Class I Parks Design Review and Water Resources Area Permit

For

ROBINWOOD CREEK BRIDGE REPLACEMENT PROJECT

Submitted to the City of West Linn Planning Department

22500 Salamo Rd

West Linn, OR 97068

On behalf of

West Linn Parks and Recreation

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I. Purpose

To improve safety at an existing pedestrian trail crossing of Robinwood Creek, the West Linn Parks and Recreation Department proposes to construct a 24-foot by 4-foot pedestrian footbridge over a portion of the creek in Robinwood Community Park. This submittal is presented in satisfaction of the applicable standards for development in Water Resource Areas (WRA) and for Class I Design Review as established in West Linn Community Development Code (CDC) Chapters 32 and 56, respectively.

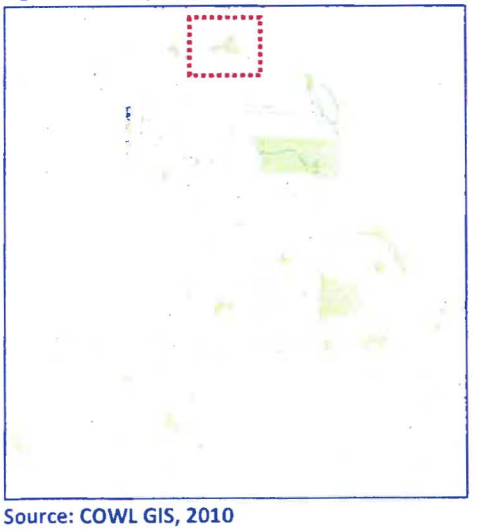
II. Background

The City of West Linn's Parks and Recreation Department purchased the Robinwood Park site in October 1999. Prior to and following the City's purchase of the property, the area has been an attractive destination for residents and visitors who enjoy the natural wonders of the northern Willamette Valley.

The West Linn Planning Commission approved the development of Robinwood Park through MISC-01-22, in 2001. The approved plans contained a number of recreational amenities, including; a spray-ground, skate spot, restroom facilities, basketball court/stormwater detention pond, open space and trails.

Passive recreational use of this site has resulted in the establishment of a number of informal paths through the property. These informal paths connect park visitors to various natural and manmade site features. One such path on the Robinwood Park site, crosses a portion of Robinwood Creek via a felled and rotting tree stump (see image 1). The Parks Department would like to maintain the use of this trail for the enjoyment of its visitors but has realized safety concerns at the crossing of Robinwood Creek.

Figure 1 Vicinity Map



Source: COWL GIS, 2010

Image 1 Existing creek crossing

Source: COWL Parks and Recreation, 2010

III. Applicable Criteria from West Linn Community Development Code

14.030 PERMITTED USES

The following are uses permitted outright in this zoning district:

5. Community recreation (Recreational, social, or multi-purpose uses typically associated with parks, play fields, or golf courses. (CDC 3.030))

Response: The current use of Robinwood Park meets the definition for community recreation in CDC Section 3.030 and is therefore an outright permitted use in the R-4.5 zone as established in CDC Section 14.030. The criterion is met.

14.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

A. The minimum lot size shall be:

1. For a single-family detached unit, 4,500 square feet.

2. For each attached single-family unit, 4,000 square feet.

3. For a duplex, 8,000 square feet or 4,000 square feet for each unit.

Response: The minimum lot size standards above do not apply to the request herein, as no building or residential housing construction will take place. The criteria do not apply.

B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

C. The average minimum lot width shall be 50 feet.

D. The minimum average lot depth shall be 90 feet.

Response: Six individual parcels comprise Robinwood Park. Taken together, these parcels occupy a land area of approximately 14.94 acres. The total width of these parcels fronting an undeveloped segment of the Arbor Drive right-of-way is approximately 1100-feet. The average individual lot width is 222-feet. The average lot depth is 343.2-feet. The criteria are met.

E. The minimum yard dimensions or minimum building setback areas from the lot line shall be:

1. For a front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.

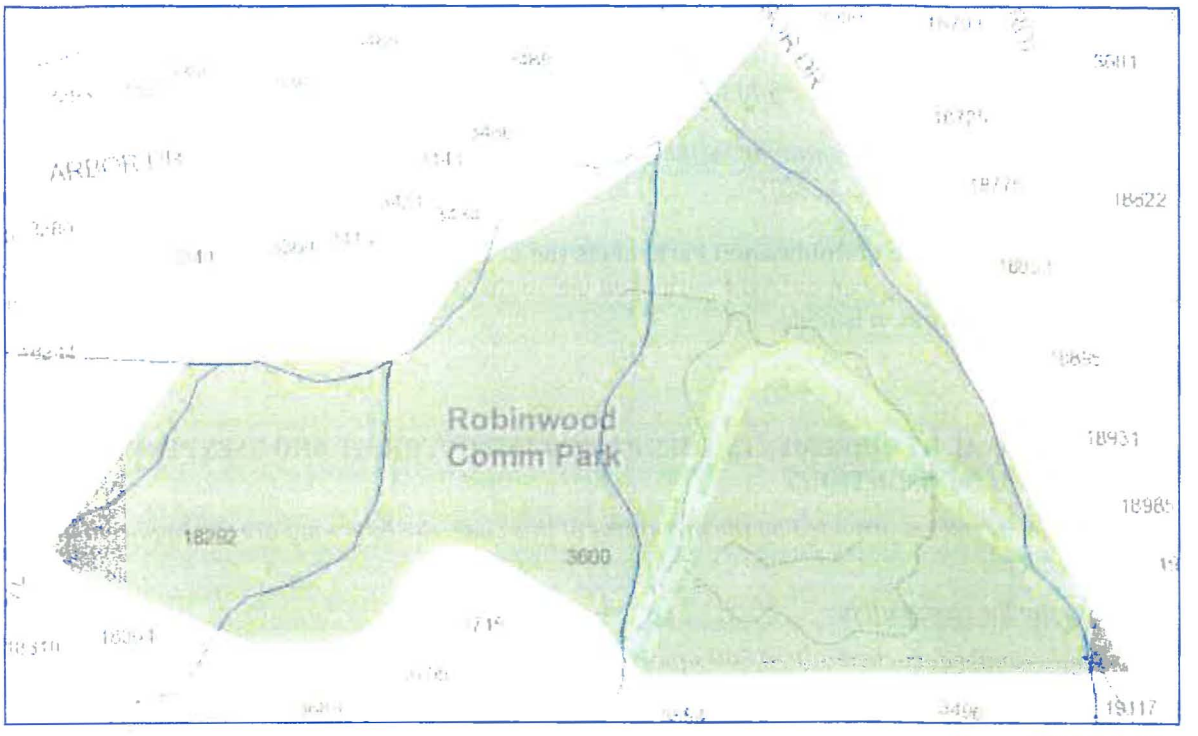
2. For an interior side yard, five feet.

3. For a side yard abutting a street, 15 feet.

4. For a rear yard, 20 feet.

Response: No new building construction is proposed. The criteria do not apply.

Figure 2 Robinwood Park



Source: COWL GIS, 2010

F. The maximum building height shall be 35 feet except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.

Response: No new building construction is proposed. The criterion does not apply.

G. The maximum lot coverage shall be 40 percent.

Response: 2,476 square-feet of this 14.94 acre site are currently occupied by buildings. This lot coverage represents less than four-tenths of one percent of the total site area. The criterion is met.

H. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

Response: No new accessways are requested. The criterion does not apply.

I. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a "non-conforming structures" permit under Chapter 66 CDC.

Response: No new habitable space is proposed within this request. The criterion does not apply.

J. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1538, 2006)

Response: No new building construction is proposed. The criterion does not apply.

14.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

A. The following standards apply to all development including permitted uses:

1. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.

2. Chapter 35 CDC, Temporary Structures and Uses.

3. Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.

4. Chapter 40 CDC, Building Height Limitations, Exceptions.

5. Chapter 41 CDC, Structures on Steep Lots, Exceptions.

6. Chapter 42 CDC, Clear Vision Areas.

7. Chapter 44 CDC, Fences.

8. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

9. Chapter 48 CDC, Access, Egress and Circulation.

10. Chapter 52 CDC, Signs.

11. Chapter 54 CDC, Landscaping.

B. The provisions of Chapter 55 CDC, Design Review, apply to all uses except detached single-family dwellings. (Ord. 1590 § 1, 2009)

Response: Consistent with Planning staff's pre-application notes dated November 4, 2010, the standards from CDC Chapters 32 and 56 will be applied to the applicant's request to install a new pedestrian bridge across Robinwood Creek and to improve (two new stair sets, each with 5-8 steps) an approximately 150-foot segment of trail leading up to the east access to the proposed pedestrian bridge.

32.040 APPLICATION

A. An application for development on property containing a water resource area shall be initiated by the property owner, or the owner's authorized agent, and shall be accompanied by the appropriate fee.

Response: The application was submitted to the City of West Linn Planning Department on January 21, 2011, by West Linn Parks and Recreation Director, Ken Worcester. Per CDC Section 99.033, the City does not charge a fee for City-initiated land use applications. The criterion is met.

B. A pre-application conference shall be a prerequisite to the filing of the application.

Response: A pre-application conference regarding the applicant's proposal was held on November 4, 2010, at the West Linn City Hall. Planning and Parks Department staff attended. The criterion is met.

C. The application shall include a site plan and topographic map of the parcel pursuant to CDC 32.060. The applicant shall submit three copies of all maps and diagrams at original scale and three copies reduced to a paper size not greater than 11 inches by 17 inches, and an electronic copy of all maps on a compact disc. The Planning Director may require the map to be prepared by a registered land surveyor to ensure accuracy.

Response: A site plan (Sheets 1-1c) consistent with CDC Section 32.060 is included in Exhibit A. The applicant has requested and the Planning Director has granted (in accordance with the authority provided in 99.325(B)(1)), a waiver of the three copy requirement in exchange for; one copy of all plans at the original scale, one reduced (11x17) copy, a CD of all maps and plans, and a guarantee to provide additional copies to the department or other reviewing agencies as requested. The criterion is met.

D. The site plan map shall be accompanied by a written narrative addressing the approval criteria in CDC 32.050 and, if necessary, addressing the reason why the owner wishes to alter the natural drainageway.

Response: Narrative responses to the approval criteria in CDC Section 32.050 are included in the next section of this document. The criterion is met.

E. All proposed improvements to the drainageway channel or creek which might impact the storm load carrying ability of the drainageway shall be designed by a registered civil engineer.

Response: None of the proposed improvements (bridge, trail improvements) are expected to impact the storm load carrying ability of the drainageway. The criterion does not apply.

F. The applicant shall present evidence in the form of adopted utility master plans or transportation master plans, or findings from a licensed engineer, to demonstrate that the development or improvements are consistent with accepted engineering practices.

Response: The applicant would like to request (in accordance with the authority provided in 99.325(B)(2)), a waiver in responding to this criterion. The Parks Department has received approval from the City's Building Official for the design of the bridge structure.

G. The applicant shall prepare an assessment of the existing condition of the water resource area consisting of an inventory of vegetation, including percentage ground and canopy coverage.

