

## Oregon Parks and Recreation Commission

April 4, 2012

---

Agenda: 9a Action

Topic: Lake Oswego/Tigard Willamette River Pipe Crossing

Presented by: Jim Morgan

---

**Background:** The Lake Oswego/Tigard Water Partnership (“Partnership”) proposes to construct a water supply pipeline beneath Mary S. Young Park in West Linn for conveying water from the Clackamas River to a water supply treatment plant in Lake Oswego. Mary S. Young Park is a 133-acre Willamette Greenway park owned by OPRD and managed under an agreement by City of West Linn. The purpose of the project is to replace obsolete and undersized municipal water supply infrastructure for Cities of Lake Oswego and Tigard.

In March 2011, the Commission approved the release of a subdivision restriction (residential use only) that provided for Lake Oswego to enlarge and update the water treatment located near Mary S. Young Park. The Partnership proposes to construct a portion of the 14,000-ft. long, 27-in. diameter pipeline under the Willamette River through Mary S. Young Park to its treatment facility, which would require OPRD to grant a temporary construction and permanent easement to the City of Lake Oswego.

Of the 14 Willamette River crossing locations (Figure 1) examined during preliminary evaluations, the Partnership deemed five crossing locations feasible. Due to anticipated impacts on neighborhoods, higher costs, and required approval by City of West Linn, the route considered most feasible by the Partnership is through Mary S. Young Park (Figure 2). The option they initially proposed would have disrupted trail use for 5-8 months, removed 95 trees, required considerable open trenching in the park, a restricted replanting trees along the entire alignment (~64,000 sq.ft.).

A new alternative to the preferred option has been reviewed by OPRD staff. The alternative option includes horizontal directional drilling under the park (eliminating open trenching inside the boundaries of the park), removal of 15 trees and a small, temporary open trench in the construction area (~3,700 sq.ft.) inside OPRD Willamette Greenway parcels adjacent to the park. A smaller permanent surface easement in the construction area will preclude future establishment of trees (Figures 3 & 4). The Partnership has proposed to repair damages that may occur during construction and a concept of mitigation for anticipated impacts to the City of West Linn and to occur within Mary S. Young Park.

Natural resources and recreational uses in Mary S. Young Park would not be affected under the new alternative since all pipeline construction under the park would be underground. The 3,700 sq.ft. area where construction equipment and open trenching is proposed to occur is located in undeveloped Willamette Greenway parcels owned by OPRD (Figure 5, Tax Lots 100 & 200) outside the boundary of the park and next to a West Linn sewer pump station. While these Greenway parcels were acquired separately from the original Mary S. Young property, they are adjacent and there’s no visible barrier between the properties, so they are indistinguishable from each other. These forested land parcels are in relatively fair condition and could be enhanced by the

Partnership as we require them to repair whatever damage their project causes. The proposed easement would not allow re-planting of trees over the 3,600-sq.ft. Greenway area, but native shrubs and forbs could be established. No mitigation plan has yet been developed that would compensate for damages, permanent recreational use restrictions, or to provide overwhelming public benefit to the park system.

The action requested of the Commission only directs staff to proceed through the due diligence and appraisal processes that could lead to a request from the applicant, once conditions are met, for a described easement. A request to grant an easement would be brought forward for Commission consideration in a future meeting, subject to successful completion by the applicant of the following:

- (1) Establish the easement value by completing an appraisal of the new alignment based on mutually-agreed assumptions.
- (2) Develop a restoration plan, approved by OPRD, to repair damage in the Willamette Greenway parcels.
- (3) Secure a financial commitment from the Partnership to fund implementation of an enhancement and restoration plan, developed by City of West Linn and OPRD that will occur within Mary S. Young Park, that would meet the criteria of “overwhelming public benefit to the park system” as defined in OPRD Policy #PSP.010.
- (4) Obtain approval from SHPO for the protection of cultural and historical resources.
- (5) Obtain all City of West Linn permits and satisfy any conditions required by their city code.

**Prior Action by the Commission:** March 16, 2011 approval of the waiver of codes, covenants and restrictions on OPRD-owned Willamette Greenway property for Cities of Lake Oswego and Tigard.

**Action Requested:** Staff recommends the Commission approve staff proceeding through the process of assuring all conditions described above are met prior to the Commission consideration of grant an easement.

