



King County

Metropolitan King County Council Budget and Fiscal Management Committee

Staff Report

Agenda item No:	7 & 8	Date:	July 2, 2013
Proposed ord.:	2013-0264	Prepared by:	Wendy Soo Hoo
	2013-0286		

SUBJECT

Proposed Ordinance 2013-0264 would authorize the condemnation of certain property and property rights needed for the Fremont siphon pipeline replacement project.

Proposed Ordinance 2013-0286 would authorize the condemnation of property interests needed for the replacement of the North Creek sewer interceptor, and interim measures for controlling the interceptor's current capacity needs.

BACKGROUND

Fremont Siphon Pipeline Replacement Project

The Fremont siphon carries wastewater from King County's northeastern service area to the West Point Treatment Plant. These two pipelines are approximately 100 years old. During heavy rain events, the pipelines convey up to 220 million gallons per day of wastewater across the Ship Canal. The project is in the final design phase. Construction is anticipated to start in mid-2014 and end in late 2016.

North Creek Sewer Interceptor Project

The Interceptor, located in Snohomish County, was built in 1970 by the Alderwood Water and Wastewater District. WTD purchased the Interceptor in 2001. The Interceptor consists of 34,934 lineal feet of sewer line, serving the city of Bothell and parts of southern Snohomish County. The Interceptor has experienced recent overflows, making completion of the replacement project more urgent. The replacement project is in the final design phase. Construction is anticipated to start in 2014.

ANALYSIS

Under Revised Code of Washington 35.58.200 and 35.58.320, the Wastewater Treatment Division (WTD) has the authority to acquire property by condemnation, subject to the consent of its legislative body.

Fremont Siphon Pipeline Replacement Project

WTD is seeking to acquire a commercial property adjacent to the Burke-Gilman Trail in the Fremont neighborhood in the city of Seattle. The property is owned by Praxair, which sells industrial gas and equipment. WTD indicates that it is seeking to acquire the property through a voluntary sale. Praxair is open to selling and is currently looking into options to relocate within the same area.

Granting WTD condemnation authority would allow the project to proceed on schedule in the event the sale does not occur. In either scenario, WTD would compensate the property owner based on the fair market value of the property as determined by an independent, third-party appraisal¹, and provide reimbursement for moving expenses and expenses (up to \$50,000) related to reestablishing the business at a new location. The fiscal note estimates a cost of \$2 million to WTD as a result of the property acquisition.

North Creek Sewer Interceptor Project

WTD is seeking to acquire 22 temporary construction easements and 15 subsurface permanent easements related to the Interceptor project. A total of 24 properties are affected. The affected properties include a condominium building, seven single-family homes, two apartment buildings, three commercial properties, and Snohomish County Parks open space property. The remaining properties include a parking lot, vacant land or private roads. Attachment 7 summarizes each property, the type of property rights WTD is seeking, and the potential impact to each owner.

The easements generally would have low impact on the property owners and will not cause anyone to be displaced. This is because the permanent easements are below ground. The temporary construction easements are generally located on parking lots or unimproved or undevelopable portions of the properties.

Again, WTD is seeking to voluntarily acquire these property rights from the individual owners, but is requesting condemnation authority so that it may proceed with the project in the event WTD does not reach an agreement with all owners. The total estimated

¹ The appraisal was completed in August 2012.

fiscal impact to WTD from acquiring these property rights is \$384,000 based on the appraised value of the easements.²

REASONABLENESS

Staff analysis of Proposed Ordinances 2013-0264 and -0286 is complete unless the committee has any further questions. Taking action at this time would constitute a reasonable and prudent business decision.

INVITED

1. Pam Elardo, Director, Wastewater Treatment Division
2. Sharman Herrin, Government Relations Administrator, Wastewater Treatment Division

ATTACHMENTS

1. Proposed Ordinance 2013-0264 (with attachments)
2. Proposed Ordinance 2013-0264 Transmittal Letter
3. Proposed Ordinance 2013-0264 Fiscal Note
4. Proposed Ordinance 2013-0286 (with attachments)
5. Proposed Ordinance 2013-0286 Transmittal Letter
6. Proposed Ordinance 2013-0286 Fiscal Note
7. Proposed Ordinance 2013-0286 Matrix of Property Rights to be Acquired

² The appraisals were completed in the first quarter of 2013.

