

**SW 86th Avenue Pump Station
Citizen Advisory Committee – Meeting #3
MEETING SUMMARY
Monday, April 15th, 2013 6:30 to 8:00 p.m. (meeting adjourned around 8:10)
Garden Home Recreation Center, Room 10**

CAC Members Present:

John Gaddis for Bruce Barbarasch	Brent Boykin-Hicks
Nathalie Darcy	Marijo Labrousse
Niles Snyder	John Lee

CAC Members Not Present:

Heather Keithly
Eric Lindstrom
Jason Yurgel

Staff or other Project Team members:

Bill Ryan, BES
Debbie Caselton, BES
Maureen Raad, Vigil-Agrimis, Inc.
Nora Curtis, Clean Water Services (CWS)
Kristen Kibler, JLA Public Involvement (Facilitator)

Materials provided in advance (as weblinks to documents) or at meeting:

- Agenda for 4/15/13 CAC meeting
- Meeting summary from 3/18/13 CAC meeting
- SW 86th Avenue Pump Station – Tree Removal Plans
- SW 86th Avenue Pump Station – Planting Plans and Details
- Landscape renderings
- Architectural drawings (posted, but not discussed)

Welcome and Introductions/Meeting Purpose

Kristen led introductions. Several CAC members were unable to attend. The purpose of the meeting was to get an update on the latest construction activities and schedule and discuss the elements of the landscaping plans. Maureen Raad, a landscape architect from Vigil-Agrimis, was invited to attend the meeting to share the details of the landscaping plans and answer questions.

Public Comments

There were no other public attendees at the meeting. The meeting dates are listed on the website, but there have been no public attendees. There is a direct link to the CAC meetings at www.portlandoregon.gov/bes/sw86thcac.

Construction Activity Schedule

Debbie updated the group on activities that they may have noticed in the area. PGE had begun the conduit installation along SW 84th Avenue. They will be back in mid-May to install the final vault. The vaults are underground structures with a typical metal manhole on the surface. Debbie followed up with Niles after the last meeting with details on the locations and above ground (manhole lids) features of the vaults. Niles lives on SW 84th Avenue, and has been experiencing the PGE construction.

Deconstruction of the existing house at the pump station site was delayed slightly due to contracting, but should begin in May. Debbie will get a new notice out to neighbors about the schedule.

The surge tank installation may begin in the next week or so. The permits were just recently approved. For this work, stop signs have been added at the intersection of SW 86th Avenue and the trail. Ideally, vehicle and non-motorized traffic should all stop at the intersection for safety. Traffic in and out of the fence has always stopped at the trail. There was some recent clearing of plants, brush/limbs (focus on non-native invasive plants that affect visibility, i.e. English Holly, Himalayan blackberry) at that intersection to improve visibility prior to the surge tank installation. City crews completed the work without the proper notifications to THPRD. The communication protocols have been reviewed and this should not occur again. Ground level non-natives, such as ivy, were left in place; the focus was on visibility at the intersection. Debbie will check to see if they are complete with the plant removal and trimming. (After the meeting, Debbie distributed an email to the CAC explaining exactly what was removed.)

The pump station construction contract has been advertised and the City has been receiving questions from potential bidders. The first activities from that contract will be some clearing of the central area of the site and will likely occur in July. Nathalie expressed concern that the staging area appeared to be up against backyards of the closest properties. Staging is not specifically called out in the plans, but there are specific construction limits shown. This is the area that the contractor can work/stage, etc. Debbie added that the decision to build a temporary fence/wall to mitigate construction noise has been made. The wall will likely go up after deconstruction of the house. The group wanted to see the final location of the wall and it should be shared with neighbors.

