4. Existing Ambient Noise Levels

4.1 In order to evaluate applicability of the "increase in ambient L_{10} and L_{50} level" portion of the West Linn regulations, sound levels were measured in residential areas surrounding the project site. Measurements were made adjacent to the project property line at each of the sites. At each site, noise level measurements were made for 5 minute intervals. The measurements were made between 10 AM and 12 AM on Thursday, February 18, 2010. Measurements were made 5 feet above ground using a sound level meter meeting American National Standards Institute (ANSI) requirements for a Type 2A sound level meter. The sound level meter was field calibrated immediately prior to the measurements.

4.2 The ambient sound levels were measured at four locations which are presented in the table below.

TABLE 1
MEASURED EXISTING AMBIENT SOUND LEVELS
(Average Sound Pressure Level (L_{50}, L_{EQ}, L_{10}) in dBA re 20 micro-Pascal)

	Ambient Sound Levels		
Location	**L_{50}**	**L_{EQ}**	**L_{10}**
Martin Ct. & Suncrest Dr.	45	50	54
SW Corner of Hidden Springs Ct.	49	53	55
East End of Bay Meadows Dr	42	44	45
100' East of Rosemont Road	45	53	58

4.3 Based on the measured existing ambient sound levels, and the West Linn noise code, the following table shows the site specific sound level limits for on-site noise sources to residential property adjacent to the project site.

TABLE 2
MAXIMUM ALLOWABLE 1 HOUR STATISTICAL SOUND LEVELS
(Average Sound Pressure Level (L_{50}, L_{EQ}, L_{10}) in dBA re 20 micro-Pascal)

	7:00 AM to 10:00 PM Sound Level Limits		
Location	**L_{50}**	**L_{10}**	**L_{01}**
North Edge of Project Site	50	59	75
East Edge of Project Site	54	60	75
South Edge of Project Site	47	50	75
West Edge of Project Site	50	60	75

5. Off-Site Traffic Noise

5.1 Off Site Traffic sound levels were estimated using algorithms of the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. Traffic Volumes and speeds were determined based on traffic data provided by DKS Associates, the transportation engineers preparing the Erickson Elementary School Transportation Impact Study. Traffic volumes at various intersections were provided for the 7:00-8:00 AM hour and the 3:00 to 4:00 PM hour. The traffic volumes were provided for existing traffic and future plus project conditions.

5.2 Although the West Linn noise regulations are listed in terms of L_{10} and L_{50}, relative to off-site traffic, the "increase" in these levels is all that is of significance for compliance. Normally, a given L_{EQ} level falls between the L_{50} and L_{10} levels. Increases in L_{50} and L_{10} levels are similar to the increase in L_{EQ} level. Therefore, estimates of the increase in traffic noise level were made based on the L_{EQ} levels.

5.3 Using the determined traffic volumes and speeds, traffic noise levels were estimated for a distance 50 feet from the edge of the roadways for each case. Again, although residences will not typically be located at this distance, it provides a reference from which to estimate the increase or decrease in sound level between the existing and post project conditions.

5.4 The following table lists the estimated changes in traffic noise level due to the project.

TABLE 3
ESTIMATED TRAFFIC SOUND LEVELS
50 Feet from the Road Edge
(Average Sound Pressure Level (L_{EQ}) in dBA re 20 micro-Pascal)

	AM Peak Hour			Afternoon School End Hour		
Roadway	**Existing**	**Post-Project**	**Change**	**Existing**	**Post-Project**	**Change**
Rosemont:						
(E of Carriage Way)	64	66	+2	64	65	+1
(S of Hidden Springs)	62	65	+3	64	66	+2
(N of Bay Meadows)	63	64	+1	64	65	+1
(W of Santa Anita)	64	66	+2	63	64	+1
Hidden Springs:						
(E of Suncrest)	54	57	+3	59	60	+1
(W of Santa Anita)	54	57	+3	57	58	+1
(W of Carriage Way)	59	60	+1	60	61	+1
Santa Anita:						
(S of Hidden Springs)	59	59	0	59	60	+1
(N of Rosemont)	60	60	0	63	63	0
Carriage Way:						
(N of Hidden Springs)	51	54	+3	52	53	+1

5.5 As the table above indicates, the traffic noise levels from all roadways, for both the morning peak and afternoon traffic periods, are not expected to increase more than 3 dBA in all cases and 1 dBA in most cases.

6. On-Site Traffic Noise

6.1 North Site Entrance

6.1.1 Assuming worst case, on-site traffic conditions of the peak morning hour, 225 vehicles are expected to move on or off the site through the North project entrance from Rosemont Road. The estimated worst case L_{EQ} noise level for this traffic, moving at 20 mph, at a 100 foot was 47 dBA (L_{EQ}). Based on this data, the L_{50} level for on-site traffic at the North edge of the project site was estimated at 45 dBA and the L_{10} level was estimated at 50 dBA . These levels meet the West Linn noise level limits for the L_{50} of 50 dBA and the L_{10} of 59 dBA as presented in Table 2.(Based on ambient noise levels at the North end of the project site, see item 4.3).

6.2 South Site Entrance

6.2.1 During the same peak morning hour, 50 automobiles and 10 buses are expected to move on or off the site through the South project entrance off of Rosemont Road. The closest residential property is approximately 75 feet from the vehicle circulation path. The busses and automobiles must meet the West Linn noise level limits for the L_{50} of 47 dBA and the L_{10} of 50 dBA at the nearest residential property, as presented in Table 2. (Based on ambient noise levels at the South end of the project site, see item 4.3).

6.2.2 Based on measured sound levels of propane fuel busses idling and driving, the anticipated sound level of a propane bus measured at a distance of 75 feet would be 49 dBA while driving 10 mph and 42 dBA while idling. Therefore, the propane busses could idle continuously without exceeding the West Linn noise limit for L_{50} of 47 dBA. The propane busses could drive on site for a cumulative time period greater than 6 minutes but less than 30 minutes and still meet the West Linn noise level limit for L_{10} of 50 dBA

6.2.3 Based on this analysis, if the planned propane busses are used, the L_{10} limit of 50 dBA and the L_{50} limit of 47 dBA would be met, assuming the propane busses do not continuously drive on-site for longer than 29 minutes. Idling of propane busses would need no restriction to meet the West Linn noise limits.

7. Playground Noise

7.1 The playground for the project site is approximately 100 feet from the east property line. Assuming a crowd of approximately 100 children playing and 3 adult supervisors on the playground, noise levels were estimated at 45 dBA for the L_{50} at the east property line, and 53 dBA for the L_{10}. The These levels meet the West Linn noise level limits for the L_{50} of 54 dBA and the L_{10} of 60 dBA (Based on ambient noise levels at the East end of the project site, see item 4.3).

8. Site Equipment Noise

8.1 The physical plant noise that might have impact on local residential property includes heating, ventilating and air-conditioning (HVAC) units on the school roof, and the trash compactor, transformer and emergency generator in the equipment yard.

8.2 Roof-top Air-Conditioning Units

8.2.1 A total of eight heating and ventilating units are proposed to be mounted on the roof of the school. The nearest residential building on the closest residential property with the strictest sound level limits is located on the south property line. The mechanical units vary in distance from the south property line, from as close as 175' to as far as 280'. At this stage of design, the final choice for the HVAC unit has not been made. Currently, the mechanical engineers are expecting that seven of the eight units will have air-cooled condensers and "scroll" compressors (AAON RN series & McWuay RPS series).

8.2.2 Based on manufacturer's sound data for these units, and taking into account the horizontal distance and shielding from building elements, the estimated sound level for the residence at the south property line of the project was determined at 46 dBA. The West Linn L_{50} limit for daytime periods at the south property line is 47 dBA. In that the projected sound level is below this limit, it is expected that West Linn standards should be met by the proposed roof-top mechanical equipment. These calculations assume that the mechanical screens for RTU-301, RTU-302 and RTU-303 are equal in height to the units, and that the mechanical screens for the remaining rooftop RTUs are 3 feet taller than the adjacent RTU.

8.3 Emergency Generator

8.3.1 At this time sound data is not available for the tentatively selected emergency generator. When this sound data becomes available the sound levels will be reviewed, and if necessary, mitigation requirements would be implemented to meet the West Linn noise requirements.

8.4 Transformer and Trash Compactor

8.4.1 The anticipated sound levels due to the transformer and trash compactor should be less than the emergency generator and would also be expected to meet the West Linn noise requirements.

9. Conclusion

9.1 Based on the above review, the proposed increases in off-site traffic should meet the West Linn noise codes.

9.2 The proposed on-site bus and automobile circulation areas should meet the West Linn noise codes, assuming that only propane busses are used on-site.

9.3 No installed public address systems are provided or planned for the Athletic Field and Softball Field, therefore no noise impact is anticipated due to this type of source.

9.4 Noise on the playgrounds and athletic fields should meet the West Linn noise code requirements for the daytime hours of 7 AM to 7 PM. However, Crowd noises at school sponsored events are exempt from the West Linn Municipal Code.

9.5 Based on proposed equipment sound data, exterior mechanical equipment for the project site should meet the West Linn noise codes, assuming all mechanical screens on the northern roof area are equal in height to the rooftop units, and assuming all mechanical screens on the southern roof area are 3 feet taller than the rooftop units.

In summary, it is expected that the proposed project will meet all West Linn noise regulations.

Sincerely,
ALTERMATT ASSOCIATES

Kent McKelvie
Staff Engineer

KM:ra

09119L01

WALKER·MACY

Landscape Architecture Urban Design Planning

MEMORANDUM

To:	**Karina Ruiz - DOWA**
From:	**Ben Vaughn**
Date:	**April 30, 2010**
Project:	**New West Linn Primary School**
Project #:	**WM 0911**
RE:	**Arborist Meeting Notes** **Site Visit February 9, 2010**

Meeting Attendees:
Mike Perkins: City of West Linn Arborist
Karina Ruiz: DOWA
Ben Vaughn: Walker Macy, Landscape Architects:

On February 9, 2010 at 10 am, we met with Mr. Perkins at the New West Linn Primary School site. During a walk of the property, we observed the existing trees and the trees that were proposed for removal.

The following is a summary of that discussion and we suggest that this information be forwarded to other team members for their review and comment. If anyone disagrees with these comments, we ask that they contact us immediately.

A. Driveway leading from Rosemont Ridge to main entry of building and Visitor Parking Lot

- We observed the Douglas fir trees along the driveway and to the south of the creek crossing.
  - Removal of these trees is required to make way for the driveway.
  - The City had made prior comments in public meeting related to concerns regarding removing trees at the edge of this stand may have a negative impact on the entire grove of trees. These concerns were discussed based on the

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proposed removal of trees and it was determined that removal as currently proposed would not have an impact on the entire grove of trees.

- We observed the Douglas fir trees along the driveway and northwest of the creek crossing.
  - It was discussed that the removal of the smaller Douglas fir trees encroaching on the oaks was desirable.
  - It was noted that the alignment of the driveway did not have an impact on the Oak trees surrounding the creek.
  - Once the smaller Douglas fir trees were removed the driveway and entry would highlight the oak trees.

B. Douglas fir stand at the end of Suncrest Drive
   - Select trees needed to be removed to provide the pedestrian / bike access.
   - It was noted by Mr. Perkins that additional trees could be removed to thin out this grove.

C. Stand of Cedars and 7-foot diameter Giant Sequoia tree along Rosemont Road.
   - It was discussed that the site development was designed to avoid these trees.
   - One of the cedars would be impacted because of the right-of-way improvement required by the City.
   - The large Giant Sequoia tree would not be impacted.

D. Walnut trees along Rosemont Road.
   - It was discussed that these trees would need to be removed because of the right-of-way improvements.

E. Southern Edge of Douglas fir grove (directly north of proposed school)
   - No trees are currently proposed for removal along this edge.
   - Discussed the requied 10-foot setback from the Douglas fir trees and the Design Team's desire to field measure from the canopy of the tree to establish this boundry. Mr. Perkins gave us instruction on how to measure the canopy and noted that we could measure this independently without his assistance. Current drawings reflect a 10-foot setback as field measured.
   - We discussed the encroachment of the site development on the edge of the Douglas fir tree. Mr. Perkins noted that our proposed development was well outside the impact on the tree zone and that based on the tree type (Douglas fir) that we might be able to develop closer to the trees if needed.

F. Hawthorns in Field where School is Proposed
   - These trees were noted as being removed

WALKER·MACY

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New West Linn Primary School

Transportation Impact Study

April 2010

Prepared for: West Linn-Wilsonville School District

Prepared by: DKS Associates
TRANSPORTATION SOLUTIONS

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CHAPTER 1: INTRODUCTION AND FINDINGS

This report evaluates the transportation impacts of the proposed New West Linn Elementary School located in West Linn, Oregon. The purpose of this report is to identify mitigation measures required to accommodate potential traffic impacts from the proposed project. This chapter provides a summary of the study area, existing transportation conditions, project trip generation and distribution, future transportation conditions, and impacts identified for the proposed project.

Study Area

The study area and the proposed New West Linn Elementary School site are shown in Figure 1. The project site is located on the east side of Rosemont Road, south of Hidden Springs Road and north of Bay Meadows Drive. Based on the preliminary site plan provided by the project sponsor, the project would include two access points onto Rosemont Road.

Based on correspondence with City of West Linn staff[1], nine intersections, as well as the two proposed access points, were selected for the traffic analysis. The study intersections selected for the analysis include:

- Rosemont Road/Carriage Way
- Rosemont Road/Hidden Springs Road
- Rosemont Road/North School Access
- Rosemont Road/South Buss Access
- Rosemont Road/Bay Meadows Drive
- Rosemont Road/Salamo Road/Santa Anita Drive
- Hidden Springs Road/Suncrest Drive
- Hidden Springs Road/Santa Anita Dr
- Hidden Springs Road/Carriage Way
- Santa Anita Drive/Horton Rd/Churchill Downs Drive
- Santa Anita Drive/Pimlico Drive

Table 1 provides key characteristics of the study area and the proposed project.

Proposed Project

The proposed project would construct an elementary school (pre-kindergarten to fifth grade) with a maximum capacity for 500 students. The project site has recently been annexed within the City limits. The site will be zoned R-10 (Single-Family Residential Detached) which allows for educational land uses. The proposed school is assumed to be constructed and occupied by the beginning of the 2012 school year (September).

[1] Email correspondence from Norm Dull, Dull Olson Weekes Architects, December 15, 2009.

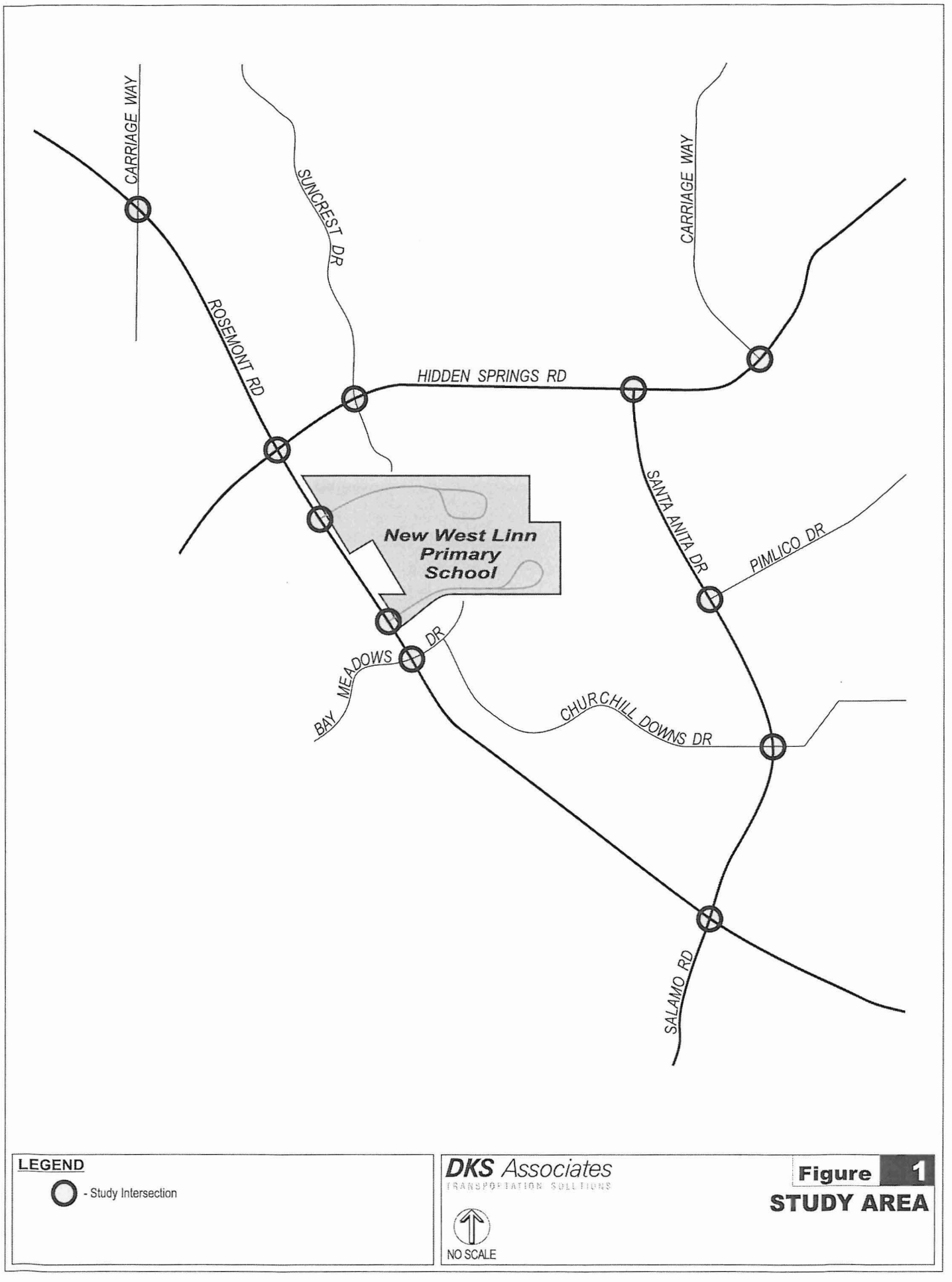
CARRIAGE WAY
SUNCREST DR
CARRIAGE WAY
ROSEMONT RD
HIDDEN SPRINGS RD
New West Linn
Primary
School
SANTA ANITA DR
PIMLICO DR
BAY MEADOWS DR
CHURCHILL DOWNS DR
SALAMO RD
LEGEND
- Study Intersection
DKS Associates
TRANSPORTATION SOLUTIONS
NO SCALE
Figure 1
STUDY AREA

Table 1: Study Area and Proposed Project Characteristics

Study Area	
Number of Study Intersections	9 plus 2 site access points
Analysis Periods	AM peak hour (7 to 9 a.m.) Midday peak hour (2 to 4 p.m.) PM peak hour (4 to 6 p.m.)
Nearby Alternative Mode Facilities	
Pedestrian Facilities	Existing sidewalk on the east side of Rosemont Road along the project frontage
Bicycle Facilities	No dedicated bike lane and shoulder bikeways provided near the project site
Public Transit Facilities	No public transit service is provided at the project site. The nearest public transit is TriMet Route 35 on Highway 43 at Hidden Springs Road.
Proposed Project Trips	
AM Peak Hour Trips	280 (154 in/126 out)
Mid-day Peak Hour Trips	140 (63 in/77 out)
PM Peak Hour Trips	75 (37 in/38 out)
Proposed Vehicle Access Points	Two full access points on Rosemont Road North Access for parents and visitors South Access for school buses and employees

Traffic Impact Analysis

To determine the impacts from the proposed project at the study intersections, traffic operating conditions were analyzed at the study intersections during the AM, midday and PM peak hours for the following scenarios:

- 2010 Existing Traffic
- 2012 Background Traffic + Approved Projects
- 2012 Total (Background + Approved + Project) Traffic

The Existing traffic scenario was based on 2010 traffic counts and used as a baseline for comparison to the other two scenarios. The 2012 scenario was selected since the school is anticipated to be constructed and occupied by year 2012. The 2012 Background volumes were estimated by applying a two percent annual growth rate to 2010 traffic counts. The vehicle trips generated by approved projects were added to 2012 background volumes to develop the 2012 Background + Approved project scenario. The 2012 total volumes were estimated by adding project traffic to Background + Approved project traffic volumes.

2009 Existing Operating Conditions

The existing traffic operating conditions at the study intersections were evaluated for the AM, midday and PM peak hours based on the *2000 Highway Capacity Manual* methodology[2] for unsignalized intersections. The City of West Linn requires level of service D or better for all facilities except arterials, where level of service E is the minimum. The existing intersection performance is shown in Table 2. All of the study intersections currently meet standards during each of the three analysis periods.

Table 2: 2010 Existing Conditions Intersection Performance

Intersection	AM Peak		Midday Peak		PM Peak	
	LOS	*V/C*	*LOS*	*V/C*	*LOS*	*V/C*
Unsignalized						
Rosemont Rd/ Carriage Way	A/C	0.29	A/B	0.08	A/C	0.17
Rosemont Rd/ Hidden Springs Rd	A/B	0.18	A/B	0.09	A/C	0.15
Rosemont Rd/ Bay Meadows Dr	A/B	0.02	A/B	0.01	A/B	0.02
Hidden Springs Rd/Suncrest Dr	A/A	0.02	A/B	0.04	A/B	0.05
Hidden Springs Rd/ Santa Anita Dr	A/B	0.23	A/B	0.15	A/B	0.17
Hidden Springs Rd/ Carriage Way	A/B	0.03	A/B	0.03	A/B	0.03
Santa Anita Dr/Horton Rd	A/B	0.06	A/B	0.06	A/B	0.04
Santa Anita Dr/Pimlico Dr	A/B	0.08	A/B	0.10	A/B	0.11
All-Way Stop Controlled						
Rosemont Rd/Salamo Rd/Santa Anita Dr	B	0.45	B	0.48	C	0.81

Unsignalized intersections:
LOS = Level of Service of Major Street/Minor Street
V/C = Volume-to-Capacity Ratio of Worst Movement
All-Way Stop Controlled intersections:
LOS = Level of Service of crossroads
V/C = Volume-to-Capacity Ratio of Intersection

2012 Traffic Operating Conditions

Intersection operating conditions for the 2012 background (including approved projects) and total traffic scenarios are listed in Table 3. All study intersections are expected to meet applicable City mobility standards under both scenarios (i.e., with or without the proposed project). Therefore, none of the study intersections would require off-site improvements to mitigate impacts from the proposed project traffic.

[2] *2000 Highway Capacity Manual*, Transportation Research Board, Washington DC, 2000.

Table 3: 2012 Background and Total Traffic Intersection Performance

Intersection	AM Peak		Midday Peak		PM Peak	
	LOS	*V/C*	*LOS*	*V/C*	*LOS*	*V/C*
Background Traffic Operating Conditions						
Unsignalized						
Rosemont Rd/ Carriage Way	A/D	0.31	A/B	0.08	A/C	0.19
Rosemont Rd/ Hidden Springs	A/B	0.19	A/B	0.09	A/C	0.17
Rosemont Rd/ Bay Meadows Dr	A/B	0.03	A/B	0.01	A/B	0.02
Hidden Springs Rd/Suncrest Dr	A/A	0.05	A/B	0.04	A/B	0.05
Hidden Springs Rd/ Santa Anita Dr	A/B	0.24	A/B	0.15	A/B	0.18
Hidden Springs Rd/ Carriage Way	A/B	0.03	A/B	0.03	A/B	0.03
Santa Anita Dr/Horton Rd	A/B	0.07	A/B	0.06	A/B	0.04
Santa Anita Dr/Pimlico Dr	A/B	0.08	A/B	0.11	A/B	0.11
All-Way Stop Controlled						
Rosemont Rd/Salamo Rd/Santa Anita Dr	B	0.48	B	0.51	C	0.87
Total Traffic Operating Conditions						
Unsignalized						
Rosemont Rd/ Carriage Way	A/D	0.33	A/B	0.11	A/C	0.22
Rosemont Rd/ Hidden Springs	A/C	0.21	A/C	0.18	A/C	0.24
Rosemont Rd/ Bay Meadows Dr	A/B	0.04	A/B	0.02	A/B	0.02
Hidden Springs Rd/Suncrest Dr	A/B	0.05	A/B	0.04	A/B	0.05
Hidden Springs Rd/ Santa Anita Dr	A/B	0.25	A/B	0.16	A/B	0.18
Hidden Springs Rd/ Carriage Way	A/B	0.04	A/B	0.03	A/B	0.03
Santa Anita Dr/Horton Rd	A/B	0.07	A/B	0.07	A/B	0.05
Santa Anita Dr/Pimlico Dr	A/B	0.09	A/B	0.11	A/B	0.11
Rosemont Rd / North Access	A/B	0.14	A/B	0.09	A/B	0.03
Rosemont Rd / South Access	A/B	0.03	A/B	0.02	A/B	0.03
All-Way Stop Controlled						
Rosemont Rd/Salamo Rd/Santa Anita Dr	B	0.54	C	0.55	D	0.92

Unsignalized intersections:
LOS = Level of Service of Major Street/Minor Street
V/C = Volume-to-Capacity Ratio of Worst Movement
All-Way Stop Controlled intersections:
LOS = Level of Service of crossroads
V/C = Volume-to-Capacity Ratio of Intersection

Project Site Mitigations

The study intersections are forecasted to meet City of West Linn operating standards through the year 2012 with the addition of traffic generated by the proposed project. Therefore, no off-site mitigation measures are identified for the proposed project. However, it is recommended that the following on-site improvements be provided to provide safe internal circulation and access to the site. The following project related measures would typically be required as conditions of approval if the project were approved:

Frontage Improvements

- Frontage improvements (one-half street) should be provided on Rosemont Road based on the City of West Linn standards[3] for an arterial roadway. Based on the cross-section standard, an arterial in an unconstrained environment would provide a three lane roadway with a 14 foot center median/turn lane, 11 foot travel lanes, 6 foot bike lanes, 6 foot planter strips and 6 foot sidewalks. The one-half street improvements on the project frontage of Rosemont Road should include pavement, curb, gutter, landscape strip and sidewalk.