**Prepared by:** Jim Morgan



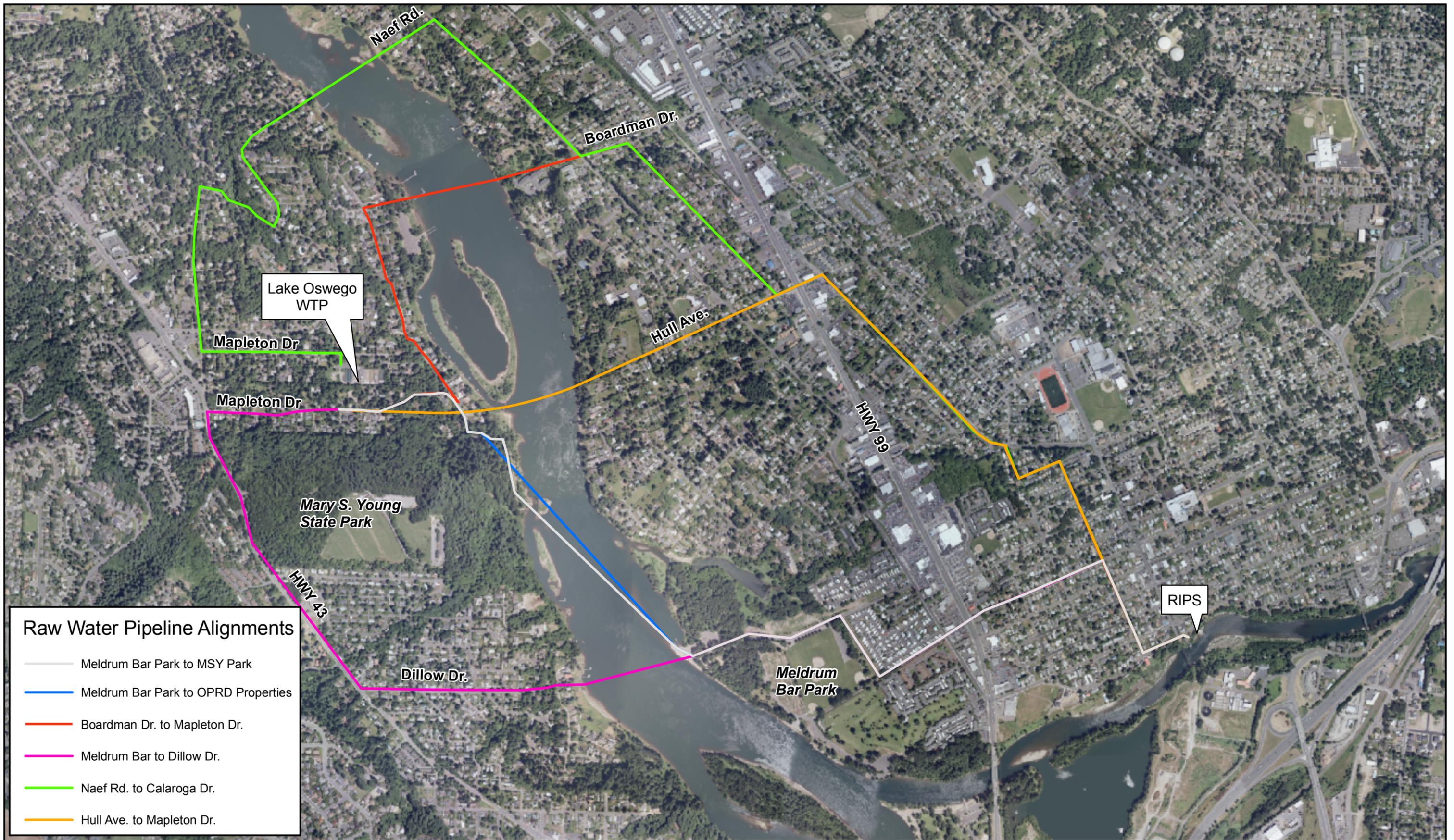
**Legend**

- Existing 27" Raw Water Pipeline
- Alignment Alternatives

**Figure 1**  
**Raw Water Pipeline**  
**Initial Alignment Alternative Analysis**

N

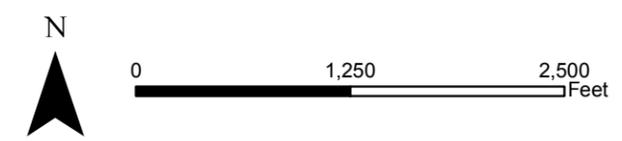
