



MARYLHURST PUMP STATION REPLACEMENT PROJECT OPEN HOUSE SUMMARY

January 10, 2018
6:30 p.m. - 8:30 p.m.

Introduction

An open house was held on Wednesday, January 10 2018, from 6:30 to 8:30 p.m. at Marylhurst University for the Marylhurst Pump Station Replacement Project. Eight people attended the open house.

The purpose of the open house was to engage the public in the design process by providing the project background and gathering feedback on key design elements of the project. This was important to identify any issues and vet building material options, as the City and Consultant team prepare to refine the design and submit a land-use application.

The open house provided an opportunity for neighbors and the general public to:

- Learn about the project
- Understand the purpose and need
- Talk to staff and ask questions
- Provide feedback and input on the architectural features of the building design and overall landscaping (the 'look and feel')
- Learn basic information about construction and schedule

Attendees were invited to provide feedback on design details, and staff and consultants were available to answer questions.

The target audience for the open house was Lake Oswego (Glenmorrie) neighbors located on Old River Road and around the pump station, the broader Glenmorrie neighborhood, and other Lake Oswego residents who use the Willamette Greenway pathway along the river. Announcement of the meeting was made through the website, an email to interested parties, a postcard mailed to 255 properties in the Glenmorrie Neighborhood, an article in the citywide *Hello LO* newsletter (January), an invitation in the City's *LODown* email, announcements on the City's social media accounts, and signage along the Willamette River Greenway pathway (near or at the current pump station site). The date was also shared with the Glenmorrie and Hallinan Neighborhood Association Chairs, and announced on the Glenmorrie Neighborhood Association website.



Meeting Format

The meeting format was an open house with no presentation. There were four information stations:

- Background - information was shared on the project area, need, purpose, schedule and a site comparison showing existing and proposed conditions.
- Building materials and visuals – graphics depicted a building rendering and building perspectives. Siding colors, rock and roof samples were also available.
- Landscaping and surfacing materials/visuals – graphics showed a landscaping site plan, landscaping conceptual rendering, graphic screen wrap ideas for the generator, planting palette and paver options. Paver samples were also available.
- Construction – a general construction schedule, conceptual information about construction and potential traffic impacts (Q+A's) and photos of similar projects were presented.

The display graphics are available on the website at www.lakeoswego.city/publicworks/marylhurstpump-station

Input Gathered

Comments were collected via individual comment forms and station area flipchart paper, as appropriate. Eight comment forms were submitted.

Key Themes

The following is a summary of what was heard from neighbors through conversations with staff and consultants, and through written comments. Attendees were specifically encouraged to comment on the conceptual visuals and information shown for the building, landscaping and surfacing materials.



Keeping the pathway open during construction is a top concern. Those who attended were resolved to the fact the road will be closed and there will be a long detour, but were pleased to hear the current plan is to keep the path open during construction. They understood the need to close the road for safety purposes.

There is support for the landscaping plan overall. There was a preference to keep the height of the trees low, to not block the view of the river along the pathway. There was no consensus on the paver color.

The architectural concepts shown were supported by most neighbors. There were some concerns about the possibility of vandalism on the building, but attendees were pleased to hear how the proposed stone and siding is more cleanable and hardy than others.

More neighbors who participated prefer the grey wood siding, the full height end wall for rock siding, and smooth roof material. The visitors all seemed accepting of the material choices, and the color choices were of small consequence to them.

More neighbors who participated prefer not to include a public drinking water fountain at the site. Some felt strongly against placing another above ground structure or having something that encourages people to gather or linger, while a couple commenters liked the idea.



Most neighbors who attended the open house liked the concept of the vinyl wrap for the generator, however there was mixed feeling between the natural vs. historic perspective on the comment forms. A few neighbors suggested incorporating something specific to the Pacific Northwest or to George Rogers Park.

Attentional questions/comments:

There were a few questions about project costs, construction staging including access and closures, noise during construction, schedule and the land-use process related to the Willamette River greenway overlay.

The transcribed comments from the forms are on the following pages for detail and as a project reference.

Record of Comment Forms

1. Do you have any comments on the appearance of the proposed building or site plan elements such as pavers or landscaping shown?
 - Small small small, small building best!
 - As the pump station is at the entrance to a private neighborhood, aesthetics differentiating it from the public areas of the walking path through George Rogers Park is significant. The distinction will help maintain the more rural feel (versus City) as supported by the Council/City approved Glenmorrie Neighborhood Plan.
2. What do you like about the siding colors?
 - Blend in; neutral as possible
3. Which siding color do you prefer?
 - Grey wood siding - eight
 - Stained wood siding - zero
4. What do you like about the style of rock siding planned for the building?
 - Blend in; natural to the area as possible
5. Which style of rock siding do you prefer?
 - Full height end wall - seven
 - Wainscot style wrap - one
6. What do you like about the roof materials?
 - Blend in to the natural environment
7. Which roof material do you prefer?
 - Rustic - three
 - Smooth - four
8. Do you have any thoughts about the landscaping (plant and tree types) and hardscaping concepts (pavers, path, new railing and boulders) shown?
 - Low height trees
 - Native, low growing, able to withstand pet urination, railing between private land and pathway especially at end of bridge, no car/vehicle parking signs on pathway or surrounding property.

9. Which paver color do you prefer?
- Gray - four
 - Harvest Blend - four
10. Do you like the idea of using a graphic vinyl wrap on the generator?
- Yes – two
 - N/R
 - No - one
11. If yes, which type of image would you prefer?
- Natural perspective - three
 - Historic perspective - two
 - Other:
 - i. I think a GRP theme would confuse the public, which may think the pump station is part of GRP, which of course, it is not. I still would like to consider northwest themed artwork for this "cover".
 - ii. Furnace – George Rogers
 - iii. Something interesting
 - iv. Just lite grey
12. What do you think about adding a public drinking water fountain (example shown to the right) at the site?
- No – don't need a reason to hang out. Another added structure – not necessary. Potential vandalism. I believe that we should not make an effort to make this a park-like setting and encourage park-like behavior. This is not an extension of George Rogers Park. We are fortunate enough to have great city parks in Lake Oswego, with lots of recreational choices. Seating and a drinking fountain at this pump station are not necessary. I strongly oppose their inclusion in the project.
 - No – please avoid more structures
 - Fine
 - Yes
 - Yes
 - No
 - This issue would require approval of Glenmorrie Co-op. Assn, our neighbor-owner water supply from private wells.
 - Absolutely not. Already difficulty with non-residents making lengthy stays (incl. several nights simultaneously) in private neighborhood. Also concern as this area is part of the Glenmorrie Water Co-op paid for solely by the co-op members.
13. How often do you use the pathway next to the pump station?
- Daily – two
 - A few times a week - one
 - Once a month - one
 - Seasonally - two
 - Never - one
14. Is there anything else you would like us to know?
- Do your utmost to keep access to GRP open for entire project. Much appreciated.
 - No
 - First and foremost this is a necessary sewer system project. I appreciate all your efforts to include us in construction and landscaping choices to have this fit in as well as possible with the neighborhood.