

**Clackamas County
Water Environment Services**

CIP PROJECT INITIATION REQUEST

Project No: *District/Fund:* 209

Project Title: Clearwater Site Master Plan

Prepared by: Ted Kyle

Project Budget: \$

Project Schedule:

Phase	Phase Start Date	Phase Finish Date	Life Budget Amount
Project Initiation			
Pre-Design	Nov. 1, 2005	Jun 30, 2006	\$150,000.00
Design			
Permits			
Land/Rights-of-Way			
Bid and Award			
Construction			
Start-up			
Total			\$150,000.00

Type of Project Requested

<i>Request "X"</i>	Type of Project	Number Assigned	SDC%
	Work Order (W)		
	Reimbursable Work Order (R)		
	Capital (P)		To be determined
	Industry (I)		
	Equipment (E)		

SECTION II: Manager Review and Approval:

Approval: See the last page Date

SECTION III ACCOUNTING SETUP

Setup Task	Completed By	Completion Date
PS Chart Fields		
PS Budget		
PS Trees		
Detail Tree		
Budget Tree		
Report Tree		
Time Card System		
Allocation Tables		
Queries		
n/Vision Reports		

NARRATIVE SECTION***Proposed Facility or Improvement***

This project proposes to develop the final site master plan for the Clearwater Treatment Facility. The site master plan will show the facilities needed to meet wastewater needs through 2030. The plan will also include open space development of the remaining land outside the plant boundary to include all the area between Clackamette Cove, I-205, the Clackamas River, and main street. The project is expected to result in a complete land use application and final long term conditional use approval for the plant and surrounding property.

Project Background

This project will develop a detailed site plan for the Clearwater Facility and the surrounding property. The plan is a requirement of the Intergovernmental Agreement between the Tri-City Service District, Clackamas County Service District No. 1 and Oregon City, which was adopted on Sept. 1, 2005. The project starts with the facilities needs outlined in the Clearwater Implementation Plan, dated August 2005, and refines them into a set footprint, grading, land use, and development proposal for the site.

The implementation plan envisioned the treatment plant, a shared parking lot, four baseball fields with lights for night adult play, Agnes Road as "green Street", new storm water facilities, walking paths with interpretive signs describing the river and its buffer, and restoration of the "forest in the flood plain."

Planning Criteria***Treatment Plant***

The treatment facilities will be sized to accommodate expected growth through 2030. The growth projections developed in the Wastewater Treatment Options study are a starting point for the project. These projections need to be updated considering the Damascus/Boring Concept Plan being finalized. Waste load projections need to be adjusted based on population and current waste concentrations. Provide the sizing and location of support facilities, including plant and field maintenance, lab services, plant control and operations that are protected from

flooding. All of these support facilities must be fully operable during a flood as severe as the 1996 event.

Community Facilities

The community facilities will be designed as outlined in the IGA with Oregon City and as envisioned in the Tri-City Advanced Facility Plan dated August 2002. However, four baseball fields are currently preferred when considering other area wide recreational facility needs.

Other Success Criteria or outcomes

The following criteria must be met so that the project can be considered successful:

1. All land use criteria applicable to the property are satisfied.
2. Develop a traffic management plan that is acceptable to Oregon City and ODOT.
3. Develop a complete land use application and take it through the public approval process.
4. Balance cut and fill on the site. No net fill is anticipated.
5. Allow flood plain to operate as nature intended as much as practicable.
6. Provide a site plan and development concept that can be used to show how well an industrial property can be respectful of the river.
7. Provide a basis for reaching agreements with the various governmental parties to operate and maintain the recreational facilities.
8. Develop an architectural theme for the plant that generates excitement with the public.
9. Develop a concept for interpretative signs along the walking paths that educate readers about the water environment, drinking water supply issues, and wastewater release and reuse.
10. Develop a concept and timing for providing level 4 or greater reuse water to be used in the adjacent open space and/or distributed for urban level reuse.

