



Bull Run Treatment Program

Property Acquisition

Jodie Inman, P.E.
Chief Engineer



Bull Run Filtration Projects

Keeping our water safe and abundant for the next century and beyond



**For our
health**



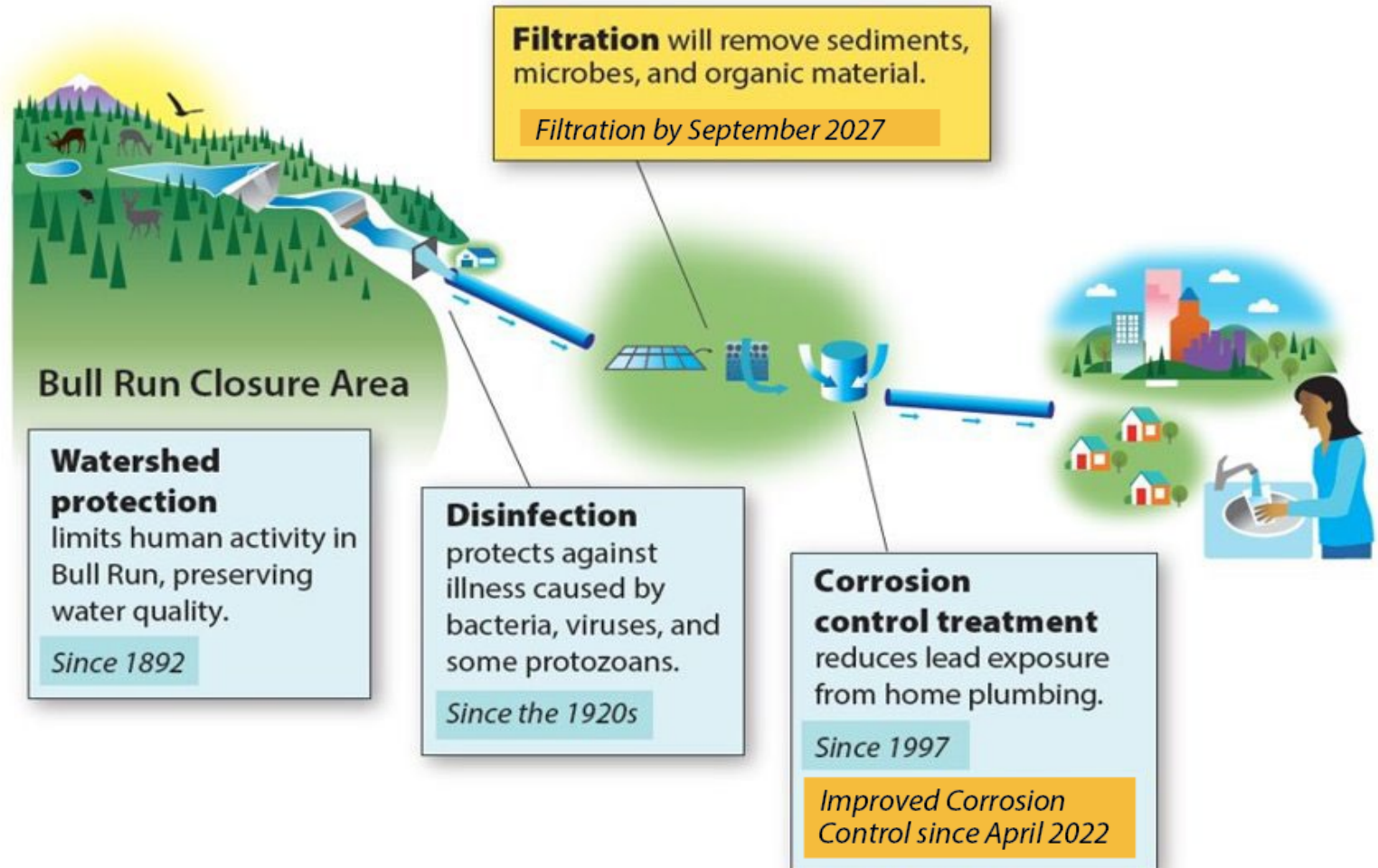
**For our
economy**



**For our
future**

Why we're doing *these* projects

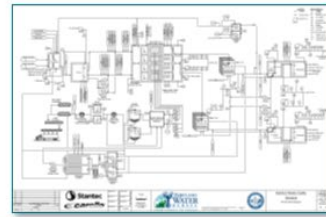
Improvements to our system are required to meet federal drinking water standards.



