



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: April 15, 2013
To: Interested Person
From: Stacey Castleberry, Land Use Services
503-823-7586 / Stacey.Castleberry@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 12-215593 EN

GENERAL INFORMATION

Applicants: Bureau of Environmental Services / (Contact: Fred MacGregor, 503.823.4981)
1120 SW 5th Avenue, Room 1000 / Portland, Oregon 97204

City of Portland Bureau of Parks and Recreation / (Contact Lynn Barlow)
1120 SW 5th Avenue, Room 1302 / Portland, OR 97204

Representative: WinterBrook Planning / (Contact: Anita Cate Smyth, 503.827.4422)
310 SW 4th Avenue, Suite 1100 / Portland, Oregon 97204

Site Address: 15300 NE KLICKITAT ST

Legal Description: TL 200 20.66 ACRES FARM DISQUAL 2006-2010; 19.66 ACRES;
114;232.5 ADDITIONAL TAX, SECTION 25 1N 2E

Tax Account No.: R942250040

State ID No.: 1N2E25 00200

Quarter Section: 2746

Neighborhood: Wilkes Community Group, contact Ed Clark at 503-254-3328.

Business District: Parkrose Business Association, David Ableidinger at 503-258-2607.

District Coalition: East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Zoning: R7c, h, x – Residential 7,000 base zone with Environmental Conservation, Aircraft Landing Zone, and Portland International Airport Noise Impact overlay zones. Note that environmental zoning is 100 feet wide, centered on the stream, on portions of the site lying north of NE Siskiyou Street. Please refer to the Official Zone Map (attached Exhibit B).

Case Type: EN - Environmental Review

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The Portland Bureau of Environmental Services (BES) proposes to restore native habitat and hydrologic conditions within Wilkes Headwaters Park. The park is a newly acquired 20-acre property located north of Interstate 84 and east of NE 152nd Avenue in the Wilkes neighborhood. The property was purchased with monies provided by Metro's 2006

natural area bond measure and the Natural Area Bond, and the BES' Grey to Green Initiative. Portland Parks and Recreation has assumed management of the property. The property is designated a blended use park with approximately two-thirds of the park designated as natural area and one-third of the area an active use area. The area to the north of the driveway and Wilkes Creek will comprise the active use area of the park. No work is envisioned in the northerly active use area of the site at this time.

Following are the three proposed project tasks:

1. Replace an existing culverted road crossing of Wilkes Creek with a bridge;
2. Remove two existing spring boxes at the Wilkes Creek headwater; and
3. Revegetate the area south of NE Klickitat Street with diverse native plants.

Wilkes Creek will be daylighted and its channel and banks restored where it presently passes under the driveway in a 36-inch culvert (Exhibit C.3). Approximately 141 cubic yards of fill will be removed and the channel and banks restored. A 50-foot flatcar (refurbished railcar) bridge will span the channel and banks: it will be installed on cast-in-place concrete abutments located above the top of bank.

Reopening the Wilkes Creek channel, by removing the culvert and replacing it with a bridge, will restore the natural biological and hydrologic processes now blocked by the culvert and surrounding fill. Replacing the culvert with a bridge will open the channel cross-section and restore the natural conveyance and channel processes, as well as facilitate the movement of aquatic and terrestrial species within the stream corridor. The bridge will also provide safe passage for park visitors.

Removal of two existing concrete spring boxes (Exhibit C.4) will restore the original fresh water springs and restore streamflow and the biological integrity of the Wilkes Creek headwaters. A springbox is a structure engineered to make optimum use of a natural spring, it functions to protect the spring from contamination and provides a point of collection and a place for sedimentation. The spring boxes in Wilkes Creek were originally installed to capture water for domestic use at the former residence. Their presence impedes streamflow and degrades the biological integrity of the headwater springs resource. Gravels and topsoil will replace the concrete, allowing spring water to flow freely in the stream channel. Approximately 12 cubic yards of materials are needed to return the slope to its pre-spring box condition.

The Watershed Revegetation Program (WRP) of the Bureau of Environmental Services will implement invasive plant species control, revegetation, and plant establishment activities for the Wilkes Headwaters Restoration Project. Proposed restoration plantings include 2,600 native trees, 7,050 native shrubs and a diverse mix of native grasses and forbs. Approximately 14 acres will be planted, primarily south of NE Klickitat Street (Exhibit C.10). This extensive planting combined with invasive species management will restore native plant communities to an important headwaters area (for the Columbia Slough) and associated riparian and terrestrial habitats.

Part of the site is within the City's Environmental Conservation overlay zone. Certain standards must be met to allow the work to occur by right. If the standards are not met, an Environmental Review is required. In this case, the proposed culvert replacement and spring box removal will include excavation within a water body and Standard 33.430.170 A is not met. Therefore the work must be approved through an Environmental Review

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

Section 33.430.250 B. Resource enhancement projects

ANALYSIS

Site and Vicinity: Wilkes Headwaters Park is situated in Northeast Portland, approximately 3,000 feet from the Portland/Gresham city boundary, and adjacent to the north right-of-way line of Interstate 84. The park is 20 acres in area and has been used historically as orchard land, supporting holly, apple, pear, and hazelnut trees since the early 1950's. The apple and pear orchard is in the central part of the site and the hazelnut orchard is to the south.

Prior to Metro and BES purchase, the property contained a residence near the springs, near NE Siskiyou Street, where it dead-ends into the park's east property line. The historic residence was accessed by gravel road from NE Klickitat Street and NE 152nd Avenue. Metro removed the residence in 2011. The holly trees in the north part of the site were removed by BES; this area now contains an open grassy field. Large western red cedar and Douglas fir trees are located north of the hazelnut orchard and adjacent to Wilkes Creek and the headwaters area.

The site slopes down from the south to the north, at first gently and then at a steeper grade at the middle of the site. The slope then flattens out at the north end of the site. The headwaters area and stream are within a small ravine bordered by steep (20 to 30 percent) side slopes. From the springs near NE Siskiyou Street, Wilkes Creek flows to the northwest, then north and then northeast through the driveway culvert to the east property line near NE Springbrook Street. The stream ordinary high water line generally marks the limits of wetlands.

The site is surrounded by single-family residential neighborhoods to the east, west and north. To the south is the Interstate 84 highway with residential uses beyond.

Zoning: The zoning designation on the site is Residential 7,000 (R7) base zone with Environmental Conservation (c), Aircraft Landing Zone (h), and Portland International Airport Noise Impact (x) overlay zones. Note that environmental zoning is 100 feet wide, centered on the stream, on portions of the site lying north of NE Siskiyou Street. Please refer to the Official Zone Map (attached Exhibit B).

