



Transmittal

DATE November 13, 2019

TO Cindy Luxhoj, Associate Planner, City of Wilsonville

FROM Shayna Rehberg and Joe Dills, Angelo Planning Group (APG)

RE Willamette Water Supply System Raw Water Facilities (RWF)_1.0
Land Use Application – Hearing Submittal
(Application Numbers DB19-0019 through DB19-0022 and SI19-0001 through SI19-0002)

CC David Kraska, Christina Walter, Jill Chomycia, Jennifer Minton, and Marlys Mock, WWSP;
Sarah Betz, and Ethan Rosenthal, David Evans & Associates;
Tommy Brooks, Cable Huston

On behalf of the Willamette Water Supply Program (WWSP or Applicant), Angelo Planning Group is submitting these copies of the land use application package update for the Willamette Water Supply System (WWSS) Raw Water Facilities (RWF)_1.0 in Wilsonville (City). These copies of the application package are being submitted in preparation for the Development Review Board (DRB) hearing scheduled for November 25.

This submittal includes the following:

- Transmittal memorandum with information about updates made to the application since its last submittal on July 25, 2019
- Ten (10) hard copies of written materials (narrative and exhibits)
- Ten (10) full-size hard copies of the plan set (Exhibit A)
- Ten (10) 11" x 17" hard copies of the plan set (Exhibit A)

Angelo Planning Group is providing an electronic copy of the application materials via Dropbox.

The remainder of this memorandum addresses the six updates made to the application since it was submitted on July 25, 2019.

Update Item 1 – Governance Reference

- Summary – As described in the transmittal memorandum for the July 25, 2019 submittal, the partnership between Tualatin Valley Water District (TVWD) and the City of Hillsboro (Hillsboro) was expanded to include the City of Beaverton, and a new intergovernmental entity called the Willamette Water Supply System Commission (WWSS Commission) was created. The WWSS Commission oversees the WWSP for purposes of constructing the WWSS, including the improvements to the RWF_1.0 proposed in Wilsonville. The WWSP

will therefore remain the Applicant in this proceeding, but will act on behalf of the WWSS Commission rather than on behalf of TVWD and Hillsboro.

- Application materials affected
 - Narrative – The cover has been modified to identify that the application has been prepared on behalf of the WWSS Commission. The opening paragraph of the narrative (Project Proposal) has been updated to provide a brief reference to this change in governance structure.
 - Drawings/exhibits – No drawings or other exhibits needed to be updated to reflect this change.

Update Item 2 – Duct Bank Realignment

- Summary – On the plans submitted in July, the duct bank alignment was shown as following the treatment plant access drive and wrapping around the existing treatment plant buildings. At the request of the City, WWSP staff and City staff worked together to relocate the duct bank. The new location is west of the proposed water pipeline, essentially parallel to the path through the park. This alignment will accommodate the duct bank and a conduit for future fiber optic wiring for the City.
- Application materials affected
 - Narrative – The realignment and addition of conduit for future fiber optic wiring did not affect responses in the application narrative.
 - Drawings – The realignment is reflected in updates to plan set drawings (Exhibit A), including the Overall Site Plan (Sheet 6) and the Pump Station/River Bank and Park Utility Plans (Sheets 15-16).

Update Item 3 – Park Path Modifications

- Summary – A realignment of the park path is proposed at the southern end of the park, near the river bank and the upper overlook area. The realignment eliminates the redundancy of having two paths in this area and creates a more direct connection to the upper overlook. Additionally, City staff requested a change in materials from pervious pavers to pervious asphalt or concrete on the path approaching the upper overlook.
- Application materials affected
 - Narrative – Only minor revisions were made in the application narrative to reflect path alignment changes. The path realignment is referred to in a footnote addressing pedestrian access and circulation criteria in Section 4.154(.01). No narrative changes were needed regarding path materials approaching the overlook.

- Drawings – Plan set drawings (Exhibit A) were updated to reflect these changes, including the plan set legend (Sheet 3), Site Plans (Sheets 6-8), Landscape Plans (Sheets 19-20), Erosion Control Plans (Sheets 12-13), Tree Plans (Sheets 25-28), and figures in the Significant Resource Impact Report (SRIR) (Exhibit D).