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KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

July 1, 2013

Ordinance

Proposed No. 2013-0264.1

Sponsors Phillips

1 AN ORDINANCE authorizing the condemnation of certain
2 property and property rights needed for the replacement of
3 the Fremont siphon pipelines with a new and separate
4 crossing under the Lake Washington Ship Canal as part of
5 the Fremont siphon replacement project.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 **SECTION 1. Findings:**

8 A. On November 22, 2010, the King County council adopted the 2011 Annual
9 Budget and Program by Ordinance 16984 and provided funding for capital projects to
10 support King County's wastewater treatment program.

11 B. One of the funded capital projects is the Fremont siphon replacement
12 project for the construction of replacement siphon pipes under the Lake Washington
13 Ship Canal, under capital improvement project 1047697.

14 C. The Fremont siphon is a critical conveyance line that conveys wastewater
15 from King County's northeastern service area to the West Point treatment plant. The
16 existing pipelines extend from Fremont to Queen Anne in a concrete tunnel and
17 conveys up to two hundred twenty million gallons of wastewater per day, at peak
18 flow, across the Lake Washington Ship Canal. The Fremont siphon was installed in
19 the early 1900s. After approximately one hundred years of wastewater conveyance

20 service, replacing this major infrastructure is now due and will require King County's
21 careful planning and consideration.

22 D. To meet the challenge of replacing these important pipelines in a densely
23 developed area, a range of options to rehabilitate or replace the Fremont siphon were
24 considered. In 2010, King County's wastewater treatment division recommended
25 replacing the existing pipelines in a new location to reduce potential project risks and
26 impacts, maintain operations during construction, and to ensure safe, reliable
27 wastewater conveyance.

28 E. Private property must be acquired to provide space for a microtunnel
29 launch shaft and odor control facility. Two microtunnels will be constructed just west
30 of the existing siphon, and will be connected to the North Interceptor conveyance
31 pipelines on the north and south sides of the canal. The new siphon will be designed
32 to operate similar to the existing system. The microtunnel launch shaft and odor
33 control facility will be located on the north side of the Lake Washington Ship Canal,
34 and the reception shaft on existing King County property on the south side of the Lake
35 Washington Ship Canal. The project will locate the microtunnel launch shaft at 2nd
36 Avenue Northwest and Northwest 36th Street in Fremont which will require
37 acquisition of property rights and rights in property, including acquisition of property
38 in fee, of the property owned by Praxair Distribution, Inc.

39 F. The capital budget provides for the acquisition of property interests and
40 property rights necessary for the construction and operation of the Fremont siphon
41 replacement project. Acquisition of the property and property rights is required to

42 carefully undertake the construction for the replacement of the Fremont siphon in a
43 new crossing under Lake Washington Ship Canal.

44 G. King County is authorized, by chapters 8.12 and 36.56 RCW, RCW
45 35.58.320 and 35.58.200 and K.C.C. 28.01.030, to acquire and condemn real property
46 for public use for sewage treatment and water pollution abatement facilities.

47 H. In order to acquire the property interests and property rights necessary for
48 the construction, operation and maintenance of the Fremont siphon replacement
49 project, it is necessary for King County to condemn and damage certain lands and
50 property rights and rights in property. The acquisition of such property rights and
51 rights in property is for a public purpose.

52 I. The King County council finds that public health, safety, necessity and
53 convenience require that the Fremont siphon microtunnel launch and reception shafts,
54 conveyance pipelines, odor control and operations facilities be constructed, and that
55 those certain property interests, property rights and rights in property in the parcel
56 listed in Attachment A to this ordinance be condemned, appropriated, taken and
57 damaged for the purposes described in this ordinance.