Access Spacing/Driveway Sight Distance

- The site plan shows the proposed north access and south access would be located approximately 570 feet apart (measured centerline to centerline). The proposed spacing between the site access points would meet the City's spacing standard.
- The proposed north access and south access would not meet the City Transportation System Plan's recommended access spacing standards for the adjacent residential driveways on Rosemont Road. Due to the single family nature of the nearby driveways and their expected low traffic volumes, no vehicle conflicts are anticipated with the substandard driveway spacing.
- Sight distance at the south project access is restricted looking to the north when measured 14.4 feet back from the edge of the roadway (as required by AASHTO) due to existing thick vegetation. Some of the shrubs and trees north of the south project access would require trimming and/or removal. These shrubs and trees are located on private property that is not owned by the West Linn-Wilsonville School District. The School District and the City should work with the private property owner to remove some of the vegetation. Prior to occupancy, sight distance at both proposed project access points to Rosemont Road will need to be approved by the City Engineer.

[3] City of West Linn Transportation System Plan, December 2008, Figure 8-2.

CHAPTER 2: EXISTING CONDITIONS

This chapter documents existing study area conditions, including the project site, roadway network, existing traffic volumes, existing traffic operating conditions, collision history, planned improvements, and public transit service. Supporting details such as traffic counts and level of service calculations are provided in the Appendix.

Project Site

The project site being considered for the proposed New West Linn Primary School is undeveloped land located on the east side of Rosemont Road between Hidden Springs Road to the north and Santa Anita Drive/Salamo Road to the south in City of West Linn, Oregon. The site is approximately one-half mile north of Rosemont Road Middle School, which is located in the southwest quadrant of the Rosemont Rd/Santa Anita Dr/Salamo Road intersection. The project site has recently been annexed[4] within the City limits and will be zoned R-10 (Single-Family Residential Detached). The City of West Linn allows the development of schools within R-10 zoned land.[5].

Study Area Roadway Network

The study area roadway network in the vicinity of the project site consists of numerous streets with varying access and mobility functions. To clarify its function, each street has been assigned a functional classification by the City of West Linn.[6] The study area roadway classifications are listed in Table 4 along with other important roadway characteristics.

Table 4: Study Area Roadway Characteristics

Roadway	Functional Classification	Posted Speed (MPH)	# Lanes	On-Street Parking	Side-walks	Bike Lanes
Rosemont Rd	Arterial	25-40	2	No	Partial	No
Hidden Springs Rd	Arterial	25	2	No	Partial	No
Santa Anita Dr	Arterial	25	2	No	Partial	No
Salamo Rd	Arterial	25-40	2	No	Yes	Yes
Pimlico Dr	Collector	25	2	No	Partial	No
Carriage Way	Collector	25	2	No	Yes	No
Horton Rd	Neighborhood Rte	25	2	No	Yes	No
Bay Meadows Dr	Neighborhood Rte	-	2	No	Yes	No
Suncrest Dr	Neighborhood Rte	25	2	No	Yes	No
Churchill Downs Dr	Local Street	25	2	No	Yes	No

[4] www.westlinnoregon.gov/citycouncil/annexation-erickson-site-rosemont-road-and-hidden-springs-road, accessed January 15, 2010.
[5] City of West Linn Community Development Code, Section 11.060.
[6] City of West Linn Transportation System Plan, December 2008, Figure 8-1.

Pedestrian Facilities

Pedestrian counts were conducted at all study intersections during the AM, midday and PM peak periods (two hour count). The highest pedestrian activity observed was at the Rosemont Road/Salamo Road/Santa Anita Drive intersection with over 100 pedestrians during the AM and midday peak periods and over 50 pedestrians during the PM peak period. The study intersections along Santa Anita Drive experience moderate pedestrian activity with an average of 20 pedestrians during each peak period. Observed pedestrian volumes at the Rosemont Road/Carriage Way and Hidden Springs Road/Carriage Way intersections were relatively low, with less than five pedestrians during each peak period.

The current sidewalk on the east side of Rosemont Road near the project site is an asphalt path separated from the roadway. The project frontage improvements would construct standard concrete sidewalks along the project frontage. In general, the remaining roadways in the study area have standard 5-foot concrete sidewalks on both sides of the street.

Bicycle Facilities

Bicycle counts were conducted at all study intersections during the AM, midday and PM peak periods (two hour count). Very little bicycle activity occurred at the study intersections, with three or less bicycle crossings during each of the peak periods. The low bicycle volumes are not surprising given that there are no designated bike lanes in the vicinity of the project site.

Public Transit Service

Tri- County Metropolitan Transportation District of Oregon (TriMet) provides public transportation services in West Linn. There are currently two transit routes that serve the West Linn community.

- Bus Route 35 – Travels along Highway 43 connecting the Oregon City Transit Center and downtown Portland. The route offers 10 to 30 minute headways.
- Bus Route 154 – Travels between the Oregon City Transit Center and the southwest area of West Linn.

Neither of these bus routes provides transit service near the project site. There is no public transit service available for most of the City west of Highway 43. The nearest TriMet service is Bus Route 35 which provides a bus stop on Highway 43 at Hidden Springs Road. There is one park-and-ride lot in West Linn located at Highway 43/Cedaroak Drive intersection for commuters wishing to travel north on Bus Route 35.

Planned Improvement Projects

Based on the information provided by the City staff[7], there is currently no transportation improvement projects planned within the study area that will be constructed by the year 2012. Therefore, no transportation improvement projects were included in the traffic analysis.

Existing Traffic Volumes

Existing traffic volumes[8] were collected at the study intersections during the AM peak period (7:00 a.m. to 9:00 a.m.), midday peak period (2:00 p.m. to 4:00 p.m.), and PM peak period (4:00 p.m. to 6:00 p.m). The traffic data collected also counted the number of pedestrians and bicycles at the study intersections. The AM, midday and PM peak hour traffic volumes used for the analysis are shown in Figure 2. Detailed peak period traffic count data is included in the Appendix.

A 24 hour volume and speed survey[9] was conducted on Rosemont Road north of Bay Meadows Drive. The survey found the daily traffic volume on Rosemont Road was 5,111 vehicles (2,487 northbound and 2,624 southbound). The peak hour traffic volumes of the day occurred from 5 to 6 p.m. The speed survey conducted on Rosemont Road found the average 85th percentile speed was 46 miles per hour (44 miles per hour northbound and 48 miles per hour southbound). Vehicle speeds are typically higher for the downhill travel direction. The 85th percentile speed represents the speed at which 85 percentile of the vehicles are traveling at or below. The posted speed limit on Rosemont Road near the project site is 40 miles per hour.

Existing Traffic Operating Conditions

Level of service (LOS) ratings and volume-to-capacity (V/C) ratios are commonly used as measures of effectiveness for intersection operation. LOS is similar to a "report card" rating based on the average delay experienced by vehicles at the intersection[10]. LOS A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. LOS D and E are progressively worse operating conditions. LOS F represents conditions where average vehicle delay has become excessive and demand has exceeded capacity. This condition is typically evident in long queues and delays.

A volume-to-capacity (V/C) ratio is a decimal representation (typically between 0.00 and 1.00) of the proportion of capacity that is being used (i.e., the saturation) at a turn movement, approach leg, or overall intersection. This indicator is determined by dividing the peak hour traffic volume by the hourly capacity of a given intersection or movement. A lower ratio indicates smooth operations and minimal delays. As the ratio approaches 1.00, congestion increases and performance is reduced. If the ratio is greater than 1.00, the turn movement, approach leg, or intersection is oversaturated and usually results in excessive queues and long delays.

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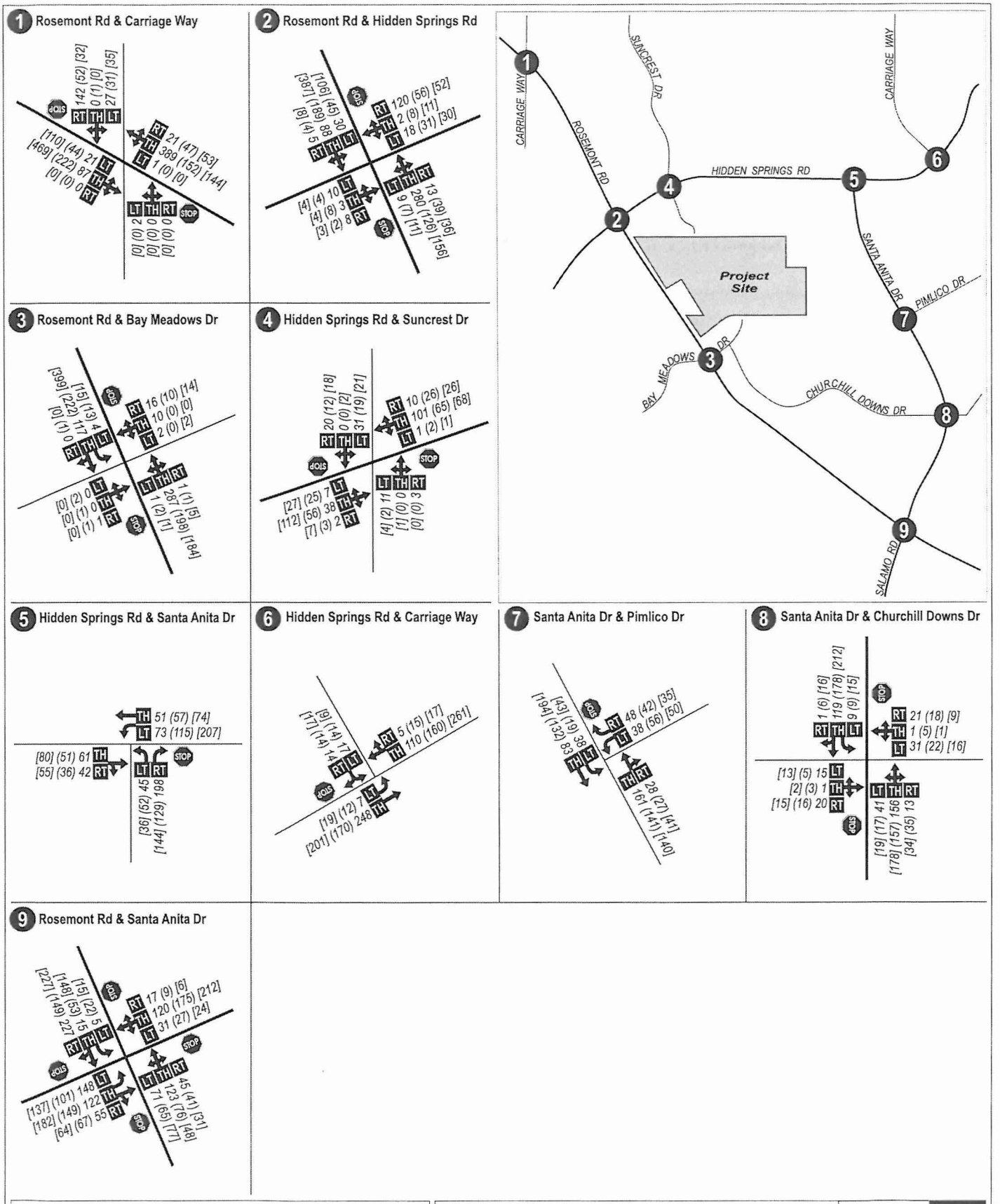
[7] Email received by City Staff, Tom Soppe on January 20, 2010.
[8] Traffic counts were taken on January 4, 2010, by All Traffic Data.
[9] Traffic counts were taken on January 6, 2010, by All Traffic Data.
[10] A description of Level of Service (LOS) is provided in the appendix and includes a list of the delay values (in seconds) that correspond to each LOS designation.



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TRANSPORTATION SOLUTIONS

Figure 2

2010 EXISTING AM/MIDDAY/PM PEAK HOUR TRAFFIC VOLUMES

Level of service, delay and volume to capacity ratios are used as measures of effectiveness for study intersection performance. The City of West Linn requires level of service D or better for all facilities except arterials, where level of service E is the minimum. The existing traffic operating conditions at the study intersections were determined for the AM, midday and PM peak hours based on the *2000 Highway Capacity Manual* methodology[11] for unsignalized intersections.

The existing operating conditions at the study intersections are shown in Table 5. Based on recent traffic counts, all of the study intersections meet the City's required standards during each of the three analysis periods. The detailed intersection operation worksheets are attached in the Appendix.

Table 5: 2010 Existing Conditions Intersection Performance

Intersection	AM Peak		Midday Peak		PM Peak	
	LOS	*V/C*	*LOS*	*V/C*	*LOS*	*V/C*
Unsignalized						
Rosemont Rd/ Carriage Way	A/C	0.29	A/B	0.08	A/C	0.17
Rosemont Rd/ Hidden Springs	A/B	0.18	A/B	0.09	A/C	0.15
Rosemont Rd/ Bay Meadows Dr	A/B	0.02	A/B	0.01	A/B	0.02
Hidden Springs Rd/Suncrest Dr	A/A	0.02	B/A	0.04	B/A	0.05
Hidden Springs Rd/ Santa Anita Dr	B/A	0.23	B/A	0.15	C/A	0.17
Hidden Springs Rd/ Carriage Way	A/B	0.03	A/B	0.03	A/B	0.03
Santa Anita Dr/Horton Rd	A/B	0.06	A/B	0.06	A/B	0.04
Santa Anita Dr/Pimlico Dr	A/B	0.08	A/B	0.10	A/B	0.11
All-Way Stop Controlled						
Rosemont Rd/Salamo Rd/Santa Anita Dr	B	0.45	B	0.48	C	0.81

Unsignalized intersections:
LOS = Level of Service of Major Street/Minor Street
V/C = Volume-to-Capacity Ratio of Worst Movement
All-Way Stop Controlled intersections:
LOS = Level of Service of crossroads
V/C = Volume-to-Capacity Ratio of Intersection

Collision History

Collision data for the study intersections were obtained for 2006 through 2008 from the ODOT Crash Analysis and Reporting Unit. The collisions are categorized by severity in Table 6. Between 2006 and 2008 there were 12 total collisions reported at study intersections with no fatalities.

Collision rates were estimated for each of the study intersections. The collision rate was calculated based on the collision data and the estimated daily traffic volumes (factored from the recent PM peak hour traffic counts). A rate greater than or equal to 1.0 collision per million entering vehicles generally indicates a higher than average collision rate and the need for further safety analysis. As listed in Table 66, none of the study intersections have collision rates higher than 1.0. The Rosemont Road/Hidden Spring Road intersection was found to have the highest collision rate with 0.90 annual collisions per million entering vehicles. Detailed collision data is attached in the Appendix.

[11] *2000 Highway Capacity Manual*, Transportation Research Board, Washington DC, 2000.

Table 6: Study Intersection Collision Summary (2006 through 2008)

Intersection	Collisions (by Severity)			Total	Collision Rate[b]
	PDO[a]	*Injury*	*Fatal*		
Rosemont Rd/Carriage Way	1	0	0	1	0.11
Rosemont Rd/Hidden Springs Rd	8	0	0	8	0.90
Rosemont Rd/Bay Meadows Dr	1	0	0	1	0.15
Rosemont Rd/Salamo Rd/Santa Anita Dr	1	0	0	1	0.08
Hidden Springs Rd/Suncrest Dr	0	0	0	0	0.00
Hidden Springs Rd/Santa Anita Dr	1	0	0	1	0.15
Hidden Springs Rd/Carriage Way	0	0	0	0	0.00
Santa Anita Dr/Horton Rd	0	0	0	0	0.00
Santa Anita Dr/Pimlico Dr	0	0	0	0	0.00

[a] PDO = Property Damage Only
[b] Collision Rate = average annual collisions per million entering vehicles (MEV); MEV estimates based on PM peak hour traffic count

CHAPTER 3: IMPACT ANALYSIS

This chapter reviews the impact from the proposed project to the study area transportation system in West Linn. The proposed project site was analyzed for AM peak, midday, and PM peak hour impacts. The impact analysis discusses the proposed project and internal roadway network, project trip generation, trip distribution, future operating conditions of study intersections, turn lane warrant analysis, access spacing, sight distance, parking analysis, and project impacts/mitigations.

Proposed Project

The proposed project would construct a primary school, serving pre-kindergarten to fifth grade, with a maximum capacity for 500 students. The project site has recently been annexed within the City limits. The site will be zoned R-10 (Single-Family Residential Detached) which allows for educational land uses. The proposed school is assumed to be constructed and occupied by the beginning of the 2012 school year (September).

The site plan provided includes two new access points on Rosemont Road. The south project access would be restricted to school bus and school staff use only. The south access would provide a motor vehicle connection to the staff parking lot and the school bus loading/unloading area. The north access would serve general school trips. The north access would provide a motor vehicle connection to the visitor parking area and the parent pick up/drop off area.

Project Trip Generation

Trip generation is the estimation of project traffic added to nearby roadways. The trip generation estimate for the proposed project was based on data provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual[12] and trip survey data collected[13] at existing primary schools in the Portland Metro area. The peak hour trip rates for ITE and the local school surveys are summarized in Table 7. Based on an assessment of the available data, the local school survey data was used for the AM peak hour and the ITE data was used for the midday and PM peak hours. The trip generation rates used in the traffic analysis are shown in gray in Table 7.

Table 7: Trip Generation Rate Comparison

Data Source	Trip Rate Per Student		
	AM	Midday	PM
Local School Survey	0.56	0.29	0.12
ITE (Land Use Code 520)	0.45	0.28	0.15

Trips rates utilized for the analysis shown in gray

[12] *Trip Generation, 8th Edition*, Institute of Transportation Engineers, 2003.
[13] Trip generation survey data collected at three elementary schools in Beaverton area in 2006.

The proposed project would construct a primary school with up to 500 students. The initial estimated peak hour trips for the proposed school are summarized in Table 8.

Table 8: Initial Proposed Project Trip Generation Summary

Land Use	Students	Peak Hour Trips		
		AM	*Midday*	*PM*
Primary School	500	280 154 in / 126 out	140 63 in / 77 out	75 37 in / 38 out

The proposed project is planned to operate ten school buses daily. For the operational analysis of the site access points, bus trips were treated to be equivalent to two auto trips, based on Highway Capacity Manual methodology[14]. The trip generation estimates shown in Table 8 were adjusted to account for bus trips at the site access points. Table 9 shows the number of new buses expected with the proposed project and the estimated peak hour vehicle trip generation used for the motor vehicle capacity analysis. The proposed project would add 320 vehicle trips in the AM peak hour, 180 in the midday peak hour and 75 in the PM peak hour.

Table 9: Final Proposed Project Trip Generation Summary

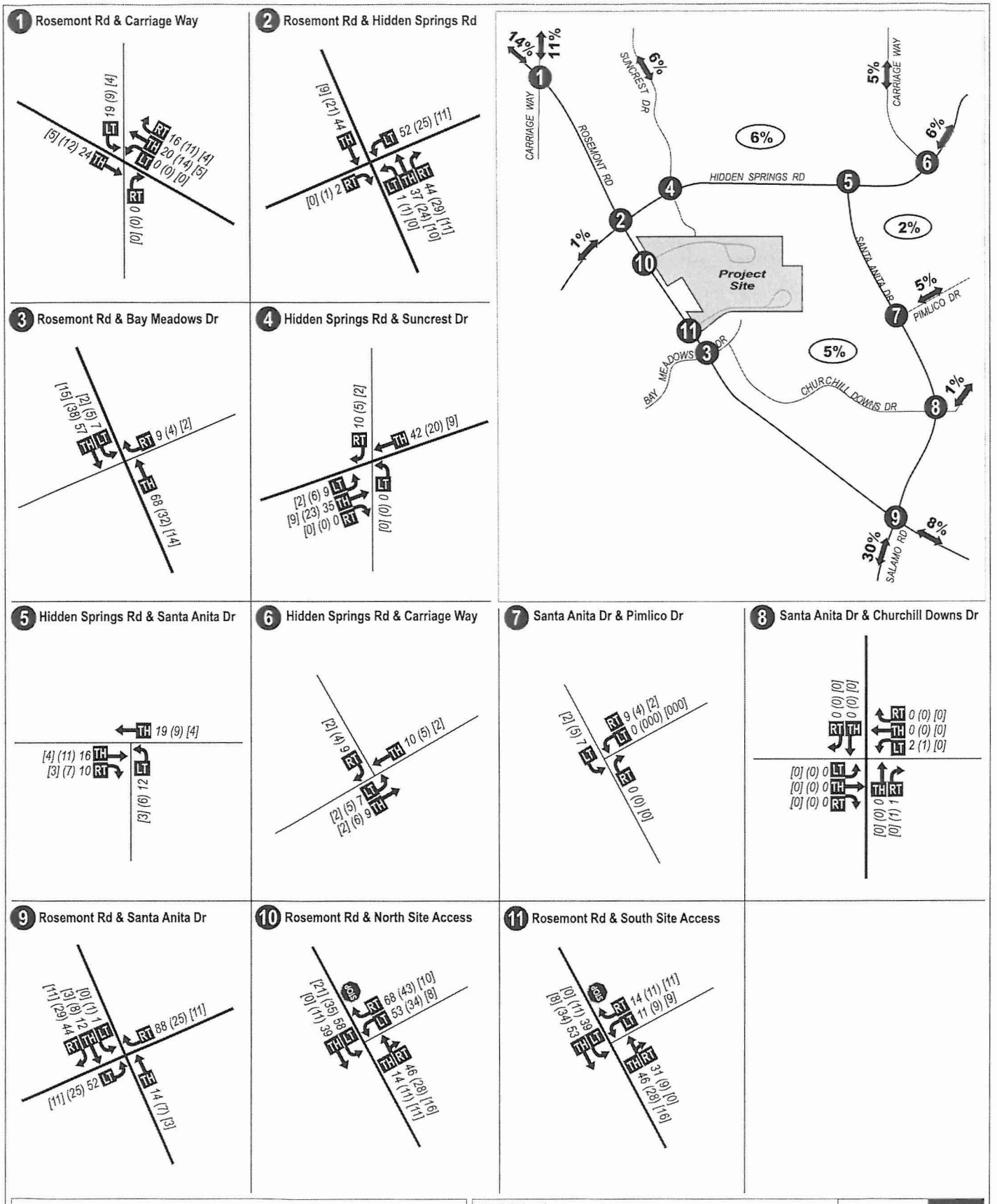
	Peak Hour Trips		
	AM	*Midday*	*PM*
School Bus Trips	20 10 in / 10 out	20 10 in / 10 out	0 0 in / 0 out
School Bus Trips Converted to Auto Trips	40 20 in / 20 out	40 20 in / 20 out	0 0 in / 0 out
Initial Trip Generation Estimate	280 154 in / 126 out	140 63 in / 77 out	75 37 in / 38 out
Total New Auto Trips Used for Analysis	320 174 in / 146 out	180 83 in / 97 out	75 37 in / 38 out

*Volumes are factored to equivalent auto volumes (1 bus is equivalent to 2 autos)

Project Trip Distribution

Trip distribution for the proposed project was estimated based on a conceptual school district boundary map[15], a review of the household density within the school district boundary and Metro's base year (2005) transportation forecast model. The school district boundary for the proposed school was conceptual only, no final school boundary adjustments have been determined. The proposed primary school was assumed to draw students from the area generally bounded by Hidden Springs Road, Rosemont Road, Carriageway, Santa Anita Drive, Pimlico Drive, Horton Road, and Suncrest Drive. Figure 3 illustrates the estimated distribution of project traffic for the proposed primary school on the surrounding street network.

[14] Highway Capacity manual, Chapter 16 – Signalized Intersections, Transportation Research Board, 2000
[15] Based on information provided by Karina Ruiz, January 2010.


1 Rosemont Rd & Carriage Way
19 (9) [4]
[5] (12) 24
16 (11) [4]
20 (14) [5]
0 (0) [0]
[0] (0) 0
2 Rosemont Rd & Hidden Springs Rd
[9] [21] 44
[0] (1) 2
52 (25) [11]
37 (24) [10]
1 (1) [0]
44 (29) [11]
3 Rosemont Rd & Bay Meadows Dr
[2] (5) 7
[15] (38) 57
9 (4) [2]
68 (32) [14]
4 Hidden Springs Rd & Suncrest Dr
10 (5) [2]
42 (20) [9]
[2] (6) 9
[9] (23) 35
[0] (0) 0
0 (0) [0]
5 Hidden Springs Rd & Santa Anita Dr
19 (9) [4]
[4] (11) 16
[3] (7) 10
[3] (6) 12
6 Hidden Springs Rd & Carriage Way
[2] (4) 9
10 (5) [2]
[2] (5) 7
[2] (6) 9
7 Santa Anita Dr & Pimlico Dr
9 (4) [2]
[2] (5) 7
0 (000) [000]
0 (0) [0]
8 Santa Anita Dr & Churchill Downs Dr
0 (0) [0]
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0 (0) [0]
0 (0) [0]
2 (1) [0]
[0] (0) 0
[0] (0) 0
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[0] (1) 1
9 Rosemont Rd & Santa Anita Dr
[0] (1) 1
[3] (8) 12
[11] (29) 44
88 (25) [11]
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14 (7) [3]
10 Rosemont Rd & North Site Access
[21] (35) 58
[0] (11) 39
68 (43) [10]
53 (34) [8]
14 (11) [11]
46 (28) [16]
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[8] (34) 53
14 (11) [11]
11 (9) [9]
31 (9) [0]
46 (28) [16]
14%
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6%
SUNCREST DR
5%
CARRIAGE WAY
6%
6%
CARRIAGE WAY
ROSEMONT RD
HIDDEN SPRINGS RD
6%
2%
1%
Project Site
SANTA ANITA DR
5%
PIMLICO DR
BAY MEADOWS DR
5%
CHURCHILL DOWNS DR
1%
30%
SALAMO RD
8%
LEGEND
X - Study Intersection
AM (Midday) [PM] - Peak Hour Traffic Volumes
- Lane Configuration
LT TH RT - Volume Turn Movement
Left-Thru-Right
00% - Trip Distribution Percentage
DKS Associates
TRANSPORTATION SOLUTIONS
NO SCALE
Figure 3
PROJECT TRIP DISTRIBUTION
PEAK HOUR TRIPS

Future Traffic Operating Conditions

Future traffic operating conditions were analyzed at the study intersections to determine if the existing transportation network can support the additional proposed school traffic. If the City of West Linn operating standards cannot be met with the proposed project, mitigations would be required to improve network performance.

