



## Washington Park Reservoir Improvements Project Community Sounding Board Meeting #8 Summary

April 30, 2014

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*  
Chris Kent – *Goose Hollow NA*  
Annie Mahoney – *Historic Group*  
*Representative*  
Eric Nagle – *Arlington Heights NA*

### CSB Members Absent

Charlie Clark – *Northwest Heights NA*  
Dave Malcolm – *Sylvan-Highlands NA*

### Staff & Public Present

Teresa Elliot, *Portland Water Bureau*  
Tom Carter, *Portland Water Bureau*  
Jerry Moore, *Portland Water Bureau*  
Dan Hogan, *Portland Water Bureau*  
Tim Hall, *Portland Water Bureau*  
Alan Peck, *AECOM*  
Carmen Nale, *AECOM*  
Marilee Hanks, *AECOM*

Mike Yun, *AECOM*  
Greg Boersma, *Hoffman Construction*  
Cary Bubenik, *Hoffman Construction*  
Jeanne Lawson, *JLA Public Involvement*  
Sam Beresky, *JLA Public Involvement*  
Jamie Harvie, *JLA Public Involvement*  
Tim Brooks, *Winterbrook Planning*  
Tashi Nina, *Public*

### Welcome

**Jeanne Lawson** welcomed everyone to the meeting and reviewed the agenda. The purpose of the meeting was to provide a project update and an opportunity to meet the construction contractor.

Project team members and community sounding board (CSB) members introduced themselves. **Greg Boersma** and **Cary Bubenik** of Hoffman Construction introduced themselves as the construction superintendent and project manager. Cary told the CSB that Hoffman is committed to working with community members before, during, and after project construction. He said that he has already been in contact with Eric Nagle regarding neighborhood interests. He also said he has both a personal and professional interest in the Washington Park area.

### Meeting 1/15 Summary Comments

There were no comments on the January 15<sup>th</sup> meeting summary.

### Project Update

**Sam Beresky** of JLA Public Involvement updated the CSB about the third round of public outreach. In general, they heard appreciation for the outreach process; support for the

designs, particularly the expanse of water and improved access; and concern about cost, mosquitos and ensuring habitat is functional. There were also some comments in general opposition to the project. He noted that the full summary was emailed to CSB members and is also on the project website. Jeanne noted that the CSB had represented the community opinion well, based on the feedback received.

**Jerry Moore** of the Portland Water Bureau (PWB) talked about the Clean Diesel Program that will be developed as part of this project. The program will include doing maintenance offsite whenever possible. Biodiesel will be required for certain kinds of equipment. The program will not require all equipment to be Tier 4 because of concerns this would inordinately disadvantage small businesses, including MWESBs. Jerry said that most large companies would use Tier 4 equipment because equipment is regularly replaced. It is possible the program could include incentives for replacing equipment, although this program had limited success at Powell Butte.

- **Cary Bubenik** said that he has spoken to some earthmoving and drilling companies in the area and most of them have moved to Tier 4 equipment. He will talk to some MWESB companies regarding their equipment to get a general idea of the equipment they use.
- **Eric Nagle** asked whether PWB can require disclosure of equipment being used on site. The project team said it is possible for them to do an audit of equipment.
- Eric asked whether they can include Tier 4 equipment as one of the selection criteria. Cary said that they will follow public bidding laws. Usually, price is weighted at 90% and other criteria at 10%. They may be able to include equipment as one of the other criteria; he will follow up on this.
- Eric also suggested that the project team talk to OHSU regarding their clean diesel requirement.
- **Nicolas Clark** asked whether there are any safety issues associated with using smaller subcontractors. The project team said that safety requirements will be very strict and that subcontractors will undergo extensive background checks.
- **Bill Welch** expressed concern that, because both Washington and California require Tier 4 equipment, Oregon companies will take on the equipment that is noncompliant in those states because it is more affordable.
- The committee asked that PWB and Hoffman look into all means of reducing equipment emissions, including grant programs that encourage more efficient equipment and requiring disclosure of equipment.

