



Bull Run
TREATMENT
PROJECTS

*Our water: Safe and abundant
for generations to come*

PORTLAND WATER BUREAU
Bull Run Filtration Project

**Site Advisory Group
Meeting 9**

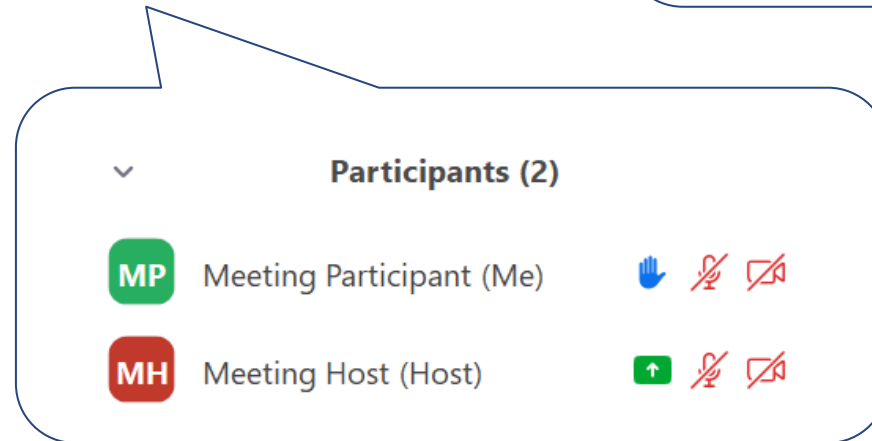
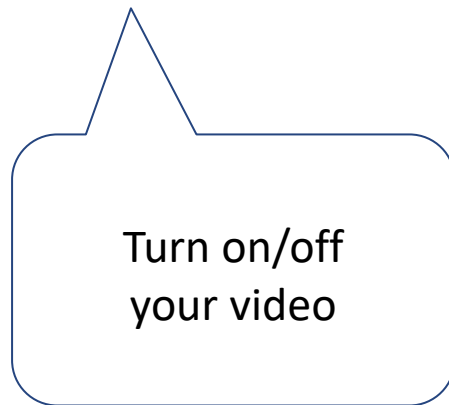
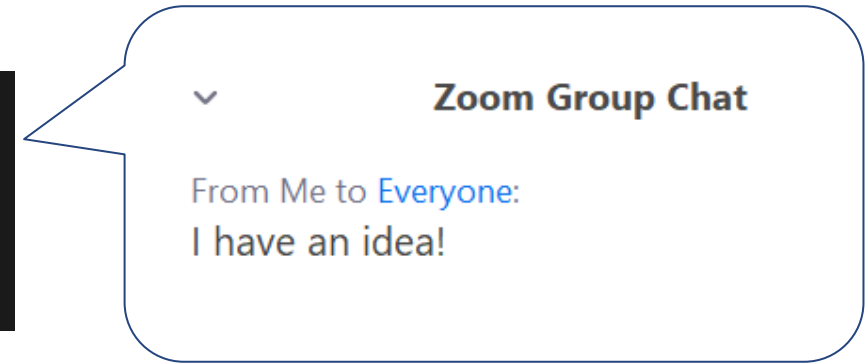


Agenda

1. Introductions
2. Project Update
3. Facility Visual Preferences
4. Site Advisor Discussion
5. Next Meeting

Conference call meeting tips

Using the Zoom tool bar, you can:



✓ We'll post the meeting recording on the website with a summary

Who's on the line?



- Introduce yourself
- What are you looking forward to when Multnomah County moves to 'Phase 1'?

Project Update

- Ongoing basis of design work to advance the treatment process and site design
- Ongoing field investigations, including upcoming surveying work in the right-of-way along Carpenter Lane
- Planned construction activities in late summer at Lusted Hill facility

Meeting Recap: Provided input on **preferred access and potential traffic management** strategies



Site Advisor and community input included preferences for:

- **SE Dodge Park Blvd and SE Bluff Rd** access alternatives
- **North to I-84 and south to US 26** truck routes
- **One-way** rather than two-way truck traffic

Meeting Recap: Ranked **preferences for initial edges and buffers design** concepts



Site Advisor and community input included preferences for:

- **Vegetated screening and agricultural use** design concepts
- **Forested and hedgerow** approaches for vegetated screening
- Leased for **nursery stock** approach for agricultural use options
- **Wildlife buffer** zone approach for additional uses options

Site Advisory Group meeting roadmap

	Advisors	Community	Total
Traffic – <i>May 14, Oct 8</i>	14	18	32
Light and Noise – <i>April 9, Oct 8</i>	11	11	22
Chemicals – <i>September 10</i>	10	12	22
Wildlife and Environment – <i>August 13</i>	11	7	18
Facility Size and Appearance	12	2	14
Landscaping – <i>April 9</i>	7	2	9
Communications – <i>ongoing</i>	3	2	5
Property and Infrastructure – <i>July 9</i>	1	2	3

Site Design Update

Casey Hagerman

You've asked: "What structures will be visible off site and what will they look like?"

