

	Mitigation List Adopted 12/13/11 RNA Meeting	Rank	Goals	Criteria	Pipeline also
	Treatment Plant Mitigations – Design and Operation				
1	Insurance coverage will be maintained by LOTWP for long as the plant and pipeline are in operation to compensate local residents for any personal and real property losses caused by accidents, malfunctions, crashes, or other incidents related to plant and pipeline operations, including chemical releases, pipeline leakage, or water releases and spills, including flooding, erosion, and any form of ground movement and settling.		5	5	X
2	Independent appraisal/evaluation of all homes in the vicinity of the plant and pipeline to determine effect of proximity to industrial plant and pipeline on future valuation		5	5	X
3	Mitigate lost tree canopy on site by removing invasives and planting native plants of the same caliper (size) on plant site or at a secondary site like Cedar Island Park.		3,4,7	5	X
4	Fund established to attract matching funds for remodeling Robinwood Station		8	6	X
5	Fund established to attract matching funds for Trillium Creek restoration		8	6	X
6	Move the treatment plant security perimeter away from adjacent properties so there is room to buffer pedestrian paths with berms and landscaping. No pedestrian paths on property lines.		3,4,5	5	
7	Require that LOTWP develop an Emergency Response Plan to address potential threats to surrounding properties that could be triggered by a natural disaster or an operation incident. Use this plan to help inform the plant design so that potential threats to adjoining properties may be avoided. e.g. release rates for emergency water spills are metered at a rate that does not cause damage to downstream properties.		1,3,5	3	X
	Treatment Plant - Construction				
1	Construction /mitigation single point of contact with 24 hour hotline for reporting, using LOCOM. Require contractor to report construction related complaints to the West Linn when they occur and summarize responses addressing complaints each month in a written report to the West Linn.		2	4	X
2	Independent mitigation compliance monitoring consultant selected by GNC and paid by LOTWP, with all contractors subject to accelerating fine schedule for non-compliance with Conditions of Approval. Require that the contractor or construction manager hold regular meetings in the neighborhood to explain the status of the project.		2	4	X
3	Green construction practices, including: all construction vehicle using Ultra Low Sulphur Diesel, limited vehicle idling and limited use of generators.		2,4	4	X
4	Fund to offset hardship residential sales during construction phase with defined circumstances in which this could be applied, e.g. when a person is unable to delay the home sale until after construction is completed due to death, health crisis, mandatory job relocation, etc.		5	4,5	X
5	Separate the pathway, landscaping and perimeter screening/buffer contract from the plant construction contract to ensure these improvements are not dropped as a result of cost overruns.		3,4,7	6	X
6	Construction workers may not park on local streets. Workers must park on-site or at designated off-street parking sites and bussed to the worksite. Delivery trucks may not park or wait on residential streets. They must either enter the construction site or wait in designated off-site staging areas. Access to adjacent residential properties shall maintained at all times.		2,4	4	X

	Mitigation List Adopted 12/13/11 RNA Meeting	Rank	Goals	Criteria	Pipeline also
	Residential Streets - Design & Improvement				
1	Hazard impact and response scenario for a pipeline break along the residential route to be developed and approved by the neighborhood.		1,5	5	
2	Permeable path without swale or slightly wider pavement cross section with multiuse lane striped & signed on one side of Mapleton. Fee-in-lieu for Half Street Improvement to be applied to an alternative amenity / cross-section on Mapleton, or to be applied elsewhere in Robinwood Neighborhood.		0,1,3,5,8	5,6	
3	Given that construction activity will likely compromise the entire street section, the entire width of the current street pavement section, including the subgrade, shall be rebuilt to the current City Public Works standards.		0,1,5,8	5,6	
4	City ROW marked (survey stakes) ASAP to assist in design of final ROW.		3,8	4	
5	Concrete Asbestos water lines replaced on Mapleton and Kenthorpe in cooperation with City of West Linn		0,8	5,6	
	Residential Street Mitigations - Construction				
1	Maintain daily access to all driveways / residences by vehicle with access closures limited to (DEFENSIBLE TIME HERE). Require the contractor to inform residents about all planned access closures by telephone, email and in writing at least 10 work days prior to a closure. Maintain one traffic lane open at all times on residential streets for emergency vehicle access.		2	4,5	
2	Off-street staging area required. No loading, unloading or staging of equipment or materials on residential streets, except materials (pipe and fill) for immediate placement into excavation. No equipment or materials in ROW after work hours, except construction safety and warning devices.		2	4	
3	Temporary information signs and lights on Hwy43 and Nixon intersections to indicate street closures and local access conditions on Mapleton and Kenthorp.		2	4,5	
4	Relocate Storm Water Grate at Hwy 43 & Mapleton to a location out of the Mapleton travel lane.		8	6	
	Hwy 43 – Design and Improvement				
1	Sidewalk or buffered multi-use path on one side of Hwy43 through the entire business district, north to West Linn city limits.		0,1,8	6	
2	Left turn lanes at Arbor Dr., north and southbound		0,1,8	6	
3	Pedestrian safety islands at Cedaroak and Arbor.		0,1,8	6	
	Hwy 43 – Construction				
1	Maintain 2-way traffic with cones wherever width of ROW allows. Minimize 1-way traffic and flagging to 'as absolutely necessary', not the default.		2,5	3,4	
2	Maintain bike and pedestrian lane during construction for children going to school		2,5	3,4	
3	GNC representative and City of West Linn invited to all LOTWP / ODOT Meetings related to LOTWP transmission pipeline planning and permitting.		8	3	