



Meydenbauer South Reservoir

Community Meeting #1 Summary

Bellevue City Hall, Council Chambers

November 13, 2024

6:30 pm to 7:30 pm

Staff Attendees

Name	Organization	Role
Jay Hummel	Bellevue Utilities	Project Manager
Jim Grueber	Bellevue Utilities	Planning Engineer
Linda De Boldt	Bellevue Utilities	Assistant Director (Engineering)
Mike Evans	Bellevue Utilities	O&M Manager
Michaelene Fowler	Bellevue Utilities	Communications PIO
Nathan Rostad	Conсор	Design Team Project Manager
Greg Postlewaite	Conсор	Design Team
Alex Cole	Envirolssues	Outreach

Meeting Agenda

- Public arrives
- Introductions
- Review Agenda
- Project background
- Scope of project
- Project schedule, opportunities for input
- Q&A session
- End of event

Summary

The Meydenbauer South Reservoir project Community Meeting #1 was an introduction to the project for neighbors in the Meydenbauer neighborhood. It offered an opportunity to meet and get to know the project team. There was a short presentation at the beginning that used display boards for reference (boards are pictured below) followed by a Q&A session. Topics discussed as part of the Q&A are tracked below.



Meydenbauer South Reservoir



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History of the site

This property is owned by Bellevue Utilities and located in the Meydenbauer neighborhood. Originally this site was used as a water treatment plant (pictured below). That structure was torn down in 2004 when the current reservoir and pump station were built.

Currently, the northern portion of the property hosts a partially buried reservoir and pump station (pictured on the right).

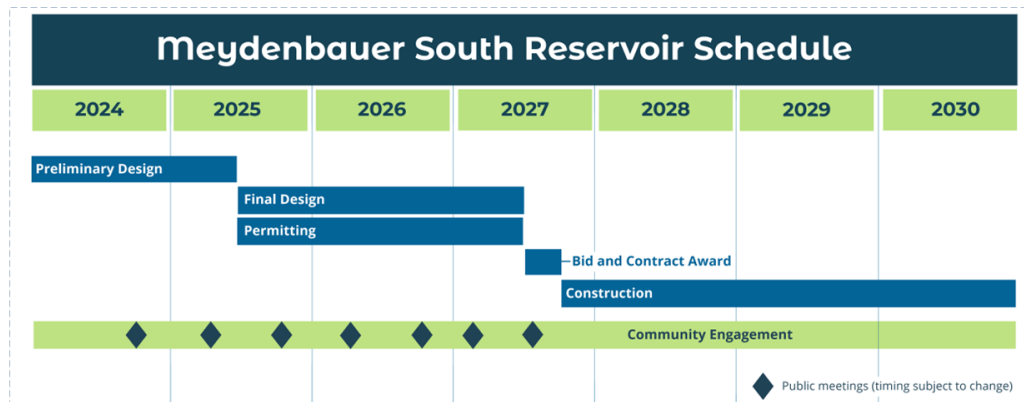


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Project schedule (Preliminary—subject to change)



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The proposed reservoir and pump station

As the population grows, Bellevue needs to be able to store more water. Based on current regulations and industry standards, the City will need additional reservoir volume by 2030 to serve anticipated growth in downtown, Bel-Red, Wilburton and other areas.

The Meydenbauer site was selected for a number of reasons, including, size, location, and neighborhood support. Currently, the northern parcel of the property hosts a partially buried reservoir and pump station. The large open field to the south of the current facility is also a parcel owned by City of Bellevue and will be the site of the proposed reservoir and pump station.

Communication for this project

The City understands that constructing this project will have temporary impacts on the community. Our intention is to communicate early and often to keep you in the loop and let you know what to expect.

The best place to find project information and updates is our website.