Project Constraints and Assumptions

The planning work for this project should be based on the following assumptions and constrains:

1. Treatment technology and unit process selections were examined in detail as part of the Tri-City Advanced Facility Plan, dated August 2002. It is not necessary to reconsider all of these decisions. However, it may be worthwhile to consider membrane technology as a future alternative for secondary liquids process and reuse water. New treatment technology.
2. The study shall include discussions with DEQ regarding discharge load transfer from Kellogg along with necessary modeling and analysis to support a load transfer request.

Project Opportunities

This project offers opportunities to build community support for water use, reuse, environmental protection, and community enhancement. It sets the foundation for public investment that protects public health and the environment, while meeting needs that reach beyond the site or even local community. This site master plan project can help bring people together by providing a process that will result in regional cooperation and benefit.

Coordination with Other Projects

This project must be coordinated with the liquids expansion design that was completed some years ago. A large portion of the site is a closed sanitary land fill, which must be remediated.

This project will result in the site restoration concept that will be incorporated into the garbage landfill site remediation project. The follow-on projects include all plant expansion projects, interconnecting pipelines, outfall pipeline, Agnes Road design and construction, power line relocation, recreational field construction, and forest in the flood plain landscaping.

Advisory Groups

Staff Advisory Group

The staff advisory group will be charged with overseeing the technical aspects of the master plan. The group will include one person from the following organizations:

1. The Master Plan Project Manager (chair)
2. Wastewater Operations
3. Wastewater Maintenance
4. County Parks Department
5. Oregon City Parks Department
6. Oregon City Public Works
7. ODOT
8. WES Public Relations

This group will consider issues relating to the function of the site, including recreation facilities, parking needs, walking paths, street section and street connections, wastewater facility layout, landscaping concept, storm water treatment and discharge, site elevation, traffic and circulation details, and grading concept, and related items.

Citizen Advisory Groups

A citizen advisory group will be charged with overseeing the site master plan from a citizen's perspective. This group will include, but is not limited, to the following representatives:

1. The Master Plan Project Manager (facilitator)
2. A Park Place neighborhood association representative
3. An Oregon City Parks Advisory Committee representative
4. An Oregon City Natural Resource Advisory Committee representative
5. A Gladstone resident (at large)
6. An Oregon City resident (at large)
7. A West Linn resident (at Large)
8. A representative of the McLoughlin Blvd (shopping Center) businesses or property owners
9. Other at large members appointed by Board of County Commissioners.

A total of 15 citizens and representatives from interested organizations may be appointed by the Board of County Commissioners this committee. The groups listed above may nominate a member or representative for the Board's consideration. This group will consider issues regarding how this area looks, how the proposed development related to surrounding property,

the facilities being proposed, traffic concerns, and other community concerns and interests. A more detailed charge to the committee will be presented at the committee's first meeting. The charge will outline specific questions or issues to be considered and will include ground rules for the committee.

Other Information

The following list of references are relevant to this and subsequent projects.

- Clearwater Implementation Plan, August 2005,
- Intergovernmental Agreement with Oregon City dated Sept. 1, 2005.
- Wastewater Treatment Option Study, April 2004
- Tri-City Advanced Facility Plan, August 2002
- Tri-City Master Plan, October 1998.
- Garbage Remediation Work Plan,
- PSU Willamette River Water Quality Model
- Traffic Impact Analysis Tri-City Water Pollution Control Plant Master Plan, November 2003
DRAFT
- Oregon City Waterfront Master Plan
- Oregon City Comprehensive Land Use Plan and City Code
- Oregon City Downtown Urban Renewal Plan
- Oregon City Transportation System Plan
- Tri-City Liquids Expansion Design Plans

ACTION TAKEN:

Manager: _____ Date: _____

Manager: _____ Date: _____

Ted Kyle, Capital Program Manager: _____ Date: _____