58 SECTION 2. The King County council has deemed it necessary for the
59 proposed public purpose and in the best interest of the citizens and wastewater
60 ratepayers of King County that all or any portion of the property identified by the
61 parcel number set forth and depicted in Attachment A to this ordinance and other
62 property interests, property rights or rights in property be condemned, appropriated,
63 taken and damaged for the purpose of the improvements described in this ordinance

64 subject to the making or paying of just compensation to the owners in the manner
65 provided by law.

66 SECTION 3. Condemnation proceedings are hereby authorized to acquire
67 property interests and property rights and rights in property in all or any portion of the
68 property described in Attachment A to this ordinance.

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

71 the land and other property interests, property rights and rights in property necessary
72 to carry out this ordinance.
73

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Gossett, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. Aquisition Location

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Attachment A: Acquisition Location



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June 4, 2013

The Honorable Larry Gossett
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Gossett:

This letter transmits an ordinance that will enable King County to acquire property in the Fremont area, through condemnation if necessary, to replace the Fremont siphon pipelines that will be needed for the construction of the Fremont Siphon Replacement Project to protect water quality.

The Fremont siphon carries wastewater from King County's northeastern service area to the West Point Treatment Plant. These two wastewater pipelines are approximately 100 years old. They extend from Fremont to Queen Anne in a concrete tunnel shared with a 24-inch water line owned by Seattle Public Utilities. During heavy rain events, these pipelines convey up to 220 million gallons per day of wastewater across the Ship Canal. Keeping this asset in service is critical to the operation of the regional wastewater treatment system and protecting public health and water quality.

This ordinance supports King County's Strategic Plan goals of safeguarding the environment by protecting water quality and providing safe, reliable wastewater treatment.

This ordinance will authorize condemnation to locate facilities and an odor control building at 2nd Avenue Northwest and Northwest 36th Street in Fremont. This will require full acquisition in fee and relocation of private property and a business owned by Praxair Distribution, Inc. Staff from the Wastewater Treatment Division (WTD) of the Department of Natural Resources and Parks have initiated purchase discussions with the property owner and have provided the company with information regarding potential relocation benefits. Staff will continue to negotiate with the owner and will work diligently towards a voluntary sale of the property. If WTD is unable to reach agreement with the property owner, condemnation authority is necessary to ensure the project to replace this aging asset remains on schedule.

The Honorable Larry Gossett

June 4, 2013

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Thank you for your consideration of this ordinance. This important legislation will help King County residents continue to enjoy clean water and prevent service disruptions.

If you would like more information about this ordinance, please feel free to contact Pam Elardo, P.E., Division Director of the Wastewater Treatment Division in the Department of Natural Resources and Parks, at 206-684-1236, or pam.elardo@kingcounty.gov.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers

ATTN: Michael Woywod, Chief of Staff

Anne Noris, Clerk of the Council

Carrie S. Cihak, Chief Advisor, Policy and Strategic Initiatives, King County
Executive Office

Dwight Dively, Director, Office of Performance, Strategy and Budget

Christie True, Director, Department of Natural Resources and Parks (DNRP)

Pam Elardo, P.E., Division Director, Wastewater Treatment Division, DNRP

FISCAL NOTE

Ordinance/Motion No. 2013-XXXX
 Title: Fremont Siphon Replacement Project-Property Acquisition
 Affected Agency and/or Agencies: Wastewater Treatment Division, Department of Natural Resources and Parks
 Note Prepared By: Kevin Yokoyama, Business & Finance Officer, WTD
 Note Reviewed By: Eric Mendenhall, Water Quality Planner/Project Manager, WTD

Impact of the above legislation on the fiscal affairs of King County is estimated to be:

Revenue:

Fund/Agency	Fund Code	Revenue Source	2013	2014	2015	2016
WTD- Wastewater Capital Fund	3611	Sewer Rate Revenue	\$2,000,000			
TOTAL			\$2,000,000	0	0	0

Expenditures:

Fund/Agency	Fund Code	Department Code	2013	2014	2015	2016
WTD- Wastewater Capital Fund	3611	Sewer Rate Revenue	\$2,000,000			
TOTAL			\$2,000,000	0	0	0

Expenditures by Category

	2013	2014	2015	2016
Salaries & Benefits				
Supplies and Services				
Capital Outlay	\$2,000,000			
Other				
TOTAL	\$2,000,000	0	0	0

Assumptions: This fiscal note accompanies an ordinance that will enable King County to condemn up to \$2,000,000 in property and property interests in the Fremont area in Seattle, in order to make possible the construction of two micro-tunneled wastewater pipes to replace the Fremont siphon, as well as an odor control facility. The ordinance requests condemnation of land owned by Praxair Distribution, Inc. The fee acquisition is scheduled for 2013. WTD CIP Project 1047697- Fremont Siphon Replacement Project.