Visit our website here: www.BellevueWa.gov/meysdenbauer-south-reservoir
And scan the QR code to sign up for project updates



Site photo



Site photo

Information
عنوان: 425-452-6800
معلومات: 425-452-6800



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Information
عنوان: 425-452-6800
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Q&A Discussion Topics

Facility layout

- The pump station building is anticipated to be about one story above ground at most.
- The new reservoir is planned to be underground (i.e. be fully buried) because there is an interest in keeping the new reservoir at the same level as the current adjacent reservoir. Reservoirs are installed at specific elevations in the City of Bellevue to maintain water pressure consistently for the areas they serve. If the new reservoir did not match the elevation of the adjacent reservoir, it would then need to be fifty feet higher in order to serve the next higher elevation service area.
- The new and old facilities will be hydraulically connected to one another.

Public access

- Security is a significant concern when considering public access to the site. Entry points to the pump and reservoir facilities, including access hatches and vents, must be secure – the project is evaluating how to safely secure these potential access points. Problems with security that the City has seen in the past are vandalism, graffiti and firework use.
 - The Department of Health also has rules and regulations for protecting water infrastructure and they will have input on this project.
 - There are also requirements for protecting system controls from potential threats. The Association of Metropolitan Water Agencies (AMWA) conducts security assessments to evaluate and point out vulnerabilities in water systems. The AMWA has identified the Meydenbauer site as needing assessment in 2025. This assessment includes potential cybersecurity threats since reservoirs contain access to computer systems. All these items factor into our decision-making.
- Community members expressed a desire for the site to be restored in such a way to be accessible to the community. This desire will be taken into consideration during the design phase of the project and there will be multiple opportunities for public input. For the site to be a public park, it would need to be managed by the City's Parks department – this is something that the Parks Department would have to agree to since the maintenance cost is not currently in their budget. Utilities currently has equipment to maintain about 90 water and wastewater sites (e.g.



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pump stations, reservoirs). Currently, Utilities Operations and Maintenance crews make monthly visits and engage a contractor for mowing.

- There is a request from the community that the parks department be involved in the discussion at the next meeting.
- The community also asked if “Adopt a Park” might be an option so that they as a neighborhood could take some responsibility for the park. However, there are potential liability concerns with this approach.

Watermain connection

- There is a choke-point for traffic along the watermain route (at the intersection of 100th Ave SE and SE 7th St/SE 8th St), that also has a large ditch on the side of the road – will there be improvements to that intersection as part of this project? Whether or not there will be any improvements at this intersection is yet to be determined. It will be evaluated during the design process.
- Part of the pipe work involved in this project will include abandoning the pipes that currently flow under private property.

Seismic improvements

- This project will use state of the art seismic design and account for the dynamics of an underground facility. Jay Hummel pointed to the Pikes Peak reservoir in Bridle Trails State Park as an example of a newly constructed and more seismically stable reservoir.

Construction impacts

- The project will have to operate within permitted work hours, which typically fall between Monday and Friday. Notifications will be sent out to community members in advance of particularly disruptive work.
- The project will do its best to mitigate impacts but there will be active construction so it will be noticeable.
- Any watermain shutdowns will be for minimal periods of time.
- The biggest impacts will likely be during the excavation efforts while trucks are hauling dirt and other materials during construction.
- Construction permits will have limitations for noise, work hours, and right-of-way use.
- The contractor will be required to maintain access to properties for residents.



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- Most of the work will happen to the west of 96th Avenue SE. Trees in that area of the property will be removed during construction. The area will be replanted after construction is complete. The finished product will be professionally landscaped.
- A question was asked about potential contaminants in the soil from the former wastewater treatment plant that was demolished in 2004. Contaminates would have been addressed during construction of the current reservoir and pump station. Soil testing and analysis will be part of the construction process.

Long Term Noise

- There are generators at the current facility that run every Wednesday, usually between the hours of 8 am-12 pm. This is necessary to ensure they are functioning properly. However, the timing is somewhat flexible and could potentially be changed based on community needs.
 - Emergency generators for the new facility are what the community can expect to hear the most – the pumps will be underground, and the generators will be ‘at grade’. The generators are installed in a structure that dampens the amount of noise during operation.

Follow-up needed

- A couple of neighbors asked if it would be possible to keep the dog area of Chism Beach Park open throughout the year while construction is going on so that they have an alternative location to take their dogs for exercise. We will need to follow up with the Parks Department on this request.
- Neighbors requested the Parks Department to be present at a future community meeting.