Brent shared an issue that has been coming up in the neighborhood (online discussions) about odor at the pump station. Debbie said she did recently receive two odor complaints. Bill Ryan, Chief Engineer, described the source of the odor – the wet well in the pump station and the pipelines are partially filled with sewage so that if emergency pumping is required, the time is reduced. If the wet well and lines were left empty, the start-up time for pumping would be about 4-5 hours. The line has to be full to initiate

pumping, so the City and CWS have agreed to leave them partially full. The odor issue was from pressure changes in the line; the lines are being cleaned out now. They will be empty during the upcoming construction. Brent and Nathalie asked that Debbie share this information with neighbors. When these issues are anticipated or happen, Garden Home residents are better off receiving an explanation from the City. With no explanation, they assume there is something wrong. CWS would also like to know about these maintenance actions that may create an odor complaint downstream; then they are better able to understand what may be the source of the complaint. Debbie said that there is a list of people to notify if the pump station is activated. There may be other information that neighbors find helpful. Nathalie asked if the pump station website had an RSS feed; Debbie said she'd check.

Debbie is currently working with some of the nearest neighbors who have particular sensitivities to construction noise, due to health or other reasons. They are looking at some tailored noise mitigation measures for a few of these properties.

At the request of the CAC, Debbie was able to schedule a time for a limited number of neighbors to access the site and retrieve some of the plants from the garden areas. Several of the nearest neighbors, as well as a few invitees of the CPO, were invited for the coming Saturday morning. Several people have rsvp'd. An rsvp is required because a "hold harmless" waiver must be signed by any participants.

Kristen asked if there were any changes or omissions for the previous CAC meeting summary. There were none at this time, but CAC members can contact Debbie if they notice anything later.

Landscaping Plans for the SW 86th Avenue Pump Station Site

Maureen Raad, landscape architect, had been invited to the meeting to share the details of the planting plan and to answer any questions related to it. CAC member John Lee is also a landscape architect and had many specific questions for Maureen. The following highlights topics that the CAC and Maureen discussed.

- Large Oak Tree Removal– there was discussion about the removal of the large oak tree near the house/driveway and specifically whether the City had looked at adjusting the facility so as to allow it to remain. Bill explained that the space and the fixed location of the driveway between two sensitive environmental zones left no alternative. The driveway could not be moved either direction. Later in the meeting, the group expressed interest in trying to re-use the wood from the tree. Debbie said Stephen Sykes had contacted a furniture manufacturer about it but was told the knots were too close for their use. There was discussion about storing the felled tree onsite or elsewhere and possibly using it to enhance the site or Fanno Creek. Debbie will look into this.

- Berm- there were many questions about the berm. Maureen explained that the 4-5' berm was incorporated into the plans to provide some visual barrier or screening of structures on site from neighboring properties and the trail to the east of the site. The existence of the berm does not cause any of the established perimeter trees to be removed. The renderings showed how the berm will look. The berm also allows the initial planting to appear taller, due to the height of the berm itself. The shape of the berm will likely go in early in construction because some of the fill will come from the site. Maureen thought it may be difficult to come in after the buildings were erected due to the location of the driveway and the berms. The contractor will determine the most effective way to construct the berm.
- Management of invasive species of plants – Maureen explained that there is a requirement to have a management plan for invasive species on the site. Dense planting that shade out invasive species is a key part of the plan. The group discussed the issues of the invasive reed canary grass. John Lee agreed that shading it out was the only approach that works.
- Species of plantings – A planting list was included in the plans. John Lee reviewed the list, offered several suggestions, and asked Maureen to share her thinking on some of the types of plantings. Regarding evergreen trees, the western red cedar stays shorter and fuller toward the bottom and can provide nice screening at eye level. John had some concerns about the shore pines, saying they are subject to sequoia pitch moth. He said the scotch pine may do better. Maureen said she hadn't heard of that being an issue in the area for the shore pine, but would note it. John also said the viburnum tinus might be susceptible to mold in extremely wet conditions. Maureen said the conditions should be right for the viburnum tinus. She added that there may need to be substitutions if plants are not available or for other reasons. John said it was a good assortment of plantings. He suggested that the types and locations of trees and shrubs that would be used to help shade out the reed canary grass should be carefully considered so that the shading worked.
- Type/style of planting – John asked if the plantings would be broadcast or configured in patterns. Maureen said the City would approve the plant placement; generally it will be a fairly natural or unorganized look to the planting to address the mortality of the plants. The hydrology is good for survival of the plants selected. There will be rooted cuttings, small plantings and some will be left up to the contractor. Some trees were planted earlier just west of the construction area.
- Size of plantings – the group looked at the renderings which showed initial plantings and what they might look like after they take off at about 3-5 years. Maureen explained that smaller plantings, especially trees, usually fare better than larger plantings, and they usually catch up and then exceed in growth at 3-5 years. The planting plans call out minimum heights on trees and shrubs. B & B on the plans indicates balled and burlap specimens for planting. There will be a balance of sizes. Although computer generated, the

