



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

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www.portlandoregon.gov/bds

Date: November 24, 2015
To: Interested Person
From: Stacey Castleberry, Land Use Services
503-823-7586 / Stacey.Castleberry@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-120152 EN

GENERAL INFORMATION

Applicant: Oregon Parks and Recreation Department
Attn: Scott Stewart
725 Summer Street NE, Suite C
Salem, OR 97301

Oregon Parks and Recreation Department
Attn: Scott Stewart
1645 NE Forbes Road, Suite 112
Bend, OR 97701

Site Address: 11321 SW TERWILLIGER BLVD

Legal Description: TL 1300 5.47 ACRES, SECTION 34 1S 1E; TL 1500 5.56 ACRES, SECTION 34 1S 1E; TL 200 158.16 ACRES, SECTION 34 1S 1E; TL 2500 4.99 ACRES, SECTION 34 1S 1E

Tax Account No.: R991340010, R991340350, R991340420, R991340440, R991340350
State ID No.: 1S1E34BD 01300, 1S1E34BD 01500, 1S1E34 00200, 1S1E34BA 02500, 1S1E34BD 01500

Quarter Section: 4129 4029 4229

Neighborhood: None

Business District: None

District Coalition: None

Plan District: None

Other Designations: Resource Site 123, *Southwest Hills Resource Protection Plan*
Potential Landslide Hazard Area

Zoning: OScp
Base zone: Open Space (OS); Overlay zones: Environmental Conservation (c), Environmental Protection (p)

Case Type: EN – Environmental Review

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

Proposal: The Oregon Parks and Recreation Department proposes necessary improvements to the existing Natural Center parking loop, including trail sections that connect to the parking, within Tryon Creek State Park. The park is entirely within the watershed of Tryon Creek, a tributary of the Willamette River. Because of the predominantly undeveloped and forested conditions surrounding the fish bearing stream system, the park is highly regarded as a valuable urban natural area and open space resource.

Currently, the parking is configured as an elongated drive aisle loop with parking spaces along both long sides of the loop. Functionally, parking occurs not only in the designated parking spaces, but also along much of the drive aisle shoulder when designated spaces are full. (When the drive aisle shoulder and the designated spaces are full, overflow also occurs in the nearby equine lot.) Consequently, parking along the shoulders does not allow enough room for safe passage of emergency response vehicles.

This project will realign a portion of the drive aisle and formalize the shoulder parking to allow safe emergency vehicle passage. The additional designated parking will increase the total capacity to a level closer to actual current use during typical peak use periods, with overflow continuing to occur in the equine lot. A portion of the asphalt trail system leading from the parking loop toward the Nature Center will be replaced, and the asphalt trail leading to the picnic shelter will be overlaid with new asphalt.

New and redeveloped impervious surfaces will be designed to sheet flow runoff to the existing vegetated filter strips. Permeable pavers will be used along the drive aisle shoulders for parking surfaces. Paver areas will be sloped towards existing vegetated areas to provide an escape route for runoff that exceeds the permeable paver design capacity.

The project will involve removal of some trees at the parking loop edges, some of which have been identified as hazard trees. Mitigation for removed trees and their functional values will occur with native tree and shrub plantings in excess of mitigation requirements in the City's Code.

The proposed improvements to the Natural Center parking loop and trail sections that connect to the parking are located within the Environmental Protection (p) overlay zone. Some of the project elements are exempt from the regulations of Zoning Code Chapter 33.430: according to section 33.430.080.C.1 the proposed pavement overlay, roadway replacement (where size is not increased), replacement of the storm drain culvert in kind, replacement of the drinking fountain pad, and replacement of the AC trail, is work exempt from Chapter 33.430 regulations. Applicable standards in Zoning Code sections 33.430.140 must be met to allow the other proposed work to occur by right. If the standards are not met, an Environmental Review is required. In this case, not all standards can be met; therefore, the work must be approved through a Type Ix Environmental Review. In addition, parking lot landscape requirements (Chapter 33.266 and 33.248) must be met.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The City has determined that ORS 195.125 and OAR 660-034-0030 apply to the project. ORS 195.125 restricts the City to clear and objective siting criteria. Therefore, the only relevant approval criteria for the proposed modifications to existing parking areas are:

- [Section 33.430.250.F 5-8](#). Other development in the Environmental Protection zone

ANALYSIS

Description of the Site: The proposed project site is located entirely within Tryon Creek State Park, located in southwest Portland between SW Boones Ferry Road and SW Terwilliger Boulevard in the City of Portland, Multnomah County, Oregon. A portion of the park is located in the City of Lake Oswego. Tryon Creek State Park is managed by the Oregon State Parks as a day use area with hiking, biking and horse trails. Recreational activities also include wildlife and bird watching, nature programs and interpretive tours. Tryon Creek State Park is a 169-acre natural day-use park located between Portland and the City of Lake Oswego. Residential development surrounds the Park. SW Terwilliger Boulevard borders the Park to the east and numerous local streets and residential development border the site to the west. The park entrance road extends from Terwilliger Boulevard a short distance before terminating at the Nature Center parking loop. This is the only road into the Park's interior. Road access to the equine parking lot, maintenance area and manager's residence extends from the entrance road at its intersection with the Nature Center parking loop.

The Park is dominated by the V-shaped canyon of Tryon Creek, formed by the east slope of Mt. Sylvania and west slope of Palatine Hill. The canyon was logged in the 1880's and has regrown naturally into a mixed stand of mature red alder, Douglas fir, bigleaf maple and Western red cedar. The forest is comprised of approximately 70 percent conifers and less than 30 percent deciduous trees. Significant environmental features within the project site include Tryon Creek which flows north through the project area.

Adjacent properties generally located along SW Terwilliger Boulevard and SW Boones Ferry Road have single family residential land uses (R10/R20 zoning designations).

Zoning: The zoning designation on the site is Open Space (OS), with Environmental Conservation ("c"), and Environmental Protection ("p") overlay zones (see zoning on Exhibit B). The OS base zone is intended to preserve public and private open and natural areas to provide opportunities for outdoor recreation and a contrast to the built environment, preserve scenic qualities and the capacity and water quality of the stormwater drainage system, and to protect sensitive or fragile environmental areas.

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 separate areas throughout the City. Environmental resources and functional values present in environmental zones are described in environmental inventory reports for these respective study areas.

The site is located in the *Southwest Hills Resource Protection Plan* as Resource Site 123, Tryon Creek State Park. Resource Site 123 received a wildlife habitat score of 86, the highest score in the planning area. Tryon Creek, the principle drainage, its tributaries and adjacent forest cover are of high significance. Listed resources and functional values include fish and wildlife, fish and wildlife habitat, open space, forests, groundwater recharge, perennial creeks, wetlands, scenic and aesthetic views, education and recreation.

Wildlife, plant, animal and fish habitat inventories have been conducted for Tryon Creek State Park since 1987. Over 80 species of birds and small mammals including beaver live in the Park. The sensitive pileated woodpecker also inhabits the area. Uncommon native plant species include the western wahoo and Pacific yew.

Land Use History: City records indicate that prior land use reviews have been conducted for this site. They include:

None of those land use reviews have direct bearing on the current proposal.

- LU 02-135752 EN to construct a 900 square-foot, general-purpose/classroom addition to the existing Tryon Creek Nature Center building and review an unauthorized removal of two native trees.
- LU 07-109481 EN to improve approximately two miles of native trout and lamprey habitat by placing fifteen brush check-dams in several Tryon Creek tributaries to improve water quality and decrease source sediment.
- LU 08-119509 EN to create fish habitat by removing an existing culvert and its associated fill; to recreate a new streambed and banks using gravel, large wood and native plants; and to install a bridge over the new streambed.
- LU-11-117903 EN to stabilize eroding streambanks, enhance wetlands and streams, and provide protection of sanitary sewer pipes.

None of those land use reviews have direct bearing on the current proposal.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on September 1, 2015.

1. Agency Review: Two city Bureaus responded to this proposal. Please see Exhibits E.1 and E.2 for details. BES provided general comments on sanitary sewer infrastructures and project consistency with stormwater regulations, as well as activities permitted within sewer easements. They require a detailed utility plan at permit time. BDS Site Development provided general comments on erosion control.

