



**Lake Oswego · Tigard
Water Partnership**
sharing water · connecting communities

Waluga Good Neighbor Plan

PREPARED BY:

JLA Public Involvement
September 2012

Purpose

The Lake Oswego Tigard Water Partnership (Partnership) and Waluga reservoir/pipeline neighbors (including the Waluga and Lake Forest Neighborhood Associations) have collaborated to develop a Good Neighbor Plan (GNP) that will guide facility and site design, construction and operation for the Partnership’s new Waluga Reservoir 2 (WR2) and associated piping within the Waluga area. The plan reflects a good faith effort and commitment by all parties to ensure the Partnership facilities will be compatible with their surroundings and benefit the neighborhood.



The Partnership’s goal is to complete these facilities on schedule to serve the communities’ safe and reliable drinking water needs cost-effectively, for years to come. The shared goals of the Partnership and the neighbors are to see that the facilities are built and operated with minimal impact on the neighborhood’s quality of life and to ensure that timely, on-going communications about the project occur at key project benchmarks to solicit input into project decisions and provide information updates throughout construction of the facilities.

All parties acknowledge this GNP reflects a current understanding of future conditions and plans. As circumstances change, the Partnership and neighborhood fully expect to update the GNP with any necessary changes to achieve the parties’ mutual goal – providing a reliable and adequate supply of safe drinking water while minimizing neighborhood impacts.

Need for the Project

Lake Oswego’s water system is near capacity, and key facilities need expansion and upgrades including increased storage on the city-owned Waluga site and the associated connecting pipelines. The existing Waluga reservoir tank stores approximately 4.0 million gallons (MG). Partnership water supply design criteria indicate that an additional 3.5 MG of storage capacity is needed at the Waluga site to meet system needs, maintain reliable water supply to Lake Oswego, improve water pressures in the Waluga pressure zone, and enable water supply to Tigard.

WR2 will provide adequate capacity for emergencies and fire suppression and improved pressure in this part of the Lake Oswego water system. It also supplies additional water when peak demand exceeds immediate supply and treatment capacity, and enables increased water supply to Tigard. Water for Tigard will not be stored at Waluga beyond the basic volumes needed to enable transfer of water between the two systems.

Planning Process

This GNP process began with preliminary meetings in July and September of 2010. Interested neighbors were asked to share their concerns, issues and needs regarding the proposed new WR2. That input was carried over into the development of a GNP document that included five meetings with neighbors over an eight month period from September 2011 to May 2012. The process included one-on-one meetings during October 2011 with residents bordering Stone Avenue – the alignment for a new pipeline – and backyard visits to properties bordering the City’s reservoir property. In addition, a pre-application meeting was held on July 14, 2011. Findings from these meetings were incorporated into the GNP.



Once the GNP is finalized with interested neighbors, it will be included with Lake Oswego’s land use application for the WR2 and pipeline facilities. The WR2 site is zoned R-7.5. Under Lake Oswego’s Zoning Code the storage reservoir is defined as “Utility, major” which is allowed in the current zoning as a conditional use. To some extent final site design, buffering, pathway location, etc., will be determined through Lake Oswego’s conditional use permitting process.

The GNP will be provided to the WR2 and pipeline design teams and later, the selected contractor(s). Portions of the agreement will be made requirements of the construction contract.

Key Issues to Address

Throughout the meeting and discussion process with neighbors a number of questions and concerns emerged surrounding the design and construction of the new WR2 and associated connecting pipeline. The Partnership understands these issues and is committed to addressing them to ensure this project is sensitive to neighborhood concerns about safety, aesthetics and site layout.

WR2 Safety

- Earthquake risk causing WR2 failure/water release
- Flood control in case of WR2 failure

Aesthetics

- Color the structure to help it blend into the surroundings
- Visibility from homes and yards
- Loss of trees due to WR2 installation
- Preservation of significant trees for forest protection and visual barrier purposes
- Restore vegetation for environmental and visual barrier purposes

Construction

- Truck and equipment impacts on Parkhill traffic causing safety issues for pedestrians and bicyclists – especially children
- Truck and equipment traffic limiting access to homes
- Truck and equipment idling – air pollution
- Work schedule impacting residential living conditions
- Providing off-site parking for construction workers
- Maintaining emergency vehicle access to residences during construction
- Locating WR2 staging areas on the city site
- Locating pipeline staging areas to minimize visual, safety and traffic impacts to residential areas
- Minimizing disruption to Waluga Park, parking areas and the ballfield users
- Need for incentives for efficient construction and accelerated completion
- Construction noise and mess
- Blasting damage to homes, interference with daily life and need for reassurance of safety



