Existing Condition Analysis

G. EXISTING CONDITIONS (prepared by certified wetland biologist Schotts and Associates)

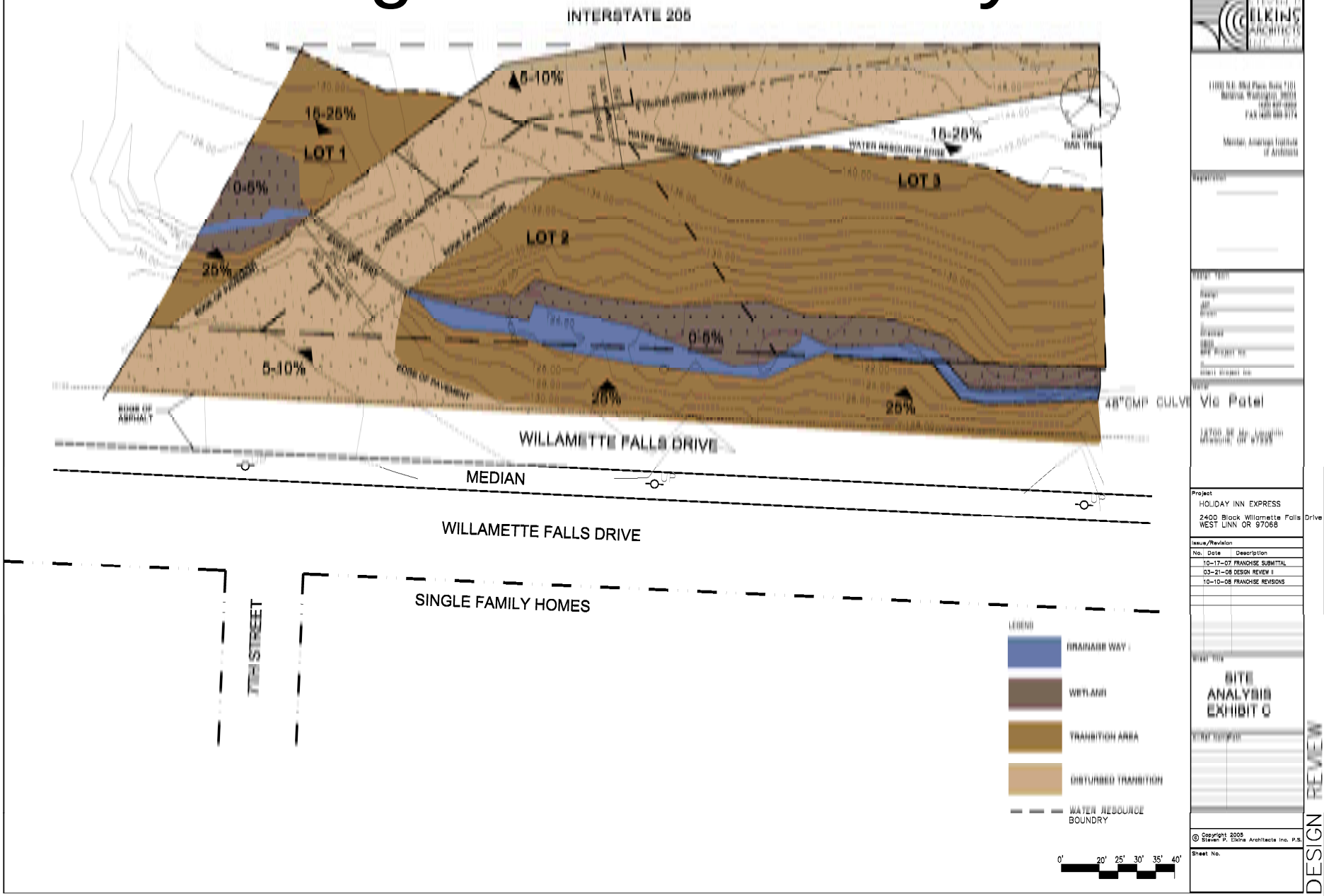
A drainage way flowed from northwest to southeast onto Parcel 3 where it flowed into an onsite pond on the eastern portion of the parcel. The pond overlapped onto Parcel 1 where stormwater flow was directed into a 24-inch culvert that extended beneath the abandoned road grade. The culvert emptied onto the southwestern corner of Lot 3400 where the drainage resumed its meander path. The drainage flowed through a depression that extended across Tax Lots 3400 and 3500. The depression was created as a result of the construction of the abandoned Willamette Falls Drive and the currently used Willamette Falls Drive. The property in these tax lots sloped down from the two road grades at 0-10% on old fill material into the small floodplain that flanks the drainage. The vegetation in the western two-thirds of Tax lots 3400 and 3500 consisted of grass and forb species. The vegetation in the eastern one-third consisted of shrubs, woody vine, and some deciduous tree species. The drainage way exited the property through a second culvert that extended offsite to the northeast beneath Willamette Falls Drive.

The depression on the east side of the road was an extension of the upstream section of Parcels 3 and 1. The flood plain in the depression in these two parcels was wider than the downstream sections. This is due to the two artificial constraints the road grades impose. There were sections of fill on both the north and south sides of this section as well. The vegetation in this portion of the subject property consisted of mature deciduous trees, non-native shrubs and woody vine species, ferns, and grasses.

The Local Wetland Inventory (LWI) for the City of West Linn indicates a drainage way flowing through two wetlands separated by an abandoned road on the subject property (BE-01 & BE-02). The Clackamas County Soil Survey indicated Woodburn silt loam on 3 to 8 percent slopes. The Woodburn series is not listed to be hydric. The topographic map indicates there to be an old road grade extending from southwest to northeast through the middle of the subject property, and a drainage flowing from northwest to southeast. The topographic map also show the drainage to flow through a well defined northwest to southeast situated swale.

Based on the vegetation, soils and hydrology data collected onsite, 0.25 acres (10,734.99 sf) of PEM/Sloped wetland were found onsite (area includes wetland on either side of culvert and drainageway). The wetland boundaries were flagged. The flagging was surveyed by Burton Engineering, a Professional Land Surveyor (PLS).

Existing Condition Analysis



Existing Condition Pictures

drainageway

View of lawyers entry drive

Existing Condition Pictures

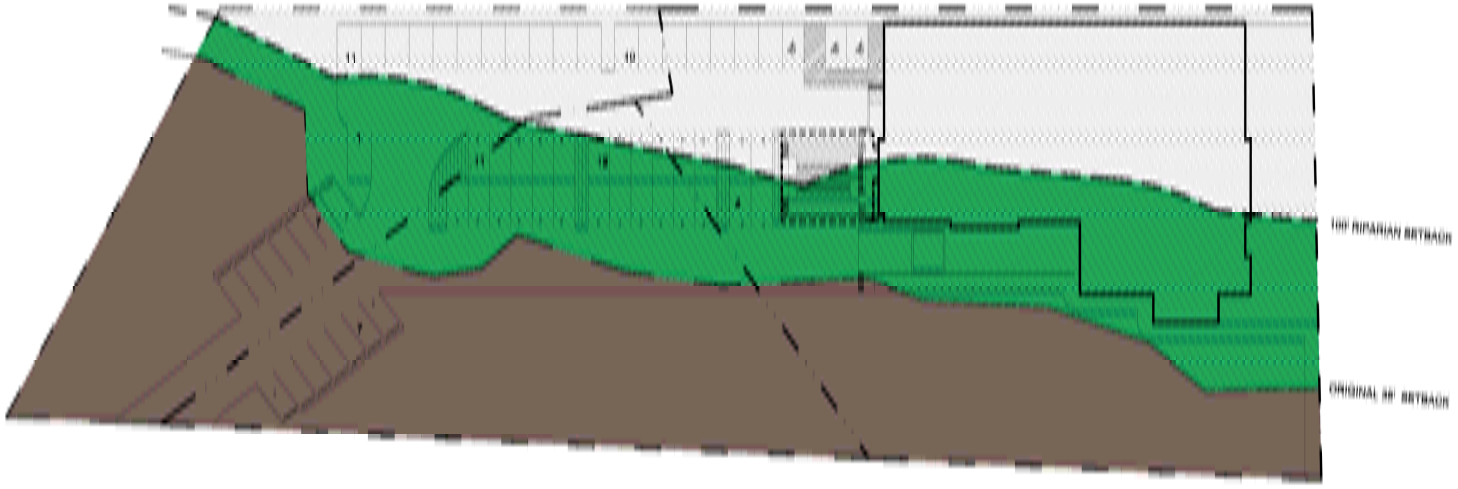
Lawyers office at Creek

Hotel Site Entry Drive

Existing Condition Pictures

PANORAMIC

IMPACT OF ZONE CHANGE



ORIGINAL WETLAND/CREEK SETBACK AREA

ORIGINAL BUILDABLE AREA

INCREASE IN SETBACK AREA DUE TO ZONING CHANGE

(HARDSHIP) NOW VS. THEN

WHEN LAND WAS PURCHASED TO BUILD 70 UNIT HOTEL
- BUILDABLE AREA: 38,184 S.F.

BUILDABLE AREA AFTER CODE CHANGE DURING PROJECT PLANNING
- BUILDABLE AREA: 19,176 S.F.

ZONING CODE CHANGE STOLE 50% OF THE BUILDABLE AREA FOR THESE PROPERTIES. ONLY THROUGH THE USE OF HARDSHIP PROVISIONS OF CHAPTER 32 CAN THIS PROPERTY OBTAIN ECONOMIC VIABILITY.

— — — 100 FT SETBACK

-------- ORIGINAL 35 FT SETBACK

0' 20' 25' 30' 35' 40'

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HOLIDAY INN EXPRESS
10400 North Willamette Falls Drive
WEST LINN OR 97068