2. Neighborhood Review: No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

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: As noted on page 2 of this report, the approval criteria which apply to the proposed parking area improvements are found in Section 33.430.250. F.5 through F.8. The applicant has provided findings for these approval criteria and BDS Land Use Services staff have revised these findings or added conditions, where necessary to meet the approval criteria.

33.430.250.F. Other development in the Environmental Protection zone. In Environmental Protection zones the applicant's impact evaluation must demonstrate that all of the following are met:

- 5. There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed;**

Findings: This approval criterion requires the protection of resources outside of the proposed disturbance area from impacts related to the proposal, such as damage to vegetation, erosion of soils off the site, and downstream impacts to water quality and fish habitat from increased stormwater runoff and erosion off the site. The applicant's construction management plan (CMP) is summarized below.

Disturbance associated with construction, including staging, tree removal, and materials and equipment storage, is proposed to be confined to the defined disturbance zone as shown on the submitted construction management site plan. Orange construction fencing is proposed to be placed along the boundary of the disturbance area prior to construction to ensure that disturbance does not occur beyond the boundary. As needed, additional areas for staging, and equipment and material storage will be available in the nearby equine parking lot and park maintenance yard, thereby avoiding impacts from these activities on surrounding undisturbed areas. Specific measures for tree protection at the edges of the disturbance zone are outlined in the Tree Protection Plan, and include tree protection fencing placed around the defined root protection zone for each tree to be protected.

Measures to control runoff, filter sediment and prevent erosion during construction are proposed to include the use of sediment control fencing, inlet (catch basin) protection, and timing construction to avoid wet weather. Construction is scheduled to occur predominantly during the summer season when the lack of rainfall reduces the chances of runoff, erosion and sedimentation while construction is in process. If construction must occur during wet weather, best management practices will be implemented to control any erosion.

New and redeveloped impervious surfaces will be designed to disperse runoff by sheet flow to existing vegetated filter strips, to prevent runoff into undisturbed areas. Permeable pavers will be used for parking spaces along roadway shoulders and will provide some stormwater detention and infiltration. Areas developed with pervious pavers will be sloped towards vegetated areas to provide an escape route for runoff that exceeds the permeable paver design capacity.

City bureaus who administer city stormwater and erosion control regulations (BES and BDS Site Development, respectively), have indicated no concerns with the applicant's proposal (see Exhibits E.1 and E.2 for details).

The Oregon Parks and Recreation Department (OPRD) consults with its own Wildlife Biologist regarding the timing of construction in order to avoid the nesting season of any potentially affected bird species near the project site.

The CMP will be effective because it provides realistic limits to disturbance while containing the necessary elements (e.g., highly visible construction fencing, a workable erosion control plan, stormwater management and tree protection) and it is apparent that the applicant has carefully thought through the potential impacts of construction activities on the property. For these reasons, the proposed CMP (Exhibits C.14 through C.17) will provide protection for the resources and values in areas designated to be left undisturbed. Therefore, this criterion is met.

6. The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for;

Findings: The mitigation plan included with the application describes how the loss of tree cover and associated values at the edges of the project site will be compensated for by planting of native trees and shrubs.

Construction activities will impact roughly 12,200 square feet of vegetated forest area consisting mostly of sword fern, thimbleberry, Oregon grape, Indian plum, & beaked hazelnut plant material and maple, fir, and alder trees. Native plant species from the city of Portland Plant List will be planted throughout the construction disturbance area. An approximately 8,500-square foot area northwest of the proposed construction area will also be cleared of nuisance plants and replanted with native species from the Portland Plant List as part of the proposed mitigation. Nuisance plant removal is proposed to comply with the requirements of 33.430.140.L, Nuisance Plants, and these requirements are reflected on the submitted nuisance plant removal plan. Proposed

mitigation plantings and nuisance plant removal will result in roughly 14,800 square feet of forest area enhanced as part of this application. This effort will become a small part of a larger 15 acre restoration project currently underway within the park.

OPRD intends to complete parking loop construction during the summer season. Mitigation plantings will occur in late winter, within six months following the completion of parking loop construction. Proposed mitigation for removal of 10 trees (8 trees between 12 and 20 inches in diameter, and two, 20-inch trees) and other vegetation in the disturbance area consists of 34 trees and 85 shrubs, consistent with Table 430-3 of Title 33.

Planting operations will be completed by the construction contractor, and will be overseen and inspected by qualified OPRD Stewardship (Natural Resources) staff. The contractor will be responsible for replacement of unsuccessful plantings immediately following the first spring survey (discussed below).

Monitoring for plant survival will be the responsibility of park staff and will occur each spring. Following initial plant replacement as needed, subsequent plant replacement will be the responsibility of park staff. In evaluating unsuccessful plantings, park staff will consult with OPRD Stewardship staff in considering possible reasons for plant mortality including whether different native species (on the City's native plant list) are better suited to site-specific conditions.

The proposed Mitigation Plan (Exhibits C.18 through C.20) will be installed and maintained under the regulations outlined in Section 33.248.040.A-D (Landscaping and Screening). A monitoring plan is described above and will ensure survival of all proposed mitigation plantings. To confirm maintenance of the required plantings for the initial establishment period, the applicant will be required to have the plantings inspected two years after plantings are installed.

The proposed mitigation plan offsets construction impacts and meets the requirements of 33.430.140.L and M, which address nuisance plant removal and tree replacement, and includes a plan for ongoing monitoring of new plantings and replacement of failed plantings. With conditions to ensure that plantings required for this Environmental Review are maintained and inspected, this criterion can be met.

7. Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and

Findings: The mitigation area is entirely within the Tryon Creek watershed, and entirely within the Portland city limits. Therefore, this criterion is met.

8. The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.

Findings: Mitigation for significant detrimental impacts will be conducted on the same site as the proposed development, which is within the boundaries of Tryon Creek State Natural Area. This area is owned by the Oregon Parks and Recreation Department. 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.

Zoning Code Section 33.266.130.G.3 requires at least 45 square feet of interior landscaped area for each parking space. These standards must be shown to be met at the time of permit review for both the east lot and the west parking areas.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process, based on other City Titles, as administered by other City service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical requirements applicable to this proposal. This list is not final, and is subject to change when final permit plans are provided for City review.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire
Transportation	Title 17 - Transportation System Plan	503-823-5185 www.portlandonline.com/transportation
Development Services	Titles 24 - Building Code, Erosion Control, Flood plain, Site Development	503-823-7300 www.portlandonline.com/bds

CONCLUSIONS

The applicant proposes to realign a portion of the Tryon Creek State Park Nature Center parking loop, and formalize shoulder parking. The applicant also proposes to replace a portion of the asphalt trail system leading from the parking loop toward the Nature Center, and to overlay the asphalt trail leading to the picnic shelter with new asphalt. The proposal includes removal of some trees at the parking loop edges, as well as nuisance plant removal and mitigation plantings.

Following construction, disturbed areas will be restored and replanted with native riparian species. The applicant has responded to the applicable environmental review approval criteria with findings that clearly demonstrate that the proposal meets the criteria. Therefore, this proposal should be approved.

ADMINISTRATIVE DECISION

Approval of an Environmental Review for:

- Realignment of a portion of the Nature Center parking loop;
- Addition of formalized shoulder parking;
- Replacement of a portion of the asphalt trail system leading from the parking loop toward the Nature Center;
- Addition of a layer of new asphalt over the asphalt trail leading to the picnic shelter;
- Remove 10 trees near the edges of the parking loop;
- Restoration of disturbed areas after construction.

all within the Environmental Protection overlay zone, and in substantial conformance with Exhibits C.9 through C.20, as approved by the City of Portland Bureau of Development Services on **November 19, 2015**. Approval is subject to the following conditions:

A. A BDS construction permit may be required for the proposed construction

activities, and a BDS Zoning Permit is required for inspection of required parking lot landscaping, and mitigation plantings. Copies of the stamped Exhibits C.9 through C.20 from LU 15-120152 EN and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (building, Zoning, grading, Site Development, erosion control, etc. See "Other Technical Requirements" listed above). 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 LU 15-120152 EN Exhibits C.9 through C.20."***

1. As part of any permit application, the applicant shall provide landscape plans showing that parking lot landscaping complies with parking lot landscaping standards in the Zoning Code, for review and approval by BDS P&Z staff.
2. As part of any permit application, the applicant shall provide a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management that meets the requirements of the version of the SWMM that is in effect at the time permit applications are submitted, for review and approval by BES staff.

