

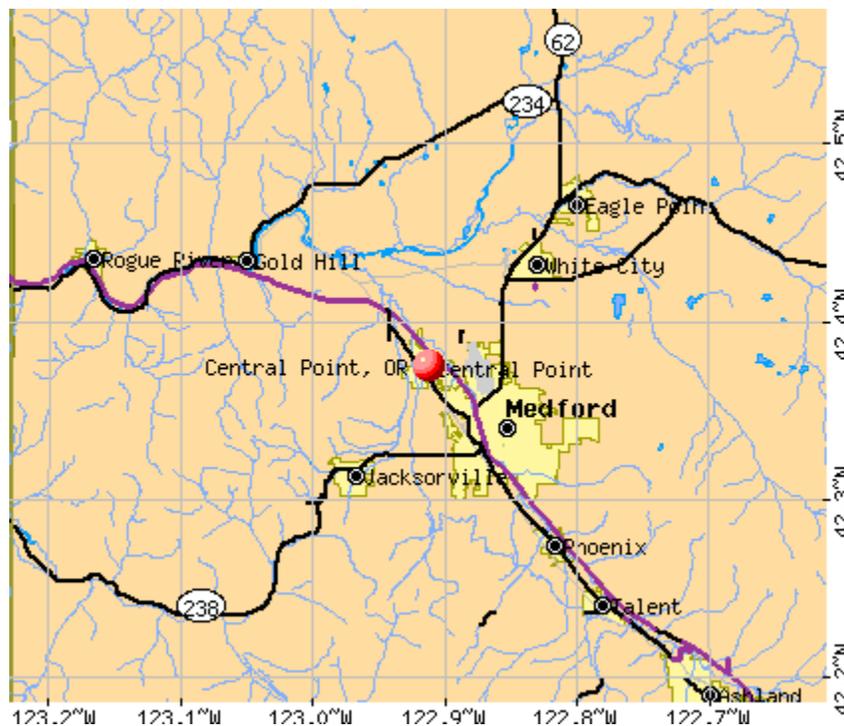
## **WATER RESEROVIR – IN THE HEART OF TOWN**

**Case Study: A success story looking at process to establish a new water reservoir adjacent to a city park and new high end housing.**