Sheet Title

HARDSHIP EXHIBIT A

X-Ref Name/Path

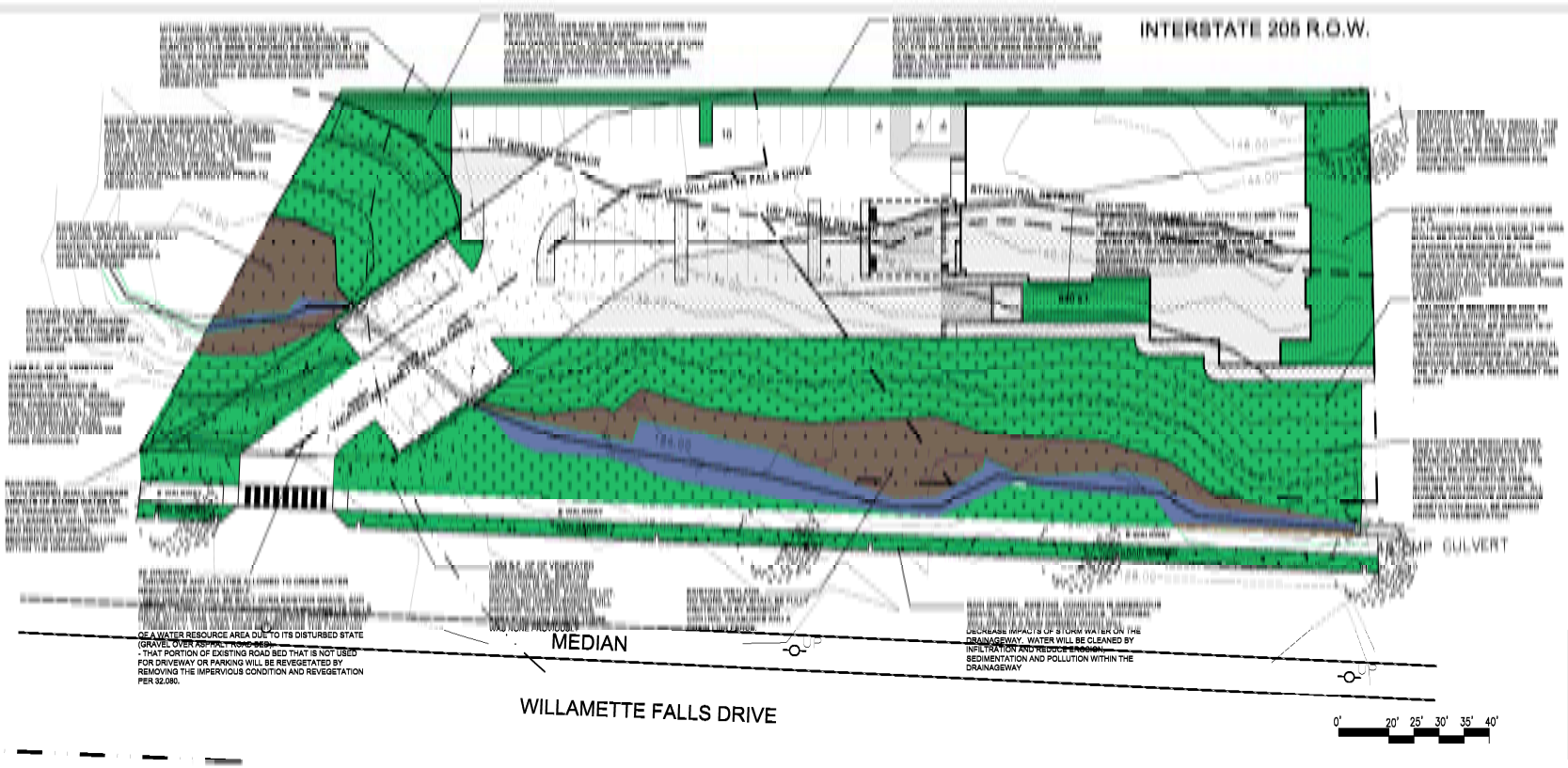
Sheet No.

DESIGN REVIEW

General Conditions of Proposed Development

Applicant proposes to build a 70 unit hotel which has a 10,800 s.f. footprint and 21,247 s.f. 63 stall parking lot. This applicant has done so to obtain a plan that minimizes the impact upon the Water Resource Area to the greatest extent possible.

Proposed Site Plan



LEGEND
EXISTING AREA OUTSIDE WATER RESOURCE AREA

VEGETATED AREA OUTSIDE WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE AREA STANDARDS

LEGEND
EXISTING NON-FUNCTIONING WATER RESOURCE AREA

EXISTING PAVED AREA WITHIN WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE STANDARDS

EXISTING PAVED AREA WITHIN WATER RESOURCE AREA TO REMAIN IN NON-FUNCTIONING STATE STORM CONTROLS SHALL BE ADDED TO THIS AREA

LEGEND
EXISTING FUNCTIONING WATER RESOURCE AREA

DRAINAGE WAY – (EVERYTHING DRAINS HERE)

WETLAND

TRANSITION AREA

FUNCTIONING WATER RESOURCE AREA TO BE PERMANENTLY DISTURBED

WATER RESOURCE BOUNDRY

MINIMUM WIDTH OF W.R.A PER 32.090.C AND SETBACK FOR WALKWAYS

WATER RESOURCE AREA PROTECTION/IMPACTS:

LOT 1:

EXISTING CONDITIONS:
- TOTAL AREA: 16,786 S.F.
- AREA OF WETLAND: 2,059 S.F.
- EXISTING UNDISTURBED (FUNCTIONING) W.R.A.: 5,474 S.F.
- EXISTING DISTURBED W.R.A.: 3,934 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 16,786 S.F.
- AREA OF WETLAND: 2,059 S.F.
- UNDISTURBED (FUNCTIONING) W.R.A.: 5,205 S.F.
- DISTURBED W.R.A.: 3,002 S.F.

NET CHANGE IN CONDITIONS: INCREASE IN FUNCTION OF 932 S.F. WATER RESOURCE AREA. (2,998 S.F. W.R.A. TO REMAIN DISTURBED. MAX. 5000 S.F. DISTURBED ALLOWED)

LOT 2:

EXISTING CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 2,059 S.F.
- EXISTING UNDISTURBED (FUNCTIONING) W.R.A.: 6,298 S.F.
- EXISTING DISTURBED W.R.A.: 3,869 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 2,059 S.F.
- UNDISTURBED (FUNCTIONING) W.R.A.: 5,424 S.F.
- DISTURBED W.R.A.: 4,927 S.F.

NET CHANGE IN CONDITIONS: 1,368 S.F. MORE NON-FUNCTIONING WATER RESOURCE AREA (4,815 S.F. W.R.A. TO REMAIN DISTURBED. MAX. 5000 S.F. DISTURBED ALLOWED)

LOT 3:

EXISTING CONDITIONS:
- TOTAL AREA: 34,307 S.F.
- AREA OF WETLAND: 1,516 S.F.
- EXISTING UNDISTURBED (FUNCTIONING) W.R.A.: 10,315 S.F.
- EXISTING DISTURBED W.R.A.: 0 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 34,307 S.F.
- AREA OF WETLAND: 1,516 S.F.
- UNDISTURBED (FUNCTIONING) W.R.A.: 3,060 S.F.
- DISTURBED W.R.A.: 3,255 S.F.

NET CHANGE IN CONDITIONS: 1,929 S.F. MORE NON-FUNCTIONING WATER RESOURCE AREA (3,255 S.F. W.R.A. TO REMAIN DISTURBED. MAX. 5000 S.F. DISTURBED ALLOWED)

PER CDC 32.090.B.: LOTS PARTIALLY LOCATED WITHIN THE WATER RESOURCE AREA ... SHALL NOT DISTURB MORE THAN 5,000 S.F. OF WATER RESOURCE AREA.

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Vic Patel

Project
HOLIDAY INN EXPRESS
2400 Block Willamette Falls Drive
WEST LINN OR 97068

Issue/Revision

No.	Date	Description
	10-17-07	FRANCHISE SUBMITTAL

REDUCED IMPACT SITE PLAN EXHIBIT B

Sheet No.

DESIGN REVIEW

Proposed Elevations

Proposed Elevations

East Elevation (Not to scale)

Proposed Elevations

South Elevation (Not to scale)

Proposed Elevations

West Elevation (Not to scale)

Perspective Rendering

Holiday Inn Express, West Linn, Oregon

STEVEN P. ELKINS ARCHITECTS INC. P.S.

Water Resource Area Protection Variance

Due to hardship – applicant requests a variance to build a parking lot and building structure within the Water Resource Protection Area to Retain Economic Viability of Land that has been lost due to the increased setback from the wetland/drainageway from 35 feet to 100 feet.

32.090 REDUCTION IN STANDARDS FOR HARDSHIP

The purpose of CDC Section that compliance with CDC Chapter 32 32.090 is to ensure <u>does not cause unreasonable hardship</u>. To avoid such instances, the requirements of CDC Chapter 32 may be reduced. Reductions are also allowed when strict application of CDC Chapter 32 would deprive an owner of all economically viable use of land. The decision making authority may impose such conditions as are deemed necessary to limit any adverse impacts that may result from granting relief.

32.090 REDUCTION IN STANDARDS FOR HARDSHIP

A. (DOES NOT APPLY)

B. Lots located partially inside the water resource area. A reduction to avoid the loss of all economically viable use of a vacant lot recorded with the County Assessor's Office on or before the effective date of this ordinance that is partially inside the water resource area is permitted. Development on such lots shall not disturb more than 5,000 square feet of the water resource area, including access roads and driveways, subject to the erosion and sediment control standards of CDC Chapter 31. Applicants must demonstrate the following:

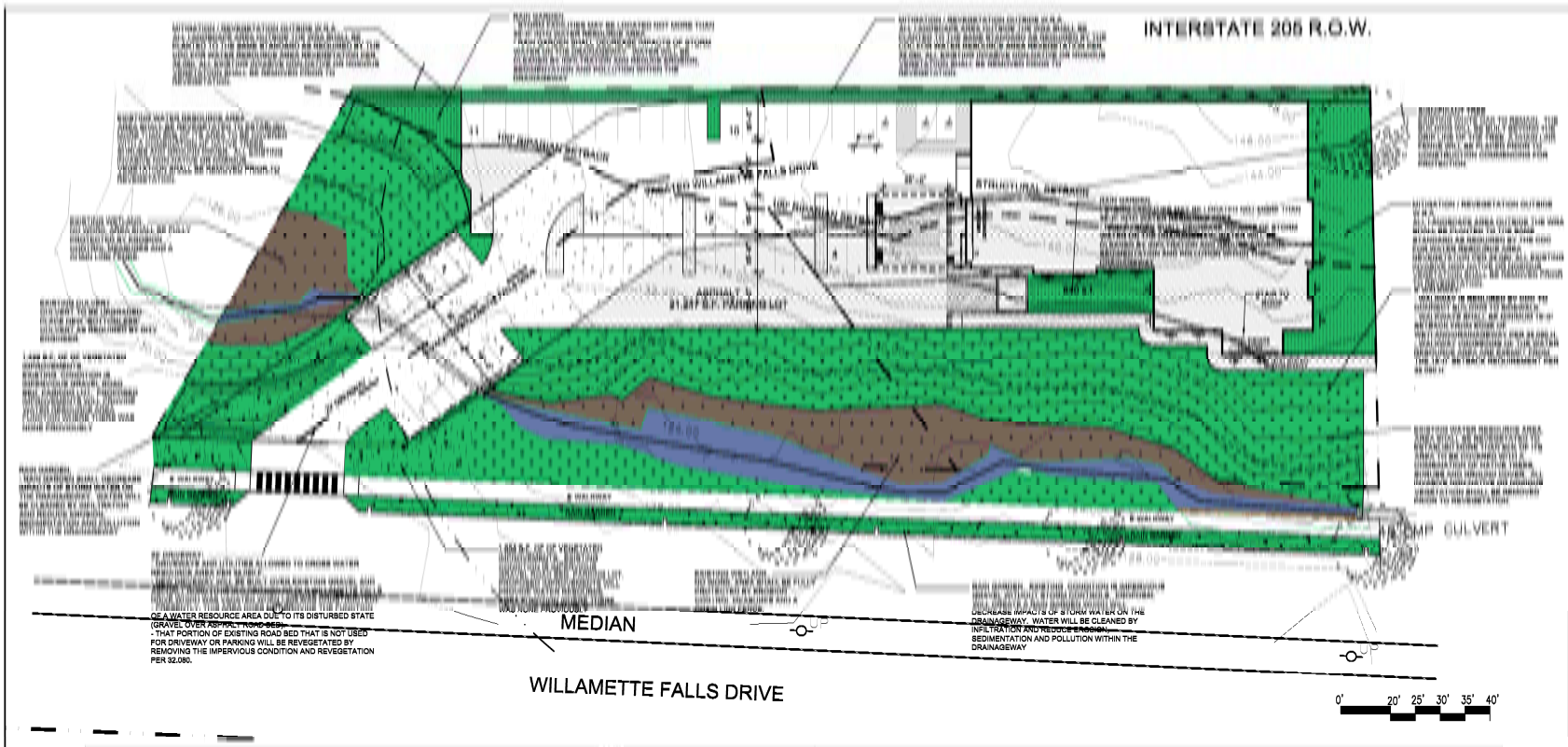
1. Without the proposed reduction, the applicant would be denied economically viable use of the subject property. To meet this criterion, the applicant must show that no other application could result in permission for an economically viable use of the subject property. Evidence to meet this criterion shall include a list of uses allowed on the subject property.
2. The proposed intrusion is the minimum necessary to allow economically viable use of the subject property.
3. The proposed reduction will comply with CDC Chapter 31, Erosion Control;