Program Status

Filtration design submitted to Oregon Health Authority in October to meet our second compliance milestone.

Submittal Contents – Design Package



2,228 Drawings



5,528 pages of Specifications



10,000+ pages of Calculations

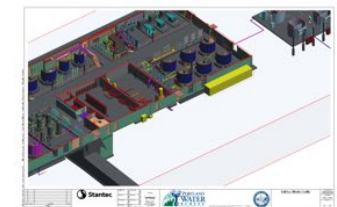


483 page Design Summary TM



Area 20 31 33 Inlet and Pre Treatment.mp4

69 minutes of Videos



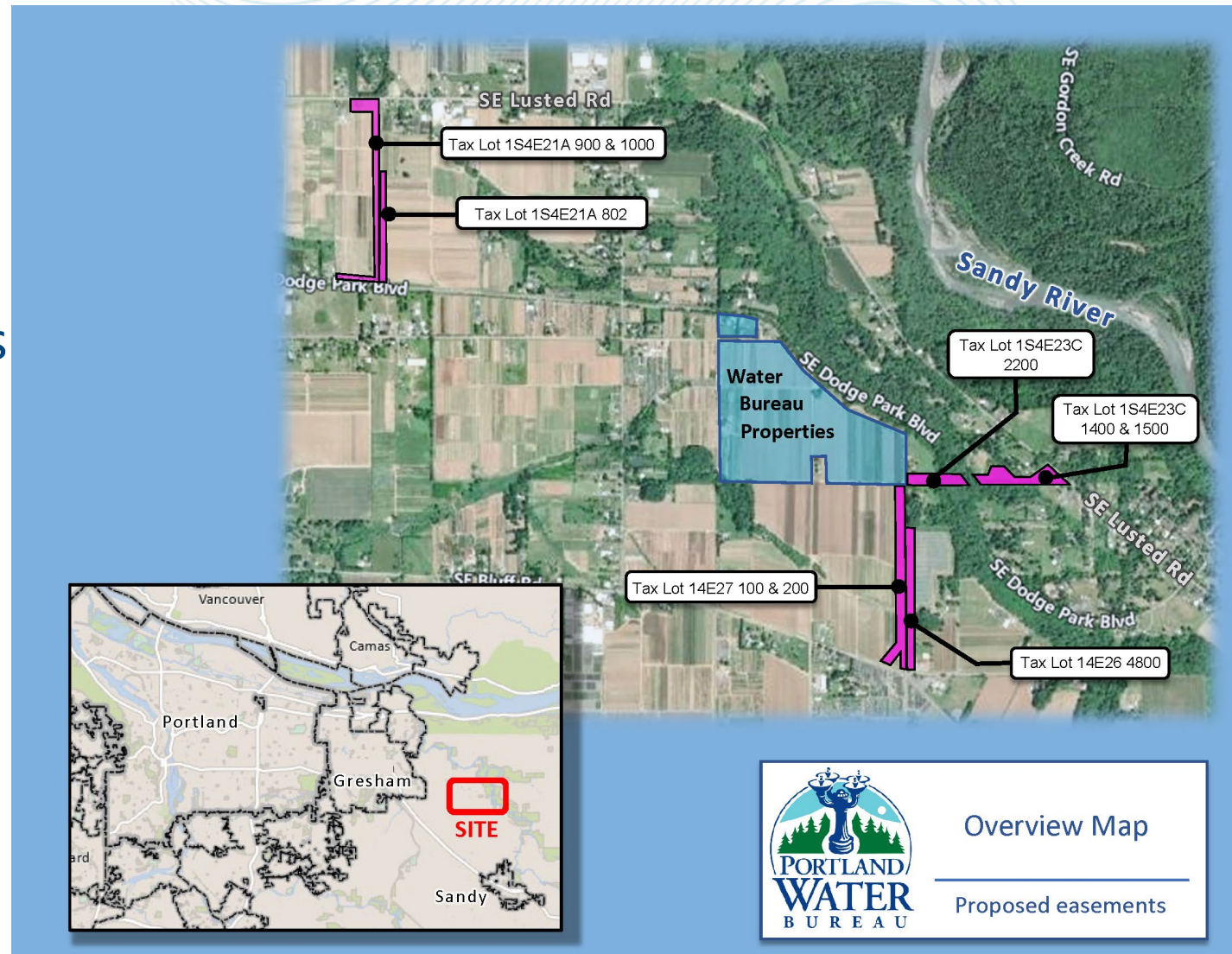
15 3D Models

Easement Acquisition Guidelines

- Prioritized using public rights of way where possible
- Where easements are needed:
 - Minimize the number and size of permanent easements
 - Use temporary construction easements
 - Work with property owners to minimize impacts, such as easements over farm roads instead of crops