The R7 zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 4,200 square feet. Newly created lots must have a minimum density of 1 lot per 7,000 square feet of site area. This type of park and open space use is allowed by right in the R7 zone; the R7 regulations are not addressed through this Environmental Review.

The "h" overlay limits the height of structures and vegetation in the vicinity of the Portland International Airport; a height contour map is available for review in the Development Services Center.

The "x" overlay reduces the impact of aircraft noise on development within the noise impact area surrounding the Portland International Airport. The zone achieves this by limiting residential densities and by requiring noise insulation, noise disclosure statements, and noise easement. The regulations of this zone are not applicable to the proposed grading and revegetation.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less sensitive. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

Environmental Resources: The application of the environmental overlay zones is based on detailed studies that have been carried out within eight separate areas of the City. Environmental resources and functional values present in environmental zones are described in environmental inventory reports for these study areas.

The project site is mapped within the *East Buttes, Terraces and Wetlands Conservation Plan* area, specifically Resources Site #135: Far East Forest. The following types of resources listed for this 45-acre resource site: open space, forest, habitat, groundwater, creeks and wetlands. Resource functions include food, water and cover for wildlife; groundwater recharge and discharge; sediment and erosion control; microclimate amelioration; air and water quality protection; surface water drainage and scenic value. As described in greater detail in Exhibit A.1 in the application case file, most of the resource and functional values in the park have been degraded by farming and development activities historically.

Impact Analysis and Mitigation Plan: A description of the proposal was provided on page two of this report. The following discusses construction management and resource enhancement proposed by the applicant.

Construction Management Plan (CMP): The applicant provided a description of the construction management plan on pages 6 through 8 of Exhibit A.1 in the application case file. The elements depicted on graphic Exhibits C.6 through C.9 are described, including construction access and staging, construction sequencing, erosion control, tree protection, and post-construction site restoration.

The applicant's description of the restoration plan describes removal of the culvert from the NE Klickitat Street driveway that crosses the site, and removal of the spring boxes: Wilkes Creek will be daylighted and its channel and banks restored where it presently passes under the driveway in a 36-inch culvert. Approximately 141 cubic yards of fill will be removed and the channel and banks restored as shown in Figure 6. A 50-foot flatcar (refurbished railcar) bridge will span the channel and banks: it will be installed on cast-in-place concrete abutments located above the top of bank.

This work will reestablish stream function by allowing sediment transport through the stream and by restoring the natural conveyance and channel processes. It will also reestablish the movement of aquatic and terrestrial species within the stream corridor.

Removal of two concrete spring boxes will restore streamflow and the biological integrity of the Wilkes Creek headwaters. Gravels and topsoil will replace the concrete, allowing spring water to flow freely in the stream channel. Approximately 12 cubic yards of materials are needed to return the slope to its pre-spring box condition.

Proposed Resource Enhancement: The applicant's proposed site restoration measures area described in Exhibit A.1 in the application case file. Approximately 14 acres will be thinned of orchard species, inter-planted with native trees and shrubs, seeded with native ground covers, and cleared of invasive vegetation. These activities area depicted graphically on Exhibits C.10 and C.11.

Land Use History: City records indicate that no prior land use reviews have been conducted for this site.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on February 4, 2013.

1. Agency Review: Several Bureaus and agencies have responded to this proposal. Please see Exhibits E.1 through E.3 for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: Two written response were received from notified property owners in response to the proposal, requesting to be kept apprised of the final Decision. Please see Exhibits F.1 and F.2 for details.

ZONING CODE APPROVAL CRITERIA

33.430.250 Approval Criteria for Environmental Review

An environmental review application will be approved if the review body finds that the applicant has shown that all of the applicable approval criteria are met. When environmental review is required because a proposal does not meet one or more of the development standards of Section 33.430.140 through .190, then the approval criteria will only be applied to the aspect of the proposal that does not meet the development standard or standards.

Findings: The approval criteria which apply to replacement of the culverts with a bridge, and for removing structures from springs, seeps and streams, are found in Section 33.430.250 B Resource Enhancement. The applicant has provided findings for these approval criteria and BDS Land Use Services staff summarized them below.

33.430.250 B. Resource enhancement projects in resource areas of environmental zones, resource enhancement projects will be approved if the applicant's impact evaluation demonstrates that all of the following are met:

B 1. There will be no loss of total resource area;

Findings: The project and its benefits are described on pages 2 through 4 of this report, and in detail in Exhibit A.1 in the project case file. The project will create more resource area by removing a culvert and replacing it with a bridge over Wilkes Creek. The health of the creek will benefit by restoring portions of the streambank, removing concrete spring boxes, removing invasive vegetation, and planting native vegetation.

This project is a resource enhancement project with no planned loss of resource area. As demonstrated in the Impact Evaluation, Construction Management Plan and Restoration Plan, the project will substantially enhance local resources and functions. The restored stream resource area will grow by approximately 1,742 square feet at the culvert removal site, and 234 square feet at the spring box removal site. Invasive species management and native revegetation will restore a large portion of the site, including approximately 1.5 acres within the environmental zone.

Upon project completion, there will not be a total loss of resource area. Rather, total resource area will be increased and improved, and this criterion is met.

B 2. There will be no significant detrimental impact on any resources and functional values; and

Findings: The applicant described the construction management plan in the application case file (Exhibit A.1). Construction management techniques proposed by the applicant will minimize impacts to identified resources and functional values, as follows:

- Staging and stockpiling will occur outside the environmental zone.
- Access to structure removal sites will be via existing disturbance areas (roads, farm accessways and across a former barn site).
- All equipment operation and maneuvering will occur from upland sites; there is no planned mechanical activity within the stream or wetlands.
- Full protection of all native trees, and avoidance of root protection zones (or City Forester-modified zones), and use of construction fencing and root protection measures (e.g., wood chips).
- Sediment and erosion control devices will be installed and maintained throughout the construction process to prevent erosion or sedimentation.

The purpose of this project is to restore and enhance site resources and functional values. With the construction techniques proposed by the applicant, and with conditions that ensure temporary construction routes are returned to vegetated landscape following construction, this criterion can be met.

B 3. There will be a significant improvement of at least one functional value.

