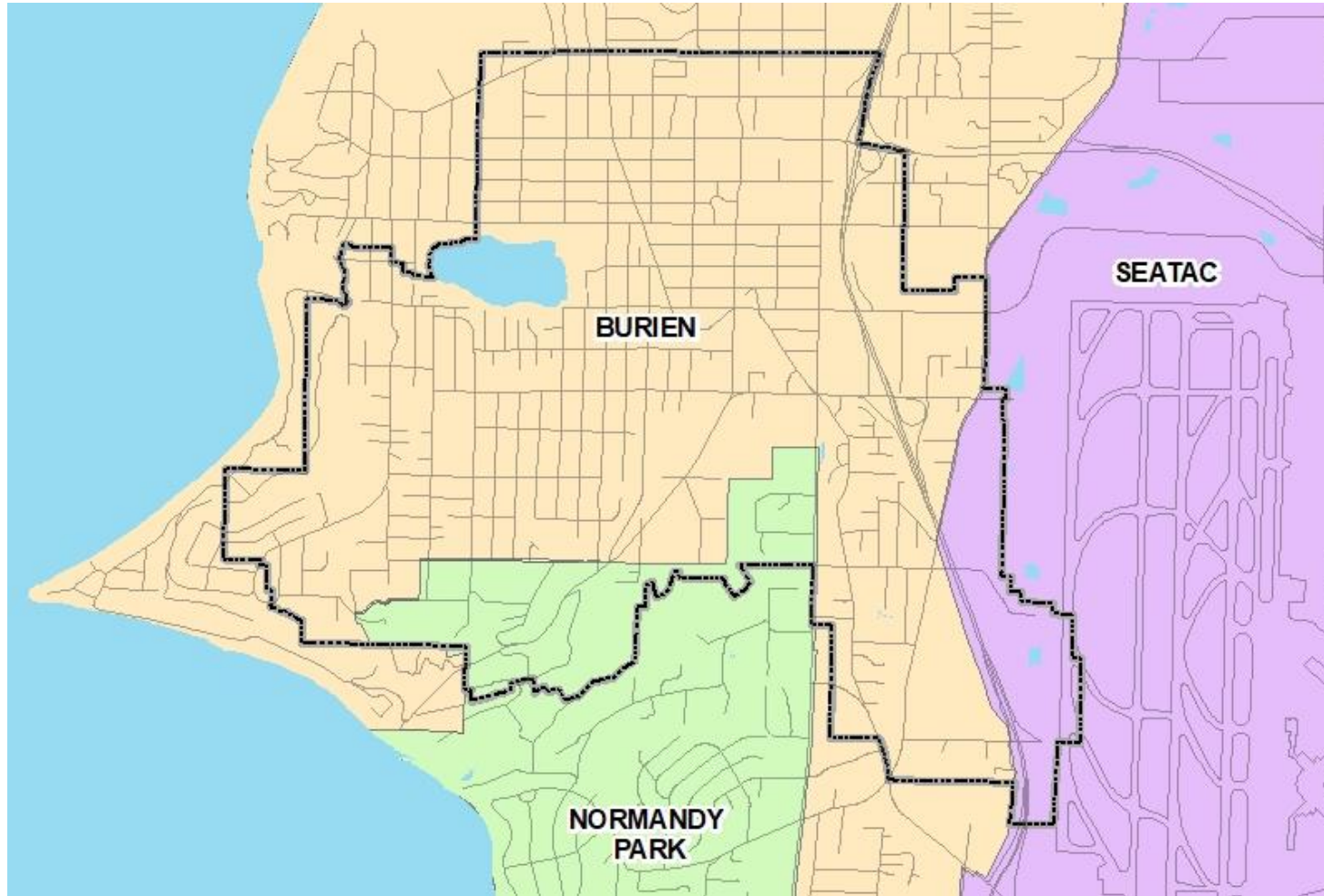
- *Portions of Burien, Normandy Park & SeaTac*
- *13,000 +/- residents*
- *5,100 Residential Units*
- *1,800 Commercial (residential equivalents)*



▶ *Water Supply:*

- *Purchase from Seattle Public Utilities*
 - *Cedar River Watershed*
 - *Five points of supply*
- *Annual Average – 1.3 million gallons per day*
- *Maximum Day – 2.5 million gallons per day*

Water Service Area

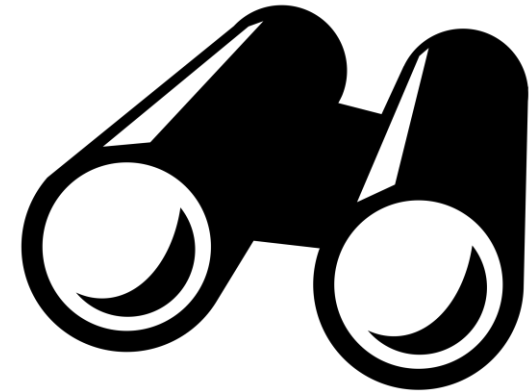


Water System

- ▶ ***Comprehensive Plan Adopted 2017 – 20-year outlook***
 - *To be updated in 2018 to address agency comments*
- ▶ ***District Responsible for Peak Demands and Emergency Supply***
 - *Equalizing – peak demand period*
 - *about 0.4 million gallons*
 - *Fire Suppression – 4,000 gallons per minute for four hours*
 - *about 1.0 million gallons*
 - *Standby – at least enough for 200 gallons/customer (less than two days)*
 - *about 2.2 million gallons*
- ▶ ***Required Storage Volume – 3.8 million gallons***
- ▶ ***Existing Reservoir – 0.5 million gallons***

Siting Study

- ▶ *District-wide search for suitable location – 2016*
- ▶ *Considered:*
 - ▶ *Distance to Seattle points of supply*
 - ▶ *Distance to existing transmission mains*
 - ▶ *In highest pressure zone – available to all the system*
 - ▶ *Dense and stable soils*
 - ▶ *Highest elevation*
 - ▶ *Potentially available property*