Response: An assessment of this segment of Robinwood Creek was prepared during the most recent update to the City of West Linn's Surface Water Management Plan in December 2006. That assessment is included as Exhibit C. Additionally, vegetative ground cover is present on approximately 95-99 percent of the area and canopy coverage is greater than 100 percent. The criterion is met.

H. If necessary, the applicant shall also submit a mitigation plan pursuant to CDC 32.070, and a revegetation plan pursuant to CDC 32.080. (Ord. 1545, 2007)

Response: A mitigation plan consistent with CDC Sections 32.070 and 32.080 is included as Exhibit D. The criterion is met.

32.050 APPROVAL CRITERIA

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

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

Figure 3 Water Resource Areas on Project Site

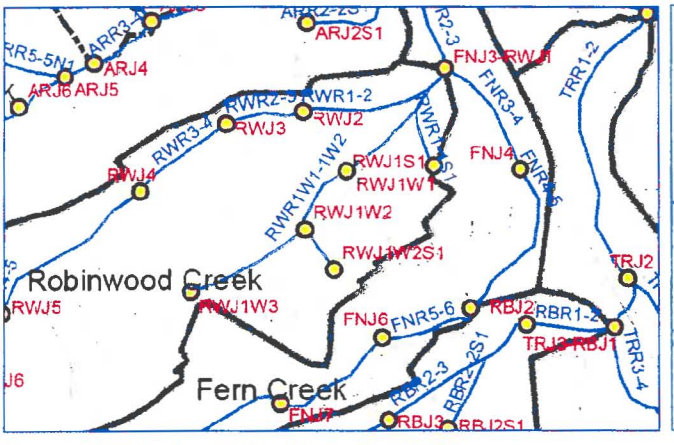
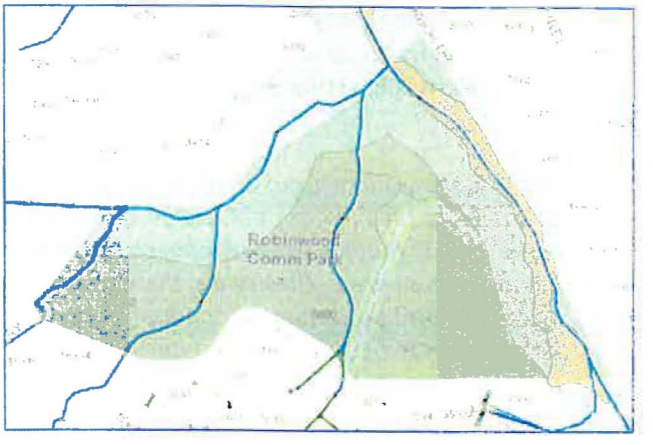


Figure 4 Significant Riparian and Wetland Areas



Source: COWL Surface Water Master Plan, 2006

Response: The network of hydrological site features is shown in Figures 3 and 4 above. Figure 4 shows the location and extent of wetlands (shown in orange), significant riparian corridors (shown in light green), and open channel (blue line) and piped (green line) drainageways. The criterion is met.

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

Response: Minor improvements to an existing trail segment east of the proposed crossing of Robinwood Creek will have no adverse impact to Robinwood Creek. These improvements include minor lateral leveling of the trail surface, the addition of two new stair sets near a relatively steep segment of the trail, and a new pedestrian footbridge spanning Robinwood Creek. The proposed bridge will cross Robinwood Creek at an elevation approximately 5-feet higher than the existing bridge and will therefore reduce pedestrian impacts in the area immediately adjacent the creek. A

bridge in this location will also help to reduce the accumulation of debris and will improve the stormwater conveyance capability of the stream. Maintenance access to the creek will be unchanged. The criterion is met.

C. Development shall be conducted in a manner that will minimize adverse impact on water resource areas. Alternatives which avoid all adverse environmental impacts associated with the proposed action shall be considered first. For unavoidable adverse environmental impacts, alternatives that reduce or minimize these impacts shall be selected. If any portion of the water quality resource area is proposed to be permanently disturbed, the applicant shall prepare a mitigation plan as specified in CDC 32.070 designed to restore disturbed areas, either existing prior to development or disturbed as a result of the development project, to a healthy natural state.

Response: The proposed improvements have been designed to reduce the existing impact of this trail and creek crossing. Trail surface leveling and new stairs will reduce erosion and improve user safety. A new bridge that is 5-feet further outside of the stream bank will reduce erosion related to activities immediately adjacent the creek. A new bridge will also improve user safety.

All trail surface leveling will be completed with the use of hand tools. The new stairs will be constructed by hand using 6-inch x 6-inch treated wood beams. The proposed bridge will be manufactured of treated wood off-site, will be transported to its proposed location on foot and will be assembled by hand at its proposed location. An analysis of trail alternatives is discussed in the response to subsection 32.070(A). The criterion is met.

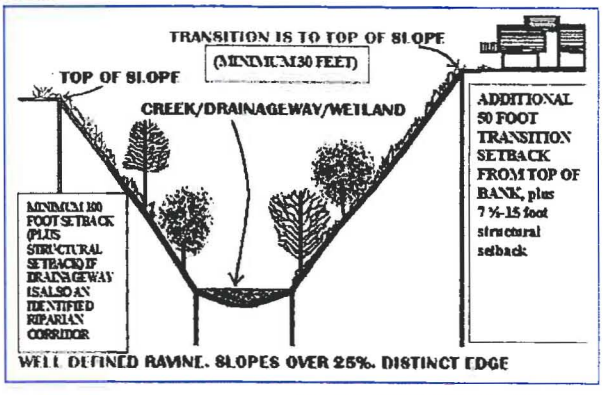
D. Water resource areas shall be protected from development or encroachment by dedicating the land title deed to the City for public open space purposes if either: (1) a finding can be made that the dedication is roughly proportional to the impact of the development; or (2) the applicant chooses to dedicate these areas. Otherwise, these areas shall be preserved through a protective easement. Protective or conservation easements are not preferred because water resource areas protected by easements have been shown to be harder to manage and, thus, more susceptible to disturbance and damage. Required 15-foot-wide structural setback areas do not require preservation by easement or dedication.

Response: The proposed bridge and trail improvements are completely contained within Robinwood Park, which is currently under the ownership of the City of West Linn. Robinwood Park was approved by the City Council for public open space/park use through MISC-01-22. The criterion is met.

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

Response: The water resource area and transition area are delineated on Sheet 2 (Detailed Site Plan), Exhibit A and includes the drainage channel, creek and the required transition area. The criterion is met.

Figure 3 Transition and Setback from WRA



Source: COWL CDC Ch. 32, 2010

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

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

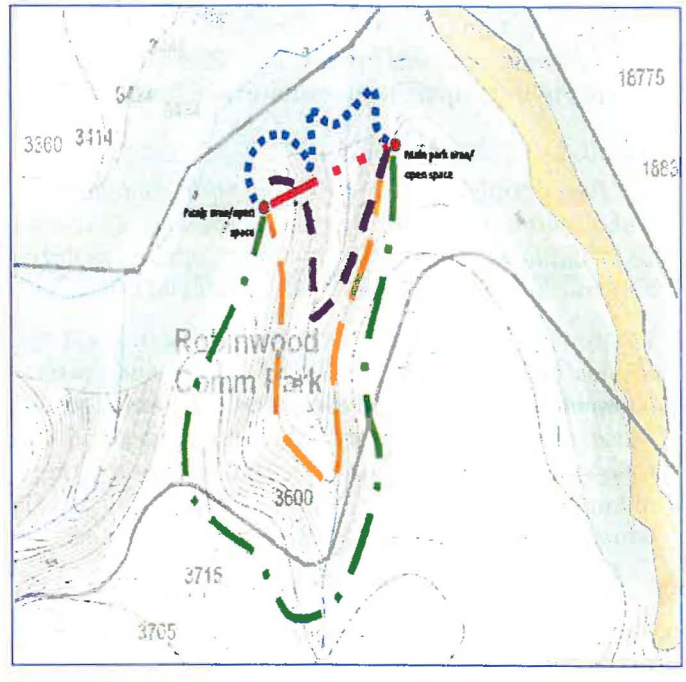
2. For upgrade of existing utility facilities, no greater than 15 feet wide.

3. For new underground utility facilities, no greater than 25 feet wide, and disturbance of no more than 200 linear feet of water quality resource area, or 20 percent of the total linear feet of water quality resource area, whichever is greater.

Response: As discussed in the response to subsection 32.070(A) below, West Linn Parks and Recreation evaluated the feasibility of six trail and creek crossing alternatives in the preparation of this proposal. The list of alternatives includes:

- **Alternative 1:** Installing a new bridge and making minor improvements to the existing trail (blue dotted line in Fig.6);
- **Alternative 2:** Using the existing driveway and undeveloped Arbor Drive right-of-way to access the west side of Robinwood Park (green dashed line);
- **Alternative 3:** No-build option;
- **Alternative 4:** A new alignment upstream in relatively close proximity to the existing trail (purple dashed line);
- **Alternative 5:** A new crossing upstream to minimize grade changes (orange dashed line);
- **Alternative 6:** A new bridge spanning the entire water resource area (consistent with the approved bridge in MISC-01-22 (red dashed line).

Figure 4 Alternative trail alignments



Source: West Linn CDC, 2010

A map of trail alternatives is included in Figure 6 above and also on Sheet 2 of Exhibit A. A detailed discussion of each of these alternatives and the methodology used to compare the relative impact of each alternative on the water resource area, is included in the response to subsection 32.070(A). Based upon the findings in the alternatives analysis in 32.070(A), Alternative 1 is the most practical route alternative to; satisfy the intent of this park use, minimize development cost, minimize resource impacts and improve safety for trail users.

As discussed in the response to Subsection C of this Section, trail and bridge construction will minimize impacts to the water resource area through the use of hand tools and pedestrian transport.

No heavy equipment will be used in the construction of the requested improvements. A mitigation plan and a revegetation plan is included in Exhibit D. The criterion is met.

G. Prior to construction, the water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed except as specifically allowed by an approved water resource area permit. Such fencing shall be maintained until construction is complete. The water resource area shall be identified with City-approved permanent markers at all boundary direction changes and at 30- to 50-foot intervals that clearly delineate the extent of the protected area.

Response: The applicant is requesting that the Planning Director exercise the authority granted in CDC Subsection 99.035(B)(2) and waive the requirement to address this criterion. Fencing installed at the perimeter of the water resource area will have no appreciable benefit to the water resource since all work is proposed within the resource area. In exchange for a waiver of this criterion, the applicant would offer to install a construction fence and silt fencing around the immediate bridge construction area.

The applicant is also requesting that the Planning Director waive the requirement to install permanent markers around the protected water resource. The protected Robinwood Creek water resource area includes portions of both parking lots in Robinwood Park, an undeveloped portion of Arbor Drive right-of-way, and park open space. Permanent markers spaced 30-50-feet apart through these areas would greatly impact the aesthetic and functional value of this passive-oriented park space.