Construction Permits shall not be finalized until a BDS Zoning Permit is obtained and finalized for inspection of mitigation plantings required in Condition C below.

- B. Temporary construction fencing shall be installed according to tree protection measures in Title 11 Tree Code, chapter 11.60, except as specified below. Temporary, 4-foot high, construction fencing shall be placed along the Limits of Construction Disturbance for the approved development, as depicted on Exhibits C.14, C.15, and C.16 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.
 2. The applicant's certified arborist shall be present on the site during construction to ensure trees are protected as shown on Exhibits C.14 and C.15.
- C. The applicant shall obtain a BDS Zoning Permit for approval and inspection of a mitigation plan for a total of 34 trees, 85 shrubs, and 14,809 square feet of native ground covers, in substantial conformance with Exhibits C.18, C.19, and C.20 Mitigation Plans. Any plant substitutions shall be selected from the *Portland Plant List*, and shall be substantially equivalent in size to the original plant.
 1. Permit plans shall show the approximate location of the trees, shrubs and ground covers required by this condition to be planted in the mitigation area and labeled as "new required landscaping". The plans should illustrate a naturalistic arrangement of plants and should include the location, species, quantity and size of plants to be planted.
 2. Plantings shall be installed between October 1 and March 31 (the planting season).
 3. 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.
 4. 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. All tape shall be a contrasting color that is easily seen and identified.
 5. After installing the required mitigation plantings, the applicant shall request inspection of mitigation plantings and final the BDS Zoning Permit.
- D. **The land owner shall maintain the required plantings** for two years to ensure survival and replacement. The land owner is responsible for ongoing survival of required plantings during and beyond the designated two-year monitoring period. The landowner shall:

1. Obtain a Zoning Permit for a final inspection at the end of the 2-year maintenance and monitoring period. The permit must be finalized no later than 2 years from the final inspection for the installation of mitigation planting, for the purpose of ensuring that the required plantings remain. Any required plantings that have not survived must be replaced.
- 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.

Staff Planner: Stacey Castleberry

Decision rendered by: , **November 19, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 24, 2015

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.

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 February 17, 2015, and was determined to be complete on August 14, 2015. *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 February 17, 2015.

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: December 12, 2015.**

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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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 **November 24, 2015**.

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 503-823-7617.

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.

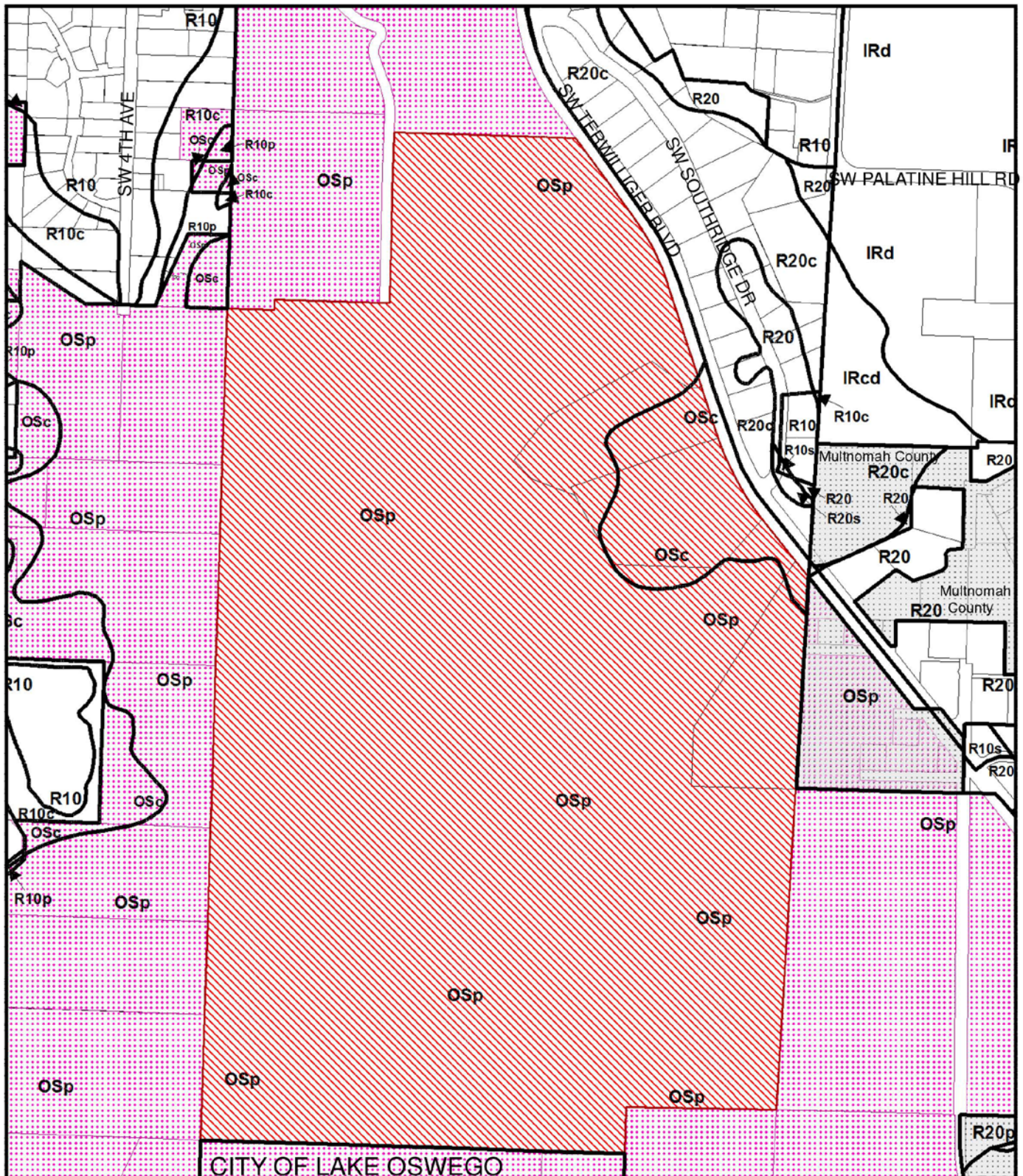
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1.-8. Existing Conditions Site Plans

9. Paving Plan
 10. Paving Plan
 11. Development Plan (attached)
 12. Development Plan (attached)
 13. Development Plan (attached)
 14. Construction Plan (attached)
 15. Construction Plan (attached)
 16. Construction Plan (attached)
 17. Construction Plan (attached)
 18. Mitigation Plan (attached)
 19. Mitigation Plan (attached)
 20. Mitigation Plan (attached)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Site Development Review Section of BDS
- F. Correspondence: None Received
- G. Other:
1. Original LU Application
 2. BDS Early Assistance memo
 3. Incomplete Letter

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).

