

COMMUNITY WORKSHOP SUMMARY

October 29, 2015

Throughout the Water Reclamation Facility (WRF) project, the Program Management Team will use a variety of approaches and forums to reach the various stakeholders and community members to gain feedback. The community outreach efforts include: stakeholder meetings, Water Reclamation Facility Citizen Advisory Committee (WRFCAC) meetings, Council study sessions, project website, newsletters/e-blasts and/or surveys and community workshops. The workshops will each focus on specific topics for the community to weigh in on. There will be some workshops/meetings that focus on more of the technical side of the WRF project, and others that focus on big picture issues, design and architecture. The intent of the outreach program is to reach a variety of audiences, each with its own interests relative to implementing the new facility.

The Water Reclamation Facility Program Management Team conducted Community Workshop #1 which included a general overview of the current project status, review of site location selected, and discussion of next steps through the environmental review, permitting requirements, and design processes, as well as providing a forum for input for the Facilities Master Plan. The workshop was held at the Veteran's Memorial Hall on Thursday, October 29th, from 6:30 p.m. - 8:30 p.m. Approximately 30 community members, plus a number of WRF Program Management Team, and City staff attended the workshop. The workshop engaged participants in a fun and interactive way through a brainstorming exercise and a visual preference survey. Results from these exercises are described below and will be used to help guide the Facilities Master Plan.

The first brainstorming exercise asked participants to voice their issues, ideas, and concerns regarding five (5) categories: Reclamation, Public Amenities, Neighborhood Compatibility, Issues/Concerns, and Other Ideas. Participants from the community were then asked to provide their three (3) top priority issues, and any other comments, onto a comment card. These results are in the attached summary. The top priority items include minimizing the visual impact along Hwy 41 and the adjacent properties, building a cost effective facility that meets the needs of the City, and how the City plans to recycle and reuse reclaimed water from the facility. Neighborhood compatibility was also important to community participants, including any impacts involving odor, noise, transportation, construction, and design.

The final part of the workshop was a Visual Preference Survey, which allowed participants to express their preferences on different architectural styles and elements that could be incorporated into the site's buildings, as well as community-focused elements to be considered as part of site planning. Each participant was given a remote control device to vote on projected architectural character images and site features that would be appropriate or not appropriate for the City of Morro Bay Water Reclamation Facility. Participants voted on each image and the results appeared instantaneously.

In summary, the participants preferred architectural character that was a modern interpretation of agrarian, agrarian with simple forms, or bermed buildings, and which also combined a variety of materials and color, had a low profile, a 360 degree design, blended with the natural surroundings, and that integrated sustainable design elements, such as green roofs.

More traditional agrarian, contemporary, or industrial looking architecture was not preferred for the WRF, especially anything too big or buildings that look like a warehouse, strip mall, or sewer plant. Participants gravitated toward interpretive and educational design elements that were interactive and that would be fun for younger school children during field trips, but cautioned about costs associated with these amenities. They liked the images of the wetlands, native plantings, outdoor spaces open for public use, and water features incorporated into visitor experiences. They also preferred to utilize landscaping, water, landscaped berms, and avocado orchards to screen views of the facility from Hwy 41. See attached response report.

COMMUNITY WORKSHOP SUMMARY

October 29, 2015

BRAINSTORMING EXERCISE

TOPICS	COMMENTS
<u>Reclamation:</u>	<ol style="list-style-type: none"> 1. Work with state boards <ol style="list-style-type: none"> a. Anticipate regulations 2. Water rights – high demand 3. All in one phase 4. Use water for City, farmers or combo 5. Quality of water 6. Use water to irrigate city landscaping and property
<u>Public Amenities:</u>	<ol style="list-style-type: none"> 1. Trail/ walking path 2. Constructed wetland with educational component 3. Entry visual is important along Hwy 41
<u>Neighborhood Compatibility:</u>	<ol style="list-style-type: none"> 1. Traffic 2. Noise 3. Night sky 4. Attractive signage 5. Water compatibility 6. Incentives for neighbors
<u>Issues/Concerns:</u>	<ol style="list-style-type: none"> 1. What kind of WRF are we designing? 2. Technology types – Perc, etc. 3. Educate public with workshops on technology 4. Odor 5. Visual – from adjacent property and 41 6. Keep light pollution down (night sky) 7. Wind 8. Property values 9. Inform public for involvement
<u>Other Ideas:</u>	<ol style="list-style-type: none"> 1. Visually compatible 2. Mitigate visual impacts

Morro Bay Water Reclamation Facility Program Management
Workshop Summary - Top 3 Priorities
Workshop Date: October 29, 2015

