

# Meeting Summary

## Meeting 18: Site Advisory Group—Good Neighbor Commitment and Facility Design Update

**Location:** Teleconference **Date:** June 10, 2021  
**Time:** 6–7 p.m.

**Speakers:** Bonita Oswald, Communications Lead Casey Hagerman, Speaker  
David Peters, Program Director Jeff McGraw, Speaker  
Gabriel Solmer, Water Bureau Director

### Agenda

**Meeting Purpose:** Shared commitment to Good Neighbor Agreement and provided an update on facility and site design progress.

#### 1. Welcome

- a. Communications Lead Bonita Oswald welcomed participants and introduced the agenda and speakers.
- b. Program Director David Peters provided a brief project update, noting the Water Bureau will provide an Annual Report to Council June 23 and plans to make the *Filtration Facility Basis of Design Report* available at the end of June. David also highlighted continuing progress on design of the pipelines and construction of improved corrosion treatment at the Lusted Hill facility.

#### 2. Good Neighbor Commitment

- a. Director Gabriel Solmer spoke to the Water Bureau’s commitment—as a project team and a bureau—to the Good Neighbor Agreement and to continuing community conversations throughout the life of the project. She thanked Site Advisors and acknowledged the impact of their early involvement in helping shape facility design choices. She also encouraged Site Advisors to stay engaged and help the team measure progress on the Good Neighbor commitments as the project moves forward.

#### 3. Facility Design Update

- a. Casey Hagerman provided an update on facility architectural design and site design progress, noting how initial feedback and the Good Neighbor commitments are informing design refinements.
  - i. Casey shared updated concept renderings of the site entry and the Administration and process buildings. He highlighted ways the architectural style has evolved, including more agrarian roofs and more durable yet natural-looking building materials to better fit the agricultural character of the area. He also noted adjustments to reduce the massing and footprint of buildings, including a ‘front porch’ concept that uses an outdoor space as the lobby for the Administration building.



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- ii. Casey provided an overview of site design progress and shared perimeter views looking towards the facility that approximate 5- and 15-year landscape growth. He noted initial concepts for integrating berms and plantings to help manage stormwater, screen views, and dampen noise from the facility.
- iii. Site Advisors were invited to share feedback on whether the updated design concepts help better adapt the facility to the character of the surrounding area. Discussion included options for exterior building materials, use of glazing for windows, and considerations for building height and putting facilities below grade.

#### 4. Site Advisor Discussion

- a. Bonita facilitated questions and input from Site Advisors and meeting guests asking for comments and discussion related to the presented material. A community member asked for additional time at the end of the meeting to comment on the overall project on behalf of the Cottrell Community Planning Organization. Bonita acknowledged the group's opposition to the project and restated the meeting purpose to share and collect feedback on updated design concepts. She noted options for general public comment include City Council meetings and the online project comment form.

- i. Questions included:

*What can we expect from facility tours?* We anticipate offering guided educational facility tours by scheduled appointment to school kids and other community members. Similar to current tours of the Bull Run Watershed, the number and frequency of facility tours is likely to vary throughout the year based on interest.

*How much traffic will be generated during construction and operation?* We don't expect appreciable traffic impacts during facility operation. For construction, early estimates from the project pre-planning efforts suggested 116,000 total truck trips over the span of four to five years. We'll continue to review and refine these estimates as design progresses. We'll also develop construction traffic control plans that focus on traffic safety and minimizing impacts on the local community.

*How will the site be accessed? Will that access be used during construction?* We haven't yet determined the site access. We're working to advance the site design and evaluate access alternatives, looking at access locations from both the north and south of the site. We'll continue to share updates as that process evolves over the next 18 months of design.

*How tall is the communication tower expected to be?* We're still early in design and haven't yet determined the final size or type of communications tower. The initial estimate for the tower height is up to 200 feet tall. We're looking to place the tower in a location to help reduce visual impacts.

*Will the facility have off-site noise impacts?* We're designing the facility to reduce off-site noise impacts and meet applicable local ordinances, including the code limits of 60 decibels during the day and 50 decibels at night. Our strategies include designing pumps, equipment, and facility processes to help mitigate off-site sound impacts. We're also looking to leverage landforms and landscaping where possible to help dampen sounds. The county codes outline the specific methods to measure acoustics (see April 9 Lights and Sounds meeting).

*How do the concept renderings fit with the goal of designing buildings with a low profile where operationally feasible?* We're considering views of the horizon, sky, and facility in the design



process. We've made adjustments in the siting and massing of buildings where feasible and will continue to model perspectives and test view lines as design progresses. The height of the buildings is constrained by code limits (generally 35 feet with some exceptions for silos, antennae, etc.). We're also looking at ways to use landscaping around the site edges to screen views of the facility from neighboring properties.

*Will Site Advisors be asked to sign the Good Neighbor Agreement?* No, the Good Neighbor Agreement reflects the Water Bureau's commitments to facility site neighbors. As such, the agreement was signed by the Water Bureau Director and Bull Run Treatment Program Director to signify our commitment as a bureau and a project team. The commitments in the agreement are the outcome of ongoing community conversations and input from the Site Advisors.

## 5. Adjourn

- a. Bonita noted the next two informational meetings to share design progress are planned for September 2021 and January 2022. She also provided a reminder of other ways to stay up to date, including the project e-news and construction webpages.
- b. David thanked Site Advisors for their time and contributions throughout the Site Advisory Group process to help inform early design decisions and develop the Good Neighbor Agreement. He wished everyone a pleasant evening and adjourned the meeting.



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