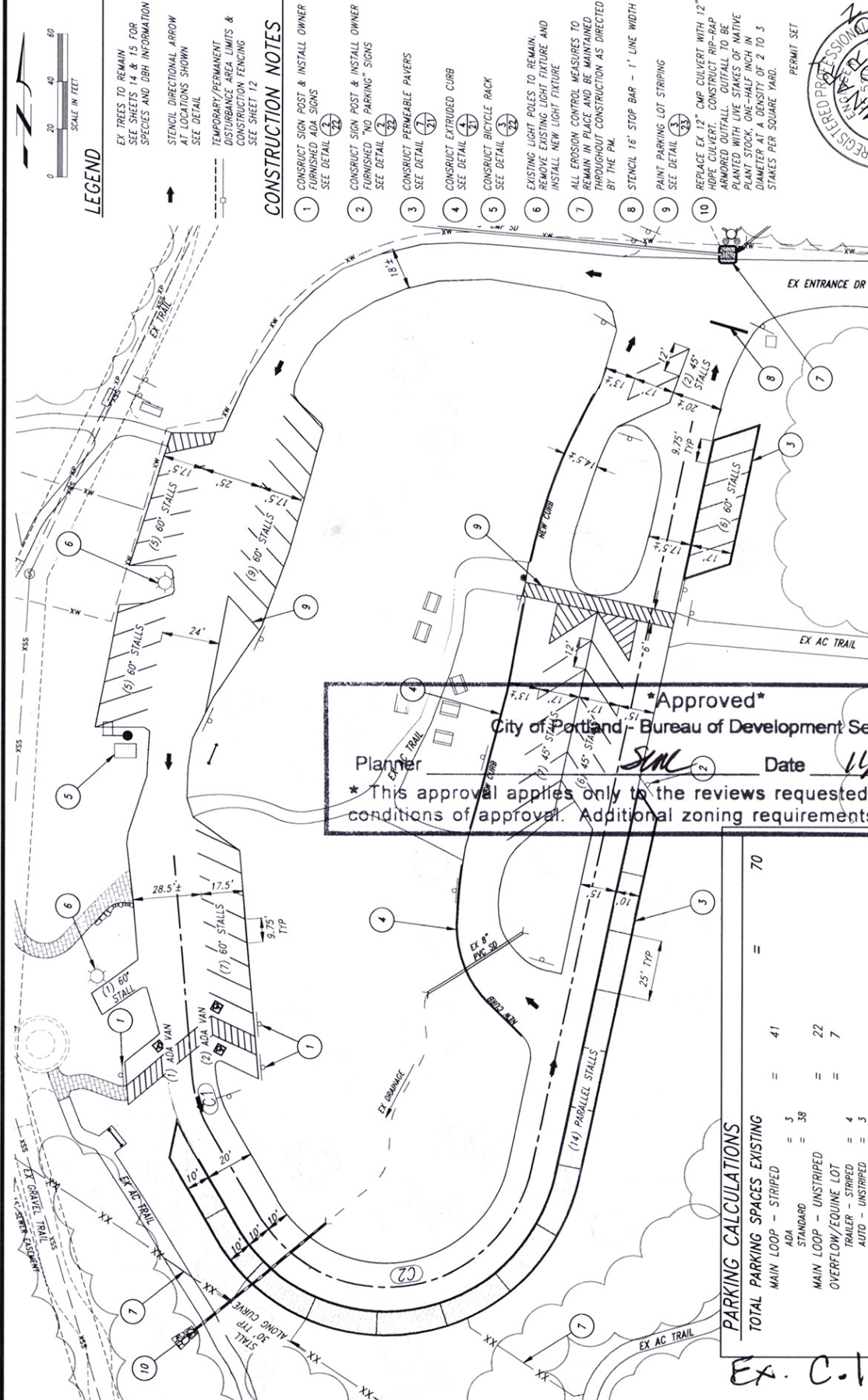


ZONING

- Site
- Also Owned Parcels



File No.	LU 15-120152 EN
1/4 Section	4129, 4029, 4229
Scale	1 inch = 500 feet
State_Id	1S1E34 200
Exhibit	B (Aug 28, 2015)



CURVE TABLE				
CHORD LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	DELTA
23.85"	55000	23.66"	N17° 13' 48.26"W	024.8470
149.72"	62000	115.90"	N81° 10' 04.26"E	138.3583

PARKING CALCULATIONS			
TOTAL PARKING SPACES EXISTING			
MAIN LOOP	STRIPED	=	41
ADA		=	3
STANDARD		=	38
MAIN LOOP	UNSTRIPED	=	22
OVERFLOW/EQUINE LOT		=	7
TRAILER - STRIPED		=	4
TRAILER - UNSTRIPED		=	3
TOTAL PARKING SPACES WITH REHAB			
MAIN LOOP	STRIPED	=	65
ADA		=	3
STANDARD		=	62
MAIN LOOP	UNSTRIPED	=	0
OVERFLOW/EQUINE LOT (NO CHANGE)		=	7
TRAILER - STRIPED		=	4

Ex. C-11

\\13/2015 7:28 PM - m:\projects by park name\trion creek state natural area\27518-parking lot rehab\Plans\27518-NCP-DD-BASE.dwg - Stewart



APPROVED BY	SAN
CHECKED BY	SAN
DESIGNED BY	OPRD
DATE	08/12/2015

REVISION	DATE	BY
----------	------	----

Approved
City of Portland - Bureau of Development Services

Planner Sme Date _____

* This approval applies only to the reviews requested and conditions of approval. Additional zoning requirements may

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PERMIT SET

LEGEND

CONSTRUCT ORANGE CONSTRUCTION FENCING ALONG
AREA BOUNDARY. 4' HIGH ORANGE CONSTRUCTION
T-POSTS 10' ON CENTER

NOTE:

IMPACTED VEGETATION:
ABUNDANT PLANT SPECIES LOCATED IN DISTURBANCE AREAS CONSIST OF SWORD FERN,
THIMBLEBERRY, OREGON GRAPE, INDIAN PLUM, & BEAKED HAZELNUT
SEE CONSTRUCTION MANAGEMENT SITE PLANS (SHEETS 14 & 15) FOR TREES IMPACTED

TEMPORARY DISTURBANCE AREA (CONSTRUCTION MANUEVERING AREAS & STORM DRAIN CONSTRUCTION) = 3,648 SF

PERMANENT DISTURBANCE AREA (NEW HARD SURFACE AREAS EXCLUDING REDEVELOPED & OVERLAID PAVEMENT) = 8,515 SF

DISTURBANCE AREAS

C.12

8/13/2015 7:29 PM - m:\projects by park name\lyon creek state natural area\275 18-parking lot rehab\Plans\275 18-NCP-DD-BASE.dwg - Stewarts



INTERIOR LANDSCAPING TREES

W1	EX 30" FIR	=	5 MEDIUM TREES	E1	EX 20" COTTONWOOD	=	3 MEDIUM TREES
W2	EX 15" ALDER	=	2 MEDIUM TREES	E2	EX 22" FIR	=	3 MEDIUM TREES
W3	EX 30" FIR	=	5 MEDIUM TREES	E3	EX 26" FIR	=	4 MEDIUM TREES
W4	EX 28" FIR	=	4 MEDIUM TREES	E4	EX 30" FIR	=	5 MEDIUM TREES

PARKING LOT LANDSCAPING REQUIREMENTS

WEST PARKING LOT LANDSCAPE CALCULATIONS:				
REQUIRED AREA	=	33 (STALLS) x 45 (SF PER STALL)	=	1,485 SF
PROVIDED AREA	=	3,491 SF		
REQUIRED TREES	=	33 (STALLS) / 3 (MEDIUM TREES PER STALL)	=	11 MEDIUM TREES
PROVIDED TREES	=	MINIMUM OF 16 MEDIUM TREES (EXISTING)		
REQUIRED SHRUBS	=	33 (STALLS) x 1.5 (SHRUBS PER STALL)	=	50 SHRUBS
PROVIDED SHRUBS	=	MINIMUM 50 SHRUBS (EXISTING) PREDOMINANTLY CONSISTING OF INDIAN PLUM, HAZELNUT, SWORD FERN, OREGON GRAPE, & THIMBLEBERRY		
PROVIDED GROUND COVER - INTERIOR LANDSCAPE AREAS CONTAIN EX. MIXED FOREST-GROUND-COVER				

EAST PARKING LOT LANDSCAPE CALCULATIONS:	
REQUIRED AREA -	32 (STALLS) X 45 (SF PER STALL)
PROVIDED AREA -	4,734 SF
REQUIRED TREES -	32 (STALLS) / 3 (MEDIUM TREES PER STALL)
PROVIDED TREES -	MINIMUM OF 15 MEDIUM TREES (EXISTING)
REQUIRED SHRUBS -	32 (STALLS) X 1.5 (SHRUBS PER STALL)
PROVIDED SHRUBS -	MINIMUM 50 SHRUBS (EXISTING) PREDOMINANTLY CONSISTING OF INDIAN PLUM, BAKED HAZELNUT, SWORD FERN, OREGON HEMLOCK, & THIMBLEBERRY