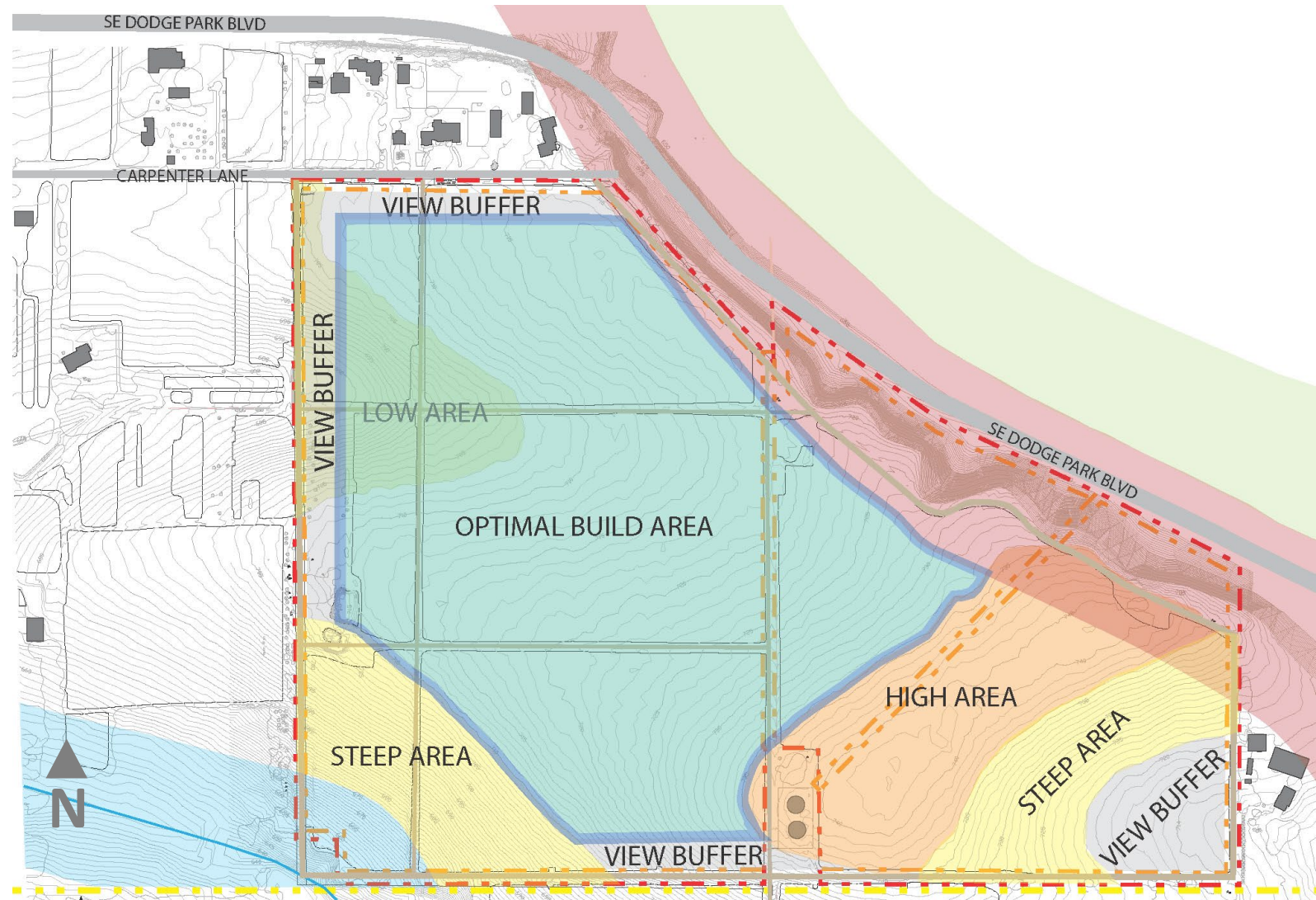
Site Advisor Questions (October 2019)

- *Elevation of structures?*
- *Buildings: make most of the building height underground.*
- *How tall?*
- *What is going to be on parcel A and B?*
- *Where on the property will it be built? Where exactly on the site will the building sit?*
- *What's the entrance look like?*
- *Storage tank: make pancake shape, i.e. big diameter and minimum height not small diameter and high height, as current Pleasant Home water towers.*
- *We do not need a Visitor's Center.*
- *How much more will the facility expand in the future?*
- *Power overhead or underground?*