REDUCTION APPLIED FOR DUE TO HARDSHIP

A. To determine the economic viability of the subject property we must first define economic viability (Websters dictionary).
   1. Viability: **Able to Survive and Grow**

B. Next, we must list the uses allowed on the property (per Chapter 19 General Commercial)
   1. Retails Sales (General retails, animal sales, agricultural sales, laundry services,)
   2. Restaurants (Food and beverage Sales)
   3. Office (business sales and services, bussiness support services, communications services, financial institutions, personal services, medical and dental services, professional and admin services)

32.060 Site Plan



LEGEND
EXISTING AREA OUTSIDE WATER RESOURCE AREA
VEGETATED AREA OUTSIDE WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE AREA STANDARDS

LEGEND
EXISTING NON-FUNCTIONING WATER RESOURCE AREA
EXISTING PAVED AREA WITHIN WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE STANDARDS
EXISTING PAVED AREA WITHIN WATER RESOURCE AREA TO REMAIN IN NONFUNCTIONING STATE. STORM CONTROLS SHALL BE ADDED TO THIS AREA
REVEGETATED TRANSITION AREA

LEGEND
EXISTING WATER RESOURCE AREA
DRAINAGE WAY - (EVENTUALLY DRAINS HERE)
WETLAND
TRANSITION AREA IN NEED OF REVEGETATION
FUNCTIONING WATER RESOURCE AREA TO BE PERMANENTLY DISTURBED

WATER RESOURCE BOUNDRY
MINIMUM WIDTH OF W.R.A PER 32.090.C AND SETBACK FOR WALKWAYS

WATER RESOURCE AREA PROTECTION/IMPACTS:

LOT 1:

EXISTING CONDITIONS:
- TOTAL AREA: 18,788 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING UNPAVED W.R.A.: 5,300 S.F.
- EXISTING PAVED W.R.A.: 5,385 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 18,788 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING REVEGETATED W.R.A.: 7,340 S.F.
- DISTURBED W.R.A.: 4,440 S.F.

LOT 2:

EXISTING CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING UNPAVED W.R.A.: 11,300 S.F.
- EXISTING PAVED W.R.A.: 5,818 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 8,088 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING W.R.A. TO BE REVEGETATED: 8,047 S.F.
- DISTURBED W.R.A.: 7,078 S.F.

LOT 3:

EXISTING CONDITIONS:
- TOTAL AREA: 34,397 S.F.
- AREA OF WETLAND: 1,816 S.F.
- EXISTING W.R.A.: 31,308 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 34,397 S.F.
- AREA OF WETLAND: 1,816 S.F.
- EXISTING W.R.A. TO BE REVEGETATED: 11,884 S.F.
- DISTURBED W.R.A.: 9,853 S.F.

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HOLIDAY INN EXPRESS
2400 Block Willamette Falls Drive
WEST LINN OR 97068

Issue/Revision

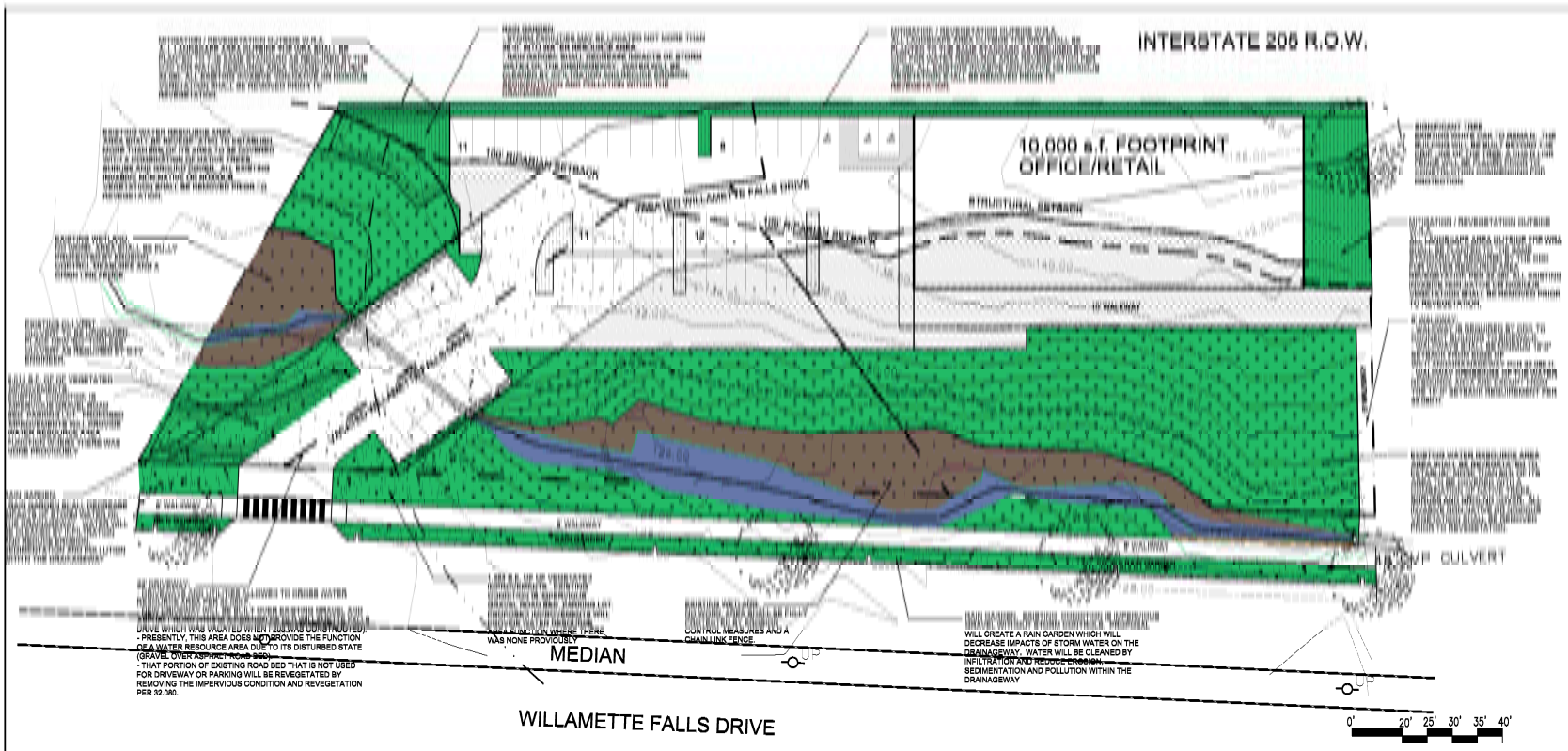
No.	Date	Description
	10-17-07	FRANCHISE SUBMITTAL

Sheet Title
REDUCED IMPACT SITE PLAN EXHIBIT B

Sheet No.

DESIGN REVIEW

ALTERNATE SITE PLAN



LEGEND
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REVEGETATED TRANSITION AREA

LEGEND
EXISTING WATER RESOURCE AREA

DRAINAGE WAY (EVERYTHING DRAINS HERE)

WETLAND

TRANSITION AREA IN NEED OF REVEGETATION

FUNCTIONING WATER RESOURCE AREA TO BE PERMANENTLY DISTURBED

WATER RESOURCE BOUNDRY

MINIMUM WIDTH OF W.R.A PER 32.090.C AND SETBACK FOR WALKWAYS

WATER RESOURCE AREA PROTECTION/IMPACTS:

OFFICE:

TRAFFIC
OFFICE VS. HOTEL

HOTEL = 9.6 TRIPS PER HOTEL ROOM X 70 ROOMS = 42 TRIPS PER HOUR AT PEAK

OFFICE = 11 TRIPS PER 1000 S.F. X 10,000 S.F. = 110 TRIPS AT PEAK

PROPOSED CONDITIONS:
1 STORY 10,000 S.F. OFFICE
4 TENANTS
57 PARKING STALLS

RESTAURANT:

TRAFFIC
RETAIL VS. HOTEL

HOTEL = 9.6 TRIPS PER ROOM X 70 ROOMS = 42 TRIPS AT PEAK

RETAIL = 55 TRIPS PER 1000 S.F. X 10,000 S.F. = 550 TRIPS AT PEAK

PROPOSED CONDITIONS:
1 STORY 10,000 S.F. RETAIL STRIP
4 TENANTS (MAX 1 2500 SF FAST FOOD RELATED)
57 PARKING STALLS (MORE STALLS NEEDED TO GET MORE FAST FOOD RELATED TENANTS)

WATER RESOURCE IMPACT RETAIL/OFFICE:

TOTAL IMPACT ON WATER RESOURCE AREA = 20,600 S.F.

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2400 Block Willamette Falls Drive
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Issue/Revision

No.	Date	Description
	10-17-07	FRANCHISE SUBMITTAL

ALTERNATE SITE PLAN EXHIBIT D

Sheet No.

DESIGN REVIEW

ALTERNATE USE SITE PLANS THAT ARE ECONOMICALLY VIABLE

A. Retail/Restaurant

1. Retail and Restaurant uses have marginal economically viable solutions for the subject property. Therefore we do not believe that a retail/restaurant building is likely to survive and grow in this location.
2. A coffee hut is not an economically viable solution. A coffee hut is an interim solution not a long term solution that is likely to survive and grow.
3. The nature of this site does not provide good visibility for a one story retail building and it will be difficult to get retail businesses to lease a building in this location.
4. To have an economically viable retail development the project must provide for flexibility of uses as allowed in Chapter 19. Therefore, the project must be able to adapt to different tenants. The nature of this site and it's constraints would allow a 10,000 s.f. 1 story retail building. However, this would only allow for enough parking to provide 1 2500 s.f. fast food tenant and 7500 s.f. of general retail. This hamstrings the property and precludes the project from filling the building with tenants that may want to lease. This hinders the economic viability of the project. The solution is to make the retail building even smaller to allow for more parking with increases the ability to fill the building with tenants but decreases the value of the project. Not economically viable.
5. Even if the retail/restaurant use was economically viable. The impact on the site is virtually identical to the impact of the Hotel.
6. According to the traffic engineer. A small retail strip such as this would increase the traffic at peak hour by 550 trips compared to the hotels 42 trips.