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

Response: The trail segment connecting the east open space area of Robinwood Park with Robinwood Creek is a crossing of Robinwood Creek. All proposed improvements will take place completely within the Robinwood Creek water resource area. The existing trail alignment, including those improvements proposed in this request, minimize disturbance to the water resource by following an existing trail alignment and by erecting a bridge across Robinwood Creek that minimizes disturbance to the creek. All trail surfaces will remain packed earth except for the bridge and steps, which will be treated wood. The criterion is met.

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

Response: Accepted soil stabilization and erosion control practices will be employed through the duration of project construction. No modification to the existing stormwater drainage is proposed. Inter-basin transfer of storm drainage will not result from the approval of this request. The criterion is met.

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

Response: Erosion control measures consistent with CDC Chapter 31 will be used throughout all phases of construction. These standards are included in Exhibit E. The criterion is met.

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

Response: The Robinwood Creek Water Resource Area in Robinwood Park includes ground cover on more than 80 percent of its area and tree canopy cover on more than 50 percent of its area, as shown in Figure 5 below. The site does not meet the above standard for an "unhealthy or disturbed" site. A mitigation plan to revegetate permanently disturbed portions of the water resource area is included as Exhibit D. Additionally, the erosion control measures outlined in Section 31.070 will be used to avoid erosion on bare areas. The criterion is met.

Figure 5 Robinwood Creek Water Resource Area

Source: City of West Linn GIS, 2011.

L. Structural setback area. Where a structural setback area is specifically required, development projects shall keep all foundation walls and footings at least 15 feet from the edge of the water resource area transition and setback area if this area is located in the front or rear yard of the lot, and seven and

one-half feet from the edge of the water resource area transition and setback area if this area is located in the side yard of the lot. Structural elements may not be built on or cantilever over the setback area. Roof overhangs of up to three feet are permitted in the setback. Decks are permitted within the structural setback area.

Response: No new building construction is proposed. This criterion does not apply.

M. Stormwater treatment facilities may only encroach a maximum of 25 feet into the outside boundary of the water resource area; and the area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property. Facilities that infiltrate stormwater on site, including the associated piping, may be placed at any point within the water resource area outside of the actual drainage course so long as the forest canopy and the areas within 10 feet of the driplines of significant trees are not disturbed. Only native vegetation may be planted in these facilities.

Response: No new stormwater treatment is proposed. This criterion does not apply.

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

1. *The ability of the reopened storm channel to safely carry storm drainage through the area.*
2. *Continuity with natural contours on adjacent properties.*
3. *Continuity of vegetation and habitat values on adjacent properties.*
4. *Erosion control.*
5. *Creation of filters to enhance water quality.*
6. *Provision of water temperature conducive to fish habitat.*
7. *Consideration of habitat and water quality goals of the most recently adopted West Linn Surface Water Management Plan.*
8. *Consistency with required site mitigation plans, if such plans are needed.*

The maximum required setback under any circumstance shall be the setback required as if the drainageway were already open.

Response: The request to make trail improvements and construct a bridge across Robinwood Creek is subject to the standards for Class I Parks Design Review and Water Resource Areas. These criteria do not apply.

O. The decision-making authority may approve a reduction in applicable front yard setbacks abutting a public street to a minimum of 15 feet and a reduction in applicable side yard setbacks abutting a public street to seven and one-half feet if the applicant demonstrates that the reduction is necessary to create a building envelope on an existing or proposed lot of at least 5,000 square feet.

Response: No setback reductions are requested. The criterion does not apply.

P. Storm drainage channels not identified on the Surface Water Management Plan Map, but identified through the development review process, shall be subject to the same setbacks as equivalent mapped storm drainage channels. (Ord. 1545, 2007)

Response: Robinwood Creek is included in the City's most recently adopted Surface Water Management Plan. The criterion does not apply.

32.070 MITIGATION PLAN

A mitigation plan shall be required if any portion of the water resource area is proposed to be permanently disturbed by development.

A. All mitigation plans must contain an alternatives analysis demonstrating that:

1. No practicable alternatives to the requested development exist that will not disturb the water resource area; and

2. Development in the water resource area has been limited to the area necessary to allow for the proposed use; and

3. An explanation of the rationale behind choosing the alternative selected, including how adverse impacts to the water resource area will be avoided and/or minimized.

Response: In preparation of this application, West Linn Parks identified six route alternatives for a crossing of Robinwood Creek (A map of route alternatives is included as Sheet 2, Exhibit A):

- Alternative 1 (proposed): Minor trail improvements to an existing trail, including surface leveling and two new sets of stairs (each 5-8 steps), plus a new 24-foot by four-foot wide bridge across Robinwood Creek.
- Alternative 2 (existing driveway): Use of existing park driveway and unimproved Arbor Drive right-of-way (off-site) to access west side of Robinwood Park. No new creek crossing required. Route is within WRA 50-foot transition area but is outside WRA area itself. Requires exiting park.
- Alternative 3 (no build): Assumes use of existing trail and bridge to access west side of Robinwood Park with no additional improvements.
- Alternative 4 (near upstream): Entirely new trail alignment and bridge across Robinwood Creek south of the existing trail. This alternative balances route distance and grade change.
- Alternative 5 (far upstream): Entirely new trail alignment and bridge across Robinwood Creek further south than Alternative 4. This alternative minimizes grade change at the expense of increasing total trail distance.
- Alternative 6 (Bridge WRA): This alternative is the approved creek crossing from MISC-01-22. The alternative does impact the WRA 50-foot transition area but is almost completely outside of the WRA itself. The anticipated cost of this bridge is approximately $100,000.

Methodology. In comparing these alternatives, Parks staff identified six critical trail alignment determinants as they relate to this proposal:

1. Safety: Overall trail safety including; visibility, ease of access, trail surface, ease of crossing creek.
2. Cost: Relative cost to construct and maintain.
3. Impact to the Water Resource Area: Overall new impacts to the water resource area.
4. Interaction with Nature: Ability to provide park users with passive recreational and outdoor educational opportunities.

5. Total Distance: Total trail distance; to approximate the desire to use a given route. Also used as input for determining new impacts to WRA.
6. Grade: Average grade change throughout the length of a given route alternative; to approximate the desire to use a given route. Also used to determine erosional impacts to WRA.

Each of the six determinants was assigned a weight based on their relative ability to satisfy the intent of CDC Chapter 32 and to promote the intended use of Robinwood Park as a passive recreational facility. Those criteria identified as most influential in satisfying the intent of Chapter 32 and promoting the approved use of Robinwood Park were given more weight than criteria deemed less influential. The weight assigned to these criteria is as follows:

Table 1 Weighted Criteria

Criteria	Weight
Impact to WRA	6
Cost	5
Safety	4
Interaction with Nature	3
Grade	2
Total Distance	1

Impact to WRA (6). Because the alternatives analysis is borne from standards contained in CDC Chapter 32, and because of the degree of specificity as to which the City prescribes regulations for development in water resource areas, the impact to the water resource area from a given route alternative was determined to be the single most important factor in selecting a route alternative.

Cost (5). The Parks Department budget for the improvements (bridge and trail improvements) proposed herein is $2,500. Because it is likely that a majority of the budget will be exhausted by the construction of the bridge alone, and because the City's ability to make improvements declines in direct correlation with increased project cost, this factor received the second highest weight.

Safety (4). The purpose for installing a bridge and making improvements to the existing trail is to improve safety for park users. As such, this criterion was given the third highest weight.

Interaction with Nature (3). The purpose of the City's passive-oriented parks and recreational areas is to provide opportunities for residents to interact with the natural environment. Passive recreation includes walking, hiking and biking paths/trails, bird watching, floral and faunal taxonomy, informal sports activities and similar uses. Although important to the function of the park, this criterion was given a lower weight relative to the three prior criteria which respond more directly to impacts to the water resource.

Grade (2). The average grade of a trail is important is determining both the anticipated level of use a given trail alignment will receive as well as the erosion potential from that alignment. Trail alignments with steeper or more difficult profiles can expect less use throughout their life as access will be limited to those persons able to negotiate such terrain. More steeply sloped trail alignments also increase potential soil erosion and impacts to the water resource.

Total Distance (1). Total trail distance is another important criterion in determining the expected level of use a trail will receive. Where routes are inconvenient, users often forge new, more direct, connections between destinations – these informal pedestrian connections are often referred to as "desire lines" as they reflect the desire for convenient and non-circuitous connections. An example of this is present in our current trail alignment: A route between the east side of Robinwood Park and the picnic and natural areas on the west side currently exists via an undeveloped portion of Arbor Drive right-of-way (Alternative 2). However, park users have created a more direct connection between these two areas via the route outlined in Alternative 1. Presumably, more direct access, a reduced trip distance and increased interaction with the park's natural amenities has created the desire for this informal trail connection.

The six trail alternatives were assigned a rank (1-6; 1=most satisfies intent of CDC and intended use of park, 6=least satisfies) in each of the six evaluation categories (Cost, Safety, Impact to WRA, etc.) listed above. The rank of each alternative for a given evaluation category was multiplied by the weight assigned to that category to produce a weighted categorical score. The categorical score from each of the six evaluation categories was then summed to produce a composite score representing the relative ability of each trail alternative to satisfy applicable development regulations. Lower composite scores imply closer adherence to evaluation criteria and therefore are assumed to more appropriately address park and water resource area regulations. The alternatives analysis matrix is shown in Figure 5.

Results. Alternative 1 (Proposed): Of the six alternatives evaluated, the proposed alternative ranks 3rd for its ability to satisfy the passive-oriented nature of Robinwood Park and reduce impacts to Robinwood Creek. Alternative 1 scores high for its ability to provide interaction with nature, and scores near the middle in its ability to; reduce impacts to the water resource, reduce cost, and decrease trip distance. Alternative 1 scored poorly in the categories of safety and trail grade.

Alternative 2 (Existing Driveway): Using the existing park driveway and an undeveloped portion of the Arbor Drive right-of-way to access the west side of Robinwood Park received the highest composite rank of the six trail alternatives. This alternative scores well for its ability to reduce impacts to the WRA, reduce cost, and maintain a consistent grade. This alternative does not score well in the areas of safety, interaction with nature and total distance.

Alternative 3 (No-build): The no-build alternative ranked fourth out of the six trail alternatives in its ability to satisfy the evaluation criteria. The no-build alternative scores well in terms of cost and scores near the middle for its ability to provide park users interaction with nature. The no-build alternative does not score well in the categories of impacts to the WRA, safety, grade and distance. No-build assumes that park users will continue to use the existing trail and creek crossing.

Alternative 4 (Near Upstream): Alternative 4 ranks the lowest among the six trail alternatives for its ability to satisfy the evaluation criteria. This alternative scores well in terms of total trip distance, and near the middle for safety, but scores poorly in the categories of WRA impact, cost, interaction with nature, and grade.

Alternative 5 (Far Upstream): Alternative 5 ranks fifth out of the six alternatives examined. This route option scores well in safety and interaction with nature and near the middle in terms of grade change. This alternative scores poorly in the categories of impact to the WRA, cost, and distance.