Future Analysis Scenarios

Future AM, midday and PM Peak hour traffic operations were analyzed at the study intersections for the following two scenarios:

- 2012 Background Traffic + Approved Projects
- 2012 Total (Background + Approved + Project) Traffic

The 2012 scenario was selected since the school is anticipated to be constructed and occupied by the year 2012. The future 2012 background growth on the study area roadways was based on the Metro's transportation forecast model[16]. For future 2012 background volumes, a two percent annual growth was applied to all study area intersections.

The City of West Linn staff provided approved but not yet constructed projects within the study area[17]. These projects include the Rosemont Crossing subdivision with twenty single family dwellings, and the Suncrest subdivision with six single family dwellings. Additional information regarding the approved projects is attached in the Appendix.

2012 Background + Approved Projects Traffic Volumes

The 2012 background plus approved projects traffic volumes were developed by combining existing traffic counts with background growth and approved projects trips. The 2012 background plus approved projects traffic volumes during the AM, midday and PM peak hour are shown in Figure 4.

2012 Total (Background + Approved + Project) Traffic Volumes

The 2012 total traffic volumes were developed by combining the 2012 background plus approved projects traffic volumes with the proposed school peak hour project trips. The 2012 total traffic volumes during the AM, midday and PM peak hour are shown in Figure 5.

[16] Annual growth percentage was based on the volume difference between base year 2005 and future 2030 volumes considered at several links within the study area. The determined growth percentage from different links was then averaged to have one growth percentage for all the study intersections.
[17] Email sent by City Staff Tom Soppe on January 15, 2010.

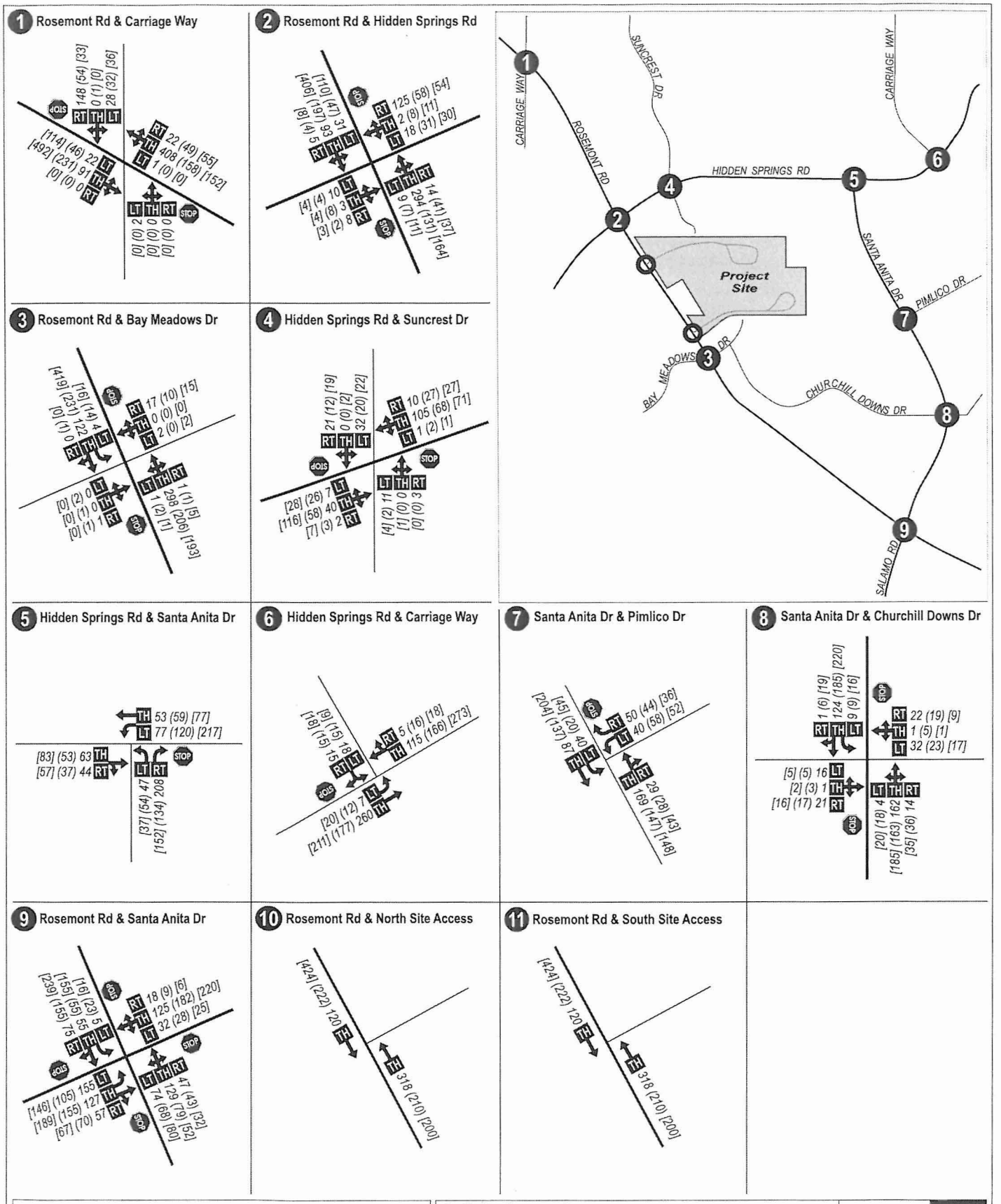

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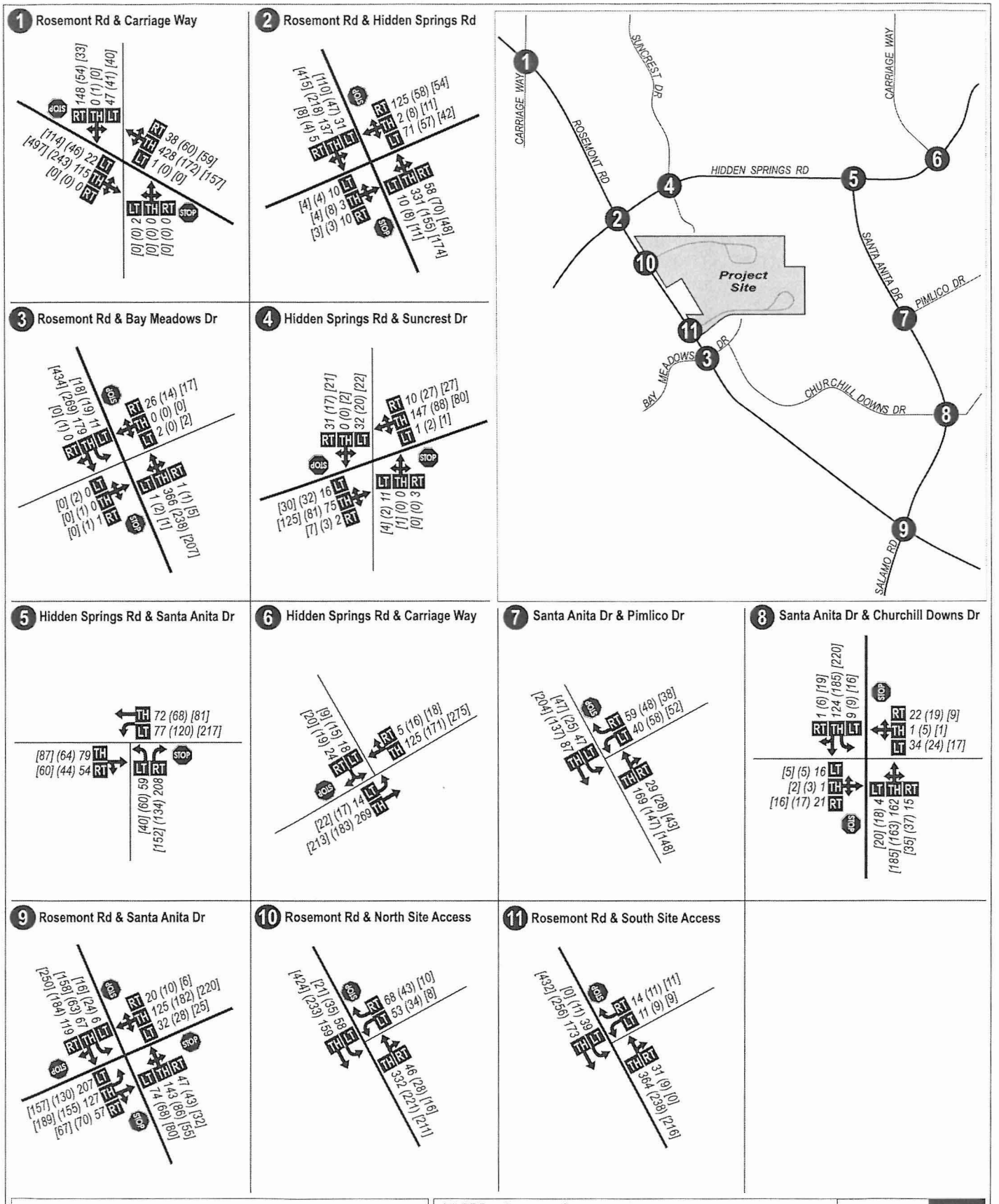
Figure 4

2012 BACKGROUND & APPROVED PROJECTS AM/MIDDAY/PM PEAK HOUR TRAFFIC VOLUMES


1 Rosemont Rd & Carriage Way
2 Rosemont Rd & Hidden Springs Rd
3 Rosemont Rd & Bay Meadows Dr
4 Hidden Springs Rd & Suncrest Dr
5 Hidden Springs Rd & Santa Anita Dr
6 Hidden Springs Rd & Carriage Way
7 Santa Anita Dr & Pimlico Dr
8 Santa Anita Dr & Churchill Downs Dr
9 Rosemont Rd & Santa Anita Dr
10 Rosemont Rd & North Site Access
11 Rosemont Rd & South Site Access
CARRIAGE WAY
ROSEMONT RD
SUNCREST DR
CARRIAGE WAY
HIDDEN SPRINGS RD
SANTA ANITA DR
PIMLICO DR
BAY MEADOWS DR
CHURCHILL DOWNS DR
SALAMO RD
Project Site
LEGEND
X - Study Intersection
- Lane Configuration
STOP - Stop Sign
AM (Midday) [PM] - Peak Hour Traffic Volumes
LT TH RT - Volume Turn Movement
Left • Thru • Right
DKS Associates
TRANSPORTATION SOLUTIONS
NO SCALE
Figure 5
2012 TOTAL AM/MIDDAY/PM
PEAK HOUR TRAFFIC VOLUMES

2012 Background + Approved Projects Traffic Operating Conditions

Intersection operating conditions for the 2012 background plus approved projects traffic scenario is listed in Table 10. All the study area intersections are expected to meet applicable City mobility standards. The highest congestion would occur at the Rosemont Road/Salamo Road/Santa Anita Drive intersection during the PM peak hour with LOS C and a volume to capacity ratio of 0.87. The remaining study intersections would operate with little vehicle delay during the peak hours. Based on the operating conditions, none of the study intersections would require improvements to mitigate impacts from the background traffic and approved projects.

Table 10: 2012 Background + Approved Projects Traffic Intersection Performance

Intersection	AM Peak		Midday Peak		PM Peak	
	LOS	*V/C*	*LOS*	*V/C*	*LOS*	*V/C*
Unsignalized						
Rosemont Rd/ Carriage Way	A/D	0.31	A/B	0.08	A/C	0.19
Rosemont Rd/ Hidden Springs	A/B	0.19	A/B	0.09	A/C	0.17
Rosemont Rd/ Bay Meadows Dr	A/B	0.03	A/B	0.01	A/B	0.02
Hidden Springs Rd/Suncrest Dr	A/A	0.05	A/B	0.04	A/B	0.05
Hidden Springs Rd/ Santa Anita Dr	A/B	0.24	A/B	0.15	A/B	0.18
Hidden Springs Rd/ Carriage Way	A/B	0.03	A/B	0.03	A/B	0.03
Santa Anita Dr/Horton Rd	A/B	0.07	A/B	0.06	A/B	0.04
Santa Anita Dr/Pimlico Dr	A/B	0.08	A/B	0.11	A/B	0.11
All-Way Stop Controlled						
Rosemont Rd/Salamo Rd/Santa Anita Dr	B	0.48	B	0.51	C	0.87

Unsignalized intersections:
LOS = Level of Service of Major Street/Minor Street
V/C = Volume-to-Capacity Ratio of Worst Movement
All-Way Stop Controlled intersections:
LOS = Level of Service of crossroads
V/C = Volume-to-Capacity Ratio of Intersection

2012 Total Traffic Operating Conditions

The 2012 Total Traffic scenario included the addition of the proposed site access points onto Rosemont Road as study intersections. The planned geometry at each site access point included:

- a center turn lane on Rosemont Road to accommodate a southbound left turn movement into the site
- two exiting lanes at the school driveway to provide separate left and right turn lanes

Intersection operating conditions for the 2012 total traffic scenario are listed in Table 11. All the study area intersections would continue to meet City mobility standards with the addition of project traffic. The highest congestion would occur at the Rosemont Road/Salamo Road/Santa Anita Drive intersection during the PM peak hour with LOS D and a volume to capacity ratio of 0.92. The remaining study intersections would operate with little vehicle delay during the peak hours. Based on the operating conditions, none of the study intersections would require improvements in order to mitigate impacts from the proposed project traffic.

Table 11: 2012 Total Traffic Intersection Performance

Intersection	AM Peak		Midday Peak		PM Peak	
	LOS	*V/C*	*LOS*	*V/C*	*LOS*	*V/C*
Unsignalized						
Rosemont Rd/ Carriage Way	A/D	0.34	A/B	0.11	A/C	0.22
Rosemont Rd/ Hidden Springs	A/D	0.37	A/C	0.18	A/C	0.24
Rosemont Rd/ Bay Meadows Dr	A/B	0.06	A/B	0.02	A/B	0.02
Hidden Springs Rd/Suncrest Dr	A/B	0.06	A/B	0.04	A/B	0.05
Hidden Springs Rd/ Santa Anita Dr	A/B	0.25	A/B	0.16	A/B	0.18
Hidden Springs Rd/ Carriage Way	A/B	0.04	A/B	0.03	A/B	0.03
Santa Anita Dr/Horton Rd	A/B	0.07	A/B	0.07	A/B	0.05
Santa Anita Dr/Pimlico Dr	A/B	0.10	A/B	0.11	A/B	0.11
Rosemont Rd / North Access	A/B	0.14	A/B	0.09	A/B	0.03
Rosemont Rd / South Access	A/B	0.03	A/B	0.02	A/B	0.03
All-Way Stop Controlled						
Rosemont Rd/Salamo Rd/Santa Anita Dr	C	0.58	C	0.55	D	0.92

Unsignalized intersections:
LOS = Level of Service of Major Street/Minor Street
V/C = Volume-to-Capacity Ratio of Worst Movement
All-Way Stop Controlled intersections:
LOS = Level of Service of crossroads
V/C = Volume-to-Capacity Ratio of Intersection

Turn Lane Warrant Analysis

A center left turn lane is planned on Rosemont Road along the project frontage. Therefore, a left-turn lane warrant analysis was not evaluated at the proposed access points. A right-turn lane warrant analysis was evaluated at the proposed project accesses for the 2012 Total Traffic scenario utilizing the National Cooperative Highway Research Program (NCHRP) methodologies. The analysis found a right-turn lane would not be warranted at either site access point during any of the peak hours analyzed. The right-turn lane warrant results and associated worksheets are attached in the Appendix.

Access Spacing

There are two proposed site access points onto Rosemont Road. Rosemont Road is classified as an arterial by the City of West Linn. The City access spacing standards[18] require a minimum of 300 feet of spacing between private driveways and 600 feet between public intersections on an arterial. The proposed school access points would serve as private driveways, and require 300 feet of spacing. The site plan shows the proposed north access and south access would be located approximately 570 feet apart (measured centerline to centerline). The proposed spacing between the site access points would meet the City's spacing standard.

There are few driveways currently located on Rosemont Road near the project site, as the area to the west is outside the urban growth boundary and vehicle access to the east is generally provided by public streets. There are currently three single family driveways on Rosemont Road between Bay Meadows Drive and Hidden Springs Road (approximate distance of 1,300 feet). Two driveways are located on the east side of Rosemont Road. A single family driveway is located on the west side of Rosemont Road approximately 600 feet north of Bay Meadows Drive and would be located between the two proposed site access points (approximately 275 feet spacing from each site access).

The north access and south access would not meet the City Transportation System Plan's recommended access spacing standards for the adjacent residential driveways on Rosemont Road. Due to the single family nature of the nearby driveways on Rosemont Road and their expected low traffic volumes, no vehicle conflicts are anticipated with the substandard driveway spacing. The available sight distance is maximized at the proposed site access locations. If either site access point were to shift to the north or south, the sight distance may not be adequate. Also, it is preferred that the project site operate with two access points separating bus trips and parent/visitor trips to maximize safety and efficiency.

Sight Distance Evaluation

Preliminary sight distance was measured at the proposed site access points along Rosemont Road. AASHTO requires sight distance to be measured at a point 14.4 feet from the edge of the traveled way with a driver's eye height of 3.5 feet and an object height of 3.5 feet. The speed survey conducted on Rosemont Road found the average 85th percentile speed was 46 miles per hour. Based on AASHTO standards for a 45 mile per hour vehicle speed, the required sight distance for a stopped passenger car to turn left and right from the project access onto Rosemont Road is 500 feet and 430 feet respectively.

[18] City of West Linn Transportation System Plan, October 2008, Prepared by DKS Associates.

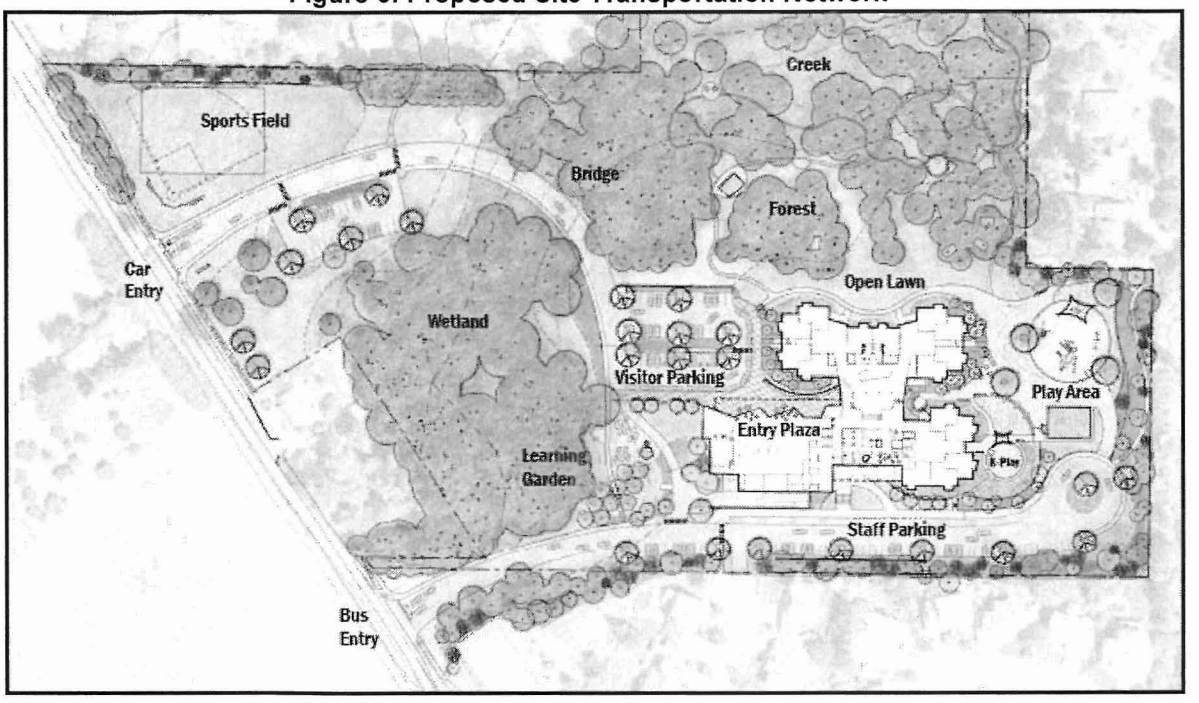
Sight distance measurements indicate that the proposed north project access has adequate sight distance in both the north and south direction. Sight distance at the south project access is restricted looking to the north when measured 14.4 feet back from the edge of the roadway (as required) due to existing thick vegetation. Therefore, some of the shrubs and trees north of the south project access would require trimming and/or removal in order to provide adequate sight distance. These shrubs and trees are located on private property that is not owned by the West Linn-Wilsonville School District. The School District and the City should work with the private property owner to remove some of the vegetation and improve the available sight distance. Prior to occupancy, sight distance at both proposed project access points to Rosemont Road will need to be approved by the City Engineer. The detailed sight distance analysis is provided in the Appendix.

Site Plan Review

The proposed site plan was reviewed for connectivity and accessibility for both auto and non-auto modes including pedestrians and bicycles, both on-site and with the adjacent neighborhoods. The site plan was also evaluated to determine if bus and parent drop off/pick up areas would be sufficient. The findings of the site plan review are summarized below.

- The school's entry plaza and staff entrance would be connected to the planned sidewalks on Rosemont Road by continuous sidewalks along at least one side of the north site access roadway and south site access roadway. The school's secondary entrances (located on the back and sides of the building) and key outdoor uses (such as the play area, learning garden, and open spaces) would be connected by continuous pedestrian facilities.
- The site plan would provide several pedestrian and bicycle connections to the adjacent neighborhood. A path would be provided between the north site access roadway and Suncrest Drive. A path would also be provided between the end of the south site access roadway and Hidden Springs Court.
- The layout of the south site access roadway network would allow for adequate circulation to the staff parking area and the school bus loading/unloading area. The school bus loading/unloading area would provide curb storage for ten buses which should limit impacts to vehicle circulation.
- The layout of the north site access roadway network would provide adequate circulation to the visitor parking area and the parent drop off/pick up area. The parent drop off/pick up area would provide curb storage for 13 parents which should alleviate potential impacts to vehicle circulation.
- A gated emergency vehicle connection would be provided between the south access roadway and Bay Meadows Drive.
- A gated on-site motor vehicle connection would be provided between the north and south internal roadways for use during events to alleviate imbalanced exiting traffic demands at the site access points.

Figure 6: Proposed Site Transportation Network



Source: Dull Olson Weekes Architects and Walker Macy

Parking Analysis

The City of West Linn requires a minimum of one parking space[19] per employee plus one parking space per 1,000 square feet of floor area at a primary school. The proposed school could have up to 50 faculty members and 70,000 square feet of floor area[20]. Based on the City's requirements, the proposed project should provide a minimum of 120 parking spaces. Table 12 summarizes the amount of parking proposed for the school as well as the City's minimum requirements. Based on this analysis, the proposed 120 parking spaces at the primary school would meet the minimum City requirements.

Table 12: Proposed Project Parking Analysis

Development	Size	Parking Supply Code Requirement	Required Parking Supply	Proposed Parking
Primary School	50 employees	One space per employee	50 spaces	50 spaces
	70,000 SF	One space per 1,000 SF	70 spaces	70 spaces
TOTAL			120 spaces	120 spaces

Note: SF – square feet

[19] City of West Linn Community Development Code, Section 46.130
[20] Phone conversation with Karina Ruiz

WINZLER & KELLY
15575 SW Sequoia Pkwy, Ste. 140
Portland, OR 97224-7233

Date: 1/18/10

MEMORANDUM

Project No.: 10884-09009 Project Name: WLWSD Erickson Wetlands

To: Tim Woodley, District Supervisor

From: Nancy Olmsted, Sr. Environmental Scientist

Copies To:

A. Introduction

The West Linn Wilsonville School District is proposing to build a new primary school facility on property they own in West Linn at 1025 NE Rosemont Road (T2S R1E Sec 23, 26 Tax Lots 12301, 12500, 12700 and 12800). A narrow strip of land on Tax Lot 5500 and 3100 to the south of the parcels owned by the District would be necessary to support adequate entry road for egress and ingress to the bus area and teachers' parking lot. This memorandum provides results of an investigation of the potential for wetlands and waters of the State along this corridor.

In addition, the City of West Linn has a "water resource area" on the eastern portion of the property (Tax Lot 12800) that ostensibly extends north/south across the field between a storm drain pipe in the south and an offsite storm drain inlet at the north side outside the parcel line (Clackamas County Ordinance No. 1545; Chapter 32. 000 Water Resource Protection). The exact nature of the water resource area was not clear from the County's map, whether it be a storm ditch, a jurisdictional feature or a channel of sorts. Therefore, the school district directed Winzler & Kelly to investigate these two areas to confirm the status of hydrology, vegetation and soils along the area proposed for the access road (Assessment Area D) or within the area designated "water resource area" (Assessment Area E).

For purposes of study and for reference, these study areas are labeled Assessment Area D and E, respectively (Appendix A – Figures 5 & 6), and wetlands A, B and C were identified and mapped in the May 20, 2009 Wetland Delineation Report prepared by Winzler & Kelly.