# CENTRAL POINT OF WHAT?

- Center of historical E/W and N/S roads, near center of Bear Creek Valley

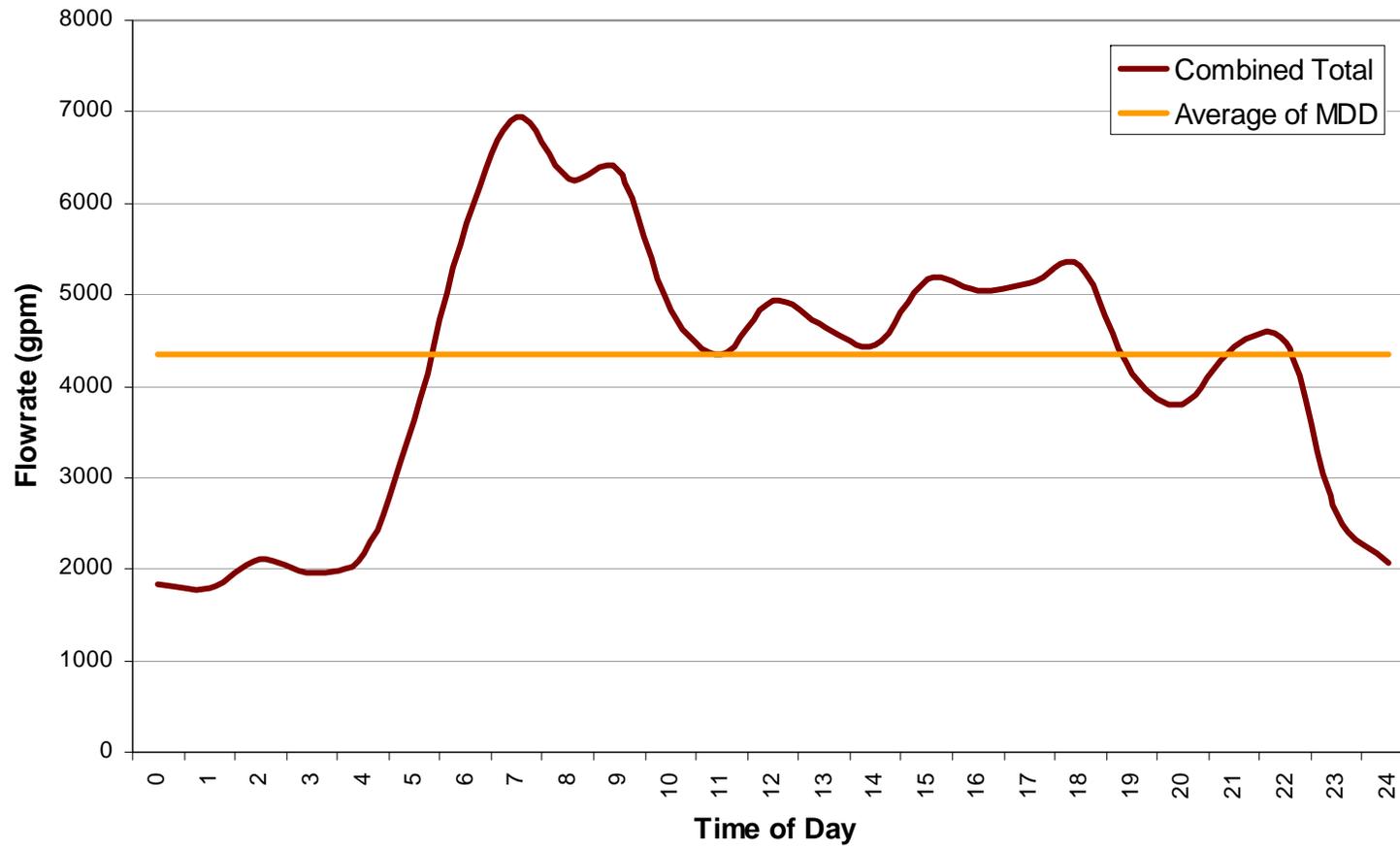


## THE PROBLEM

- City Buys water from Medford Water Commission.
- Master planned determined we were 'floating' off Medford's pressure and also using their system for storage.



# THE PROBLEM



## LET'S BUILD SOMETHING!

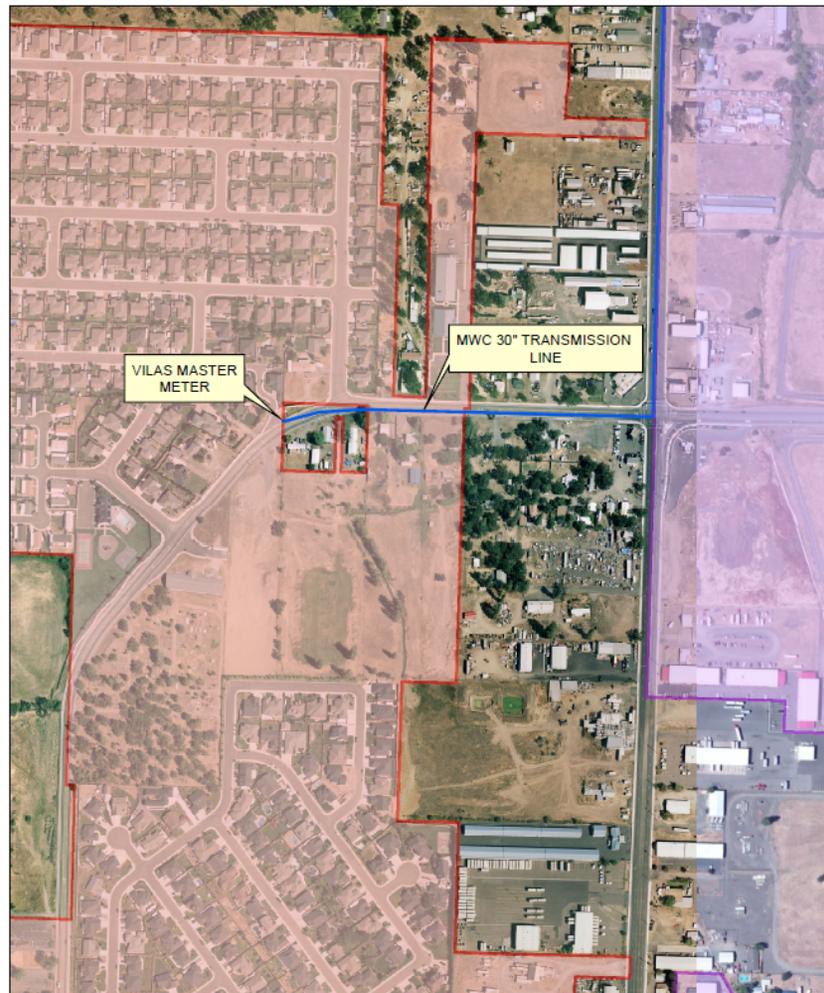
- Master Plan Identified we needed to build a minimum 2 million gallon reservoir.
- Needed to be near our Medford Water Commission's main transmission line.
- Needed to be near where transmission line entered the city.



# LET'S BUILD SOMETHING! – WHERE?



# LET'S BUILD SOMETHING! – WHERE?



# LET'S BORROW AN IDEA – TIGARD FACILITY



# PRIME OPPORTUNITY – RECESSION?



# CONSULTANT SELECTION

- Solved 3 main issues.
  - Idea of what we wanted.
  - Location near Master Meter.
  - Location near MWC Transmission Line.