Findings: The project benefits and the enhancement plantings are described on pages 2 through 4 of this report. The applicant provides a more detailed description of how resources will be improved by the project, in Exhibit A.1 in the application case file. The project will restore Wilkes Creek and remove the most significant adverse impacts to the site's functional values: the culvert road crossing and the two concrete spring boxes. These actions will enhance key resource functions: food, water and cover for wildlife; groundwater recharge and discharge; sediment and erosion control; water quality protection; and surface water drainage.

The proposal also will increase the density and diversity of native plant species that will significantly enhance the vegetative cover of southern part of the site within the five year monitoring period (see also Exhibit C.10). Native plantings include 2,600 trees, 7,050 shrubs and a diverse mix of grasses and forbs. In addition, extensive management of invasive trees, vines and herbaceous vegetation will improve habitat conditions across the site.

Collectively, the restoration of Wilkes Creek and its headwater springs, combined with extensive native revegetation, will improve wildlife habitat, groundwater recharge and discharge, sediment and erosion control, microclimate amelioration, air and water quality protection, and surface water drainage functions. This criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to replace a culvert within Wilkes Creek with a pre-fabricated railroad flatcar bridge, restore streambanks, and remove concrete spring boxes from the creek. The applicants and the above findings have shown that the proposal meets the applicable approval criteria with conditions. Therefore, this proposal should be approved, subject to the following conditions.

ADMINISTRATIVE DECISION

Approval of an Environmental Review for:

- Replacing an existing culverted road crossing of Wilkes Creek with a bridge;
- Removing two existing spring boxes at the Wilkes Creek headwater; and
- Revegetating the area south of NE Klickitat Street with diverse native plants.

all within the Environmental Conservation overlay zone, and in substantial conformance with Exhibits C.3 through C.11, as signed and dated by the City of Portland Bureau of Development Services on **April 11, 2013**. Approval is subject to the following conditions:

- A. All permits: A BDS Site Development Permit is required (see attached Exhibit E.3).** Copies of the stamped Exhibits C.3 through C.11 from LU 12-215593 EN and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (building, grading, Site Development, erosion control, etc. These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, ***"Any field changes shall be in substantial conformance with approved Exhibits C.3 through C.11."***
- B.** Temporary construction fencing shall be installed according to Section 33.248.068 (Tree Protection Requirements), except as noted below. Construction fencing shall be placed along the Limits of Construction Disturbance for the approved development, as depicted on Exhibits C.6 and C.7 Construction Management Plans, or as required by inspection

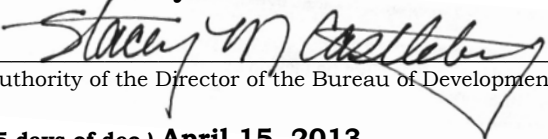
staff during the plan review and/or inspection stages.

1. No mechanized construction vehicles are permitted outside of the approved "Limits of Construction Disturbance" delineated by the temporary construction fence. All planting work, invasive vegetation removal, and other work to be done outside the Limits of Construction Disturbance, shall be conducted using hand held equipment.
- C.** A total of 2,600 native trees, 7,050 native shrubs and a diverse mix of native grasses and forbs selected from the *Portland Plant List* shall be planted over approximately 14 acres, in substantial conformance with Exhibits A.3 (see application case file), C.6, C.7, C.10 and C.11 Mitigation Plans (attached).
1. Plantings shall be installed between October 1 and March 31 (the planting season).
 2. Prior to installing required mitigation plantings, non-native invasive plants shall be removed from all areas within 10 feet of mitigation plantings, using handheld equipment.
 3. All mitigation and remediation shrubs and trees shall be marked in the field by a tag attached to the top of the plant for easy identification by the City Inspector/Landscape Professional. All tape shall be a contrasting color that is easily seen and identified.
- D. A BDS Zoning Permit** shall be required to document installation of the required mitigation plantings by March 31 of the following year.
- E.** Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

Note: In addition to the requirements of the Zoning Code, all uses and development must comply with other applicable City, regional, state and federal regulations.

This decision applies to only the City's environmental regulations. Activities which the City regulates through PCC 33.430 may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

Staff Planner: Stacey M Castleberry

Decision rendered by:  **on April 11, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) April 15, 2013

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 14, 2012, and was determined to be complete on January 22, 2013.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on December 14, 2012.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 22, 2013.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **April 15, 2013**.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final

decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

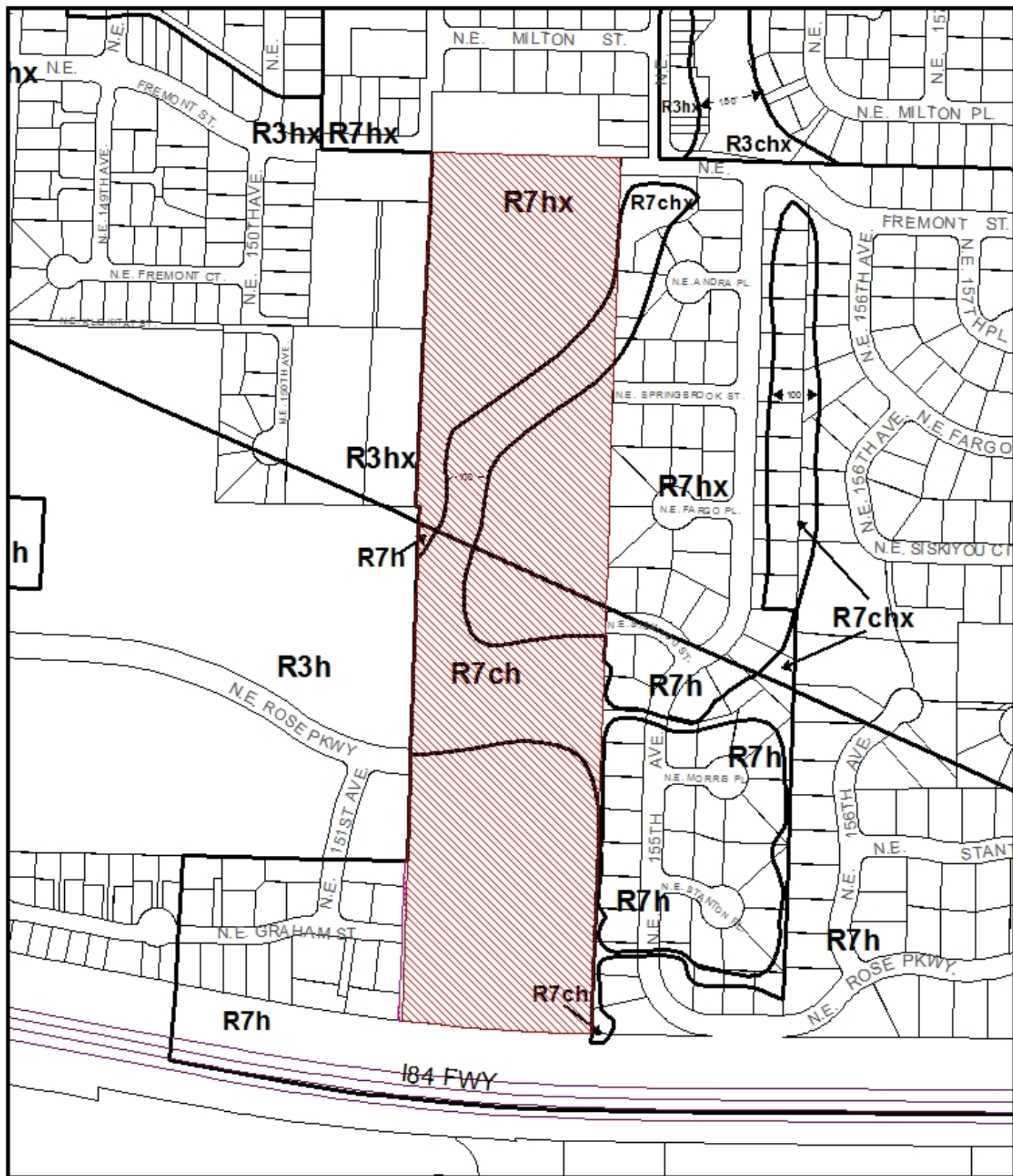
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
- B. Zoning Map (attached)
- C. Plans/Drawings: Figures No. 1 through No. 11
in 11x17-inch format in application case file.
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Site Development Review Section of BDS
 - 2. Bureau of Environmental Services
- F. Correspondence, requests for copies of Final Decision:
 - 1. Suzanne Taylor, 2803 NE 155th Avenue, Portland, OR 97230
 - 2. Charlotte Sharkey
 - 3. Rivercliff Estates
- G. Other: Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

