

BROOKMAN SANITARY SEWER PROJECT

FAQ: FREQUENTLY ASKED QUESTIONS

Why are the City of Sherwood and Clean Water Services partnering to construct a new sanitary sewer line in this area?

There is not a sanitary sewer line available to serve the new Sherwood High School, Sherwood West Planning area, the Brookman Concept Area, or the Urban Reserve Areas south of Brookman Road. The new sewer trunk line will serve all these areas. Currently, Sherwood High School is using a temporary pump station to pump sewage up the hill to the north and into an existing line. The Brookman Sanitary Sewer Project will provide the high school with a permanent gravity sewer connection and remove the pump station. This line will also be available as future properties in the area are brought into the City of Sherwood for development.

What is the schedule for the project?

We completed our preliminary design in 2019. The final design and permitting stage ended in 2023. The final design includes all construction plans needed to build the sewer and meet permit conditions. Final plans went to bid in early 2024. Construction of the CWS project is expected to start in 2025. Construction is expected to last until late 2026.

What is the area and extent of impact for the project?

The project impact area will be a 50- to 100-foot-wide swath following the preliminary design route. The impact area will be dependent on the depth of the pipe and the terrain it is crossing. More areas will be impacted as staging areas to store materials and park equipment and vehicles.

If the sewer line goes through our property, what recourse do we have? Do we have a choice? How will you work with property owners in these situations?

Now is the best time to coordinate with Clean Water Services on the location of the new sanitary

sewer pipe. We realize that accommodating construction may be difficult for some residents, and we are committed to working with community members whenever possible. Since this is a gravity line, it can only flow downhill. This limits the options for the location of the line to properties with the right slope and elevation. This is important to ensure that the sewer is neither too deep nor too shallow.

Clean Water Services works with each impacted property owner to negotiate the purchase of an easement to construct and operate the sanitary sewer pipe. It is always our intent to negotiate in good faith and come to a fair and equitable agreement.

What is an easement?

An easement is an interest in land that entitles the owner of the easement to use the land of another for a specific purpose. This specific purpose is explained in the terms of the easement. It does not change the ownership the land.

How can new infrastructure go into the Urban Reserves? I thought Metro says development should stay in the Urban Growth Boundary (UGB). If it goes into the Urban Reserves, can residents hook up to it?

Generally, sanitary sewers are considered an urban service and should be in the UGB. There are limited exceptions to this rule to allow for the location of utilities outside the UGB to supply efficient service to those properties inside the UGB. This is the case with this project — by installing the line outside the UGB, it can be more efficiently constructed by following the contours of the land.

Properties outside the UGB are not allowed to connect to the sanitary sewer. There are exceptions for situations that could result in a public health hazard and for certain agricultural business uses such as food processing. CWS must abide by these rules. For those properties outside the UGB, they will continue to use a septic system. Once they are annexed into both the UGB and City of Sherwood, they can connect.

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FAQ - QUESTIONS AND ANSWERS (CONTINUED)



How do you build seismic resilience? What are the pipes made of and are they earthquake resilient?

The pipes for a project of this size are likely made from a flexible polyvinyl chloride (PVC) connected with flexible watertight joints. These joints provide seismic resilience by allowing the pipe to flex without breaking. This material is an improvement over traditional rigid concrete pipe materials that can crack with ground movement.

How does restoration work tie into the pipe and infrastructure construction?

As a water resources management utility, we are responsible not only for infrastructure but also protecting public health and the Tualatin River Watershed.

In addition to sanitary sewers, CWS is also the agency responsible for stormwater within the Tualatin River Basin. A big part of protecting the health of the Tualatin River is protecting the health of the streams that feed it. We do this by protecting the streams from encroachment by new development, regulating stormwater flows into our streams, and enhancing our streams by removing nonnative and invasive plants and protecting them from erosion.

What if we have livestock or goats that will be removed or affected? How do you handle that? Can livestock go elsewhere for an interim period?

Relocation or protection of livestock will be negotiated during easement acquisition. It is helpful if residents let CWS know early if they have unique concerns. CWS can work with individual property owners on resolutions to minimize impacts.

What happens if the project impacts someone's driveway, lawn, etc.?

Our contractors are required to restore the site as it was found or better. In the situation where we can't replace what was affected, this will be negotiated in the easement acquisition phase. As design progresses on the project, we will be able to determine impacts to individual properties and work with the property owner on the desired level of restoration.

Does Clean Water Services manage roadside drainage ditches?

No, roadside ditches are maintained by the agency responsible for the road. CWS regulates the vegetated corridor on either side of sensitive areas (creeks, wetlands, and streams). Sometimes this may include ditches if they were historically a stream. We also install and maintain storm drainage infrastructure and facilities, sanitary sewer pipes and pump stations, and resource recovery facilities.

Can you provide digital maps of the alignments?

Yes, PDFs of the maps are available. Please contact Daniel Rittatore at RittatoreD@cleanwaterservices.org.

What are potential impacts from construction?

Neighbors near the construction site may experience some traffic delays and noise. Crews will work with neighbors to ensure they can access their property. Any traffic delays will be communicated with neighbors as soon as possible. There will be no long-term lane closures. Please observe traffic control signage and follow the direction of flaggers. On-street parking may be restricted.

If my property is impacted, who should I contact?

Daniel Rittatore at RittatoreD@cleanwaterservices.org or 503.681.3608.

Will this project affect access to my home or street?

During construction, there may be temporary traffic delays as crews move heavy equipment into and through the project site. Crews will work with neighbors to ensure impacts and delays are minimal. There should be no long-term blocks to driveways or sidewalks. Please allow extra time when leaving and entering your property as crews ensure the area is safe.

What are the working hours and how much noise should I expect?

Construction will take place between 7 am and 6 pm Monday through Saturday. Construction noise is unavoidable during this process, but crews will try to limit excessive noise before 9 am. Neighbors may also notice dust, especially during dry weather.

A variety of factors, including conditions underground, weather, subcontractor schedules, and availability of materials may cause periods of inactivity.