Alternative 6 (Original Bridge): The originally proposed bridge crossing, approved in MISC-01-22, tied with Alternative 2 for the best score in terms of meeting the evaluation criteria. Alternative 6 scores

well in WRA impacts, safety, grade and distance but scores poorly in the categories of cost and interaction with nature.

Figure 6 Alternatives Analysis

	Safety (4)		Cost (5)		Impact to WRA (6)		Interaction with Nature (3)		Distance (1)		Grade (2)		Total	
	rank	weighted score	rank	weighted score	rank	weighted score	rank	weighted score	rank	weighted score	rank	weighted score	composite score	rank
Alternative 1 (existing route and new bridge)	4	16	3	15	3	18	2	6	3	3	5	10	68	3
Alternative 2 (existing driveway)	5	20	2	10	1	6	6	18	6	6	2	4	**64**	**1**
Alternative 4 (near upstream)	3	12	4	20	5	30	4	12	2	2	4	8	**84**	**6**
Alternative 5 (far upstream)	2	8	5	25	6	36	1	3	5	5	3	6	**83**	**5**
Alternative 6 (original bridge)	1	4	6	30	2	12	5	15	1	1	1	2	64	1
Alternative 3 (no build)	6	24	1	5	4	24	3	9	4	4	6	12	**78**	**4**
Total Points		84		105		126		63		21		42	**441**	
Percent of Total Points Awarded		**19%**		**24%**		**29%**		**14%**		**5%**		**10%**	**100%**	

Source: West Linn Parks and Recreation, 2010.

Discussion. Alternatives 2 (existing driveway) and 6 (original bridge) received the highest composite scores (64, 64) for their ability to address the six evaluation criteria. Theoretically, these two alternatives most appropriately satisfy the intended use of Robinwood Park and local regulations regarding development in a water resource area. There are however, a couple of reasons why each of these two alternatives are not practical: First, the $100,000 price tag to construct a bridge spanning the Robinwood Creek water resource area immediately negates the feasibility of this alternative; second, Alternative 2 requires that park users exit the park and travel along an unimproved portion of Arbor Drive to access its western areas. This circuitous routing adds inconvenience and increased risk (increased exposure to motor vehicles entering/exiting park/residences on Arbor Dr.) for park users. The fact that park users continue to use the proposed alignment (Alternative 1) in light of the existence of Alternative 2, is testimony that Alternative 2 adds significant inconvenience and does not provide the desired level of interaction with the park's natural amenities. Pursuing Alternative 2 as a means to connect the park's east and west recreational areas is likely to result in the continued use of Alternative 1 and will not improve safety for the park's users, nor will it have a measurable effect in reducing the impact to the water resource area.

Alternative 1 received the second highest composite score (68). Alternative 1 ranked lower (3rd) than Alternatives 2 and 3 (2nd and 1st, respectively) in the cost category because little or no improvements were assumed for the use the existing driveway or in the no-build option.

Alternative 1 ranked near the mid-to-low end (4th) in safety because of the more difficult topography along this alignment. Each of the three higher ranking trail alternatives had more gentle terrain variations. Although Alternative 2 does have more accommodating trail grades than Alternative 1, it ranked lower in the safety category due to the increased exposure with automobiles entering and exiting the park and entering and exiting residences along Arbor Drive.

Regarding impacts to the WRA, Alternative 1 ranked lower than Alternatives 2 and 6, because, 1) no new construction or significant improvements were assumed for the use of the existing driveway, and 2) a bridge spanning Robinwood Creek would drastically reduce impacts to the WRA. As mentioned above however, it is likely that promoting the use of the existing driveway would result in the continued use of Alternative 1 and therefore, WRA impacts would be higher than represented in this analysis. Also, as mentioned above, the cost to construct a bridge across Robinwood Creek makes Alternative 6 impractical.

The proposed alternative (Alternative 1) ranks second, behind Alternative 5, in its ability to provide opportunities to interact with nature. Alternative 5 ranked slightly higher in this category because of the longer trail distance and the increased exposure to the park's natural amenities.

Alternative 1 ranked third in trail distance, behind Alternatives 6 and 4. Alternative 6 provides a direct connection between the open space area on the park's east end with the picnic and open space areas on the west side of Robinwood Creek. Similarly, the alignment for Alternative 4 is slightly shorter than Alternative 1.

Finally, the proposed alignment ranked fifth out of the six trail alternatives in the grade category. The no-build option ranked lower in this category because of the increased challenge in negotiating a non-bridged crossing of Robinwood Creek (no-build assumes continued use of current trail and creek crossing). The criterion is met.

B. A mitigation plan shall contain the following information:

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

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

Response: Trail improvements and a new bridge across Robinwood Creek are expected to produce a slight impact to the water resource area. Two new sets of stairs near a steeply sloped segment of the existing trail, east of the proposed bridge, will produce short-term bank erosion until disturbed soils subside. This impact will be mitigated through the placement of silt barriers near the downslope side of the stair construction area.

Concrete bridge footings will also be required at the east and west ends of the new span. The bridge footings will each permanently disturb five square-feet (total impact of 10 square feet) of the resource area and should be expected to produce short-term bank erosion until disturbed soils subside. The erosion from the bridge footings will be contained in an area immediately surrounding the footings through the use of silt barriers that will remain in place until native vegetation is established. The criterion is met.

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

Response: The City of West Linn Parks and Recreation Department is responsible for all administrative and operational activities within Robinwood Park. This application was prepared by the Parks Department in consultation with West Linn Planning. All construction activities will be performed by City Parks and Recreation staff and a volunteer (uncompensated) Eagle Scout candidate. The criterion is met.

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

Response: A map of specific mitigation activities is included in Exhibit D.

5. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, reporting, and a contingency plan. All in-stream work in fish-bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife water work periods.

Response: The anticipated project implementation schedule, including mitigation and monitoring, is outlined in Table 2 below. Site preparation is expected to commence near the end of March 2011 and will continue through the second week in April. Silt fencing will be installed as the final stage of site preparation. Bridge construction is expected to begin in early May and will continue through the end of June. Site revegetation will commence after the bridge footings are in place and will continue though the completion of all trail improvements in late July. Following the completion of bridge construction and trail improvements, Parks staff will visually inspect, on a bi-monthly basis, silt fencing for proper containment of sediments and will log the findings of these inspections until vegetation has been sufficiently established. Silt fencing will be maintained and relocated during these inspections to optimize the effectiveness of erosion prevention efforts. Although the assessment included in Exhibit C indicates that Robinwood Creek has the potential for fish-bearing capacity, it is not currently a fish bearing stream. Coordination with ODFW is therefore not required.

Table 2 Implementation Schedule

	2011									
	Mar	**Apr**	**May**	**Jun**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Construction										
site preparation										
bridge placement										
trail maintenance										
Mitigation										
silt barrier placement										
revegetation										
maintenance										
Monitoring										
monitoring										
reporting										
Contingency										

Contingency Plan: The West Linn Parks Department proposes to monitor all mitigation activities, including erosion control and revegetation. In the event this monitoring determines that erosion control is not performing in a manner consistent with the standards in CDC Chapter 31, silt fencing will be replaced. Where revegetated areas fail to adequately establish themselves, Parks staff will replace dead or dying vegetation until it becomes adequately established.

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

Response: The work proposed herein has been initiated by and will be completed under the direct supervision of the City of West Linn's Parks and Recreation Department. All work will be conducted in a manner consistent will local and state development and water resource protection standards. It is not the City's practice to initiate bonds for work performed by the City. The criterion does not apply.

7. Evidence that a Joint Permit Application (to the U.S. Army Corps and/or DSL) if impacts to wetlands are greater than 0.10 acres has been submitted and accepted for review.

Response: The proposal will not impact a wetland. This criterion does not apply.

C. Mitigation of any water resource areas that are not wetlands that are permanently disturbed shall be accomplished by creation of a mitigation area equal in size to the area being disturbed. Mitigation areas may be land that is either:

1. On site, not within the water resource area, and is characterized by existing vegetation that does not meet the standard set forth in CDC 32.050(K); or

2. Off site, and is characterized by existing vegetation that does not meet the standard set forth in CDC 32.050(K).

The applicant shall prepare and implement a revegetation plan for the mitigation area pursuant to CDC 32.080, and which shall result in the area meeting the standards set forth in CDC 32.050(K). Adequacy of off-site mitigation areas on City property must be consistent with and meet approval of the City Department of Parks and Recreation. Any off-site mitigation occurring on privately owned land shall be protected with a conservation easement.

Response: The mitigation plan indicates those areas that will be revegetated as a result of permanent disturbance caused by the construction of this proposal. The mitigation plan, included as Exhibit D, is consistent with Subsection C(2) above. Mitigation is proposed for a 550-square-foot area in Mary S. Young Park which meets the standards in 32.080 and 32.050(K). The criteria are met.

D. The mitigation plan for any wetland area to be disturbed shall be (1) prepared and implemented with the guidance of professionals with experience and credentials in wetland areas and values, and (2) be consistent with requirements set forth by regulatory agencies (U.S. Army Corps and/or DSL) in a joint permit application, if such an application is necessary for the disturbance. Where the alternatives analysis demonstrates that there are no practicable alternatives for mitigation on site, off-site mitigation shall be located as follows:

1. As close to the development site as is practicable above the confluence of the next downstream tributary, or, if this is not practicable,

2. Within the watershed where the development will take place, or as otherwise specified by the City in an approved wetland mitigation bank.

Response: The proposal will not impact any areas identified as wetlands in the City's Goal 5 analysis or in the local Surface Water Management Plan. The criteria do not apply.

E. To ensure that the mitigation area will be protected in perpetuity, proof that the area has been dedicated to the City or that a conservation easement has been placed on the property where the mitigation is to occur is required. (Ord. 1545, 2007)

Response: As shown in Exhibit D, the mitigation area will be located on City property in Mary S. Young Park. No additional conservation easements or dedications are necessary. The criterion is met.

32.080 REVEGETATION PLAN REQUIREMENTS

Metro's Native Plant List is incorporated by reference as a part of this chapter, and all plants used in revegetation plans shall be plants found on the Metro Native Plant List. Performance standards for planting upland, riparian and wetland plants include the following:

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

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

C. Replacement trees must be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round) unless they are oak

or madrone, which may be one-gallon size. Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.

D. Trees shall be planted between eight and 12 feet on center and shrubs shall be planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each cluster planted between eight and 10 feet on center. When planting near existing trees, the dripline of the existing tree shall be the starting point for plant spacing requirements.

E. Shrubs must consist of at least two different species. If 10 trees or more are planted, then no more than 50 percent of the trees may be of the same species.

F. The responsible party shall provide an appropriate level of assurance documenting that 80 percent survival of the plants has been achieved after three years, and shall provide annual reports to the Planning Director on the status of the revegetation plan during the three-year period. (Ord. 1545, 2007)

Response: Because no area of the water resource will be temporarily disturbed during the construction of this proposal, a revegetation plan is not required. The criteria do not apply.

