



Waluga Good Neighbor Plan Meeting I Summary

Lake Forest Elementary

September 29, 2011 - 7:00 to 8:30 pm

Attendance

Ten people signed in. Total attendance is estimated at 19. Pipeline and reservoir consultants also attended to hear neighbor issues, concerns and interests. The majority of attendees were from Parkhill Drive, Carman Drive and Heritage Lane.

Meeting Synopsis

Vaughn Brown called the meeting to order and asked participants to introduce themselves. He explained that the meeting was convened to kick off the Good Neighbor Plan (GNP) development process to guide design, construction, operations and maintenance of the new Waluga reservoir and pipeline through Waluga Park to the reservoir. A series of 3-5 meetings scheduled about every other month will be held to identify, define and agree on the content of the GNP.

Vaughn provided a short review of the outreach to date. He noted that two meetings were held during the summer of 2010 focusing primarily on the new reservoir. Concerns raised at that time were related to visual, safety, construction, and pipeline impacts. The City's efforts to address citizen requests for further study of alternative reservoir sites and research regarding safety were highlighted.

Jeff Selby then gave an overview of the purpose and City's commitment to the Waluga GNP. He handed out a sample GNP from the recent LOIS project.

Dave Prock presented information about the LO-Tigard Partnership and described the overall project from the Clackamas River to Tigard. He then narrowed down to the known details of the pipeline through Waluga Park and the new reservoir.

Q& A followed the presentations:

- How much larger is the disturbed area than the footprint of the finished reservoir?
There will be an approximately 10 foot perimeter path cleared for construction access and maintenance. A stormwater detention area will also be necessary.
- What is a stormwater detention area?
A catchment basin – lagoon or pond – that holds and safely releases rainwater coming off the tank.
- What will you do about mosquitoes?

The pond is designed to release the water within 12-48 hours. It will be dry most of the time.

- What effect will the stormwater lagoon have on hillside stability?
It should not have any effect due to its construction in rock.
- Where will the access to the reservoir be?
Both construction and maintenance access for the new reservoir will be off Carman. A 20 foot paved road will be built from Carman to the tank site.
- Will the road be gated?
Yes.
- Where will the construction staging/laydown area be?
Likely in the cleared area off Carman (noted on aerial).
- When will we get the construction schedule as it pertains to our neighborhood specifically?
About a year from now we will begin having a pretty good idea of when the Waluga construction will occur. That initial schedule may change as the rest of the project proceeds but you will be updated.
- How will we be informed of the schedule?
If you sign up with your email, you will be on a list that receives regular updates on the Waluga part of the project. Vaughn asked if there was another method of notice that should be used. The group indicated that email was fine.
- Will Parkhill St. experience any truck traffic?
Yes, a modest amount of dump truck traffic will be coming in and out to haul away the debris from the pipeline trenching.
- Will the equipment be subject to a “No Idle” rule?
Some idling is always necessary to bring diesel equipment up to temperature. We will see what kind of idling limitations might be part of the GNP and placed in the construction contract.
- Does construction of the reservoir happen at the same time as pipe laying?
It is too early to know about that level of detail regarding the construction schedule.
- Will heavy construction equipment (concrete, gravel, backhoes, cranes) access off Carman only?
Reservoir construction equipment will access off Carman. There will be a minimal amount of equipment accessing the pipeline area from Parkhill, such as a dump truck and backhoe.
- If blasting is used will the City inventory the condition of houses around the site?
Yes.
- How much weekend work are you anticipating?
That is hard to predict at this stage of design.
- Is there stormwater detention for the existing reservoir?
No. It was not a requirement when that facility was built.
- Is the current reservoir earthquake proof?
It was built to the earthquake standards for its time.
- Is access to the current reservoir from Parkhill?
Yes.

- Where does the pipeline go leaving the new reservoir?
The water pipeline from the new reservoir will connect to the existing water system at the intersection of SW Parkhill Street and SW Stone Avenue. A future water line may be required to be installed from the new reservoir northerly to Carman Drive, running along Carman to the intersection with Bonita Road, and then running westerly on Bonita to the Bonita Pump station located in Tigard.
- Why is a pathway being proposed?
A pathway is identified in the Lake Forest Neighborhood Plan. It was also suggested during the recent pre-application conference. Possible options include improving the pathway from Parkhill to Waluga Park, creating a pathway from Parkhill to the new reservoir, completing a pathway from Carman to the new tank or all of the above. This will be a major area of discussion during the GNP deliberations in future meetings. Jane added that the pathway is also identified on the City's Transportation System Plan.
- How much of Tigard's water will this system be providing?
All of it.
- Can Tigard send water to LO in case it's needed?
Yes.

During the question and answer a number of items were noted for follow-up or as possible components of the GNP. That list includes:

- Answers to the questions – Who pays for damage relating to tank flooding? Do property owners need flood insurance?
- Idling time limitations
- Enforce start and stop times
- Limit weekend work
- Provide an incentive to get done early
- Complete a pre-construction survey of homes
- Determine whether a pathway (or what pathway) will be built as part of this project
- Discuss pathway issues such as lighting, surface, alignment, safety, vandalism, fencing
- Preserve trees for visual barrier
- Restore vegetation
- Blasting notification system (include Heritage)
- Prevention/Safety/Reassurance about blasting
- Keep construction schedule online
- Maintenance policy

Vaughn thanked the group for their productive participation. He suggested that staff will take this input; combine it with the construction program, requirements and policy the City has already identified; and develop a draft GNP for review at the next GNP meeting. He also noted that the project landscape architect will be making backyard visits during October and that information may

lead to items to be considered in the GNP. The best time for the next meeting was determined to be early December.

Jeff reminded the group to sign up for email notice if they had not done so already. If they received the email notice of this meeting, they were already on the notification list.

The meeting adjourned at 8:20.