

CITY OF REDMOND CONSTRUCTION PROJECT

NW Hemlock Ave Street Improvements

NW 19th St. to NW 35th St.



Construction Cost: \$781,676

Contractor: McKenzie Cascade

**Project Manager: Chad de Sully
(541) 527-5041**

**Funding : City of Redmond
Water and Transportation Funds**

Construction Start: 5/5/2020

Completion: August, 2020

Reasons for the project:

- The street carries traffic from newer developments west of 23rd to 19th Street, but is just an old 2-lane county road.
- Sidewalks are needed to connect neighborhoods. The multi-use path recently constructed at Maple Meadows will be connected to 19th St.
- Filling in missing sections of waterline will improve water circulation and fire flows.
- Pavement west of 27th needs maintenance, but complete street construction is not warranted until adjacent property develops.
- There are no storm drainage facilities between 19th and 23rd.

PROJECT DESCRIPTION

During the week of May 25, 2020, McKenzie Cascade and the City of Redmond will begin constructing improvements to NW Hemlock Avenue between NW 19th and NW 35th Streets. Specifically, the project includes:

From NW 19th Street to NW 23rd Street: The street will be completely reconstructed to bring it to city collector standards. This includes new pavement, curbs, storm drainage, 12-inch waterline, bike lanes, a sidewalk on the south side, and an 8 foot wide paved multi-use path on the north side. Note that on-street parking will be eliminated. Access is typically restricted on collector streets, but existing back yard gates may remain. However, homeowners will need to change the hinges on the gates so that they open into the property rather than the right of way. We are considering whether to provide landscaping improvements. If you live in this section and are interested in having a street tree, and willing to connect to your backyard irrigation, let us know and we will try to include it in the project.

From NW 27th to NW 28th Street: A 12-inch waterline will be installed along with curbs and sidewalks on the south side.

From NW 27th Street to NW 35th Street: The pavement will be overlaid as a maintenance treatment.

**Check the City of Redmond
website for construction up-
dates during the project.**

redmondstreets.com

CONTACT INFORMATION

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City of Redmond Engineering Department
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Redmond, OR 97756



NW Hemlock Ave. from NW 19th to NW 23rd: Complete reconstruction with new curbs, 5' concrete sidewalk on south side, 8' multi-use path on north side, storm drainage, 12" waterline, storm drainage and new pavement and base rock.



NW Hemlock Ave. from NW 27th to NW 35th: Curb, sidewalk and 12" waterline from NW 27th to NW 28th, pavement overlay from NW 27th to NW 35th.

Contact Redmond Engineering (see contact information on other side) or visit our website www.ci.redmond.or.us and look under Departments-Engineering for a copy of the plans.