Identifying an 'optimal build' area on the site

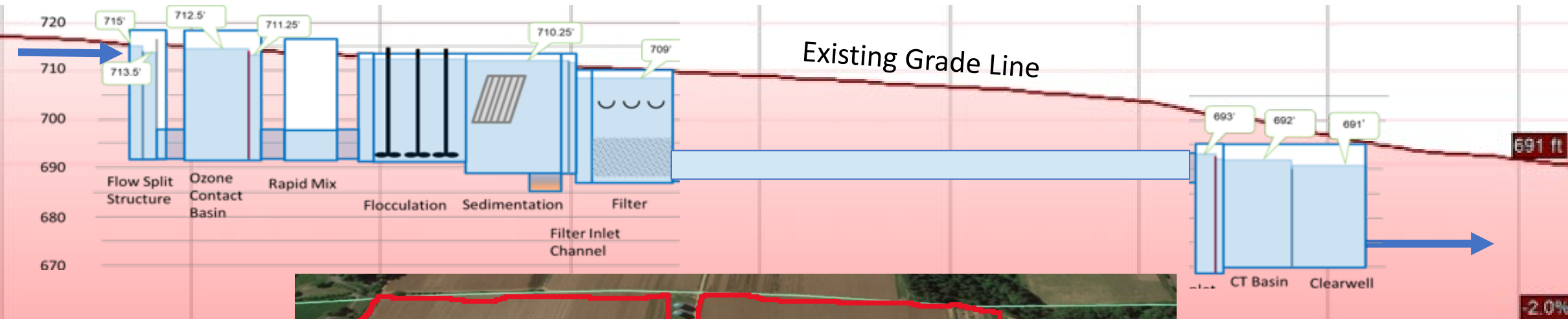
Considerations

- Property lines, easements, and setbacks
- Existing buildings and roads
- Zoning and view buffers
- High, low, and steep areas
- Hydraulic and existing grade



Significant site excavation is needed so water can flow by gravity through the treatment steps

Raw Water Flows to the Facility



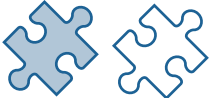




The team is still determining the optimal finish grade.



Filtered Water Leaves the Facility

Exploring multiple site layout strategies

Facility Building Blocks

-  Process Facilities
-  Non-Process Facilities
-  Vegetated Buffers
-  Overflow Basins
-  Stormwater Facilities



Facility Visual Preferences

Jeff McGraw and Casey Hagerman

Finding an architectural style that suits the facility function and fits with the surroundings

Objective

- Gather input on general architectural style preferences and specific likes and dislikes to help define architectural context.

Next Steps

- Apply design style preferences to develop alternatives for this facility and site.
- Evaluate and select architectural design alternatives using values criteria.

Looking at local buildings to establish architectural context



Residential

- ✓ Mixed styles and ages
- ✓ Manufactured to custom
- ✓ 1-2 stories
- ✓ Gables and dormer roofs
- ✓ Wood siding and shingles

Agricultural & Educational

- ✓ Barns and storage bldgs.
- ✓ Greenhouses
- ✓ Schools look similar
- ✓ Clusters of facilities
- ✓ Wood and masonry

Filtration facility will likely have a mix of three architectural styles



- ✓ Good for process and non-process buildings






- ✓ Good for administration, maintenance, chemical, and dewatering buildings



- ✓ Good for process and non-process buildings

Site Advisor Input: **Playful Industrial Style**



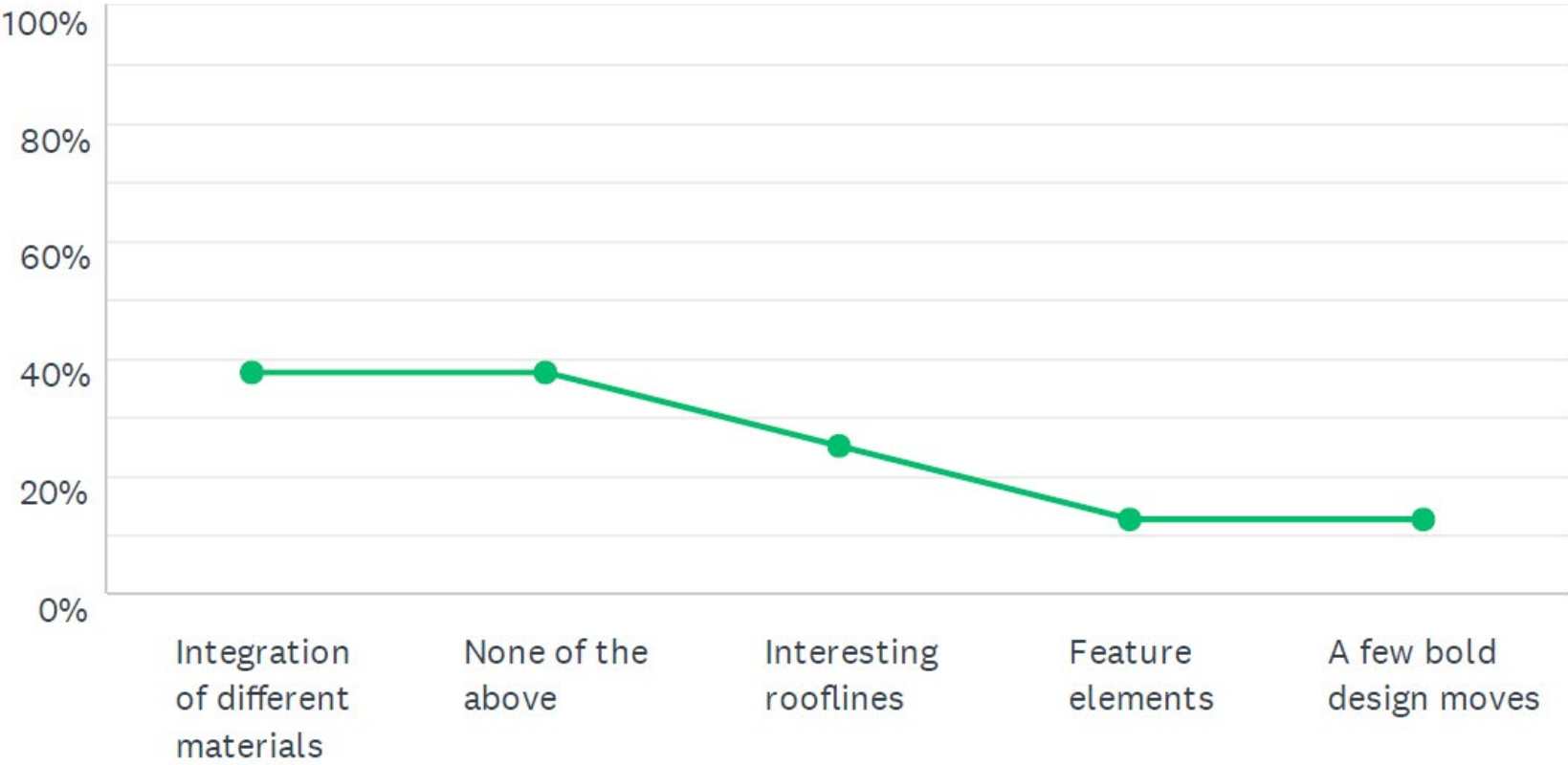
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-  This style is okay
-  Really dislike this style



