Helpful Guidelines:

What you need to know about pipeline construction on Mapleton Drive

Below are a set of helpful guidelines about pipeline construction on Mapleton Drive. These collective guidelines were developed in collaboration with a taskforce group of Robinwood neighbors, City of West Linn councilors and staff, TVF&R, and Partnership and contractor representatives.

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GENERAL CONSTRUCTION INFORMATION

How long will pipeline construction be in one area?
We expect that the active work zone will progress about 50 to 100 feet per day. Installation of the work pit and tunnel under Trillium Creek could take place for up to a month. Schedules are subject to change.

What is the “active work zone”?
The active work zone (or area) includes the 150-foot long section of pipeline construction, where the trench is dug in the road and equipment is actively working to install pipe. This section will be closed to through traffic during the workday. Equipment and related construction materials will be staged and stored outside of this zone, as needed to support work occurring in the active work area.

What are the work hours?
Allowed work hours are 7 a.m. – 7 p.m., Monday to Friday, and 9 a.m. - 5 p.m. on Saturday. Employees are allowed to arrive before the start time, however, no construction equipment can be started or used prior to the start time. Workers will be instructed to be quiet when arriving on site in the morning.
What is the size and depth of the pipeline? How wide will the trench for the pipe be?
46 to 48-inch welded steel pipe will be installed. It will be five to seven feet beneath the road surface. The trench will typically be eight to nine feet wide. Ground conditions or proximity to other utilities may require excavation of a wider trench in some locations.

How do I contact the project team hotline? Is it available 24-hours a day?
Yes, if you call the project hotline (503-697-6502) you can always reach a person. If the issue can be addressed the next business day, you can choose to leave a message. For any calls after business hours that need an immediate response, callers should listen to the message and press “1” to connect to non-emergency dispatch. The inquiry is then responded to accordingly. Dispatch has after-hours contact numbers for contractors and construction personnel.

How do I stay informed?
There are many ways to get information about construction:

- Sign up for our “water pipelines in West Linn” email list at lotigardwater.org.
- Come to a monthly neighborhood construction meeting at the Robinwood Station (Third Tuesday, each month at 6 p.m.).
- Email lotwater@ci.oswego.or.us
- Call the hotline 503-697-6502.

For safety reasons, please avoid entering the active work area. An employee may meet with you while construction is underway, if you call the hotline first and make that request.

EQUIPMENT STORAGE

Where will construction equipment be stored during and after work hours?
Construction equipment and materials will be stored outside of the active work area during the day and after work hours. Equipment will be parked in the right-of-way on Mapleton Drive, typically along the gravel shoulders or open grassy areas. In some instances, steel sheets may be placed over ditches that exist in the right-of-way to create parking for equipment and materials. Typical equipment includes: excavators, generators, pipe, steel sheets, trench boxes, gravel and rock.

Storage locations will change as the construction zone progresses. To minimize noise and the need for heavy equipment to travel long distances along Mapleton Drive to reach the active work zone, the contractor will park large equipment as close to the active work zone, as right-of-way conditions allow, at the end of the work day.

Equipment stored in the right-of-way overnight will have reflective markers or barriers to protect both equipment and traffic.

Are there any temporary staging areas?
There is a small area designated for the pipeline contractor to use on the south side of the Water Treatment Plant site. The contractor is also making arrangements with a private property owner. Other equipment must remain close to the active work zone, stored inside the right-of-way on shoulders or parking areas.

Will there be equipment on the paved roadway after work hours?
No equipment is allowed in the travel lanes after work hours – it may be parked in the right-of-way on the gravel shoulders or grassy areas, or in staging areas, but not on the paved roadway where it can impede traffic.
RIGHT-OF-WAY/RESTORATION/REPAVING

How wide is the right-of-way on Mapleton Drive?
It is a 50-foot right-of-way, however, this area is wider than the existing paved roadway, which varies in width and location within the right-of-way.

Will any landscaping currently located in the right of way be cleared?
There are many encroachments and landscaped areas in the 50-foot, public right-of-way along Mapleton Drive. Landscaped areas close to the pipe installation or pipe trench will need to be removed. These areas will be restored, and plants replaced once the work is complete. Every effort will be made to talk about these landscape impacts with residents before removal.

The goal is to utilize open grassy, graveled or paved areas, not clear existing landscaped areas for storing equipment. In some instances, steel sheets may be placed over ditches that exist in the right-of-way to create parking for equipment and materials.