56.020 APPLICABILITY

C. Class I design review. The following is a non-exclusive list of Class I design review activities or facilities.

2. New trails, if over 200 feet long (see CDC 56.025).

3. New paths, if over 200 feet long (see CDC 56.025).

Response: Although the improvements proposed herein will take place along an existing pedestrian path (which likely developed after years of informal human and animal use), this review will treat the existing path as a new path, as no review regarding the path's design has ever been conducted. The path connecting those open space portions of Robinwood Park, both east and west of Robinwood Creek, is approximately 300-feet in length. Improvements to only the east side are proposed.

56.075 SUBMITTAL STANDARDS FOR CLASS I PARKS DESIGN REVIEW

A. The application for a Class I parks design review shall contain the following elements:

1. A site analysis (per CDC 56.110) only if the site is undeveloped.

Response: Robinwood Park is developed. This criterion does not apply.

2. A site plan (per CDC 56.120) is required.

Response: A site plan (Sheets 1-1c) consistent with CDC Section 56.120 is included as Exhibit A. The criterion is met.

3. Architectural drawings, including building envelopes and all elevations (per CDC 56.140), but only if architectural work is proposed.

Response: Structural detail for the proposed bridge is included as Exhibit F. The criterion is met.

4. Pursuant to CDC 56.085, additional submittal material may be required.

5. Three copies at the original scale and three copies reduced to 11 inches by 17 inches or smaller of all drawings and plans must be submitted. Three copies of all other items must be submitted. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.

Response: The applicant has requested and the Planning Director has granted (in accordance with the authority provided in 99.325(B)(1)), a waiver of the three copy requirement in exchange for; one copy of all plans at the original scale, one reduced (11x17) copy, a CD of all maps and plans, and a guarantee to provide additional copies to the department or other reviewing agencies as requested. The criterion is met.

56.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. CDC 56.100(C)(1) through (5), Relationship to the natural physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no natural physical features that would be impacted.

2. CDC 56.100(D), Facility design and relationship to the human environment, shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

3. Pursuant to CDC 56.085, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

B. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section. (Ord. 1547, 2007)

56.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

C. Relationship to the natural environment.

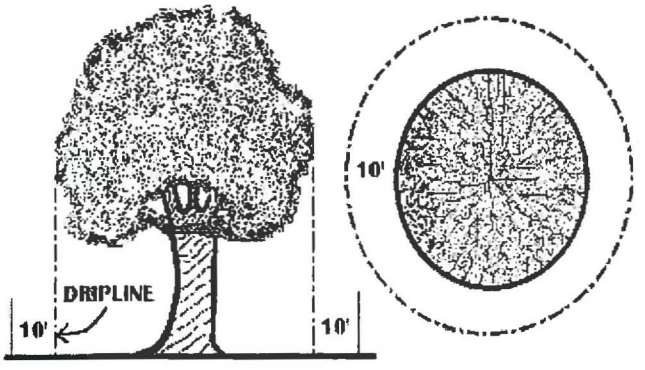
1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at the direction of the City Manager.

Response: The proposed trail improvements (two new sets of stairs, each 5-8 steps) have been designed to avoid impact to any trees. The criterion is met.

2. All heritage trees, as defined in the municipal code, and all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (C)(2)(a) through (c) of this section. It is important to acknowledge that all trees are not significant.

a. Areas of the park that include non-Type I and II lands shall protect all heritage trees and all significant trees through the careful layout of streets, building pads, playing fields, and utilities. The

method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (C)(2)(b) of this section. Exemptions of subsection (C)(2)(c) of this section shall apply.



PROTECTED AREA = DRIPLINE + 10 FEET

Response: Improvements to the trail will take place entirely on Type I and II lands and therefore this criterion is not applicable.

b. Areas of the park that include Type I and II lands shall protect all heritage, significant and non-significant trees. Groundcover, bushes, etc., shall be protected and may only be disturbed to allow the construction of trails or accessing and repairing utilities. Exemption of subsection (c) below shall apply.

Response: Improvements to the trail, which include the addition of two new sets of stairs, each of approximately 5-8 steps, have been designed to avoid impact to any heritage, significant and non-significant trees. Construction of these new stair sets will include the removal of invasive English Ivy in the areas immediately surrounding the new stairs. The criterion is met.

3. In the case of natural resource areas, the topography shall be preserved to the greatest degree possible. Conversely, in non-natural resource areas, it is recognized that in order to accommodate level playing fields in an active-oriented park, extensive grading may be required and the topography may be modified.

Response: The stairs will be located entirely within a natural resource area and will follow the existing terrain. The criterion is met.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

Response: The location of slide prone areas is included in the Site Analysis in Exhibit B. As proposed, the new stairs will be located outside of these areas. The criterion is met.

5. The park shall be designed in such a way as to take advantage of scenic views and vistas from the park site, as long as such views can be obtained without eliminating significant trees or other natural vegetated areas.

Response: The design of Robinwood Park was approved by the West Linn City Council through MISC-01-22 on January 18, 2002, and is not proposed to be modified in any way with this submittal. The proposed stairs will not modify scenic views or vistas in the park. This criterion does not apply.

G. Crime prevention and safety/defensible space.

2. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime, to enhance public safety, and away from natural resource areas to minimize disturbance of wildlife.

Response: No new exterior lighting is proposed. Robinwood Park operates seven days a week from dawn until dusk. Natural lighting is sufficient during the park's hours of operation to provide the level of crime prevention and public safety outlined in Subsection G(2) above. Additionally, Subsection (8) below discusses the appropriateness in addressing crime prevention and public safety through the use of limited hours of operation. The criterion does not apply.

3. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as large parking lots, stairs, ramps, and abrupt grade changes during hours of intended use or operation.

Response: No new exterior lighting is proposed. Robinwood Park operates seven days a week from dawn until dusk. Natural lighting is sufficient during the park's hours of operation to provide the level of public safety along the path as outlined in Subsection G(3) above. The criterion does not apply.

4. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet, which is sufficient to illuminate a person. All projects undergoing design review shall use low- or high-pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional.

Response: No new exterior lighting is proposed. The criterion does not apply.

7. Large or visually inaccessible parks should ensure that at least some emergency vehicle access is provided to the park's interior.

Response: Emergency vehicle access is available to interior locations near the west and east sides of Robinwood Park via the undeveloped Arbor Drive right-of-way and the park driveway, respectively. The criterion is met.

8. Closure times may be posted and/or gates may be installed at City parks to discourage their use at night if necessary for crime prevention and/or public safety.

Response: Robinwood Park operates seven days a week from dawn until dusk. Natural lighting is sufficient during the park's hours of operation to provide the level of crime prevention and public safety as outlined in this section. The criterion is met.

9. Park landscaping shall accommodate safety concerns with appropriate use of plant types and ease of maintenance.

Response: No new landscaping is proposed. Revegetation, consistent with CDC Section 32.050, will occur near the proposed bridge and near the proposed stairs. The criterion does not apply.

I. Paths and trails. Paths and trails connect the various activity areas within the park. They can also serve as part of a greater system of connective trails from one neighborhood or destination to another. Just like streets, there is a hierarchy of paths and trails.

3. Smaller or reduced width paths, within park boundaries, can be built to link lesser activity areas or areas of attraction. Walkers, cyclists, or runners who do multiple loops for exercise often use these paths. These paths may be crushed gravel or paved and at least six feet wide.

4. Nature trails are typically three to six feet wide, gravel, hog fuel, or packed earth. These trails are especially attractive to persons seeking quieter parts of the park for natural interpretation or solitude. Other user groups often use them for exercise loops. Trails and footbridges in natural areas should be designed to minimize disturbance of significant resources. Limiting access to creek beds, potentially erosive slopes, or wetlands by humans and dogs is an important measure if habitat or resource protection is to be addressed. At least initially, the use of these trails by all user groups should be encouraged. Changes or restrictions to some user groups shall be based on empirical observations at that specific site.

Response: The existing trail is currently and will be maintained in a manner consistent with the description developed for nature trails in Subsection (4) above, as it provides opportunities for persons seeking quieter parts of the park for natural interpretation and solitude. This trail is composed of packed earth and is approximately two- to three-feet wide. Improvements to the trail include two new sets of stairs (each approximately 5-8 steps) and a bridge across Robinwood Creek. These improvements have been designed and located to minimize impacts to natural resources. The criteria are met.

7. All paths and trails shall be clearly identified with signs. They shall be laid out to attract use and to discourage people from cutting across landscaped areas or impacting environmentally sensitive areas.

Response: The location of required trail signage is included in Exhibit A, Sheet 2. The location of trail signage has been designed to inform park users of the presence of the path while minimizing unnatural aesthetic disturbance to the resource. The criterion is met.

K. Miscellaneous criteria. Selected elements of the following chapters shall be met. It is not necessary to respond to all the submittal standards or approval criteria contained in these chapters, only those elements that are found to be applicable by the Planning Director at the pre-application conference pursuant to CDC 99.030(B) and (C):

1. Chapter 33 CDC, Stormwater Quality and Detention.

Response: CDC Chapter 33 is not applicable to this request as the proposal would not create 500 square feet or more of new impervious area.

9. Chapter 52 CDC, Signs.

Response: Per CDC Subsection 52.109(D), City signs are exempt from the provisions of Chapter 52. CDC Section 52.020 defines a City Sign as, "signs which are erected and maintained by the City. This shall include temporary signs which are specifically approved by the City for placement in the public

right-of-way in accordance with a resolution adopted pursuant to CDC 52.190." Chapter 52 is therefore, not applicable.

10. Chapter 54 CDC, Landscaping. In addition, landscape plans shall incorporate plants which minimize irrigation needs without compromising recreational facilities or an attractive park environment.

Response: West Linn's landscaping standards, as established in CDC Chapter 54, are intended to "...provide an attractive natural balance to built areas, to reduce runoff, to provide shade, to screen or buffer uses, and to frame or complement views." Revegetation, as required by CDC Chapter 32, will take place within a disturbed portion of water resource area in Mary S. Young Park. Landscaping in this natural area would have a counterproductive effect as it is likely to diminish the site's natural character. It is therefore, that the applicant requests a waiver in responding to the standards contained in CDC Chapter 52.

