Summary Meeting Notes

Tryon Creek Wastewater Treatment Plant Facilities Plan

CITIZENS ADVISORY COMMITTEE

September 11, 2013
4- 6 pm
Bureau of Environmental Services, 10th Floor Conference Room

CAC MEETING NO. 12

CAC in attendance: Tom Badrick, Bruce Brown, Mary Beth Coffey, Al Iverson, Ruth Spetter, Dan Vizzini, Kara Warner

Staff in attendance: Becky Tillson, Guy Graham, Paul Suto, Scott Gibson, Jim Brown, Tyong Nguyen, Eugene Lampe, Muriel Gueissaz-Teufel,

Consulting team in attendance: Dave Green/CH2M HILL, Linda Macpherson/New Water ReSources, Michelle Burkhart/CH2M HILL, Mike Faha/Greenworks, Tim Strand/Greenworks, Nick Shur/Shur Architects

Public in attendance: Charles Ormsby

Welcome

Linda began the meeting at 4:02 pm

Linda and Dave Green presented the meeting agenda and objectives. Dave emphasized in the meeting objective that the plant has been a good neighbor and the goal is to continue this high standard as the surrounding neighborhood continues to transition, as new neighbors move near the plant, and as the treatment processes change and evolve.

Reintroduce Preferred Alternative

Michelle revisited the Preferred alternative (which had been presented to the CAC at Meeting No. 11) and reviewed the benefits of the configuration. She reiterated the fact that the bulk of the flow will travel by gravity 90 – 99% of the time providing reduced power cost. Phasing out on-site digestion was important to reduced truck traffic - the solids will continue to be digested at the Columbia Boulevard Treatment Plant providing beneficial reuse. The larger buffer of the plant design layout reduces neighborhood impact during construction and beyond.

Ruth Spetter asked if property would be condemned for the new treatment facilities. Jim Brown responded that at this time BES does not know. The property owners have been notified and the City of Portland is interested in the property. Portland wants very much to avoid condemnation.

Review Applicable Standards and 2007 Enhancement Plan

Dave showed a photo that shows the grade change as it drops from Highway 43. The photo, also showed the existing self-storage structures between 43 and the plant site. Dave also highlighted some of the material from the 2007 Enhancement Plan to review some of the concepts and the Guiding Principles developed as part of that work.

Dave also showed other plants in the Northwest and even some international plants such as the NEWater plant and visitor centre in Singapore. The goal of the 2007 Enhancement Plan was to take appropriate concept ideas and apply them to the site. One of the guiding principles was that the plan would be a place of community and civic pride. Dave discussed the applicable standards, which include BES Policies as well as City of Lake Oswego Land Use requirements, Foothills Framework Plan and Night Sky Ordinance. Kara asked about existing zoning. It was noted that the property is now a conditional use and the underlying zoning designation is public use. Mary Beth noted that Owego Pointe wasn't specifically called out as a neighbor (in the presentation slides), which Dave acknowledged as an oversight.

Application of Standards (30-year Plan)

Dave noted that the goal is to apply the feedback we received from the CAC and the Open House to guide the landscape design and architecture design. The presentation for the evening was to look at both of these planning/design elements.

Landscape Architecture

Mike Faha introduced some of the context surrounding the Tryon Creek Facility that have a significant impact on a landscaping approach that will meet the needs of the facility and community. He noted that there are a wide variety of approaches for landscaping – the challenge is to give enough detail that gives an approach to the issues without constraining future processes related to community livability as the plant expands. The context is important and the land use plan conforms to the context as technologies and public values change. Of course, the neighborhood is changing and the plan must recognize this change.

Dan Vizzini mentioned that it would be nice to show some connectivity to Tryon Cove Park and Birdshill neighborhood as well as the footbridge at the mouth of the creek, especially since Tryon Creek is a listed as a fish-bearing stream.

Tim Strand presented an orientation to the site plan and reviewed the landscaping concepts. The development grid and north Foothills access point shown is directly from the Foothills Framework plan. The layout of the main access road to Hwy 43 has been slightly modified to allow for more flexibility for

the parcel envisioned. The new western entrance to the treatment plant that comes off the new road is planned for the future, but the existing south entrance will be maintained as well.

Tim described the trail, which would be located between the property line and the plant security fence/edge. Tom asked how wide the parkway buffer might be. It is shown ~ 30 – 90 feet wide. The concept is a greenway trail similar to existing trail on the old railroad grade – 10-12' wide with landscaping. Dave pointed out that the trail is currently all shown on BES property, but there would be opportunity for a shared buffer space with adjoining development. Bruce offered that there is good opportunity for education along the trail at interpretive nodes.