renderings are fairly accurate for showing the mixture of plantings and massings that is planned. John asked about the yellow trees in the rendering; it is a shrub with common name Sitka willow.

- Eco-roof – The buildings will also have a planted roof.
- Existing water flow – Several were interested in the hydrology of the channel through this area. Maureen said the flow is always there and nothing will be changed with the channel. She added that she did not know exactly how the water comes into the area. She heard that the source was from the golf course, but she has never found it.
- Wildlife habitat – CAC members shared that there are bald eagles in the area and hoped that the habitat would not be affected. Based on other construction projects she has worked on, Debbie added that the wildlife seems to always come back after construction. Maureen added that the plantings provide enhanced habitat (from existing) after construction is complete and plants are established.
- Extra Trees – Maureen said that nine extra Douglas fir will be added to the site, but the location will not be known until construction is complete. The landscape architects will determine the most appropriate locations after all the structures are in place. These 9 trees are not shown on the plans.

Community Enhancement Projects

Bill Ryan explained that there was a request by Commissioner Malinowski for mitigation in case of another spill. The mitigation agreed to will be a list of Community Environmental Projects that can be implemented in the event of another spill. Many of these projects will be implemented over time anyway as part of planned Fanno stewardship actions. If there is a spill, the City can go down the list to the next stewardship project needing implementation. The group will likely want to review this list of potential projects at a later date.

Bill also reminded the group that they will have the opportunity to give input on an arts or community enhancement around the site. The funding available may be approximately 2% of the value of the above ground structure; this is not a requirement but is being modeled after the 2% for Arts funding the City of Portland requires for major capital projects. The funding may be educational or art related, perhaps art along the fence. The group discussed the possibility of incorporating the wood from the oak tree that is being removed for the project. Ideas like a chainsaw sculpture and benches were mentioned. Because the process for selecting the community enhancement has not begun, Debbie will look into storage of the felled tree. She did not anticipate that the tree would be cut until July, at the earliest.

Other issues

Marijo asked about security issues and how the City will prevent the pump station from becoming an attractive nuisance. She asked if there will be an onsite security guard, lights, or video cameras during construction. Bill said that the contractor is not being

required to take that level of security measure. Debbie added that the contractors usually take security very seriously because of the high value of their equipment. There was some discussion at the previous meeting about security. Bruce had never had any security issues in this area with other THPRD projects. This is a topic that the CAC will probably want to talk more about at a later meeting.

Next Meeting

The next meeting will be held on May 20th 6:30 to 8:00 p.m. Garden Home Rec Center Room 10. The group agreed that topics of interest include: deconstruction schedule, placement/purpose of the pump station buildings, and materials and colors for the buildings. Several added that they were pleased the house is being deconstructed for re-use rather than demolished. Debbie added that the Bureau of Planning and Sustainability is following the deconstruction effort closely and hopes to use it as a model. The question was asked if there would be video of the deconstruction. Debbie said she would check on that.

There was a request for architectural perspective drawings for the buildings on the pump station site, i.e. views or elevations of the structures. These have been posted on the website under the April 15th meeting.

Meeting adjourned after 8:00 PM. Summary drafted by Kristen Kibler and Debbie Caselton.