## CONSULTANT SELECTION

- Understanding of Pumping and Engineering Issues
- Have understanding of complexity of system.
- Understand this would be a unique and would need to blend into the Park and Community.



# CONSULTANTS

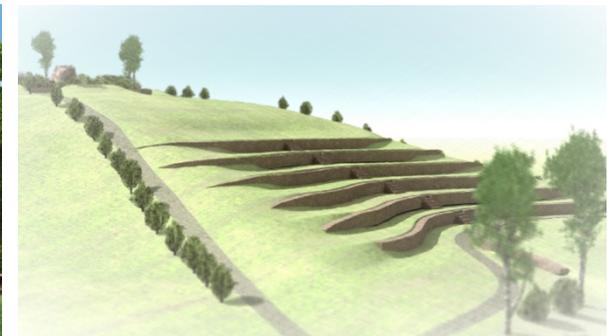
- 3 good choices
  - Brown and Caldwell
  - OBEC
  - Murray Smith & Associates



City of Central Point

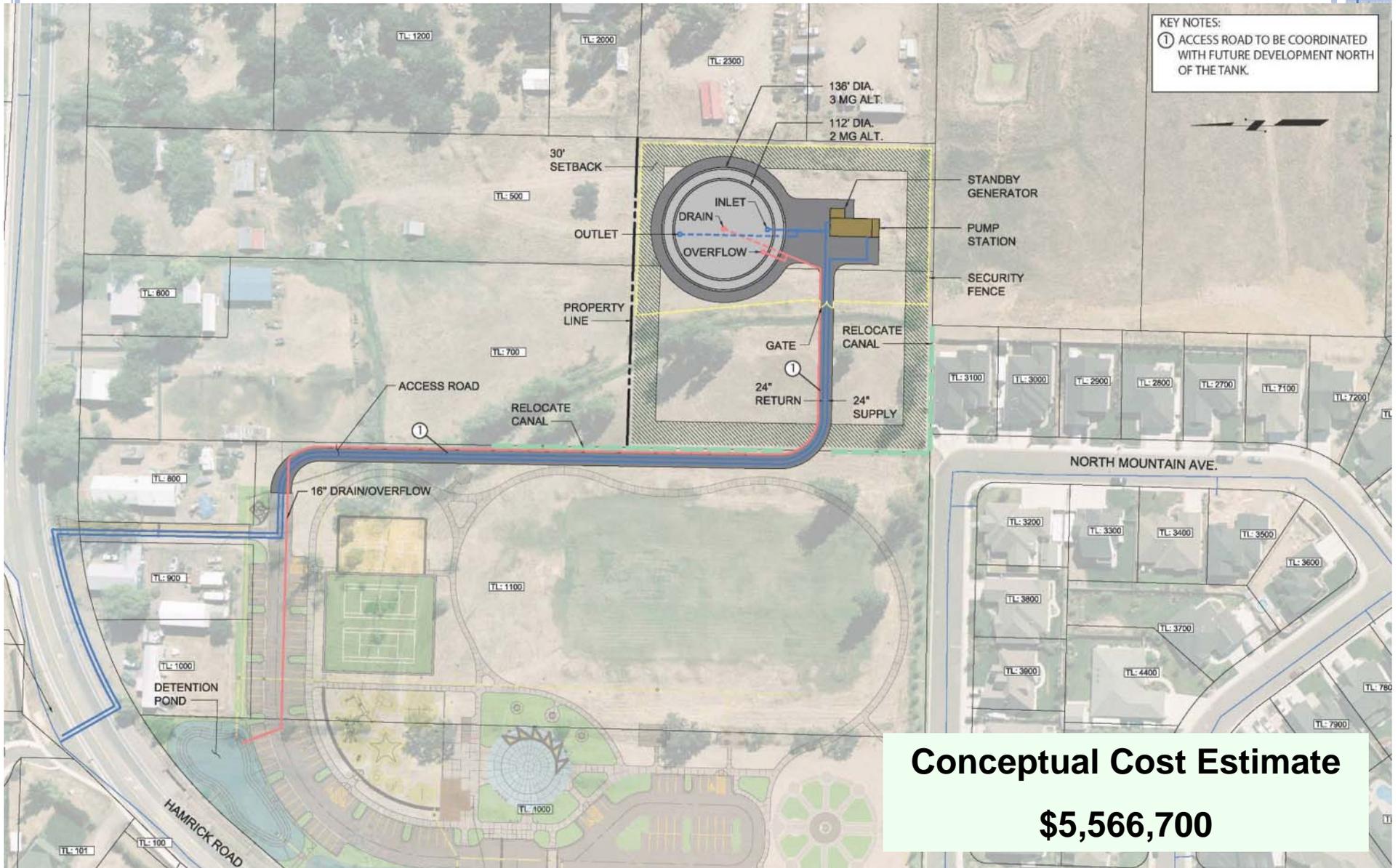
# 3 MILLION GALLON RESERVOIR PROJECT

September, 14<sup>th</sup> | 2010





# CONCEPTUAL VILAS TANK AND PUMP STATION DESIGN



**Conceptual Cost Estimate**  
**\$5,566,700**

# TEAM

- Good Regional and Local Presence
  - Design that would fit the area
  - Knowing the situation
  - Local expertise.
