

# Lander Street Water Renewal Facility Improvements Community Workshop #3 Open House Summary

DATE: May 2018  
PROJECT NUMBER: LSP-070/684142

The City of Boise is beginning the process of planning, designing, and constructing improvements to the Lander Street Water Renewal Facility. Over the next several years, the city will replace aging equipment and disinfection processes at the facility and implement modern and sustainable water renewal practices. The improvements will require expanding the Lander Street Water Renewal Facility and making several changes near the Boise Greenbelt and a large residential neighborhood to the north. The city will need to obtain a Conditional Use Permit from the Boise Planning and Zoning Commission.



*Open house participants*

Because the city places a high value on local neighborhoods, the community engagement process has gone above and beyond the requirements of the Conditional Use Permit. Community members have been invited to a series of workshops to participate in the planning and design process.

## Workshop overview

The third community workshop was held on May 9, 2018 from 4 to 6:30 p.m. at the Lander Street facility conference room. The purpose of the workshop was to:

- » Review plans to improve sustainability and capacity of the Lander Street Water Renewal Facility.
- » Provide an opportunity for community members to speak one-on-one with project staff and provide comments.
- » Explain the next steps for the project and how the city will continue to communicate with the neighborhood.

Thirty-two people attended the third workshop.

## Notification Process

The City of Boise used several methods to invite community participation.

- » **Postcard** – A postcard announcing the workshop was mailed to:
  - » Every business and residential addresses in the vicinity of the Lander Street facility.

- » Property owners within 1,000 feet of the facility and 300 feet of the Boise Valley Canal bordering the facility.
- » The stakeholder database for the project.

The postcard and copies of all mailing lists are included in the appendix.

- » **Walking** – Members of the project team hand-delivered the postcard to houses along Lander Street and within the immediate vicinity of the Lander Street facility.
- » **Greenbelt and neighborhood signage** – Sandwich boards announcing the workshop were placed along the Greenbelt and the entrance and exit to Lander Street.
- » **Website and social media** – The city posted the workshop invitation on the project website and neighborhood Nextdoor site.



*Neighborhood signage*

## Workshop format and displays

The workshop was arranged in an open-house style with no formal presentation. Display boards were posted around the room with detailed information about project. A screen in the center of the room showed a rotating series of views of the new facility.

Attendees were greeted at the door and given a brief meeting guide and comment sheet. They were encouraged to spend as much time as needed to review the displays, speak with project staff and leave written comments.

Display boards included:

- » **Boards (1) and (2)** included a welcome message and background about the Lander Street Water Renewal Facility project.
- » **Boards (3) (4)** included the outcomes of the early community engagement process and several community suggestions that were included in the plans.
- » **Boards (5) (6) (7)** showed an overview of planned improvements to the Lander facility, including an aerial view, master plan and Phase I of the improvements.
- » **Board (8)** was a map of six “viewpoints” of the improved facility. A large screen showed a rotating series of all six viewpoints.
- » **Boards (9a) (9b)** included the landscaping site plan, typical section and materials.
- » **Boards (10a) (10b) (10c)** included details about the proposed facility access from Veterans Memorial Parkway and the existing access from Lander Street.
- » **Board (11)** included a project schedule.
- » **Board (12)** included construction information.

- » **Board (13)** gave an overview of next steps for the project.

Copies of the display boards and meeting guide are included in the appendix.

## Questions

The written comment sheet included four questions:

1. Do you have any questions or concerns about the city's plans to improve the Lander Street Water Renewal Facility?
2. Do you have any questions or comments about construction?
3. Do you support the preferred Veterans Memorial Parkway access?
4. Do you have any other comments or questions?

A summary of comments begins on page 3.

# Comments and questions

The city received 18 written comments as a part of Workshop #3. The total includes comment sheets, notes from staff, and emailed comments. A full transcription of every comment is included in the appendix to this document.

## Key findings

- » Many participants expressed strong support for the Veterans Memorial Parkway access.
- » Neighborhood residents expressed concern about the potential for additional construction traffic, noise and dust on Lander Street.
- » Many stressed that the Greenbelt access should be open throughout construction.
- » Several requested that the city preserve a greater area of the Lander Street Park. A few suggested moving the Greenbelt access path south of the pond and building a bridge across the pond.
- » A few asked for additional landscaping features, particularly “screening” plants.
- » Some participants asked that the fence be moved further away from the Greenbelt path and closer to the facility.

