

# City of Woodburn POTW Facilities Plan

## Growth/Population/Flow Projections Meeting

Notes from Meeting held on Thursday, March 13, 2008

### 1) Meeting Purpose and Agenda

- a) The purpose of this meeting is to review the population growth and land needs memo prepared by Winterbrook Planning. Also, discuss use of growth projections for projecting flows/loads, refine approach to projections, use of current zoning/land use information, etc.

### 2) Key Issues and Decisions

- a) The 2005 Comprehensive Plan has a planning period that extends from Year 2000 to Year 2020. The Wastewater Facility Plan (WWTP and Collection System) will present a Year 2020 buildout scenario, along with an ultimate buildout (Year 2060) development scenario.
- b) There was general concurrence by City Staff regarding the Mid-Range City Population Projection that Winterbrook proposes in their memo (attached). This will result in population growth of 2.8% per year until 2020, and about a 1.9% growth rate per year after that.
- c) The City will continue to consider the possibility of formally designating URA's, but the timeline for that will not accommodate the Wastewater Facility Planning effort.
- d) The future expansion of the UGB will extend in all directions, outward from the existing boundary. The western boundary will be the railroad tracks west of I-5 and the eastern boundary will be the Pudding River.
- e) It is likely that the floodplain near the Pudding River would not be zoned for development, but this area could have value as open space.
- f) It is likely that the downtown area will see increased density and this is expected to accommodate some of the projected growth through and beyond 2020.
- g) UGB presented in Adopted Comp Plan (acknowledged by LCDC but under appeal) will only provide residential land for population growth through 2020. Additional residential land will be required, outside the 2005 UGB for projected population growth beyond 2020.
- h) Three significant land parcels currently outside the UGB are developing master plans and are expected to request an amendment to the UGB, likely including those additional parcels (Serres, OGC and Fessler)
- i) Industrial lands added by the 2005 UGB will accommodate choices for employment growth through the Year 2020. However, the City's projections assume that some of this land will not be fully developed by 2020.
- j) Commercial lands added within the 2005 UGB will not significantly increase the proportion of commercial land (relative to total residential land). This is because Woodburn has relied almost entirely on redevelopment of existing commercial land to meet future commercial land needs. Only 12 acres of undeveloped commercial land was

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added to the UGB in 2005. By the Year 2020, there will be demand for additional commercial- land. So from 2020 forward, additional commercial land area will be needed to accommodate new residential development. The 2020 ratio of residential commercial land could be applied to estimate the high end of commercial land needs beyond 2020.

- k) Industries targeted to fill the industrial lands within the new 2005 UGB are identified in the Woodburn Economic Opportunities Analysis and are expected to be different types of industries than the current group of food processors, etc. that operate in Woodburn. For example, hospitals, secondary education centers, and similar service oriented industries are likely to be located on expanded industrial lands within the 2005 UGB, particularly along the I-5 corridor.
- l) Note that the permitted flows for the current industries in Woodburn are allowed to contribute higher flows (and loads) than they are currently discharging (up to their permitted limits). CH2M HILL will need to assume that the fully permitted amount of flow/load could come from those existing industries.
- m) Treatment plant staff are seeing significant loads at the treatment plant, associated with only moderate flows. Demographics of Woodburn are believed to be the cause. Current demographics will be assumed to stay constant in the planning period. Current data on actual flows and loads, along with current documented population numbers, will be used as a baseline to project future flows and loads.
- n) Facility Plan needs to link ultimate capital improvements to a 'trigger schedule' based on population, or regulatory changes, etc., rather than to specific dates.

### 3) Approach to Flow Projections:

- a) Extract industrial flows from the existing base flows, using the actual pretreatment program flows reported by those significant industrial customers.
- b) Project industrial flows forward, separate from residential and commercial flows, using the existing industries and developed lands, projecting forward using new targeted industries and additional, undeveloped industrial lands within the 2005 UGB.
- c) Assume, conservatively, that historical industrial-zoned land in and around existing industries (primarily along the existing rail lines in the eastern part of town) will likely grow with similar industries (food processing, etc.). Assume that industrial land along I-5 (some existing and some new) will accommodate targeted industries such as education and health care/hospital facilities.
- d) Assume that by 2020, all existing industries will be discharging their fully permitted flows/loads.
- e) Assume that 75% of the total industrial lands within the 2005 UGB are developed by 2020, with the remaining industrial lands developed after 2020.
- f) Extract commercial flows from combined residential and commercial flows, using City data depicting developed/non-developed acreage and an assumed 750 gal/acre/day for commercial acreage. Assume that current data (2002-2007) reflects commercially developed lands from the developed acreage maps.
- g) Project commercial flows forward, separate from residential flows, conservatively assuming all commercial lands within the 2005 UGB are developed by the Year 2020.
- h) Assume that commercial lands are added within the 2005 UGB as indicated on the 2005 UGB land use maps.

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- i) Assume that in 2020, 100% of the commercial land and 100% of the residential land within the 2005 UGB will have been developed. Assume that the total residential/commercial flow rate increases at a constant rate after 2020 (and that the proportion of commercial land to residential land stays constant from that point forward)..
  - j) Assume that in 2020 land is added in all directions beyond the current UGB, and that conveyance systems within the current UGB (defined in this wastewater facility plan) will need to be expanded to accommodate those added lands.
  - k) Assume that I/I will occur with increases in developed land and extensions of existing sewer systems (on a per acre or linear foot basis), but that new development will meet a tighter standard relative to I/I flows, resulting in lower I/I per acre or linear foot than the I/I expected from existing systems.

#### 4) Next Steps, Follow Up Meetings, etc.

- a) Develop draft flow/load memo, documenting existing conditions and projecting future flows and loads.
- b) Review draft tech memo with City staff. Finalize tech memo and proceed with alternative development.