  - Engage the Community/Neighborhood



# PUBLIC INVOLVEMENT

- Surveys to Council/Stakeholders
- Two Open Houses
- Three Public Hearings
  - Parks Commission
  - Planning Commission
  - City Council



# NEIGHBORHOOD – NEW MOST POPULAR PARK



# NEIGHBORHOOD – HIGH END SUBDIVISION - \$300K-500K



# PUBLIC COMMENTS

- Park is really nice don't mess it up
- Don't block my view
- If you have to put it there, make sure it fits into park.
- Really?

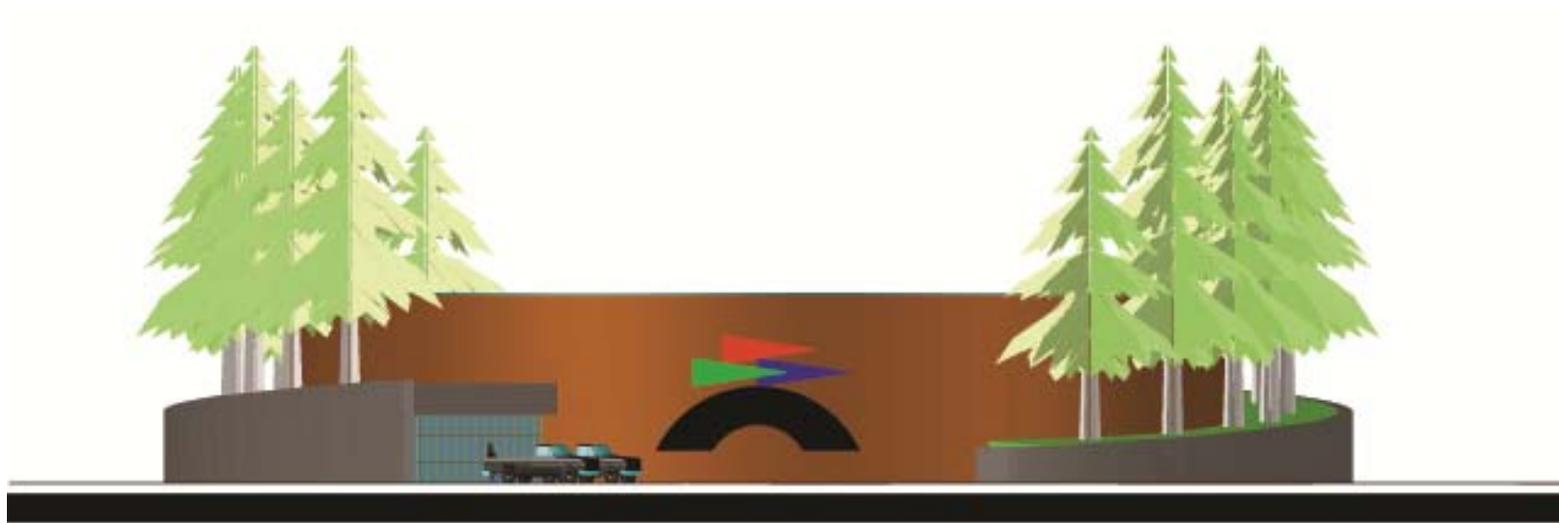


## PUBLIC COMMENTS - BREAKDOWN

- Must meet neighborhood standards
- Must be part of park
- Must not stand out.
- Best if it can be screened.



# IDEAS



## CAN'T FULLY BURY

- Ground Water Table is too high – cost prohibitive.