Site Advisor Input: **Playful Industrial Style**



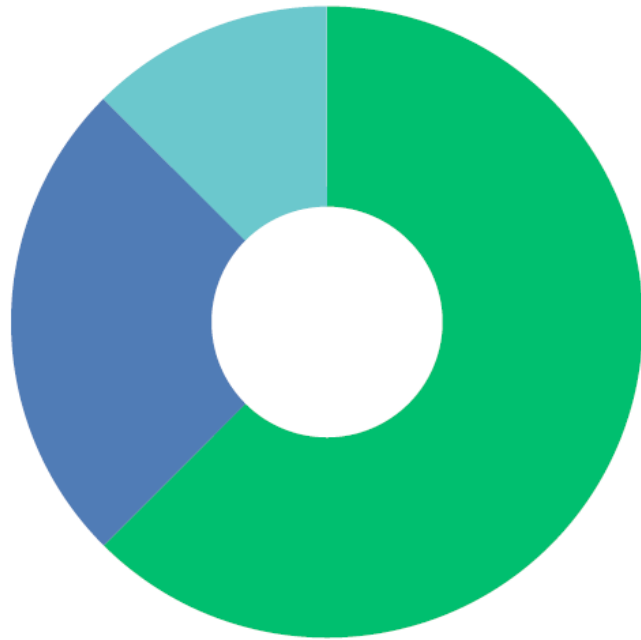
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Site Advisor Comments: **Playful Industrial Style**

- *Pearl iZumi North American HQ on a smaller scale.*
- *Use of **reflective windows to mirror landscape**. **Camouflage HVAC** with coordinated screen to blend with side paneling. The **angled roof lines** on entrance can both aid or shield area weather elements. Like the **incorporation of stone** and the industrial feel of interior (except for what I guess to be cork or a form of particle board interior walls).*
- *I don't like the **sheet metal and grid metal**. I also **don't like the "canoe paddle" roof extension**.*
- *I have the same issue here as I have with all of the styles: cost. Most of the designs shown in this entire survey **look very expensive**.*
- *Just want to make sure that the design is as **unobtrusive as possible** and in keeping with the agricultural surroundings.*
- *I like the **full windows**.*
- *As I said previously, unobtrusive and **keeping with the agricultural and green space environment** that we love. This is why we moved here.*