B. Office

1. We can fit an office building on this site. Office uses are whole different animal from retail and hotel uses. To provide an office structure that is economically likely to survive and grow, we must build a structure that is capable of handling multiple small tenants or one large tenant. The average small business uses about 5000 s.f. and to make this project survive and grow we must have at least 4 tenants or 20,000 s.f.
2. The site is impacted by the 2 story office building much the same way as the 1 story retail and 70 unit hotel.
3. Office (business sales and services, business support services, communications services, financial institutions, personal services, medical and dental services, professional and admin services)
4. The traffic impact for this office space is identical to that of the hotel at 42 trips at peak hour

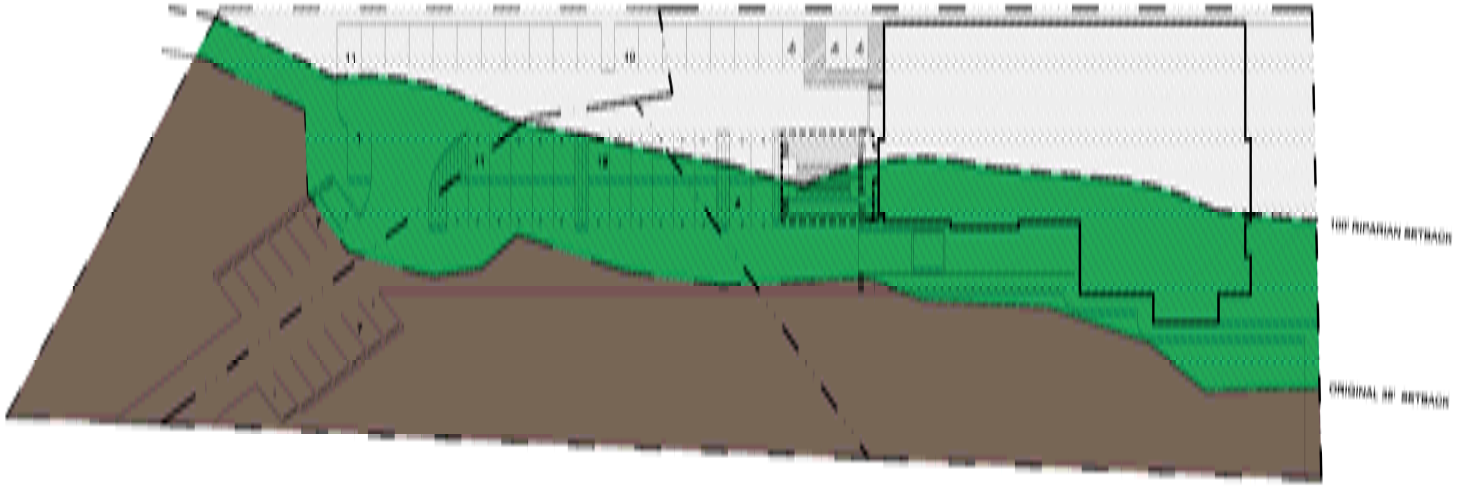
ECONOMICALLY VIABLE CONCLUSIONS

A. All business is a risk. The city is obviously concerned with storefronts and buildings “going dark”. That is why they have put provisions in the code to make sure that subject properties have the likelihood of survival and growth (Viability).

B. All three options whether retail, office and hotel have impacts on the water resource area that exceed the 5,000 s.f. threshold to be truly viable solutions. The hotel project has an impact of 21,400 s.f.. The office project has an impact of 20,600 s.f. And the Retail project has an impact of 20,600 s.f..

C. All projects have virtually identical impacts so we ask the city to allow the construction of a 70 unit hotel on the subject property.

IMPACT OF ZONE CHANGE



ORIGINAL WETLAND/CREEK SETBACK AREA

ORIGINAL BUILDABLE AREA

INCREASE IN SETBACK AREA DUE TO ZONING CHANGE

(HARDSHIP) NOW VS. THEN

WHEN LAND WAS PURCHASED TO BUILD 70 UNIT HOTEL
- BUILDABLE AREA: 38,184 S.F.

BUILDABLE AREA AFTER CODE CHANGE DURING PROJECT PLANNING
- BUILDABLE AREA: 19,176 S.F.

ZONING CODE CHANGE STOLE 50% OF THE BUILDABLE AREA FOR THESE PROPERTIES. ONLY THROUGH THE USE OF HARDSHIP PROVISIONS OF CHAPTER 32 CAN THIS PROPERTY OBTAIN ECONOMIC VIABILITY.

— — — 100 FT SETBACK

-------- ORIGINAL 35 FT SETBACK

0' 20' 25' 30' 35' 40'

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Sheet Title

HARDSHIP EXHIBIT A

X-Ref Name/Path

Sheet No.

DESIGN REVIEW

Hardships

- Land was purchased before 100 foot setback was required.
- A 35 foot setback was required at the time of purchase.
- Land was purchased with the intent to build a Hotel and a viable plan was conceived.
- Prior to submitting the plan for permit, the zoning changed without prior notice to the applicant.

Economic Hardships

- Economic Viability has to be put in the context when the property was purchased.
- At the time of the 35 foot setback the property had twice as much buildable area and thus more value. This value was reflected in the purchase price.
- The hotel in question fits within the confines of the 35 foot setback with only the existing road being repaired within the setback area and all impacts can be mitigated on site.

Compliance with CDC 32.00 Water Resource Area Protection

- 32.010 PURPOSE AND INTENT

CDC Chapter 32 has two primary purposes, which serve to accomplish different public policy objectives, but which have overlapping methods of meeting these purposes:

A. Improve water quality and protect the functions and values of water resource areas that consist of protected water features and associated vegetated corridors.
   1. Microclimate and shade
      - APPLICANT RESPONSE: Currently, the water resource area has very little shade and almost no functioning tree canopy. The applicant proposes a revegetation plan that will give the Water Resource area functioning trees that will properly serve the purpose of shading the Water Resource Area.
   2. Storm flow moderation and water storage
      A. APPLICANT RESPONSE: Water quality will be protected through the use of storm water controls. This will be through the use of on site detention tanks. Storm run-off will be collected in tanks below the parking lot. The storm water will out flow from the detention tanks at a reduced rate. The storm water will outflow into Rain gardens which will remove pollutants and cool the water. The water will also be cooled while stored below ground prior to entering the rain garden. Some of the water in the rain garden will percolate into the ground while the rest will travel through the Water Resource area for further treatment prior to entering the drainageway.
      B. APPLICANT RESPONSE: The vegetated Corridors are currently non-functioning. The applicant proposes to revegetate the water resource area as required by code. A revegetation plan has been developed below. The revegetation plan will be given to a landscape architect who will devise a plan for revegetation. The wetland biologist and city arborist will review the revegetation prior to planting. The wetland biologist and city staff will monitor planting. This will provide the Water Resource function that is currently missing from the existing water resource area.
      C. APPLICANT RESPONSE: Through the implementation of storm water controls and revegetation the creek and wetland (protected water features) will be protected as intended by the code.

B. The functions and values of these areas include: providing a vegetated corridor to separate protected water features from development;
    A. APPLICANT RESPONSE: The existing vegetative corridor lacks the function of a natural vegetated corridor. The applicant purposes to eradicate non-native invasive species that dominate this site and replace them with vegetation that will better serve the intended function. See the revegetation plan below.

C. maintaining or reducing stream temperatures;
    A. APPLICANT RESPONSE: Stream temperatures will be reduced. There are two separate offenders of storm run-off in the existing condition. The first is Willamette Falls Drive which doesn't have any storm controls and simply dumps water from the street directly into the stream. Second, the site has a large section of existing pavement which also dumps water directly into the stream. Both contribute to increased stream temperatures. The proposal includes storm controls for Willamette Falls Drive through the use of rain gardens running along the edge of the roadway. Also, the site will no longer dump storm run-off directly into the stream. All storm run-off, whether occurring on or off site, will be treated and cooled prior to entering the Water Resource Area.
    B. Applicant Response: As stated above, the stream and water resource are will have additional tree canopy that will provide shade and in turn reduce stream temperatures.

D. Maintain natural stream corridors;
    A. Applicant Response: This stream does not have a natural corridor. This portion of the creek has been diverted twice. Once for Old Willamette Falls Drive and again for the current Willamette Falls Drive. Regardless, the subject property will not affect the existing stream corridor.

E. The functions and values of these areas include: providing a vegetated corridor to separate protected water features from development;

F. Minimize erosion, nutrient and pollutant loading into water: providing filtering, soil infiltration and natural water purification.
   A. APPLICANT RESPONSE: erosion, nutrient and pollutant loading will be reduced with the use of storm water controls and a revegetated Water Resource Area.
   B. APPLICANT RESPONSE: The existing conditions of the water resource area do not properly provide the function of filtering, soil infiltration or natural water purification. The current state is that of fill brought in to create road grades for vacated Willamette Falls Drive and existing Willamette Falls Drive. Invasive weeds and non-native plants have taken of the site. The proposal will replace the non-functioning condition with a function condition through a process of revegetation.

G. Control and prevent flooding and erosion for the protection of public health and safety.
   A. APPLICANT RESPONSE: erosion and flooding will be reduced. Currently, there are no storm controls as stated above. Willamette Falls Drive and the paved areas on site dump water directly into the creek. With the new storm controls applied as part of this proposal, the impact on flooding and erosion will be lessened.

H. Provide mitigation standards for the replacement of both water quality values and ecological functions and values lost through development adjacent to water resource areas.

   A. APPLICANT RESPONSE: See the mitigation and revegetation plans below which satisfy this requirement.

Exceptions. The following actions are excepted from the provisions of this chapter:

2.. The routine maintenance of any existing water resource area such as removing dead or dying vegetation that constitutes a hazard to life or property, pollutants, trash, eroded material, etc.

3. Routine repair and maintenance of legally established structures, utilities, roads, and manmade water control facilities such as constructed ponds or lakes, wastewater facilities, and stormwater treatment facilities that do not alter the location or footprint of the structure, utility, or road.
   A. APPLICANT RESPONSE: The site has an existing road bead and pavement that was abandoned when this section of Willamette Falls Drive was vacated. The road lies within the water resource area and provides no Water Resource function. This areas is currently used as a parking lot and storage for cars and trailers.

4. Stream, wetland, riparian and upland enhancement or restoration projects done with approval of city staff and regulatory agency personnel (e.g., ODFW, OR DSL).
   A. APPLICANT RESPONSE: This proposal intends on providing revegetation to the site as discussed earlier. This will be done under the review and monitor of city staff and regulatory agency personel.

5. Removal of plants identified as nuisance or prohibited plants on the Metro Native Plant List and the planting or propagation of plants identified as native plants on the Metro Native Plant List. Handheld tools must be used to remove nuisance or prohibited plants, and after such removal all open soil areas greater than 25 square feet must be replanted.
   A. APPLICANT RESPONSE: This proposal intends on providing revegetation to the site as discussed earlier. The main reason for the revegetation is due to the need to remove nuisance and prohibited plants..

32.050 APPROVAL CRITERIA

No application for development on property containing a water resource area shall be approved unless the decision-making authority finds that the following standards have been satisfied, or can be satisfied by conditions of approval.