A question-by-question summary of comments begins on page 4. Verbatim transcriptions of comment sheets and facilitator notes are included in the appendix.

## 1. Do you have any questions or concerns about the city's plans to improve the Lander Street Water Renewal Facility?

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The city received a wide variety of responses to this question. Common topics included the Greenbelt access path, park-like area, fence and landscaping. This document includes a summary of responses. A full transcription is included in the appendix.

### **Greenbelt and park-like area**

- » Consider moving the Greenbelt path south of the pond and building a bridge over the narrow part of the pond. Don't run the Greenbelt path right through the middle of the park-like area.
- » The plan would be better from a neighborhood use viewpoint if the headworks building were be shifted south and carbon filtration buildings could be shifted east or north. The idea is to preserve as much of the park-like area as possible.
- » Please keep the Greenbelt open. Build the new path before closing the existing one. Maintain Greenbelt access from Lander Street.
- » Move south access road (loop road) to center of plant, rather than along the Greenbelt.
- » The look and feel of the Greenbelt access path is important. Please add amenities such as benches or formal planting areas.
- » Consider connecting Greenbelt access via Bell Lane. This would tie in with the Glendale crossing.
- » I support moving the Greenbelt path west of the pond in order to preserve neighborhood access during construction.

### **Fence**

- » Please pull fencing back as far as possible and add landscaping in front of the fence.
- » The 10-foot fence is rather prison-like. Perhaps it could be kept tight to the facility and then expanded when needed.
- » Please move the fence toward the construction laydown area at the junction of the Greenbelt and access path.
- » Please find a different laydown area so that the southwest corner doesn't have to be fenced.
- » Please use a chain-link fence around the canal to protect the bank.
- » The Lander Street gate should be shifted to the south about 100 feet.

### **Landscaping and views**

- » Please consider options to preserve or reconstruct the landscaped island in front of the historic structure. Parking can be moved elsewhere. The island is historic and should not be removed.
- » Please screen the plant from public view. Clean up ponds and area behind ball fields.
- » Please plant more "screening" plants to views 3 and 4.
- » Please refinish the pond area as a nice park.

### **Other**

- »
- » I appreciated the process and being listened to.

- » I endorse the decision to not put in a general parking lot. Moving the restroom will cause vehicles to park at Willow Lane.
- » Thank you for simply leaving the historic 1950s operations building relatively undisturbed. The terrazzo floors, oak railings, radiators and other historic features need to be photo-documented and protected in whatever future use you propose.
- » The proposed modifications seem excessive and expensive. Please clarify the need for so much additional capacity.
- » Please keep the restroom open all year.
- » Please maintain parking off Lander Street.
- » Will this project affect deer and fox on the southeast fence line?

## 2. Do you have any questions or comments about construction?

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The city received two responses to this question:

- » Construction should be staged off Veterans Memorial Parkway.
- » Please place speed bumps throughout the neighborhood.

## 3. Do you support the preferred Veterans Memorial Parkway access?

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Five people indicated they supported the Veterans Memorial Parkway access and one person indicated they did not support the access.

Reasons in support of the Veterans Memorial Parkway access included:

- » Lander Street is very small and it would not be able to handle additional traffic and construction machinery.
- » It keeps heavy truck traffic, noise and dust away from residential streets.
- » Veterans Memorial Parkway is better for large vehicles than State Street.
- » The access needs to be right-in, right-out.
- » The neighborhood has lots of children and dogs.

Reasons against the access included:

- » The location of the Veterans Memorial Parkway access dissects the largest portion of the Lander Street Park.
- » It invites interference between bicycles, pets, and law enforcement.
- » It detracts from some residents' privacy.

## 4. Do you have any other comments or questions?

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Responses to this question included:

- » Please save as much park land as possible south of the canal.

- » Install a fence on the peninsula to keep homeless people out.
- » Consider the impact to the southeast Greenbelt landscapes.
- » Did you consider moving the access road away from the Greenbelt?

## Appendix

- » Workshop display boards
- » Transcription of comment sheets
- » Transcription of sign-ins
- » Invitation postcard
- » Postcard mailing list:
  - Neighborhood saturation drop
  - Stakeholder database
  - Property owner mailing list: 1,000-foot radius around Lander facility
  - Property owner mailing list: 300-foot radius around Boise Valley Canal
- » Greenbelt and neighborhood signage
- » Social media posts