 Site



NORTH

File No.	<u>LU 12-215593 EN</u>
1/4 Section	<u>2746</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N2E25 200</u>
Exhibit	<u>B (Dec 18, 2012)</u>

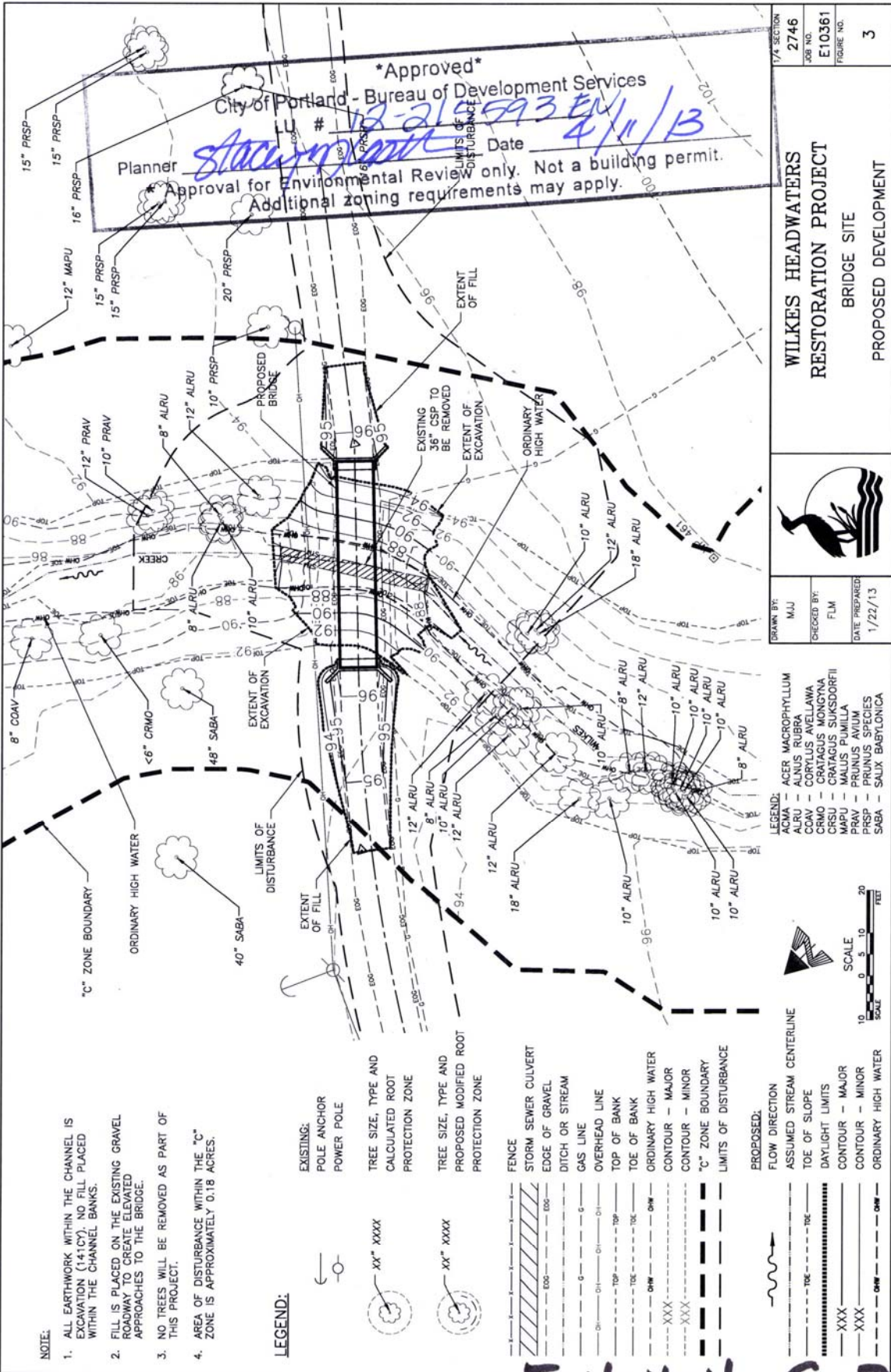