0 1,200 2,400 Feet



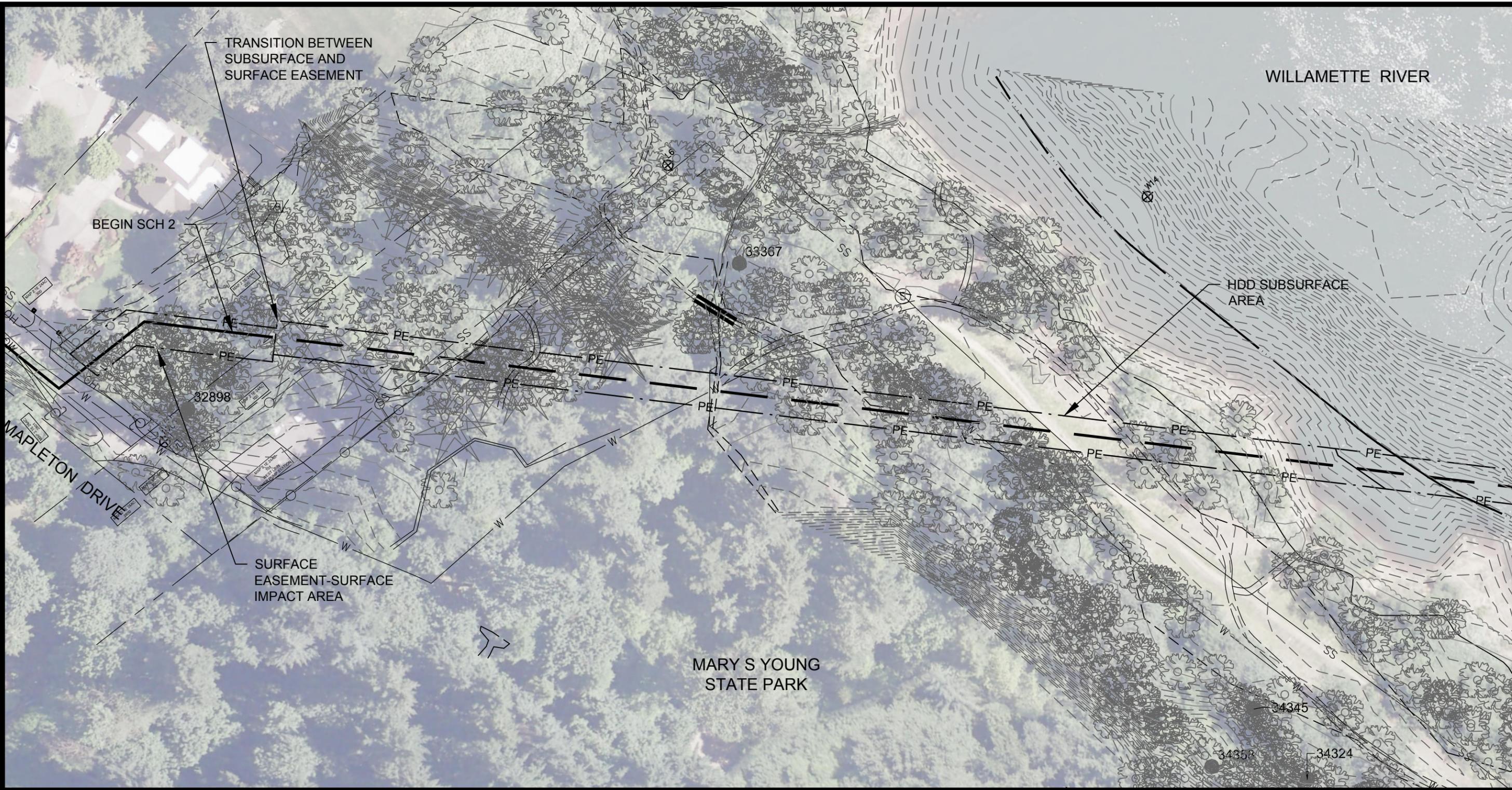
**Raw Water Pipeline Alignments**

- Meldrum Bar Park to MSY Park
- Meldrum Bar Park to OPRD Properties
- Boardman Dr. to Mapleton Dr.
- Meldrum Bar to Dillow Dr.
- Naef Rd. to Calaroga Dr.
- Hull Ave. to Mapleton Dr.