The plant areas adjacent to the Creek provide some opportunity to expand and enhance the riparian buffer along the creek (Riparian Woodland). Landscaping within the interior could include a mix of 'main street' landscape design as well as low maintenance landscaping within working areas.

Where opportunities exist, the plan would include green and natural stormwater treatment and management facilities. Bruce asked about plant interpretive nodes. He sees the facility affecting the interpretation outside in an integrated way – balancing security needs with public/plant integration objectives – a community celebrating a plant called the Tryon Creek WWTP. Mike Faha noted that there is a Main Street gesture in the plant design creating the impression that it is an extension of the neighborhood. There would be low maintenance landscaping interior to the site but with green street facilities along the perimeter.

Dan asked if public access to the plant would be provided during business hours within the secured access. This is consistent with the current plant procedures.

Dave pointed out that if the Admin Building became a public use facility, parking might need to be increased, and may need to be outside of the plant fence. There was discussion that if the plant fence were to move it might imply that these parcels would not ever be used for treatment facilities, which may not be the case.

Vertical screening may be a mix of walls, vegetated screens, and views into facility. Kara asked about the intent of some of the walls along the path (between the path and property line). Tim responded that the drawing was simply conceptual representations at this point. Dan Vizzini noted the walls are reminiscent of 'peek-a-boo' views of the lake within Lake Oswego.

Ruth asked if any of the landscaping be educational in nature (i.e. stormwater treatment)? Tim answered that this would be the case at interpretive nodes and that there would be some opportunity to take this into demonstration gardens and even interpretive facilities. It was noted that Oak Lodge uses their front entrance as a demonstration stormwater facility.

Bruce said it would be good to convey that walls are not necessarily a standard 6' wall – for the Open House, maybe show some of the varying wall concepts (like seat wall, etc.)

Mary Beth indicated that in In Foothills Park the stormwater facilities are very functional, swales are more approachable and Dan added on a comment that cascading stormwater ponds along Foothills Road would be interesting

Kara inquired whether it is it possible to include stormwater features within the interior of the facility. Michelle said that stormwater within the interior is often subject to maintenance activity such as wash-down and is therefore managed separately and discharged into the process facilities for treatment.

Architectural Elements

Dave Green reminded the CAC that while wastewater facilities can be mitigated, they are industrial in nature. He showed facilities from other places and emphasized that the surfaces are functional.

Nick Shur noted that the Foothills Development Plan proposed architectural design does not present an industrial look. He showed some of the original facilities within the plant, noting that some are Art Deco style. Much of the facility is underground.

Nick noted the importance of water imagery in various ways in the community and suggested that incorporation of a sail motif and the Art Deco style could be incorporated into a cohesive theme for the facility.

Nick presented images of various roof types that could be incorporated into the facility. Due to elevated views, roof type and configuration will be important.

Nick presented sketches that illustrated how these concepts might be incorporated into the Headworks and Administration Building.

Bruce explained that when ZGF Architects worked on Foothills framework plan standards there was no intent to apply the standards to the plant. Bruce thought the industrial nature of the facility should be reflected in the architecture. Bruce liked the introduction of color on the art deco building and though it could be sympathetic with surrounding use. He noted that color could be used to help communicate the function and processes within the facility. Likes fabric/sail concepts. Views down into the plant could be very interesting/visually dynamic. Mike Faha said that the plant identity could be a visual machine and create a different conversation. What is appropriate -- Machine vs. village atmosphere? Dan Vizzini wondered if it is possible to integrate Art Deco, playful sail concepts that in a way that is true to function without creating something clichéd.

Dave Green noted that we had heard the CAC's opinion on that visual nature of the facility and that we understood that to be an emphasis on the natural, park-like setting. Dan said that softening the impact of structures is important. Interesting blended landscape with varied layers, views in without hiding the plant. Phasing of the neighboring development will impact this discussion. Bruce expressed the idea to convey, interpret and even manifest facility function in natural setting. Dan Vizzini emphasized that odor, light and noise are still more important than aesthetics. Bruce replied that "Life without art is just survival." Tom noted that if the facility were completely hidden it would eliminate important educational opportunities.

Dave Green suggested the CAC could go through photos within package presented for ideas about how components are used at other facilities and can impact visual aesthetic.

Due to time constraints, the team will review the odor control slides at the next CAC meeting.

Next Steps

Oversight Committee is 1-3 pm on October 15th. CAC presentation to the committee is desirable.

Dan and Kara are unavailable on the 15th. Al, Mary Beth, Tom and Bruce can attend. Project team will prepare slides and materials – CAC preparation will be via email and then have lunch meeting prior to Oversight Committee meeting, to prep for the meeting.

Linda adjourned the meeting at 6:07.