Exhibit C.3

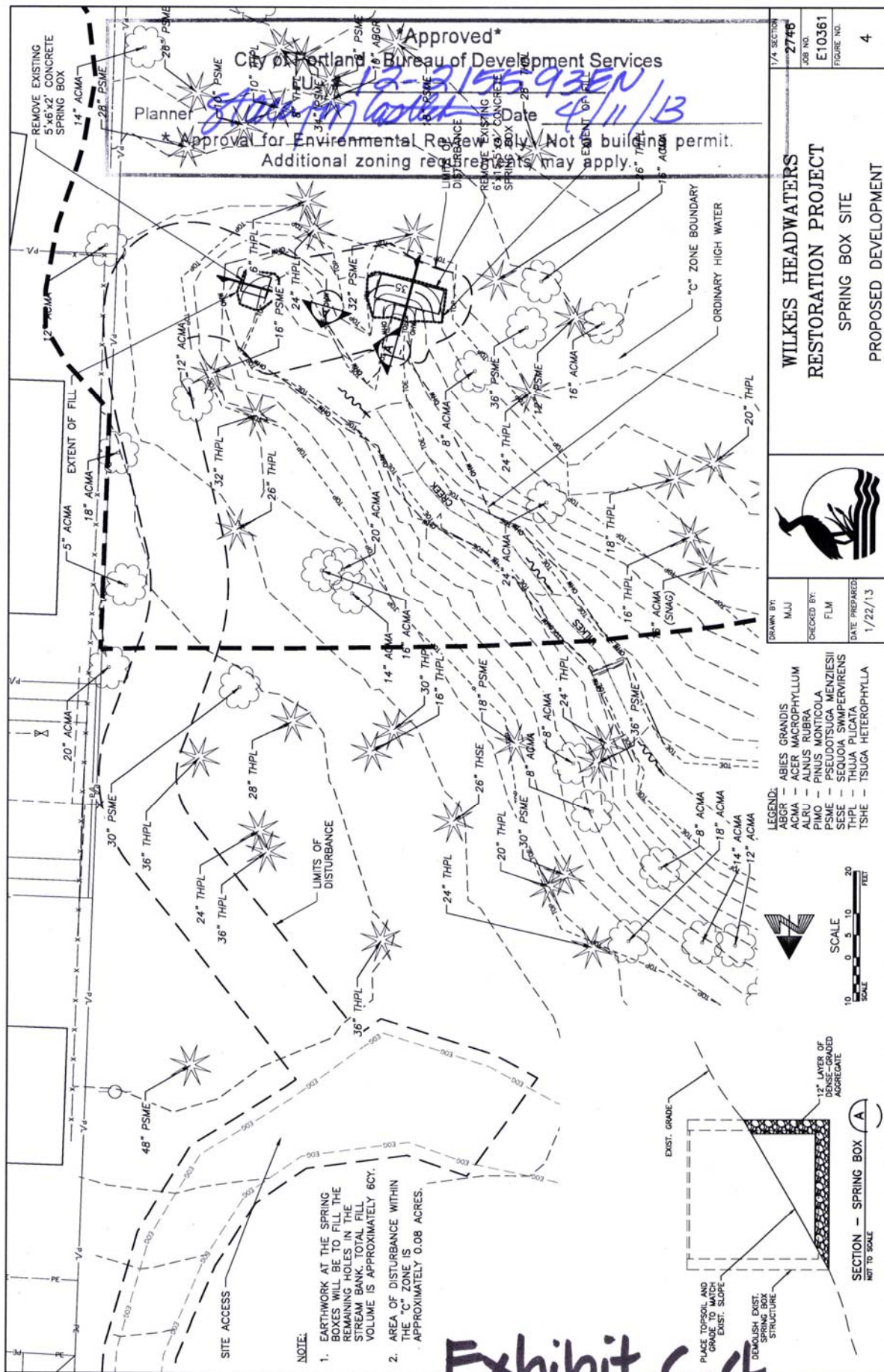
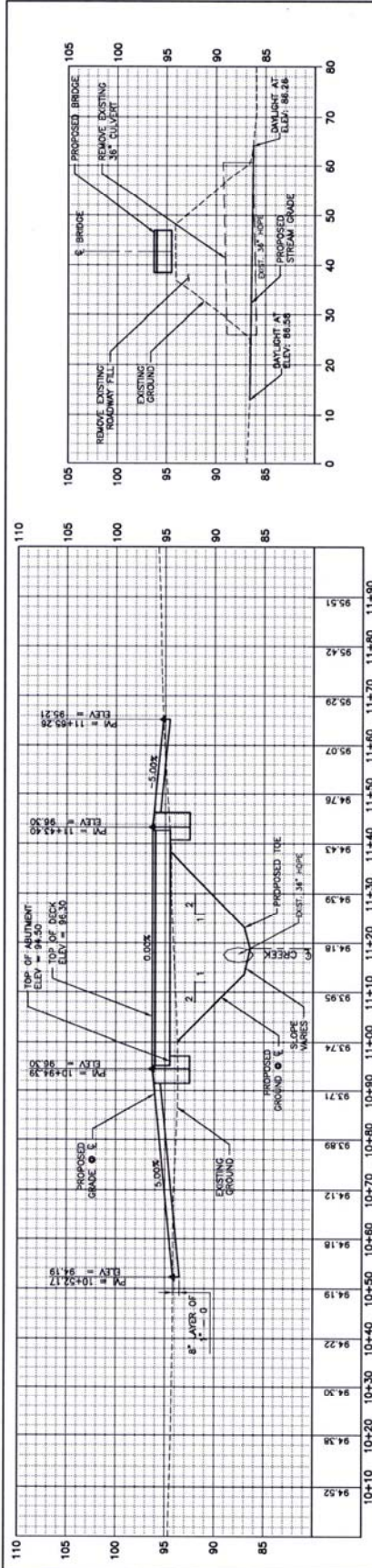


Exhibit C.4

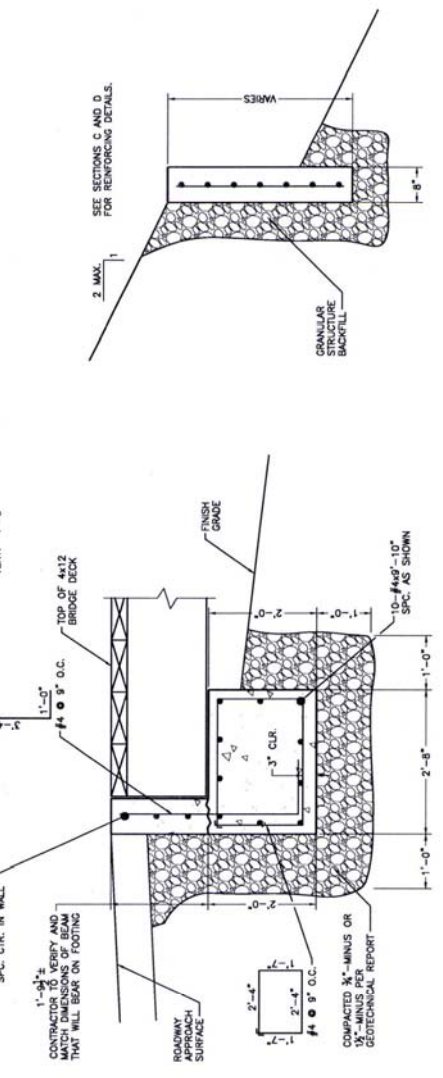


WILKES CREEK PROFILE

PROFILE:
HORIZ: 1"=10'
VERT: 1"=5'


