

Edgemoor Sewer Improvements

Community Presentation

Fall 2025



Overview of tonight's meeting

- Introductions
- Project overview
- Schedule
- Group Q&A
- Individual Q&A at stations
- Slides will be available after the meeting: cob.org/edgemoor-sewer



Edgemoor Sewer Improvements Project

- Most of the sewer mains in Edgemoor run through private property on utility easements – most crossing through back yards
- Sewer mains from 1950s
- Maintenance and repair is needed NOW
- Further delay could cause a major sewer failure and more impactful emergency work
- Alternatives explored: moving the mains, trench repair, trenchless repair
- Trenchless sewer repair will minimize impacts to private property
- 2-phase project: Summer 2026 and Summer 2027



Edgemoor Sewer Improvements Project

- **220** properties in the project area
- **21,000 linear feet** of sewer main to be improved
- Project improves the sewer for the entire neighborhood



Project overview

- Need to access private property to reach our sewer mains
- Temporary construction easements will be negotiated between the City and property owners
- Consultant working on behalf of City with property owners
- We will work with property owners to minimize impacts to your property
- Property will be restored to previous condition at City's cost

Our commitment to you



OPEN AND
TRANSPARENT



COMMUNICATIVE



CAREFUL AND EFFICIENT

Timeline

Community outreach and engagement

Fall 2025

Acquiring temp construction easements
Phase 1 Design

Fall 2025

Phase 1 bid

Spring 2026

Phase 1 construction

Summer 2026

Phase 2 design and bid

2026-2027

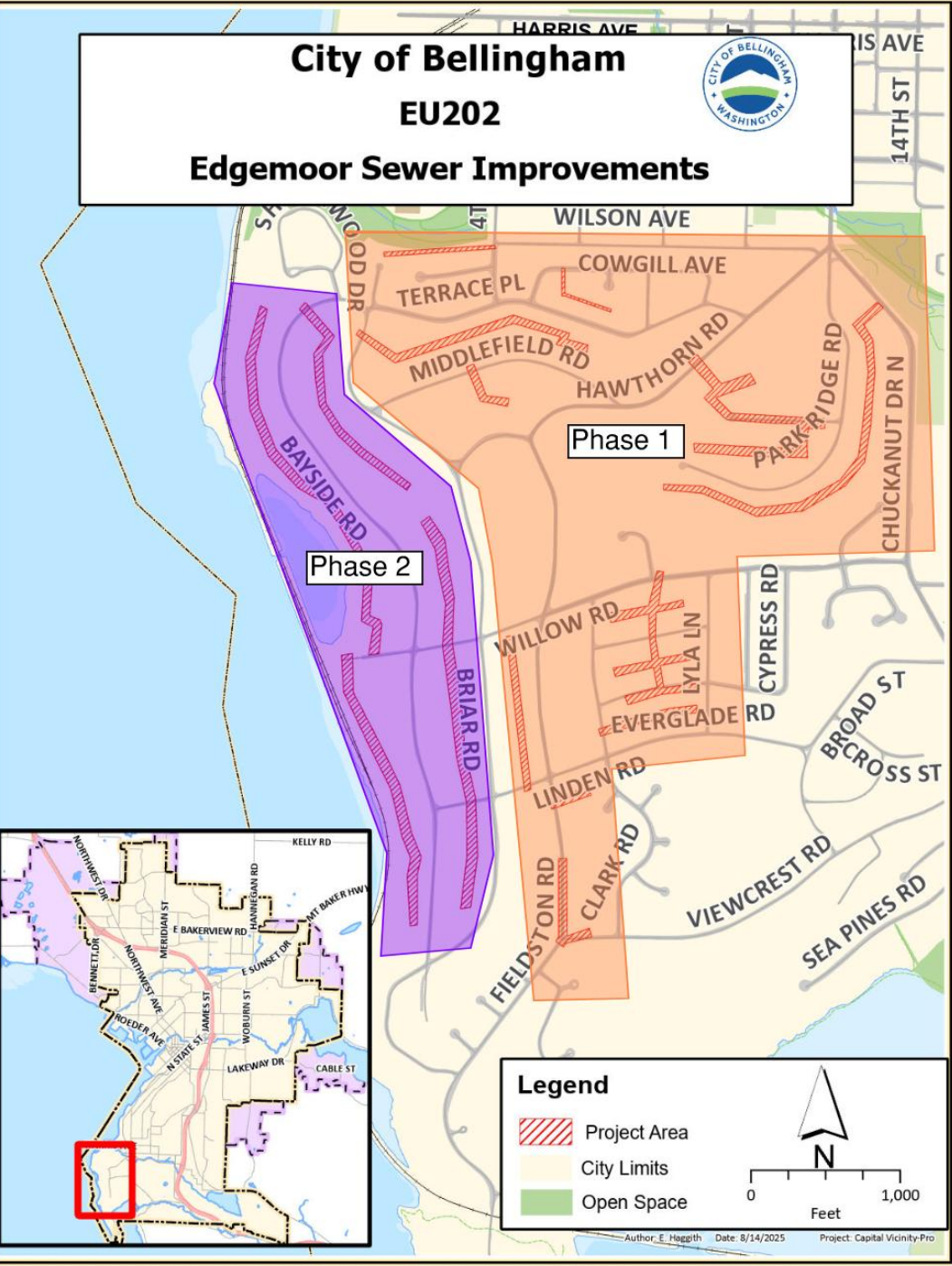
Phase 2 construction

Summer 2027

City of Bellingham

EU202

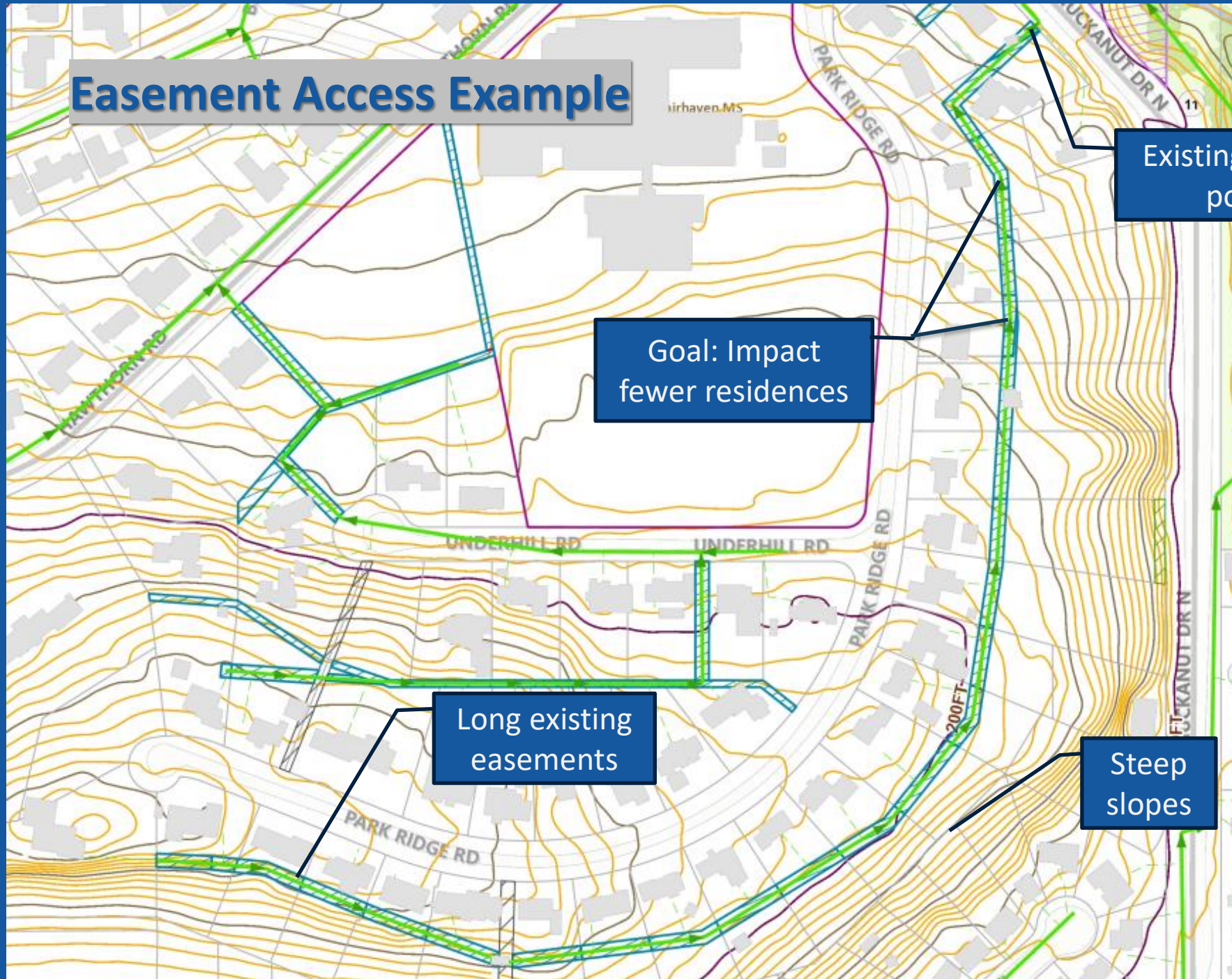
Edgemoor Sewer Improvements



Construction Phases

- Summer 2026: Phase 1 construction. Eastern part of the project.
- Summer 2027: Phase 2 construction. Western part of the project.

