



Washington Park Reservoir Improvements Project Community Sounding Board Meeting #7 Summary

January 15, 2013

6:00 to 8:00 pm

First United Methodist Church
1838 SW Jefferson – Room 202

CSB Members Present

Bill Welch – *Northwest District Association*
Terri Davis – *Portland Parks & Recreation*
Nicolas Clark – *Neighbors West Northwest*
Charlie Clark – *Northwest Heights NA*
Annie Mahoney – *Historic Group*
Representative
Eric Nagle – *Arlington Heights NA*

CSB Members Absent

Chris Kent – *Goose Hollow NA*
Dave Malcolm – *Sylvan-Highlands NA*
Patty Gardner – *Pearl District NA*

Staff & Public Present

Teresa Elliot, *Portland Water Bureau*
Tom Carter, *Portland Water Bureau*
Jerry Moore, *Portland Water Bureau*
Marie Del Toro, *Portland Water Bureau*
Dan Hogan, *Portland Water Bureau*
Lindsay Wochnick, *Portland Water*
Bureau

Alan Peck, *AECOM*
Carmen Nale, *AECOM*
Marilee Hanks, *AECOM*
Jeanne Lawson, *JLA Public Involvement*
Sam Beresky, *JLA Public Involvement*
Jamie Harvie, *JLA Public Involvement*
Kathryn Notson, *Resident*

Welcome

Jeanne Lawson welcomed everyone to the meeting and reviewed the agenda. The purpose of the meeting is for the CSB members to provide input on staff recommendations based on public feedback. Jeanne noted that CSB members have been provided with a draft letter to the Historic Landmarks Commission (HLC). Though the group has not been asked to make formal consensus recommendations, the letter is intended to capture the major themes of input put forward by the CSB. The group will review and make edits to the letter later in the meeting.

Meeting #6 Summary

There were no comments on the meeting 6 summary.

Project Update

Teresa Elliot provided a project update. The design team has been moving forward with the Cascade concept for Reservoir 3 and a hybrid of the Lowland Habitat and Reflecting Pool concepts for Reservoir 4. Teresa has met with Portland Parks and Recreation (PPR), Commissioner Fish, and Commissioner Fritz to provide project updates. All of them expressed support of the project and the visible features concepts being recommended.

Mike Abbaté, Director of PPR, provided input on details that will improve the public experience of the site.

Teresa followed up on a letter received from Arlington Heights Neighborhood Association, which requested a contract provision to require all diesel machinery used on the project to meet Tier 4 emissions ratings. The Water Bureau will include this in the contract as a voluntary provision. It is voluntary rather than mandatory so as not to create undue burden on smaller, minority contractors. Larger contractors generally replace equipment more often and are more likely to meet this provision. The Water Bureau has provided smaller contractors with information on DEQ and DEA grants to help upgrade equipment. In addition to the Tier 4 provision, the contract includes a limit as to where and how long equipment can idle.

- **Eric Nagle** asked Teresa to confirm whether Hoffman Construction has been contracted for construction on the project. Teresa confirmed this and noted that the alternative procurement contract allows the contractor to provide input during the design phase rather than being chosen after design's completion.
- **Eric Nagle** asked Teresa what a voluntary measure involves. Teresa replied that the provision does not prevent a contractor from working on the project due to equipment. However, Hoffman Construction expects to have all equipment replaced with more efficient models by 2016.
- **Bill Welch** asked what percentage of the work will be done by smaller contractors. Teresa replied that ideally 30–35% of work will be subcontracted.
- **Bill Welch** noted that the Northwest District Association has negotiated clean diesel on a local development and shared his experiences. **Eric Nagle** noted that other cities and states have mandated clean diesel and probably also have minority contractor goals. Several members expressed concern that by not requiring clean diesel, this region will be a magnet for old, emissions-intensive equipment.
- **Jeanne Lawson** said the goal is to have Hoffman Construction at the next CSB meeting and they can provide more information.

Reports from Sounding Board Members

Annie Mahoney provided an update of the American Institute of Architects Historic Resources Committee (AIA-HRC) meeting in December. The project team presented the latest design concepts to the committee and asked for a recommendation that can be taken to the HLC. AIA-HRC is currently writing a letter. They will talk specifically about the fence, including that they would like to preserve as much of the historic fence as possible though recognize that the scale might change depending on the depth of the water.

Bill Welch asked who will be controlling public access to the reservoir area. Teresa replied that the Water Bureau will control access.