Site Advisor Input: **Agrarian Style**



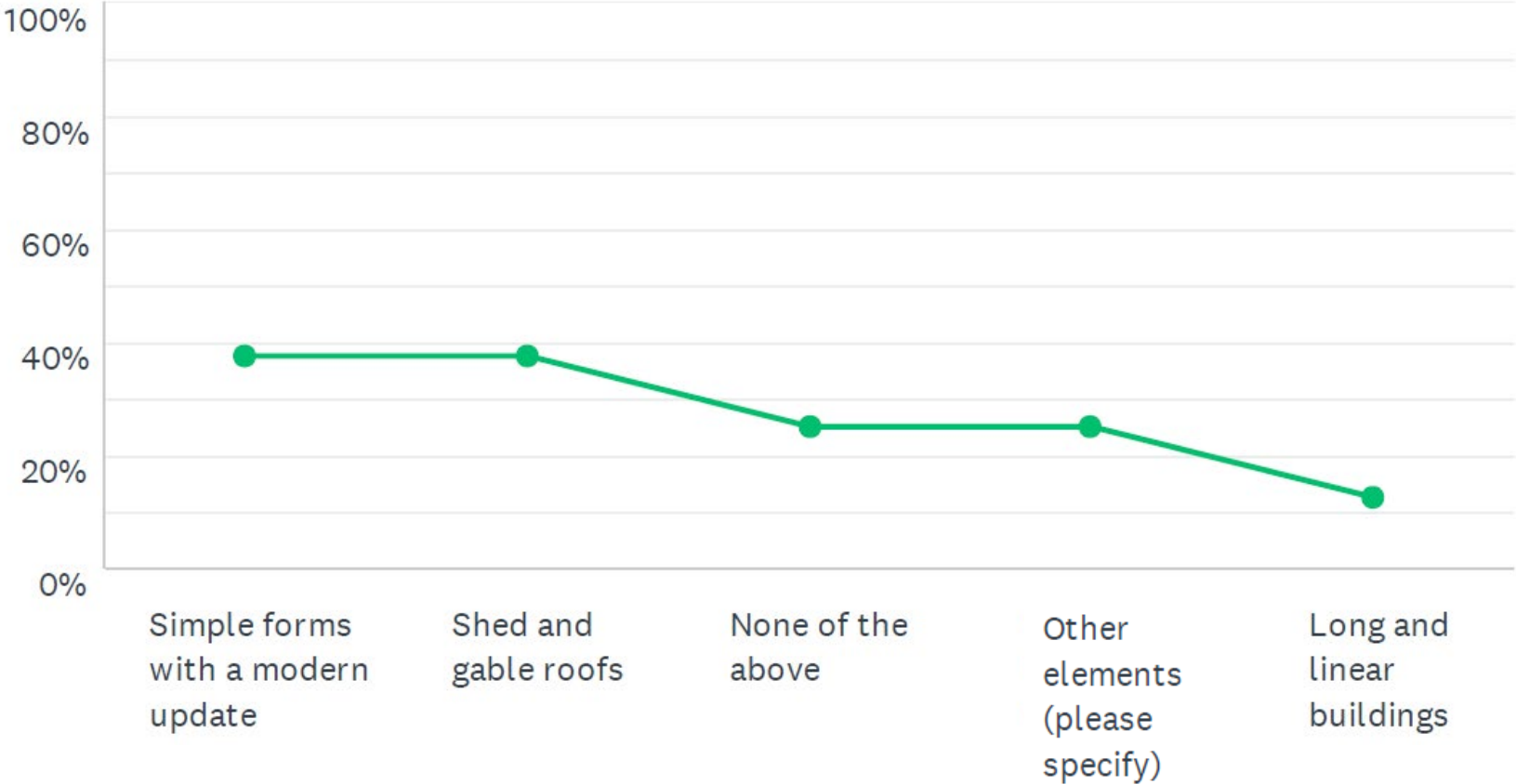
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Site Advisor Input: Agrarian Style



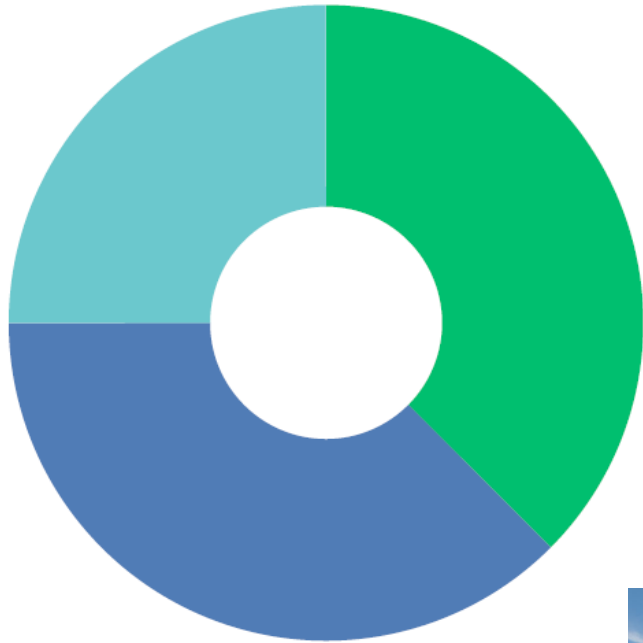
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Site Advisor Comments: **Agrarian Style**

- *Capturing **light, reflectivity**.*
- *Not a big fan. Like the incorporation of **wood panel strips** to break monotony of lengths of concrete as was done in Oak Lodge Water Treatment Facility.*
- *Structures are **too high. Keep it low**. They look like barns, so unless you have cows and are storing hay, I would avoid this style.*
- *It will be located in an **agrarian community**, so it will **hopefully fit in better**.*
- *Just want to add, keeping the **buildings as low as possible**.*
- *Appears to take on a **more farmland feel**.*