Property Selection

- ▶ ***Property Purchased 2017***
 - ▶ ***Community Commercial 1 Zoning – public utilities allowed***
 - ▶ ***South side of SW 146th St. between 8th and 9th Ave SW***
 - ▶ ***Parking area and abandoned house
(recently removed)***
- ▶ ***Adjacent to one Seattle supply meter***
- ▶ ***Dense stable soils – but up to 12 feet of fill to be removed***
- ▶ ***Highest of District's pressure zones***



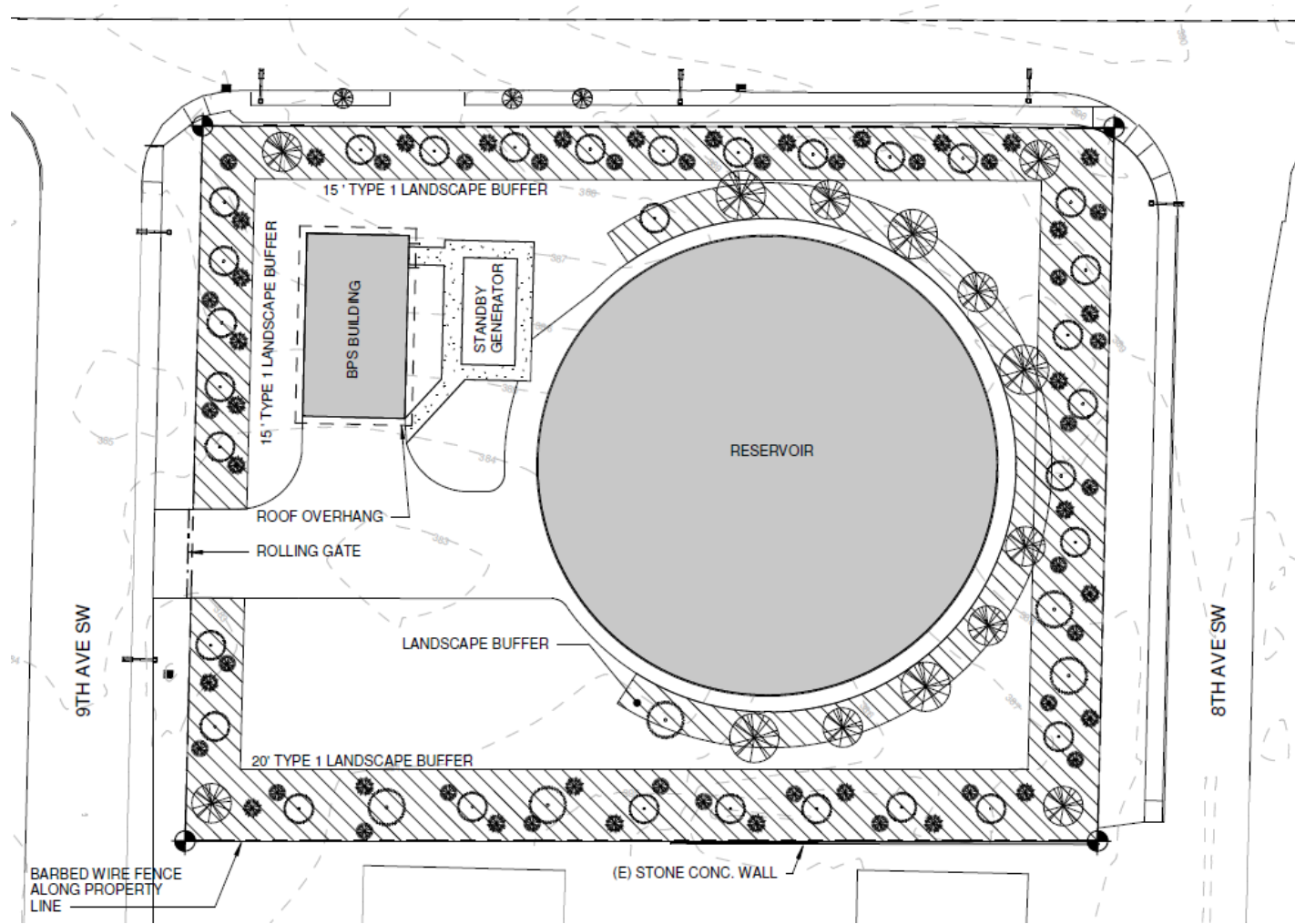
Proposed Facility

- ▶ ***Recommended Capacity – 3.7 million gallons***
 - ▶ *Concrete reservoir*
 - ▶ *About 129 feet external diameter*
 - ▶ *About 36 feet above finished grade (and about 12 feet below)*
- ▶ ***Booster Pump Station***
 - ▶ *About 1,500 square feet, up to 26 feet tall*
 - ▶ *Five electric pumps, piping, valves, etc.*
 - ▶ *Electrical power and control equipment*
- ▶ ***Onsite Standby Generator – with sound attenuation***
- ▶ ***Landscape buffers per Burien Code – behind security fencing***
- ▶ ***Site access from 9th Ave SW***
- ▶ ***Add curb, gutter and sidewalk along 8th and 9th Ave SW***