**Jerry Moore** said the project team is continuing to look into adding a pedestrian trail from the southern end of the area, however it is looking unlikely due to topography and unstable ground, including localized slides. He noted that PWB's goal is to work toward safe access to and from key viewpoints.

- The group discussed putting a trail through the area to the north-east. This is a designated environmental area. **Tim Brooks**, Winterbrook Planning, said there may be allowances for small pedestrian pathways. **Terri Davis** noted that this would need to be fully vetted through Portland Parks & Recreation (PPR) because the area is used as a maintenance facility. A trail like this should be addressed in the new Washington Park master plan, which is expected to be created in the coming years, but will not be finished by the time the reservoirs are constructed. **Teresa Elliot** said that PWB and PPR will discuss this further as part of their land use meetings.
- **Nicolas Clark** asked what the effect of a large earthquake would be to the reservoir area. **Dan Hogan**, PWB, said they estimate a move of not more than four inches at

the base of the slide –before or after the reservoir project is completed. Smaller surface slides could take place throughout Washington Park and the northwest hills.

**Tom Carter**, PWB, provided an update on the process with the Historic Landmarks Commission (HLC). At the meeting on April 28, the HLC were pleased that the edge of the wetland was more defined in the Reservoir 4 concepts and that the team is hoping to restore historic views. Overall, the HLC liked the design and thought it was very responsive to feedback. It was noted that Eric Nagle and Nicolas Clark attended the meeting, which helped the HLC understand why the wetland was incorporated into the Reservoir 4 concept.

CSB members provided updates from their constituents. **Nicolas Clark** said he thinks a lot of Neighbors West Northwest have looked at the website. **Chris Kent** said he feels that people in his area are familiar with what is happening with the project.

The group had a discussion about the Japanese Garden project. **Sam Beresky** said he has been in contact with the Japanese Garden, and there is currently no construction schedule. **Eric Nagle** noted that a hearing has been set for land use permits for the project. Hoffman Construction is also working on the Japanese Gardens project and Cary will be in touch with the construction manager throughout the two projects. He has discussed the possibility of using excavated spoils from the Japanese Garden project.

## Update on Project Designs

**Marilee Hanks** of AECOM presented the current designs for Reservoir 4. She showed the important views from the reservoir and how these will be maintained. At the request of the HLC, the team has created clearer delineation between the wetland and permanent depth pool at Reservoir 4. The team has begun researching vegetation and species of interest to ensure the creation of a functional, authentic lowland habitat. Since the shape of the Reservoir 4 basin will change during the project, the team is planning to somehow mark the original edge of the reservoir basin.

- **Annie Mahoney** asked whether pedestrians will be able to walk to the edge of the pool at Reservoir 4. Marilee said there will not be a fence around the edge of the wetland basin.
- **Chris Kent** asked how stormwater will be discharged from the wetland and what maintenance of the facility will be. The project team said it will be filtered by the wetland stormwater facility and discharged into Tanner Creek. The maintenance program is not yet established, though it will likely need maintenance every five to ten years.
- **Nicolas Clark** asked whether the discharged water could be used to daylight Tanner Creek. The project team said that this is outside of the scope of the current project. Terri Davis noted that BES is the appropriate agency to talk to in regards to daylighting streams.
- **Nicolas Clark** asked whether there is concern about earthworks shifting as the landslide moves. The project team said the slide will be accommodated for in the designs. It is possible the earthworks may have to be maintained in the long-term.
- **Annie Mahoney** asked whether they are considering interpretive elements for Reservoir 4. The project team said they are currently working on this as part of the mitigation process with the State Historic Preservation Office.

**Mike Yun** of AECOM presented the current designs for Reservoir 3. He said they plan on an adaptive reuse of a historic fence with no ornaments, which would be lower than the current fence and sit on a curb. The HLC supported the adaptive reuse option and the lower

fence. A cobblestone and cement pattern will be used for walkways to discourage skateboarding and meet ADA standards. They plan to use the pattern from existing walls for new walls. The grand staircase has been widened, terraces added, and a new transition designed for the bottom. The HLC also suggested that the project team revisit the design of the grand staircase railing.