B. Site Alterations Current and Past Land Use

Soils, hydrology, and vegetation in the study area have been altered by those using the land for their homestead, or residents that currently live outside of the study area boundary. The southern half of Assessment Area D is private property with a tennis court and half-basketball court. Stormwater is being diverted away from the residential subdivisions to the south onto both Assessment areas D and E.

B.1 Soils

Soils were found to be fairly undisturbed and true to the soil survey map units characteristics. There may be some compaction of soils by vehicles that traverse both assessment areas, as well as possible cut/fill in the vicinity of the existing buildings (Photos 1 and 2).

B.2 Hydrology

The hydrology has been altered by residential and public storm drains daylighting directly into Assessment Area D (Photo 1) and immediately above and below Assessment Area E. Surface water ponding occurs in wheel ruts left by vehicular traffic that do not readily drain (Photos 1 and 2).

Photo 1. Assessment Area D looking east - Hydrology, soil and vegetation alterations from seasonal mowing and discharges from stormwater outfall pipes.

Photo 2. Assessment Area E looking east - Hydrology, soil and vegetation alterations on the edges from seasonal mowing.

B.3 Vegetation

The main observed factor that altered the plant community types is the seasonal practice of mowing the edge of the forest to attempt to minimize invasive blackberry proliferation, which has resulted in quackgrass (*Agropyron repens*) dominating Assessment Area D (Photo 1). There is a relatively less disturbed deciduous plant community in the central core of Assessment Area E dominated by Western crabapple (*Malus fusca),* Nootka rose (*Rosa nutkana*) and trailing blackberry (*Rubus ursinus*) (Photo 3).

Photo 3. Assessment Area E - Representative vegetation in the center of study area.

C. Precipitation Data and Analysis

C.1 Climate and Growing Season

The study area climate is typical of the mid-Willamette River Valley region. Average annual temperature is 45 to 55°F (7 to 13 °C) and average annual rainfall is 45 in. (115 cm). Site visits to the study area occurred on December 3, 2009 and January 5, 2010, outside of the growing season (April – July). Grass florets and culms had died back and deciduous trees were leafless.

C.2 Precipitation Table Summary

Daily precipitation records in Tables 1 and 2 were obtained from NOAA's National Weather Service website *(http://www.weather.gov)*.

Table 1 Precipitation on the December 3, 2009 site visit and the preceding two weeks and compared to normal precipitation for those dates.

Days Before	Date		Actual Precip (in.)	Normal Precip (in.)	Departure from Normal (in.)
0	December	3	0	0.2	-0.2
1	December	2	0	0.2	-0.2
2	December	1	0	0.2	-0.2
3	November	30	0.01	0.2	-0.19
4	November	29	0	0.2	-0.2
5	November	28	0	0.2	-0.2
6	November	27	0.22	0.2	0.02
7	November	26	0.86	0.2	0.66
8	November	25	0	0.2	-0.2
9	November	24	T	0.2	-0.2
10	November	23	0	0.2	-0.2
11	November	22	0.23	0.2	0.03
12	November	21	0.31	0.2	0.11
13	November	20	0.33	0.2	0.13
14	November	19	0.2	0.2	0

Table 2 Precipitation on the January 5, 2010 site visit and the preceding two weeks and compared to normal precipitation for those dates.

Days Before	Date		Actual Precip (in.)	Normal Precip (in.)	Departure from Normal (in.)
0	January	5	0.28	0.17	0.11
1	January	4	0.41	0.17	0.25
2	January	3	0	0.17	-0.17
3	January	2	T	0.17	-0.17
4	January	1	0.65	0.17	0.48
5	December	31	0.85	0.17	0.68
6	December	30	0.05	0.17	-0.12
7	December	29	0.16	0.17	-0.01
8	December	28	0	0.17	-0.17
9	December	27	T	0.17	-0.17
10	December	26	0	0.18	-0.18
11	December	25	0	0.18	-0.18
12	December	24	0	0.18	-0.18
13	December	23	0	0.18	-0.18
14	December	22	T	0.18	-0.18

C.3 Wetland Hydrology and Analysis

December sampling took place after slightly drier than average conditions, whereas substantial rainfall had fallen prior to the January field investigation.

At the time of the site visit on December 3, 2009 weather conditions were cloudy, damp and cool. In the days prior to the December 3, 2009 site visit, there was no measurable precipitation, which was lower than average rainfall in previous years (Table 1).

At the time of the January 5, 2010 site visit, weather conditions were rainy (0.28 inches) and cool—0.11 inches higher than average. On the day prior to the January 5, 2010 site visit, the actual measured precipitation was 0.41 inches (Table 2), higher than average rainfall in previous years. Thus, the surface and ground water observed during this site visit reflect above average precipitation conditions on the site. This was evident in the actively discharging stormwater outfalls and ponding in Assessment Areas D and E, as well as the high groundwater levels observed in Assessment Area E.

D. Field Methods (site specific methods for field investigation)

This section describes the site specific methods that were employed to determine the wetland status of the study area.

- Site visit date(s): December 3, 2009 and January 5, 2010.
- Use of 1987 Corps Manual and 2008 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.
- In Assessment Area D, four sample plots were performed: One below the 4" storm outfall pipes (D1D), one paired plot below the 12" cement storm outfall pipe (D2E and D2UP1) to determine the upland/wetland boundary, and one from the bank of the apparently artificially ponded depression (D3A).
- In Assessment Area E, four sample plots were selected based on the apparent low elevation locations in the concave topographic swale (E1J, E1K, E1L and E1M).
- At each sample plot (excluding E1M) a photo of the soil profile was taken. Other photos were taken to document observable site alterations, or surface or ground fed hydrology.
- Areas where the hydrology is being enhanced by the continuous flooding of the southern part of the study area from manmade nonpoint and point surface water runoff discharges from adjacent properties was documented.

D.1 Soils

Soils at each representative wetland sample point were typically inspected to a depth of 40 to 50 cm (16 to 20 in) to determine the presence or absence of hydric soils (wetland conditions). Soil hue, value, and chroma were determined using Munsell Soil Color Charts.

D.2 Hydrology

Hydrology was evaluated in various ways throughout the study area. Surface hydrology was noted at stormwater outfall pipes. Hydrology was also determined from test pits, noting saturation or a high water table within the top 12 inches.

D.3 Vegetation

The vegetation was identified and determined the various indicators as described in the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Corps of Engineers April 2008).

At each sample plot, the absolute percent cover for each dominant species in the plot area was visually estimated and recorded. The average sample plot has a 1-m radius for herbs, 3-m radius for saplings and shrubs, and a 5-m radius for trees and woody vines.

E. Description of All Wetlands & Other Non-Wetland Waters

Assessment Area D has significantly disturbed vegetation, dominated by grasses that are seasonally mowed. Storm drains discharge into the area and supply hydrology that flows through the area into Wetland "A" (Trillium Creek headwaters).

Assessment Area E is involves a slight concave topographic swale and is characterized by a high water table in the lowest portions of the swale. The area receives stormwater from a partially blocked 12" outfall pipe that discharges into the area, ponds, and percolates into the ground. The perimeter of Assessment Area E is disturbed, dominated by grasses that are seasonally mowed.

E.1 Wetlands

Two small portions of Assessment Area D (Water 4 at D2 (Photo 4) and closed depressional area at D3 (Photo 5)) were determined to be extensions of the Wetland "A" headwaters of Trillium Creek (Wetland "A" is identified in the Wetlands/Waters Delineation Report for West Linn Wilsonville School District Erickson School Site). Hydrology mainly enters the area via stormwater outfall pipes at two separate points. One discharge area includes two 4" PVC outfall pipes, discharging stormwater from the adjacent residential subdivision. The second outfall is a 12" cement pipe, discharging stormwater, which creates a 6" – 1' wide channel.

Photo 4. Flow path of surface water in Assessment Area D (Water 4) from the 12" storm outfall pipe.

Photo 5. Assessment Area D - Closed depressional area at D3 (orange flag).

Vegetation in Assessment Area D is dominated (70-95%) by facultative quackgrass (*Agropyron repens*), which is seasonally mowed to prevent encroachment of invasive Himalayan blackberry. Soil pits were dug below both discharge pipes (D1D and D2E), ten feet outside of the discharge area (D2UP1), as well as into the bank of a nearby ponded artificial depression (D3A). Indicators of hydric soil were observed in D2E, directly within the channel below the 12" outfall pipe, as well as in D3A, in the bank of an apparently artificial depression. The boundary of Wetland "A" (headwaters of Trillium Creek) was extended to include the channel up to the 12" outfall pipe as well as the depressional area.

Assessment Area E is characterized by high groundwater flowing through the lowest parts of the concave swale. A 12" outfall pipe discharges stormwater immediately above the area and an inlet pipe is located immediately below the area. The very slight concave topography runs through the area, essentially between the two storm pipes. The inner core of the area is dominated by a mix of facultative wet, facultative, and facultative upland plant species: Oregon crabapple (*Malus fusca*), Hawthorn (*Crataegus spp.*), Nootka rose (*Rosa nutkana*), trailing blackberry (*Rubus ursinus*) and Himalayan blackberry (*Rubus discolor*). Surface water was observed in wheel ruts, but the main source of hydrology is groundwater flow through the area, likely perched on a shallow restrictive layer. Soil pits within the central, low points of the swale showed a shallow water table within 12' of the surface. Soil pits outside of the lowest points of the swale showed the water table deeper than 12".

F. Deviation from LWI or NWI

Neither of these assessment areas appear as a wetland or water feature on either the National Wetland Inventory or the West Linn Local Wetland Inventory.

G. Mapping Method

Please refer to the Wetlands/Waters Delineation Report for West Linn Wilsonville School District Erickson School Site.

H. Additional Information

The soil series in both Assessment Areas are listed as 13C – Cascade silt loam by the Natural Resources Conservation Service. These soils are listed as having a fragipan restrictive layer at 20-30 inches and a water table at about 18-30 inches.

The January 5th site visit was after and during a rain event, which influenced the surface water observed in Assessment Area D and shallow (< 12") groundwater observed within sample plots in Assessment Area E. It should also be noted that there was a lack of observable flowing surface water in the "water resource area" of Assessment Area E during either the December 3, 2009 or the January 5, 2010 site visits.

I. Results and Conclusions

In Assessment Area D, two small areas were determined to be an extension of the Trillium Creek headwaters wetland: the flow channel at D2 (Water 4) extending up to the 12" outfall pipe and tiny, depressional closed wetland area near sample point D3.

No wetlands were determined to be present in Assessment Area E, but stormwater discharges and a shallow restrictive layer in the soil result in the water table within 12 inches from the ground surface in the lowest portion of the concave topography of the area.

Table 5 Project Summary of Wetland Types & Acres

Resource Type	*Length (feet)*	*Area (acres)*
Water 4	~60.0	~0.005
Wetland – depressional closed system1	N/A	~0.005
Total	**~60.0**	**~0.010**

Appendix A. Maps

Figure 1 Location Map

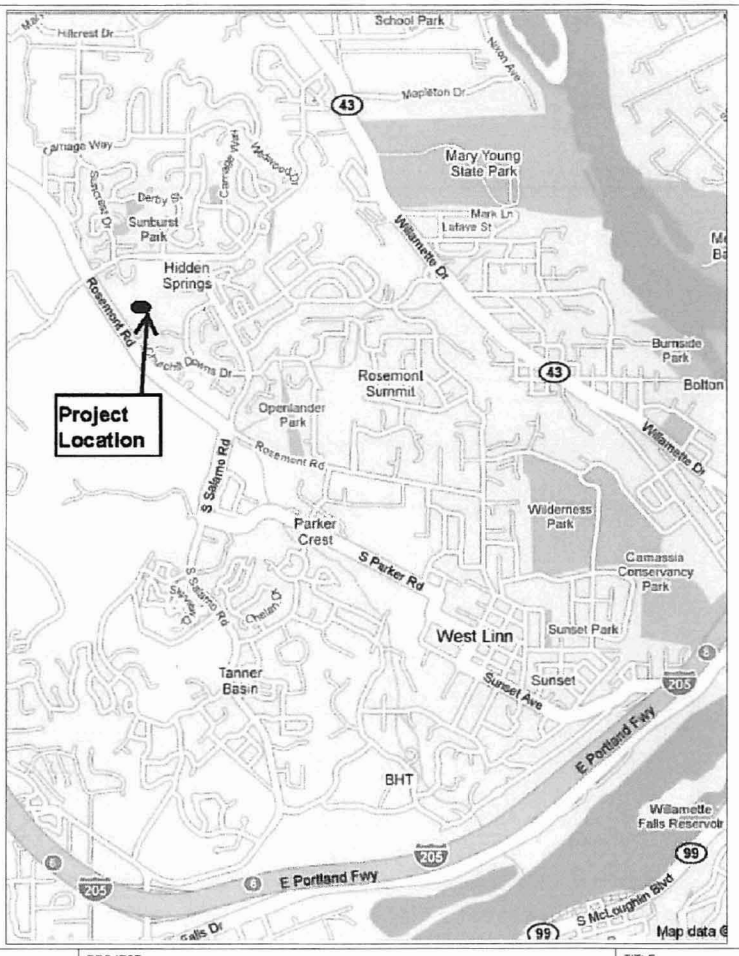
Figure 2 Tax Lot Map

Figure 3 LWI Map

Figure 4 County Soil Survey Map

Figure 5 Aerial Photograph

Figure 6 Additional Sampling for Wetland Delineation Step



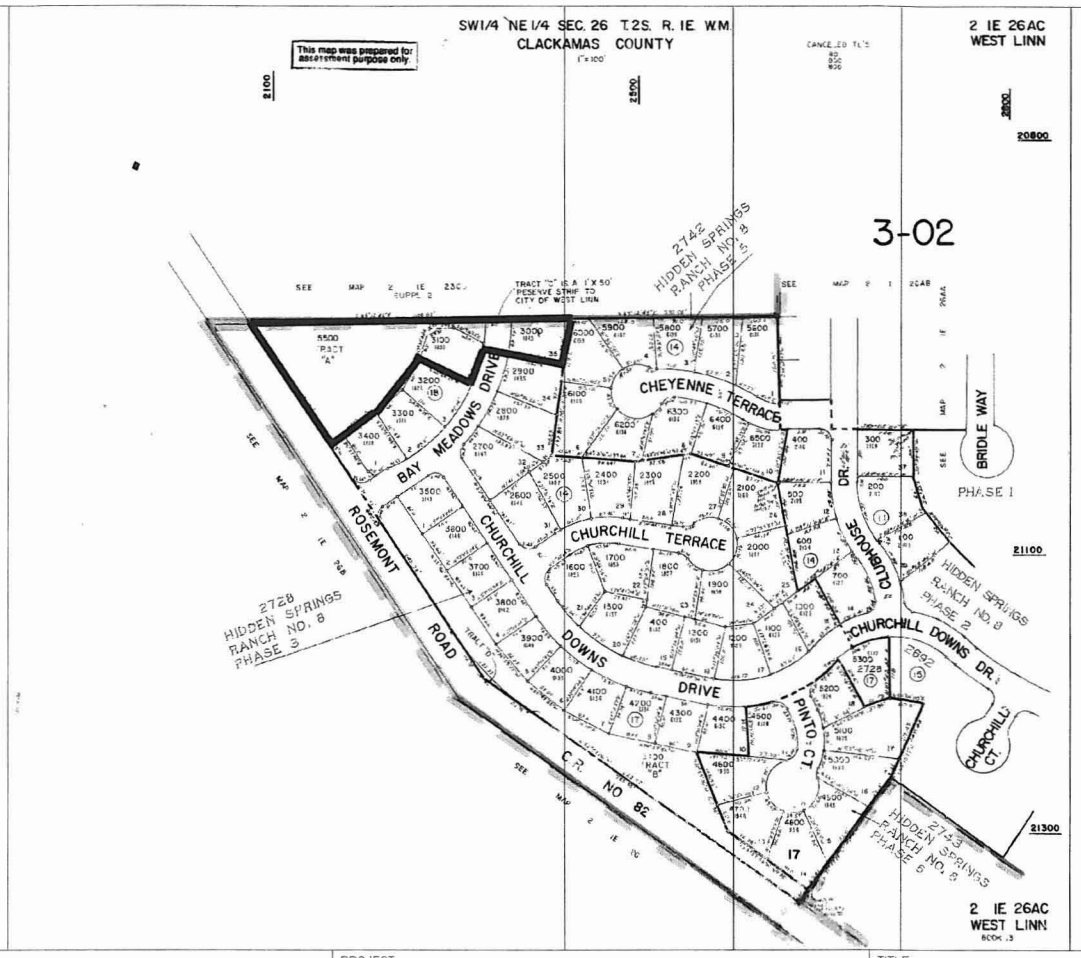
WINZLER & KELLY
15575 SW SEQUOIA PKWY, SUITE 140
PORTLAND, OR 97224
PH: 503-226-3921 FAX: 503-226-3926

PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO
	KPT	NO	04/09/09	1145609001	

TITLE
FIGURE 1
LOCATION MAP

O:\11456 – WLWSD (WEST LINN-WILSONVILLE SCHOOL DISTRICT)\11456-09001 WLWSD ERICKSON WETLANDS\CAD\FIG 1 LOCATION MAPS.DWG Keith Tolle 1/19/2010 11:32 AM



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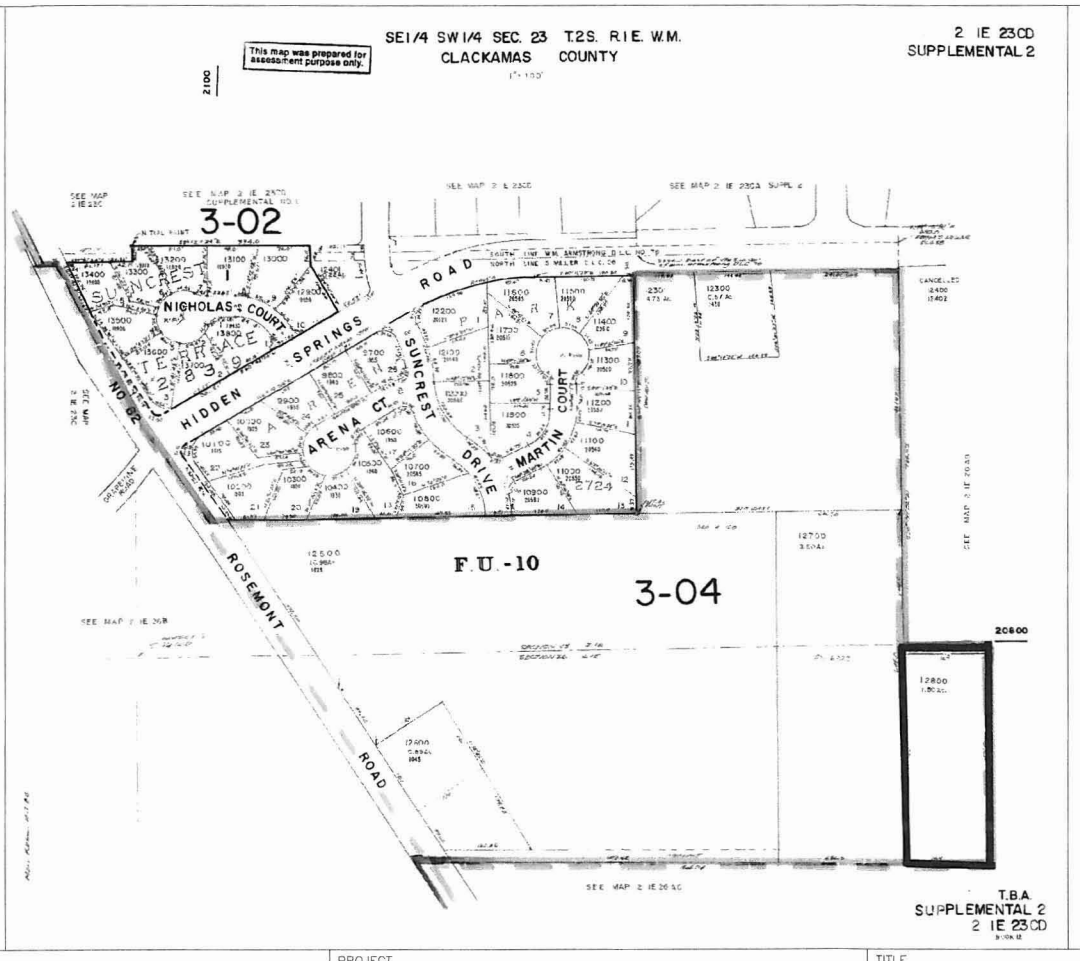
PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	04/09/09	114560901	

TITLE
FIGURE 2
TAX MAP - LOTS 5500,3100 AND 3000
ASSESMENT AREA D

O:\11456 - WLWSD (WEST LINN-WILSONVILLE SCHOOL DISTRICT)\11456-09001 WLWSD ERICKSON WETLANDS\CAD\FIG 2 TAX MAP AREA D.DWG Keith Tolle 1/4/2010 4:31 PM



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PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	04/09/09	114560900 1	

TITLE
FIGURE 2
TAX MAP - LOT 12800
ASSESMENT AREA E

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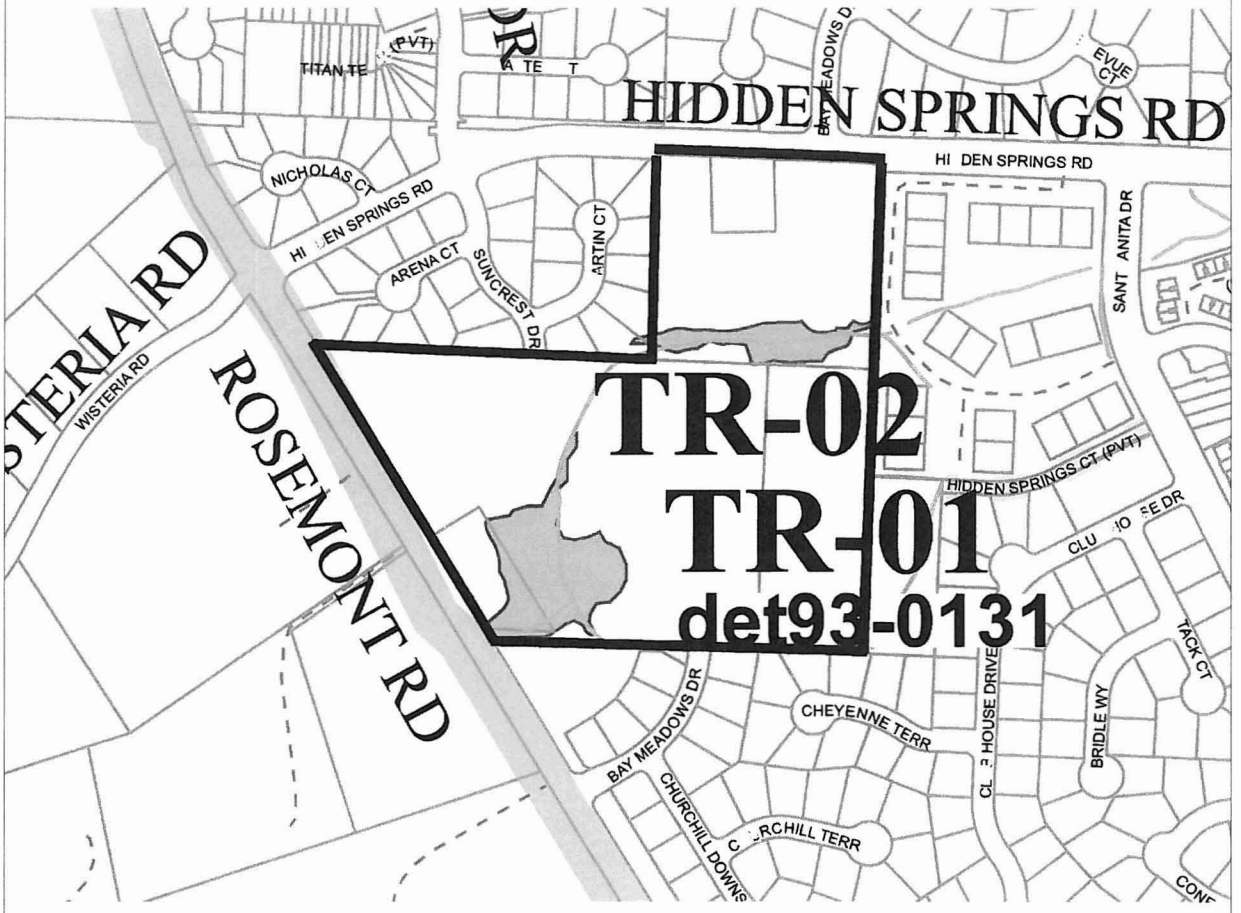

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PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	04/09/09	1145609001	

TITLE
FIGURE 3
LWI MAP

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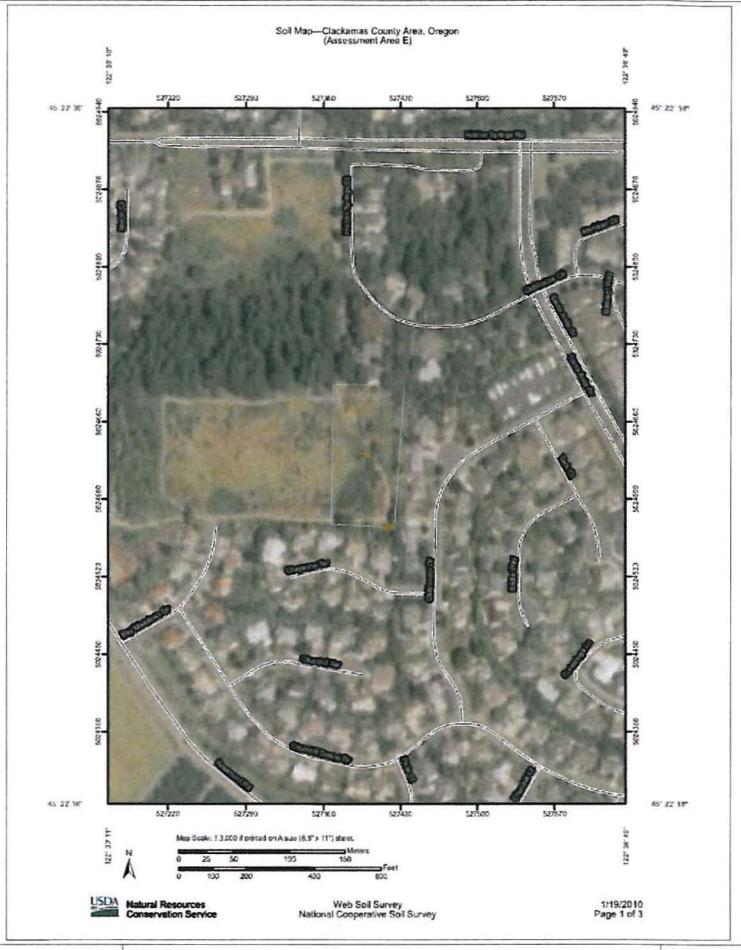
PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