Review Recommendations

Marilee Hanks gave a presentation and brought the group up to speed on what the design team has done since the CSB last met. She reviewed the project schedule, noting the project is entering a more intensive design phase, although public input will continue as the project progresses. She reminded the group about the process to date, including the alternative site analysis and the feedback received from the public on visible features design options. For Reservoir 4, the Reflection Pool and Lowland Habitat concepts were both popular, so the design team has come up with a hybrid option that combines the two.

Marilee presented the updated design concepts. They have been further refined based on public feedback as well as the input of professionals across various disciplines. Overall:

- The concepts maintain visible water, allow more views into the site, allow more public access, and maintain a connection to the original use of the site.
- They have been able to achieve ADA access walkways around the sites.
- Pathways will be 12 feet wide and will continue to serve as vehicle access for the working facility.

Marilee reviewed various elements of the Reservoir 3 concepts, including grading, walkways, plazas, retaining walls, and fencing/barriers.

- There have been a number of engineering challenges due to the landslide.
- There will be two historic viewpoints at Reservoir 3 – the Grand Staircase view and Olmsted view from the west of the project.
- The historic fence presents a number of challenges. It will be difficult and expensive to refurbish. It was installed around the original curve of the reservoir and the shape will be changing. It does not easily accommodate gradual elevation changes, but instead would descend in a stepping form.

Marilee reviewed various elements of the Reservoir 4 concept.

- It is a hybrid between the Reflecting Pool and Lowland Habitat concepts.
- The hillside will be regarded to allow for a large volume of soil to be put on the toe of the landslide to slow its movement.
- The road will be maintained at the current alignment with minor modifications for grading. There will be flatter areas immediately downhill of the pathways to provide a comfortable feeling for pedestrians.
- The configuration of the pool and vegetation has been based on stormwater requirements and to allow for overflow and de-chlorination services.

Marilee talked about edge treatment studies that have been done. The design team has been considering how edge treatments will fit with the historic elements and character. A number of options have been presented for Reservoir 3, including troughs, foundations, lean rails, and use of the historic fence. At this time, both the Portland Water Bureau and Portland Parks & Recreation prefer the options that include a fence.

Discussion:

- **Charlie Clark** asked for an explanation of the pedestrian plazas. Marilee said they are larger paved areas where people can stop. There are only a few small areas; most pedestrian areas will emphasize movement.
- **Bill Welch** asked for more detail on the plaza by the Reservoir 3 gatehouse. Marilee said the plaza will be located at the site of the current Weir building, which will be removed to allow for access during construction.
- **Eric Nagle** asked whether there is a shorter, steeper route from Reservoir 3 down to Reservoir 4 rather than the ADA-compliant path. Marilee confirmed that there will be a path on the east side but it was inadvertently left off the diagrams.
- **Annie Mahoney** asked about the elevations of the Reservoir 3 pathways above the water surface. Marilee said the upper pathway is about two feet above the water surface and the lower pathway is about six inches above the water surface.
- **Nicolas Clark** asked whether the CSB will have a chance to review recommended materials. The project team said they would find a way to keep CSB members informed on progress and that it may be possible to share materials at pre-construction meeting.
- The group discussed retaining walls, including the 12-foot retaining wall on the northwest side of the site. Code does not require a fence on the 12-foot wall because the area above the retaining wall is not accessible. CSB members expressed concern

that retaining walls may attract graffiti. It was suggested that climbing vines, art or interpretive elements may be placed on the walls as a deterrent. The project team pointed out that there will be security cameras onsite.