Site Advisor Input: **Pacific Northwest Style**



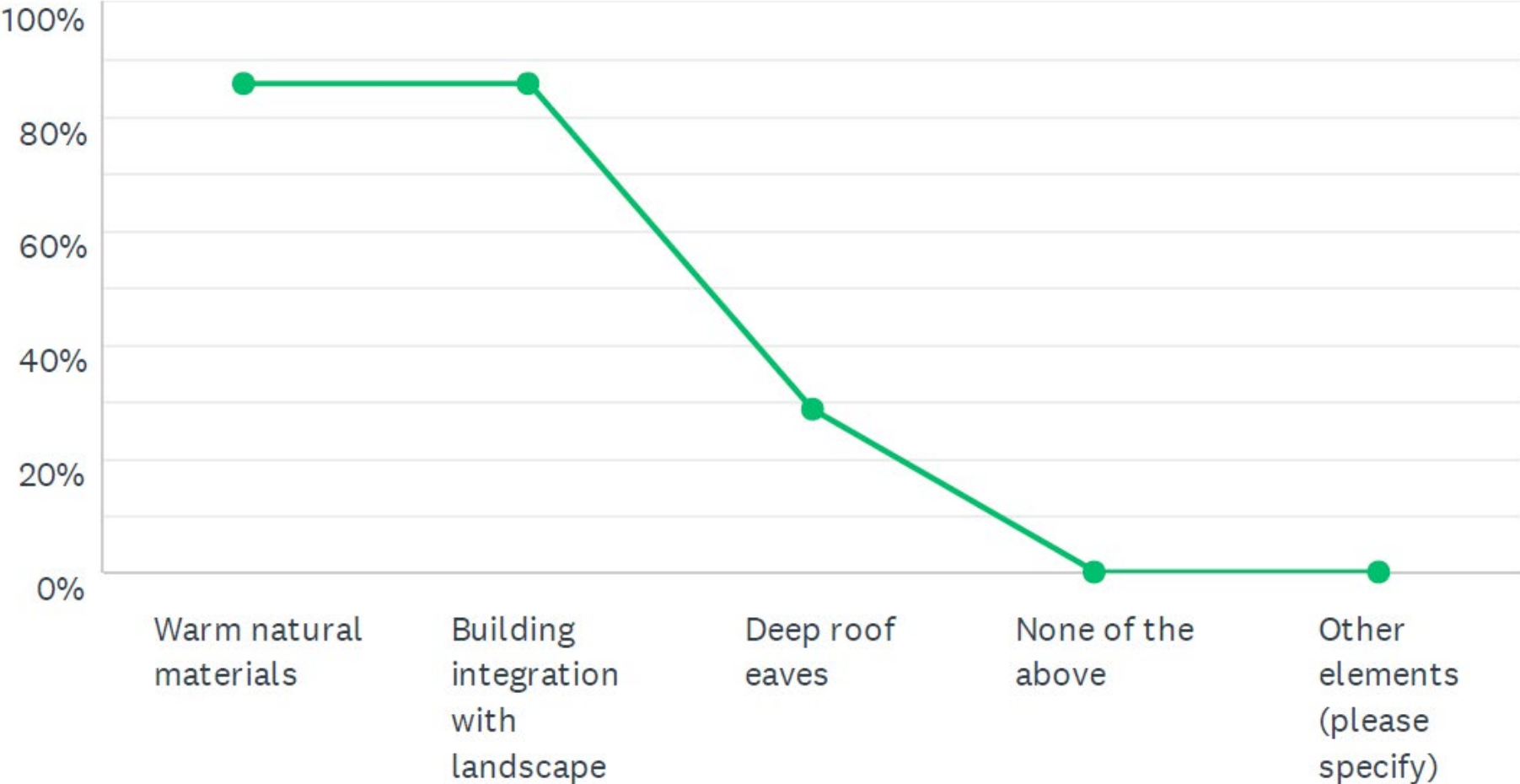
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-  This style is okay
-  Really dislike this style



Site Advisor Input: Pacific Northwest Style



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Site Advisor Comments: **Pacific Northwest Style**

- *Too one dimensional in structure, does not fit our area.*
- *I do prefer this style, especially the Watsonville Water Operation Center. I like it because it is **low and stylish** and I like the **front windows**. I also like the windows on the Newberg winery, but I don't like the **jutting roofline**. Let's keep it low.*
- *We like that these are **low to the ground**.*

Snapshot of survey input on style element preferences



Highest Ranked

- ✓ Warm natural materials (85%)
- ✓ Building integration with landscape elements (85%)
- ✓ Integration of different materials (37%)
- ✓ Shed and gable roofs (37%)
- ✓ Simple forms with a modern update (37%)

Other Comments

- Muted earth tones
- Low rooflines

Identifying functional design concepts for entries and fencing that limit impacts to neighbors

Objective

- Gather input on general preferences for the site entry and fencing.

Considerations

- We will likely use a mix of strategies to address site entries and security fencing (8' minimum height).
- Water Bureau facilities will likely be fenced, leaving opportunity for community access, agricultural areas, or wildlife corridors.
- Where feasible, fencing may be set back from the perimeter and screened with landscaping or topography.

