

## Central Sub-Area Workshop #1 Transcribed Flipchart Notes

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4/7/2014

On March 26, 2014, Puget Sound Energy hosted Central Sub-Area Workshop #1 for the Energize Eastside project. Meeting attendees participated in small group discussions about the route segments, using questions listed below to guide conversation. Attendees recorded their responses on provided flipcharts. Transcriptions of the flipcharts are below.

The content of the verbatim transcriptions below reflect input from individuals participating in the Central Sub-Area Workshop #1. The transcriptions reflect a verbatim reproduction of the hand-written materials on the flipchart pages to the fullest extent of the materials' legibility.

The inclusion of the transcriptions is to maintain a record of the information and input received at this meeting. Their inclusion is not a reflection of Puget Sound Energy's concurrence or disagreement with the content of the comments in whole or in part. The workshop process, including the preparation of summaries including the Transcribed Flipchart Notes, reflect PSE's public outreach process to assist the Community Advisory Group and Sub-Area Committees in gathering input that will be used to inform a decision about route selection.

### Guiding questions

#### Part 1: Route segment conversation

Question 1: For this segment, what key issues should be considered?

Question 2: For this segment, what are specific considerations, unique characteristics or any other information that you haven't already discussed that the Sub-Area Committees and Community Advisory Group should know about? Use the aerial maps on the table to identify specific locations.

#### Part 2: Evaluation factors

##### *Values*

Question 1: As a group, answers the question "what evaluation factors should be considered by the Sub-Area Committee when considering route segments in this sub-area?"

##### *Factors*

Question 2: Thinking about the factors you considered above, what data does your group think would be useful to make an objective comparison across segments?

## Transcribed flipcharts

### Segment D - Group 1

#### Issues

- Existing Utility Corridor
- Community Character
- Cost
- Property Values
- Residential Impacts

#### Values

- Residential Character
- Equitable Distribution

#### Data needed

- How big are trans lines in each area (E vs. D size, pole height)
- How long will this line last before needing to be updated?
- How many lines already exist in the corridor?
- Where would they intersect?
- How many residences are passed by and attached by the lines?

#### Key info

- For Wilburton as it pertains to Segment D-we already have lines on our east boundary and (S.C.L) down the middle, adding 116th & Bel-Red puts an unequal burden on us
- Other effects of "D" are why build this before the spring district is developed or planned. Once built, (what) might changes need to be made

## Segment E - Group 1

### Issues

- *Community Character*
- *Design Features/aesthetics, visual impacts*
- *Need for Project*
- *Property Values*
- *Environmental Impact*

### Values

- *Parks and trails in existing corridor = average/number*
- *Views = corridors being distributed*
- *Natural environment (wetlands)/noise = decibel numbers (ambient levels and commercial)*
- *Reliability of power*
- *Protect the solitude (noise level)*

### Data required

- *Increase in noise/decibel level (current is zero)*
- *Impact on property values (loses of view, impact on "sunsets")*
- *Safe levels of EMF to human activity, proper distance from homes*
- *Economic justification of going lowest cost route vs. neighborhood values/property value reduction (i.e. shifting costs from PSE to homeowners)*
- *Data from other communities that have gone through this (costs expected, route challenges for construction)*
- *The Sunset Community Association has worked for many years to improve the area along the "pipeline trail: Sunset park, Skyridge park, plantings by scouts and neighbors, trail improvements have all taken place within the existing corridor to improve the natural environment*
- *Construction Effects (taller/different poles may change this)*
- *Existing owners next to pipeline trail bought "knowing" the existing view. This change could change our feelings about the area*

## **Segment F - Group 1**

### *Top 5*

- *These are our values!*
- *Health Issues - a. EMF effects, b. residential impacts, c. proximity to schools*
- *Impacts to trees and mature vegetation*
- *Environmental impacts (streams, wetlands, wildlife)*

### *Community values*

- *#1: Health and Safety (Children-safe place to grow and all people-residents, visitors, and workers)*
- *#2: Preserving parks, open spaces, streams, wetlands, wildlife, protect trail systems*
- *Specifically L.B. nature park close to 118th Ave SE*
- *Preserving our community, what binds us together*

### *Factors*

- *Estimated cost per line*
- *How close will schools, residences, day cares and elder homes be to the lines?*
- *How many residences are affected by each segment?*
- *How many people will be exposed to more than 5 gauss from lines along each segment*
- *Number of wetlands and streams crossed by each segment?*
- *Protect Bellevue botanical gardens territorial view at 118th east of Main*

## **Segments G1/G2 - Group 1**

### *Issues*

- *Property Values*
- *Visual Impacts*
- *Cost*
- *Community Character*
- *EMF (health and safety value impact)*