Easement Access Example



Existing access point

Goal: Impact fewer residences

Long existing easements

Steep slopes

Construction Impacts

- **Trenchless repair method:** Aims to minimize disruptions as much as possible
- Will need some spot repairs



Video example: <https://youtu.be/juy8TLnA4Cc?si=DPX0mJYUG0zel6Ek>

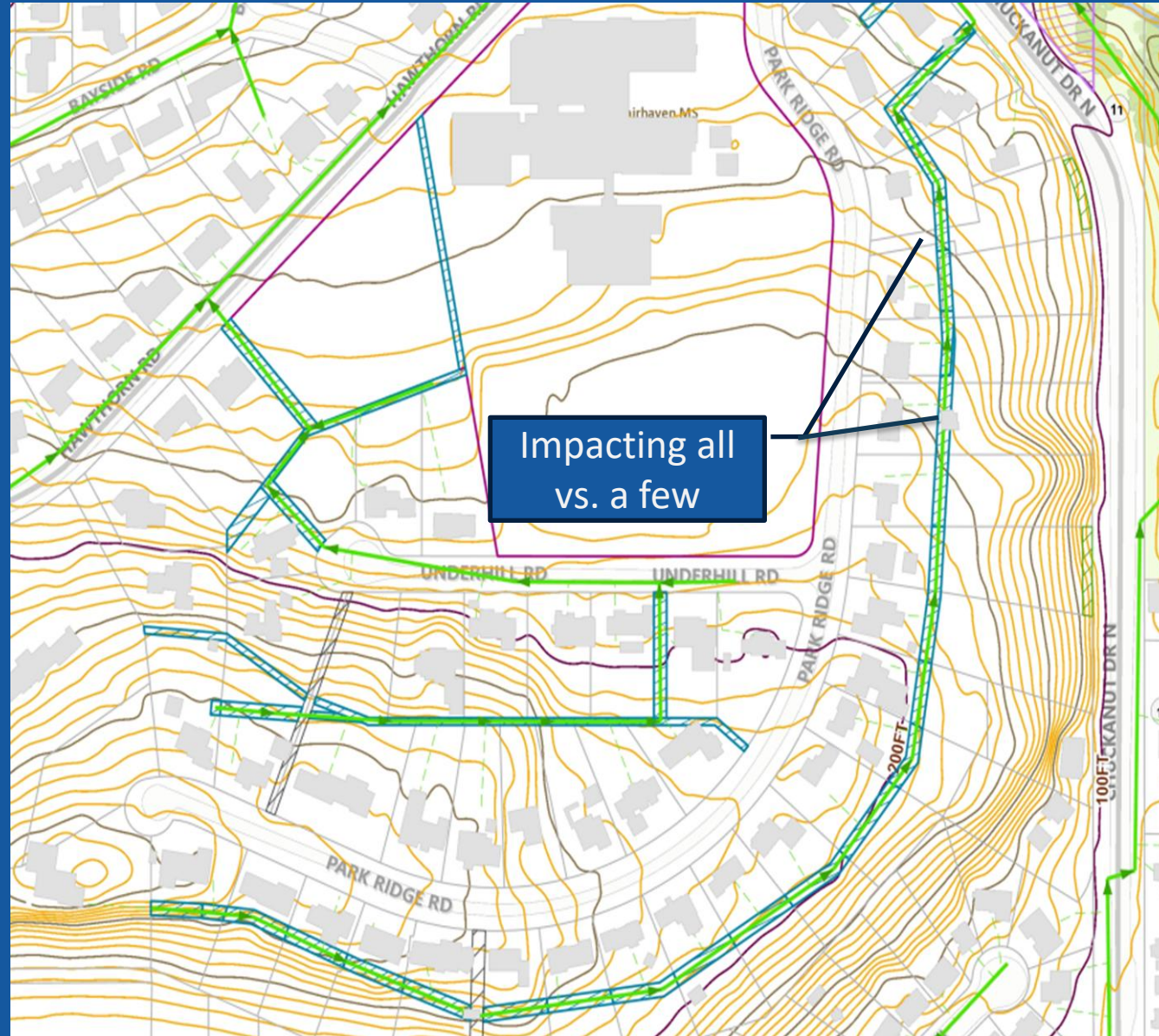
Construction Impacts

- Surveying work
- Some truck traffic in neighborhood
- Getting equipment to repair location (skid steer, small excavator)
- Spot repairs, based on data from sewer scans
- Manhole installation
- 2-5 days expected at each site



Will your property need to be accessed?

- Need to access about **45-60** properties out of **220** in the project area
- If you have an existing manhole in your backyard, we likely need to access your property
- May need to access other properties for spot repairs
- We will attempt to minimize impacts to the entire neighborhood by accessing the most optimal locations



What's next

- Fall 2025: City staff/ consultant will contact individual property owners to establish temporary construction easements
- Fall 2025: Design
- Spring 2026: Bid phase 1 project
- Summer 2026: Phase 1 Construction
- Spring 2027: Bid phase 2 project
- Summer 2027: Phase 2 Construction

Questions?



GENERAL PROJECT QUESTIONS



QUESTIONS ABOUT YOUR
SPECIFIC PROPERTY AT STATIONS

Edgemoor Sewer Improvements

Presented by: Audrey Ford, Matt Gossett

Questions? askpw@cob.org or (360) 778-7700

cob.org/edgemoor-sewer