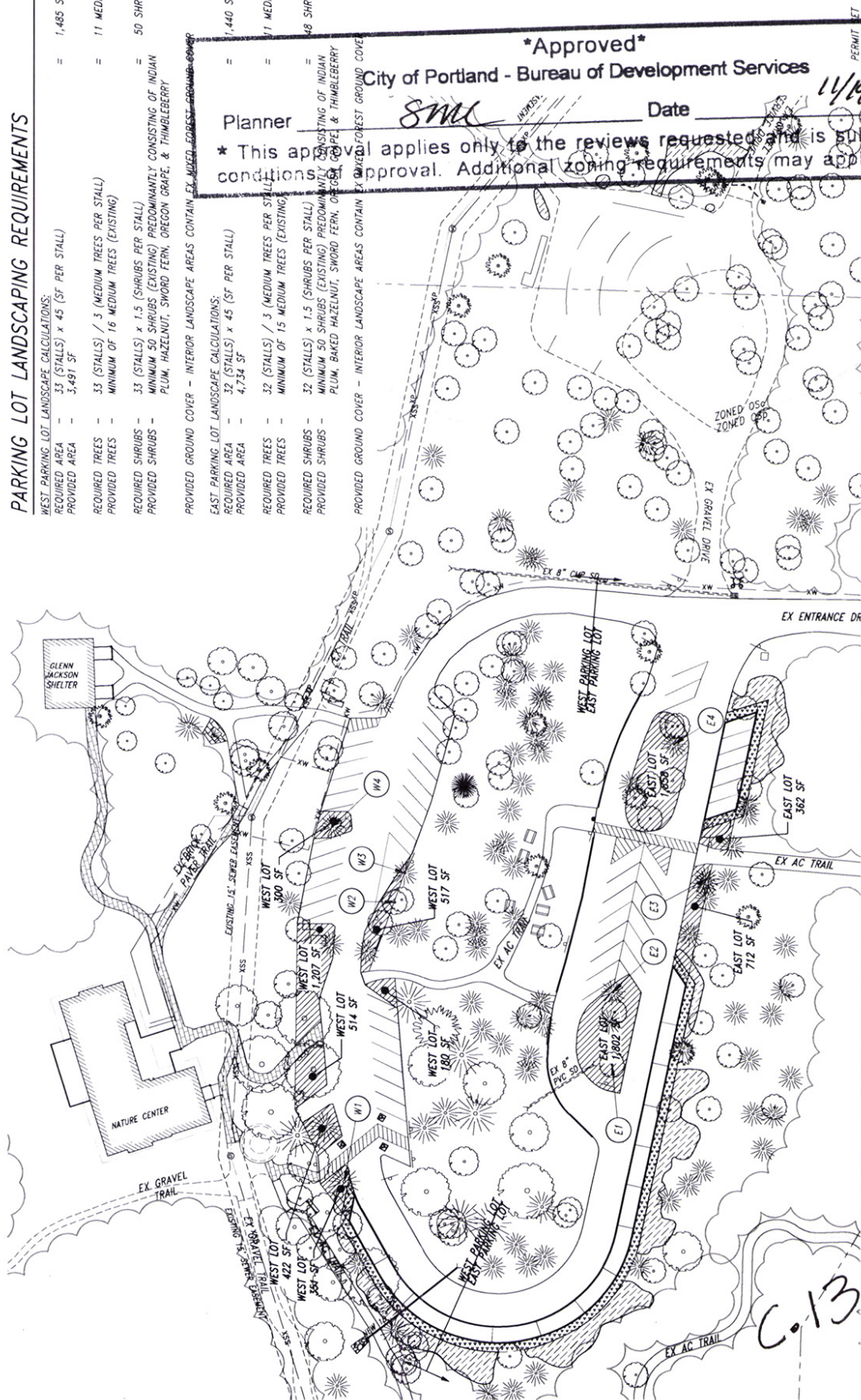
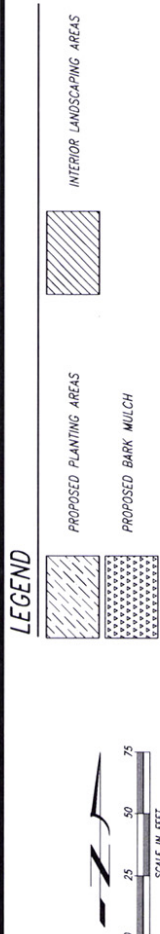
Approved

City of Portland - Bureau of Development Services

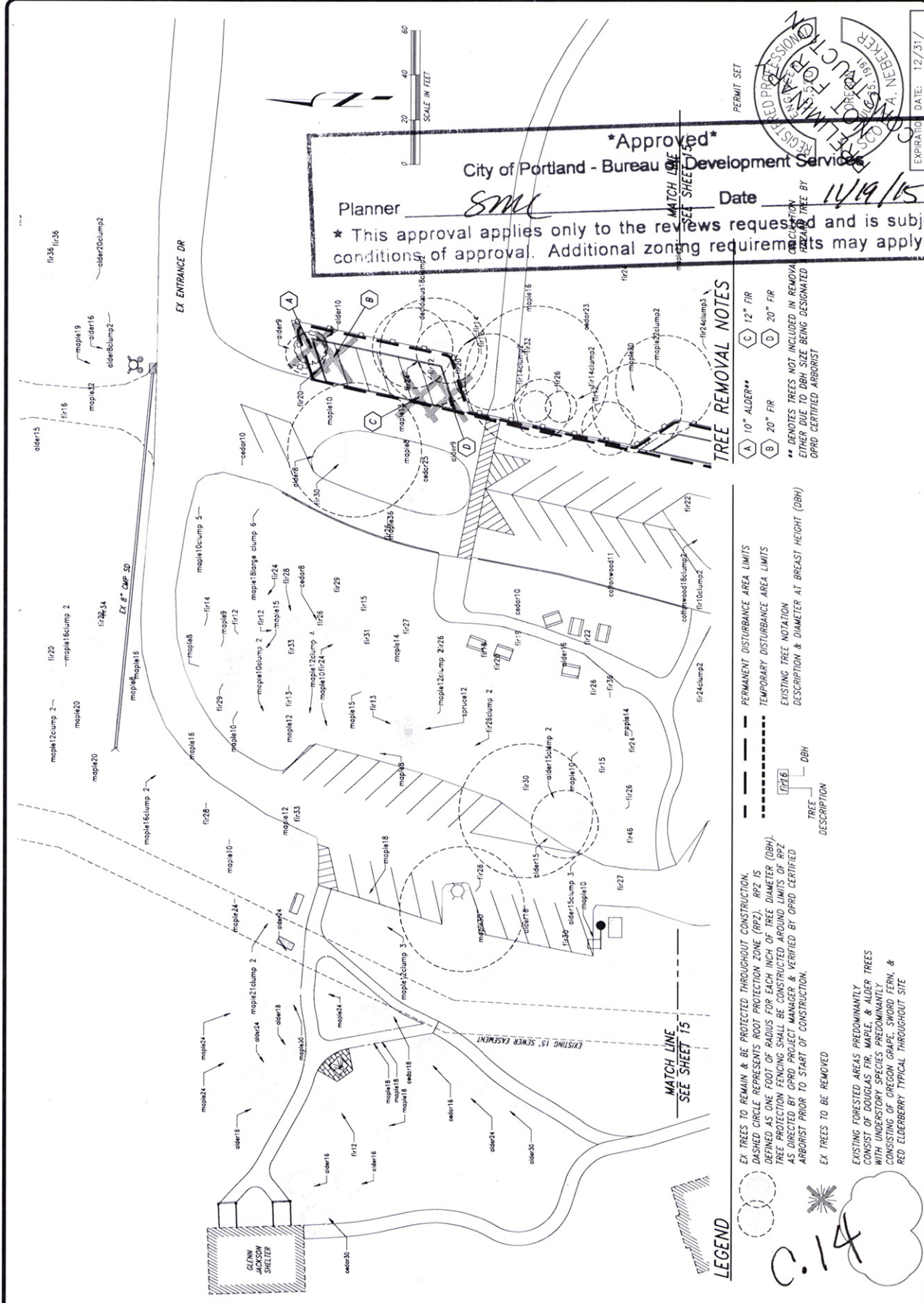
Planner

Date _____

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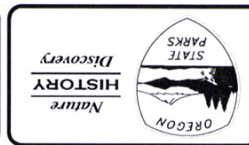