Update Item 4 – Stormwater Outfall Reconstruction

- Summary – The City requested modifications to the existing stormwater outfall on the Upper Site at Arrowhead Creek to extend the discharge pipe further downslope to discharge closer to the creek. WWSP and City staff were able to determine where to reconstruct the outfall without creating new impacts to Arrowhead Creek and associated wetlands.
- Application materials affected
 - Narrative – References to the existing outfall were updated to refer to a reconstructed outfall in the following narrative sections: Parking (Section 4.155), Protection of Natural Features and Other Resources (Section 4.171), Site Design (Section 4.421), and Conditional Use (Section 4.184).
 - Drawings – Plan set drawings affected include the Upper Site Erosion Control and Utility Plans (Sheets 13 and 17), the Upper Site Stormwater Plan and Profile (Sheets 45-46), and Upper Site final conditions figures in the SRIR (Exhibit D).

Update Item 5 – Tree Removal and Protection Plans

- Summary – The City’s request to relocate the duct bank and add a fiber conduit parallel to the park path results in more tree removal than was presented in the July submittal.¹ Tree removal numbers have increased from 70 trees total (55 trees in the Significant Resource Overlay Zone (SROZ) and 15 trees outside the SROZ) to 91 trees total (73 trees in the SROZ and 18 trees outside the SROZ). The additional trees to be removed are primarily located in the park to the west of the path and new duct bank and fiber conduit alignments. Tree removal is otherwise still being minimized to the extent possible in other parts of the park, on the river bank, and on the Upper Site.

The City requested that trees proposed for removal be indicated with symbols instead of color (red), in the case that the Tree Removal and Protection Plans are reproduced in black and white.

- Application materials affected
 - Narrative – Minor revisions were made in responses in Site Design Review (Section 4.421(.01)) and Tree Preservation and Protection (Sections 4.610.10, 4.610.40, and 4.620.00) to reflect updated removal numbers and reasons for removal.

¹ The updated application narrative refers to the fiber conduit as the reason for the additional tree removal. However, it is the combination of the fiber conduit, the realigned duct bank, and duct bank vaults that result in additional tree removal.

- Drawings – Plan set drawings (Exhibit A) were updated to reflect these changes, including the plan set legend (Sheet 3), Tree Plans (Sheets 25-28), and figures in the SRIR (Exhibit D).
- Other exhibits – Tree removal updates also involved changes to tree impact numbers presented in tables in the SRIR (Exhibit D) and the Tree Survey/Arborist Report (Exhibit N).

Update Item 6 – Pump Station Exterior Modifications Related to Seismic Upgrades

- Summary – Seismic upgrades to the existing pump station building involve the following modifications to the exterior of the building: replacement of sections of brick face with cast-in-place concrete, as is used on the rest of the pump station building and other treatment plant buildings; a small increase in height of the parapet wall (8 inches) in order to meet Occupational Safety and Health Administration standards for fall protection for operators on the roof; and a new ladder on the north face of the building.
- Application materials affected
 - Narrative – References to these modifications were added to the Introduction (Summary of Proposed Facilities) and in response to the building height criterion in the RA-H zone (Section 4.120(.04)). Conservatively, references to the modifications were added to responses to Site Design Review criteria in Sections 4.400(.01), (.02), and 4.421(.01) related to the purpose of Site Design Review and the relationship of the building and environment.
 - Drawings – These changes can be seen in a building elevations sheet added to the end of the plan set (Exhibit A, Sheet 50).

Please contact Angelo Planning Group (Shayna Rehberg, 503-227-3678, srehberg@angeloplanning.com; Joe Dills, 503-224-8225, jdills@angeloplanning.com) if you have any questions or need additional information. Shayna serves as the go-to point of contact for this application, with Joe in close coordination and available to the City at any time. For email correspondence, please write to Shayna and copy the following core team:

- Shayna Rehberg – srehberg@angeloplanning.com
- Joe Dills – jdills@angeloplanning.com
- Jenn Minton, WWSP/RWF_1.0 Project Manager – Jennifer.Minton@tvwd.org
- Jill Chomycia, WWSP Permitting Coordinator – Jill.Chomycia@tvwd.org
- Sarah Betz, WWSP Permitting Consultant – sarah.betz@deainc.com

Thank you for your time and consideration.