ACCESS ROAD PROFILE

PROFILE:
HORIZ: 1"=10'
VERT: 1"=5'



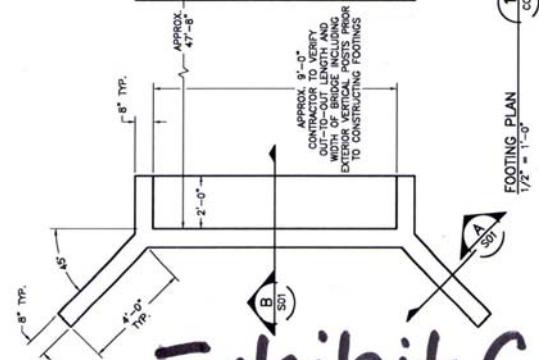
SECTION - WINGWALL A

SECTION - FOOTING B

		WILKES HEADWATERS RESTORATION PROJECT DETAILS		1/4 SECTION 2746 JOB NO. E10361 FIGURE NO.
DRAWN BY: MAJ		CHECKED BY: FLM		5
DATE PREPARED: 1/22/13		PROPOSED DEVELOPMENT		

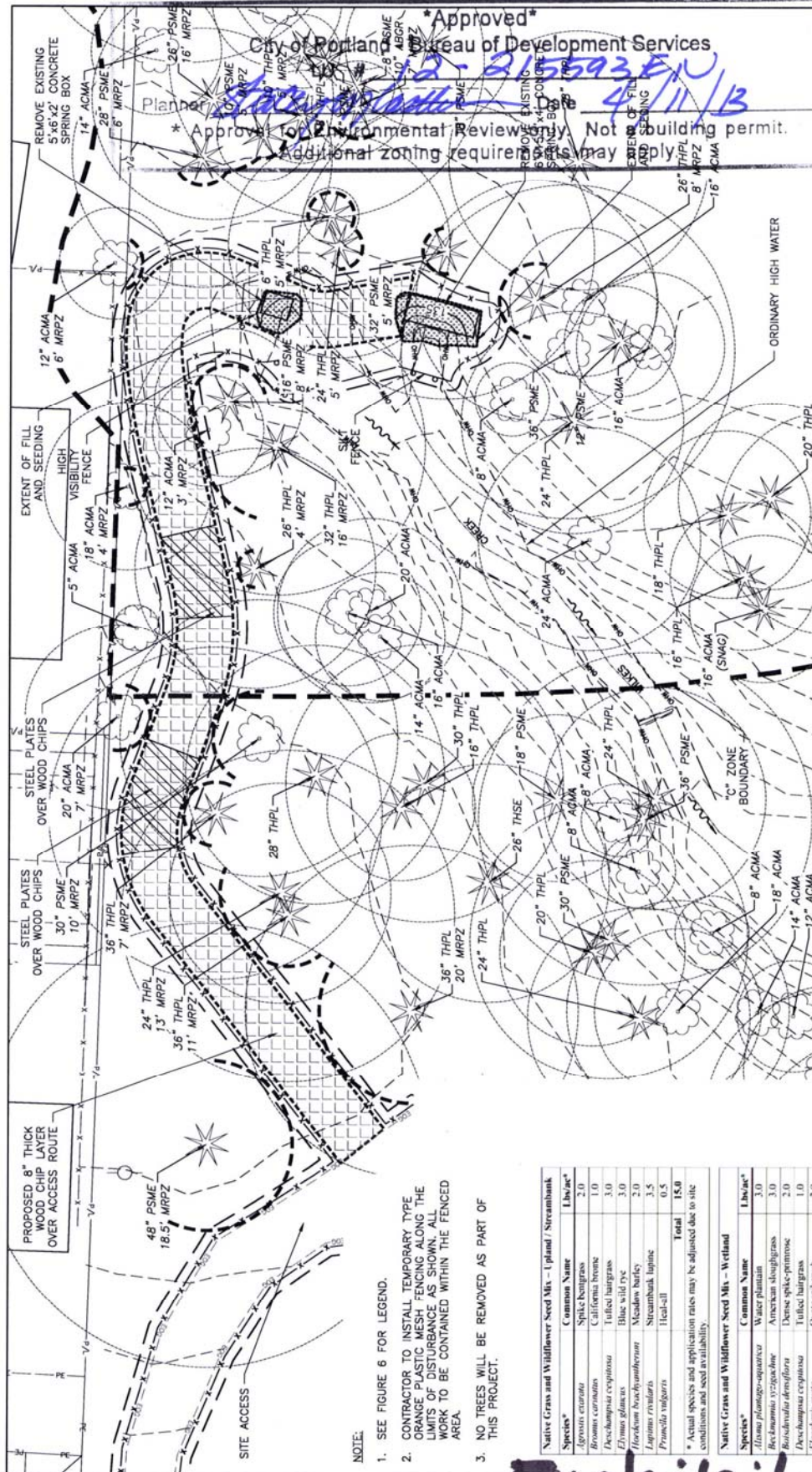


Approved
City of Portland - Bureau of Development Services
LU # 12-215593
Planner *Stacy M. Carter* Date *4/16/13*
* Approval for Environmental Review only. Not a building permit.
Additional zoning requirements may apply.



FOOTING PLAN
1/2" = 1'-0"

Exhibit C.5



NOTE:

1. SEE FIGURE 6 FOR LEGEND.
2. CONTRACTOR TO INSTALL TEMPORARY TYPE ORANGE PLASTIC MESH FENCE ALONG THE LIMITS OF DISTURBANCE AS SHOWN. ALL WORK TO BE CONTAINED WITHIN THE FENCED AREA.
3. NO TREES WILL BE REMOVED AS PART OF THIS PROJECT.