Project Approval

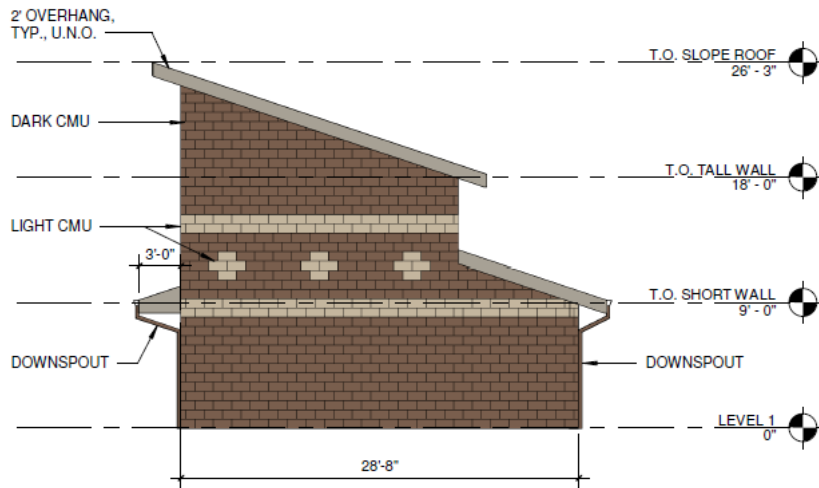
- ▶ ***City of Burien***
 - ▶ ***Recommended Public Information Meeting***
 - ▶ ***Pre-Application review – confirm general requirements***
 - ▶ ***Type 1 Land Use Review***
 - ▶ ***Detailed application***
 - ▶ ***Public notice and comment period***
 - ▶ ***Staff review and recommendation***
 - ▶ ***Community Development Director decision***
 - ▶ ***Appeal to City Hearing Examiner***
 - ▶ ***Building Height Variance – about 3 feet increase***
 - ▶ ***Boundary Line Adjustment – remove interior lot lines***
 - ▶ ***Building Permits and Right of Way Permits***
- ▶ ***SEPA Environmental Checklist***
 - ▶ ***City will be lead agency for review***
- ▶ ***State Department of Health – Project Report***

Proposed Site Plan

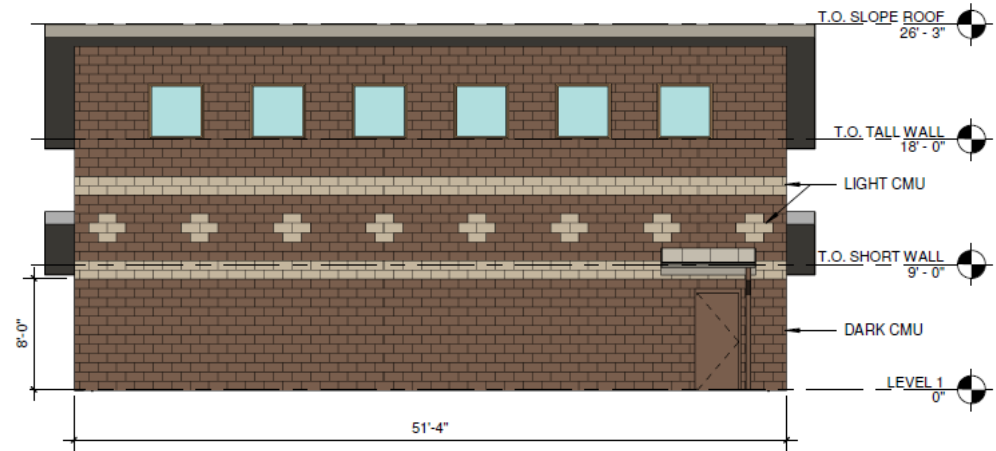


All depictions in this presentation are preliminary and subject to change to meet District needs and City requirements.