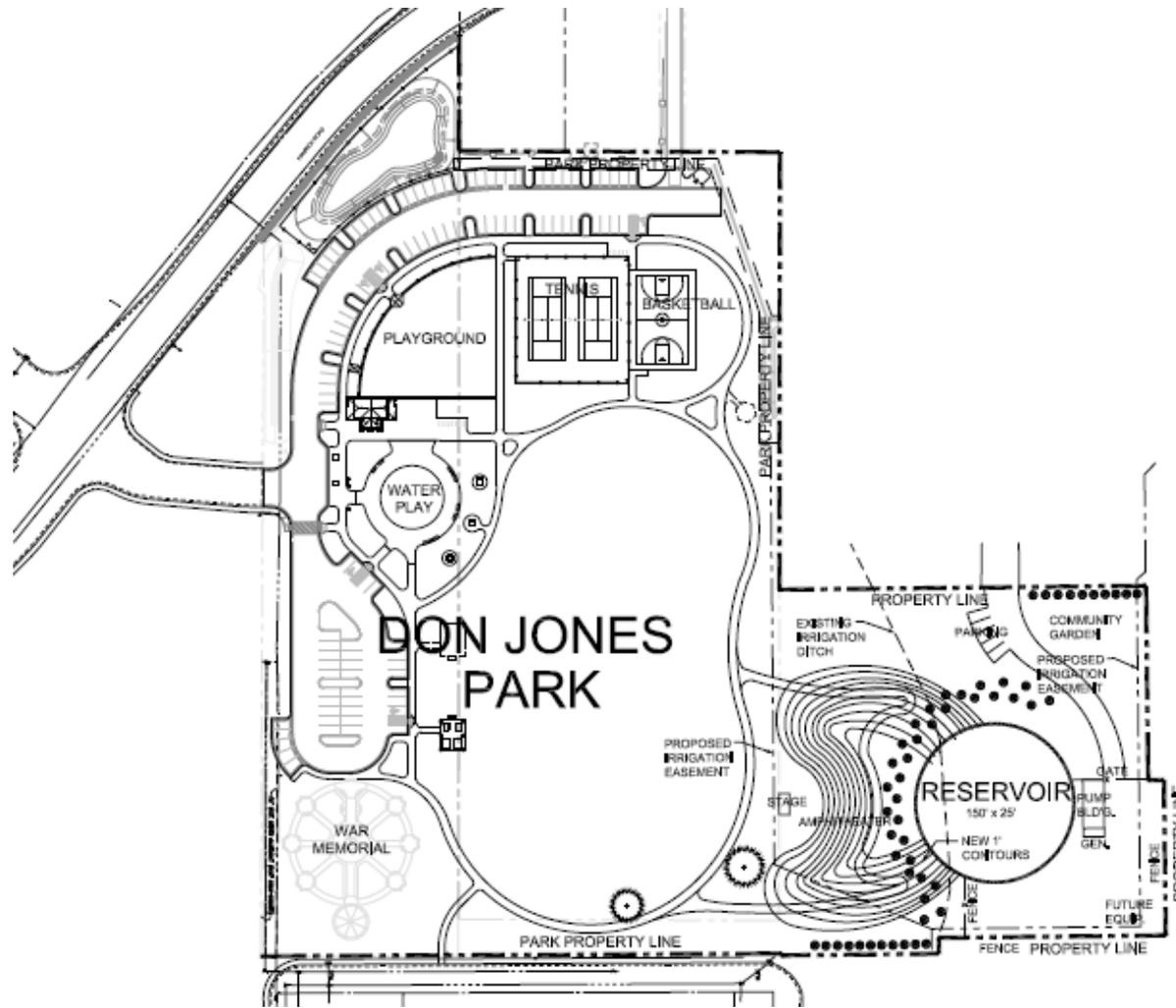


## COUNCIL – STAY ON BUDGET

- Funding SDCs
- Loan from Infrastructure Loan



# PRELIMINARY LAYOUT



# PRELIMINARY LAYOUT - VIEWS



# PRELIMINARY LAYOUT - VIEWS



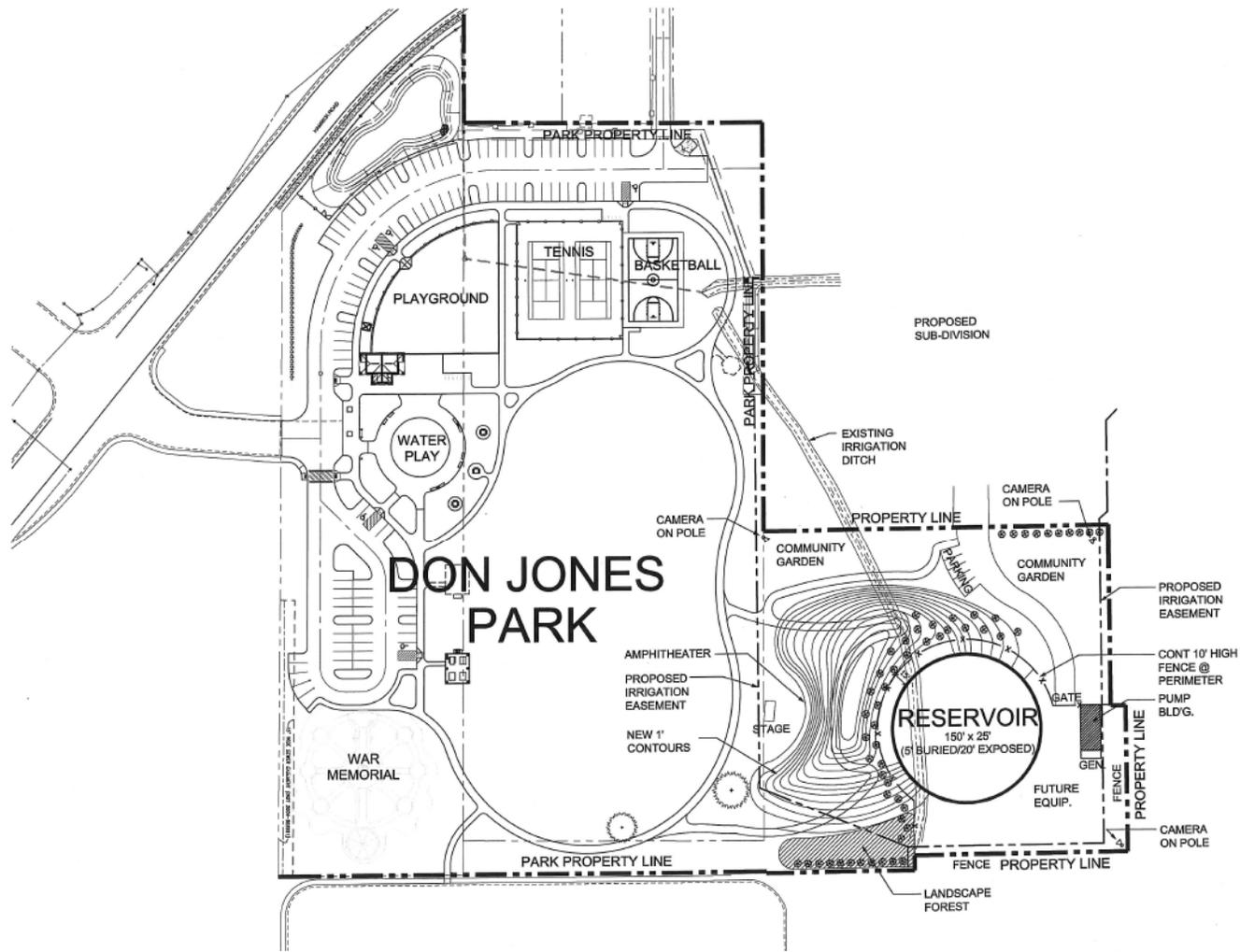