Will temporary pavement cover the trench or will steel sheets be in the road?
Steel sheets will cover trenches in the roadway after hours. As work progresses, crews will temporarily patch the pipe trench with asphalt.

Will the street and right-of-way be returned to its original condition?
Yes, final restoration will occur after pipe installation is complete.

Final repaving of Mapleton Drive is expected to occur once major construction is complete at the water treatment plant.

ROAD CLOSURES/DETOURS/TRAFFIC MANAGEMENT

Will Mapleton Drive be closed to “through traffic”?
Yes, during work hours the active work zone on Mapleton Drive will be closed to through traffic. Detour signage will be installed directing traffic around the closure area.

Residents located east of the active work zone will need to use the Nixon Avenue detour during the work hours (refer to the detour map attached). Residents located west of the active work zone can use Mapleton Drive between their home and Highway 43.

What does “through traffic” or “no through traffic” really mean?
Through traffic includes any vehicles that can take another route to get to their destination. “No through traffic” means you cannot drive through the active work zone or the closure – you have to take the detour route.

What is considered “local traffic?”
Residents who live along the street, their guests or service providers are considered “local traffic.” No private vehicles are allowed to drive through the active work zone.

What if I live east of the active work zone? Can I drive through the work zone to access my house?
No, residents and guests will need to take the detour during the work hours. The road will be closed during work hours at the active work zone.

Will the road be closed during the auger bore (tunnel) work under Trillium Creek or the sewer relocation work?
During this specific work, there may be delays during the work hours, but at most times, one lane will be open for traffic with flaggers operating. When dump trucks are being loaded, the road may be temporarily closed for up to 10 minutes at a time. Flaggers will communicate with drivers to help them know what to expect, how long the delay might be, and will re-direct traffic if needed.
How will trucks and construction traffic access Mapleton Drive?
During pipeline construction, the pipeline contractor will be entering and exiting Mapleton Drive from Highway 43. There may be occasions when the pipeline contractor is allowed to travel through the WTP site from Mapleton Drive to Kenthorpe Way, but those occasions are expected to be limited. No construction truck traffic is permitted on Nixon Avenue.

Will the restriction for no left turns in/out of Mapleton Drive at Highway 43, for construction traffic remain during pipeline work?
Yes, this restriction will remain during pipeline construction.

PARKING/ACCESS TO HOMES/SPECIAL NEEDS

Will my driveway be blocked, and, if so, how will I know when and for how long?
Pipeline construction typically progresses between 50 and 100 feet per day, depending on conditions. During construction, there will be limited (one to three day) periods of time when the active work zone will block your driveway. This will impede normal entry/exit to your home during construction hours. You may want to park away from the active work zone and/or adjust your daily schedule accordingly.

Crew members will notify affected residents, one to three days in advance of working in front of your house, to explain which driveways will be impacted. They may provide information about when they plan to start, so you can exit your driveway in advance. They will also ask for information about any unique circumstances, parties or arrangements and work with you to determine alternate parking arrangements. If you don’t talk to a crew member and have concerns, call the project hotline at 503-697-6502.

What hours will my driveway be blocked? Will it be overnight?
Any driveway closures will be in affect during work hours, 7 a.m. – 7 p.m. Monday to Friday and 9 a.m. – 5 p.m., Saturdays. Driveways will be accessible after work hours each day, including overnight.

If my driveway is blocked during construction hours, where can I park?
The contractor and Partnership inspectors will work together to notify affected residents about parking arrangements one to three days in advance of working in front of their house. In some instances, residents may need to park up to 200 feet from their driveways. Alternative parking options may include parking on the shoulders of the road, on steel sheets covering ditches in the right-of-way, grassed areas, or by making arrangements with a neighbor to share their driveway.

I have special mobility needs or need unique considerations. I may be unable to walk 200 feet to my car. I may have an important appointment or visitor. Who can I talk to?
If parking at a distance from your home presents a difficulty for you, or if you or someone in your household requires special accommodations during construction, please contact us to discuss your particular needs, and how we might work with you to minimize inconvenience. You can call 503-697-6502 or email lotwater@ci.oswego.or.us.