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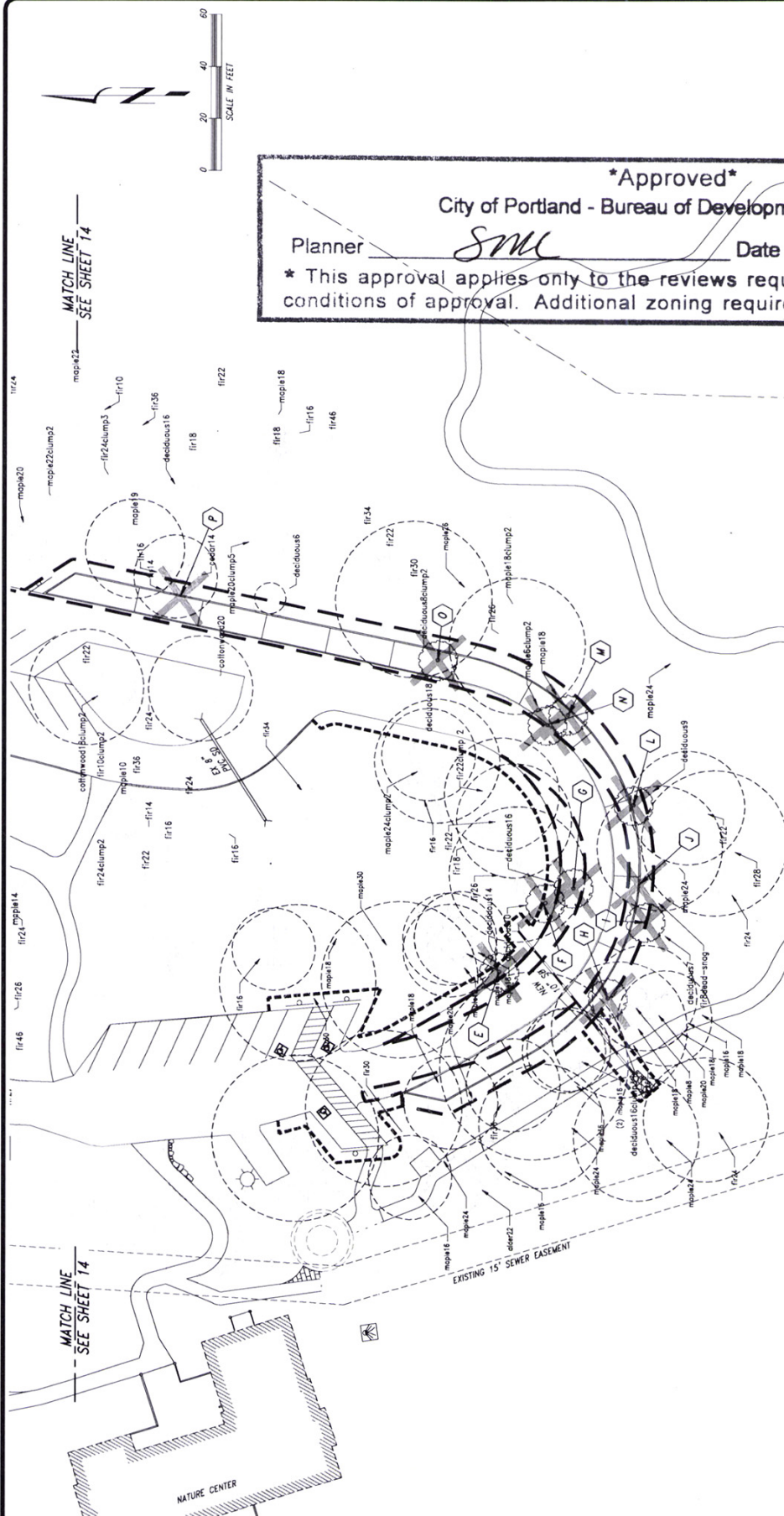
REVISION DATE BY

APPROVED BY: SAN
 CHECKED BY: SAN
 DESIGNED BY: SCS
 DRAWN BY: SCS
 DATE: 08/12/2015



OREGON PARKS AND RECREATION DEPARTMENT
 TREE PROTECTION PLAN
 NATURE CENTER PARKING LOT REHAB
 TRYON CREEK STATE NATURAL AREA

SHEET: 15 OF 23
 CONTRACT #: 27518



Approved
 City of Portland - Bureau of Development Services
 Planner SML Date 11/19/15
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

- TREE REMOVAL NOTES**
 ("A" THROUGH "P" - 150" TOTAL DBH REMOVED)
 (K) 24" DECIDUOUS
 (L) 9" DECIDUOUS
 (M) 18" DECIDUOUS
 (N) (2) 18" DECIDUOUS CLUMP
 (O) (2) 18" DECIDUOUS CLUMP
 (P) 14" FIR
 ** DENOTES TREES NOT INCLUDED IN REMOVAL CALCULATION EITHER DUE TO DBH SIZE OR BEING DESIGNATED AS HAZARD TREE BY OPD CERTIFIED ARBORIST

LEGEND

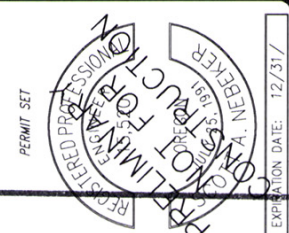
- EX TREES TO REMAIN & BE PROTECTED THROUGHOUT CONSTRUCTION.
- DASHED CIRCLE REPRESENTS ROOT PROTECTION ZONE (RPZ). RPZ IS DEFINED AS ONE FOOT OF RADIUS FOR EACH INCH OF TREE DIAMETER (DBH).
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED AROUND LIMITS OF RPZ AS DIRECTED BY OPD PROJECT MANAGER & VERIFIED BY OPD CERTIFIED ARBORIST PRIOR TO START OF CONSTRUCTION.
- EX TREES TO BE REMOVED
- EXISTING FORESTED AREAS PREDOMINANTLY CONSIST OF DOUGLAS FIR, MAPLE, & ALDER TREES WITH UNDERSTORY SPECIES PREDOMINANTLY CONSISTING OF OREGON GRAPE, SWORD FERN, & RED ELDERBERRY TYPICAL THROUGHOUT SITE

PERMANENT DISTURBANCE AREA LIMITS
TEMPORARY DISTURBANCE AREA LIMITS
EXISTING TREE NOTATION
DESCRIPTION & DIAMETER AT BREAST HEIGHT (DBH)

