

Lake Oswego Water Treatment Plant Mapleton Drive Properties Frequently Asked Questions

The City of Lake Oswego has operated a drinking water treatment plant in West Linn's Robinwood neighborhood since 1968. Now, the Lake Oswego Tigard Water Partnership plans to upgrade and expand the treatment plant to meet both communities' future needs.

Expansion of the treatment plant will be confined to the existing site, plus four adjoining properties owned by the City of Lake Oswego along Mapleton Drive. The Partnership is seeking input from neighbors to help shape the design for plant expansion.

Here are answers to some frequently asked questions.

*What is planned for the four land parcels on Mapleton Drive owned by the City of Lake Oswego?
What public amenities are proposed on the water treatment plant site?*

As part of the planned expansion of Lake Oswego's water treatment plant, new water facilities would be developed on the Mapleton Drive parcels: an underground reservoir (or "clearwell"), and two buildings plus public amenities. The parcels would also be used temporarily for construction staging.

When and why did the City of Lake Oswego acquire the properties on Mapleton Drive?

Lake Oswego acquired the properties in 1989 to accommodate long-term expansion of the water treatment plant.

Why does Lake Oswego need property owners' consent to develop the Mapleton Drive properties?

The four parcels owned by Lake Oswego are part of the Maple Grove Plat subdivision. A deed provision restricts all properties to development for single family residential use only. Lake Oswego's Mapleton Drive properties can be used for the improvements discussed above only with the consent of other Maple Grove Plat property owners.

What is Lake Oswego requesting from property owners?

Lake Oswego is asking Maple Grove Plat property owners to sign a form that waives restrictions for use of the Mapleton Drive parcels. Property owners are asked to agree to permit construction of a pedestrian path, park, and municipal water treatment facilities on the City-owned parcels.

Will property values, assessments, taxes or water rates increase as a result of the waiver?

There will be no change in property values, assessments, taxes or fees.

Did Lake Oswego contact Maple Grove Plat property owners earlier to ask for this permission?

In the mid-1990s, Lake Oswego's representatives contacted subdivision property owners seeking their consent to develop the Mapleton Drive properties. Nineteen property owners granted permission at that time – not enough to approve development of the Mapleton Drive parcels.

– More –

What is Lake Oswego offering in exchange for property owners' consent?

Property owners who agree to waive the deed restriction will be financially compensated. Treatment plant neighbors will also benefit from amenities provided on the treatment plant site: a pedestrian path, open space and an emergency services roadway that connects Mapleton Drive with Kenthorpe Way.

Can public amenities – such as a pedestrian path – be built on the Mapleton Drive parcels without property owners' consent?

No. The pedestrian path and other public amenities cannot be built without the consent of Maple Grove Plat property owners.

What is the zoning designation for the Mapleton Drive parcels?

All of the property owned by Lake Oswego on the water treatment plant site and adjoining Mapleton Drive parcels is zoned by the City of West Linn for residential use. The water treatment plant is allowed in a residential zone as a conditional use – an allowed use that may be conditioned to ensure that it is compatible with surrounding development.

Where will water pipelines be located as part of the plant upgrade?

Water pipelines to and from the treatment plant will be built in the public right-of-way along Kenthorpe Way and Mapleton Drive. Project designers have not yet determined which route the pipelines will take. Regardless of the route, property owners will have access to their properties during construction. Lake Oswego will maintain the roadways during construction and repave when pipeline work is completed.

When will construction begin for the treatment plant improvements?

Construction is currently scheduled to begin in 2013 and is expected to take two years.

How will treatment plant neighbors be impacted by expansion of the water treatment plant?

The Partnership is currently working with neighbors and the Robinwood Neighborhood Association to develop a *Good Neighbor Plan*. The plan will establish measures to ensure the expanded water treatment plant continues to be a “good neighbor” – through design, construction and ongoing operations.

How can neighbors be assured Lake Oswego won't develop the Mapleton Drive parcels more intensely in the future?

The site plan encompasses proposed treatment plant expansion for the foreseeable future – the next 40 years or beyond. No further development is anticipated for the Mapleton Drive properties.

What other approvals are needed for the water treatment plant expansion?

Additional approvals will be necessary including: state and federal environmental permits; and a Conditional Use Permit and Design Review from the City of West Linn that are open for public review and comment.

Is more information available on the water treatment plant expansion and Mapleton Drive properties?

For more information go to www.lotigardwater.org or contact Jane Heisler, jheisler@ci.oswego.or.us or (503) 697-6573.