- A number of CSB members said they prefer the lower fence concepts.
- **Bill Welch** asked whether the design still includes a lockable fence. The project team confirmed that it will be lockable.
- **Eric Nagle** said he had attended the HLC meeting to tell them that skateboard deterrence is essential and asked whether the HLC will approve the use of cobblestones. Marilee said she thought they would approve it, provided they are used as an accent and not a dominant feature. **Nicolas Clark** suggested decomposed granite as another alternative.
- **Bill Welch** said that the proposed fence is nowhere near as ornamental as the original. The project team said that restoring the ornamental elements would be very difficult.
- **Annie Mahoney** was concerned that the pattern on the new walls will look like the historic material but will be new material. She said she would recommend a similar but different treatment for the new walls. **Teresa Elliot** suggested that interpretive signage could talk about reusing the pattern.
- **Eric Nagle** asked about mosquitos. The project team is working on mitigation measures for this.
- **Nicolas Clark** asked whether there will be fish in the water. The project team said that PWB will not put fish in them.

## Discussion with the Construction Contractor

**Greg Boersma** presented construction plans. Hoffman Construction is considering several measures to minimize disturbance to the hillside and the neighborhood, including the use of conveyor belts from the southern area to carry fill materials to the northern area of the site and the use of an electric tower crane on rails. He presented the preliminary truck route diagram and construction schedule. He noted that it is not yet known whether construction on Reservoir 4 has to wait for Reservoir 3 to be completed or whether they can be worked on concurrently. Greg said Hoffman will have a designated neighborhood liaison throughout construction that will provide continuous feedback.

- **Eric Nagle** asked about the expected impacts in the Arlington Heights neighborhood. This is mostly unknown, as they are in preliminary planning stages. Construction will stay within noise limits of city ordinances.
- Eric asked whether they have considered a truck route from Highway 26 past the Children's Museum. This has not been considered; the construction team will consider whether this could be feasible.
- **Annie Mahoney** asked about pile driving and whether there is possibility of damage to historic features. The project team said they will be drilling rather than pounding and that vibration will be monitored and mitigated to avoid damage.
- **Terri Davis** said that the project will impact park users and it will be very important to consider park programming and to identify coordination requirements during construction planning. Greg said that Hoffman will coordinate with PPR early and try to limit impact to park users.
- The group discussed parking. Parking is a big concern for surrounding neighborhoods. Cary said the Kelly Butte project provided shuttles for workers from an offsite location and tailored construction hours around specific events. It was

noted that it is not possible to ban construction workers from public parking areas. Eric Nagle suggested encouraging workers to use the Goose Hollow Max stop.

**Jeanne Lawson** said the project team plans to continue to be in contact with the CSB members as the project progresses. **Cary Bubenik** said that Hoffman Construction is committed to being a good member of the community and will continue to do neighborhood outreach throughout construction.

### **Public Comment**

**Tashi Nina** asked whether the concepts are available online. The project team said that older iterations of the designs are currently on the website and the new designs will be posted following this meeting. Sam Beresky said he would also email materials to Tashi.

Tashi asked whether they will remove all the concrete in Reservoir 4's current basin and whether the concrete will be recycled. The project team said that they will not be removing the concrete in the basin; it will be partially filled and will contain the pool and stormwater facility. The team has considered recycling concrete where possible. The long stone wall at Reservoir 4 is one of the historic elements that they are considering reusing.

### **Thank You to CSB**

**Teresa Elliot** said that tonight is the final CSB meeting, with the possibility of one more closer to construction. She thanked the CSB members for their input and commitment of time and acknowledged their help in working toward a well accepted design.

Several committee members thanked the project team for their public engagement efforts. Eric Nagle said he thought that the project and design team have done a great job listening to the committee and responding. Nicolas Clark said this has been the most enjoyable committee he has served on. Chris Kent said he thinks the committee has been well served and the committee was a good investment of time.

**Jeanne Lawson** noted that just because this is the last meeting, it doesn't have to be the last communication. The project team can follow up with CSB members or neighborhood associations regarding specific issues. She thanked the committee members and adjourned the meeting.