 - Restore property to preconstruction conditions
- Federal and State acquisition rules will be followed
- Property Owner outreach:
 - Met with each owner multiple times to discuss easement and mitigations

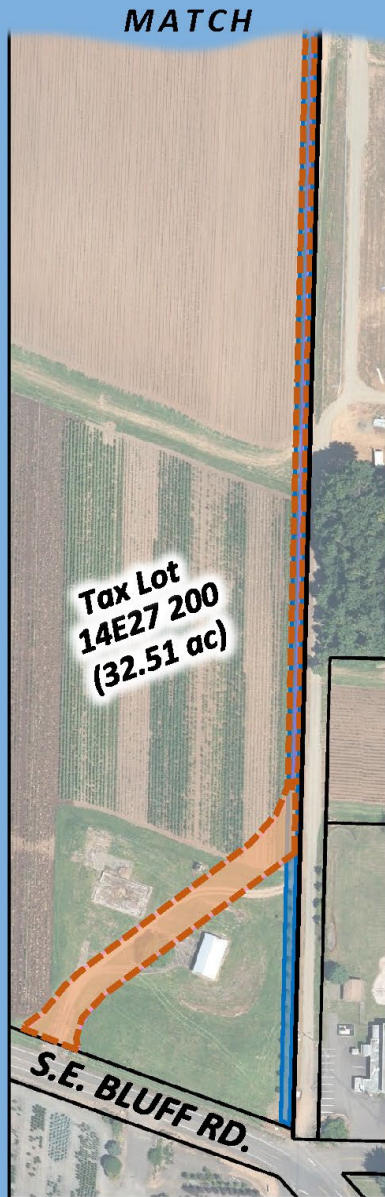
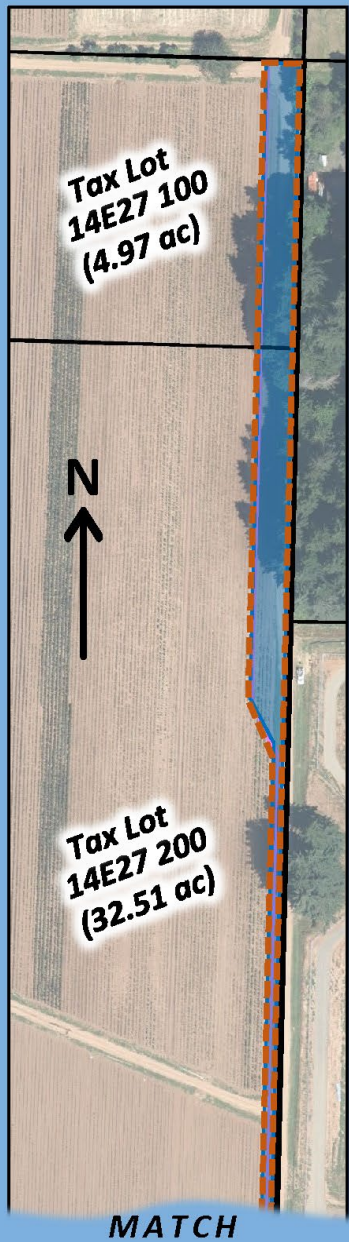
Easements



- Working with 6 property owners.
- 9 Permanent Easements, 12.2 Acres
 - Pipeline
 - Pipeline Tunnel
 - Water Facility (Intertie)
 - Access
- 8 Temporary Construction Easements, 7.8 Acres




Request

Authorize the City of Portland, on behalf of the Portland Water Bureau, to acquire certain permanent and temporary property rights necessary for construction of the Bull Run Filtration Projects through negotiation or the exercise of the City's eminent domain authority, as needed.