- The group discussed the potential for skateboarding and other unintended uses. Several members were concerned that skateboarders would use walkways. It was suggested that a rough surface could be used as a deterrent.
- The group discussed the restoration of the historic fence. Cost estimates have been based on the Water Bureau's previous experience in restoring the fence and on contractor quotes.
- **Nicolas Clark** suggested involving local students, particularly from Benson Polytechnic High School, in the restoration of the historic fence. Discussion included:
 - Restoration of the fence will be quite difficult and will have specific requirements due to its historic designation.
 - Restoration work will require a specialized artisan; however there may be ways to involve students in the process or in other parts of the project.
 - Nicolas said he would like to see students involved in an area of skilled craftsmanship, particularly with fence restoration.
 - The project team will discuss possibilities with the contractor.
 - Some members suggested that students could contribute to public art on the site.
- **Annie Mahoney** asked whether there is a requirement for part of the project funds to go to arts. Teresa said that Water Bureau ratepayer funds are exempt from the 1% for the Arts program.
- **Bill Welch** asked where the buried reservoir will sit. The project team said it will sit mostly under the 308' elevation area, though the edges extend under the pathway and a small corner extends down to the 300.5' area.
- **Eric Nagle** asked whether a pedestrian access point from the south has been considered and mentioned that this is important to Arlington Heights Neighborhood Association. Teresa said the Water Bureau is discussing this with Portland Parks & Recreation and will follow up at the next CSB meeting.
- The group discussed public access to the site:
 - **Charlie Clark** asked how many access points there are. The project team said the current design includes four access points and they are considering another entrance in the southern area.
 - **Bill Welch** asked whether the site will be closed to the public every evening. Teresa confirmed that this is the intention.
 - **Eric Nagle** said that the Arlington Heights Neighborhood Association's preference would be to close the site at dusk, unlike the park, which is open until 10pm.
 - The group discussed the possibility that the area could be an attractive party spot after dark. There was general agreement that there is no good reason for people to be there after dark.
 - Lighting was discussed and it was determined that lighting will still be needed for the site.
- The group discussed barriers and fencing:
 - **Annie Mahoney** asked whether the team plans to use the historic fence or to imitate it. She said her preference would be to retain as much of the historic fence as possible, and that any new fencing should be easily distinguishable from the historic fence. The design team should not try to imitate or recreate the historic fence.
 - The project team said they hope to restore portions of the fence and potentially incorporate the historic lampposts.

- The project team has received recommendations to use wrought iron rather than painted metal for the new fence because it will look better for longer, however materials and fence form are still under consideration.
- The group indicated a general preference for lower profile barriers that would not interrupt the views or experience of the expanse of water.

Jeanne Lawson summarized the major points of the discussion that require follow-up:

- Deterring skateboarding
- Clean diesel
- Public trail from playing field to the SW of area
- Partner with schools in a meaningful way to build skills
- Site closed to public at night

Jeanne asked CSB members for their thoughts on the concepts.

- **Charlie Clark:** Feels the team has been responsive to feedback and is happy with result.
- **Nicolas Clark:** Happy with concepts presented and thinks they are responsive to feedback received. Enjoyed seeing renderings of the concepts.
- **Terri Davis:** Thinks the team has done a nice job and needs to move forward with considering technical issues. Glad to hear challenges like skating are being considered.
- **Annie Mahoney:** Likes the solutions being presented. Would prefer lower profile for areas of new fencing. Also, suggested alternative uses for the historic fence if portions will not be reused.
- **Eric Nagle:** Happy with the concepts, particularly the hybrid concept for Reservoir 4. Is concerned about skateboarding and would like to see the site closed at a reasonable hour to prevent unintended activities.
- **Bill Welch:** Would like to see the historic reservoirs undisturbed, though this is outside of the current process. Beyond this, he thinks the visible features team has done well based on CSB and public feedback.

Sounding Board Input to Historic Landmarks Commission

Jeanne Lawson reviewed the draft letter of input from the CSB to the HLC and asked the group for any changes or additions. The group decided to add:

- A statement of support for the Reservoir 4 Hybrid concept.
- A preference for lower fence height for any new fencing.

Jeanne said an updated draft of the letter will be sent to CSB members for approval. Once approved, it will be sent to the HLC.

Jeanne said the HLC meeting to consider the Washington Park Reservoir Improvements Project will be January 27 at 1:30pm and asked whether any CSB members are available to attend. Some members plan to attend. It was noted that this project will be discussed fourth out of five agenda items.

- **Nicolas Clark** asked whether members of the public have a chance to speak. The project team said there will be time for public comment.

Public Comment

Kathryn Notson said she likes the concept being recommended and wishes something similar could be applied to Mount Tabor. If the Water Bureau decides not to restore the historic fence or keep it in inventory, she recommended preserving it in some way by donating to Architectural Heritage Center or Oregon Historical Society. She also noted that Benson Polytechnic school students were involved with the Benson bubblers and that this could be a historic precedent for being involved in some way in restoring the historic fence around the reservoirs.

Next Steps

Jeanne Lawson said there will be at least one more CSB meeting, likely in late March, to discuss pre-construction topics. After this, the project team may decide that meetings with specific target groups would be more appropriate than additional meetings with the CSB.

Jeanne explained the format of the next round of public input. Since the physical open houses for this project have been fairly poorly attended, the project team has decided to hold only an online open house with more robust outreach. **Sam Beresky** talked about outreach that will be done, including a postcard mail out, canvassing of local homes and businesses, a display kiosk placed at key locations, and tabling events. He asked CSB members to send ideas for events around the neighborhood that the project could attend.

Jeanne thanked everyone for coming and adjourned the meeting.