# of Participants	Top Priorities	Comments
10	Cost (to build) plant	Be realistic about cost and amenities, It's a plant not a museum.
9	Recycled water/reclamation	Water should benefit rate payers mostly. Energy efficient resources. Used for irrigation, farming, drinking NOT wasted. Early coordination with state agencies for leading technology for toilet to tap. Be a model city for new technology. Use every drop of water, don't throw it away in outfall. Incorporate today's allowable water reuse and plan for future. Future is almost here. Direct potable reuse is the future.
6	Visual impact	Mitigate visual impact, subtle, low key
4	Neighborhood compatibility	Minimum community impact, Odorless, visual, capatible, Incorporate plant in Rancho Colina site such that odor, noise, transportation impact are minimal to greatest extent possible.
3	Build entire job at once to save cost	Build both phases at once, Get plant built on quickly as possible using BAT. Do all phases at once.
2	Location	Build on North side of 41
2	Odor	Property values
2	Who gets water?	City, farmers or combo?
2	Technology/ Process selection	Don't jump into PERC
1	Cost of operating plant	
1	Issues/Concerns	
1	Time (get it going)	
1	Sidewalk from Main/41 to Ironwood on north side of Hwy 41	
1	Construction impact/noise	How long will be road be dug up? Tractor, beeping
1	Night sky	
1	Design	Morro Bay needs: smaller, agrarian, bermed, invisible! Love barn look ONLY. Architecture: make the facility as invisible as possible, nothing too predictable or expected for coastal town, like lots of lush landscape.
1	Include additional uses (Amenities)	Education, meeting rooms, recreation, solar component (or other alternative energy) to run plant, public art, create outdoor space for concerts and/or plays (outdoor amphitheatre), add free RV dump station for the public, see if education can be part of it, Public art/murals, community meeting rooms, a fountain, public education about our water (kids need to learn this),
1	Do CIP on all pipes as part of project to save on costs later	
1	Competitive public bids	
1	Finish in 5 years with drinking water	How much add for drinking water?
1	Compost byproducts and add yard waste compost and sell to	Onsite composting - anarobic digesting.
		MISCELLANEOUS COMMENTS/ISSUES/CONCERNS:
		1. Well-organized meeting, examples from other cities, all the Oxnard buildings look crazy - unsubtle!
		2. Mosquitos with open water
		3. Make sure contractors have bonding to cover what they are doing.
		4. What happens to old facility. How much is it worth?
		5. Land only; ranchers - rights superior to city or Agriculture? water boards in state. Different than PWAB.
		6. Possible rain water collection to use in process?
		7. Incorporate new city hall in building (then we know odor and noise).
		8. Will this open Morro Valley to more home development = Negative.
		9. Partner with landscape and/or alternatively building companies.
		10. Lease property around plant for orchard or animal herds.

Response Reports


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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

1	What was the estimated population of Morro Bay according to the US Census in 2014?		
A	0%	8,656	
B	9%	9,224	
 C	74%	10,544	
D	17%	12,865	

2 Is this architectural character appropriate?

A photograph of a building complex. On the left is a two-story building with a red roof and blue siding. To its right is a long, single-story building with a dark roof and dark siding. A sign on the single-story building reads "FIRESTONE WALKER BREWING CO.". The foreground is a grassy field.

Dislikes:

- too high
- color, too dark
- looks like a motel
- looks like a warehouse

A	17%	Appropriate
B	46%	Neutral
C	38%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

3 Is this architectural character appropriate?



Dislikes:

- too modern
- ugly, doesn't fit in
- not modern enough
- doesn't compliment a fishing village

Likes:

- water, brings in birds, nature

A	33%	Appropriate
B	25%	Neutral
C	42%	Not Appropriate

4 Is this architectural character appropriate?



Likes:

- barn like
- fits in
- not pretentious

A	33%	Appropriate
B	29%	Neutral
C	38%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

5 Is this architectural character appropriate?



Dislikes:

- looks like a strip mall
- too barn like

A	29%	Appropriate
B	42%	Neutral
C	29%	Not Appropriate

6 Is this architectural character appropriate?



A	58%	Appropriate
B	25%	Neutral
C	17%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

7 Is this architectural character appropriate?



A	33%	Appropriate
B	25%	Neutral
C	42%	Not Appropriate

8 Is this architectural character appropriate?



A	82%	Appropriate
B	5%	Neutral
C	14%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)


(Includes only students who took assessment)

9 Is this architectural character appropriate?



A	62%	Appropriate
B	8%	Neutral
C	29%	Not Appropriate

10 What year was Morro Bay incorporated?

 A	77%	1964
B	23%	1946
C	0%	1694
D	0%	1469

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

11 Is this architectural character appropriate?



Likes:

- variety
- not boring
- landscaping
- lots of windows
- agrarian but modern
- color is nice

A	52%	Appropriate
B	30%	Neutral
C	17%	Not Appropriate

12 Is this architectural character appropriate?



A	25%	Appropriate
B	8%	Neutral
C	67%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

13 Is this architectural character appropriate?



Dislikes:

- looks like a state prison
- looks like a sewer plant
- no buffer
- not a nice design