Tax Lot 14E27 100:	4.97 ac
Tax Lot 14E27 200:	32.51 ac
<hr/>	
	Permanent Pipeline & Access Easement: 0.92 ac (39,847 sf)
	Temporary Construction Easement: 1.43 ac (62,310 sf)



Tax Lot
14E27 100 & 200

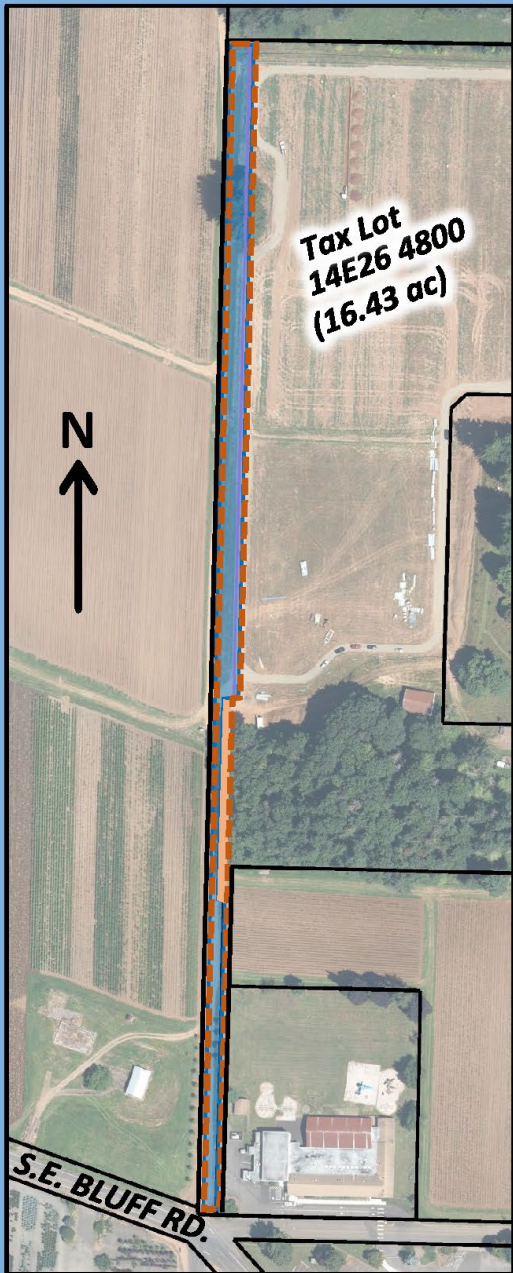
Proposed easements

Permanent Pipeline & Access Easement

- Emergency access road to Filtration site
- Water line to support fire hydrants
- Fiber-optic cable


Temporary Construction Easement (Five Years)

- Temporary construction access to Filtration site
- Temporary overhead electric power to Filtration site



**Tax Lot
14E26 4800
(16.43 ac)**

Tax Lot 14E26 4800: 16.43 ac	
	Permanent Pipeline & Access Easement: 1.50 ac (65,447 sf)
	Temporary Construction Easement: 1.56 ac (67,820 sf)