### *Unique characteristics*

- *Historic homes (mid-century moderns) in Norwood Village - have a ability to pursue historic status*

### *Values*

- *Residential properties don't lose value*
- *Good location*
- *Long term investment*
- *Schools*
- *Views*
- *Parks*
- *Tight community*
- *Mature greenery*

### *Factors*

- *Number of home owners within 1 mile of each segment*
- *Number of home owners directly impacted (touching each segment)*
- *Construction cost of each segment*
- *Amount of increase to utility rates*
- *Increase in noise for each segment (and how much)*

## Segment H - Group 1

### Issues

- EMF
- Property Values
- Views
- Aesthetics
- Early involvement

### Issues

1. Comm values and safe neighborhoods
  2. Comm values: views of surrounding area
  3. Comm values: high priority value protection
  4. Comm values: parks and pathways (walkways)
- Which segments contain fewer residents
  - Which segments have fewer views that could affect property values
  - Which properties are the least impacted by industrial power lines
  - Which neighborhoods contain present or future paths/pathways that need to be protected. Bellevue - a city within a park.

### Data requests

- How many individual residences will be directly or indirectly affected in each segment?
- What immediate percent decline in property values can be expected when power lines go through pristine views of homes?
- What is the total property values of the homes along each segment that will experience a change in property values?
- How does the public use of parks compare; between parks within power lines through a large portion and parks without power lines through them

### Segment specific considerations

- The homes along the west side of 120th Ave SE (and some on the eastside within views) directly affect the property values of all of segment home owners surrounding area
- If the view homes lose value, then all the rest are less valuable too
- The rail corridors is not wide enough to support trains, trails, and power poles

## Segment H - Group 2

### Top issues

- Aesthetics
- View
- Land value
- EMF
- Community views
- Residential impact
- Equally important are alternative solutions not considered this evening!

### Values

- Healthy families (EMF)
- Visual essences of existing community
- Impeded views
- Decreased land values
- Communication (lack of two-way)
- Voltage will be doubled, so how will that affect the distance or reach of the EMF? How close to lines will the health of families remain safe?
- How will 130 foot poles add positively to the visual impact or concept of our community?
- How will power lines impede our views of Lake Washington?
- What will the impact of high velocity lines and tall poles affect our land values?

### Data needed

- Current EMF Studies for the voltage being considered
- The number of people potentially adversely affected in each identified segment
- Non-PSE independent studies showing change in land values following new positioning of increased EMF power lines

### Unique community characteristics

- Unimpeded views from west side of segment H (Greenwich Crest)
- Tall trees invaluable to protection of properties
- Project would jeopardizes the rail to trail conversion and negatively impact recreational use in our confined segment (Greenwich Crest and Newport Shores)
- Long established, small, encapsulated area in smallest segment H - homes range from early 1900's to current- with many built in the 60's, 70's, 80's

## Segment H - Group 3

### Issues

- *Property values*
- *Visual impact*
- *Noise impact (communicative)*
- *Health and safety*
- *Environmental impact (hill side, public human use, aesthetics, community character)*

### Values

- *Green "non city" scene*
- *Views*
- *Birds*
- *Sense of Neighborhood/Community*
- *No Commercial Impact - "serenity"*

### Qualifying questions for fair comparisons

- *Where would highest density growth most likely occur? Would it make sense to position near the "need"?*
- *Which location would have least overall "living" impact (living=views, noise, greens, serenity)?*

### Data requests for next mtg

- *Right of way-requirements (either side of pole)*
- *Ensure slope stability*
- *Long-term effect of noise on human (children, all ages), cars being audio-sense*
- *When other 230kV lines have been brought into a community, how has that affected those communities? (aesthetics, home values, views, character)*
- *Pro/con analysis of the following options (cost, impact, construction, viability)*
  - *1. Under water*
  - *2. Seattle City Light Corridor*
  - *3. Underground*

### What is special about our community?

- *Serenity: surrounded by city, but "in the country"*
- *Eagle nesting and deer*
- *1911 homestead estate for Bellevue community (Mrs. Jones) moved near RR tracks in 1955*
- *Lake views inline with homes above RR and in general views of Bellevue and Washington (tourism value)*



## Segment H - Group 4

### Issues

- 1. Negative impact of property values \$\$, 10-15% per mile (loss)
- 2. Visual impact/aesthetics
- 3. Environmental impacts (sensitive and critical areas, ECAs, slope stability)
- 4. Health impacts - EMF (electromagnetic fields)
- 5. Use Existing Right of Way
- 6. Degradation of natural resources; view to and from Lake Washington

### Questions

- 1. How would you compensate us for loss of property values?
- 2. Compare the property tax revenue loss with decreased property values between routes
- 3. How will PSE manage ECA's (environmentally critical areas) and erosion of steep slopes?
- 4. Why is not underground being considered of least for some areas?
- 5. Why not use existing corridors to minimize impact and reduce costs for PSE and ultimately for the consumer?
- 6. Please prove that there is no reason for health concerns with the EMFs
- 7. What is the impact on using the east route? That route is existing with old pole structures. Would impact of new poles on east route improve their situation.