TITLE
FIGURE 4
SOILS MAP ASSESSMENT AREA D

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	04/09/09	1145609001	

O:\11456 – WLWSD (WEST LINN–WILSONVILLE SCHOOL DISTRICT)\11456–09001 WLWSD ERICKSON WETLANDS\CAD\FIG 4 SOILS MAP ASSESSMENT AREA D.DWG Keith Tolle 1/19/2010 11:42 AM



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PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	04/09/09	1145609001	

TITLE
FIGURE 4
SOILS MAP ASSESSMENT AREA E

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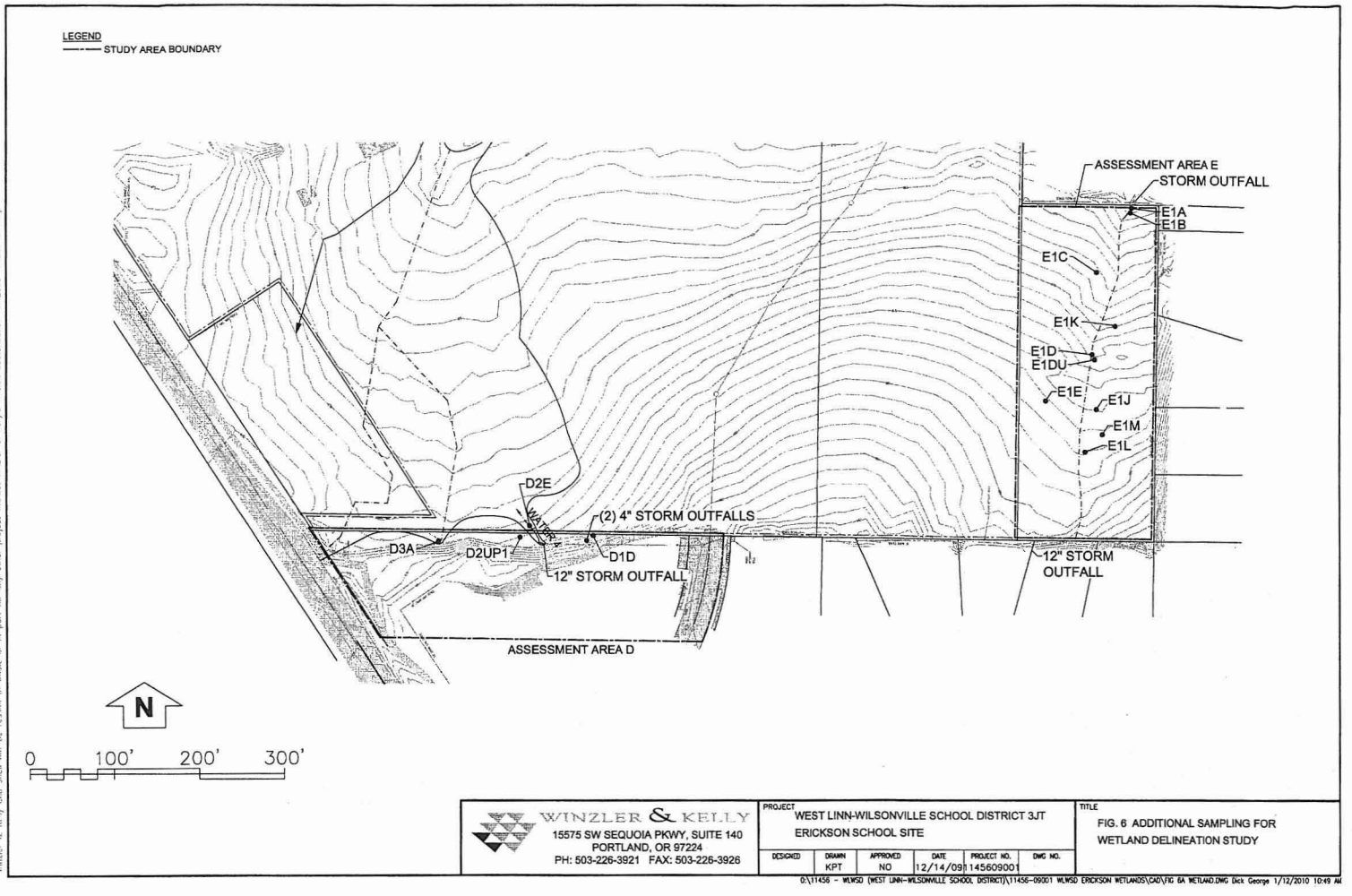
PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	04/09/09	1145609001	

TITLE
FIGURE 5
AERIAL PHOTO

O:\11456 – WLWSD (WEST LINN-WILSONVILLE SCHOOL DISTRICT)\11456-09001 WLWSD ERICKSON WETLANDS\CAD\FIG 5 ARIAL PHOTO AREAS D AND E.DWG Keith Tolle 1/21/2010 8:09 AM



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PROJECT
WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT
ERICKSON SCHOOL SITE

DESIGNED	DRAWN	APPROVED	DATE	PROJECT NO.	DWG NO.
	KPT	NO	12/14/09	114560900	

TITLE
FIG. 6 ADDITIONAL SAMPLING FOR WETLAND DELINEATION STUDY

O:\11456 - WLWSD (WEST LINN-WILSONVILLE SCHOOL DISTRICT)\11456-09001 WLWSD ERICKSON WETLANDS\CAD\FIG 6A WETLAND.DWG Dick George 1/12/2010 10:49 AM

Appendix B. Wetland Field Data Forms

Assessment Area D

SP D1D

SP D2E

SP D2UP1

SP D3A

Assessment Area E

SP E1J

SP E1K

SP E1L

SP E1M

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: D1D

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 5

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45° 22' 26.75"N Long: -122° 39' 47"W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil _____, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation ✓, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No _____	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes ✓ No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. N/A			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 1m)			
1. Agrostis repens	95	Y	FAC
2. Phalaris arundinacea	5		FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1. N/A			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:

mowed grasses in & around plot

SOIL

Sampling Point: D1 D

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	99	5YR 5/6	<1	C	M	Cl Lo	
8-18	10YR 3/3	90	5YR 4/6	10	C	M	Cl Lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 1"

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 0

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Residential ~~site~~ downspout pre outfall pipe

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: D2E

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 1

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45° 27' 26.65" N Long: -122° 39' 09.52" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil _____, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation ✓, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No _____	Is the Sampled Area within a Wetland? Yes ✓ No _____
Hydric Soil Present?	Yes ✓ No _____	
Wetland Hydrology Present?	Yes ✓ No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. Rubus discolor	5	N	
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. ~~Grass~~	~~100~~	*	
2. Agropyron repens	30	Y	FAC
3. Polygonum bistordoides	10		FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1. N/A			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:

Mowed grasses in & around sample plot.

SOIL

Sampling Point: D2E

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	100					Sa Cl Lo	
6-18	10YR 4/1	90	5YR 4/6	10	C	M	Sa Cl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ✓ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (except MLRA 1)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

Trash wrapper pulled out ~ 6" in soil = fill?

W/in water 4

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (LRR A)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 1"

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

12" Cement stormwater outfall pipe.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: D2 Upl

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 1

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45° 22' 28.61" N Long: -122° 39' 09.54" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation ✓, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:
10' from D2E; outside stormwater flows.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. N/A			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. ~~Grass~~	~~100~~		
2. Agropyron repens	95	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:
Mowed grasses in & around plot.

SOIL

Sampling Point: D2 Up1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/2	>99	5YR 4/6	<1	C	M	SiCl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: D3A

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 1

Subregion (LRR): 4A Northwest Forests and Coast Lat: 45° 22' 26.53" N Long: -122° 39' 10.77" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation ✓, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	Is the Sampled Area within a Wetland? Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. N/A			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1. ~~Grass~~	~~bare~~		
2. Phalaris arundinacea	5		FACW
3. Agropyron repens	70	Y	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1. N/A			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:

mowed grass in & around sample plot.

SOIL

Sampling Point: D3A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	85	7.5YR 4/6	15	C	M	CL Lo	
6-18	10YR 3/2	95	7.5YR 4/6	5	C	M	CL Lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (except MLRA 1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ✓ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (LRR A)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 6"

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Antecedent and current rainfall resulting in depressional ponding surface water. Unclear if ponding persists into the growing season of sufficient duration.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: E1J

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 2

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45° 22' 28.12" N Long: -122° 39' 00.16" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No _____	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes ✓ No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Malus fusca	80	Y	FACW
2.			
3.			
4.			
	80 = Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. Rosa nutkana	50	Y	FAC
2. Rubus discolor	5		FACU
3. Rubus ursinus	30	Y	FACU
4. Crataegus monogyna	5		FACU
5.			
	90 = Total Cover		
Herb Stratum (Plot size: 1m)			
1. moss			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1. N/A			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:

SOIL

Sampling Point: E1J

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-11	10YR 2/2	100					CILo	
11-18	10YR 5/2	95	10YR 5/4	5	C	M	Cl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ✓ Geomorphic Position (D2)
- ✓ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ✓ No ___ Depth (inches): 13

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 10

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: E1K

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 3

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45°22'29.29" N Long: -122°38'59.94" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No ____	Is the Sampled Area within a Wetland? Yes ____ No ✓
Hydric Soil Present?	Yes ____ No ✓	
Wetland Hydrology Present?	Yes ✓ No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Malus fusca	35	Y	FACW
2.			
3.			
4.			
	35 = Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. N/A			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: 1m)			
1. ~~grass~~	~~100~~		
2. Holcus lanatus	30	Y	FAC
3. Hypericum perforatum	5		NOL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1. N/A			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:

SOIL

Sampling Point: E1K

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/2	100					CL Lo	
5-12	10YR 3/3	100					CL Lo	
12-20	10YR 3/6	98	10YR 4/6	2	C	M	Sa CL Lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ✓ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): _____

Water Table Present? Yes ✓ No ____ Depth (inches): 2"

Saturation Present? (includes capillary fringe) Yes ✓ No ____ Depth (inches): 1"

Wetland Hydrology Present? Yes ✓ No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: E1L

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 2

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45° 22' 27.59" N Long: -122° 39' 00.35" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Malus fusca	85	Y	FACW
2. ~~Corylus cornuta~~	–	–	
3.			
4.			
	85 = Total Cover		
Sapling/Shrub Stratum (Plot size: 3m)			
1. Crataegus monogyna	20	Y	FACU
2. Rubus discolor (armeniacus)	20	Y	FACU
3. Corylus cornuta	40	Y	FACU
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1m)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 3m)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 20

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

SOIL

Sampling Point: E1L

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					SiCl Lo	
12-18	10YR 5/2	80	10YR 5/6	20	C	M	Sa Cl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ✓ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

Poor light conditions

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ✓ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ✓ No ___ Depth (inches): 4"

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 3"

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Erickson Site PS City/County: West Linn/Clackamas Sampling Date: 1/5/2010

Applicant/Owner: West Linn Wilsonville School District State: OR Sampling Point: E1M

Investigator(s): BF, NO Section, Township, Range: Sec 26 T2S R1E

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%): 2

Subregion (LRR): 4 A Northwest Forests and Coast Lat: 45°22'27.63" Long: -122°39'00.09" W Datum: W.M.

Soil Map Unit Name: 13C - Cascade Silt Loam; 8 – 15% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✓	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes ✓ No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m)	Absolute % Cover	Dominant Species?	Indicator Status
1. Malus fusca	50	Y	FACW
2. Crataegus monogyna	25	Y	FACU
3.			
4.			
	75 = Total Cover		

Sapling/Shrub Stratum (Plot size: 3m)			
1. Crataegus monogyna	10		
2. Rubus discolor (armeniacus)	20	Y	FACU
3. Rubus ursinus	20	Y	FACU
4.			
5.			
	50 = Total Cover		

Herb Stratum (Plot size: 1m)			
1. ~~Hedera helix~~			
2. Symphoricarpos albus	5		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5 = Total Cover		

Woody Vine Stratum (Plot size: 3m)			
1. Hedera helix	30	~~Y~~	NOL
2.			
	30 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

SOIL

Sampling Point: E1M

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 2/1	100					SiCl Lo	
11-20	10YR 4/2	95	10YR 4/6	5	C	M	SaCl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

Poor light conditions

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ✓ No ___ Depth (inches): 14

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 10

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C. Ground Level Color Photographs

Assessment Area D

Photo D1 - Soil Profile at Sample Plot D1D

Photo D2 - Sample Plot D1D

Photo D3 - Source of Hydrology for D1 Plots - Storm Water Outfall Pipes

Photo D4 - Soil Profile at Sample Plot D2E

Photo D5 - Hydrology at Plot D2E - Source is a Cement Stormwater Outfall Pipe

Photo D6 - Soil Profile at Plot D2UP1 - 10 Feet From Surface Hydrology of D2

Photo D7 - Soil Pit at D2UP1

Photo D8 - Soil Profile at Plot D3A

Photo D9 - Stormwater Outfall Pipe Above Tennis Court

Assessment Area E

Photo E1 - Slight Concave Topography at the Upper (Southern) End of Assessment Area E

Photo E2 - Soil Profile at Plot E1J

Photo E3 - Sample Plot E1J

Photo E4 - Soil Pit and Profile at Plot E1K - Initial Groundwater Level

Photo E5 - Sample Plot E1K - Groundwater Level at ~30 Minutes

Photo E6 - Sample Plot E1K - Final Groundwater Level

Photo E7 - Soil Profile at Plot E1L

Photo D1 - Soil Profile at Sample Plot D1D

Photo D2 - Sample Plot D1D

Photo D3 - Source of Hydrology for D1 Plots - Storm Water Outfall Pipes

Photo D4 - Soil Profile at Sample Plot D2E

Photo D5 - Hydrology at Plot D2E - Source is a Cement Stormwater Outfall Pipe

Photo D6 - Soil Profile at Plot D2UP1 - 10 Feet Away From Surface Hydrology of D2

Photo D7 - Soil Pit at D2UP1

Photo D8 - Soil Profile at Plot D3A

Photo D9 - Stormwater Outfall Pipe Above Tennis Court From Tax Lot 3400

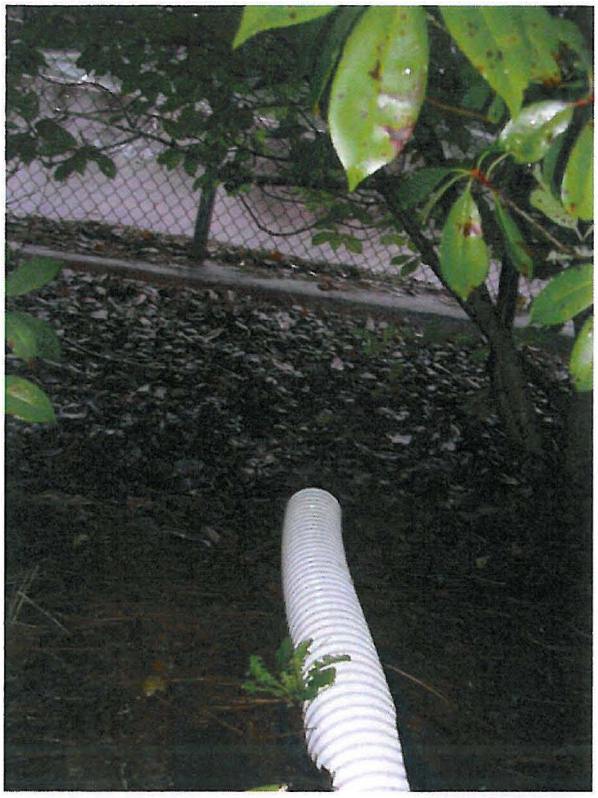


Photo E1 - Slight Concave Topography at the Upper (Southern) End of Assessment Area E . Photo is Looking East

Photo E2 - Soil Profile at Plot E1J

Photo E3 - Sample Plot E1J

Photo E4 - Soil Pit and Profile at Plot E1K - Initial Groundwater Level

Photo E5 - Sample Plot E1K - Groundwater Level at ~30 Minutes

Photo E6 - Sample Plot E1K - Final Groundwater Level

Photo E7 - Soil Profile at Plot E1L

PUBLIC NOTICE

THE PUBLIC IS INVITED to attend a Hidden Springs Neighborhood Association meeting to discuss the proposed New Elementary School at to be located at 1025 Rosemont Road on December 15th, 2009 at 7:00 pm Rosemont Ridge Middle School Commons 20001 Salamo Road West Linn, OR 97068

Property Information:

- LOCATION: 1025 Rosemont Road
  West Linn, OR 97068
- DESCRIPTION: Tax Lot 12800, 12700, 12500 and 12301
  Assessor's Map 21E 23CD

New School Description:

- New 60,000 s.f. elementary school including classrooms, library, gymnasium, learning spaces and food service areas
- Parking lot, bus lanes and emergency
- Site improvements including landscaping
- Wetland preservation

This is an informal meeting to discuss the design. This meeting is in support of a future Design Review application that may be required by City of West Linn Community Development Code Section 99.038. The plan may be modified or altered prior to actual submittal to the city of West Linn.

For further information, please contact Scott Perala, West Linn-Wilsonville School District 503-673-7195.

Notice dated November 17, 2009

AFFIDAVIT

I, Scott Perala, so hereby solemnly attest that the following statement is true.

A copy of the letter to officers of the Hidden Springs Neighborhood Association and property owners within 500 feet of the District's property line was mailed on November 17, 2009. A copy of the mailing list with names and addresses is attached.

Scott Perala: G. Scott Perala **Date:** November 17, 2009

State of Oregon

County of Clackamas

Signed or attested before me on November 20, 2009
by Scott Perala, **Notary Public State of Oregon.**
My Commission expires: October 20, 2012

Notary: Tara DuBois

OFFICIAL SEAL
TARA LYNN DU BOIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 433598
MY COMMISSION EXPIRES OCT. 20, 2012

AFFIDAVIT

I, Pat McGough, so hereby solemnly attest that the following statement is true.

Signage for the public notice of the West Linn – Wilsonville School District land use application presentation to the Hidden Springs Neighborhood Association meeting was posted on November 18, 2009 within viewing distance of both Rosemont Road and Hidden Springs Road. A copy of the sign is attached.

Pat McGough: Patric McGough **Date:** November 18, 2009

State of Oregon

County of Clackamas

Signed or attested before me on November 20, 2009
by Patric McGough, **Notary Public State of Oregon.**
My Commission expires: October 20, 2012

Notary: Tara DuBois

OFFICIAL SEAL
TARA LYNN DU BOIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 433598
MY COMMISSION EXPIRES OCT. 20, 2012

ALLISON JAMES G & CYNTHIA N(or Current Resident)
19865 BELLEVUE WAY
WEST LINN, OR 97068

ANDERSEN MARTIN E & BRENDA R(or Current Resident)
19920 NICHOLAS CT
WEST LINN, OR 97068

BAKER ROBERT C & DONNA L(or Current Resident)
1925 AZTEC CT
WEST LINN, OR 97068

BALLOU AUSTIN G(or Current Resident)
20500 MARTIN CT
WEST LINN, OR 97068

BARR THEODORE G JR & LIZ A(or Current Resident)
19905 NICHOLAS CT
WEST LINN, OR 97068

BAXTER JUSTIN M(or Current Resident)
1810 BAY MEADOWS DR
WEST LINN, OR 97068

BOCCIOLATT LORI LEE(or Current Resident)
2132 BRIDLE WAY
WEST LINN, OR 97068

BOHM MICHAEL A & BONNIE(or Current Resident)
1930 AZTEC CT
WEST LINN, OR 97068

BORNE TRINA S(or Current Resident)
20520 MARTIN CT
WEST LINN, OR 97068

BOYER DOUGLAS B & HEATHER A(or Current Resident)
1922 AZTEC CT
WEST LINN, OR 97068

BRACCO MERRY(or Current Resident)
2106 BRIDLE WAY
WEST LINN, OR 97068

BRANT WILLIAM D & ZANDRA(or Current Resident)
1924 AZTEC CT
WEST LINN, OR 97068

BRICK JAMES D & LYN I(or Current Resident)
2001 BAY MEADOWS DR
WEST LINN, OR 97068

BROOKSBY W ALAN(or Current Resident)
2168 HIDDEN SPRINGS CT
WEST LINN, OR 97068

BUSHNELL DAVID F & KRISTIN J(or Current Resident)
2780 MORGAN CT
WEST LINN, OR 97068

CARSON ANTHONY V & MARY JO(or Current Resident)
20530 MARTIN CT
WEST LINN, OR 97068

CASTAGNOLA DENNIS A & JOLENE A(or Current Resident)
6137 CHEYENNE TER
WEST LINN, OR 97068

CAUDELL W DOUGLAS & ROSEMARY L(or Current Resident)
1852 CHURCHILL TER
WEST LINN, OR 97068

CHESLEY RAY M & LISA M(or Current Resident)
1835 BAY MEADOWS DR
WEST LINN, OR 97068

CHRISTIE GEORGE W(or Current Resident)
19875 BELLEVUE WAY
WEST LINN, OR 97068

CHURCH SCOTT J & JUDY E(or Current Resident)
20550 MARTIN CT
WEST LINN, OR 97068

CLARK DEAN A & ANNE R(or Current Resident)
2415 BELLEVUE TER
WEST LINN, OR 97068

CRAIG THOMAS R & CYNTHIA M(or Current Resident)
2191 HIDDEN SPRINGS CT
WEST LINN, OR 97068

CRESALIA MARTIN F & SHARON P(or Current Resident)
6133 CHEYENNE TER
WEST LINN, OR 97068

DAHLIN THOMAS C & KAREN L(or Current Resident)
19925 NICHOLAS CT
WEST LINN, OR 97068

DALGAARD PETER B & SHIRLEY J(or Current Resident)
2186 HIDDEN SPRINGS CT
WEST LINN, OR 97068

DANIELSON RUSSELL & TERRY L(or Current Resident)
1926 AZTEC CT
WEST LINN, OR 97068

DEATON CHRISTIAN & MICHELLE(or Current Resident)
1905 ARENA CT
WEST LINN, OR 97068

DEMARS GUY V TRUSTEE(or Current Resident)
20540 MARTIN CT
WEST LINN, OR 97068

EDMONDSON GARY R & KATHY R(or Current Resident)
1853 CHURCHILL TER
WEST LINN, OR 97068

ELGIN KATHERINE E(or Current Resident)
6136 CHEYENNE TER
WEST LINN, OR 97068

ERICKSON PALMER J CO-TRSTEE(or Current Resident)
20800 S HIDDEN SPRINGS RD
WEST LINN, OR 97068

FAIRCHILD GARY D & ALISON M(or Current Resident)
6144 CHURCHILL DOWNS DR
WEST LINN, OR 97068

FELLMAN MATT L & KRYSTA(or Current Resident)
2138 CLUB HOUSE DR
WEST LINN, OR 97068

FELTZ JOSEPH E & JEANNE M(or Current Resident)
6145 CHURCHILL DOWNS DR
WEST LINN, OR 97068

FINKLEA EDWARD A & ERIN K(or Current Resident)
2112 BRIDLE WAY
WEST LINN, OR 97068

FLETCHER ALAN J & DEBRA L(or Current Resident)
1851 CHURCHILL TER
WEST LINN, OR 97068

GABLER GREGORY S & MAUREEN L(or Current Resident)
20560 MARTIN CT
WEST LINN, OR 97068

GATES KATHLEEN A TRUSTEE(or Current Resident)
20585 SUNCREST DR
WEST LINN, OR 97068

GROSS RICHARD MICHAEL(or Current Resident)
1845 BAY MEADOWS DR
WEST LINN, OR 97068

GUERINS KENNETH T & CHRISTINA B(or Current Resident)
2109 CLUB HOUSE DR
WEST LINN, OR 97068

HACKETT DAVID III & LOUISE J(or Current Resident)
2110 CLUB HOUSE DR
WEST LINN, OR 97068

HALE LLOYD D & SANDRA(or Current Resident)
19905 BELLEVUE WAY
WEST LINN, OR 97068

HANKERSON NEIL R(or Current Resident)
19880 BELLEVUE WAY
WEST LINN, OR 97068

HAWKINS DARRELL G & SARAH C(or Current Resident)
1945 ARENA CT
WEST LINN, OR 97068

HEPBURN RODGER & CASEY(or Current Resident)
6135 CHEYENNE TER
WEST LINN, OR 97068

HIATT THOMAS H & SANDRA L(or Current Resident)
20535 MARTIN CT
WEST LINN, OR 97068

HICKS REBECCA ANN(or Current Resident)
1859 CHURCHILL TER
WEST LINN, OR 97068

HITESMAN GARY A & ELIZABETH M(or Current Resident)
2188 CLUB HOUSE DR
WEST LINN, OR 97068

HUGHES SUSAN M(or Current Resident)
1950 ARENA CT
WEST LINN, OR 97068

HUNT RICHARD A & JOY LINN(or Current Resident)
2470 BELLEVUE TER
WEST LINN, OR 97068

HWANG CHANG IK(or Current Resident)
6148 CHURCHILL DOWNS DR
WEST LINN, OR 97068

JOLLEY JOHN L JR & GENOVEVA(or Current Resident)
2131 CLUB HOUSE DR
WEST LINN, OR 97068