**Figure 2**  
**Raw Water Pipeline**  
**Final Alignment Alternative Analysis**

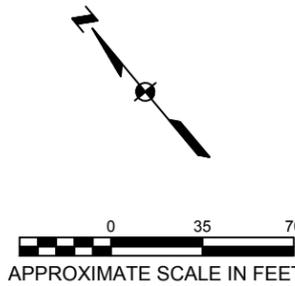






**LEGEND**

-  **OPEN CUT PIPE ALIGNMENT**
-  **HDD PIPE ALIGNMENT**

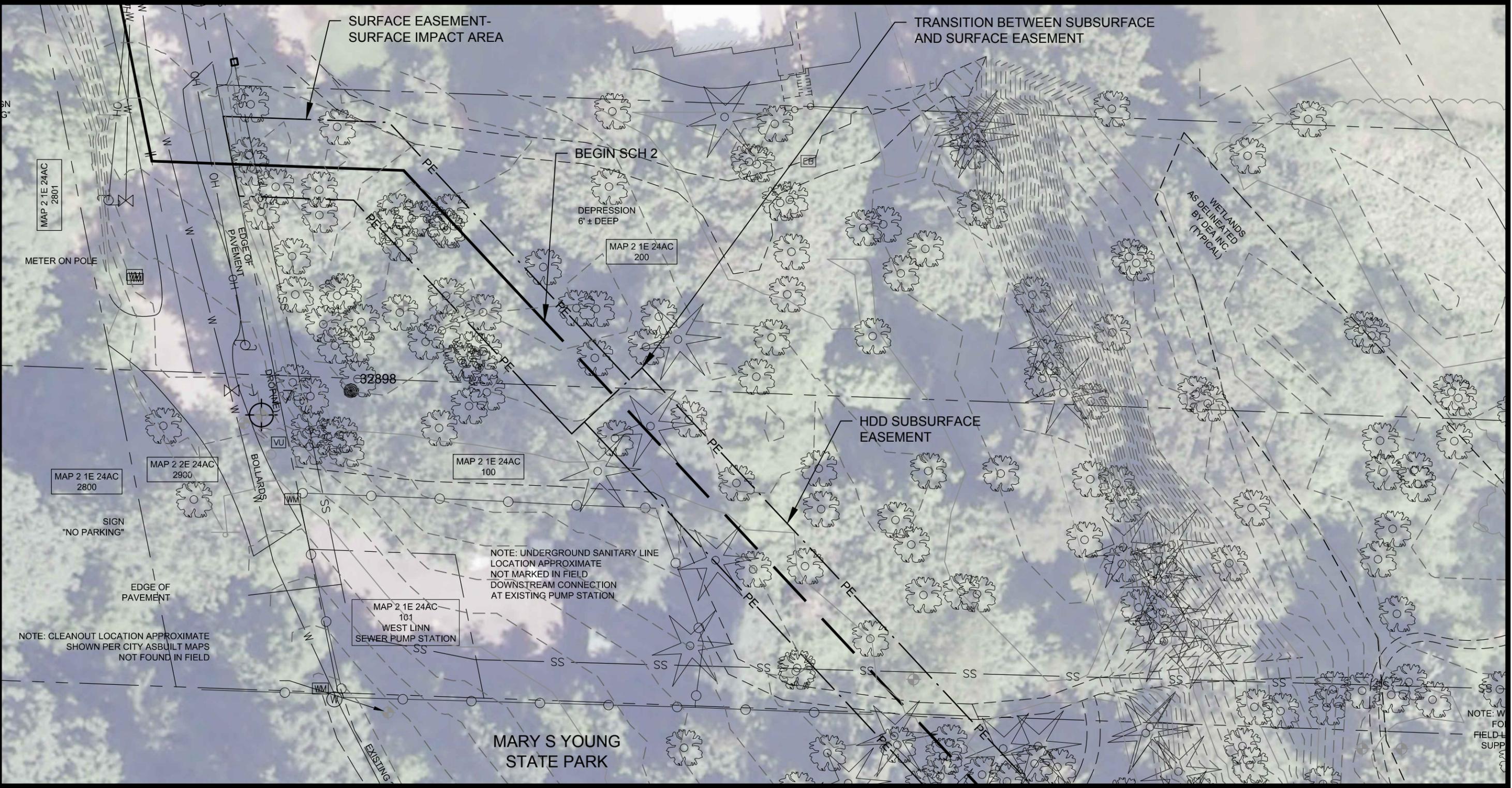


Kennedy/Jenks Consultants  
 CITY OF LAKE OSWEGO  
 RAW WATER PIPELINE  
 LAKE OSWEGO, OREGON  
 SCHEDULE 2  
 WILLAMETTE BORING  
 MARY S YOUNG STATE PARK

KJ 1191016\*10

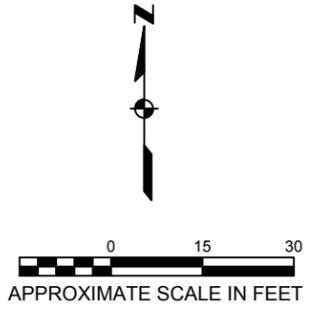
**FIGURE 4**

P:\cad\11191016\_10\_LOTWP-RawWtr1-Sheets\03-Figures-RWR-Willamette\_Boring(2)\Willamette\_HDD\_Bore\_Sites(3).dwg STAN LASSELLE 3/8/2012 2:41 P



**LEGEND**

- OPEN CUT PIPE ALIGNMENT**
- HDD PIPE ALIGNMENT**



Kennedy/Jenks Consultants  
 CITY OF LAKE OSWEGO  
 RAW WATER PIPELINE  
 LAKE OSWEGO, OREGON  
**SCHEDULE 2**  
**WILLAMETTE BORING EXIT**  
**MAPLETON LOTS LOCATION**  
 KJ 1191016\*10  
**FIGURE 5**