A	12%	Appropriate
B	29%	Neutral
C	58%	Not Appropriate

14 Is this architectural character appropriate?



A	4%	Appropriate
B	0%	Neutral
C	96%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)


(Includes only students who took assessment)

15 Is this architectural character appropriate?



A	8%	Appropriate
B	29%	Neutral
C	62%	Not Appropriate

16 When was the existing waste water treatment plant originally constructed?

A	5%	1941
 B	45%	1953
C	23%	1962
D	27%	1964

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

17 Is this architectural character appropriate?



Dislikes:

- looks too industrial
- looks like a factory
- too old looking
- pre-fab looking

A	12%	Appropriate
B	8%	Neutral
C	79%	Not Appropriate

18 Is this architectural character appropriate?



Likes:

- low profile
- ultra modern but fits in
- water in front

A	35%	Appropriate
B	26%	Neutral
C	39%	Not Appropriate

Response Reports

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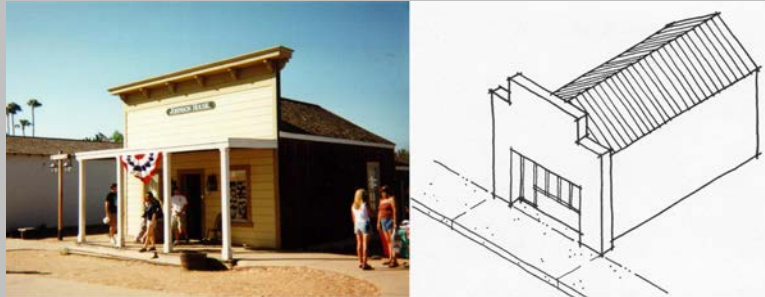
Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

19 Is this architectural approach appropriate?



A	22%	Appropriate
B	22%	Neutral
C	57%	Not Appropriate

20 Is this architectural character appropriate?



Dislikes:
- too big
- old fashioned

A	29%	Appropriate
B	17%	Neutral
C	54%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

21 Is this architectural character appropriate?



A	78%	Appropriate
B	4%	Neutral
C	17%	Not Appropriate

22 Is this architectural character appropriate?



Dislikes:

- facades aren't good b/c there are other viewers on all sides.
- need 360° architecture for property owner, etc.

A	4%	Appropriate
B	12%	Neutral
C	83%	Not Appropriate

Response Reports


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Session: WRF Workshop

Class: MB WRF

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(Includes only students who took assessment)

23	What months are typically peak flows in Morro Bay?		
A	4%	January and February	
B	12%	June and July	
 C	67%	July and August	
D	17%	April and September	

24	Are green building practices important to you?		
			Can we combine with other energy facilities (i.e., solar)?
A	50%	Definitely	
B	29%	Yes, depending on cost	
C	17%	Neutral	
D	4%	No, not at all	

Response Reports

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Class: MB WRF

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(Includes only students who took assessment)

25 Should green roofs be considered?



A	42%	Definitely
B	29%	Yes, depending on cost
C	17%	Neutral
D	12%	No, not at all

Response Reports

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Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

26 Is it important to create a visitor experience?



Dislikes:

- waste of money

A	30%	Definitely
B	22%	Yes, depending on cost
C	13%	Neutral
D	35%	No, not at all

Response Reports

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Session: WRF Workshop

Class: MB WRF

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(Includes only students who took assessment)

27 Is it important to have interpretive exhibits and learning stations?



A	30%	Definitely
B	30%	Yes, depending on cost
C	13%	Neutral
D	26%	No, not at all

Response Reports

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Session: WRF Workshop

Class: MB WRF

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(Includes only students who took assessment)

28 Is public art important to include?



A	17%	Definitely
B	21%	Yes, depending on cost
C	21%	Neutral
D	42%	No, not at all

Response Reports

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Session: WRF Workshop

Class: MB WRF

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(Includes only students who took assessment)

29 Is this treatment along Hwy 41 appropriate?



Dislikes:

- planning commission won't approve upkeep & maintenance
- not rural looking
- cost

A	35%	Appropriate?
B	26%	Neutral
C	39%	Not Appropriate

30 Is this treatment along Hwy 41 appropriate?



A	92%	Appropriate
B	8%	Neutral
C	0%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

31 Is this treatment along Hwy 41 appropriate?



A	46%	Important
B	29%	Neutral
C	25%	Not Important

32 Is this treatment along Hwy 41 appropriate?



Fruit and other crops
grown on property:
- Donate to food bank
as mechanism for
funding

A	88%	Appropriate
B	12%	Neutral
C	0%	Not Appropriate

Response Reports

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Session: WRF Workshop

Class: MB WRF

Class Points Avg: 7.58 out of 100.00 (7.58%)

(Includes only students who took assessment)

33 Is this treatment along Hwy 41 appropriate?



Glimpse would be appropriate

A	33%	Appropriate
B	29%	Neutral
C	38%	Not Appropriate