JONES TIMOTHY A & JUDY A(or Current Resident)
6280 TACK CT
WEST LINN, OR 97068

KAMATH DENISE A & SEAN(or Current Resident)
19830 SUNCREST DR
WEST LINN, OR 97068

KELLER PRISCILLA(or Current Resident)
1045 S ROSEMONT RD
WEST LINN, OR 97068

KESTEK JEFFREY & DONNA MARIE(or Current Resident)
1026 S ROSEMONT RD
WEST LINN, OR 97068

KESTEK RAYMOND & BEVERLY J(or Current Resident)
1010 S ROSEMONT RD
WEST LINN, OR 97068

KIDD TONI(or Current Resident)
1935 ARENA CT
WEST LINN, OR 97068

KLAVIK KRISTINE(or Current Resident)
1854 CHURCHILL TER
WEST LINN, OR 97068

KRAFT RICHARD D & KAY L(or Current Resident)
2148 CLUB HOUSE DR
WEST LINN, OR 97068

KUBOTA ATSUSHI & M J(or Current Resident)
2130 HIDDEN SPRINGS CT
WEST LINN, OR 97068

LACOUR WILLIAM DOUGLAS & ANN(or Current Resident)
6146 CHURCHILL DOWNS DR
WEST LINN, OR 97068

LAMONT JOHN W TRUSTEE(or Current Resident)
1923 AZTEC CT
WEST LINN, OR 97068

LANG KEVIN W & KAY C(or Current Resident)
2480 BELLEVUE TER
WEST LINN, OR 97068

LEEDING DOUGLAS H(or Current Resident)
19886 BELLEVUE WAY
WEST LINN, OR 97068

LEWIS JOHN J & JANE M(or Current Resident)
1830 BAY MEADOWS DR
WEST LINN, OR 97068

LOBEL STEPHEN Z & GAY P(or Current Resident)
2178 CLUB HOUSE DR
WEST LINN, OR 97068

LOVE DONALD J & TERESA C(or Current Resident)
2156 BRIDLE WAY
WEST LINN, OR 97068

LUCAS JEFFREY A & JEANNE M(or Current Resident)
2158 HIDDEN SPRINGS CT
WEST LINN, OR 97068

LUCIBELLO VINCENT J & SUSAN E(or Current Resident)
1921 AZTEC CT
WEST LINN, OR 97068

LUTES YORICK & G L(or Current Resident)
2104 CLUB HOUSE DR
WEST LINN, OR 97068

LYNDE MELISSA J(or Current Resident)
2189 HIDDEN SPRINGS CT
WEST LINN, OR 97068

MACKEN JANICE V(or Current Resident)
1927 AZTEC CT
WEST LINN, OR 97068

MACVICAR THOMAS A & LESLIE D(or Current Resident)
1940 ARENA CT
WEST LINN, OR 97068

MAIDEN JOEL D & HOLLY M(or Current Resident)
20701 S WISTERIA RD
WEST LINN, OR 97068

MANLEY JANICE F(or Current Resident)
2178 HIDDEN SPRINGS CT
WEST LINN, OR 97068

MANTHEY MARK & WENDI S(or Current Resident)
20540 SUNCREST DR
WEST LINN, OR 97068

MARTIN JOEL H & VICKY(or Current Resident)
19870 BELLEVUE WAY
WEST LINN, OR 97068

MATERN MICHAEL & CATHERINE J(or Current Resident)
1928 AZTEC CT
WEST LINN, OR 97068

MAYS ELIZABETH R & LAWRENCE(or Current Resident)
2178 BRIDLE WAY
WEST LINN, OR 97068

MCALISTER BRUCE C(or Current Resident)
2181 CLUB HOUSE DR
WEST LINN, OR 97068

MCMILLAN MICHAEL THOMAS(or Current Resident)
2173 HIDDEN SPRINGS CT
WEST LINN, OR 97068

MCNULTY STEPHEN M(or Current Resident)
2770 MORGAN CT
WEST LINN, OR 97068

MERCADO-ROMERO FROYLAN & HELEN(or Current Resident)
1800 BAY MEADOWS DR
WEST LINN, OR 97068

MERRILL ROBERT N & RENATE R(or Current Resident)
6142 CHURCHILL DOWNS DR
WEST LINN, OR 97068

METCALF ROY E JR TRUSTEE(or Current Resident)
2455 BELLEVUE TER
WEST LINN, OR 97068

MILLER VERNA H TRUSTEE(or Current Resident)
2171 HIDDEN SPRINGS CT
WEST LINN, OR 97068

MITCHELL JAMES L & ELISE A(or Current Resident)
2107 CLUB HOUSE DR
WEST LINN, OR 97068

MITCHELL MICHAEL K & KAREN J(or Current Resident)
2110 HIDDEN SPRINGS CT
WEST LINN, OR 97068

MULLEN MICHAEL JOHN(or Current Resident)
19910 NICHOLAS CT
WEST LINN, OR 97068

MURRIETA DAVID(or Current Resident)
2175 HIDDEN SPRINGS CT
WEST LINN, OR 97068

NELSON THOMAS E JR & ANN D(or Current Resident)
1856 CHURCHILL TER
WEST LINN, OR 97068

NEWRONES SCOTT & NADINE(or Current Resident)
6134 CHEYENNE TER
WEST LINN, OR 97068

NEWTON THOMAS C & CHERYL(or Current Resident)
6147 CHURCHILL DOWNS DR
WEST LINN, OR 97068

NOKES CANDISE C(or Current Resident)
19930 NICHOLAS CT
WEST LINN, OR 97068

NOLAN JOSEPH W(or Current Resident)
2176 HIDDEN SPRINGS CT
WEST LINN, OR 97068

NORMAN EUGENE MICHAEL TRSTE(or Current Resident)
19860 BELLEVUE WAY
WEST LINN, OR 97068

OLSON MARC W & GINA M(or Current Resident)
20755 S WISTERIA RD
WEST LINN, OR 97068

OMARA EDWIN J & PATRICIA G(or Current Resident)
19885 BELLEVUE WAY
WEST LINN, OR 97068

OWENS PAUL G & JETTE L(or Current Resident)
2160 HIDDEN SPRINGS CT
WEST LINN, OR 97068

PAK THOMAS T TRUSTEE(or Current Resident)
2059 BAY MEADOWS DR
WEST LINN, OR 97068

PARKER DAVID S & ROBIN M(or Current Resident)
2118 CLUB HOUSE DR
WEST LINN, OR 97068

PASCHAL JASON S & SYLVIA M(or Current Resident)
1861 CHURCHILL TER
WEST LINN, OR 97068

PATTERSON LARRY D & CAROL A(or Current Resident)
20681 S WISTERIA RD
WEST LINN, OR 97068

PETERSON WILLIAM J & APRIL W(or Current Resident)
1930 ARENA CT
WEST LINN, OR 97068

PHIPPS MAURICE T & VIRGINIA R(or Current Resident)
1857 CHURCHILL TER
WEST LINN, OR 97068

PHIPPS THOMAS A & MOLLY L(or Current Resident)
1860 CHURCHILL TER
WEST LINN, OR 97068

PITASSI DOUGLAS D & KAREN M(or Current Resident)
1098 S ROSEMONT RD
WEST LINN, OR 97068

POCHE NATHALIE(or Current Resident)
6139 CHEYENNE TER
WEST LINN, OR 97068

PORTER JAMES R & ETHEL L(or Current Resident)
1955 ARENA CT
WEST LINN, OR 97068

PORTILLO CAROL J(or Current Resident)
1932 AZTEC CT
WEST LINN, OR 97068

PRENTICE WILLIAM H & CAREN M(or Current Resident)
2180 HIDDEN SPRINGS CT
WEST LINN, OR 97068

PRETTYMAN MICHAEL D JR & ANNE C(or Current Resident)
1920 ARENA CT
WEST LINN, OR 97068

PYEATT TRACY M & KAREN R(or Current Resident)
2168 CLUB HOUSE DR
WEST LINN, OR 97068

RASHAD ABDEL RAZZAK M(or Current Resident)
2151 CLUB HOUSE DR
WEST LINN, OR 97068

RINNAN RONALD L & LINDA L(or Current Resident)
19915 NICHOLAS CT
WEST LINN, OR 97068

RUFFNER MICHAEL E & LYNDALEA(or Current Resident)
19995 SUNCREST DR
WEST LINN, OR 97068

SABO SAMUEL R CO-TRUSTEE(or Current Resident)
2179 HIDDEN SPRINGS CT
WEST LINN, OR 97068

SANDVOLD MARY E(or Current Resident)
2150 HIDDEN SPRINGS CT
WEST LINN, OR 97068

SCHLEEF DANIEL & TARA(or Current Resident)
1925 ARENA CT
WEST LINN, OR 97068

SCHROEDER KIMBERLY J TRUSTEE(or Current Resident)
2460 BELLEVUE TER
WEST LINN, OR 97068

SCHULZ HARVEY R & PATRICIA ANN(or Current Resident)
20520 SUNCREST DR
WEST LINN, OR 97068

SEDLENIEK GUNNAR TRUSTEE(or Current Resident)
6132 CHEYENNE TER
WEST LINN, OR 97068

SEXTON BRUCE H & JAMIE M(or Current Resident)
19935 NICHOLAS CT
WEST LINN, OR 97068

SHEARER WILLIAM R TRUST(or Current Resident)
2450 BELLEVUE TER
WEST LINN, OR 97068

SHIMIZU HARUO & MIDORI(or Current Resident)
2120 HIDDEN SPRINGS CT
WEST LINN, OR 97068

SKATES MICHAEL L & LOLA K(or Current Resident)
2475 BELLEVUE TER
WEST LINN, OR 97068

SMITH JAMES P & NANCY G(or Current Resident)
20525 MARTIN CT
WEST LINN, OR 97068

SMITH NEIL M & ROBERTA J(or Current Resident)
2440 BELLEVUE TER
WEST LINN, OR 97068

SOLLOM STEVE D & DARNELL A(or Current Resident)
2108 CLUB HOUSE DR
WEST LINN, OR 97068

STOHR SCOTT R & MARY R(or Current Resident)
19950 NICHOLAS CT
WEST LINN, OR 97068

STROBECK STEPHEN E & CAROLANN(or Current Resident)
2121 CLUB HOUSE DR
WEST LINN, OR 97068

TAIT DAVID B & JAN C(or Current Resident)
20560 SUNCREST DR
WEST LINN, OR 97068

TALAVS JAMES C & JACEY L(or Current Resident)
6140 CHEYENNE TER
WEST LINN, OR 97068

TAPELLA DANNY L & LINDA L(or Current Resident)
20515 MARTIN CT
WEST LINN, OR 97068

TAYLOR PATRICK A & E(or Current Resident)
20605 SUNCREST DR
WEST LINN, OR 97068

TURNER J PAUL TRUSTEE(or Current Resident)
2177 HIDDEN SPRINGS CT
WEST LINN, OR 97068

UTLEY ROBERT C & ELIZABETH M(or Current Resident)
20505 MARTIN CT
WEST LINN, OR 97068

VEDDER DAVID R(or Current Resident)
2445 BELLEVUE TER
WEST LINN, OR 97068

VELEY CHRISTOPHER W TRUSTEE(or Current Resident)
6138 CHEYENNE TER
WEST LINN, OR 97068

VERONA MICHAEL R & DANIELLE J(or Current Resident)
1929 AZTEC CT
WEST LINN, OR 97068

WAKEFIELD ROBERT J & SUSAN K(or Current Resident)
6131 CHEYENNE TER
WEST LINN, OR 97068

WALCZYK JOSEPH G(or Current Resident)
2111 CLUB HOUSE DR
WEST LINN, OR 97068

WALDROFF MICHAEL F & KIMBER L(or Current Resident)
20510 MARTIN CT
WEST LINN, OR 97068

WANG JIE & WEI LI(or Current Resident)
1915 ARENA CT
WEST LINN, OR 97068

WAY SCOTT P & ROBIN A(or Current Resident)
2140 HIDDEN SPRINGS CT
WEST LINN, OR 97068

WELCH KENNETH V & BOBBIE D(or Current Resident)
2128 CLUB HOUSE DR
WEST LINN, OR 97068

WELLS JOHN L & MARY E(or Current Resident)
19900 NICHOLAS CT
WEST LINN, OR 97068

WEST LINN-WILS SCH DIST #3J(or Current Resident)
1025 S ROSEMONT RD
WEST LINN, OR 97068

WILLIAMSON J JR&J(or Current Resident)
1858 CHURCHILL TER
WEST LINN, OR 97068

WINKLE MELVIN T TRUSTEE(or Current Resident)
2171 CLUB HOUSE DR
WEST LINN, OR 97068

WISCHMEYER W THOMAS & JACQUELINE(or Current Resident)
1825 BAY MEADOWS DR
WEST LINN, OR 97068

HIDDEN SPRINGS NA PRESIDENT
LYNN FOX
P O BOX 236
MARYLHURST, OR 97036

HIDDEN SPRINGS NA VICE PRESIDENT
HARVEY SCHULZ
20520 SUNCREST DRIVE
WEST LINN, OR 97068

HIDDEN SPRINGS NA TREASURER
DONNA BAKER
1925 AZTEC COURT
WEST LINN, OR 97068

HIDDEN SPRINGS NA SECRETARY
DR CHARLES LYTLE
2006 CONESTOGA LANE
WEST LINN, OR 97068

HIDDEN SPRINGS NEIGHBORHOOD ASSOCIATION
MINUTES
MEETING OF DECEMBER 15, 2009

CALL TO ORDER. The meeting was called to order at 7:07 PM at the Rosemont Ridge Middle School by President, Lynn C. Fox. Other officers in attendance: Harvey Schultz, Vice President; Donna Baker, Treasurer; Charles Lytle, Secretary.

QUORUM DATA. Fifty two members have attended meetings in 2009. Therefore the quorum was five. There were twenty members at the beginning of the meeting.

TREASURER'S REPORT. The current balance is $2,470.39.

POLICE REPORT. None.

ANNOUNCEMENTS. None.

GUEST SPEAKERS. None.

PRESENTATION. The West Linn-Wilsonville School District (WLWSD) and its contract architect (Dull Olson Weekes) and engineering (PAE Engineers) companies gave presentations on the design of the proposed grade school to be located on what is known as that Erickson property, recently annexed into the city of West Linn. The first part of the presentation reviewed the overall site plan, which included protecting wetland and riparian areas. The school would take up the SE corner of the site with access onto Rosemont. Bay Meadows would be extended but would be blocked for general traffic and be used only for pedestrians and bicycles and by emergency vehicles. There would be a small ball field in the NW corner of the site, and the NE part of the site would be undeveloped. The building itself will be in two longitudinal sections separated by a large library/commons area. The WLWSD will request two construction bids: one for 300 student capacity and one to accommodate 500 students. Questions involved adequacy of parking, protection of sensitive areas, storm water treatment, through traffic on Bay Meadows, and sight lines from the houses on Bay Meadows and the west end of Churchill Downs Way. The WLWSD was unprepared to talk about future possibilities for the Sunset primary school or future development at Oppenlander Park and deferred discussions on those issues to another time. West Linn Wilsonville School District filmed the meeting including public comments and questions.

OLD BUSINESS

1) Meeting Minutes. There were general complaints about meeting minutes being sent out late in the day on the Monday right before the Tuesday meetings. There was also frustration at draft minutes being sent to the city before being approved by the membership. It was noted that the city email address was included in one of the mass mailings, resulting in the city inadvertently getting the draft minutes. The following motion was made by Elise Thompson and seconded by Ruby Friesen:

"Resolved that written minutes be emailed to the membership within two weeks of any meeting."

The motion passed 19 – 0 – 1.

2) Special Meetings in November. President Fox explained that the bylaws prevented HSNA from taking timely action on any land use appeals to City Council by requiring a two-month process to hold a special meeting. The City amended the Community Development Code requiring that an appeal be filed within two weeks of the Planning Commission decision. A potential Neighborhood Association bylaw problem was brought to the attention of the NA president by member Alex Kachirisky. The matter was put before the Bylaws Committee, who recommended changes necessary to be able to file an appeal in a timely manner. Based on information provided by the city attorney, an emergency meeting had to be called to approve the bylaws. Once approved, a special meeting was called to vote on whether or not to appeal the proposed Suncrest PUD development, which was strongly opposed by HSNA members living next to or close to the site. These meetings occurred back to back on November 9, 2009. The revised bylaws were approved at an emergency meeting, and the decision to appeal was made at a special meeting.

3) Hidden Springs Sign. Member Scott Howard reported that the sign knocked down last winter at the NE corner of Pimlico & Highway 43 was ready to go but scheduling and weather has prevented putting it back up.

4) Future Meeting Location. President Fox stated that, at the request of members the President and the Treasurer had reserved the community room at the Roundtable Pizza restaurant next to the old Bales/Zupans. Members requesting that meeting space felt it was a good spot because it was at a convenient location, there are activities for children, they could purchase their own food and refreshments, and no one had to sign a hold-harmless agreement. Member Scott Howard had simultaneously reserved the city council chambers, personally signing the City's hold harmless document obligating Mr. Howard to pay for any costs or damages that occur in the building at the time of the meeting. The following motion was made by Scott Howard and seconded by Alex Kachirisky:

"Future meetings of the HSNA will be held at city hall in the council chambers."

The motion passed 19 – 0 – 0.

5) Secretary Lytle noted that the resolution passed at the September 2009 meeting is in violation of the HSNA bylaws, which state that the NA President sets the agenda. Several members asserted that "setting" and "controlling" are not the same and stated that members as well as the board may give input as to items for placement on the agenda.

6) Several members stated that they were unaware, because of never attending meetings until October 2008, that the NA had a standing bylaws committee. Secretary Lytle explained that a committee was formed in late 2004 and consisted of the HSNA Board and three other members and is a standing committee. Several members expressed an interest in participating in the committee. President Fox stated that two positions would be available soon and asked interested members to submit their requests to serve and any questions they may have to the President.

NEW BUSINESS

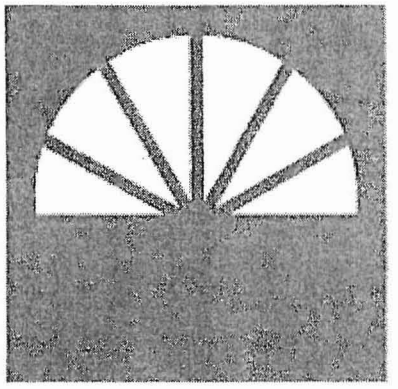
1) NA Association Presidents' Meeting With City Council. Mayor Patti Galle explained that a meeting with all the neighborhood association officers and the council was scheduled for a work session to be held next month. There was discussion if the work session should be postponed in light of the upcoming election of HSNA officers or if the information provided by existing officers would be helpful in evaluating the current NA procedures. Mayor Galle said she would talk to the City Manager about postponing the NA Presidents/Council meeting until after the election of HSNA officers in February 2010.

2) Upcoming Elections. Secretary Lytle noted that election of officers would occur at the February 2010 meeting. A question was asked about who was eligible to vote. Mr. Lytle read from the bylaws that the only requirement for voting in a regular election was that the person be eligible for membership in the Hidden Springs NA. Prior meeting attendance was NOT necessary.

There being no further business before the Association, the meeting was adjourned at 9:15 PM.

Submitted by Secretary Charles Lytle.

Public Notice:
Land Use Application
New Elementary School



Neighborhood Association Meeting Presentation
December 15th @ 7:00 pm
Rosemont Ridge Middle School Commons

Contact:
West Linn – Wilsonville School District
Attn: Scott Perala, Program Manager
503-673-7995

642

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lynn Fox
Hidden Springs NA
PO Box 2316
Hamyhurst, OR 97036

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Lynn Fox
C. Date of Delivery 1-18-09

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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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Tualatin, OR 97062

645

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West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

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WEST LINN, OR 97068

97068222S5 C006

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West Linn-Wilsonville Public Schools
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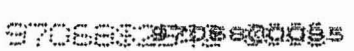

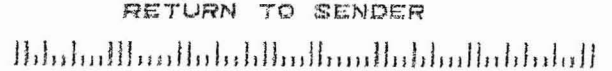

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Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
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West Linn, Oregon 97068

SMITH NEIL M & ROBERTA J
2440 BELLEVUE TER
WEST LINN, OR 97068

649

Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

ERICKSON PALMER J CO-TRSTEE
20800 S HIDDEN SPRINGS RD
WEST LINN, OR 97068

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UNABLE TO FORWARD
BC: 97069003595 *0129-02955-18-39

97068@0035

Hidden Springs Neighborhood Association Meeting 12-15-09

Name	e-mail address	Phone Number
Tamie Brown	Tamie@ren-Realty.com	503-655-4092
Frank Heuschkel	fheuschkel@comcast.net	503-656-9420
Jim Brown	JCBrownPC@msn.com	503-537-2245
Scott Howard	W.S.Howard@Comcast.NET	503 655-1229
Pat Corcoran	Corcoran.p@Comcast.Net	503-539-1806
Jay Lamb	JKALOMB@Comcast.Net	503-657-0430
Connie Bozich		503.657.6519
Elise Thompson	thompsonelise@hotmail.com	
Ruby Friesen	rmfriesen@comcast.net	503-655-4115
Susan Vande Water	susanvatew@comcast.net	503-344-4214
Kris Kachirisky (wife)	kris.kachiriskey@gmail.com	
Susan + Bob Wakefield	Wakefield.Susan@comcast.net	503-655-1228
Deb Tingey	dougct@comcast.net	
Janet Freiling	jmfreiling@comcast.net	

Hidden Springs Neighborhood Association Meeting 12-15-09

Name	e-mail address	Phone Number
Rick Abrahamson	RAbrahamson@fullertonco.com	503-655-4629
Cindy Hepting	hepting@wlwv.k12.or.us	503-673-7995
Nancy & Jim Smith	smithy627@msn.com nancysmith7@msn.com	503-636-9808
Allison Gillert	22232 SE Glenview Dr (Primary Design Team Lead) WL OR 97062	971.219.6006
KARINA RUIZ	KARINAR@DOWA.COM	503.226.6950
NORM DOLL	NORMD@DOWA.COM	" " "

Hidden Springs Neighborhood Association Meeting 12-15-09

Name	e-mail address	Phone Number
Harvey R. Schultz	harveyschultz@gmail.com	(503) 655 9057
Alex Kachirisky	alex.kachirisky@gmail.com	(503) 343-4752
Lynn Fox	WHSNA@MSN.COM	(503)655-6347
CHUCK LYTLE	CRLYTLE12@MSN.COM	503-823-5568
Bob Teters	rteters@Yahoo.com	503-724-0833
Jim Woodley	WLWV	
MARK LAW	WLWV	
BURNEY & SALLY OLSON		503-636-8450
Tom Miller	tomjmill@aol.com	503-522-9586
JEFF HALLIN	WLWV	503-682-2476
Roger L. Woehl	WLWV	503-673-7028
RICHARD BURKHARTSMEIER	- ON RECORD -	503-655-4556
DAVID MURRIETA		503-655-7994
Ben Vaughn	bvaughn@walkermury.com	503.228.3127

Hidden Springs Neighborhood Association Meeting 12-15-09

Name	e-mail address	Phone Number
Patricia Millage	patti.millage@comcast.net	503 722 3942
Gretchen Katko	gretchenkatko@Yahoo.com	503 655-6545
Lori Beight	loribeight@gmail.com	723-8599
Kathy Ludwig	ludwigk@wlwv.k12.or.us	673-7205
MARK WHARRY	markwharry@w-and-k.com	503-226-3921
NANCY OLMSTED	nancyolmsted@w-and-k.com	503 701 9987
SCOTT PERALA	PERALAS@WLWV.K12.OR.US	503 799-9189
Amy Berger	bergera@wlwv.k12.or.us	503-673-7195
PATTI Galle	MAIL@pattigalle.com	503 636 0714
Charlotte Morris	crmorris5@comcast.net	503-673-7750
Amy Schauer	amy@coho.net	503-557-8140
Brandy Sargeant	Sargentba@Gmail.com	971-645-9466
JANE LEWIS	janelewis_7@hotmail.com	503-657-0687
Marsha Gross/Richard Gross	Richardgross999@MSN.com	503-657-4790

West Linn – Wilsonville Schools

MEMORANDUM

Date: December 2, 2009

To: Tara DuBois
Office of the Superintendent

From: Tim Woodley
Director of Operations

RE: Public Awareness Update
Erickson Project

Tara:

Find attached a report of our publicity campaign and meeting schedule for upcoming Board/neighborhood meetings scheduled in December as related to the development of the new Erickson school site in West Linn.

This should go into the Board Reading Packet for their information and planning. Of course we invite any Board members and administrators to attend.

To summarize, the following events are upcoming:

Architect presentation to the Board	Regular Board Meeting	Monday, 12/7 @ 7:00 pm
Neighborhood Social	Rosemont Ridge Cafeteria	Thursday, 12/10 @ 4:00-7:00 pm
Neighborhood Assoc. Mtng.	Rosemont Ridge Cafeteria	Tuesday, 12/15 @ 7:00 pm

Thanks tim

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlwv.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

West Linn – Wilsonville Schools

MEMORANDUM

Date: November 30, 2009

To: Tim Woodley
Director of Operations

From: Scott Perala
Program Manager
2008 Capital Improvement Bond Program

RE: Public Awareness Update
Erickson Project

This memo serves as an update for the project team's efforts to keep the public informed of the District's work in developing the Erickson project.