# PRELIMINARY LAYOUT- ARCHITECTURAL BAND



# PLANNING COMMISSION/PARKS COMMISSION

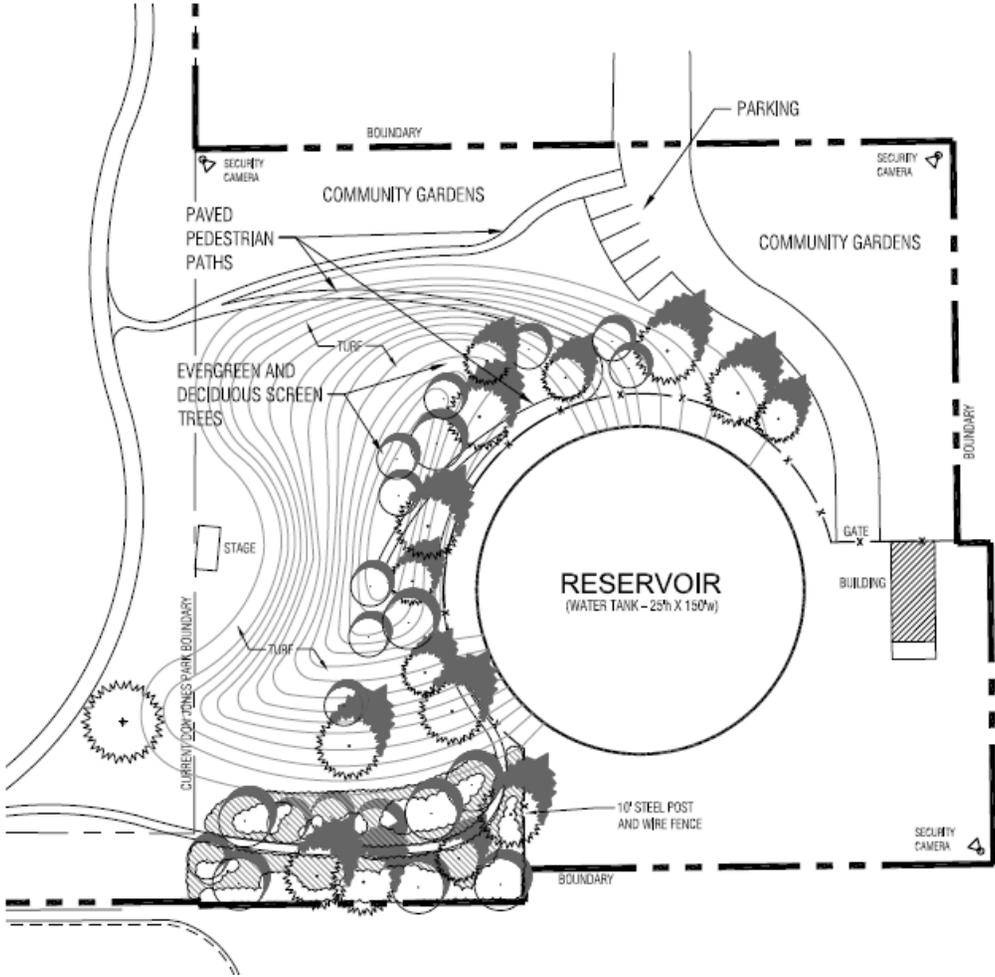
- Add Walking Paths
- Make Views from Hill
- No Barb Wire
- Make work with planned subdivision
- Hill Should be higher
- Community Gardens