56.140 ARCHITECTURAL DRAWINGS

Architectural drawings shall be submitted showing:

A. Building elevations and sections;

B. Building materials: color and type;

C. The name of the architect or designer.

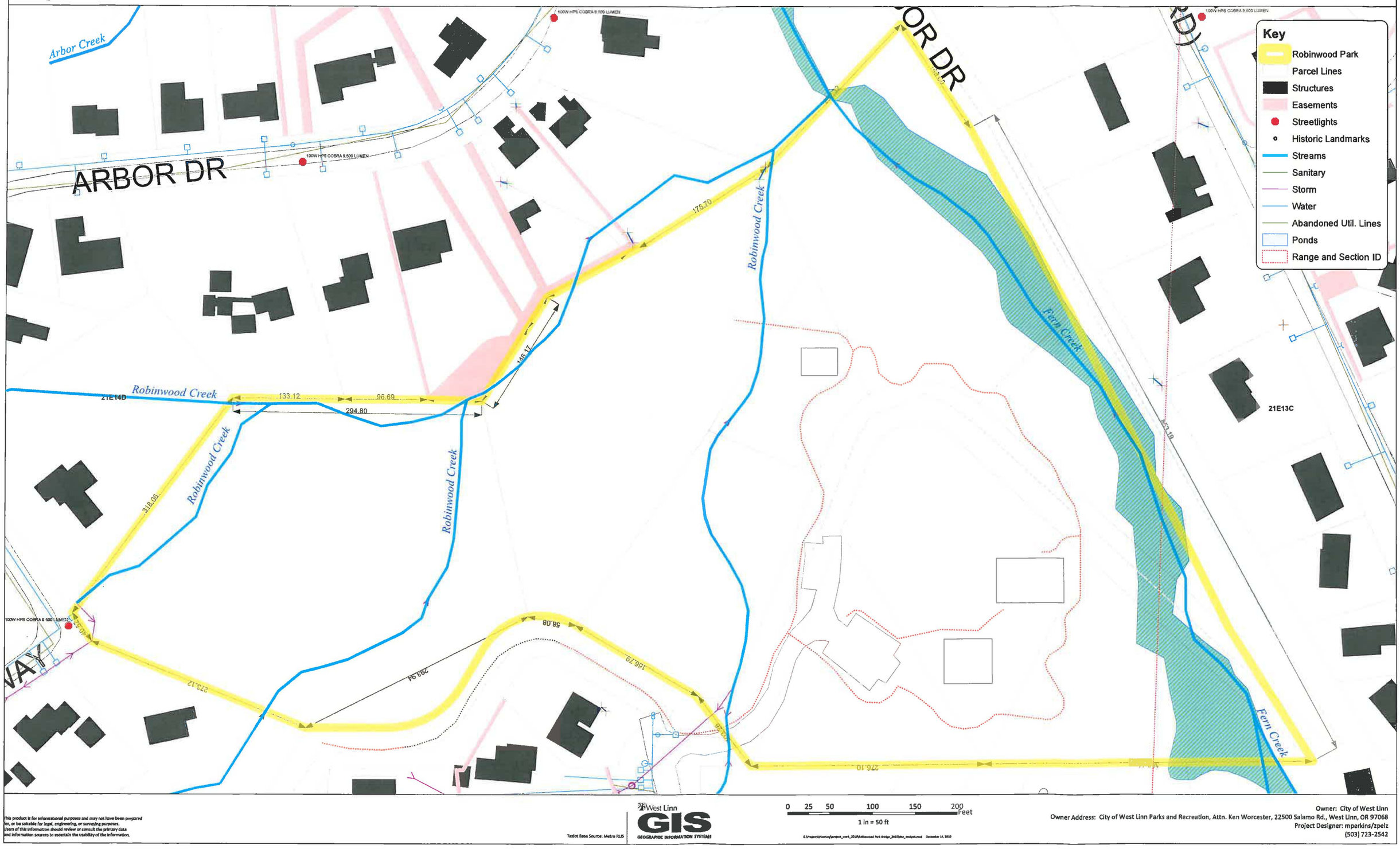
Response: Exhibit F includes detail regarding the bridge elevations and sections. The bridge architect is unknown. The bridge was designed by Pat O'Brien for the West Linn Parks Department, (503) 557-4700. The bridge will be constructed using a combination of natural wood and composites.

Exhibit A

Robinwood Creek Bridge Replacement Project

Robinwood Park, West Linn, OR

Sheet 1: Overall Site Plan



Taxlot Base Source: Metro RLIS

West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS

0 25 50 100 150 200 Feet

1 in = 50 ft

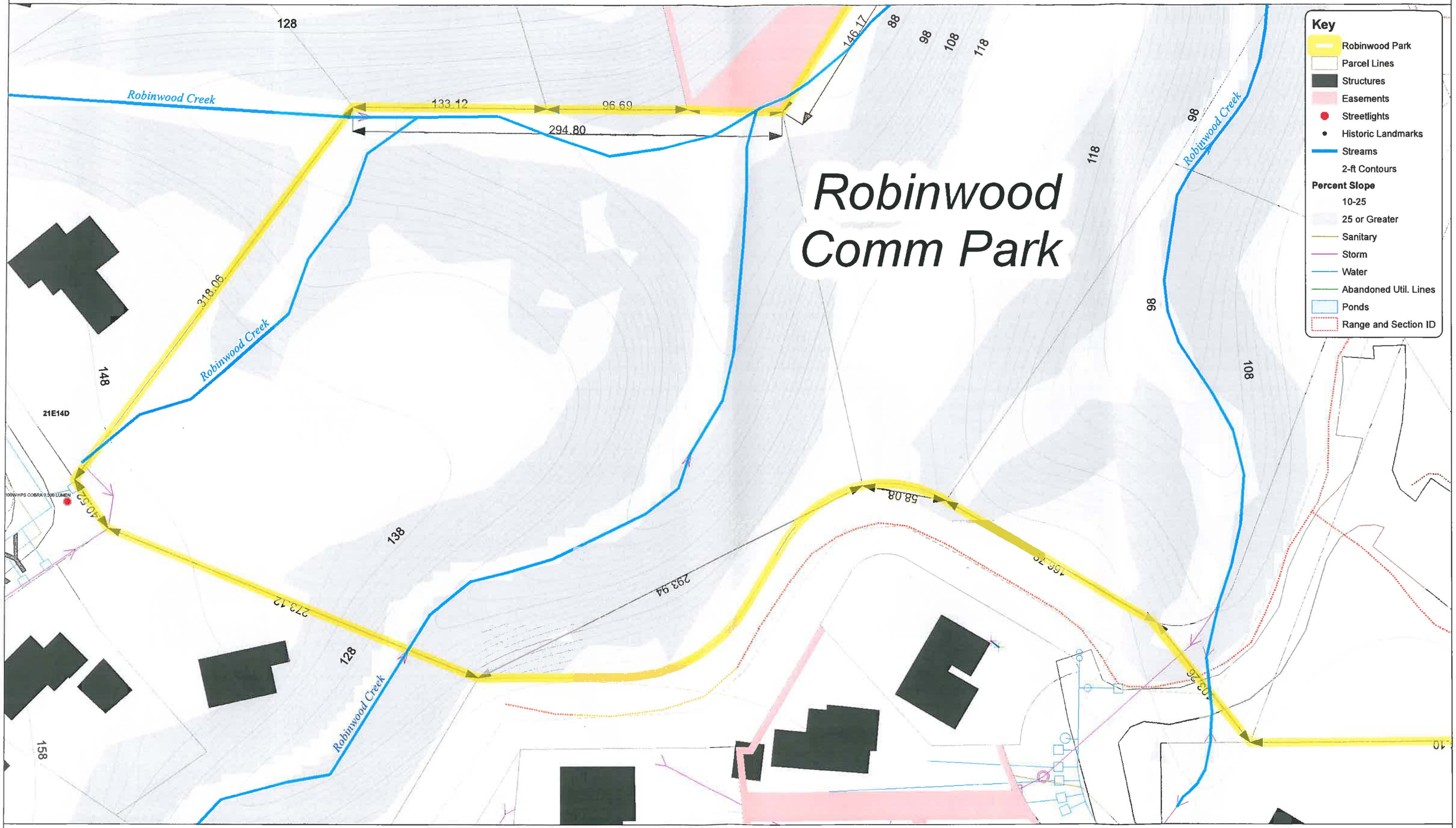
G:\Projects\Planning\project_work_2016\Robinwood Park Bridge_16107\doc_mxd\ph1.mxd December 14, 2016

Owner: City of West Linn
Owner Address: City of West Linn Parks and Recreation, Attn. Ken Worcester, 22500 Salamo Rd., West Linn, OR 97068
Project Designer: mperkins/zpelz
(503) 723-2542

Robinwood Creek Bridge Replacement Project

Robinwood Park, West Linn, OR

Sheet 1a: Overall Site Plan



Taxlot Base Source: Metro RLIS

West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS

0 10 20 40 60 80 Feet

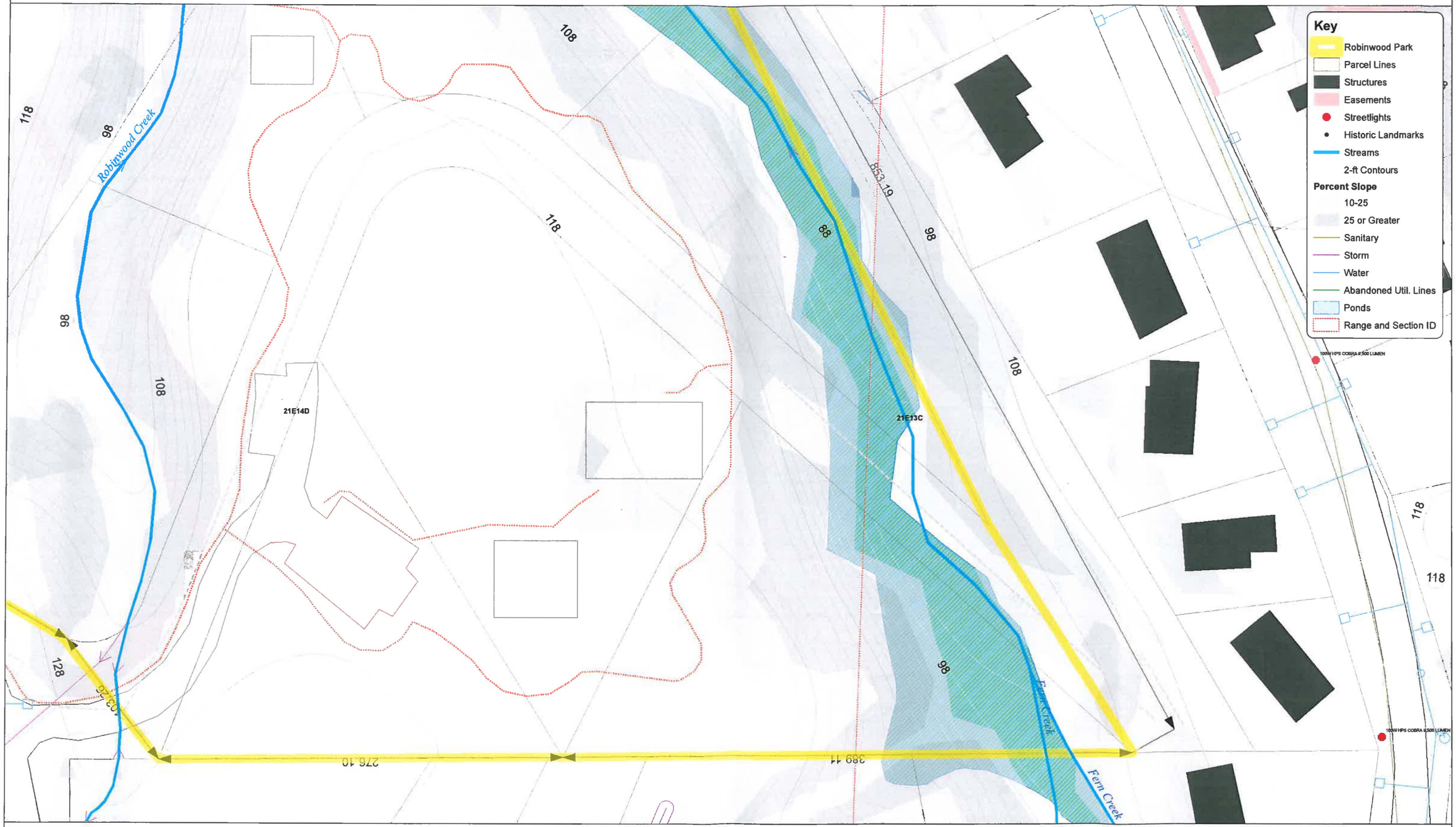
1 in = 30 ft

Owner: City of West Linn
Owner Address: City of West Linn Parks and Recreation, Attn. Ken Worcester, 22500 Salamo Rd., West Linn, OR 97068
Project Designer: mperkins/zpelz
(503) 723-2542