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KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

July 1, 2013

Ordinance

Proposed No. 2013-0286.1

Sponsors McDermott and Phillips

1 AN ORDINANCE authorizing the condemnation of
2 property interests needed for the replacement of the North
3 Creek sewer interceptor, and interim measures for
4 controlling the interceptor's current capacity needs.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Findings:

7 A. The existing North Creek sewer interceptor ("the interceptor") located in
8 Snohomish County was built in 1970 by the Alderwood water and wastewater district
9 ("Alderwood") and purchased by King County in 2001. The interceptor consists of
10 approximately thirty-four thousand nine hundred thirty-four lineal feet of sewer line that
11 services southern Snohomish county.

12 B. The wastewater treatment division ("WTD") of the department of natural
13 resources and parks must construct a replacement of the interceptor and implement
14 certain interim measures to avoid exceeding capacity in the existing interceptor and
15 prevent overflows. The interceptor project is needed in order to accommodate the
16 projected peak flows and meet the planned growth needs of southern Snohomish county
17 and to protect water quality.

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

20 peak flow standard to avoid sanitary sewer overflows. The interceptor project will meet
21 the twenty-year peak flows standard for 2050, accommodating planned growth in
22 southern Snohomish county and will be an important part of the King County regional
23 wastewater treatment system.

24 D. In February 2005, WTD and Alderwood agreed to share costs on a project that
25 would replace portions of the interceptor and Alderwood's local conveyance system. The
26 project experienced significant impacts, due in part to site and ground conditions, and the
27 construction contract was terminated in 2009. WTD and Alderwood also agreed to pursue
28 separate construction projects to make the necessary improvements to the sewer system.
29 Since that time, WTD has reviewed and made changes to the design for the interceptor
30 project, recognizing the critical need to add capacity to meet current and future demands
31 on the interceptor.

32 E. The remaining portions of the sewer to be constructed include approximately
33 nine thousand eight hundred seventeen feet of pipe. The pipeline will be located in
34 public right-of-way and easements in residential and commercial areas within the city of
35 Bothell and unincorporated Snohomish county.

36 F. In 2011, WTD began review and redesign of the original engineering
37 documents and construction methods while engaging with property owners concerning
38 easement acquisitions.

39 G. In 2012 and 2013, WTD conducted additional research to confirm that the
40 interceptor is currently under capacity and in need of replacement.

41 H. Delays in completion of the project could have significant public health and
42 cost impacts.

43 I. King County is authorized, by chapter 8.12 RCW, chapter 36.56 RCW, RCW
44 35.58.320 and RCW 35.58.200 to acquire, damage and condemn real property for public
45 use for sewage treatment and water pollution abatement facilities.

46 J. In order to construct the interceptor project, it is necessary for King County to
47 condemn and damage certain lands, property rights and rights in property. The
48 acquisition of the property rights and rights in property is for a public purpose. It is also
49 necessary for King County to acquire, damage and condemn certain lands and property
50 rights and rights in property in order to conduct surveys, environmental reviews,
51 appraisals, geotechnical reviews, archaeological surveys and exploration, testing and
52 analyses on parcels listed in Attachment A to this ordinance. The acquisition of the
53 property rights and rights in property is for a public purpose.

54 K. The King County council finds that public health, safety, necessity,
55 convenience and welfare require that the Interceptor project be constructed and that those
56 certain properties, property rights and rights in property be condemned, appropriated,
57 taken and damaged for the purpose of construction, operation, and maintenance of the
58 interceptor project.