## **Segment I - Group 1**

### *Top 5*

- *Proximity to schools and existing utility corridor*
- *Property values*
- *Visual impacts/aesthetics*
- *Number of properties impacted*
- *Need for project*
- *Residential impacts*

### *Values*

- *Physical health and safety for students*
- *Property values*
- *Environmental impacts (removal of vegetation and sensitive habitats)*
- *Attracting shoppers to stores and services*

### *Data requests*

- *How many students are within a quarter mile*
- *Population density within a quarter mile*
- *Shoppers within a quarter mile*
- *Workers within a quarter mile*
- *What's the expected impact on property values?*

## Segment J - Group 1

### Issues

- *Property values*
- *EMF*
- *Number of properties*
- *Residential impacts*
- *Schools - proximity*
- *Views*
- *Disaster impact from proximity of petroleum pipelines and transmission lines*

### Values

- *1. Our schools and rec facilities*
- *How many facilities through each segment*
- *How close are the lines to these facilities*
- *2. Our residents*
- *How many homes are impacted by each segment?*
- *How will current ROWs be impacted by each segment?*
- *3. Our safety*

### Data requests

- *How many segments have gas or petroleum lines along the same ROW*
- *What is the impact of each segment in the event of an earthquake/slide*
- *Slope evaluations*
- *What are the fault line impacts of each segment?*
- *What does Europe and major metros do for these projects*
- *Covenants require underground everything to preserve views*
- *Somerset core character*
- *Lines run over schools, rec facilities, and parks*
- *Impact on property values*
- *Topography and safety concerns with transmission lines and petroleum pipelines (slope/steep ditch)*

## Segment J - Group 2

### Issues

- *Design features (use existing structures)*
- *No. properties impacted (residential homes)*
- *Property values (\$30k-\$300k devaluation)*
- *Residential impacts (visual, economic)*
- *Visual Impact (No. 135 tall xmas trees)*
- *Covenants protecting views from visual impacts*
- *Grandfathered rights (existing lines ~40' not 135')*
- *Olympic Pipeline runs all of E, J, M, safety and construction danger*

### Unique value

- *Views! Views! Views!*
- *Covenants protect views from interference*
- *Views = home values (why people bought homes)*
- *Earthquake Danger - Seattle fault power lines falling on homes*
- *Population Density*
- *Number of residential homes on route*
- *Industrial areas zones-map*
- *Schools/Children exposure*
- *Gas pipeline map M, J, E-why this route wasn't nixed from start*
- *Construction factors-difficulty, steep slopes, gas pipeline conflicts, accessibility*
- *Energy consumption-users*
- *Clear explanation of current consumption, most demand, what PSE is worried about failing*

### Segment J - Group 3

#### Issues

- *Aesthetics and property value and visual impacts (views)*
- *EMF - especially by school and sports areas (kids)*
- *Need for project - lack of alternatives*
- *Safety - jet fuel pipeline under existing right of way*

#### Other

- *Olympic pipeline already run through the existing right of way*
- *Underground in some spots would avoid highest concentration of views property*
- *Number of views impacted and the consequential property value impact*
- *Lack of schools, parks, and rec center on all alternate number routes - we want better community for our kids (EMF)*
- *There is a low density of view properties on route K1, K2 and L. They look the other way. There are many fewer people along the routes*

#### What data do we want in order to evaluate?

- *Count of number of homes with views that are impacted in segments J, K1, K2 and L*
- *Historical impact on property values of power lines*
- *axb=total property value impact and loss of tax revenue due to challenged property values*
- *Impacts on schools, parks, areas of high concentration of people, especially children*
- *Costs of alternative solutions - newest technologies (battery storage, underwater route, ways to increase capacity of existing routes)*
- *Risk of explosion of jet fuel leaks under power line (probability and estimated deaths and destination)*

#### Unique character

- *Views*
- *Property value (with view)*
- *Schools*
- *Park/rec center*
- *Forest Hill Park*

## Segment J - Group 4

### Issues

- *Other options?*
- *Aesthetics (starred)*
- *View (starred)*
- *Property values (starred)*
- *Community character*
- *Health EMF, Olympic pipeline (starred)*
- *Design Features*
- *Mono Poles*
- *Cells and down lines*

### Unique

- *Beautiful views of Olympics, Bellevue and Seattle*
- *Nationally recognized schools (want healthy children)*
- *Tyee, Newport, Somerset Elem, Forest Ridge*
- *Olympic pipeline below*
- *Dedicated neighbors and community activists*
- *Fault line*