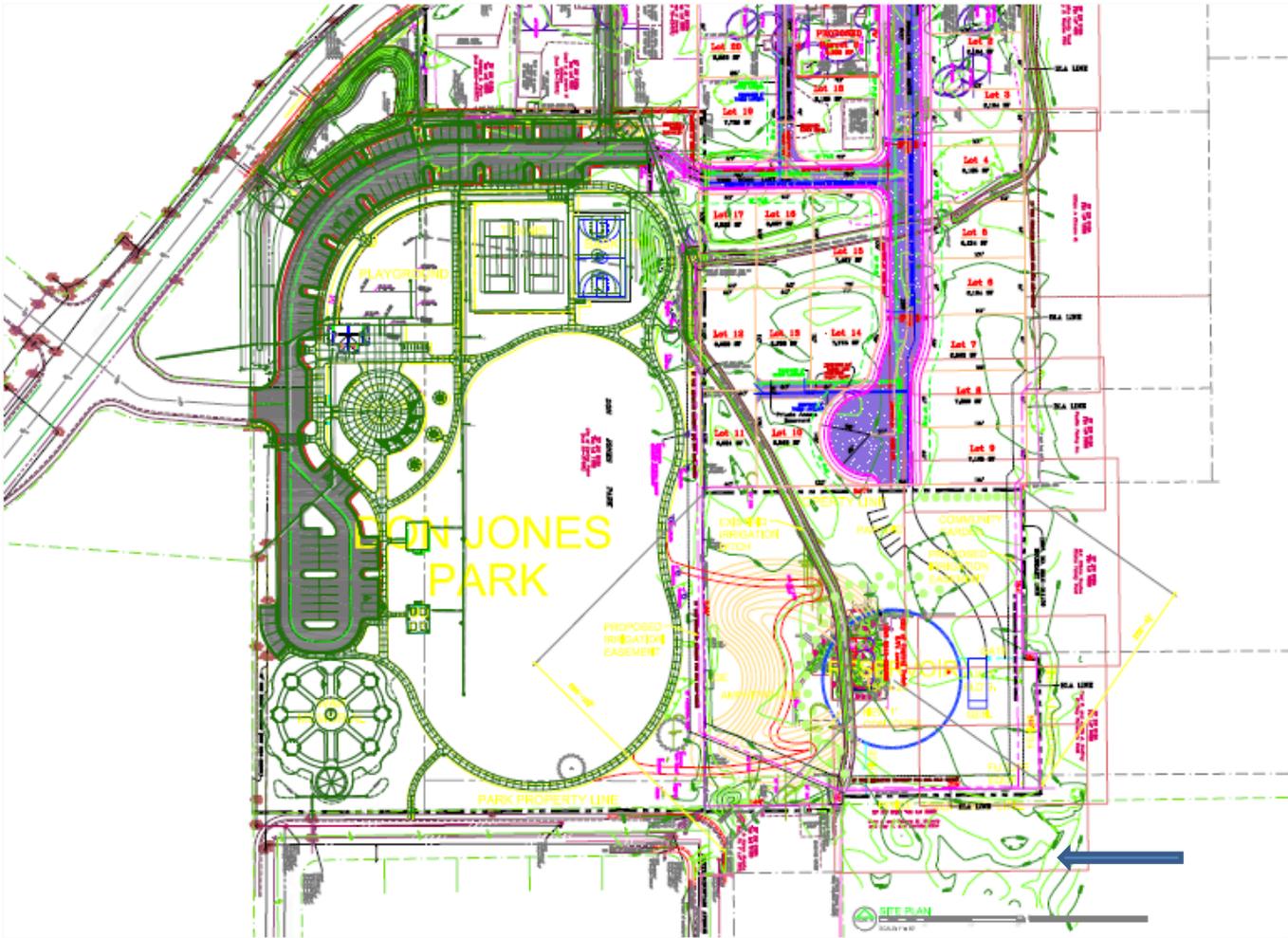




# REVISED LAYOUT



# ALMOST THERE

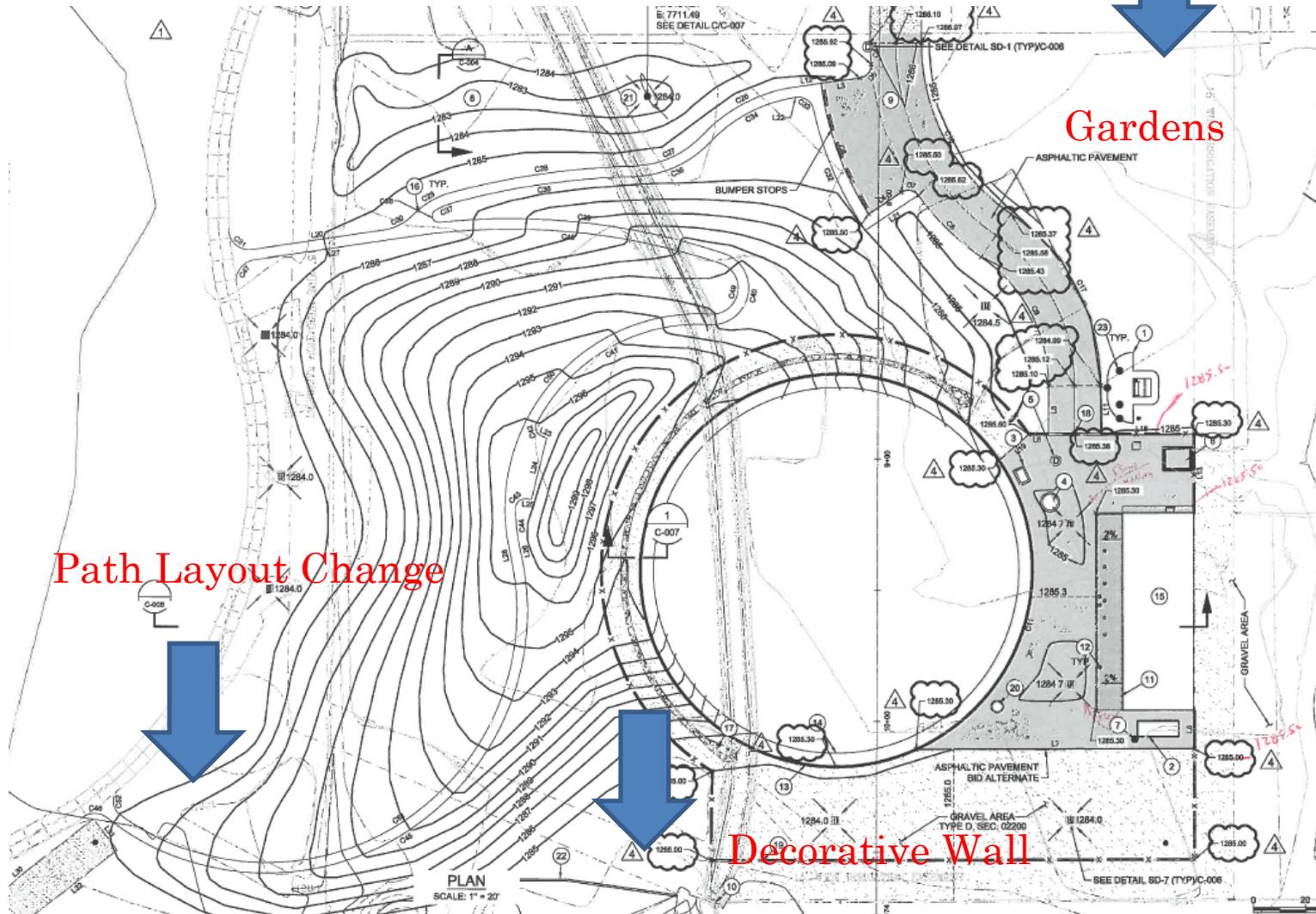


## NEIGHBORS

- Don't like looking into backyard
- Can we move the path
- Need block wall



# FINAL PLANS



# FINAL PRODUCT



# FINAL PRODUCT – PATH/WALL



# HIGHEST POINT IN THE CITY! – AND FACILITY FUNCTIONS AS PLANNED.



## LESSONS LEARNED

- Have Good Team of Professionals
- Be Flexible
- Don't rush time schedule
- Look at multi-options
- Listen to stakeholders