59 SECTION 2. The King County council deems it necessary for the proposed
60 public purpose and in the best interest of the citizens and wastewater ratepayers of the
61 King County regional wastewater treatment system that all or any portion of the
62 properties identified by tax parcel numbers, identified in Attachment A to this ordinance
63 and other property interests, property rights or rights in property be condemned,
64 appropriated, taken and damaged for the purpose of the improvements described in this

65 ordinance, subject to the making or paying of just compensation to the owners herein in
66 the manner provided by law.

67 SECTION 3. Condemnation proceedings are hereby authorized to acquire
68 property interests and property rights and rights in property in all or any portion of the
69 property described in Attachment A to this ordinance.

70 SECTION 4. King County attorneys are hereby authorized to begin to prosecute
71 the proceedings provided by law to condemn, take, damage and appropriate the land and

72

73 other property interests, property rights and rights in property necessary to carry out this

74 ordinance.

75

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Gossett, Chair

ATTEST:

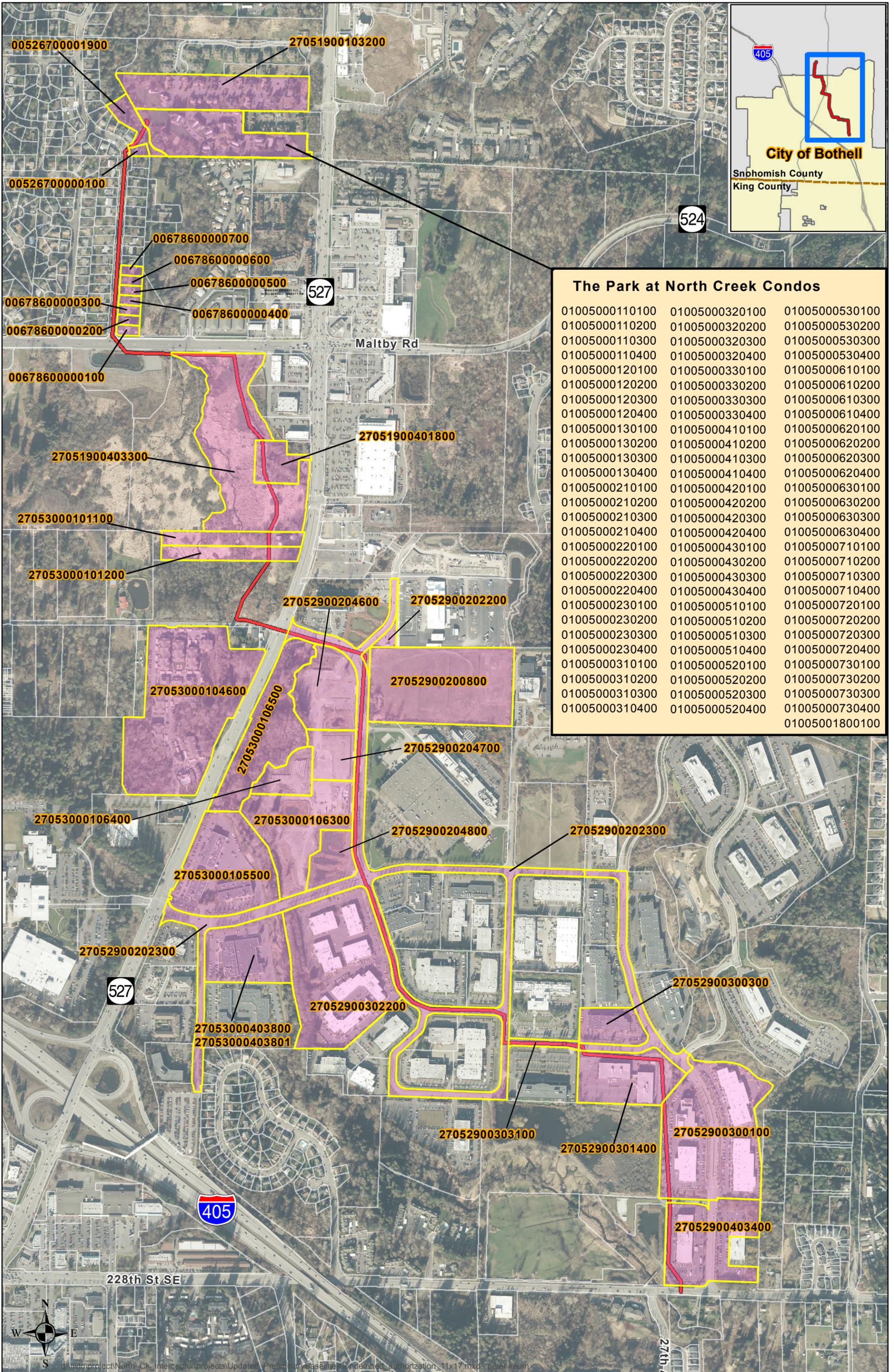
Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. Easement Locations