Site Advisor Input: **Primary Entry**

Gate set back from perimeter with landscaping



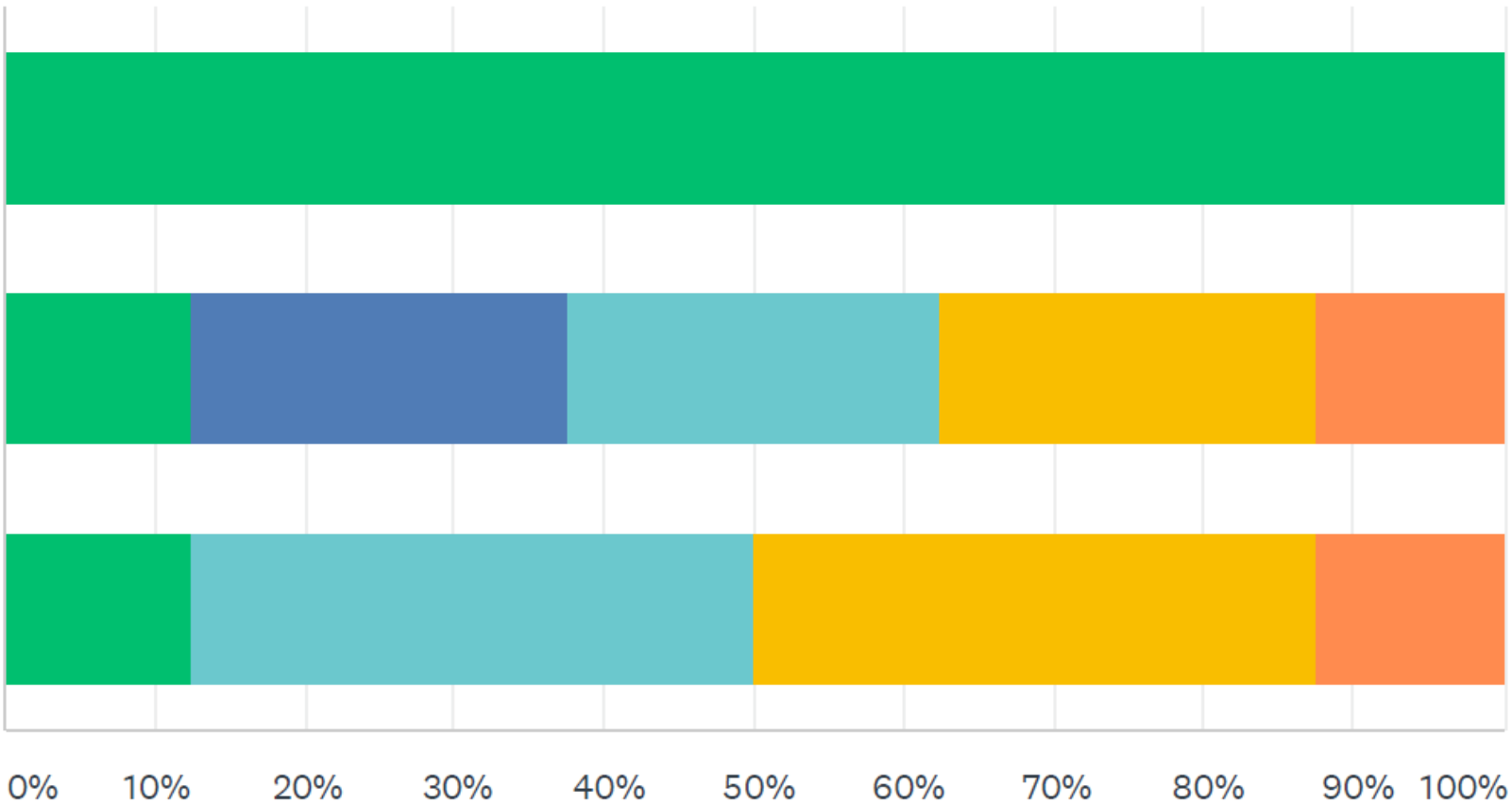
Building as part of secure perimeter with public parking