A. Proposed development submittals shall identify all water resource areas on the project site. The most currently adopted Surface Water Management Plan) shall be used as the basis for determining existence of drainageways. The exact location of drainageways identified in the Surface Water Management Plan, and drainageway classification (e.g., open channel vs. enclosed storm drains), may have to be verified in the field by the City Engineer. The Local Wetlands Inventory shall be used as the basis for determining existence of wetlands. The exact location of wetlands identified in the Local Wetlands Inventory on the subject property shall be verified in a wetlands delineation analysis prepared for the applicant by a certified wetlands specialist. The Riparian Corridor inventory shall be used as the basis for determining existence of riparian corridors.

A. APPLICANT RESPONSE: Water Resource Areas have been have been identified on the project site (see Exhibit A). Exact locations of the drainageway and wetlands have been identified by a certified wetland biologist and surveyed by a licensed land surveyor.

B. Proposed developments shall be so designed as to maintain the existing natural drainageways and utilize them as the primary method of stormwater conveyance through the project site unless the most recently adopted West Linn Surface Water Management Plan calls for alternate configurations (culverts, piping, etc.). Proposed development shall, particularly in the case of subdivisions, facilitate reasonable access to the drainageway for maintenance purposes.

A. APPLICANT RESPONSE: The proposed development has been designed to use the existing unnatural drainageway as the primary method of stormwater conveyance. There is reasonable access to the drainageway for maintence .

C. Development shall be conducted in a manner that will minimize adverse impact on water resource areas. Alternatives which avoid all adverse environmental impacts associated with the proposed action shall be considered first. For unavoidable adverse environmental impacts, alternatives that reduce or minimize these impacts shall be selected. If any portion of the water quality resource area is proposed to be permanently disturbed, the applicant shall prepare a mitigation plan as specified in CDC32.070 designed to restore disturbed areas, either existing prior to development or disturbed as a result of the development project, to a healthy natural state.

A. APPLICANT RESPONSE: Much of the project has been located over the existing roadway. The existing roadway provides little or no value to the water resource area in it's existing state. However, to provide an economically feasible project, we have some unavoidable adverse impacts. We have researched all alternatives to minimize the impact of development on the water resource area. As required, a mitigation plan has been prepared to restore areas affected by development, to enhance the function of existing areas and to enhance the function of off site areas to a more healthy functional state.

D. Water resource areas shall be protected from development or encroachment by dedicating the land title deed to the City for public open space purposes if either: 1) a finding can be made that the dedication is roughly proportional to the impact of the development; or, 2) the applicant chooses to dedicate these areas. Otherwise, these areas shall be preserved through a protective easement. Protective or conservation easements are not preferred because water resource areas protected by easements have shown to be harder to manage and, thus, more susceptible to disturbance and damage. Required 7.5-foot wide structural setback areas do not require preservation by easement or dedication.

A. APPLICANT RESPONSE: The applicant is willing to work with the city on the proper manner in which to preserve the resulting water resource area as

E. The protected water resource area shall include the drainage channel, creek, wetlands, and the required setback and transition area. The setback and transition area shall be determined using the following table:

A. APPLICANT RESPONSE: Per Table 32-1 the protected water resource area shall have a 100 foot transition area measured as shown in the table. Per 32.050.L, where a structural setback area is specifically required, all foundation walls and footings shall be at least 7'-6" from the edge of the 100'-0" transition . We are currently in violation of this requirement and that is why we have applied for a "Reduction in Standards For Hardship" per 32.090 which does not require the additional setback of 15'-0" but that the project be a minimum of 15'-0" from the stream and wetland. When accepted, we would be in full compliance with Chapter 32 for setback requirements.

F. Roads, driveways, utilities, or passive use recreation facilities may be built in and across water resource areas when no other practical alternative exists. Construction shall minimize impacts. Construction to the minimum dimensional standards for roads is required. Full mitigation and revegetation is required, with the applicant to submit a mitigation plan pursuant to CDC Section 32.070 and a revegetation plan pursuant to CDC Section 32.080.The maximum disturbance width for utility corridors is as follows

a. For utility facility connections to utility facilities, no greater than 10feet wide.

b. For upgrade of existing utility facilities, no greater than 15 feet wide.

c. For new underground utility facilities, no greater than 25 feet wide, and disturbance of no more than 200 linear feet of Water Quality Resource Area, or 20% of the total linear feet of Water Quality Resource Area, whichever is greater.

A. APPLICANT RESPONSE: On this site, an existing road is built over the water resource area. In it's current state, the area we propose to use for our entrance to the site provides little function as a water resource area. Therefore, we propose to use this area for a parking lot. In so doing, this development proposes to revegetate and enhance 2,500 s.f. of existing water resource area that is located over vacated Willamette Falls Drive. There is additional water resource area lying between Willamette Falls Drive and the creek that provides little function that will be revegetated or enhanced as a part of this proposal as well. This area is an addition 1000 s.f. of nonfunctioning WRA that would then have 100% function.

G. Prior to construction, the water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed except as specifically allowed by an approved water resource area permit. Such fencing shall be maintained until construction is complete. The water resource area shall be identified with City-approved permanent markers at all boundary direction changes and at30- to 50-foot intervals that clearly delineate the extent of the protected area.

A. APPLICANT RESPONSE: During construction the water resource area will be protected as required with fencing, erosion controls and storm water controls.

H. Paved trails, walkways, or bike paths shall be located at least 15 feet from the edge of a protected water feature except for approved crossings. All trails, walkways, and bike paths shall be constructed so as to minimize disturbance to existing native vegetation. All trails, walkways, and bike paths shall be constructed with a permeable material and utilize Low Impact Development (LID) construction practices.

A. APPLICANT RESPONSE: A new sidewalk will be constructed to connect the building to the new sidewalk on Willamette Falls Drive. It will be located more than 15’-0” from the protected water feature as required. An approved crossing will be needed to connect the building to the sidewalk.

I. Sound engineering principles regarding downstream impacts, soil stabilization, erosion control, and adequacy of improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse. Inter-basin transfers of storm drainage shall not be permitted.

A. APPLICANT RESPONSE: Sound Engineering principles are to be employed.

J. Appropriate erosion control measures based on CDC Chapter 31requirements shall be established throughout all phases of construction.

A. APPLICANT RESPONSE: Erosion controls shall conform with CDC Chapter 31 as required.

K. Vegetative improvements to areas within the water resource area may be required if the site is found to be in an unhealthy or disturbed state, or if portions of the site within the water resource area are disturbed during the development process. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than80% of the water resource area and less than 50% tree canopy coverage in the water resource area. "Vegetative improvements "will be documented by submitting a revegetation plan meeting CDC Section 32.080 criteria that will result in the water resource area having a combination of native trees, shrubs, and groundcover on more than 80% of its area, and more than 50%tree canopy coverage in its area. Where any existing vegetation is proposed to be permanently removed, or the original land contours disturbed, a mitigation plan meeting CDC Section 32.070 criteria shall also be submitted. Interim erosion control measures such as mulching shall be used to avoid erosion on bare areas. Upon approval of the mitigation plan, the applicant is responsible for implementing the plan during the next available planting season.

A. APPLICANT RESPONSE: All areas within the resultant Water Resource Area that are in an unhealthy or non-functioning state will have the vegetation improved or enhanced. Likewise, any areas that have been temporarily disturbed during construction will be revegetated as outlined in the mitigation reports revegetation plan.

L. Structural Setback area: where a structural setback area is specifically required, development projects shall keep all foundation walls and footings at least 15 feet from the edge of the water resource area transition and setback area if this area is located in the front or rear yard of the lot, and 7½ feet from the edge of the water resource area transition and setback area if this area is located in the side yard of the lot. Structural elements may not be built on or cantilever over the setback area. Roof overhangs of up to three feet are permitted in the setback. Decks are permitted within the structural setback area.

A. APPLICANT RESPONSE: A structural setback is not required when the Hardship provision is employed.

M. Stormwater Treatment Facilities may only encroach a maximum of 25 feet into the outside boundary of the water resource area; and the area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property. Facilities that infiltrate storm water onsite, including the associated piping, may be placed at any point within the water resource area outside of the actual drainage course so long as the forest canopy and the areas within ten feet of the driplines of significant trees are not disturbed. Only native vegetation may be planted in these facilities.

A. APPLICANT RESPONSE: All stormwater treatment facilities will be located not more than 25 feet into the outside boundary of the water resource area. No mitigation will be required due to stormwater treatment facilities.

N. As part of any proposed land division or Class II Design Review application, any covered or piped drainageways identified on the Surface Water Quality Management Plan Map shall be opened, unless the City Engineer determines that such opening would negatively impact the affected storm drainage system and the water quality within that affected storm drainage system in a manner that could not be reasonably mitigated by the project's site design. The design of the reopened channel and associated transition area shall be considered on an individualized basis, based upon the following factors:

A. APPLICANT RESPONSE: The existing piped culvert that provides access to the site will be replaced with a bottomless culvert as required by the City Engineer .

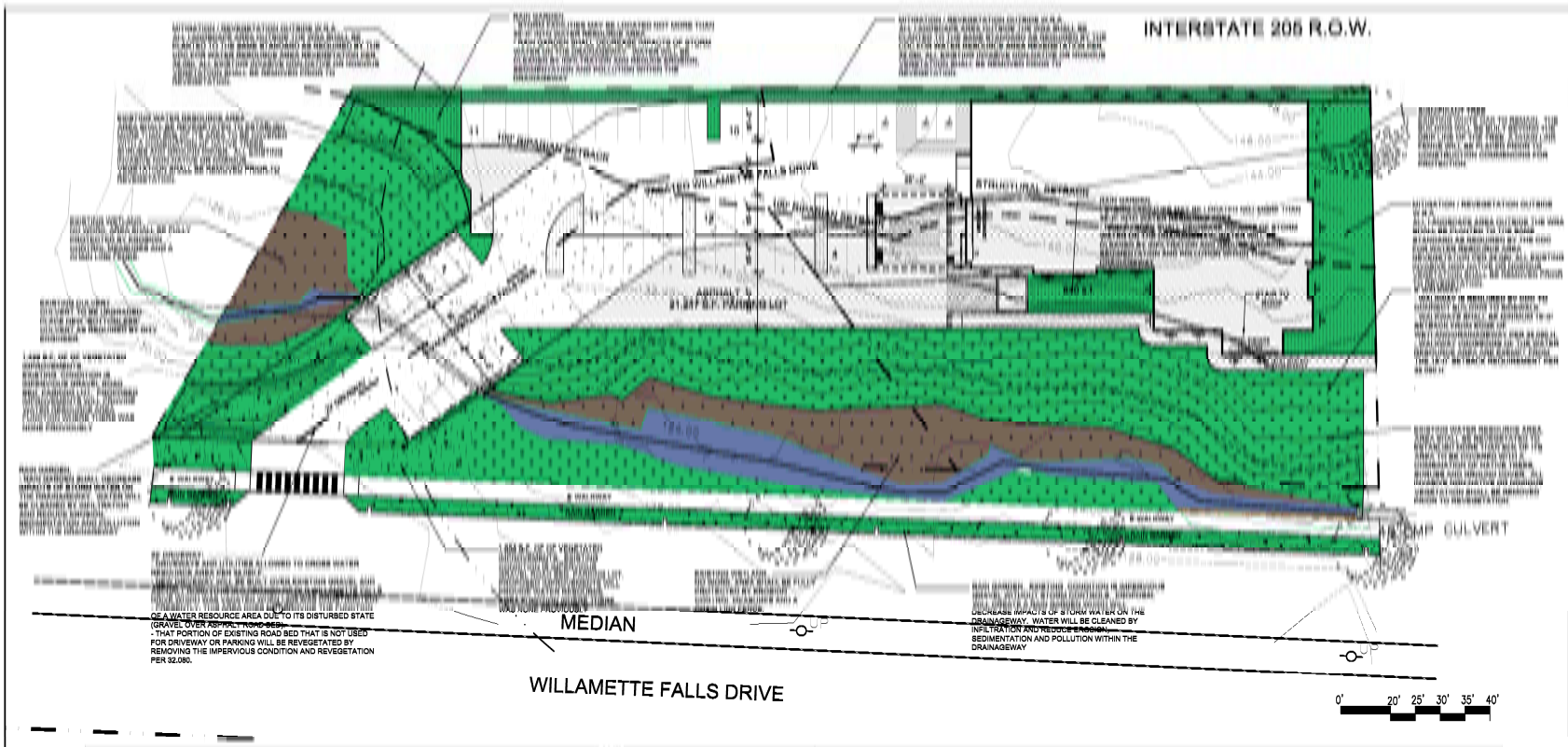
O. The decision-making authority may approve a reduction in applicable front yard setbacks abutting a public street to a minimum of fifteen feet and a reduction in applicable side yard setbacks abutting a public street to 7 ½feet if the applicant demonstrates that the reduction is necessary to create a building envelope on an existing or proposed lot of at least 5,000 square feet.