Robinwood Creek Bridge Replacement Project

Robinwood Park, West Linn, OR

Sheet 1b: Overall Site Plan



Tadot Base Source: Metro RLIS

West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS

0 10 20 40 60 80 Feet

1 in = 30 ft

G:\Projects\Planning\project_work_2015\Robinwood Park Bridge _2015\Site_Analysis.mxd December 14, 2015

Owner: City of West Linn

Owner Address: City of West Linn Parks and Recreation, Attn. Ken Worcester, 22500 Salamo Rd., West Linn, OR 97068

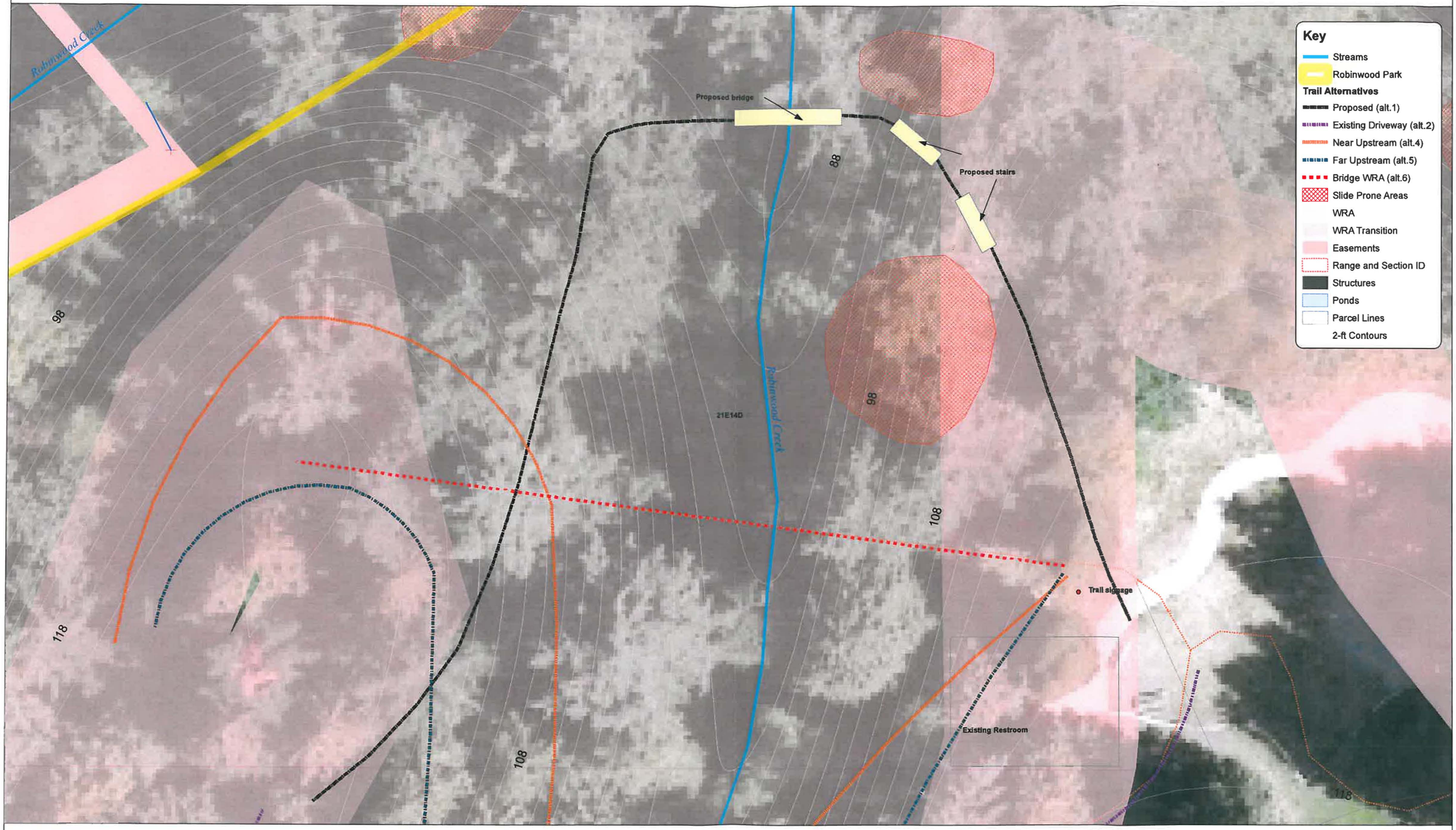
Project Designer: mperkins/zpelz

(503) 723-2542

Robinwood Creek Bridge Replacement Project

Robinwood Park, West Linn, OR

Sheet 2: Detailed Site Plan



Taxlot Base Source: Metro RLIS

West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS

0 3.75 7.5 15 22.5 30 Feet

1 In = 11 ft

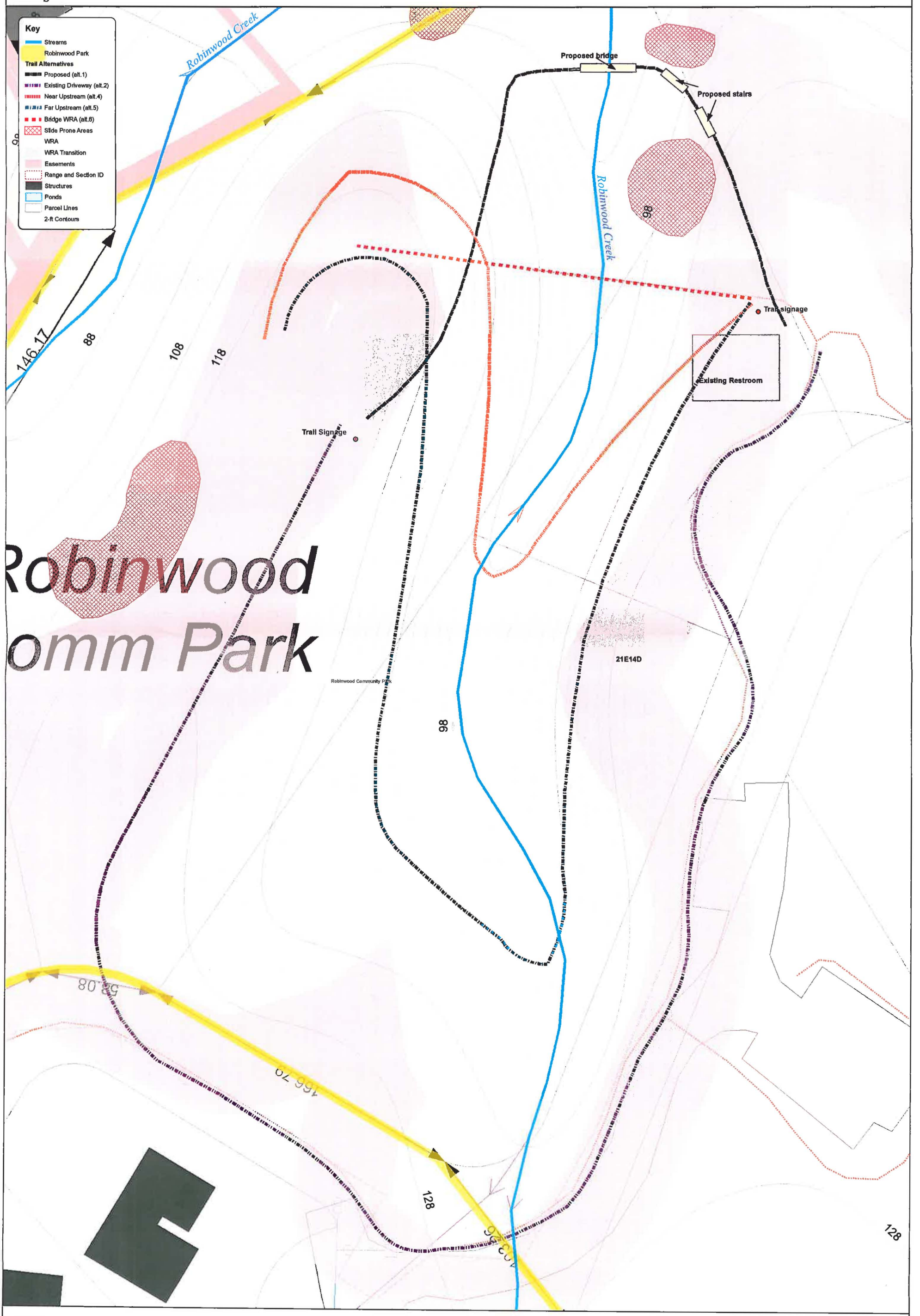
G:\Projects\Planning\project_work_2015\Robinwood Park Bridge_2015\Rpbr_redsys-1.mxd December 14, 2015

Owner: City of West Linn
Owner Address: City of West Linn Parks and Recreation, Attn. Ken Worcester, 22500 Salamo Rd., West Linn, OR 97068
Project Designer: mperkins/zpelz
(503) 723-2542

Robinwood Creek Bridge Replacement Project

Robinwood Park, West Linn, OR

Sheet 3: Trail Alternatives



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Metro RLIS

West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS

0 5 10 20 30 40 Feet

1 in = 22 ft

Owner: City of West Linn

Owner Address: City of West Linn Parks and Recreation, Attn. Ken Worcester, 22500 Salamo Rd., West Linn, OR 97068

Project Designer: mperkins/zpelz

(503) 723-2542

Design Review Tentative Plan
for
Robinwood Community Park

NATURAL HAZARD LEGEND

SUSPECTED LANDSLIDE/SLUMP AREA

DIRECTION OF ACTIVE SOIL CREEP

AREA
PHASE 1 10.88 acres

GRAPHIC SCALE

DESIGN REVIEW PLANS
NOT FOR CONSTRUCTION

Robinwood Community Park
CITY OF WEST LINN PARKS & RECREATION DEPT.