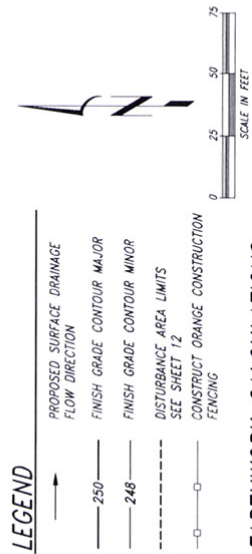
TREE DESCRIPTION

DBH

151

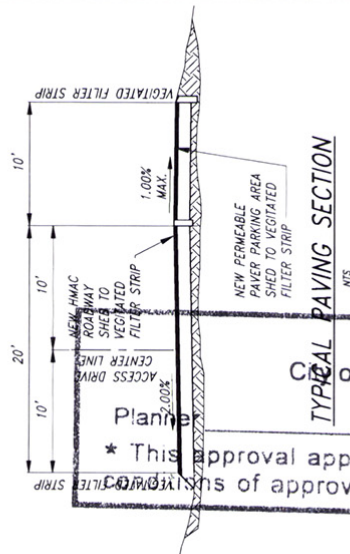


PERMIT SET
 EXPIRATION DATE: 12/31/



EARTHWORK CALCULATIONS

PAVED AREAS:
PROPOSED CUT - 13.89 CU YD
PROPOSED FILL - 194.89 CU YD



Approved

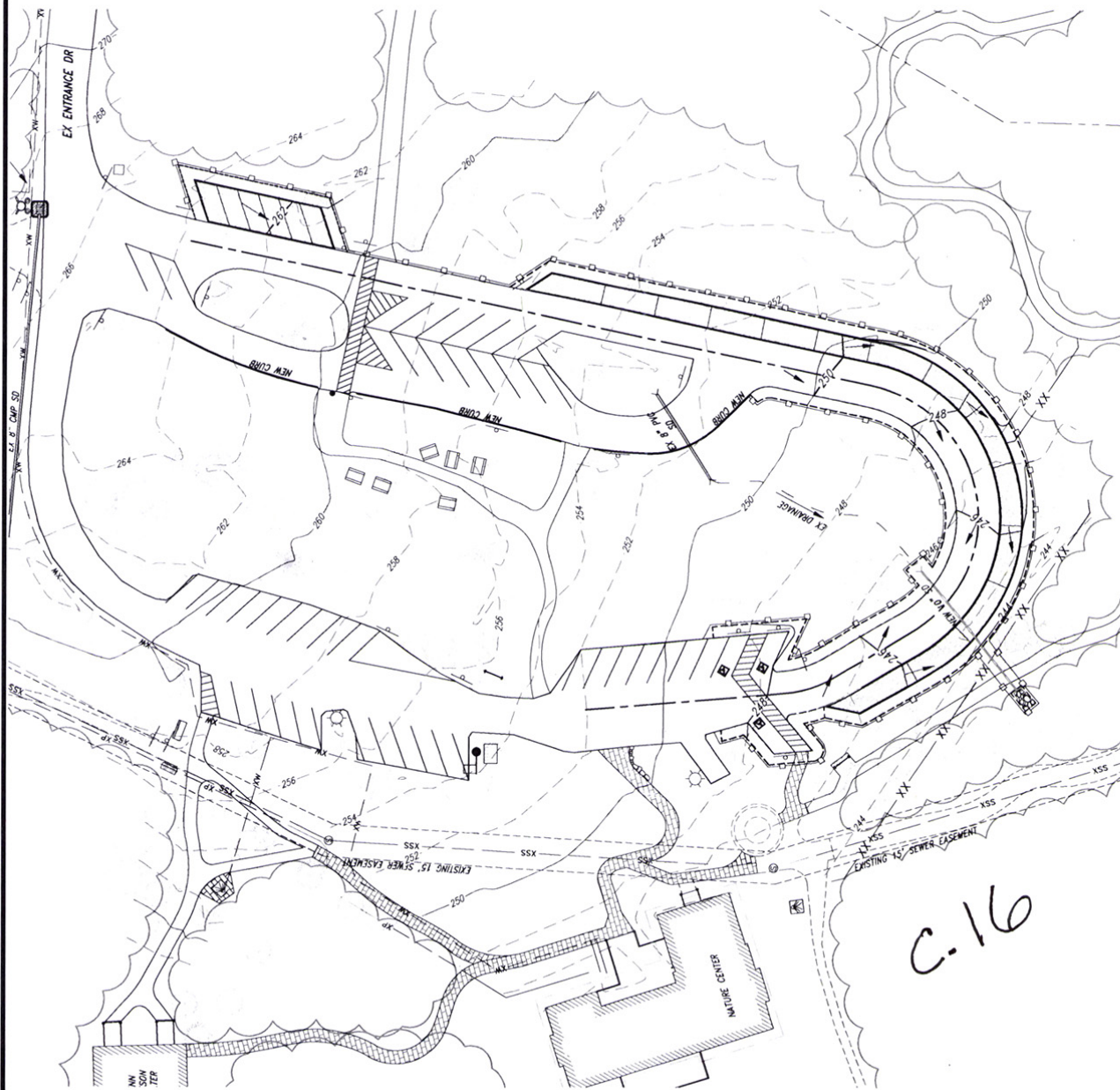
City of Portland - Bureau of Development Services

SMC

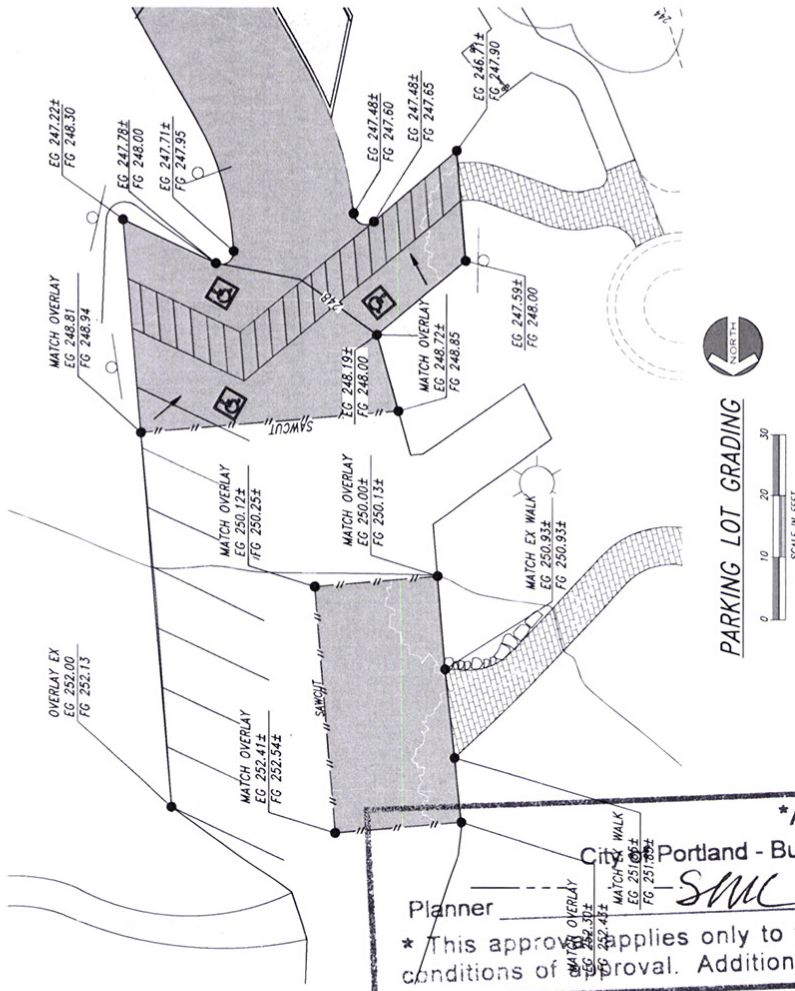
Date _____

11/19/18

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



C-16



PARKING LOT GRADING

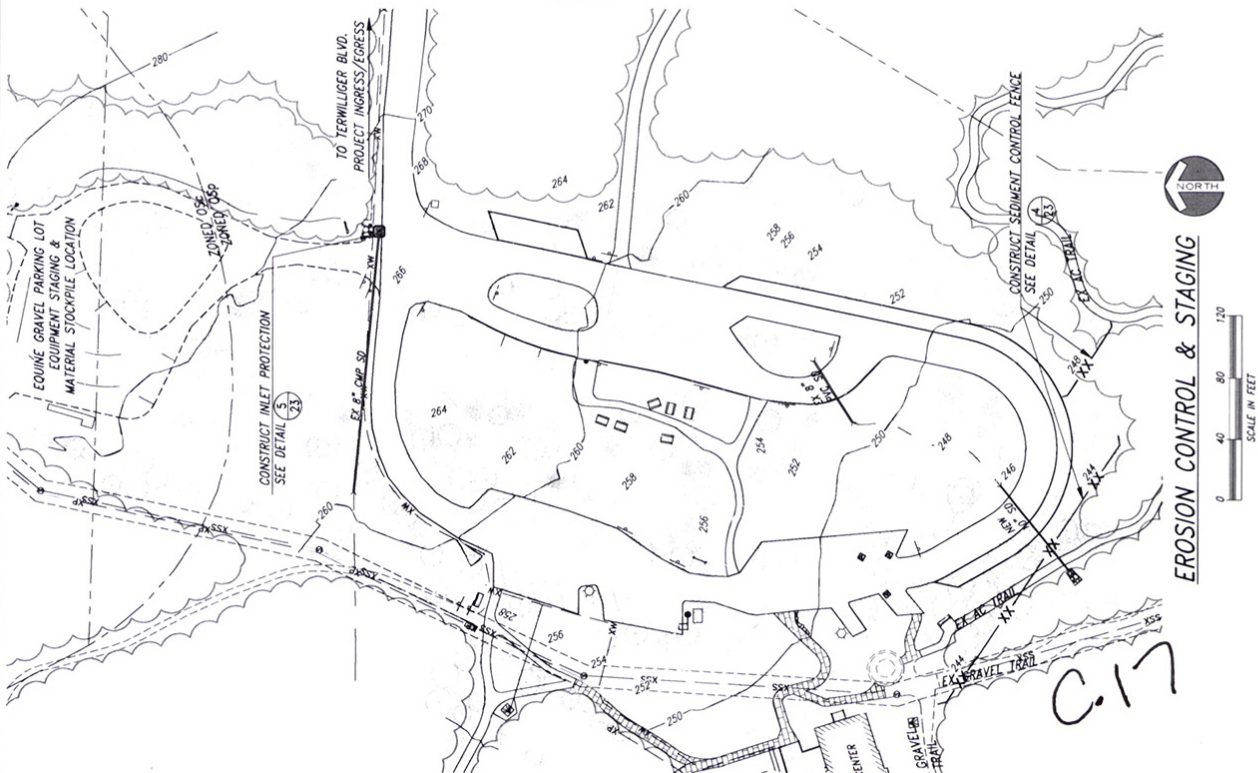
Approved

City of Portland - Bureau of Development Services

Planner

Date _____

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





EROSION CONTROL & STAGING

CR



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
 CORNUS NUTTALLII	PACIFIC DOGWOOD	13	5 GAL B&B	AS SHOWN
 FRAXINUS LATIFOLIA	OREGON ASH	13	5 GAL B&B	AS SHOWN
 PSEUDOTSUCA MENZIESII	DOUGLAS FIR	8	5 GAL B&B	AS SHOWN
 CORYLUS CORNUTA VAR. CALIFORNICA	BEAKED HAZELNUT	8	5 GAL	AS SHOWN
 CORNUS SERICEA L. SSP. OCCIDENTALIS	WESTERN DOGWOOD	18	3 GAL	AS SHOWN
 VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	20	3 GAL	AS SHOWN
 GEVLEERIA CERASIFORMIS	INDIAN PLUM	13	5 GAL	AS SHOWN
 RIBES SANGUINUM	RED-FLOWERING CURRANT	13	5 GAL	AS SHOWN
 ACER CIRCINNATUM	VINE MAPLE	13	5 GAL	AS SHOWN