Native Grass and Wildflower Seed Mix - Upland / Streambank		
Species*	Common Name	Lbs/ac*
<i>Agrostis exarata</i>	Spice Broomgrass	2.0
<i>Bromus cernatus</i>	California Brome	1.0
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0
<i>Elymus glaucus</i>	Blue wild rye	3.0
<i>Hieracium bryanthroides</i>	Meadow buttercup	2.0
<i>Lupinus rivularis</i>	Streambank lupine	3.5
<i>Prunella vulgaris</i>	Heath-sill	0.5
	Total	15.0

* Actual species and application rates may be adjusted due to site conditions and seed availability.

Native Grass and Wildflower Seed Mix - Wetland		
Species*	Common Name	Lbs/ac*
<i>Alisma plantago-aquatica</i>	Water plantain	3.0
<i>Baccharis virgata</i>	American dogbane	3.0
<i>Butcher's broom</i>	Dense spike-pennone	2.0
<i>Deschampsia cespitosa</i>	Tufted hairgrass	1.0
<i>Elymus glaucus</i>	Oxeye spikerush	2.0
<i>Glyceria occidentalis</i>	Northwestern mangrass	4.0
<i>Rumex crispus</i>	Plantainleaf buttercup	1.0
<i>Proserpinaca gracilis</i>	Slender cinquefoil	1.0
	Total	17.0

* Actual species and application rates may be adjusted due to site conditions and seed availability.

LEGEND:
 ABGR - ABIES GRANDIS
 ACMA - ACER MACROPHYLLUM
 ALRU - ALNUS RUBRA
 PIMO - PINUS MONTICOLA
 PSME - PSEUDOTSUGA MENZIESII
 SESE - SEQUOIA SEMPERVIRENS
 THPL - THUJA PLICATA
 TSHE - TSUGA HETEROPHYLLA

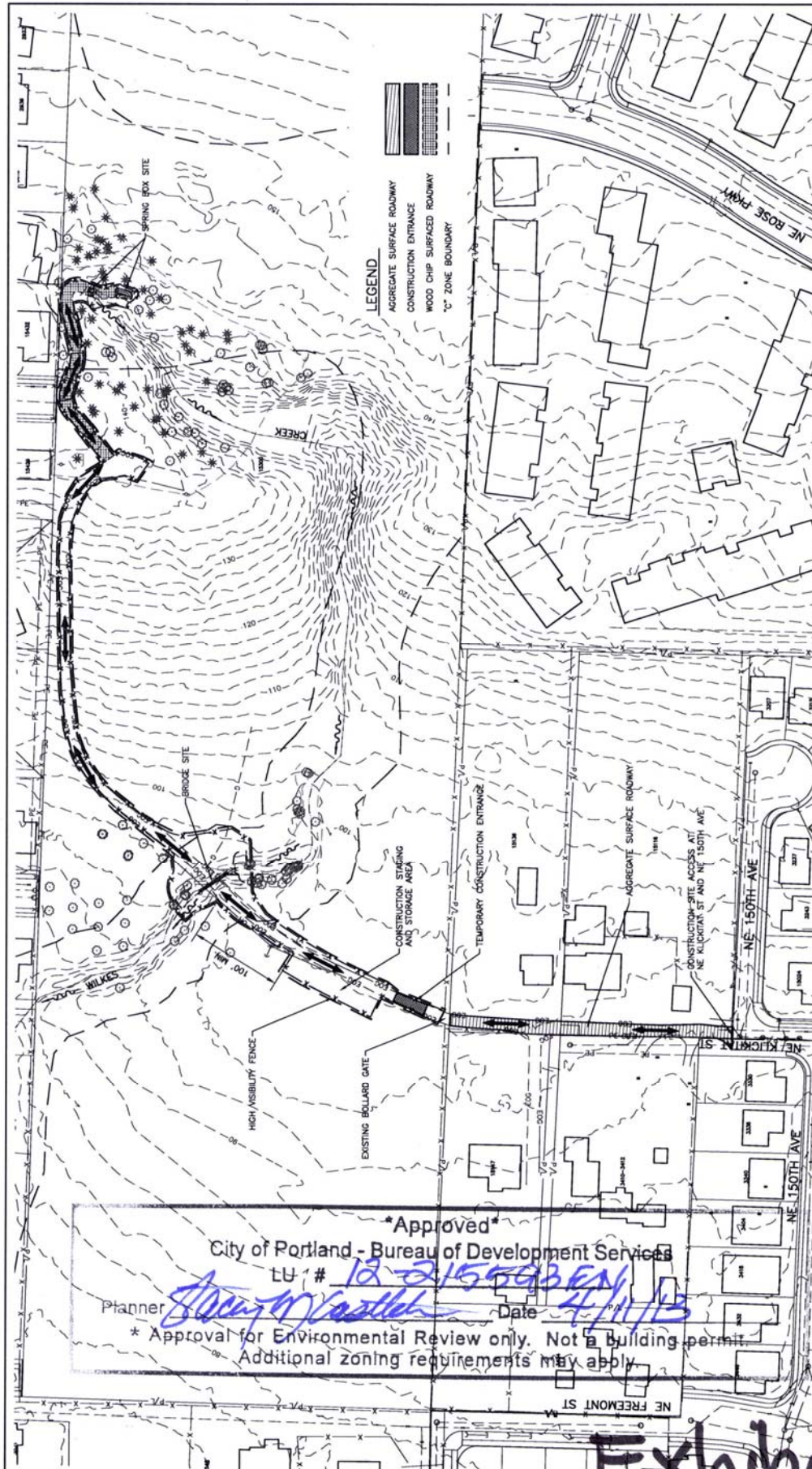
SCALE
 10' 0' 5' 0' 20' FEET



WILKES HEADWATERS
 RESTORATION PROJECT
 SPRING BOX SITE
 CONSTRUCTION MANAGEMENT

1/4 SECTION
 2746
 JOB NO.
 E10361
 FIGURE NO.
 7

City of Portland Bureau of Development Services
 Approved
 12-21593-EN
 4/11/13
 * Approval for Environmental Review only. Not a building permit.
 Additional zoning requirements may apply.



Approved

City of Portland - Bureau of Development Services

LU # 12-215593-EN






Planner Steve M. Walker Date 4/11/13

* Approval for Environmental Review only. Not a building permit.
Additional zoning requirements may apply.