Proposed Building - Option 1

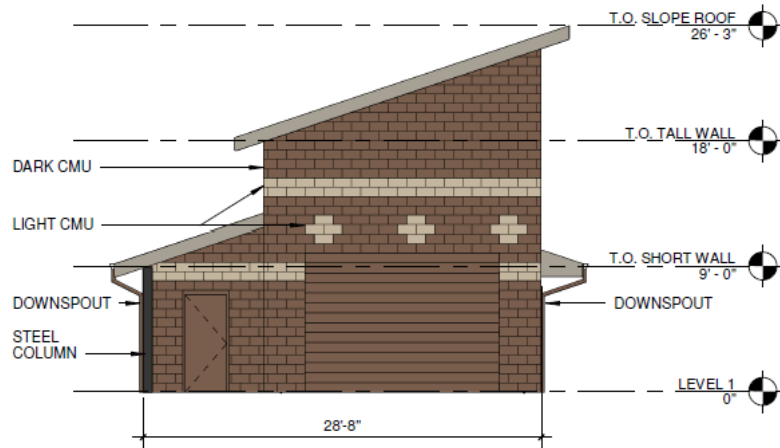


NORTH - OPTION 1

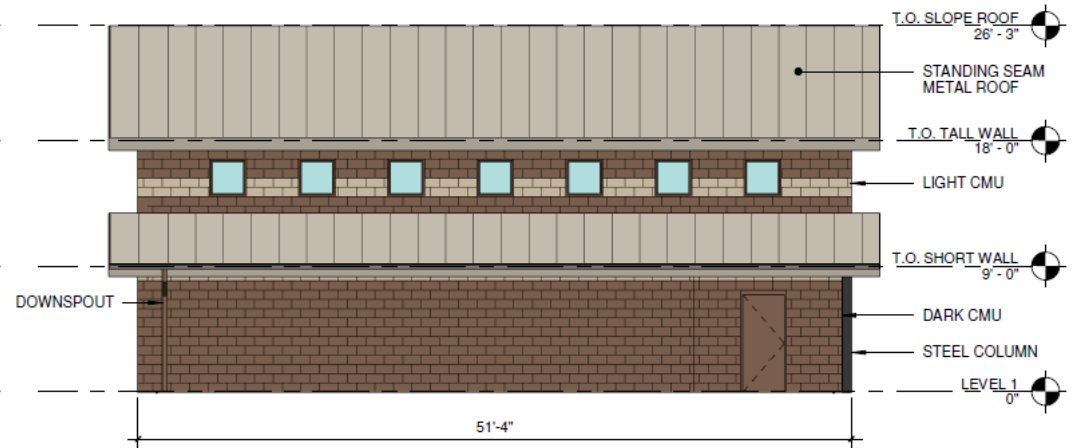


EAST - OPTION 1

Proposed Building - Option 1

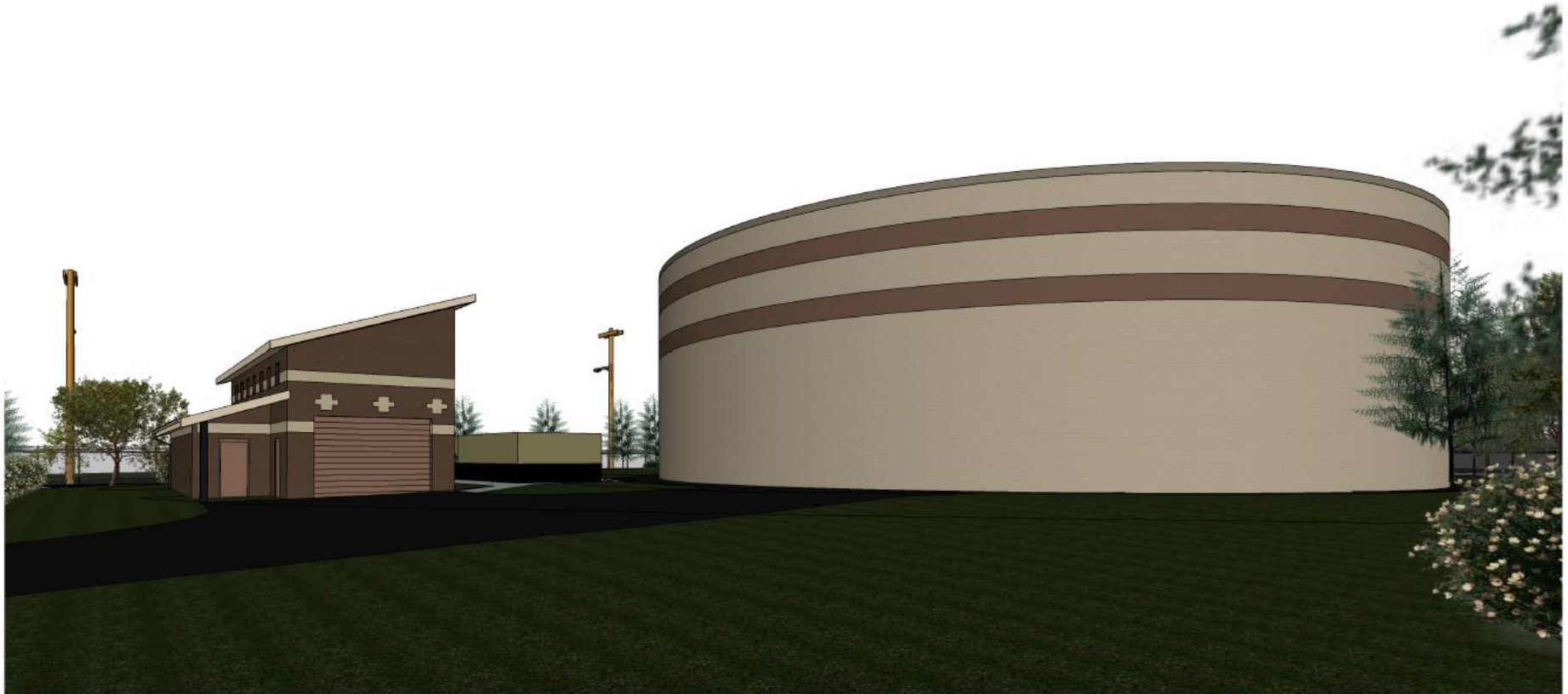


SOUTH - OPTION 1

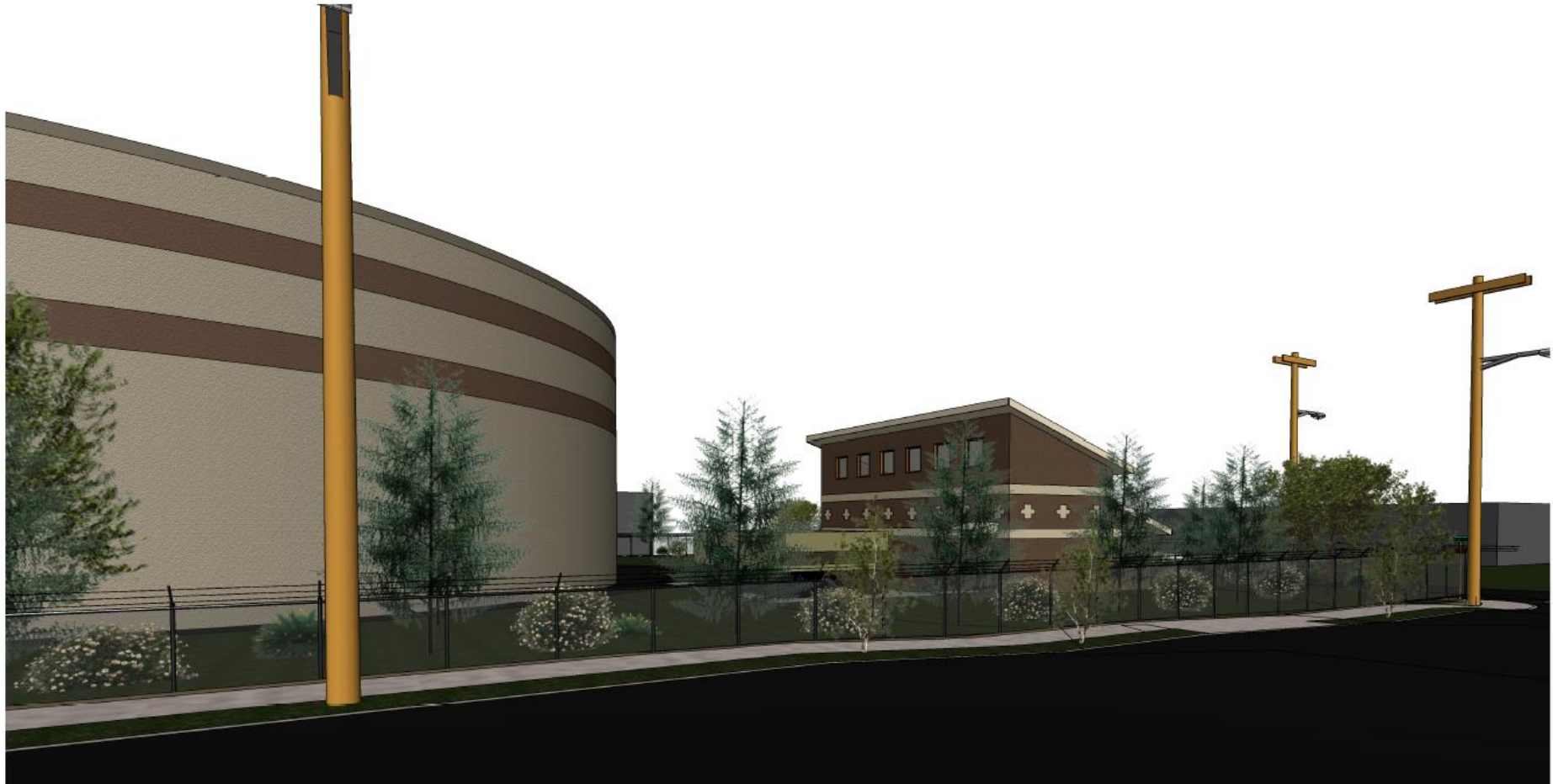


WEST - OPTION 1

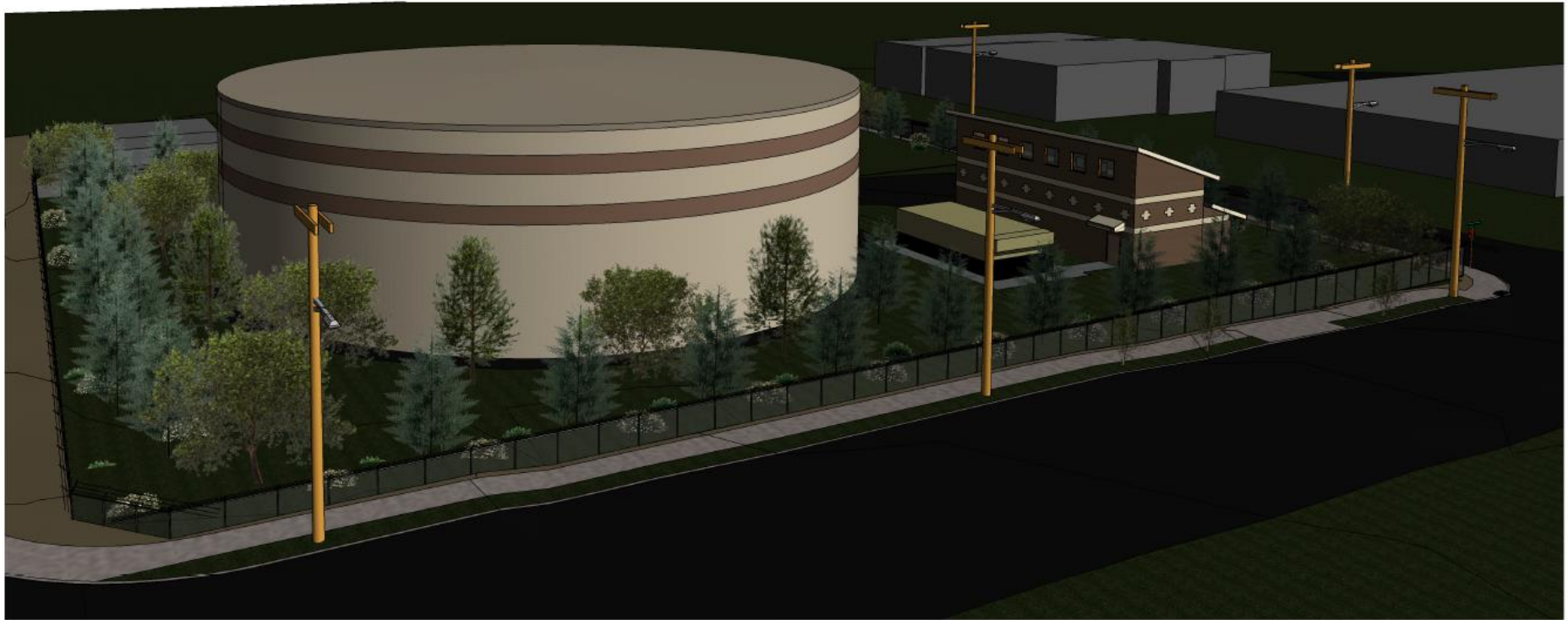
From Southwest – Option 1



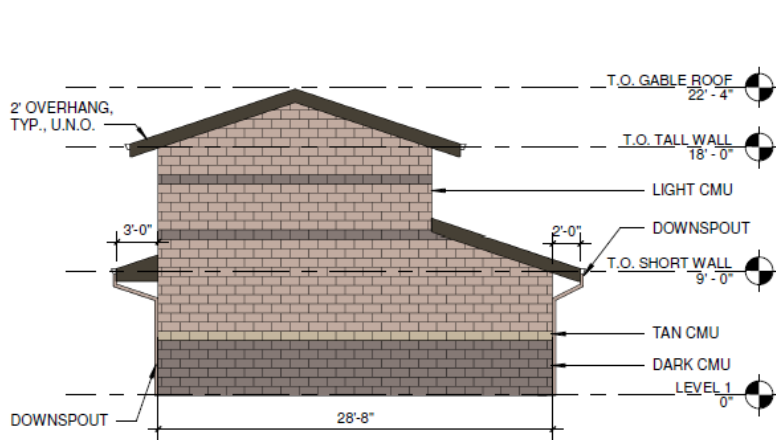