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June 10, 2013

The Honorable Larry Gossett:
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Gossett:

This letter transmits an ordinance that will help the Wastewater Treatment Division (WTD) of the Department of Natural Resources and Parks ensure the timely completion of the North Creek Sewer Interceptor (Interceptor) project. Delays in the start of construction could increase costs and the potential risk of overflows. Replacement of the Interceptor will add critical capacity and help prevent overflows. In order to acquire all of the necessary property interests needed for construction, it is necessary for King County to have the authority to condemn those interests.

In the event that voluntary acquisition efforts are unsuccessful, the ordinance would authorize condemnation for permanent and temporary easements for the replacement of the existing sewer Interceptor located in southern Snohomish County. It is important to note that all of the permanent easements are subsurface. This project will bring the Interceptor up to King County's 20-year peak flow design standard to meet current and future capacity needs in this rapidly growing area.

The existing Interceptor, located in Snohomish County, was built in 1970 by the Alderwood Water and Wastewater District (Alderwood) and purchased by WTD in 2001. The Interceptor consists of approximately 34,934 lineal feet of sewer line that serves southern Snohomish County. An earlier proposed project to add capacity encountered challenging site conditions and did not proceed to completion. WTD used the information gained from that work and has reassessed the project design for completing the remainder of the project. Recent overflows make project completion more urgent.

The ordinance supports the King County Strategic Plan goals of safeguarding the environment by protecting water quality through wastewater treatment. The Interceptor project will accommodate the projected peak flows and meet the current and planned growth needs of southwest Snohomish County.

The Honorable Larry Gossett
June 10, 2013
Page 2

Thank you for your consideration of this ordinance. This ordinance will help King County residents enjoy clean water and prevent service interruptions. This ordinance will help complete the Interceptor replacement project on schedule to avoid sanitary sewer overflows and protect the environment.

If you would like more information about this ordinance, please contact Pam Elardo, P.E., Division Director of the Wastewater Treatment Division in the Department of Natural Resources and Parks, at 206-684-1236.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
ATTN: Michael Woywod, Chief of Staff
Anne Noris, Clerk of the Council
Carrie S. Cihak, Chief Advisor, Policy and Strategic Initiatives, King County
Executive Office
Dwight Dively, Director, Office of Performance, Strategy and Budget
Christie True, Director, Department of Natural Resources and Parks (DNRP)
Pam Elardo, P.E., Director, Wastewater Treatment Division, DNRP

FISCAL NOTE

Ordinance/Motion No. 2013-XXXX
 Title: North Creek Sewer Interceptor Project Condemnation
 Affected Agency and/or Agencies: Wastewater Treatment Division, Department of Natural Resources and Parks
 Note Prepared By: Kevin Yokoyama, Business & Finance Officer, WTD
 Note Reviewed By: Robert R. Gilmore, Real Property Agent, WTD

Impact of the above legislation on the fiscal affairs of King County is estimated to be:

Revenue:

Fund/Agency	Fund Code	Revenue Source	2013	2014	2015	2016
WTD-Wastewater Capital Fund	3611	Sewer Rate Revenue	\$384,000			
TOTAL			\$384,000	0	0	0

Expenditures:

Fund/Agency	Fund Code	Department Code	2013	2014	2015	2016
WTD-Wastewater Capital Fund	3611	4000	\$384,000			
TOTAL			\$384,000	0	0	0

Expenditures by Category

	2013	2014	2015	2016
Salaries & Benefits				
Supplies and Services				
Capital Outlay	\$384,000			
Other				
TOTAL	\$384,000	0	0	0

Assumptions: This ordinance will enable King County to condemn additional property and property interests for the replacement of the North Creek Interceptor Sewer located in southern Snohomish County. The project will bring the interceptor sewer up to King County's 20-year peak flow design standard, as well as address interim measures for controlling the interceptor's current capacity needs. The estimated cost for easement and temporary construction easement condemnation is \$384,000.