Will there be designated spots that are marked as “residents only” parking?
No, the Partnership cannot specifically designate parking spaces for each resident because equipment and parking arrangements will vary depending on the active construction zone. It is a dynamic process and every situation is different.
PEDESTRIAN ACCESS

Will it be safe for pedestrians/cyclists to walk near construction?
Pedestrians and bicyclists are encouraged to avoid the need to walk or ride through the active work zone. If access through the active work zone cannot be avoided, an escort will guide you safely through. Construction sites are busy places. For your own safety, please follow these rules:

1. Travel slowly and walk your bike.
2. Get the attention of a flagger or crewmember in advance of arriving at the active work zone, by making eye contact. They will safely guide you through the area.
3. When guided or waved through, proceed slowly until you are out of the active work zone.

Will there be a dedicated and marked pedestrian and bicycle access way around the active work zone?
No, the pedestrian and bicycle path through the active work zone will change each day as construction progresses along the street.

Will access be maintained to the trails in Mary S. Young Park from the end of Mapleton Drive?
Yes, access to park trails will be maintained during construction.

EMERGENCY ACCESS

Will access for emergency vehicles be maintained?
Access will always be maintained for emergency responders on Mapleton Drive. Construction will not prevent emergency vehicles from getting where they need to go. Emergency vehicles will be able to get in and out of the area and are experienced in navigating narrow streets and construction zones all over the county.

The contractor will be in contact with first responders to let them know which driveways may be affected on any particular day. The contractor and Partnership have already made contact with TVF&R and West Linn Police to establish open lines of communication. Both TVF&R and the West Linn Police have the contact numbers of onsite construction personnel and will be aware of their location on a daily basis.

Where is the nearest fire station to Mapleton Drive?
The closest TVF&R fire station is located off Highway 43 at Failing Street.

GARBAGE/DELIVERIES/VISITORS/SCHOOL BUSES

How will my garbage be collected?
The contractor will haul garbage cans outside of the active work zone on pick up day to ensure garbage collection for residents in the active work zone.

How will mail be delivered?
The contractor will coordinate with the local carrier regarding mail delivery preferences – some carriers will walk to homes around the active work zone, while others may prefer to remain in their vehicles. Some mailboxes may need to be temporarily placed outside the work zone, or relocated in the right-of-way. The contractor will contact you if this is the case.

Will bus stops be affected?
The contractor will coordinate with the school district and TriMet, as required, and provide information to riders.
UTILITY SERVICE INTERRUPTIONS – PLANNED OR UNPLanned

Are there any planned utility shut offs?
The there are no planned utility shut offs at this stage. The sewer relocation near 4022 Mapleton Drive will likely use a bypass pump, but affected neighbors would be notified if there will be any short-term shut offs.

How will residents be notified of a planned interruption of service?
Every effort will be made to send a mailing in advance, if time allows. Neighbors affected by a planned water shut off will also receive a door hanger 48-hours in advance of the shutoff.

What about unplanned shut offs? How will residents be notified in these instances?
In an emergency or an unplanned loss of utility service, the notification process is determined by the owner of the utility or system (e.g., the City of West Linn in the event of a water shut off). The contractor and Partnership have established lines of communication with utility providers. The owner of the utility is contacted first, then the utility contacts affected homeowners and responds as required. Typically, emergency operations staff place door hangers about the loss of service with instructions on what to do for affected residents. Service will be restored as quickly as possible.

What is the number to call for non-emergencies for any utility shut offs?
For any City of West Linn Public Works related inquiries, call 503-722-5500. For after-hours City of West Linn Public Works inquiries or utility shut offs, contact the non-emergency dispatch at 503-635-0238. Residents should have utility and other emergency numbers available on-hand. A good source of information is the emergency contact page on the City of West Linn Website: westlinnoregon.gov/communications/emergency-contacts.

NOISE/DUST/VIBRATION

What kind of noise or vibration is expected in the neighborhood? What about during the auger bore work under Trillium Creek?
During work hours, neighbors can expect noise and vibrations from excavators, loaders, dump trucks, large trailers carrying pipe, generators, steel plates being moved or placed, shoring boxes being installed and crews doing the work.

When the work pit is excavated near Trillium Creek, steel plates or piles will need to be installed to support the work pit. This may produce noise and potential vibration for short durations, depending on locations.

How will dust be managed?
The contractor is required to keep dust at a minimum and will sweep and spray water to keep dust down.

MORE INFORMATION?
For the most up to date information on construction, sign up to our “water pipelines in West Linn” email list at lotigardwater.org, email lotwater@ci.oswego.or.us, call 503-697-6502 or follow @LOTwater on Twitter
During construction hours, residents located east of the active work zone will need to use the detour route shown.