From Northeast – Option 1



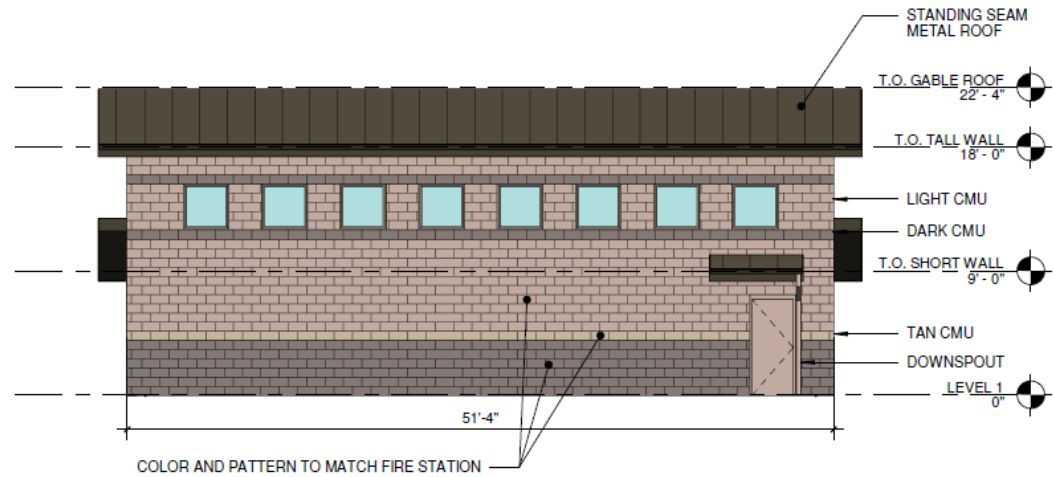
From Above - Option 1



Proposed Building - Option 2

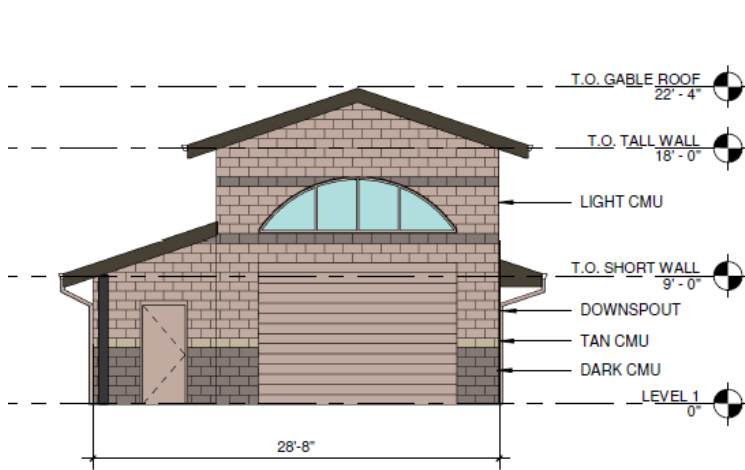


NORTH - OPTION 2

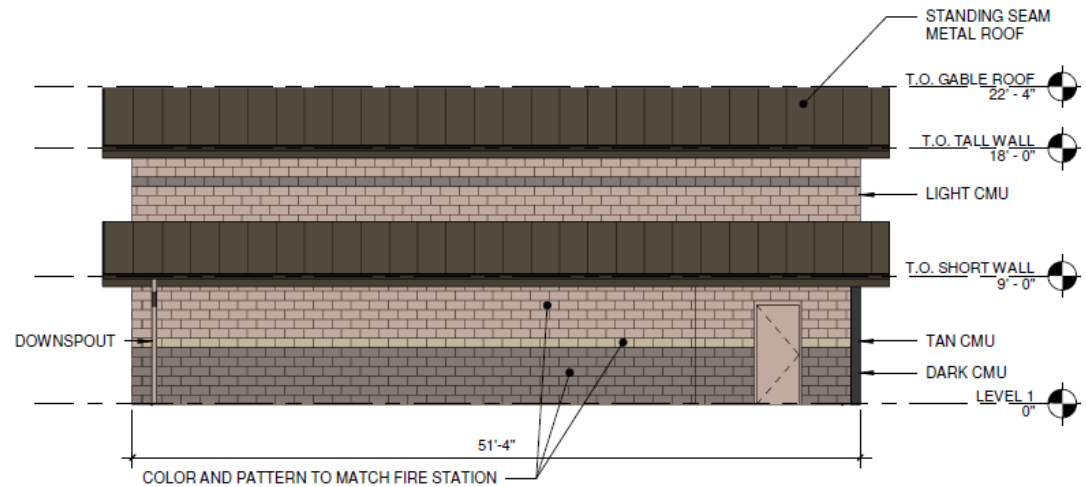


EAST - OPTION 2

Proposed Building - Option 2

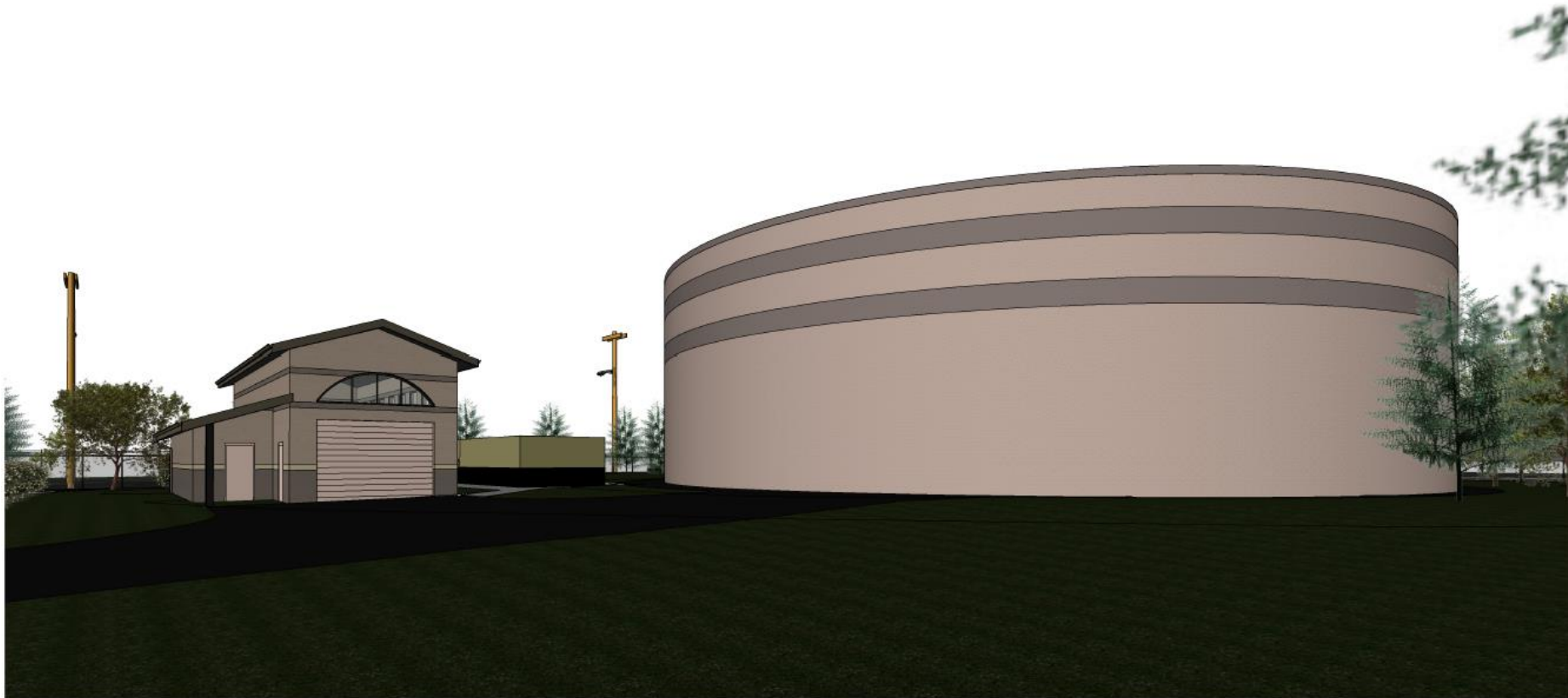


SOUTH - OPTION 2

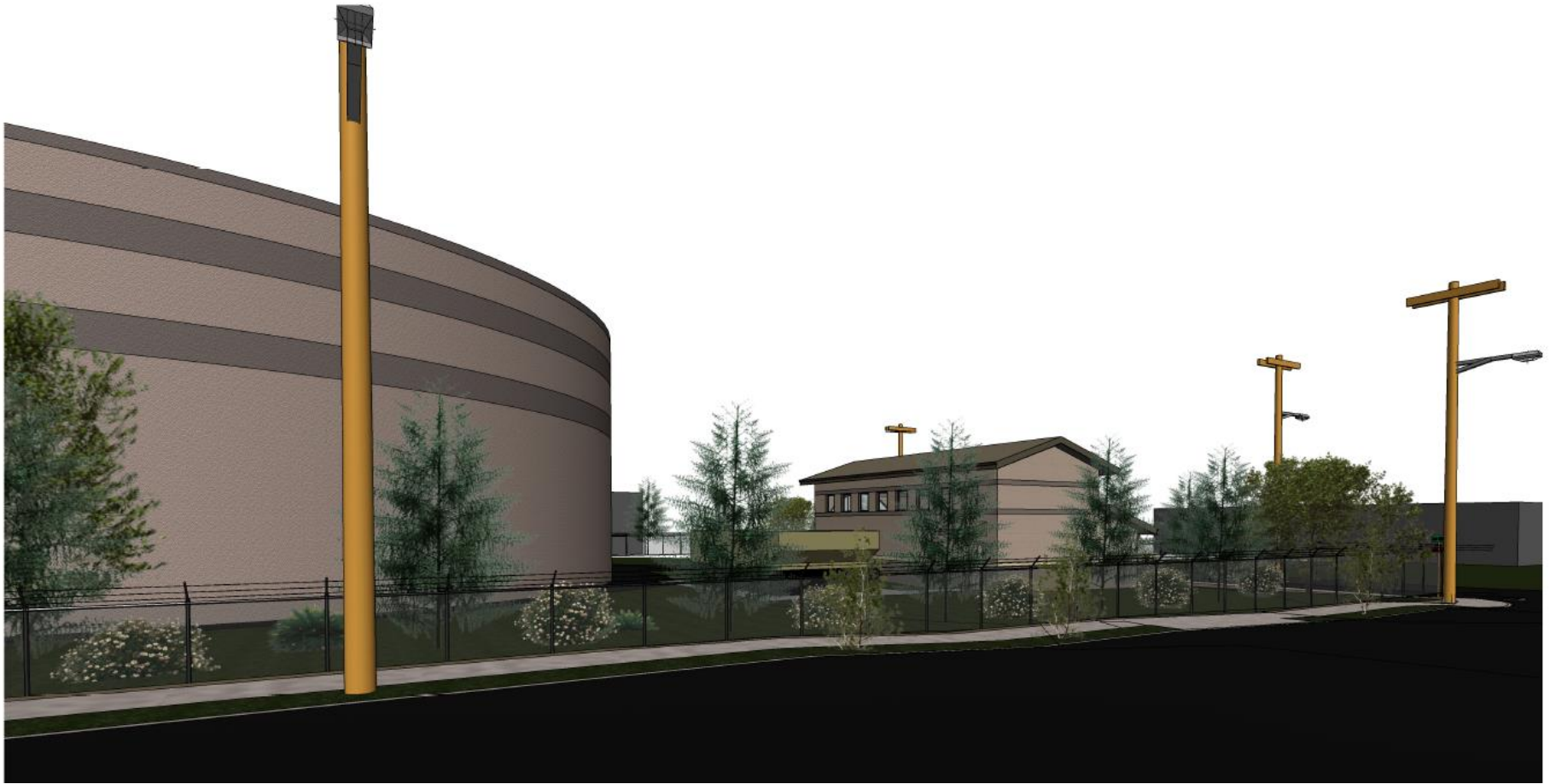


WEST - OPTION 2

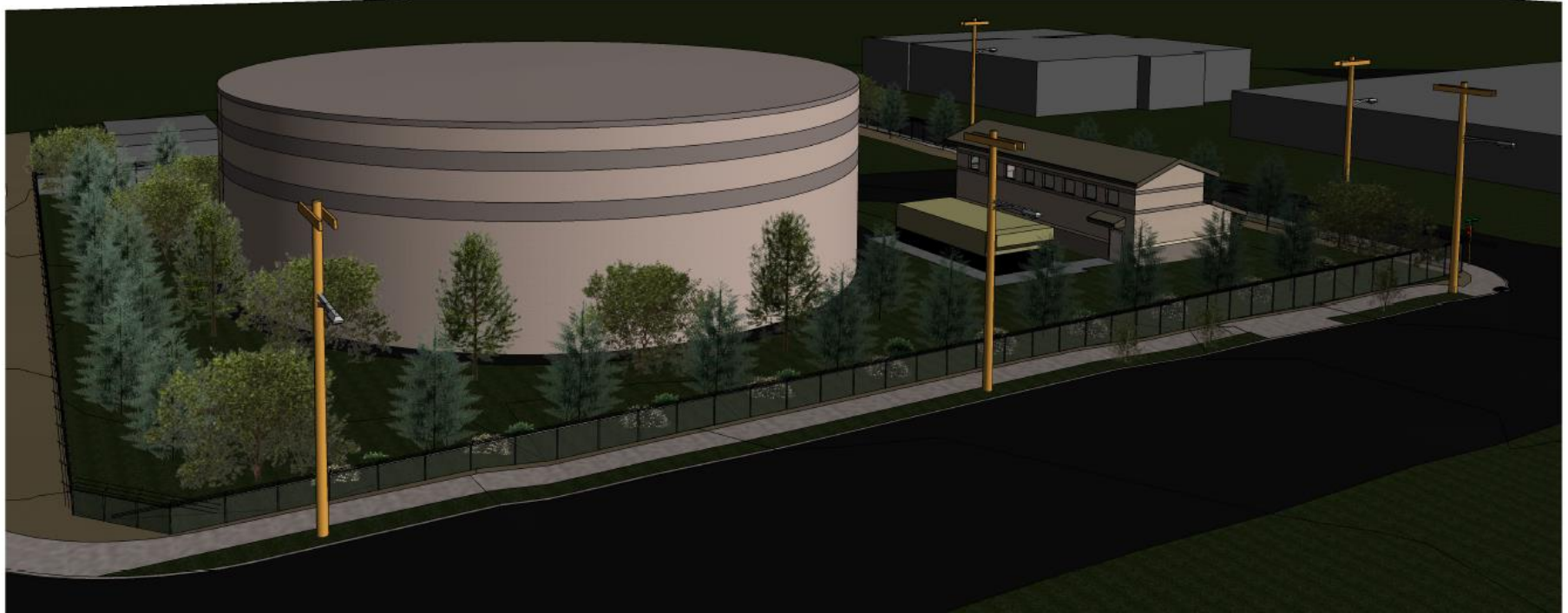