A. APPLICANT RESPONSE: Reductions of front and side yard setbacks are not at issue in this development.

P. Storm Drainage Channels not identified on the Surface Water Management Plan Map, but identified through the development review process, shall be subject to the same setbacks as equivalent mapped storm drainage channels.

A. APPLICANT RESPONSE: The storm drainage channel is identified on the Surface Water Management Plan.

32.060 Site Plan



LEGEND
EXISTING AREA OUTSIDE WATER RESOURCE AREA
VEGETATED AREA OUTSIDE WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE AREA STANDARDS

LEGEND
EXISTING NON-FUNCTIONING WATER RESOURCE AREA
EXISTING PAVED AREA WITHIN WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE STANDARDS
EXISTING PAVED AREA WITHIN WATER RESOURCE AREA TO REMAIN IN NONFUNCTIONING STATE. STORM CONTROLS SHALL BE ADDED TO THIS AREA
REVEGETATED TRANSITION AREA

LEGEND
EXISTING WATER RESOURCE AREA
DRAINAGE WAY - (EVENTUALLY DRAINS HERE)
WETLAND
TRANSITION AREA IN NEED OF REVEGETATION
FUNCTIONING WATER RESOURCE AREA TO BE PERMANENTLY DISTURBED

WATER RESOURCE BOUNDRY
MINIMUM WIDTH OF W.R.A PER 32.090.C AND SETBACK FOR WALKWAYS

WATER RESOURCE AREA PROTECTION/IMPACTS:

LOT 1:

EXISTING CONDITIONS:
- TOTAL AREA: 18,788 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING UNPAVED W.R.A.: 5,300 S.F.
- EXISTING PAVED W.R.A.: 5,385 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 18,788 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING REVEGETATED W.R.A.: 7,340 S.F.
- DISTURBED W.R.A.: 4,440 S.F.

LOT 2:

EXISTING CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING UNPAVED W.R.A.: 11,300 S.F.
- EXISTING PAVED W.R.A.: 5,818 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 8,088 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING W.R.A. TO BE REVEGETATED: 8,047 S.F.
- DISTURBED W.R.A.: 7,078 S.F.

LOT 3:

EXISTING CONDITIONS:
- TOTAL AREA: 34,397 S.F.
- AREA OF WETLAND: 1,816 S.F.
- EXISTING W.R.A.: 31,308 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 34,397 S.F.
- AREA OF WETLAND: 1,816 S.F.
- EXISTING W.R.A. TO BE REVEGETATED: 11,884 S.F.
- DISTURBED W.R.A.: 9,853 S.F.

ELKINS ARCHITECTS PLLC
1100 N.E. 88rd Place, Suite 7101
Vancouver, Washington 98665
(360) 567-3900
FAX (360) 566-9174
Member, American Institute of Architects

Vic Patel

Project
HOLIDAY INN EXPRESS
2400 Block Willamette Falls Drive
WEST LINN OR 97068

Issue/Revision

No.	Date	Description
	10-17-07	FRANCHISE SUBMITTAL

Sheet Title
REDUCED IMPACT SITE PLAN EXHIBIT B

Sheet No.

DESIGN REVIEW

Site Plan Statistics

32.06 Site Plan

7. Outline of total disturbance area on each Lot or Parcel.

Parcel 1

LOT 1:

EXISTING CONDITIONS:
-TOTAL AREA: 16,786 S.F.
-AREA OF WETLAND: 2,022 S.F.
-EXISTING UNPAVED W.R.A.: 6,300 S.F.
-EXISTING PAVED W.R.A.: 5,385 S.F.

PROPOSED CONDITIONS:
-TOTAL AREA: 16,786 S.F.
-AREA OF WETLAND: 2,022 S.F.
-EXISTING REVEGITATED W.R.A.: 7,245 S.F.
-DISTURBED W.R.A.: 4,440 S.F.

LOT 2:

EXISTING CONDITIONS:
-TOTAL AREA: 17,486 S.F.
-AREA OF WETLAND: 2,359 S.F.
-EXISTING UNPAVED W.R.A.: 11,300 S.F.
-EXISTING PAVED W.R.A.: 5,418 S.F.

PROPOSED CONDITIONS:
-TOTAL AREA: 17,486 S.F.
-AREA OF WETLAND: 2,359 S.F.
-EXISTING W.R.A. TO BE REVEGETATED: 9,042 S.F.
-DISTURBED W.R.A.: 7,676 S.F.

32.06 Site Plan (continued)

LOT 3:

EXISTING CONDITIONS:
-TOTAL AREA: 34,397 S.F.
-AREA OF WETLAND: 1,516 S.F.
-EXISTING W.R.A.: 21,308 S.F.

PROPOSED CONDITIONS:
-TOTAL AREA: 34,397 S.F.
-AREA OF WETLAND: 1,516 S.F.
-EXISTING W.R.A. TO BE REVEGETATED: 11,855 S.F.
-DISTURBED W.R.A.: 9,453 S.F.

Mitigation Plan

32.070 Mitigation Plan

A. *Three alternative plans have been provided to illustrate that this plan has the least impact on the water resource area. The three alternative plans include a "No Build Site Plan" exhibit A, a "Reduced Impact Site Plan" (exhibit B), and the "Alternate Use Site Plan" (exhibit D).*

The No Build Site Plan is insufficient because of the limited buildable space (Attached, No Build Site Plan). Avoidance of the transitional zone is impossible. The access drive alone will require us to impact the Water Resource Area. Therefore, the applicants are forced to look to alternative plans to develop an economically viable project.

The second alternative (Alternate Use Site Plan) consists of a similar size development showing what an economically viable retail or office space might look like. The impact on the Water Resource area is virtually identical to that of the hotel.

The proposed plan (Reduced Impact Site Plan) consists of an ingress/egress point that accesses Willamette Falls Drive from the southwest property corner. This is the location of an existing culvert and existing roadway. A 4-story 70 unit hotel (10, 500 sf footprint) located in the northeast corner, and a 63 space parking lot extending along the northern portion of the property. The remaining undeveloped property is proposed to be revegetated with native vegetation listed in the Metro native plant list and per 32.080 Revegetation Plan Requirements..

In this plan the footprint of the building was minimized by making the building as tall as possible to reduce building sprawl. The parking was minimized to the least amount allowed by code. The driveways were reduced to the minimum allowed by code. The building is tucked against the Northern property line. The plan saves the significant Oak tree on the northeast corner of the site. Every possible option that reduces impact on the Water Resource area was employed to come up with this plan.

The amount of the parking was also reduced from 30,000 sf to 21,420 sf, which in turn minimized the amount of transitional zone impacted. Measures to further lessen impacts include rain gardens that will infiltrate storm run-off. This will reduce pollution, sedimentation, flooding and erosion.

B. A mitigation plan shall contain the following information:

A description of adverse impacts that will be caused as a result of development.

Unavoidable adverse impacts will result from the proposed impacts, which include the loss of 21,400 sf (0.5 acres) of transition zone on the project site. The impacts are unavoidable due to the size of subject property, location of the drainage/wetlands, location of significant tree, and the minimum parking and room requirements set forth by the Holiday Inn Express franchise. Onsite vegetation that will be lost due to the proposed development includes), Himalayan blackberry (Rubus discolor), English hawthorn (Crataegus monogyna), hazelnut (Corylus cornuta), bull thistle (Cirsium vulgare), orchard grass (Dactylis glomerata), European bittersweet (Solanum dulcamara), and bracken fern (Pteridium aquilinum). Of the 8 species previously listed, the blackberry, hawthorn, thistle, orchard grass, and European bittersweet are introduced species not on Metro's native plants list. The native species such as big-leaf maple, hazelnut, and bracken fern are present, but in few numbers. The majority of the onsite vegetation is non-native and/or invasive species that comprise a low level and structural diversity habitat.

2. An explanation of how adverse impacts to resource areas will be avoided, minimized, and/or mitigated in accordance with, but not limited to, the re-vegetation provisions of CDC Section 32.050(K).

Although some of the transition zone will be impacted by development, the site development plan demonstrates how the applicant proposes to avoid the onsite drainage and associated wetlands. Additional adverse impacts to the water resource areas will be avoided by utilizing the existing road crossing for ingress/egress, erecting a multi-floor hotel to minimize sprawl, eliminating all but one building entrance, and reducing the number of parking spaces. By utilizing the existing road crossing for ingress and egress a second access point will not be needed. A second access point would impact the existing drainage/wetland area on the eastern side of the property, which would require a wetland removal/fill permit application. Silt fences will be placed between the wetlands and construction areas, which will create work area isolation. Exposed areas should be covered in straw to prevent erosion and sedimentation.

3. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site.

Owners: VKNW, Inc., Attn: Vic Patel
12700 SE McLoughlin Blvd
Milwaukie, OR. 97222
503.504.5566: Office
503.788.9473: Fax

Applicant: Same as above
Contractor: Yet to be determined

Architect: Steven P Elkins Architects Inc PS
11 000 NE 33rd Place, Suite 101
Bellevue, WA 98004-1460
425.827.3252: Office
425.889.9174: Fax

Engineer: Tim Turner
2636 SE Market St.
Portland, OR 97214
503.235.7592 Office

Monitoring: Schott & Associates, Inc.
Attn: Dale R. Gulliford, Jr.
21018 NE Hwy 99E, P.O. Box 589
Aurora, OR 97002

`

503.678.6007: Office
503.678.6011: Fax

4. A map showing where the specific mitigation activities will occur.

Onsite Rehabilitation Plan and Offsite Mitigation Area are attached.

An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, reporting, and a contingency plan.

Schedules, mitigation maintenance, monitoring, reporting and contingency plans will be detailed, submitted to City staff and approved prior to work commencing.

Assurances shall be established to rectify any mitigation actions that are not successful. This may include bonding or other surety.