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ATTACHMENT 7

Proposed Ordinance 2013-0286 - Matrix of Property Rights to be Acquired

Property Owner	Property Address	Property Current Use	Permanent Easement (Subsurface)	Temporary Construction Easement	Access Agreement	Description
The Park at North Creek Condominium	20316 Bothell-Everett HWY, Bothell 98012	Condominium	Yes	Yes	Yes	Construction will not impact any structures or individual condominium units. The easement areas are located away from the condominium units in unimproved areas of the property.
Snohomish County - Parks	N/A - Greenbelt property	Open Space	Yes	Yes	No	Property currently used for water drainage.
Immunex MFG CORP	21516 23RD Dr SE , Bothell, 98021	Vacant Land	No	Yes	No	Easement will be used for staging construction materials.
Ben Holt Industries Inc.	21040 Bothell-Everett Highway, Bothell, 98021	Vacant Land	Yes	Yes	No	Easement areas are located in undevelopable portions of the property.
Arden Realty (GE)	2500 223rd Street SE, Bothell	Commercial Property	No	Yes	No	Easement area located in parking lot.
Parklane Luxury Townhomes	20230 Bothell-Everett Hwy	Apartment Complex	No	Yes	No	Easement for access only.
Teachers Insurance Annuity Association	N/A - Vacant	Parking Lot	Yes	Yes	No	Easement areas are located in unimproved portion of the property.
Teachers Insurance Annuity Association	22333 29Th Dr SE , Bothell, 98021	Commercial Property	No	Yes	No	Easement area is located in parking lot.
Teachers Insurance Annuity Association	Private road.	Private Road	Yes	Yes	No	Easements are located in the road ways. All roads will be restored and paved to City of Bothell standards.
Canyon Park Business Center Owners Association	private road.	Private Road	No	Yes	No	Easements are located in the road. All roads will be restored and paved to City of Bothell standards.
Canyon Park 228	22722 29th Dr SE, Bothell, 98021	Commercial Property	No	Yes	No	Easement areas are located in unimproved portion of the property.

Property Owner	Property Address	Property Current Use	Permanent Easement (Subsurface)	Temporary Construction Easement	Access Agreement	Description
R.V. and Justine Palmer	21204 Bothell-Everett Highway, Bothell	Residential	No	Yes	No	Easement area will require demolition of a burned down hazardous vacant structure.
Mr. Kitty Enterprises LLC.	N/A - Vacant	Vacant Land	Yes	Yes	Yes	Easement areas are located in undevelopable portion of the property.
Alan Ward	20331 14th Dr SE, Bothell, 98012	Residential	Yes	No	No	Easement area is located on property owners driveway.
Teachers Insurance Annuity Association	N/A - Vacant	Vacant Land	No	No	Yes	Access Agreement is for temporary dewatering pipe.
Joel & Tami Palmer	20615 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
Colleen L Lorash	20621 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
Michael Russell	20629 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
Daniel S Jordan & Kajsa B Nye-Jordan	20701 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
Jon J Johnson	20709 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
John D Giuliano	20715 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
James R Baker	20723 14TH DR SE, Bothell, WA 98012	Residential	Yes	Yes	No	Easements located adjacent to existing permanent easements.
Canyon Hills Community Church	22027 17TH AVE SE, Bothell, WA 98021	Residential	Yes	Yes	Yes	Easements located adjacent to existing permanent easements.
EQR-Fanwell	1602 214TH ST SE, Bothell, WA 98021	Apartment Complex	No	Yes	Yes	Easement and Access Agreement is for temporary sewer bypassing pipe.