Tax Lot
14E26 4800

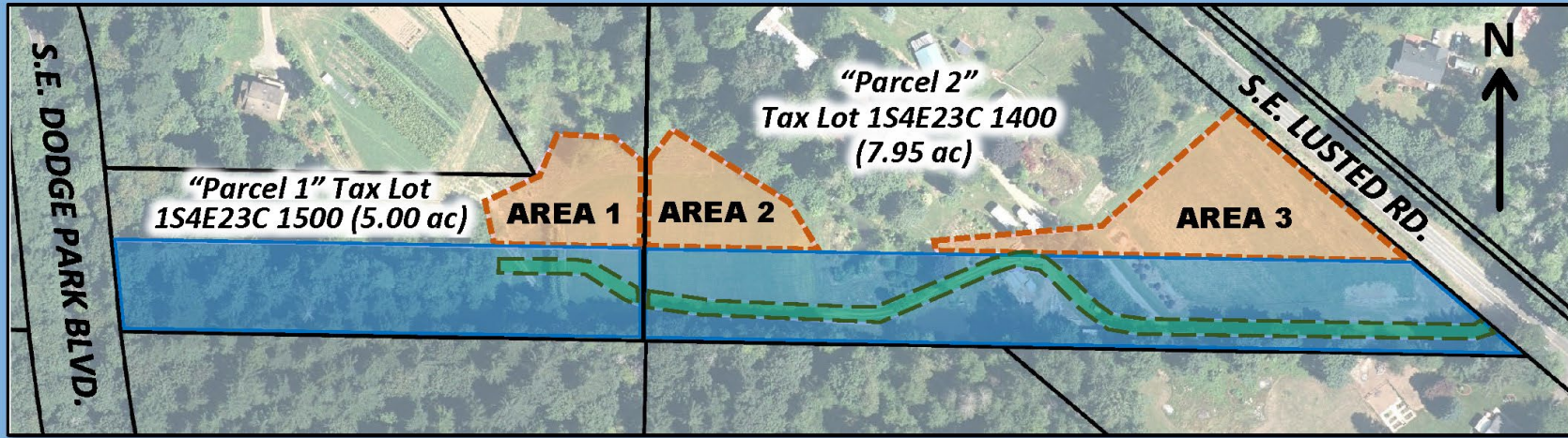
Proposed easements

Permanent Pipeline & Access Easement

- Emergency access road to Filtration site
- Water line to support fire hydrants
- Fiber-optic communication line
- Appurtenances: including hydrants and vaults

Temporary Construction Easement (Five Years)

- Temporary construction access to Filtration site
- Temporary electric over-head power to Filtration site




“Parcel 1” Tax Lot 1S4E23C 1500: **5.00 ac**

- Permanent Pipeline Easement: 1.32 ac
- Permanent Access Easement: 0.06 ac (2,637 sf)
- Temporary Construction Easement
 AREA 1: 0.39 ac (17,048 sf)

“Parcel 2” Tax Lot 1S4E23C 1400: **7.95 ac**

- Permanent Pipeline Easement: 2.09 ac
- Permanent Access Easement: 0.36 ac (15,475 sf)
- Temporary Construction Easement
 AREA 2: 0.38 ac (16,259 sf)
 AREA 3: 0.81 ac (35,155 sf)