Automatic gate and callbox near perimeter



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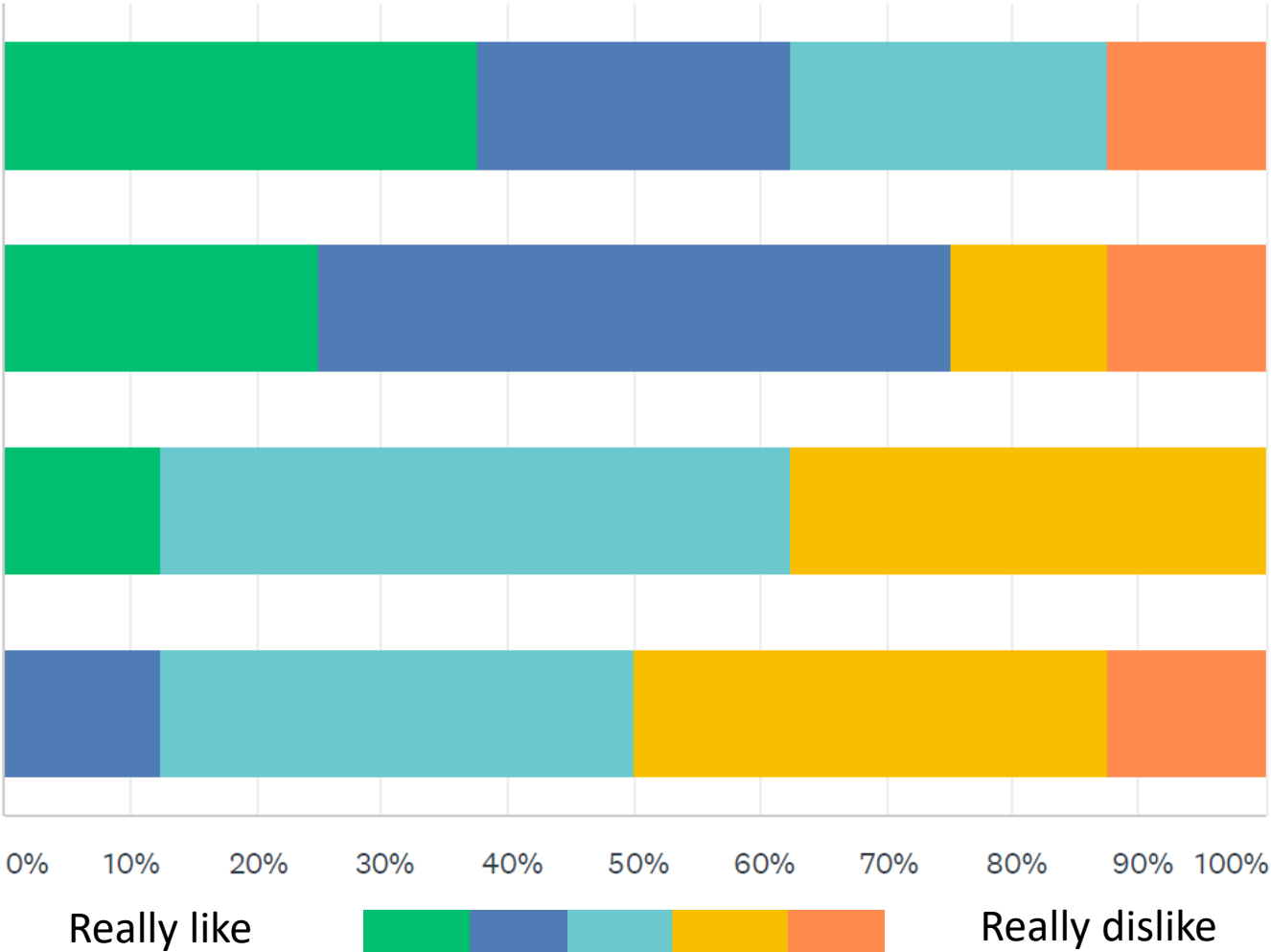
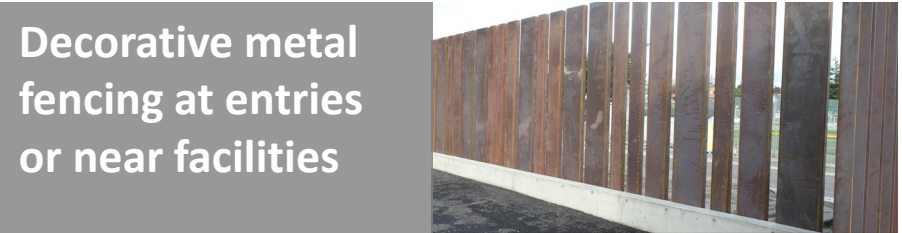
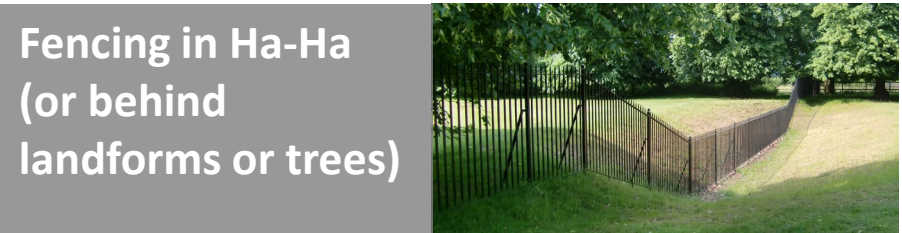
Really like



Really dislike

Site Advisor Input: Security Fencing

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Site Advisor Input: **Security Rock Walls**



Site Advisor Comments (survey excerpts)

- *Prefer **fencing the minimum area needed** for security. Fencing the entire property would appear hostile, to say nothing of the increased cost.*
- *I **prefer the wrought iron fencing** but instead of curved at the top shouldn't it be spiked for better security? The metal and wire fencing are "eye sores". Use **landscaping to block view of facility** but fencing for security. ...Even though I prefer the gate to be off the road, it does need to be a distance from the facility for maximum security. Don't build an **additional building**. This only means more staff, more money needed to maintain and secure.*
- *The use of **buildings as part of the security** perimeter. **Matching fence styles to topography** and visual approaches. Need less artistic style when perimeter faces only nature. (north side)*
- *Since there is a **deer and elk** issue in the agricultural area, the fencing needs to be an **appropriate height** to keep them out.*

Communications feedback and advice?



- How do you feel about the current format?
- What suggestions do you have to help share opportunities for input with other neighbors?

What's next?



Pipeline Planning

Thursday July 9 6-7 pm

Facility Layout and Environment

Thursday August 13 6-7 pm

Online Open House

September 2020



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Thank you!