EXECUTIVE SUMMARY:
The project team has worked diligently over the past 4 months to increase the public's awareness of the District's efforts and progress in developing the Erickson project. The team has accomplished the following milestones,

- Held a "summer social" at the site, open to the neighborhood
- Scheduled a presentation to the School Board by Architect Norm Dull of concept building and site design
- Completed planning and coordination for a "winter social" for the project at Rosemont Ridge Middle school, open to the neighborhood
- Received approval for a special meeting of the neighborhood association with an agenda for a presentation by the District of the team's efforts to date
- Completed public notice of our pending land use application in accordance with the City of West Linn Community Development Code

CRITICAL DATES SUMMARY			
Event	Place	Date	Time
1st Neighborhood Social	Project Site (1025 Rosemont Road)	July 20, 2009	4:00 – 6:00 pm
Pre-Application Meeting with City	West Linn City Hall	October 15, 2009	11:00 am
Concept Design Presentation to School Board	***District Administration Building***	***December 7, 2009***	***7:00 pm***
2nd Neighborhood Social	***Rosemont Ridge Middle School Commons***	***December 10, 2009***	***4:00 – 7:00 pm***
Hidden Springs Neighborhood Association Presentation	***Rosemont Ridge Middle School Commons***	***December 15, 2009***	***7:00 – 10:00 pm***
Land Use Application Submission	***West Linn City Hall***	***April 5, 2010 (estimated)***	***TBD***

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlwv.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

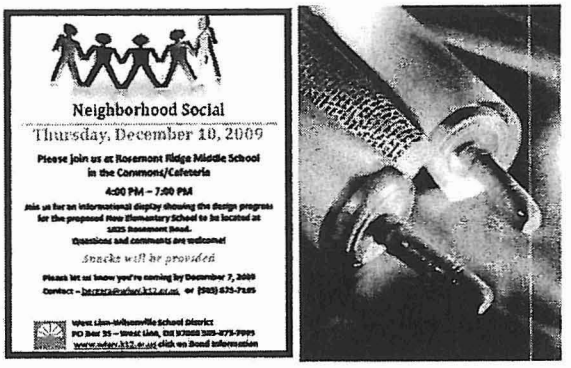
SUMMER SOCIAL - 2009:
The project team planned and coordinated a neighborhood-focused social gathering on July 20th, 2009. The District mailed invitations to and canvassed the neighborhood to invite residents living within five hundred feet of the property to the social held on the site. Over sixty people attended the function including local residents, members of the Hidden Creek Home Owner's Association, a member of the West Linn Tidings staff, Hidden Springs Ranch Recreational Association, City planning staff, District staff and project team members. The District provided mounted drawings of possible design concepts and site arrangements and displayed them for public viewing. Members of the project team engaged in various conversations with members of the community to discuss their perceptions and opinions about the various options. Following the social, the West Linn Tidings published a story entitled "District takes WL residents to school" on July 23, 2009.

WINTER SOCIAL - 2009:
In addition to the required Hidden Springs Neighborhood Association meeting/presentation, the District is currently planning to host another neighborhood social for the project. The social is currently planned to be held at Rosemont Ridge Middle School on December 10, 2009 from 4:00 to 7:00 pm. Invitations were mailed on November 25th.

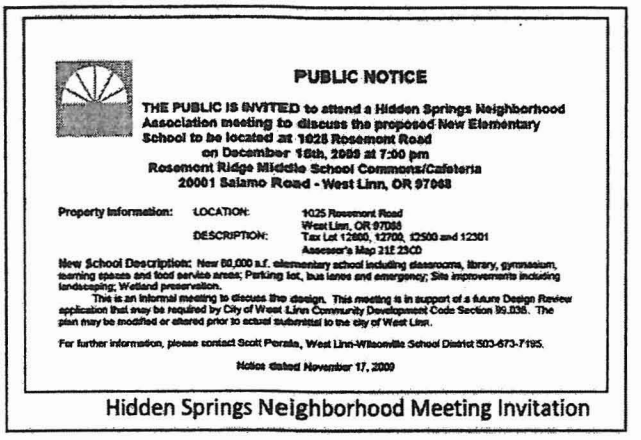
NEIGHBORHOOD ASSOCIATION MEETING AND PUBLIC NOTICE FOR LAND USE APPLICATION:
The District has coordinated with the Hidden Springs Neighborhood Association to schedule a special meeting of the Association on December 15th, 2009. At this meeting, the District will present the current design concepts to the Association for information and public comment. This presentation is a part of the City of West Linn's requirements for the District's land use application for the project. After coordinating a date and time with the Association's president, the District sent letters of invitation to the Association's president and officers on November 17th, 2009. In addition, the invitation was mailed to the residents that live within five hundred feet of the property line of the site and the District posted signs on the site announcing the meeting, both occurring the next day (November 18, 2009). In addition to the code mandated public notices, the District released a postcard mailing on November 22, 2009 to every resident in the Hidden Springs Neighborhood Association for the special meeting in an effort to reach as many residents as possible.

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlwv.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

West Linn – Wilsonville Schools



Winter Social – 2009 Invitation



PUBLIC NOTICE

THE PUBLIC IS INVITED to attend a Hidden Springs Neighborhood Association meeting to discuss the proposed New Elementary School to be located at 1025 Rosemont Road on December 16th, 2009 at 7:00 pm Rosemont Ridge Middle School Commons/Cafeteria 20001 Salamo Road - West Linn, OR 97068

Property Information: LOCATION: 1025 Rosemont Road West Linn, OR 97068
DESCRIPTION: Tax Lot 12600, 12700, 12500 and 12301 Assessor's Map 21E 23CD

New School Description: New 80,000 s.f. elementary school including classrooms, library, gymnasium, learning spaces and food service areas; Parking lot, bus lanes and emergency; Site improvements including landscaping; Wetland preservation.

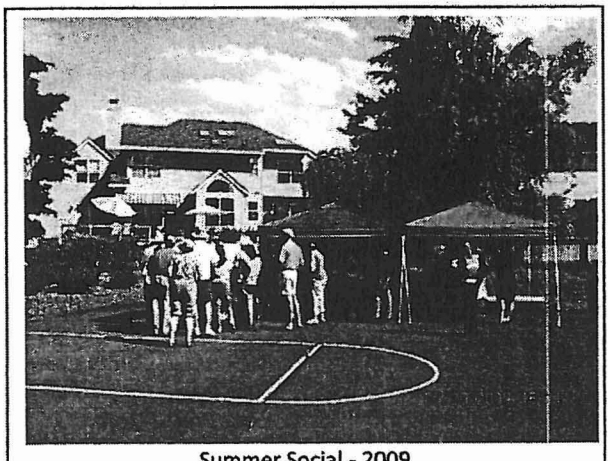
This is an informal meeting to discuss the design. This meeting is in support of a future Design Review application that may be required by City of West Linn Community Development Code Section 99.038. The plan may be modified or altered prior to actual submittal to the city of West Linn.

For further information, please contact Scott Perala, West Linn-Wilsonville School District 503-673-7195.

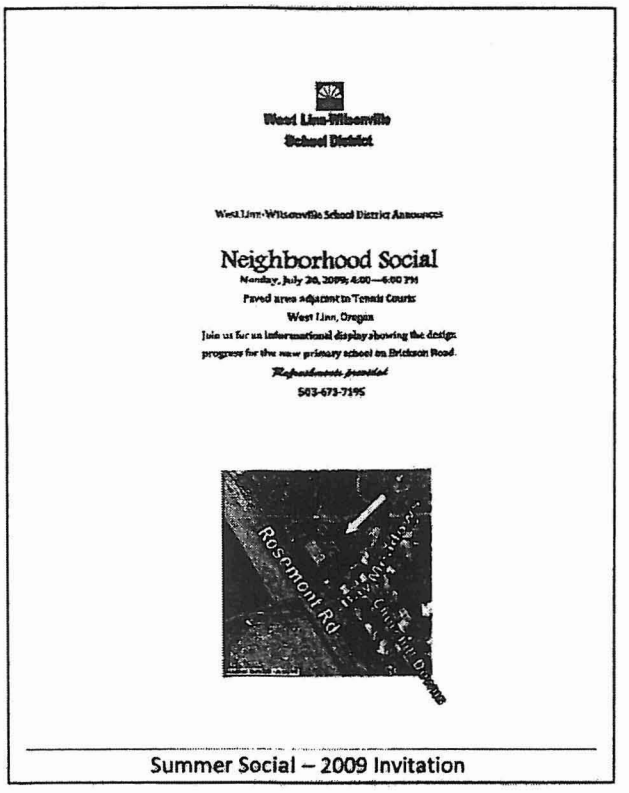
Notice dated November 17, 2009

Hidden Springs Neighborhood Meeting Invitation

Summer Social - 2009



Summer Social - 2009



West Linn-Wilsonville
School District

West Linn-Wilsonville School District Announces

Neighborhood Social

Monday, July 20, 2009; 4:00—6:00 PM

Paved area adjacent to Tennis Courts

West Linn, Oregon

Join us for an informational display showing the design progress for the new primary school on Brickson Road.

Refreshments provided

503-673-7195

Summer Social – 2009 Invitation

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlwv.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

DULL OLSON WEEKES
architects inc.

ARCHITECTURE + INTERIORS + PLANNING

PROJECT: | DATE: 7/20/09

WITH

○ MEETING ○ TELEPHONE ○ OTHER | PROJECT NO. | BY

NAME	STREET ADDRESS	EMAIL	NOTIFICATION
KARINA RUIZ	907 SW STARK, PDX	~~KARINAR@dowa.com~~	E-MAIL
Josh Golden	3250 Sagoo Ct.	josh.golden@sas.com	email
April Peterson	1930 Arena Ct	april_katya@yahoo.com	
Pam Gates	20585 Suncrest Dr.	ginal95@comcast.net	email
Harvey Schulz	20520 Suncrest Dr.	harveyschulz@gmail.com	email
Clare Baxter	1810 Bay Meadows Dr.	clare@flourishpilates.com	
Eric Gakstatter	19760 Bellevue Way	eric@gps-Mapping.com	
Jan Manley	2178 Hidden Springs CT.	jmanley50@hotmail.com	
(also on board of Hidden Creek Homeowners Assoc.)			
Dick Kraft	2148 Clubhouse	ISLANDboard@EARTHLINK.com	
Guy DeMars	20540 Martin Ct	vancemars@comcast.net	
Richard Gross	1845 Bay Meadows	richardgross@ATT.net	
Debra Ramsey	1931 Sunburst Ter	DRAMSEY214@AOL.com	
Mary Farrar			
Jim BRICK	2001 BAY Meadows	brick225@comcast.net	
NICOLE DeCOSTA	PO BOX 848, LAKE OSWEGO OR 97034	ndecosta@westlinnfidings.com	
Jolene + Dennis Castagnola	6137 Cheyenne Ter West Linn OR 97068		
Scott & Judy Church	20550 Martin Ct	judy_churchmentor.com	
Traci Monihan	2158 Clubhouse Dr	monihan7@comcast.net	email
SHARON V. MILLER	271 GIDEON SPRINGS CT	SHARONVMILLER@SPIRITONE.COM	
Keith Steele	21415 Miles Dr WL	Keithy@steelefamily.us	
Mary Jo Carson	20530 Martin Ct	mjwschool@comcast.net	
Mike Prettyman	1920 Arena Ct.	MPDPrettyman@Comcast.Net	
Jan + David Todd	20560 Suncrest Dr.	t8family@MSN.com	email
Tom + Sandy Hiatt	20535 martin ct	thiatt8107@msn.com	
Saskia Dresler			

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T 503 226 6950 F 503 273 9192 | www.dowa.com

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ARCHITECTURE + INTERIORS + PLANNING

Local homeowners Hidden Springs North Estates

PROJECT:	DATE:
WITH	
○ MEETING ○ TELEPHONE ○ OTHER	PROJECT NO. / BY

Name	Street Address	Email	How Notified?
Tony Carson	20530 Martin Ct.		mail + visit
Lori Beight	2388 Appaloosa Wy		
John Lewis	1830 Bay Meadows Dr		Notice.
Austin Ballou	20500 Martin Ct		Notice
•Susan Wakefield	6131 Cheyenne Ter		neighbor gave note.
Tom Wesley	1425 Bay Meadows Dr.		
William Estey	1400 Bay Meadows, WL		Realtor Hasson
Patti Millage	2544 Bronco Court	(you have it)	HSRRA Brdmmbr
Thayne Balzer			
Patrick Kerr	20800 Hidden Spring Rd		
Chris Kerr	City of Tualatin	clerk@ci.tualatin.or.us	faxed
Donna & Jeff Kestek	1026 Rosemont Rd	donnakestek@comcast.net	notice
Lisa + Scott Pecaka	9468 SW Delaware Ct		
Lola Skates	2475 Bellevue Terr	lolaskates5@earthlink.net	
Jessica Henry	2326 Athena Road	jehenryedcharlotte.com	
Greg Gabler	20560 Martin Ct	greg.gabler@sumcousa.com	
Scott Hall	19393 Kaitlyns St.	muchishiba@gmail.com	email
Patricia Taylor	20605 SW Somerset Dr.	pataylor@prodigy.net	mail
Marty Crisalli	6133 Cheyenne		mail/
Jacey Talavs	6140 Cheyenne Terr	jamestalavs@hotmail.com	
TRACY Pyeatt	2168 Clothhouse Dr	tracypyeatt@msn.com	
Karen Pyeatt	" " " "	KarenPyeatt@msn.com	
JUSTIN BAXTER	1810 BAY MEADOWS	JUSTIN@BAXTERLAW.COM	

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503 226 6950 | 503 273 9192 | www.dowa.com

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ARCHITECTURE + INTERIORS + PLANNING

PROJECT:		DATE:
WITH:		
○ MEETING ○ TELEPHONE ○ OTHER	PROJECT NO.:	BY:

Ray Chesley

1835 Bay Meadows Dr.
raylisa.chesley@comcast.net

Received a flyer that a neighbor distributed

319 SW WASHINGTON ST. #205 | PORTLAND, OR 97204
503 226 6950 | 503 273 9197 | www.dowa.com

Event: Erickson Neighborhood Social
Date: December 10, 2009 - 4 PM – 7 PM

Name	Address	Phone Number/Email
Jim Brick	2001 ~~Bay~~ Meadows	503-723-8577 brick7225@comcast.net
Tim Fields	20001 Salamo Rd.	503-673-7554 fieldst@wlwv.k12.or.us
Tim Woodley	2755 SW Borland, Tualatin	503-572-5444 woodleyt@wlwv.k12.or.us
Richard Gross	18405 Bay Meadows	503-657-4790 richardgross999@msn.com
Roger L. Woehl	2054 Ostman Rd	503-673-7028
Jeff Hallin	31501 SW Orchard Wilsonville	503-682-2476
Amy Berger		bergera@wlwv.k12.or.us
BETH CHAPPELL	6326 NE 7th AVE, PORTLAND	(503) 331-6242 bethcc@aol.com
Thayne Balzer		
Patrick Taylor	20605 SW Suncrest Dr., WL.	503-722-3852 / pataylor@prodigy.net
Jane Lewis	1830 Bay Meadows Dr.	503-657-0687 janelewis_7@hotmail.com
Missy Abrahamson	1820 Bay Meadows Dr.	503-655-4629 missy.abrahamson@gmail.com
Steve Abel	2178 Clubhouse Dr	503 650 7273
Guy DeMars	20540 Martin Ct	503 656 6307

Event: Erickson Neighborhood Social
Date: December 10, 2009 - 4 PM – 7 PM

Name	Address	Phone Number/Email
Marty Anderson	19920 Nicholas Ct.	503-657-7981/andersen44@comcast.net
~~Brenda~~		
MARK LAW		
Bob Tevers	19775 SW 56th Ct	
NORM DULL		NORMD@DOWJA.com
SCOTT PERALA		peralas@wlwv.k12.or.us
REMO DOUGLAS	12415 SE HUBBARD RD	REMODOUGLAS@GMAIL.COM
SHARON J. MILLER	2171 HIDDEN SPRINGS CT	503-557-1076
Agri W Peterson	1930 Arena CT	
Kay Lang	2480 Bellevue Terrace	503 656-2880 Kay.Lang@columbiamanagement.com
Tracy Tyler H	2168 Clubhouse	5036565052
Brian Monihan	2158 Clubhouse	503-722-7259/bmonihan@westlinnhildings.com
Ken & Bobbie Welch	2128 Clubhouse Dr	503 655 4440 nekahmas@comcast.net
Maureen & Greg Gabler	20560 Martin Ct	503 723 7765 molly-gabler@yahoo.com
Harvey Schulz	20520 SW Syncrest Dr.	503 655-9057 /harveyschulz@gmail.com

Event: Erickson Neighborhood Social
Date: December 10, 2009 - 4 PM – 7 PM

Name	Address	Phone Number/Email
Darwin Dale Keller	1045 Rosemont Rd	503-656-6543 brac8@comcast.net
Priscilla Keller	1045 Rosemont Rd	503 656 6543
Eric & Abby, Oakstaff tyeatt	19760 Bellevue Way	503 342 6288 ericpg@gps-mapping.com
Karen & Laura	2168 Clubhouse Dr.	5036565052 Karen
Casey Hepburn	6035 Cheyenne	503-636-6403 CSYCoffee@msn.com
Amanda Madaughlin	2599 Bronco Ct	503723-5553 realtor

Event: Over the Fence Meeting
Date: March 4, 2010, 7:00 PM

Name	Address	Phone Number/Email
Amy Burger	2755 SW Borland Rd, Tualatin, OR	503-673-7795
Norm Bell	907 SW Stark St Ptld OR	503.246.6950
Bob Teters	19775 SW 90th Ct, Tualatin OR	503-724-0883
Scott Pepala	2755 SW Borland Rd Tualatin, OR	503/799-9189
Karina Ruiz	907 SW Stark St Portland, OR 97205	503 226 6950
R Gross	1845 Bay Meadows	503-657-4790
Marsha Gross	1845 Bay Meadows Dr.	503-473-1807
Jane Lewis	1830 Bay Meadows Dr	503-657-0087
John Lewis	1830 Bay Meadows Dr	503-650-0054
Ben Vaughn	111 SW Oak Street	503.225.3122
Susan + Bob Wakefield	6131 Cheyenne Ter	503-655-1228
Jim K Woodley	WLWV	503-572-5444

Event: Over the Fence Meeting
Date: March 4, 2010, 7:00 PM

Name	Address	Phone Number/Email
[illegible]	1730 Arnett	503.557.9[illegible] [illegible]
Dick Kraft	2148 Clubhouse Dr	503 636 5339 islandboarder@earthlink.net
Cathy Hepburn	6135 Cheyenne Terr.	503-636-6403 csycoffee@msn.com
Tracy Pyeatt	2168 Clubhouse Dr	503 656 5052 tracypyeatt@msn.com
Monihan	2158 Clubhouse Dr	503-722-7285 monihan7@comcast.net
Clare & Justin Baxter	1810 Bay Meadows Dr	503-869-8295 clare@flourishpilates.com
Keith Steele	21415 Miles Dr	503 722 5244 Keith@steelefamily.us
Scott & Judy Church	20550 Martin Ct	971 275 0365 schurch27@comcast.net judy.e.church@comcast.net

West Linn – Wilsonville Schools

February 24, 2010

Dear Neighbor:

You are personally invited to join the West Linn – Wilsonville School District for an "Over the Fence" informational meeting about the new West Linn Primary School planned to be built in the near future literally next to your back yard. It is important to the District that we interact with our direct neighbors such that you are fully aware of the conditions that are being designed adjacent to your property.

Please join us Thursday, March 4, 2010, 7:00 PM at the West Linn Adult Community Center located at 1180 Rosemont Road, West Linn, OR 97068.

Meet with the District and Architects to go over the site plan in relation to landscaping and fencing as it pertains to your property. We will also talk about our schedule for permitting and the construction process.

You will also be given the opportunity to meet and talk with the professionals that will be managing the construction project for the school district; and exchange contact information.

For further information, please contact Amy Berger, West Linn-Wilsonville School District 503-673-7195, bergera@wlwv.k12.or.us; or visit us on the web at www.bond.wlwv.k12.or.us

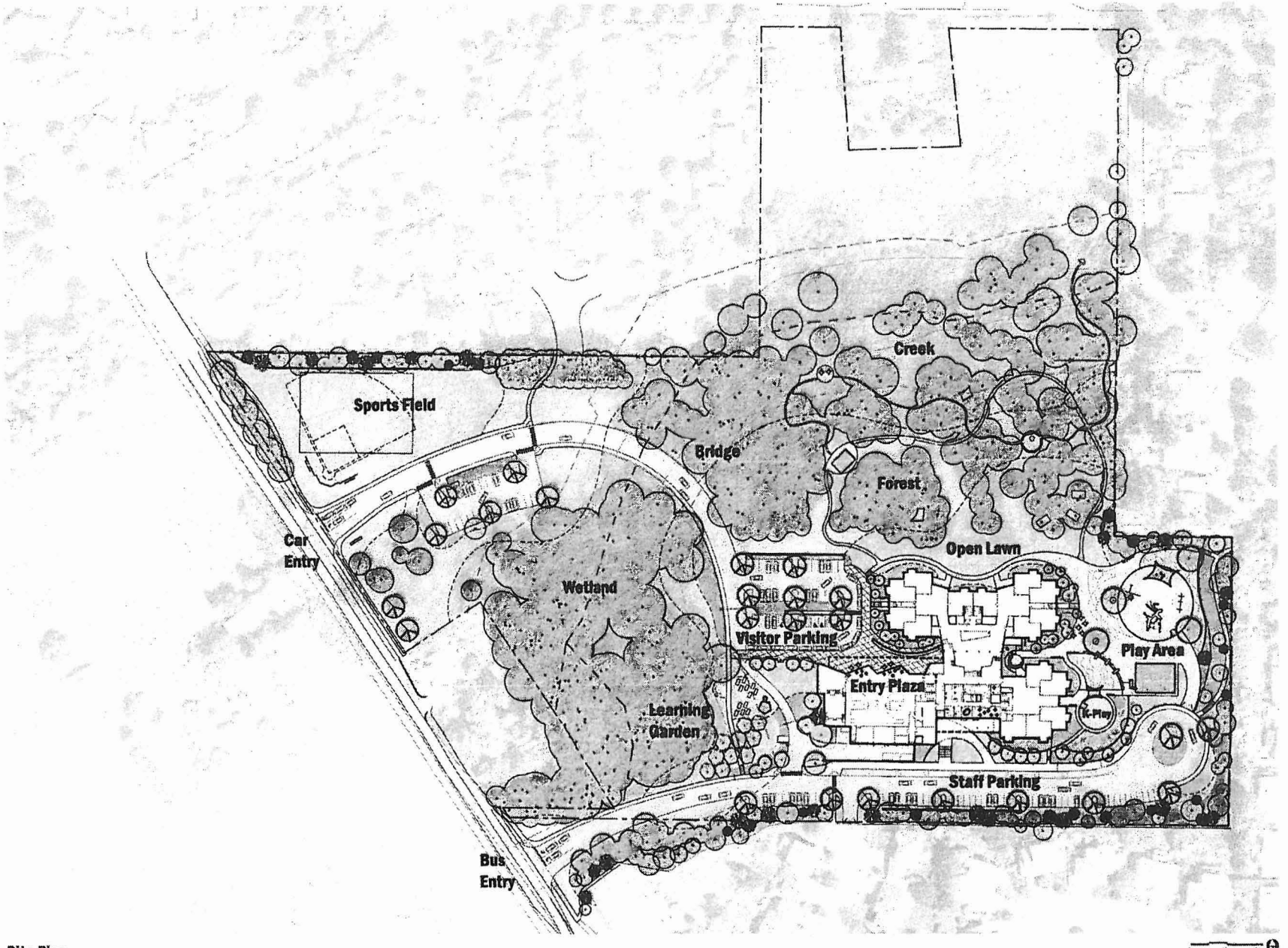
Hope to see you next Thursday,

Best Regards,

DEPARTMENT OF OPERATIONS

Tim Woodley, Director

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlwv.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062



Site Plan

Erickson Primary School K-5

West Linn-Wilsonville School District
Neighbors Touching Erickson Property Boundary

Streets
Primary Schools
Middle Schools
High Schools
Parcels
Middle School Boundary Lines
High School Boundary Lines
Water
World Imagery

West Linn-Wilsonville School District
Dept. of Operations
PO Box 35
West Linn, OR 97068
503-673-7995

N
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0 0.01 0.02 0.04 Miles

Tim Woodley - RE: Erickson 3-4-10 Meeting Questions that have arisen

From: Tim Woodley
To: Amy Berger; Roger Woehl; T M PYEATT; bethc@dowa.com; karinar@dowa.com
Date: 03/03/2010 8:04 AM
Subject: RE: Erickson 3-4-10 Meeting Questions that have arisen

Tracy: Thanks for the comments. We are addressing each of them and can respond at the meeting. tim

West Linn-Wilsonville School District
DEPARTMENT OF OPERATIONS
Tim K. Woodley, Director

>>> T M PYEATT <tracypyeatt@msn.com> 3/2/2010 7:46 AM >>>
Good morning,

Here are 10 questions regarding the up coming meeting which if answered beforehand it could reduce some of the questions / concerns that the adjoining neighbors have voiced to me thus far. I am hopeful that you will review them and have responses for them at the meeting or beforehand if possible.

1) The trail bordering the property lines at the East Side of the site remains in the drawing. This was discussed and deleted at the last meeting. it would be nice to have an up to date drawing rather than speculating that things will be deleted.

2) Is the landscape architect (Walker Macy) going to be present at the meeting?

3) Is there an actual tree selection at this time?

4) Is there an option where the homeowner could upgrade (pay for it) the tree size from the standard 1 to 3 inch tree? How much would this cost? Concerns vary from covered play areas to turn around and bus entry.

5) The pictures show the future addition, there have been several good ideas to move the parts of or all of the play area closer to the building to keep the noise level further away from property lines. It appears that they currently are about 30 feet from PL. The cost to relocate play area's 10 years down the road could coincide with the need to replace/upgrade equipment and could be part of the addition bond.

6) Could the fire lane at the turn around (east side) be re-located to be between the basketball/k-play?

7) Is there a gate to close the bus entry for weekend?

8) Why is it that we did not shift the building West ?

9) Where is the creek at the East side ? The drawings do not show it being re-directed rather is appears to be under asphalt.