Tax Lots
1S4E23C 1400 & 1500

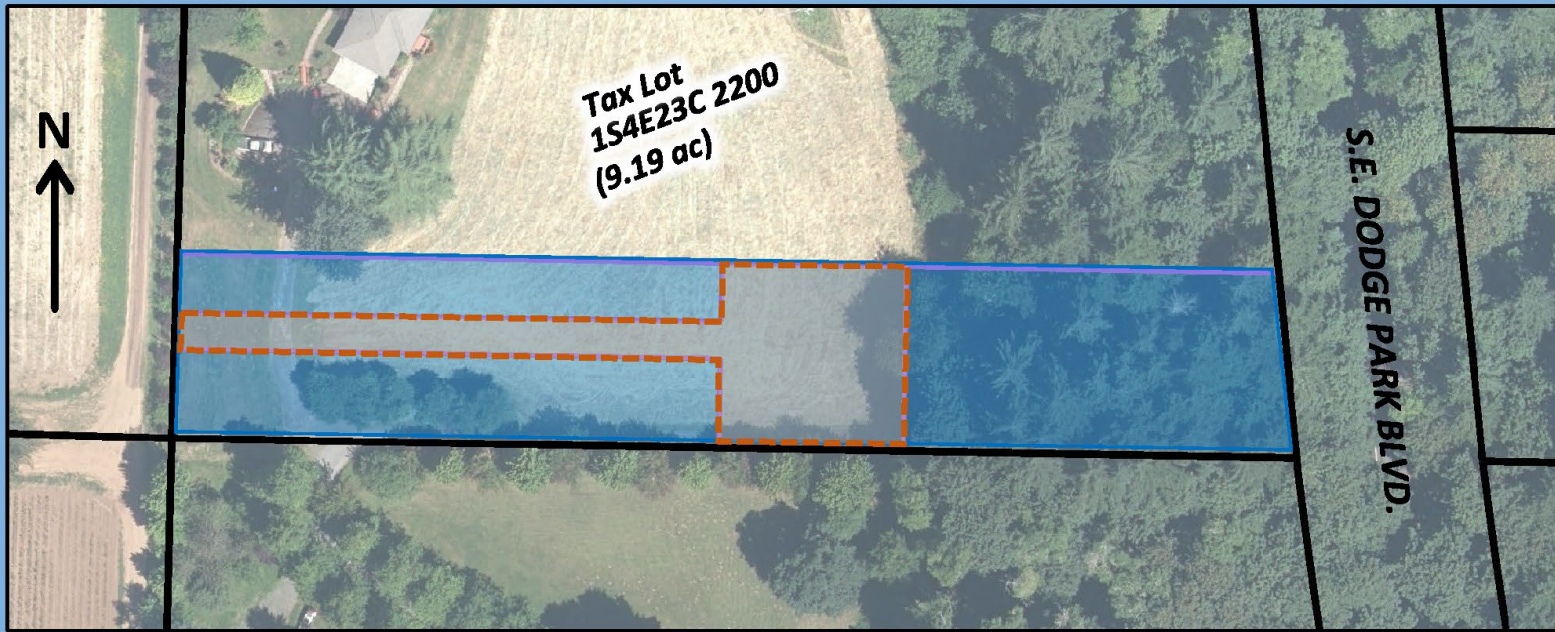
Proposed easements



Permanent Pipeline & Access Easement


- Water pipelines
- Appurtenances: including access vaults, water release valve, air release valve
- Fiber-optic communication line
- Electric power line and facilities
- Access road to appurtenances

Temporary Construction Easement (Five Years)

- Work areas



Tax Lot 1S4E23C 2200: 9.19 ac	
	Permanent Pipeline Tunnel Easement: 1.38 ac
	Temporary Construction Easement: 0.37 ac (15,916 sf)



Tax Lot
1S4E23C 2200

Proposed easements

Permanent Pipeline Tunnel Easement

- Water pipelines, approx. 150 feet underground

Temporary Construction Easement (Four Years)

- Access to piezometer (well monitoring device)



Tax Lot 1S4E21A 802: **19.45 ac**

 Temporary Construction Easement: 0.87 ac (37,883 sf)










Tax Lot
1S4E21A 802

Proposed easement

Temporary Construction Easement (Three Years)

- Work area



Tax Lot 1S4E21A 900: 35.56 ac	
	Permanent Facility Easement: 0.59 ac (25,600 sf)
	Permanent Pipeline Easement: 2.44 ac
	Permanent Pipeline Easement: 0.12 ac (5,223 sf)
	Permanent Access Easement: 1.46 ac
	Temporary Construction Easement: 0.21 ac (9,177 sf)
	Temporary Construction Easement: 1.59 ac
Tax Lot 1S4E21A 1000: 1.86 ac	
	Temporary Construction Easement: 0.19 ac (8,000 sf)



Tax Lots
1S4E21A 900 & 1000
(NORTH HALF)

Proposed easements

TAX LOT 900

Permanent Facility Easement

- Pipeline intertie facility
 - Small building
 - Paved parking
 - Fenced perimeter
- Pipelines
- Electric power facilities
- Fiber-optic facilities

Permanent Pipeline and Access Easement

- Pipelines
- Appurtenances: including air release valves, water release valves, access vaults
- Access road to pipelines and intertie facility

Temporary Construction Easement (Five Years)

- Work area

TAX LOT 1000

Temporary Construction Easement (Five Years)

- Work area

TAX LOT 900

Permanent Pipeline and Access Easement

- Pipelines
- Appurtenances: including air release valves, water release valves, access vaults
- Access road to pipelines and intertie facility

Temporary Construction Easement (Five Years)

- Work area

Tax Lot 1S4E21A 900: 35.56 ac

- Permanent Pipeline Easement: 2.44 ac
- Permanent Access Easement: 1.46 ac
- Temporary Construction Easement: 1.59 ac



Tax Lot
1S4E21A 900
(SOUTH HALF)

Proposed easements



Questions?