Operations and Maintenance

- Increased need to access site
- Neglected future maintenance creating neighborhood nuisance
- Illicit activity at site

Neighborhood Amenities

- Improved pedestrian and bicycle connections through the neighborhood
- Pathway proposed on WR2 site and along Carman Drive as in Lake Forest Neighborhood Plan
- Pathway from Parkhill Street to Waluga Park for local access to school and park
- Concerns about pathway issues such as lighting, surface, alignment, safety, vandalism, and fencing



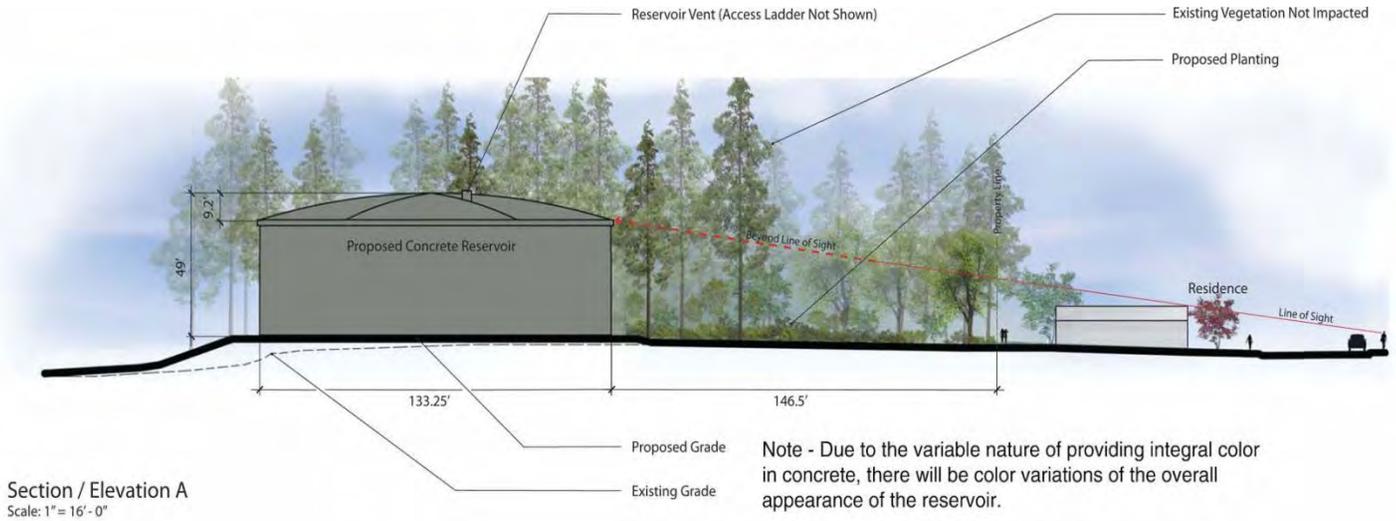
GNP Commitments

WR2 Site Design

WR2 will be designed to serve the needs of the Partnership water supply system while incorporating features and construction practices that address safety and aesthetic issues described above to the greatest feasible extent.

- Locate WR2 as far from homes as is technically and economically feasible.
- Camouflage the WR2 structure itself using colored concrete. Consult with neighbors on pigment coloration.
- Install landscape screening around the perimeter of WR2.
- Protect trees to the extent possible.
- Mitigate for all trees 5" or greater in diameter at breast height (dbh) removed for facility construction in onsite locations to maximize screening effect for area homes.
- Protect trees to the extent possible.
- Replant trees and shrubs to the same standard as would apply to a private development.
- Follow-up with neighbors on mitigation plans both on-site and off-site.
- Begin landscape plantings early (prior to construction) in those areas clear of the construction site in order to establish trees and screening as soon as possible.
- Use largest nursery stock trees available that assure long-term viability and maximize early screening. Eight to ten feet trees have been planted for other Lake Oswego public projects.

- Design and construct WR2 to the current standards for earthquake safety for critical facilities.
- Install water quality facilities to control and treat runoff.
- Install a gate on Carman Road access entrance to restrict vehicle access to only authorized vehicles.