Exhibit C.9

	WILKES HEADWATERS RESTORATION PROJECT CONSTRUCTION ACCESS PLAN	
	<small>1/4 SECTION</small> 2746	<small>JOB NO.</small> E10361
	<small>FIGURE NO.</small> 9	<small>DATE PREPARED</small> 1/22/13

<small>DRAWN BY:</small> MLJ	<small>CHECKED BY:</small> FLM
<small>SCALE</small> <div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px; position: relative;"> 50 100 </div> <div style="margin-left: 5px;"> <small>0 25 50 100</small> <small>FEET</small> </div> </div>	

Revegetation Zone	Oak Woodland	Bigleaf Maple Woodland	Riparian Forest	Mixed Coniferous-Deciduous (establishment)	Mixed Coniferous-Deciduous (enhancement)
Trees					
# Acre' Spacing' 100% Deciduous 0% Coniferous	50 30 ft. 100%	60 25 ft. 100%	400 11 ft. 85%	400 11 ft. 40%	100 20 ft. 40%
Shrubs					
# Acre' Cluster Spacing' 20% Large Medium Shrub 80% Small-Medium Shrub	250 3/10 45 ft. / 40 ft. 20%	400 3/5 40 ft. / 25 ft. 80%	800 3/5 35 ft. / 20 ft. 90%	600 3/5 40 ft. / 25 ft. 85%	400 3/5 30 ft. / 20 ft. 65%
Typical Planting Schematic					
Random arrangement (not grid) Space off existing vegetation 50 ft. x 50 ft.					

Notes: 1. Average and Approximate 2. Of like species Large / Small-Medium 3. Between clusters 4. Relative tree at maturity

Legend



Exhibit C.11


Approved

City of Portland - Bureau of Development Services

LU # 12-215593 EN

Planner *Shawn M. Catterberry* Date *4/11/13*

* Approval for Environmental Review only. Not a building permit.
Additional zoning requirements may apply.

DRAWN BY: MJJ CHECKED BY: FLM DATE PREPARED: 1/22/13		WILKES HEADWATERS RESTORATION PROJECT GRAPHIC PLANTING SCHEME	
		1/4 SECTION	2746
		JOB NO.	E10361
		FIGURE NO.	11



City of Portland, Oregon
Bureau of Development Services
Site Development
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Land Use Review Response
Site Development Section, BDS

To: Stacey Castleberry, LUR Division
From: Jason Butler-Brown, Site Development (503-823-4936)

Location/Legal: TL 200 20.66 ACRES FARM DISQUAL 2006-2010; 19.66 ACRES; \$114;232.5
ADDITIONAL TAX, SECTION 25 1N 2E
Land Use Review: LU 12-215593
Proposal: Resource enhancement review to restore native habitat and hydrologic conditions within
Wilkes Headwaters Park
Quarter Sec. Map: 2746
Date: April 1, 2013

Site topography. It is moderately sloping with steep slopes adjacent to Wilkes Creek.

Geotechnical. A geotechnical engineering report will be required at the time of building permit for the proposed bridge structure.

Please direct questions to Jason Butler-Brown, at 503-823-4936.

Potential Landslide Hazard Area. The site is not located in the Potential Landslide Hazard Area.

Applicant: It may be determined that additional geotechnical information is required following our review of the building permit application.

Floodplain. Wilkes Creek is an unmapped or unidentified watercourse and is not mapped within the 100-year floodplain by FEMA. The creek is subject to Section 24.50.050 of the Portland City Code. The flood protection elevation shall be the base flood elevation plus two feet of freeboard. The width of the floodway shall not be less than 15 feet. The floodway boundary, flood fringe boundary, and based flood elevation data shall be based upon watercourse geometry, slope, channel roughness, effect of obstructions, backwater and other factors which affect flood flow.

The proposed project includes work in the floodway. As outlined in Section 24.50.060.D, encroachments into the floodway by development (including fill) is prohibited unless it is demonstrated by a hydraulic analysis that the development will result in no increase in the base flood elevation.

The creek restoration work, including grading, planting, and the construction of the spring box, will not require a permit from the Bureau of Development Services because this storm sewer system work will be performed under plans and specifications prepared by the BES Chief Engineer. It will be the responsibility of BES to verify that the proposed work in the floodway results in no-rise in the 100-year flood elevations.

The proposed bridge does not qualify as a stormwater facility and will therefore require a building permit from the Bureau of Development Services. The proposed plans show that the bridge structure is located outside of the floodway.

It is the responsibility of the applicant to provide a correct delineation of the floodplain boundaries.

Applicant: Site Development is the department that will review projects for compliance with Chapter 24.50 requirements at the time of plan review. This chapter can be found on the BDS web site at www.portlandonline.com/bds.

Stormwater discharge and treatment.

The Bureau of Environmental Services will review the project for conformance to the 2008 Stormwater Management Manual. Site Development has no concerns with the slope/building setbacks.

Erosion control. Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Full compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer of the land division and the builders of structures on the individual lots. Please refer to the City of Portland *Erosion and Sediment Control Manual* for additional information regarding erosion and sediment control requirements.

Erosion control requirements found in Title 10, apply to both site preparation work and development. The project area meets the criteria specified in City Code 10.30.030 as a Special Site with additional requirements for erosion, sediment and pollution control. An erosion control plan prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or State of Oregon registered professional engineer will be required at the time of permit. Special inspections by the CPESC or P.E. may be required during construction.

DEQ permit required: A 1200-C permit from the Oregon Department of Environmental Quality is required for construction activities including clearing, grading, excavation, and stockpiling that will disturb one or more acres and may discharge to surface waters or conveyance systems leading to surface waters of the state.

Site Development reviewed the erosion control plan for the proposed bridge work within the Environmental Zone and takes no exceptions to the proposed plan.

As noted above, the restoration work will be performed under the authority of the BES Chief Engineer and therefore is exempt from any permitting requirements of Chapter 24 of the Municipal Code pursuant to Sections 24.10.030 and 24.10.070 A. As such, pursuant to Section 10.10.030 A.3, ground-disturbing activity that is not permitted by the Bureau of Development Services is regulated by the Bureau of Environmental Services. Please consult the BES response for comments regarding erosion and sediment control.

Applicant: In cases of environmental reviews, the erosion control plan will be reviewed as part of the land use review submittal (a performance guarantee is not required for common greens). Additional erosion control requirements may be required at the time of plan review.

Construction management plan. A construction management plan must be submitted for all environmental reviews.

Site Development reviewed the construction management plan and takes no exceptions to the proposed work in the environmental zone associated with the proposed bridge construction.

Applicant: In cases of environmental reviews, the construction management plan will be reviewed as part of the submittal. Compliance with the plan is required when construction commences.

Site Development has no objections to the approval of this land use review and requests no conditions of approval.