Bonita Oswald



503 823-6039



[Portland.gov/water/bullruntreatment/filtration/](https://portland.gov/water/bullruntreatment/filtration/)



PortlandWater



PortlandWaterBureau



PortlandWaterBureau



E-News: eepurl.com/gcWEjj



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File Number	State ID Number	Property ID Number	Parcel Size	Ordinance Attachment	Easement Type	Easement Area (Approximate)	Total Encumbering Easement Areas (easement area minus overlapping easement area)	Notes
W02563-01 Parcels 1 and 2	1S4E23C 01500 - Parcel 1 1S4E23C 01400 - Parcel 2	R237225 R237226	5 ac 7.95 ac	1(A) and 1(B)	Permanent Water Pipeline Easement	Parcel 1 - 1.32 ac Parcel 2 - 2.09 ac	Parcel 1 Permanent: 1.32 ac Temporary: 0.40 ac Parcel 2 Permanent: 2.09 ac Temporary: 1.19 ac	Permanent Access Easement in 1(C) and 1(D) overlaps Permanent Water Pipeline Easement in Attachment 1(A) and 1(B)
				1(C) and 1(D)	Permanent Access Easement	Parcel 1 - 0.06 ac (2,637 sf) Parcel 2 - 0.36 ac (15,475 sf)		
				2(A) and 2(B)	Temporary Construction Easement - Five Years	Parcel 1 Area 1- 0.40 ac (17,048 sf) Parcel 2 Area 2- 0.38 ac (16,259 sf) Parcel 2 Area 3 - 0.81 ac (35,155 sf)		
W02563-03	1S4E23C 02200	R154381	9.19 ac	3(A) and 3(B)	Permanent Water Pipeline Tunnel Easement	1.38 ac	Permanent: 1..38 ac	Temporary Construction Easement in 4(A) and 4(B) overlaps Permanent Water Pipeline Tunne Easement in Attachment 3(A) and 3(B)
				4(A) and 4(B)	Temporary Construction Easement - Four Years	0.37 ac (15,916 sf)		
W02563-04	1S4E21A 00802	R6111111	19.45 ac	5(A) and 5(B)	Temporary Construction Easement - Three Years	0.87 ac (37,883 sf)	Temporary: 0.87 ac	
W02563-05	1S4E21A 00900	R342513	35.56 ac	6(A) and 6(B)	Permanent Water Facility Easement	0.59 ac (25,600 sf)	Permanent: 3.15 ac Temporary: 1.8 ac	Permanent Access Easement 6(G) and 6(H) overlaps Water Facility Easement 6(A) and 6(B) AND Permanent Pipeline Easement in 6(E) and 6(F)
				6(C) and 6(D)	Permanent Water Pipeline Easement	0.12 ac (5,223 sf)		
				6(E) and 6(F)	Permanent Water Pipeline Easement	2.44 ac		
				6(G) and 6(H)	Permanent Access Easement	1.46 ac		
				7(A) and 7(B)	Temporary Construction Easement - Five Years	1.59 ac		
				7(C) and 7(D)	Temporary Construction Easement - Five Years	0.21 ac (9,177 sf)		
W02563-06	1S4E21A 01000	R342464	1.86 ac	8(A) and 8(B)	Temporary Construction Easement - Five Years	0.19 ac (8,000 sf)	Temporary: 0.19 ac	
W02229-02	14E27 00200 14E27 00100	C226210 C226206	32.51 ac 4.97 ac	9(A) and 9(B)	Permanent Water Pipeline and Access Easement	0.92 ac (39,847 sf)	Permanent: 0.92 ac Temporary: 0.51 ac	Portion of Temporary Construction Easement in 10(A) and 10(B) overlaps Permanent Water Pipeline and Access Easement in 9(A) and 9(B)
				10(A) and 10(B)	Temporary Construction Easement - Five Years	1.43 ac (62,310 sf)		
W02229-03	14E26 04800	C225918	16.43 ac	11(A) and 11(B)	Permanent Water Pipeline and Access Easement	1.50 ac (65,447 sf)	Permanent: 1.50 ac Temporary: 0.06 ac	Portion of Temporary Construction Easement in 12(A) and 12(B) overlaps Permanent Water Pipeline and Access Easement in Attachments 11(A) and 11(B)
				12(A) and 12(B)	Temporary Construction Easement - Five Years	1.56 ac (67,820 sf)		