

117th Avenue NE Sidepath Questions

What is the timeline for the project?

We are targeting a spring 2027 construction kickoff with an estimated completion by fall 2027.

What is the budget for the project? \$1,650,000

Where can I find a map of the proposed sidewalk layout?

Project information, including 90% plan specifications, can be found on the city project website at [117th Ave NE Sidepath](#)

Why did we pick the west side of the street versus the east side?

The scoping for this project began in 2018. Right-of-way acquisition began on the west side in 2020.

Why is an 8-foot-wide sidewalk being proposed?

Lake Stevens Municipal Code, Section 14.56.280 “Complete Streets” requires all new transportation projects to provide appropriate accommodation for all travel modes (pedestrians, bicyclists, motor vehicle drivers, public transportation users and drivers, people of all ages and abilities, including, but not limited to, children, youth, families, older adults, and individuals with disabilities). Additionally, 117th Ave NE is designated as an “Active Transportation” route in the Comprehensive Plan.

Under current regulatory and comprehensive plan guidance, the 117th Ave NE TBP Project is required to provide facilities to accommodate all travel modes, not just pedestrians and vehicle traffic. Given the project constraints, constructing a new separated bicycle lane (typically at least 5 feet wide) is not feasible. However, by providing an 8-ft-sidepath in lieu of a 5-ft-sidewalk, the project accommodates non-motorized travel to the maximum extent possible.

Why do we need a landscape strip?

Functionally, a landscape strip provides a buffer that physically separates pedestrian and bicycle traffic from vehicle traffic. Landscape strips are a typical element of frontage improvements on all street types per the municipal code and the Engineering Design and Development Standards (EDDS). Landscape strips are provided with transportation projects whenever possible to meet LSMC 14.76.110 “Required Trees Along Dedicated Streets,” as well as the identified Community

Priority to “Expand, protect, and improve tree canopy and green spaces” per the Climate Sustainability Plan.

Who will maintain the landscape strip?

Per the Lake Stevens Municipal Codes section 14.56.025 “Abutting Property Owner’s Duty to Maintain”

Whenever any right-of-way in the City has been improved by the construction of a landscape strip and/or sidewalk, the duty, burden and expense of the routine maintenance of such improvement shall be the responsibility of the property owner, or HOA if one is active, directly abutting on that side of such street along which such improvements have been constructed. Routine maintenance includes landscaping maintenance and removal of leaves and snow from sidewalks.

Why is a larger area being acquired on some properties than others?

At some parcels, the typical right-of-way (ROW) width was reduced as needed to accommodate minimum setbacks to existing structures. The typical ROW width for a Collector Street is 60 feet total (30 feet from the centerline) per EDDS 2-102 and table 2-2 “Standard Widths”. The minimum applicable setbacks for this zoning area are 20 or 25 feet per Lake Stevens Municipal Code (LSMC) chapter 14.48.040, 14.48.050, and 14.48.100.

How will property owners be compensated for right-of-way acquisition?

For any parcels that require additional right-of-way, the city will reach out to property owners directly to initiate the acquisition process.

How will this affect my property taxes?

Property taxes are paid based on the amount and value of the property. Right-of-way acquisition is a real property purchase and will reduce the overall taxable area of the parcel and the overall taxes owed.

Will fences be removed, and if so, will they be replaced by the city?

If fences are removed due to property acquisition, the City will replace or relocate them.

Will my mailbox be relocated? Can it be relocated closer to my house?

The mailbox location will be determined by USPS.

How wide will my new driveway apron be?

For capital projects, the city typically reconstructs driveways to the existing width, up to the maximum city standard of 20 feet for single-family residential driveways.

Who is doing the paving when replacing the cut portion of our driveway, Lake Stevens public works, or a contractor? Can I have them pave the remainder of my driveway?

The city will post the awarded contractor upon execution of the contract. Property owners would need to coordinate directly with the contractor. This would not be done by the city.

The plans show the removal of stormwater catch basins. Will these be replaced? How will drainage be addressed?

The existing storm drainage system is to be relocated to the new curb-and-gutter flow line. Existing yard drains and storm basins will tie into the new system as needed.

Are utilities being moved, and if so, where are they being placed?

Utility coordination and relocation will be done this fall by the utility providers as needed. Utility poles will be placed in the landscape strip where feasible. If a utility provider needs to relocate a pole onto private property, the utility company that owns the structure will coordinate with affected property owners and follow its internal procedures.

Why are 5 speedhumps being proposed on 117th Ave NE?

Typical spacing for speed humps is 300 – 500 feet apart. The city opted for the maximum distance of 500 feet.

Have the Fire District or other agencies had an opportunity to review and comment on the traffic-calming measures?

We have discussed the traffic calming program with the Fire District, and they are supportive. Additionally, outside agencies, including the Fire District, School District, Sewer District, PUD, and PSE, are given an opportunity to comment during the permit phase. A preapplication permit was submitted for comments in February 2026, and the construction plan permit was submitted for comment in May 2026.

Can traffic calming also occur on 116th?

116th is not currently being evaluated with this project.

Does the city have plans to install more speedhumps near the high school?

This city is currently working on a citywide traffic-calming program, with future decisions to be made regarding methods and locations.