10) Where are the walkways from the neighborhoods?

Tracy Pyeatt
503-421-0787 Cell Phone

Erickson Design Meetings

District Employee Name	Consultant Name	Company	Meeting Dates	Meeting
Roger Woehl	Norm Dull	DOWA	2/27/2009	New Primary Schools Design Meeting
Jane Stickney	Karina Ruiz	DOWA	3/9/2009	New Primary Schools Design Meeting
Thayne Balzer	Jessica Molinar	DOWA	3/16/2009	New Primary Schools Design Meeting
Tim Woodley	Beth Cantrell	DOWA	3/30/2009	New Primary Schools Design Meeting
Kimberly Steele	Nick Collins	PAE Engineers	4/6/2009	New Primary Schools Design Meeting
Patrick Meigs	Rebecca Grant	DOWA	4/20/2009	New Primary Schools Design Meeting
Lisa Hawking	Renee Shelton	DOWA	4/27/2009	New Primary Schools Design Meeting
Allison Gilbert	John Weekes	DOWA	5/4/2009	New Primary Schools Design Meeting
Kathy Ludwig	Ken Riddle	DOWA	5/11/2009	New Primary Schools Design Meeting
Tracy Pyeatt	Neil Ross	Heery	5/18/2009	New Primary Schools Design Meeting
Barbara Miller	Tim Elley	PAE Engineers	6/1/2009	New Primary Schools Design Meeting
Charlotte Morris	Mark Ramsby	PAE Engineers	6/8/2009	New Primary Schools Design Meeting
Amy Schauer	Mike Streb	PAE Engineers	6/22/2009	New Primary Schools Design Meeting
April Locke	Brad Wilson	PAE Engineers	6/24/2009	Sustainability Forum
David Pryor	Steve Turina	PAE Engineers	6/29/2009	New Primary Schools Design Meeting
Jacquie Banet	Charlie Brucker	Walker Macy	7/28/2009	New Primary Schools Design Meeting
Jen Freeborn	Colleen Wolfe	Walker Macy	8/10/2009	New Primary Schools Design Meeting
Michelle Beyer	Ben Vaughn	Walker Macy	8/24/2009	New Primary Schools Design Meeting
Saskia Dresler	Mark Wharry	Winzler & Kelly	9/14/2009	New Primary Schools Design Meeting
Travis Burke	Pat Tortora	Winzler & Kelly	9/28/2009	New Primary Schools Design Meeting
Holly Omlin-Ruback	Christian Sinai	DOWA	10/26/2009	New Primary Schools Design Meeting
Margaret Allen	Colin Moar	Heery	11/16/2009	Erickson Design Meeting
Jennifer Patterson	Laura Bourland	Halliday Associates	12/7/2009	New Primary Schools Design Meeting
Cynthia Able	Darcy Tucker	Interface Engineering	1/26/2010	Erickson Design Meeting
Curtis Nelson	Dean Azimi	Froelich Consulting		
Dan Whitenger	Matthew Peairs	PAE Engineers		
Scott Perala	Stan Pszczolkowski	ACC		
Mark Law	Tonie Esteban	DOWA		
Victor Everingham	Nancy Rad	DOWA		
Bob Carlson	Travis Butler	DOWA		
Pat McGough				

Amy Berger - RE: New Primary School

From: "Robert J. Wakefield" <rwakefield@walterenelson.com>
To: BergerA@wlwv.k12.or.us
Date: 1/7/2010 2:25 PM
Subject: RE: New Primary School

3:00 would be perfect - Thanks

From: Amy Berger [mailto:BergerA@wlwv.k12.or.us]
Sent: Thursday, January 07, 2010 2:00 PM
To: Robert J. Wakefield
Subject: RE: New Primary School

3 or 4 work?

Thanks,
Amy

>>> "Robert J. Wakefield" <rwakefield@walterenelson.com> 1/7/2010 1:17 PM >>>

Amy that would work great, how about mid to late afternoon?

From: Amy Berger [mailto:BergerA@wlwv.k12.or.us]
Sent: Thursday, January 07, 2010 1:12 PM
To: Robert J. Wakefield
Subject: RE: New Primary School

With Tim and the architect's schedule and you requesting a Monday or Tuesday it looks like our option is sometime the afternoon of Monday the 25th. Would that work for you, and what time would be best?

Thank you,
Amy Berger

>>> "Robert J. Wakefield" <rwakefield@walterenelson.com> 1/7/2010 1:00 PM >>>

Amy,

It would be best if my wife could meet with us also and she's off Monday's & Tuesday's. So those two days would work best but if not I can meet with Tim and the architect almost any time with enough notice.

Thanks for your help,

Bob

From: Amy Berger [mailto:BergerA@wlwv.k12.or.us]
Sent: Thursday, January 07, 2010 10:42 AM
To: Robert J. Wakefield
Subject: RE: New Primary School

Bob, I an waiting to hear back from our architect what days might work for him, are there any days/times that work best for you for him and Tim to meet with you?

Amy Berger
Administrative Assistant, Bond
WLWV School District
bergera@wlwv.k12.or.us
503-673-7195 direct
503-638-9143 fax

>>> Tim Woodley 1/6/2010 9:51 AM >>>
Bob: I am out of the office until the 19th. I will arrange to have our architect accompany me to your property when I get back. Amy Berger in our office can schedule. tim

West Linn-Wilsonville School District
DEPARTMENT OF OPERATIONS
Tim K. Woodley, Director

>>> "Robert J. Wakefield" <rwakefield@walterenelson.com> 12/29/2009 9:36 PM >>>

Tim,

From your cross section it appears there will be parking all along the turn around. From the meeting we attended we were told the trees in the landscaping will only be 10 feet tall which will provide very little "buffering". Like I've asked in my previous emails is there a problem meeting here? We can go round and round on this but until you see it for yourself I think it will be difficult for you to understand our concerns.

Bob

From: Tim Woodley [mailto:Woodleyt@wlwv.k12.or.us]
Sent: Tuesday, December 29, 2009 1:49 PM
To: Robert J. Wakefield
Cc: Karina Ruiz; Norm Dull
Subject: RE: New Primary School

Bob: Attached is a pdf of a cross-section through the drive/turn-around and your property. As you can see we are planning landscaping immediately adjacent to the drive to screen it from your residence. Since this is a drive for only vehicular movement, there will only be vehicles present periodically (not parking). Beyond the drive is open play area with the existing trees beyond. It is our expectation that this will provide adequate buffering to your property. Please review and let me know. tim

West Linn-Wilsonville School District
DEPARTMENT OF OPERATIONS
Tim K. Woodley, Director

>>> "Robert J. Wakefield" <rwakefield@walterenelson.com> 12/29/2009 1:33 PM >>>

I'm hoping you or your design staff might have some once you see it from our perspective. That's why I suggest we meet at our house so you can see why the elevation plays a large part in this. Can you tell me if there's a problem if we meet here?

From: Tim Woodley [mailto:Woodleyt@wlwv.k12.or.us]
Sent: Tuesday, December 29, 2009 10:18 AM
To: Robert J. Wakefield
Cc: Amy Berger
Subject: RE: New Primary School

Bob: I am happy to talk with you on the phone or meet you in my office. I have heard your concerns regarding the proposed new school design; but, you also mention "solutions". Can you share what those solutions might be?

Please feel free to contact Amy Berger, Bond Secretary at 503.673.7195 to schedule an appointment. tim

West Linn-Wilsonville School District
DEPARTMENT OF OPERATIONS
Tim K. Woodley, Director

>>> "Robert J. Wakefield" <rwakefield@walterenelson.com> 12/23/2009 3:47 PM >>>
Tim,
Scott mentioned that he was going to put together a meeting between himself, someone on the design team and my wife and I after the holidays. Now that you've replaced Scott as my contact concerning our issues with the project will you be putting the meeting together? Like I mentioned to Scott Mondays or Tuesdays work best for us due to my wife's work schedule. I also would like for the meeting to take place at our house so it's easier for both of us to explain our concerns/solutions.
Thanks and have a good holiday,
Bob

-----Original Message-----
From: Tim Woodley [mailto:woodleyt@wlwv.k12.or.us]
Sent: Monday, December 21, 2009 11:25 AM

To: rwakefield@walterenelson.com
Cc: Scott Perala
Subject: New Primary School

Bob: I will be happy to talk with you about the school design. Tim

Sent from my iPhone

Amy Berger - RE: Erickson School

From: Norm Dull <NormD@dowa.com>
To: "dcastagnola@coastdist.com" <dcastagnola@coastdist.com>
Date: 3/5/2010 11:28 AM
Subject: RE: Erickson School
CC: Scott Perala <PeralaS@wlwv.k12.or.us>, Amy Berger <BergerA@wlwv.k12.or.u...

Mr. Castagnola,

Please see my responses to your questions/concerns below in red. If you have further questions, please contact me or Tim Woodley.

Norm Dull

Dull Olson Weekes Architects

Amy

>>> "Dennis Castagnola" <dcastagnola@coastdist.com> 3/5/2010 6:47 AM >>>
Will there be lights along the staff parking area [yes] and if so will they be shielded to help keep light from entering the back windows of home along the parking lot? [yes]

Why would you have the bus drop off and pickup near the rear of homes when you have an another roadway which would keep the buses and their noise and the noise of the children away from home if used the road past the visitor parking. It would seem you would want to be the best neighbor and quietest neighbor you could. Seems the car/bus and visitor/staff parking should be swapped. [the site is very tight. We wanted to have the school relate to the forest area to the north. The light quality for the classrooms is better and the view to the forest was thought important. We didn't want to separate the school from the forest area where the children would need to go through the parking lot to get to the forest play area. We are currently looking at ways to reduce noise generated by the buses into the neighborhood. The landscape buffering that is being proposed is one example showing that the school district wants to be a good neighbor]

Buses can make alot of noise when starting and idleing as well as potential exhaust odors. How long will they be allowed to idle in the parking lot? [The school district has a no idle policy. The buses will be turned off as soon as they are stopped. As stated above, we are looking at ways to mitigate noise from buses.]

Will staff be alowed to back into their parking spaces? [I don't know why not. The headlights at the parking stalls will be shielded by landscaping and/or retaining wall, berms or slopes.]

Will the retaining wall be backfilled after it is done to keep any movement of the earth between the wall and fences from moving? [that is the prime reason for the retaining walls]

Will there be a fence around the school? [yes] If so are there any gates along the staff parking lot boundry? [the only access to the south is at Bay Meadows Drive]

Will the school only be used for school purpuses or will it be rented for other events and if so what are the hours of operation for these events? [as with all WLWVSD schools, the school open for after school activities. Hours are 6 AM to 10 PM, 7 days a week]

What is the phone number and e-mail address for noise and other complaints? [That would be Tim Woodley, Director of Operations, 503-673-7000. His email is in the cc'd line above.

Thank you for your time and I will await your replies.
Dennis Castagnola
****

Amy Berger - New PS at Erickson Site: Over the Fence meeting

From: Norm Dull <NormD@dowa.com>
To: "janelewis_7@hotmail.com" <janelewis_7@hotmail.com>
Date: 3/5/2010 4:49 PM
Subject: New PS at Erickson Site: Over the Fence meeting
CC: Tim Woodley <Woodleyt@wlwv.k12.or.us>, Amy Berger <BergerA@wlwv.k12.or.u...

Jane & John Lewis,

I will try to respond to your questions presented in bullet form dated March 4, 2010

- How close to the property lines will the bus driveway be and will there still be a drop in the parking lot elevation from Bay Meadows Dr.?
  - Answer: from the property line to the edge of the parking stall is approximately 26 feet, the drive lane for the bus is the additional length of the parking stall which is 16 feet (total of 42 feet). The drop in elevation from Bay Meadows Drive to the parking stalls is approximately 3 feet.

- How full and tall will the landscape buffer be as well how close to the property line will it be planted?
  - Answer: the final drawings have not been completed as yet. However I hope that the information provided by Ben from Walker Macy gave you a pretty good idea as to the intended design. The school district has directed our landscape architect to upsize the trees in the buffer zone.

- Does the end of Bay Meadows Dr. remain a gate at the end of Bay Meadows?
  - Answer: that is what we are proposing to the city. We have no desire to allow vehicular traffic to enter the site at that location.

- Will there be any revision to Bay Meadows Dr?
  - Answer: we are not planning on any changes.

- As stated at a previous information meeting when there is an event at the school, surrounding neighborhood areas will be impacted with parking issues. Would it be possible to open the north area of the Property for "Event Parking" so that perimeter neighbors are relieved of this problem?
  - Answer: we are providing only the minimum number of parking spaces required by code. This is because it is a sustainable thing to do and the site is very restrictive as to the amount of parking we can accommodate. However we have increased the width of the entrance drive to allow parking on one side without restricting emergency vehicle access and the drop off areas at the parent drop off and bus drop off can be use during bigger events if necessary with this additional capacity, we feel it would be a rare occasion that people would need to park in the neighborhoods, especially if the neighbors walk to the school. Opening up the northern portion of the site for event parking would present several legistical problems. There is no access from that area, and it would be unlit creating a safety concern. With the additional parking outlined above, we are at the maximum parking allowed by the city and I doubt the city would allow us to provide overflow parking in that area.

- Could perimeter residential streets be marked as no school parking?
  - Answer: the school district can't do this on their own. The City of West Linn has done this around the high school. If conditioned by the city, the school district could and would install signage.

The enforcement would be the responsibility of the city.

- What type of lighting will be in the parking areas? Will the lights be shut off at a certain time?
  - Answer: the lighting will comply with the city's requirement for dark sky which means no upward light. It will also comply with the required limit for light trespass (restricts the amount of light that can cross the property line and is a very small amount). We are planning on using light fixtures with a sharp cut off to prevent glare into the neighborhood. The lights are on all night time hours.

- How many days a week will the facility be open for community use? What hours will it be open? Will parking be open in all parking areas?
  - Answer: Seven days a week from 6 AM to 10 PM. All parking will be open for use at all times. This allows police to patrol the site.

- Where will the construction access be? Will Bay Meadows Drive be used as construction access?
  - Answer: All construction access will be from Rosemont Road. We don't foresee any need to access the site for construction via Bay Meadows Drive.

I hope this is helpful,
Norm Dull
Principal,
Dull Olson Weekes Architects Inc.

Amy Berger - New West Linn Primary School at Erickson Site: "over the fencemeeting"

From: Norm Dull <NormD@dowa.com>
To: "csycoffee@msn.com" <csycoffee@msn.com>
Date: 3/8/2010 1:40 PM
Subject: New West Linn Primary School at Erickson Site: "over the fencemeeting"
CC: Tim Woodley <Woodleyt@wlwv.k12.or.us>, Amy Berger <BergerA@wlwv.k12.or.u...
Attachments: 10-0304 Neighborhood Presentation grow character.pdf

Rodger and Casey Hepburn,

I am with the architectural team working on the design of the new primary school. As such, I have been asked to address your comments/ requests:

Comment/request #1: Gate to block off traffic to staff parking lot on nights and weekends.

Response: The school district does not restrict access to any of the district's schools. It is the intent that people wishing to access the gym, school or the school grounds in general would be able to use the parking lot to the south of the school as needed.

Comment/request #2: Large evergreen trees and blossoming trees (many) to serve as buffer between our yard and parking lot. Also we request larger than 3 inches.

Response: We are working with our landscape architect and the school district to provide appropriate buffering between the parking lot and the property line to the south. If you attended the meeting you now have a pretty good idea as to the extent of the landscaping proposed. If you didn't, I have attached the photos that were presented that represent the landscaping at time of planting, 5 years later and 10 years following planting. Installing trees of 3 inch caliper is pretty expensive and the school district has committed to installing these larger trees in strategic locations. I am afraid going to larger caliper trees would be cost prohibitive and the trees fail to thrive. What I mean by this is that a smaller caliper tree will catch and out grow a tree of the much larger caliper because the larger caliper tree is more likely to be shocked and takes longer to recover.

Comment/request #3: Small gate in chain link fence to allow access to school property from our yard (so kids can walk to school through our yard rather than have to go all the way around the neighborhood to get to the main entrances to school). If there is a closer access, it will keep kids from climbing the fence.

Response: I have discussed this with the school district and I am afraid we cannot accommodate this request. If it is good for one, it is good for all, and of course we won't put a gate into every adjacent lot. Liability for the school district and for you is too high for what could happen due to trespass.

Comment/request #4: We request the chain link fence not be higher than our rock retaining wall.

Response: In order to make the fence as unobtrusive as possible, the school district is spending additional money to have it a black vinyl coated fence. The fence is planned to be 6 feet tall at the property line to help deter kids and others from climbing the fence. We are planning on walking the property line again to identify issues with installing the fence 6 inches off the property line. There are possible conflicts with your retaining wall.

Comment/request #5: We request the large trees on the corner of our neighbors lot and ours not be removed.

Response: The school district will not remove the tree unless it is entirely on the school district's property and the city conditions them to remove it should their arborist deem it dangerous (cottonwoods, as I understand this tree to be, are known for having large limbs break off in windstorms).

Should you have additional comments, questions or requests, feel free to contact me.

Norm Dull, Principal
Dull Olson Weekes Architects Inc.

March 8, 2010

Matt & Krysta Fellman
2138 Clubhouse Drive
West Linn, OR 97068

Re: New West Linn Primary School @ Erickson Property

Dear Matt & Krysta,

Hello, I am with the architectural firm designing the new primary school at the Erickson property. I have been asked by the WLWV School District to respond to your letter of March 4, 2010. The school district wants to be a good neighbor so hopefully we can keep the lines of communication open.

I will try to address each of your specific comments/concerns.

At first blush, one would think that a site as large as this one would have plenty of options for placing the school, street access, play grounds and equipment and parking. The opposite is true. I can assure you that we spent a great deal of time investigating options and working with the site restrictions. The site restrictions include wetlands and associated setbacks, limited site access points, and a significant stand of trees along with several heritage trees that when taken together substantially reduce the usable portion of the site. We put together a "constraints and opportunities" diagram (attached) that shows the relatively small portion of the site that is large enough to accommodate a school of this size. you might have noticed from the site plan you mentioned in your letter, that we were only able to identify a small amount of play fields.

One of the main design goals in designing a school is to separate bus traffic and parent traffic. This is to reduce the traffic conflict with access onto and of site as well as creating a safer environment for the students. We looked at ways of meeting this criterion and frankly there weren't any other options we found that worked as well for the school as what is currently planned.

The school district wanted to keep a direct link (no vehicular traffic) between the school and the forested area to the north. This resulted in locating the bus/staff parking to the south side of the building. The school district is proposing to enhance the buffer between the parking lot and its south parking lot from 20 feet to a minimum of 25 feet. This is an increase of 25% over the code required minimum. We are also sensitive about the sight issues and have developed what we think is a good landscaping plan to screen the parking lot and associated vehicle lights. As for the noise of the buses and associated smells from the diesel, we are working on ways to further mitigate these issues. You

907 SW STARK STREET | PORTLAND, OR 97205
t: 503 226 6950 f: 503 273 9192 | dowa.com

can be assured that we will comply with the city's noise ordinance. The buses are required by district to comply with the district's no idle policy.

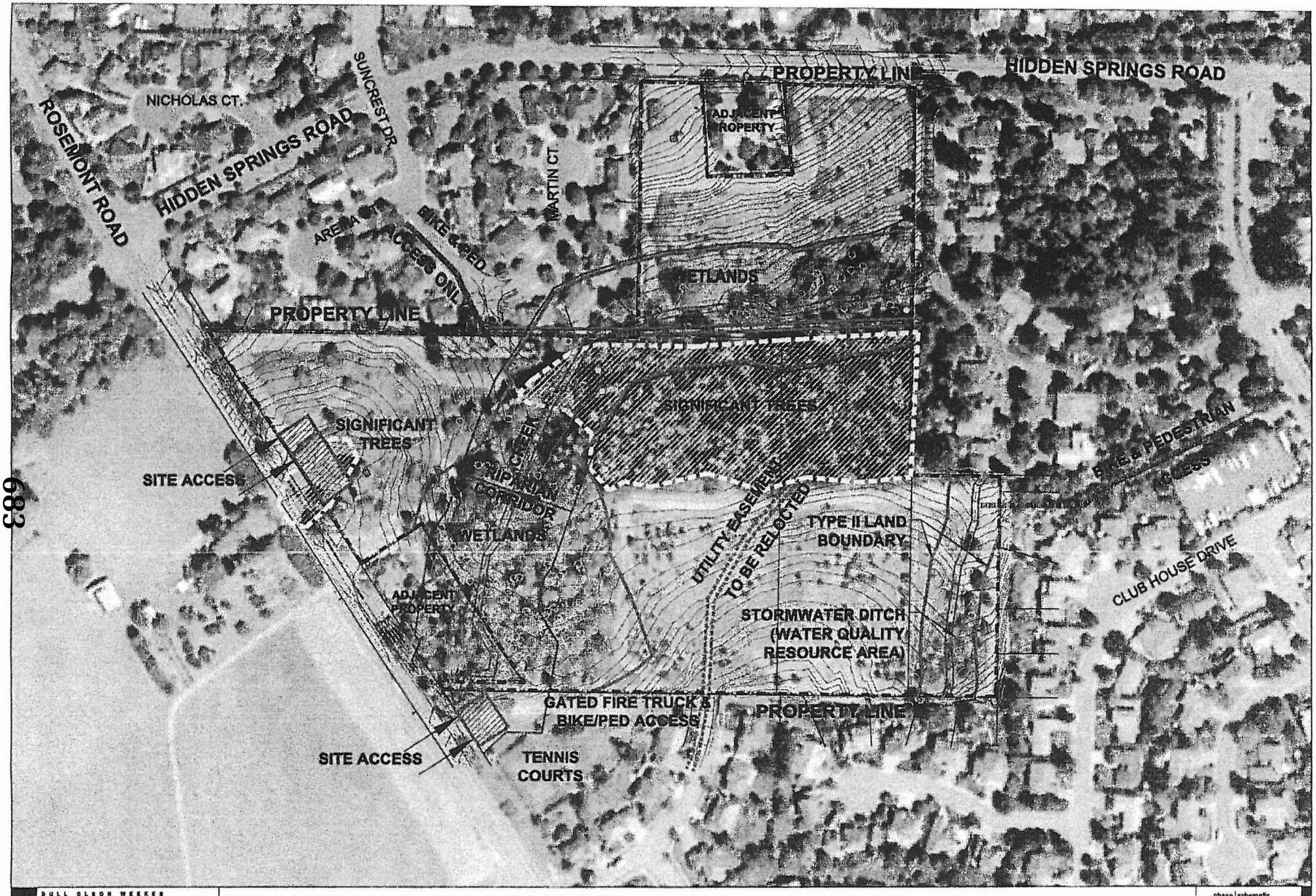
Regarding the addition to your home, I can understand your frustration. We deal with setbacks and other development code restrictions on a daily basis. In this case, as stated above, we have more than met the building and parking setback requirements for this site.

Sincerely,
Dull Olson Weekes Architects Inc.

Norman R. Dull
Principal

Cc: Tim Woodley, Director of Operations, WLWV School District

Attachment: Constraints & Opportunities Diagram, October 2009



DULL OLSON WEEKES architects inc.

NEW ERICKSON SCHOOL

Constraints & Opportunities Diagram

30 0 15 30 60 90

phase | schematic
date | october 2009
project # | 09014

Amy Berger - New PS @ Erickson: Over the Fence Meeting

From: Norm Dull <NormD@dowa.com>
To: "tracypyeatt@msn.com" <tracypyeatt@msn.com>
Date: 3/5/2010 11:03 AM
Subject: New PS @ Erickson: Over the Fence Meeting
CC: Karina Ruiz <KarinaR@dowa.com>, Tim Woodley <Woodleyt@wlwv.k12.or.us>, A...

Tracy,
Thanks for coming to the meeting last night.
I thought I would respond to your questions through this email.

Question #1: Elimination of Wetlands @ eastside of site and the resulting closer location of the play area to your property line. You note that you are losing an educational area Noise, Privacy and elimination of wetland issue.

- The drainage area was originally identified by the City of West Linn (COWL) as an open drainage way and they thought it contained wetlands. We had our wetland biologist review the area and worked with Oregon's Division of State Lands (DSL). It is a drainage way but only because water is gathered from the houses and streets to the south and deposited on the school site through a storm water system. The only time it runs is when it has gathered rain water. No wetlands were found. In order to get more usable property for the school, we are proposing to move the drainage way to the east. The drainage swale will have a 15-foot setback on each side of the new drainage way. We don't anticipate that there will be enough water to create wetlands. There are plenty of other places on the site for learning about wetlands.
- It doesn't make sense to install the play area only to replace/move it in the near future. It would be costly and a waste of money. The current setback from your property line to the play circle is 56 feet.
- Tracy, we don't have 25 feet to allow us to move the playground further west.

Question #2: The trail along the east property line of the school and your property can it be moved?

- It has been eliminated.

Question #3: Exterior lighting for entire site. Dark sky?

- Yes, the lighting fixtures will be selected to meet the city's dark sky requirement, also the requirements of LEED for light pollution/dark sky. Part of our submittal to the city will show the foot candle trespass at all locations around the schools property line to meet the city's requirements. We will be selecting light fixtures that will prevent glare into the neighborhood.
- Play areas and play structure will not have lights.
- We will not be lighting the building with flood lights.

Question #4: Tree and shrub selection:

- Hopefully following last night's presentation, you are comfortable with the vision Ben put forth for the planting/screening around the site. We will be providing a full landscape plan that the city will use during the planning approval process.

-Norm

West Linn-Wilsonville
School District

685

Friday, Mar 12, 2010

Jane & John –

Thank you for inviting me into your home to discuss design plans for the new primary school.

We will make sure you are invited to engage with our designers as the area adjacent to your home is detailed.

Best Regards Tim

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Jane & John Lewis
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West Linn, OR 97068

Event: Erickson Easement Landscape Meeting
Date: April 21, 2010 – 6:00 PM

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