Site Analysis

ISUL ENGINEERING
275 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE JUNE 2004
SCALE 1"=40'
DRAWN JS
JOB 504.01-02
SHEET 3

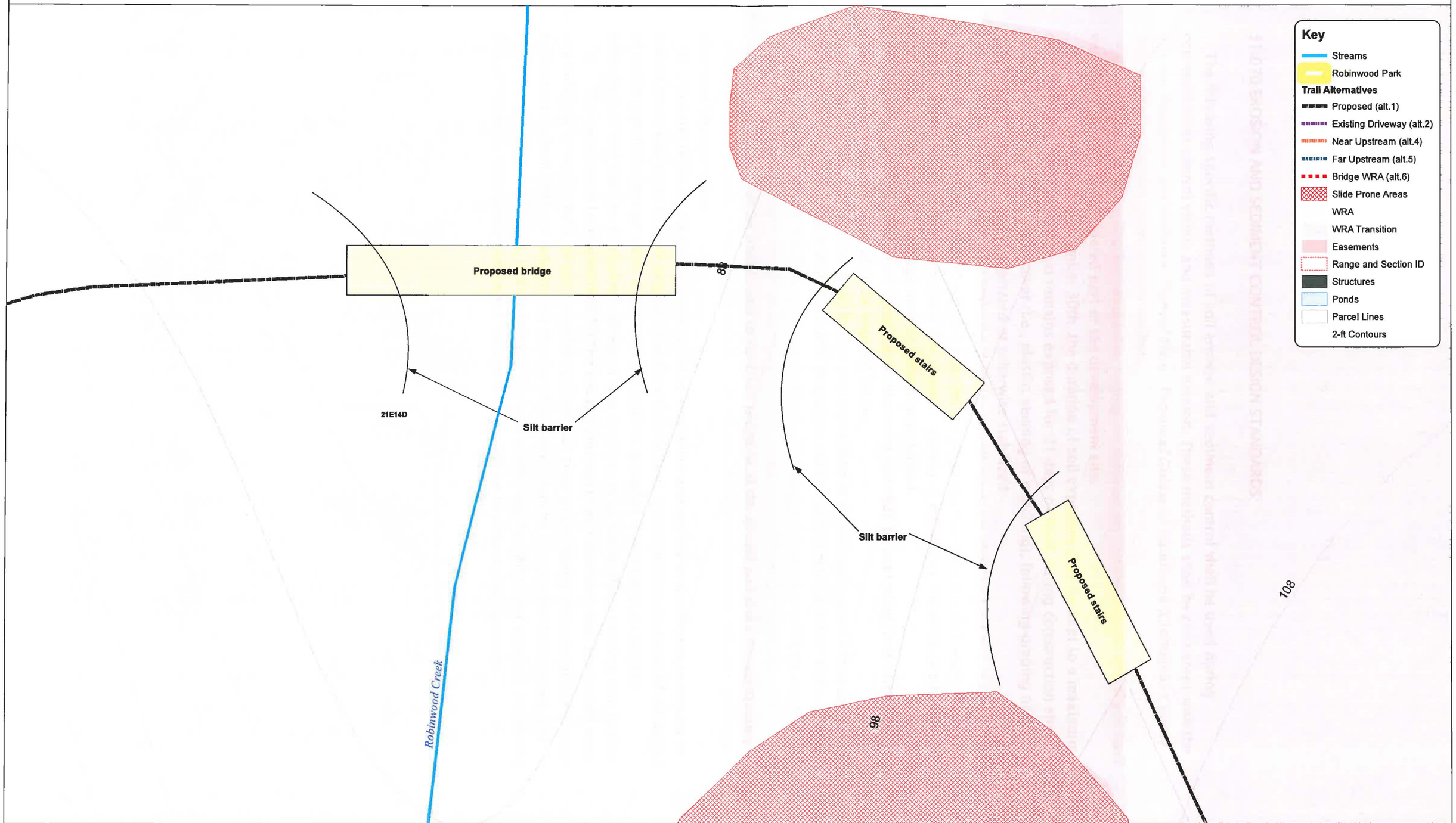
Exhibit B

Exhibit E

Robinwood Creek Bridge Replacement Project

Robinwood Park, West Linn, OR

Sheet 4: Erosion Control



Taxlot Base Source: Metro RLIS

West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS

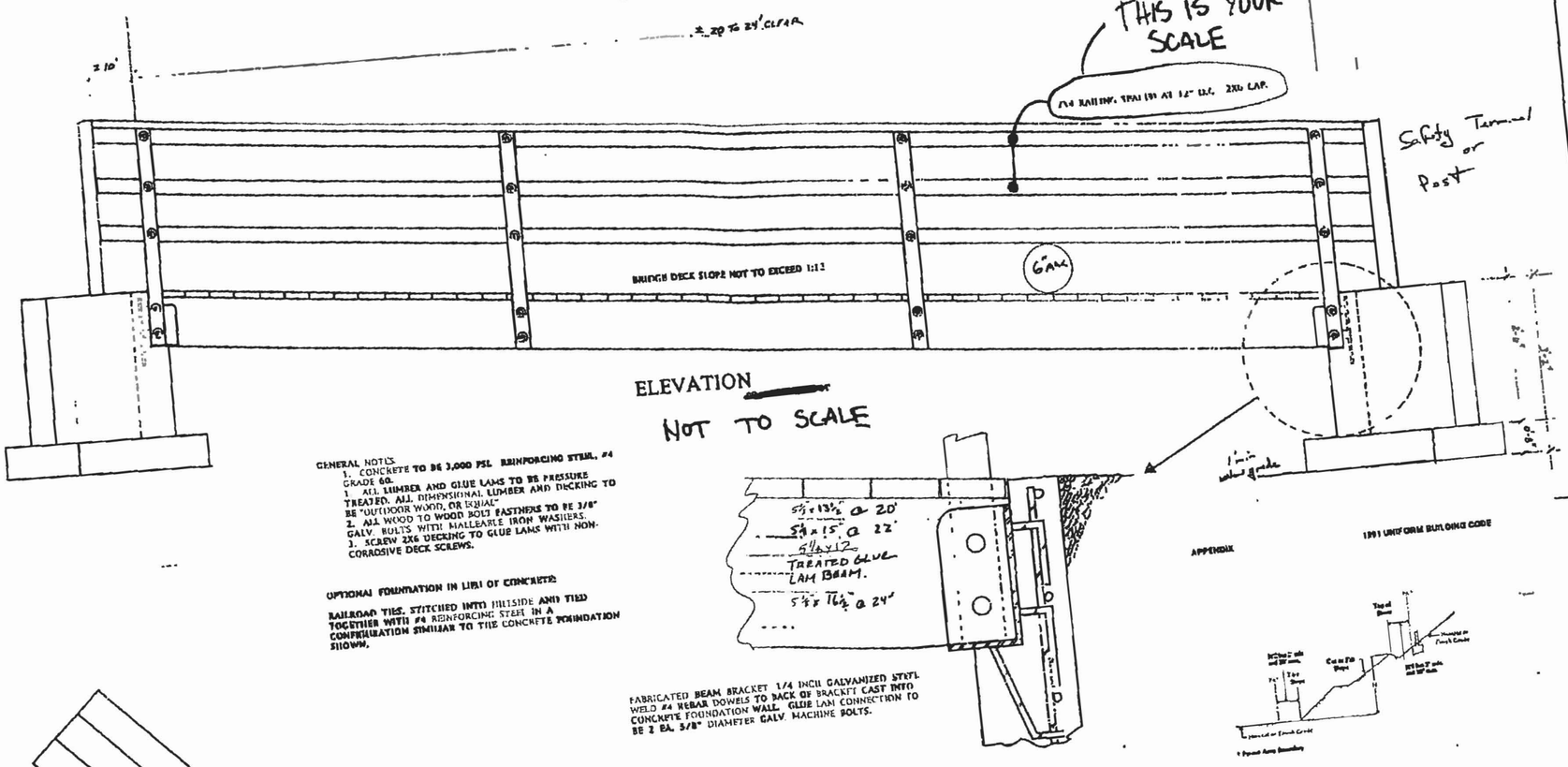
0 1.25 2.5 5 7.5 10 Feet

1 in = 4 ft

Owner: City of West Linn
Owner Address: City of West Linn Parks and Recreation, Attn. Ken Worcester, 22500 Salamo Rd., West Linn, OR 97068
Project Designer: mperkins/tzpelz
(503) 723-2542

Exhibit F

TYPICAL TRAIL BRIDGE
WEST LINN
PARKS



ELEVATION

NOT TO SCALE

GENERAL NOTES:
1. CONCRETE TO BE 3,000 PSI REINFORCING STEEL, #4 GRADE 60.
1. ALL LUMBER AND GLUE LAMS TO BE PRESSURE TREATED. ALL DIMENSIONAL LUMBER AND DECKING TO BE "OUTDOOR WOOD, OR EQUAL"
2. ALL WOOD TO WOOD BOLT FASTNERS TO BE 3/8" GALV. BOLTS WITH MALLEARLE IRON WASHERS.
3. SCREW ZIG DECKING TO GLUE LAMS WITH NON-CORROSIVE DECK SCREWS.

OPTIONAL FOUNTNATION IN LIEU OF CONCRETE:

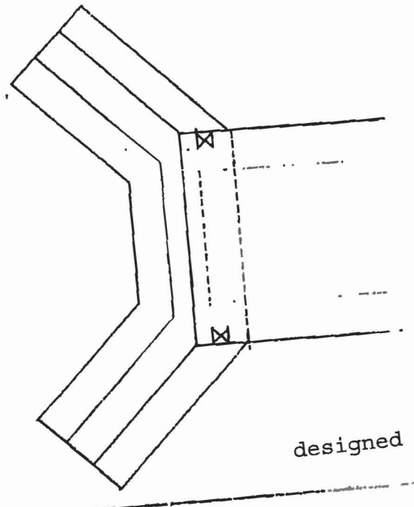
RAILROAD TIES, STITCHED INTO HILLSIDE AND TIED TOGETHER WITH #4 REINFORCING STEEL IN A CONFIGUEATION SIMILAR TO THE CONCRETE FOUNDATION SHOWN.

FABRICATED BEAM BRACKET 1/4 INCH GALVANIZED STEEL WELD #4 REBAR DOWELS TO BACK OF BRACKET CAST INTO CONCRETE FOUNDATION WALL. GLUE LAM CONNECTION TO BE 2 EA. 3/8" DIAMETER GALV. MACHINE BOLTS.

APPENDIX

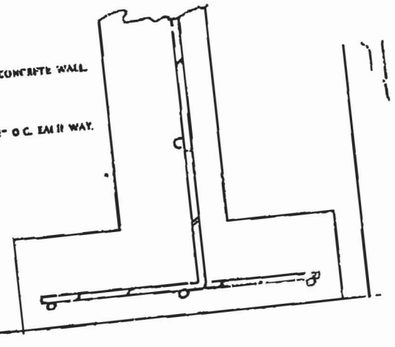
1991 UNIFORM BUILDING CODE

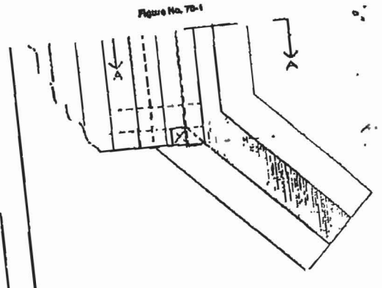
Figure No. 70-1



APPROVED PLAN
City of West Linn
Building Department
DATE
BY

THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD REQUIREMENT FOR CORRECTIONS





designed by: Pat O'Brien