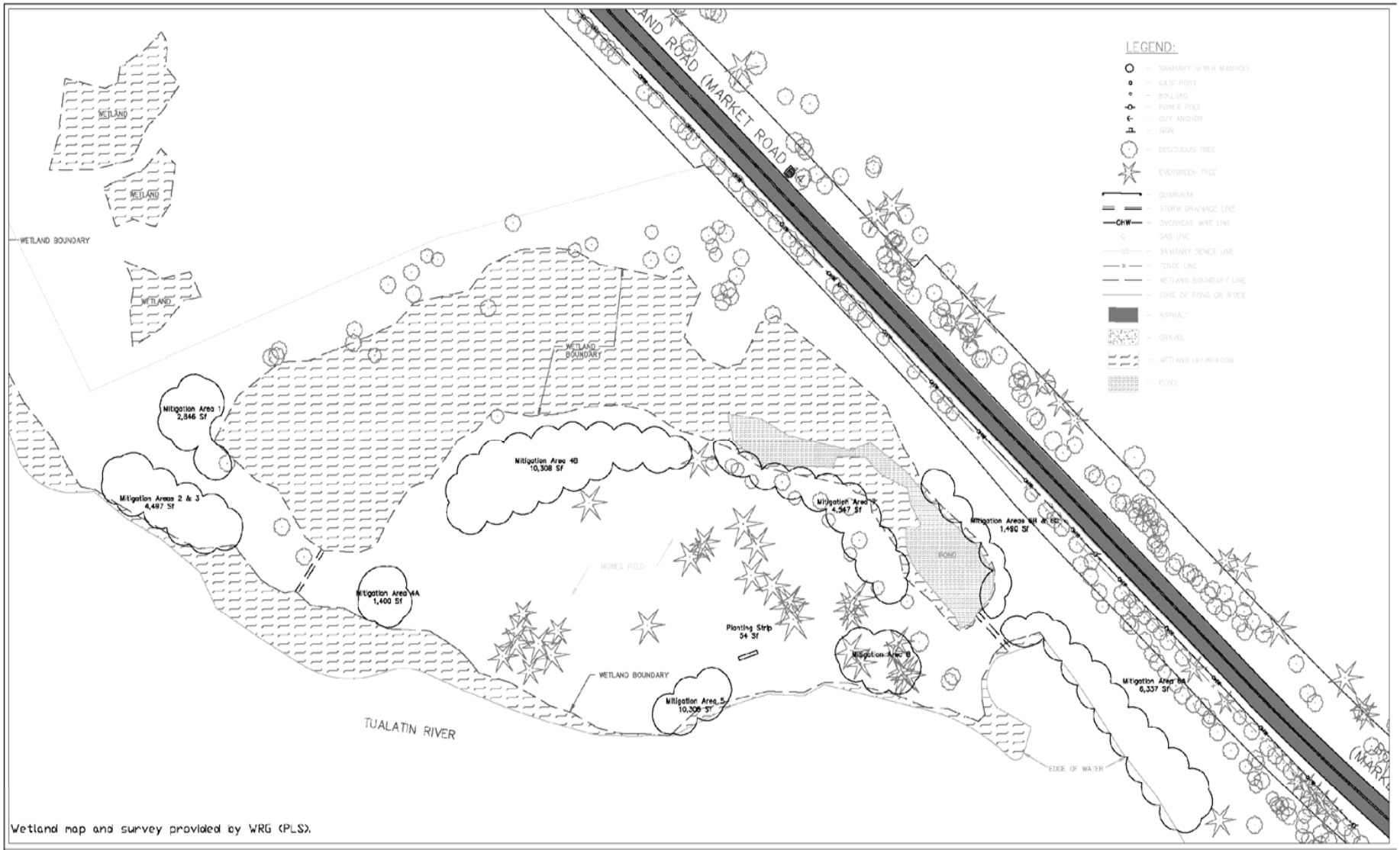
A bond will be provided prior to work commencing

Mitigation of any water resource areas that are not wetlands that are permanently disturbed shall be accomplished by creation of a mitigation area equal in to the area being disturbed. Mitigation areas maybe onsite or offsite. The applicant shall prepare and implement a revegetation plan for the mitigation area pursuant to CDC Section 32.080, and which shall result in the areas meeting the standards set forth in CDC Section 32.050(K). The City Department of Parks and Recreation shall prepare an inventory of potential off-site re-vegetation candidate areas on City Park property. Any offsite mitigation occurring on privately owned land shall be protected with a conservation easement.

The applicant proposes to revegetate the remaining onsite transition zone and mitigating the 21,400 sf (0.5 acres) of onsite transition zone impacts to an offsite location. A Revegetation Plan for both onsite and offsite areas can be found below (32.080 Revegetation Plan Requirements). In meetings with Ken Worchester from the City Parks and Recreation Department, it was agreed upon that High Bridge Park would be a suitable offsite mitigation location. The park, owned by the City of West Linn, has areas that do not meet the standards set forth in CDC Section 32.050(K). The applicant proposes to re-vegetate 21,400 sf of the park in areas designated for mitigation (See Mitigation Plan). There is no one contiguous "disturbed" area large enough to mitigate for all of the impacts so we have proposed to re-vegetate multiple small "disturbed" areas (See Mitigation Plan).

Three small areas have been selected because of the presence of Japanese knotweed, which is an exotic invasive species the City wishes to eliminate. The fourth, fifth, sixth, and seventh areas are degraded and would benefit from enhancement. Poison oak will be eradicated out of Area 8 however; no plantings will be installed (See below).

Offsite Mitigation Plan



OFFSITE MITIGATION AREAS – FIELDS BRIDGE PARK, WEST LINN, OR

SCALE

1" = 80'

Offsite Mitigation Exist. Condition Photos

Offsite Mitigation Site 1: Northeast view (Knotweed in foreground).

Offsite Mitigation Site 1: East view (Knotweed in foreground).

Offsite Mitigation Site 2: East view (Knotweed in middle of picture).

Offsite Mitigation Site 2: South view (Knotweed in middle of picture).

Offsite Mitigation Locations – Fields Bridge Park
Holiday Inn Express - West Linn, Oregon

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

Offsite Mitigation Exist. Condition Photos

Offsite Mitigation Site 3: East view (Knotweed in middle of picture).

Offsite Mitigation Site 3: South view (Knotweed in foreground).

Offsite Mitigation Site 4A: Picture taken on walking path, southern view.

Offsite Mitigation Site 4A: Picture taken on the walking path, northern view.

Offsite Mitigation Locations – Fields Bridge Park
Holiday Inn Express - West Linn, Oregon

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

Offsite Mitigation Exist. Condition Photos

Offsite Mitigation Site 5A: Northeast view.

Offsite Mitigation Site 5A: East view.

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

Offsite Mitigation Site 5A: East-southeast view.

Offsite Mitigation Site 6A: East view.

Offsite Mitigation Locations – Fields Bridge Park
Holiday Inn Express - West Linn, Oregon

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

Offsite Mitigation Exist. Condition Photos

Project Site: North view. Picture taken near Willamette Falls Drive.

Project Site: North-northeast view. Picture taken near Willamette Falls Drive.

Project Site: Northeast view. Picture taken near Willamette Falls Drive.

Project Site: East view. Picture taken near Willamette Falls Drive.

Revegitation Plan

32.08 Revegetation Plan Requirements

Metro's native plant list is incorporated by reference as a part of CDC Chapter 32, and all plants used in revegetation plans shall be plants found on the Metro native plant list. Performance standards for planting upland, riparian, and wetland plants include the following:

A. Native trees and shrubs will require temporary irrigation from June 15 to October 15 for the three years following planting.

B. Invasive non-native or noxious vegetation shall be removed within the area to be revegetated prior to planting.

C. Replacement trees must be at least one-half inch in caliper, measured at 6 inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round) unless they are oak or madrone, which may be one gallon size (See Planting Plan below). Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.

D. Trees shall be planted between 8 and 12 feet on-center and shrubs shall be planted between 4 and 5 feet on-center, or clustered in single species groups of no more than 4 plants, with each cluster planted between 8 and 10 feet on center. When planting near existing trees, the dripline of the existing trees shall be the starting point for plant spacing requirements. A copy of this report shall be supplied to the landscape contractor.

E. Shrubs must consist of at least two different species. If 10 trees or more are planted, then no more than 50% of the trees may be of the same species. The proposed Revegetation Plan requires three trees species and four shrub species.

F. A deposit of 125% of the cost of the plantings shall be submitted to the City. The deposit will be returned after five years have passed and 80 percent survival of the plants has been achieved.

Onsite Revegetation Plan & Offsite Mitigation

Both onsite revegetation and offsite mitigation are proposed for the impact of 21,400 sf (0.5 acres) of impact for the proposed 10,847 sf 4 floor, 71 unit Holiday Inn Express. Mitigation will involve 21,400 sf (0.5 acres) of enhancement at Fields Bridge Park and 17,689 s.f. of enhancement on the subject property. Enhancement and mitigation will include the removal of invasive vegetation, grading of soils if needed, and revegetation of plants found on the Metro native plant list.

Offsite Mitigation Areas 1-7 actually total 41,785 sf; we have included the additional area to compensate for portions of the mitigation areas that are currently in good condition or currently have existing, mature native trees present. Mitigation Area 7 has a line of mature evergreen trees along the southwestern boundary. These trees are to remain and plants will be installed on the perimeter of the drip-line. Forbs and low growing shrubs may be installed within their drip-line if needed.

Onsite Nuisance/Prohibited Species

The remaining transition area on the east side of the property not impacted by development is currently vegetated by tall fescue, velvet grass, perennial rye grass, and reed canary grass. The transition area west of the water resource areas consists of Himalayan blackberry, hazelnut, English hawthorn, snowberry, red alder and assorted grasses. Himalayan blackberry and English hawthorn are listed on the nuisance plant list and reed canary grass is listed on prohibited plant list.

Offsite Nuisance/Prohibited Species

Currently, the offsite mitigation areas have a variety of invasive/nuisance species that will be removed prior to installing native vegetation. Mitigation Area 1 is currently void of tree and shrub species, but does contain knotweed that is listed on Metro's nuisance plant list (See Offsite Mitigation Locations).

Mitigation Areas 2 and 3 contain knotweed as well but are also vegetated by reed canary grass, which is found on Metro's prohibited plant list.

Area 4A was also covered by knotweed and reed canary grass. Area 4B had several undesirable species such as field bindweed, Himalayan blackberry, and reed canary grass.

Area 5 and the planter strip contain Himalayan blackberry, Queen Anne's lace, velvet grass, English plantain, field bindweed, Canada thistle. All of the plants fond at Area 5 and the planter strip are listed in Metro's nuisance and prohibited plant list except for velvet grass (Invasive species) and English plantain (Exotic).

Area 6A-C contained mixed grass and forb species with very little canopy coverage and was in degraded condtion.

Area 7 was a mix of invasive and native species including red alder, Himalaya blackberry, bracken fern, velvet grass, and tall fescue. Ken Worchester indicated that Area 7 had been previously enhanced with western red cedar however; invasive species were still present in high numbers and not all of the enhancement plantings have survived. Red cedar and unidentified deciduous saplings were observed in Area 7. The saplings had no leaves or any signs of new growth, but most of the cedars appeared to be alive and well.