Schematic showing visual impacts of the reservoir

Pipeline Design

The finished water pipeline from Lower Boones Ferry Road through Waluga Park connecting the new Waluga Reservoir will be aligned to minimize neighborhood impacts.

- Install the pipeline in an alignment that protects existing trees and the berm to maximum extent possible in order to provide continued screening of WR1.
- Mitigate for all trees 5" or greater in diameter at breast height (dbh) removed in onsite locations to maintain screening effect for area homes.
- Protect trees (public and private) to the extent possible.
- Avoid Heritage trees.
- Replace the berm and vegetation to re-establish the current level of screening of the existing tank.
- Work with Parks Department to minimize pipeline impacts in Waluga Park.
- Work with School District, Lake Grove School and residents to coordinate alignment and construction timing of Douglas Way pipeline segment.
- Install pipeline near Lake Grove Elementary during non-school period.
- Design pipeline to be compatible with the Boones Ferry Road Refinement Plan.

WR2 and Pipeline Construction

Construction contracts will include requirements that define actions aimed at addressing the construction and traffic management issues outlined above.

- Ensure safe pedestrian, bicycle and vehicle traffic during construction in public rights-of-way.
- Maintain pedestrian, bicycle and emergency vehicle access to area homes.
- Secure work areas at all times to protect residents from accidents and injury.
- Provide off-site parking for construction workers.
- Use visible identification badges for construction workers.
- Require contractor to provide for the safety of the construction site, including fire safety.
- Restore pavement to pre-construction conditions.
- Establish and enforce daily construction (including noise-producing activity) work hours (7:00 a.m. to 6:00 p.m. Mon-Fri; 8:00 a.m. to 6:00 p.m. on Saturdays; no work on Sundays or major holidays without prior approval of the City of Lake Oswego and notification of affected neighbors via City's project email list).
- Prohibit use of jake brakes.
- Encourage use of best management practices for low sulfur diesel and minimizing idling time.
- Follow Resource Conservation Protection Area standards for tree protection by placing minimum 6' tall protective fencing around the construction zone at the RCPA boundary which is the dripline/edge of continuous canopy.
- Install tree protection fencing to protect the impact-free dripline during construction.
- Replace trees to the same standard as City uses for other land use developments.
- Complete a construction management plan will take into account GNP preferences. It will include a:
 1. Pollution control mitigation plan
 2. Erosion control plan
 3. Traffic control plan
- Complete a pre-construction survey of area homes if blasting is necessary.
- Institute a blasting notification system (include Heritage).
- Use liquidated damages provision and lump sum contract as early construction completion incentives.



- Maintain a project hotline for reporting citizen concerns during construction. Keep an updated construction schedule online.

Operation and Maintenance

Ongoing operations and maintenance procedures will be conducted according to the following procedures.

- Access WR2 from Carman Drive for all operations and maintenance activities.
- Investigate and consider innovative ways to control illicit activities at the site.
- Schedule a City Security Officer to conduct Neighborhood Watch training session with site neighbors.
- Request police patrol of the area due to the creation of a more convenient access from Carman to Parkhill.
- Prohibit storage or overnight parking at the site.

Neighborhood Amenities (see Illustrative Site Plan on page 10)

The Partnership goal is to be a good neighbor. The Partnership wants to offset the impacts of having these facilities located in a residential setting. Neighbors have expressed their desire to see the following items be included in the construction package for WR2 and the pipeline.

- Improve quality of vegetative cover species on facility site by removing invasive species and replacing them with natives in mitigation zones. Invasives will also be removed in the construction zone.
- Maintain open space character by not allowing residential development on the city-owned property.

On-going communications

Neighborhood input does not end with the creation of the GNP. At key benchmarks in the design phase the project team will schedule update meetings with neighbors and the Lake Forest and Waluga Neighborhood Associations to get feedback on design features.

The Lake Oswego permit process also invites community input. Notice of those meetings and public hearings will be sent via mail/email, posted on the website and noticed in the Lake Oswego Review.

During construction the schedule will be maintained on the project website. Notice of construction start-up and special operations will be provided via email and/or door hangers. The most timely and effective means of communication will be used to keep neighbors informed of construction activity and progress.

Contact information

For more information about the Partnership, Good Neighbor Plan implementation, or to get your questions answered:

Katy Fulton, Citizen Information Specialist
Lake Oswego – Tigard Water Partnership

Project Hotline – 503.697.6502

Project website - lotigardwater.org

Illustrative Site Plan