From Southwest – Option 2



From Northeast – Option 2



From Above - Option 2



20-Year Capital Plan



- ▶ ***Preliminary Project Budget – \$10.4 million***
(Subject to change as design and permitting progresses)

- ▶ ***Bond Sale 2017 – \$8.3 million, 20 years, 4% interest***
 - *Plus funds to refinance a prior bond sale*
 - *Additional bond sale planned for 2019*

- ▶ ***Rate Study 2017***
 - *Increased charge for new connections – fire storage share*
 - *Increased rates 5% effective January, 2018*
 - *Smaller annual increases anticipated*

Preliminary Project Schedule

- ▶ ***Design and Permitting***
 - *2018 thru early 2019*
- ▶ ***Bidding and Contracting***
 - *Early 2019*
- ▶ ***Construction***
 - *Mid 2019 thru mid to late 2020*



Please Provide Your Input

- ▶ *Leave us a note*
- ▶ *Email: info@wd49.com*
- ▶ *Website: www.wd49.com*
- ▶ *Phone: 206-242-8535*
- ▶ *Board Meetings: 2nd & 4th Wednesday, 5:00 pm*
 - *District Office – 415 SW 153rd St, Burien*



Next Steps

- ▶ *Receive and Evaluate Feedback*
- ▶ *Refine Site Plan and Facilities Proposal*
- ▶ *Submit Pre-Application Package to Burien*
- ▶ *City Review and Feedback*
- ▶ *Refine Proposal and Apply for Site Development Approval*



Questions