### Values and factors

- *Number of homes with view affected*
- *Number of property values, estimated \$ change*
- *Number of interactions with other major utilities, e.g. Olympic pipeline (evaluate safety)*
- *Number of fault line xings (safety factor)*
- *Number of parks in segment/community amenities*

### Data needs

- *Olympic pipeline map overlay with all segments on one map*
- *Linear distance of each segment (e.g. number of poles needed)*
- *How much additional property/land use rights would need to be acquired*
- *How many residences are in close proximity to each route*
- *Topography/geography of the land and impact to construction*
- *Location/map of earthquake fault lines*

## Segment J - Group 5

### Issues

- 1. Other alternatives note presented, i.e. underground, underwater I-90, Seattle City Light
- 2. View! = property value
- 3. EMF (close to school)
- 4. Encroachments (lines currently over house=litigation)
- 5. EMF close to kids, Somerset pool
- 6. Historic Landmarks - views of Seattle and Bellevue, Olympic Mtns.

### Values

- 1. Transmission lines that benefit business should be located in the business corridor not in residential neighborhoods
- 2. Property values
- 3. View community character (lots of community appeal and desirability)

### Data requests

- 1. How many residence will view power lines versus Seattle, Bellevue and surrounding area
- 2. What will the effect be on residential home values
- 3. How will PSE consider #1 and #2 listed above
- 4. Will there be a independent study on #1 and #2
- 5. How is the fairness between the different routes be determined
- 6. How will community safety be determined
- 7. How many children will be effected that are enrolled at Somerset Elementary

### Data requests cont'd

- 1. From King County Assessors: property value, view ratings
- 2. The number of properties in all neighborhoods with view impact - which route effects the most view properties
- 3. Cost benefit analysis for the different route versus alternatives (underground, I-90, underwater)

### Unique characteristics

- View (Bellevue, Seattle, Mtns, etc.)
- Rec club pool
- Somerset elementary

## Segment J - Group 6

### Issues

- *Impact on property value*
- *Underground/underwater (if not, we need an explanation on PSE website)*
- *1. Property values*
- *2. Visual impacts*
- *3. Residential impacts*
- *4. Submarine trans. lines*
- *5. EMF*

### Considerations

- *1. Net present value study (submarine vs. aerial)*
- *2. Compare delta of one above to property values impacted*
- *Also consider:*
  - *Population Density*
  - *Children/Proximity to Schools*
  - *EMF*
  - *Visual Impacts*
  - *Number of properties*

### Safety concerns

- *Pipelines (Olympic and BP, PSE lines directly overhead)*
- *Residents would be trapped if a) PSE lines come down or b) pipelines blow*
- *Where is homeland security on this project?*



## Segment J - Group 7

### Issues - Top 5

- 1. Visual impacts - number of homes impacted - how many
- 2. Property values - \$ amount by which property values will go down
- 3. Aesthetics - how high will poles be
- 4. Residential impacts - density of homes impacted
- 5. Community character
- Direct impact on individual, homes, as well as entire neighborhood
- Property value changes to the new neighbors/house affected by taller pole height
- Willingness to pay a higher rate for a better solution as long as cost is spread across all benefited rate payers (underground)
- Concern about safety related to Olympic pipeline running through J line

### Data needs

- Number of homes impacted
- Cost of underground and submarine per mile
- Location of route underground
- Does PSE have a preferred route if it were to underground?
- Maintenance cost of underground
- How much of a rate increase per mile if underground and cost shared among all benefited ratepayers
- Is it possible to keep the poles same height?
- Aesthetics comparison among different route using newer overhead poles

### Unique characteristics

- Somerset Club center right next to line - it's a gathering place, 44th / Blvd
- Tyee Middle School
- Hill view - whole hill impacted
- Elementary School
- All residential

## Segments K1/K2 - Group 1

### Values

- Cost
- Design Features
- Property Values
- Number of Properties Impacted
- EMF

### Key community features

- Pipeline Path (recreational use)

### Evaluation factors

- Would recreational areas (e.g. pipeline path) be enhanced or deteriorated?
- What is a segment's impact on utility rates
- What proximity will segment be to those affected by EMF
- How many properties are impacted by a segment

### Key features

- Trees planted by participant's boy scout troop between off ramp of I-405 and 119th
- Newport Hills Tennis Club
- Pocket Park - PSE line and SE 60th 129th Ave

### Data

- Property value impact (existing infrastructure vs. no-existing, specifically height)
- Impact of height of lines on property values
- Would enhancement costs (e.g. improving trail area line runs through) be passed to neighborhood schools?

### Ideas

- Pea patch in line corridors