Area 8 is a small area that is not slated for enhancement but the removal of poison oak is required.

Removal & Control of Nuisance/Prohibited Species

The onsite and offsite species present in the enhancement areas that are listed on the City of Portland nuisance and prohibited plant list will need to be removed and controlled after the completion of enhancement. These species include giant knotweed, reed canary grass, Himalayan blackberry, Canada thistle, field morning glory, Queen Anne's lace, and poison oak.

The Himalaya blackberry, reed canary grass, and field bindweed spread rapidly and can wreak havoc on mitigation/enhancement projects. These species should be controlled via appropriate herbicides. The herbicides should be applied by a licensed applicator during appropriate conditions. The application should start at the bottom of any slope and work towards the top and only applied to areas where these species are found. Prior to applying the herbicide the undesirable species should be grubbed away from all native plant species or in this case species that are to remain.

Reed canary grass will be sprayed with Rodeo prior to any excavation, but only in the buffer areas. Follow-up treatments will occur on an as-needed basis. Dense native herbaceous vegetation and the development of a healthy tree and shrub layer will help control establishment of reed canary grass, however, if stands do establish, immediate measures should be taken to ensure control of this species.

*The most effective way to rid Area 8 of poison oak cut the main stalk and apply herbicide to the plant. The herbicide should be a mix a 1.3:1 ratio of Round-up and Crossbow herbicides, and the mixed with a small amount of surfactant (Fabric softener). The surfactant helps cut through the waxy surface of the poison oak leaf, which in turn facilitates the application of the herbicide. This application should take place in late August or early September. *Note: This application should not be applied to poison oak if growing on or near tree saplings however; the mature fir trees in Area 8 will not be affected by the mixture.*

An application of Round-up will decimate field bindweed. The plant will turn black and die after the application.

The Himalayan blackberry within 25 feet of the creek should be removed by hand (grubbed) prior to any herbicide application. This will help prevent any accidental contamination of the drainage by the herbicide.

Queen Anne's lace (Daucus carota), Canada thistle (Cirsium arvense), horsetail (Equisetum arvense), and blue bindweed (Solanum dulcamara) are also present and listed as nuisance plants on the Portland Plant List, which are somewhat detrimental to the mitigation but removal is not required.

Planting Requirements

Three trees species are proposed for both the offsite mitigation areas at Fields Bridge Park and the Willamette Falls Drive project site. The tree species proposed offsite include Douglas-fir, big-leaf maple, and red alder. The onsite enhancement area is proposed to be planted with red alder, big-leaf maple, and vine maple.

Offsite, the Douglas firs plantings should be heavily concentrated in Mitigation Area 4B and Mitigation Area 7. Both of these areas have suitable soils and existing Douglas-fir trees in the vicinity.

Big-leaf maples plantings are appropriate in offsite Mitigation Areas 1 – 7 and throughout the onsite enhancement area. The big-leaf maples will provide excellent shade near water resource areas such as the Tualatin River and pond located in the southeast corner of the park.

Red alder trees are the most ubiquitous of all the proposed tree species proposed and may be planted in the onsite enhancement and any of the offsite mitigation areas. Red alders grow quickly and will help shade the other species in the first few years of the enhancement.

The vine maple trees planted in the onsite enhancement area should be should be planted near the toe of the banks of the drainage and in areas that receive partial shade. Vine maple is a small tree that prefers moist soils and indirect sunlight however it is known to grow in open areas.

Four shrub species are proposed to be planted in the offsite mitigation areas. These species include snowberry, hazelnut, Indian plum, and tall Oregon grape. The snowberry, hazelnut, and sword fern are proposed in the onsite enhancement area.

The snowberry shrub prefers dry soils and partial sunlight. This shrub species will do well in most of the offsite mitigation areas, especially Mitigation Areas 4B and 7. Snowberry should be planted on the upper reaches of the stream banks in the onsite enhancement area. This species should be planted in clusters of 3 – 5 plants.

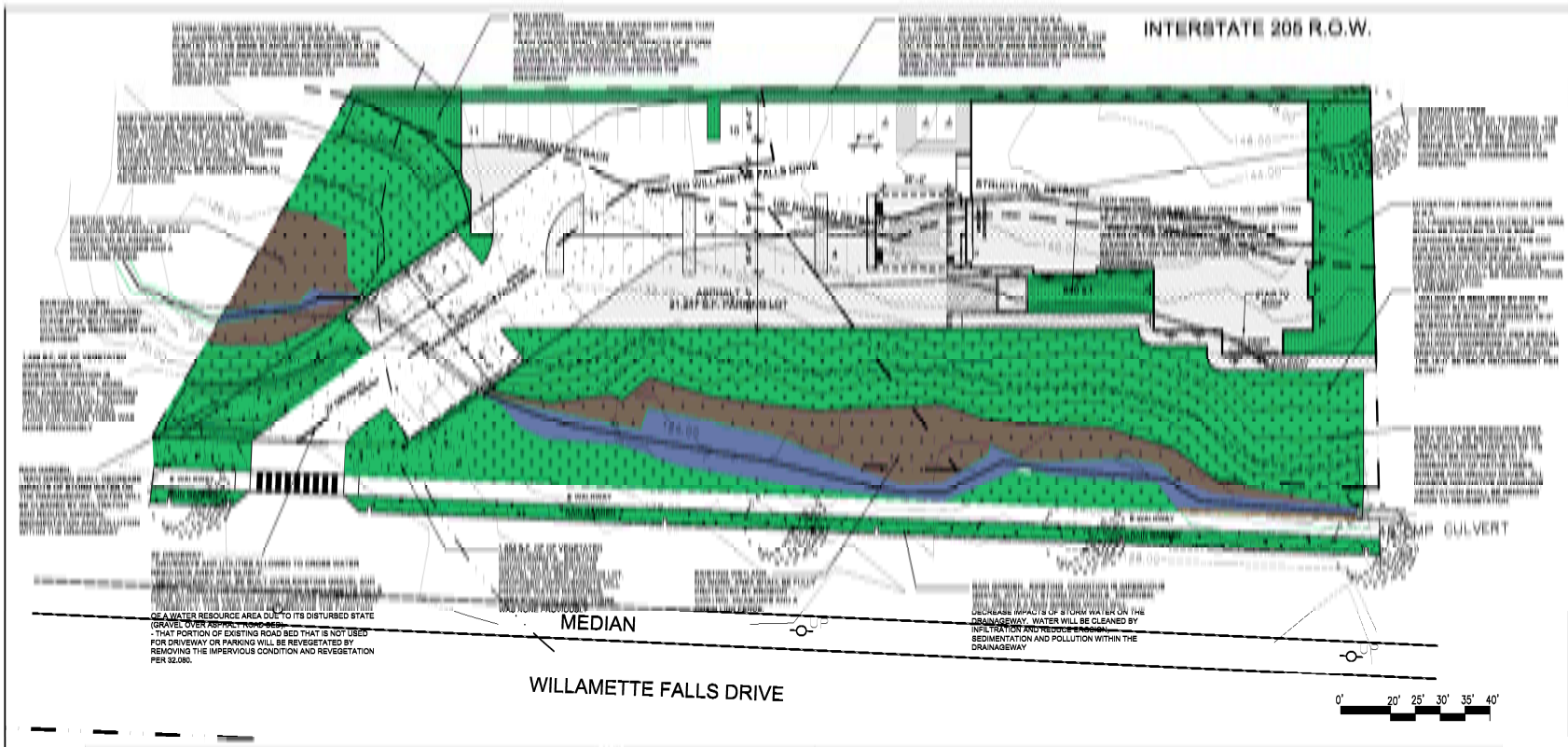
The hazelnut shrub is a common native species found in the region. This shrub prefers moist to dry soils and can thrive in various light conditions. Hazelnut can be planted in all of the offsite mitigation area and on the upper slopes of the onsite stream banks.

Tall Oregon grape is a suitable shrub planting at both the onsite and offsite locations because it prefers dry soils and full sunlight. Tall Oregon grape is also pleasing to the eye and provides berries for local wildlife. Existing tall Oregon grape shrubs were observed at the offsite mitigation site. This shrub would be best planted in offsite Mitigation Areas 2, 3, 4A, 5, and in most of the onsite enhancement area.

Indian plum is proposed in the offsite mitigation location but not in the onsite enhancement area. Indian plum is generally a tall, slender shrub that grows in moist soils and in partial sunlight conditions. It would be best planted in Mitigation Areas 1, 4A, 4B, and 7. The plant produces edible plums and existing individuals were observed during our site visits.

The invasive species should be controlled prior to any plantings. All the plantings should occur during the winter of 2006 – 2007.

32.060 Site Plan



LEGEND
EXISTING AREA OUTSIDE WATER RESOURCE AREA
VEGETATED AREA OUTSIDE WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE AREA STANDARDS

LEGEND
EXISTING NON-FUNCTIONING WATER RESOURCE AREA
EXISTING PAVED AREA WITHIN WATER RESOURCE AREA THAT SHALL BE REVEGETATED PER WATER RESOURCE STANDARDS
EXISTING PAVED AREA WITHIN WATER RESOURCE AREA TO REMAIN IN NONFUNCTIONING STATE. STORM CONTROLS SHALL BE ADDED TO THIS AREA
REVEGETATED TRANSITION AREA

LEGEND
EXISTING WATER RESOURCE AREA
DRAINAGE WAY - (EVENTUALLY DRAINS HERE)
WETLAND
TRANSITION AREA IN NEED OF REVEGETATION
FUNCTIONING WATER RESOURCE AREA TO BE PERMANENTLY DISTURBED

WATER RESOURCE BOUNDRY
MINIMUM WIDTH OF W.R.A PER 32.090.C AND SETBACK FOR WALKWAYS

WATER RESOURCE AREA PROTECTION/IMPACTS:

LOT 1:

EXISTING CONDITIONS:
- TOTAL AREA: 18,788 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING UNPAVED W.R.A.: 5,300 S.F.
- EXISTING PAVED W.R.A.: 5,385 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 18,788 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING REVEGETATED W.R.A.: 7,340 S.F.
- DISTURBED W.R.A.: 4,440 S.F.

LOT 2:

EXISTING CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING UNPAVED W.R.A.: 11,300 S.F.
- EXISTING PAVED W.R.A.: 5,818 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 17,486 S.F.
- AREA OF WETLAND: 8,088 S.F.
- AREA OF WETLAND: 8,088 S.F.
- EXISTING W.R.A. TO BE REVEGETATED: 8,047 S.F.
- DISTURBED W.R.A.: 7,078 S.F.

LOT 3:

EXISTING CONDITIONS:
- TOTAL AREA: 34,397 S.F.
- AREA OF WETLAND: 1,816 S.F.
- EXISTING W.R.A.: 31,308 S.F.

PROPOSED CONDITIONS:
- TOTAL AREA: 34,397 S.F.
- AREA OF WETLAND: 1,816 S.F.
- EXISTING W.R.A. TO BE REVEGETATED: 11,884 S.F.
- DISTURBED W.R.A.: 9,853 S.F.

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Issue/Revision

No.	Date	Description
	10-17-07	FRANCHISE SUBMITTAL

Sheet Title
REDUCED IMPACT SITE PLAN EXHIBIT B

Sheet No.

DESIGN REVIEW

Existing Condition Pictures

PANORAMIC