MITIGATION FOR

IN ACCORDANCE WITH PORTLAND ENVIRONMENTAL ZONE PLANNING GUIDELINES: 33.43D, 33.43E, 33.43F, 33.43G, 33.43H, 33.43I, 33.43J, 33.43K, 33.43L, 33.43M, 33.43N, 33.43O, 33.43P, 33.43Q, 33.43R, 33.43S, 33.43T, 33.43U, 33.43V, 33.43W, 33.43X, 33.43Y, 33.43Z, 33.43AA, 33.43AB, 33.43AC, 33.43AD, 33.43AE, 33.43AF, 33.43AG, 33.43AH, 33.43AI, 33.43AJ, 33.43AK, 33.43AL, 33.43AM, 33.43AN, 33.43AO, 33.43AP, 33.43AQ, 33.43AR, 33.43AS, 33.43AT, 33.43AU, 33.43AV, 33.43AW, 33.43AX, 33.43AY, 33.43AZ, 33.43BA, 33.43BB, 33.43BC, 33.43BD, 33.43BE, 33.43BF, 33.43BG, 33.43BH, 33.43BI, 33.43BJ, 33.43BK, 33.43BL, 33.43BM, 33.43BN, 33.43BO, 33.43BP, 33.43BQ, 33.43BR, 33.43BS, 33.43BT, 33.43BU, 33.43BV, 33.43BW, 33.43BX, 33.43BY, 33.43BZ, 33.43CA, 33.43CB, 33.43CC, 33.43CD, 33.43CE, 33.43CF, 33.43CG, 33.43CH, 33.43CI, 33.43CJ, 33.43CK, 33.43CL, 33.43CM, 33.43CN, 33.43CO, 33.43CP, 33.43CQ, 33.43CR, 33.43CS, 33.43CT, 33.43CU, 33.43CV, 33.43CW, 33.43CX, 33.43CY, 33.43CZ, 33.43DA, 33.43DB, 33.43DC, 33.43DD, 33.43DE, 33.43DF, 33.43DG, 33.43DH, 33.43DI, 33.43DJ, 33.43DK, 33.43DL, 33.43DM, 33.43DN, 33.43DO, 33.43DP, 33.43DQ, 33.43DR, 33.43DS, 33.43DT, 33.43DU, 33.43DV, 33.43DW, 33.43DX, 33.43DY, 33.43DZ, 33.43EA, 33.43EB, 33.43EC, 33.43ED, 33.43EE, 33.43EF, 33.43EG, 33.43EH, 33.43EI, 33.43EJ, 33.43EK, 33.43EL, 33.43EM, 33.43EN, 33.43EO, 33.43EP, 33.43EQ, 33.43ER, 33.43ES, 33.43ET, 33.43EU, 33.43EV, 33.43EW, 33.43EX, 33.43EY, 33.43EZ, 33.43FA, 33.43FB, 33.43FC, 33.43FD, 33.43FE, 33.43FF, 33.43FG, 33.43FH, 33.43FI, 33.43FJ, 33.43FK, 33.43FL, 33.43FM, 33.43FN, 33.43FO, 33.43FP, 33.43FQ, 33.43FR, 33.43FS, 33.43FT, 33.43FU, 33.43FV, 33.43FW, 33.43FX, 33.43FY, 33.43FZ, 33.43GA, 33.43GB, 33.43GC, 33.43GD, 33.43GE, 33.43GF, 33.43GG, 33.43GH, 33.43GI, 33.43GJ, 33.43GK, 33.43GL, 33.43GM, 33.43GN, 33.43GO, 33.43GP, 33.43GQ, 33.43GR, 33.43GS, 33.43GT, 33.43GU, 33.43GV, 33.43GW, 33.43GX, 33.43GY, 33.43GZ, 33.43HA, 33.43HB, 33.43HC, 33.43HD, 33.43HE, 33.43HF, 33.43HG, 33.43HH, 33.43HI, 33.43HJ, 33.43HK, 33.43HL, 33.43HM, 33.43HN, 33.43HO, 33.43HP, 33.43HQ, 33.43HR, 33.43HS, 33.43HT, 33.43HU, 33.43HV, 33.43HW, 33.43HX, 33.43HY, 33.43HZ, 33.43IA, 33.43IB, 33.43IC, 33.43ID, 33.43IE, 33.43IF, 33.43IG, 33.43IH, 33.43II, 33.43IJ, 33.43IK, 33.43IL, 33.43IM, 33.43IN, 33.43IO, 33.43IP, 33.43IQ, 33.43IR, 33.43IS, 33.43IT, 33.43IU, 33.43IV, 33.43IW, 33.43IX, 33.43IY, 33.43IZ, 33.43JA, 33.43JB, 33.43JC, 33.43JD, 33.43JE, 33.43JF, 33.43JG, 33.43JH, 33.43JI, 33.43JJ, 33.43JK, 33.43JL, 33.43JM, 33.43JN, 33.43JO, 33.43JP, 33.43JQ, 33.43JR, 33.43JS, 33.43JT, 33.43JU, 33.43JV, 33.43JW, 33.43JX, 33.43JY, 33.43JZ, 33.43KA, 33.43KB, 33.43KC, 33.43KD, 33.43KE, 33.43KF, 33.43KG, 33.43KH, 33.43KI, 33.43KJ, 33.43KK, 33.43KL, 33.43KM, 33.43KN, 33.43KO, 33.43KP, 33.43KQ, 33.43KR, 33.43KS, 33.43KT, 33.43KU, 33.43KV, 33.43KW, 33.43KX, 33.43KY, 33.43KZ, 33.43LA, 33.43LB, 33.43LC, 33.43LD, 33.43LE, 33.43LF, 33.43LG, 33.43LH, 33.43LI, 33.43LJ, 33.43LK, 33.43LL, 33.43LM, 33.43LN, 33.43LO, 33.43LP, 33.43LQ, 33.43LR, 33.43LS, 33.43LT, 33.43LU, 33.43LV, 33.43LW, 33.43LX, 33.43LY, 33.43LZ, 33.43MA, 33.43MB, 33.43MC, 33.43MD, 33.43ME, 33.43MF, 33.43MG, 33.43MH, 33.43MI, 33.43MJ, 33.43MK, 33.43ML, 33.43MM, 33.43MN, 33.43MO, 33.43MP, 33.43MQ, 33.43MR, 33.43MS, 33.43MT, 33.43MU, 33.43MV, 33.43MW, 33.43MX, 33.43MY, 33.43MZ, 33.43NA, 33.43NB, 33.43NC, 33.43ND, 33.43NE, 33.43NF, 33.43NG, 33.43NH, 33.43NI, 33.43NJ, 33.43NK, 33.43NL, 33.43NM, 33.43NN, 33.43NO, 33.43NP, 33.43NQ, 33.43NR, 33.43NS, 33.43NT, 33.43NU, 33.43NV, 33.43NW, 33.43NX, 33.43NY, 33.43NZ, 33.43OA, 33.43OB, 33.43OC, 33.43OD, 33.43OE, 33.43OF, 33.43OG, 33.43OH, 33.43OI, 33.43OJ, 33.43OK, 33.43OL, 33.43OM, 33.43ON, 33.43OO, 33.43OP, 33.43OQ, 33.43OR, 33.43OS, 33.43OT, 33.43OU, 33.43OV, 33.43OW, 33.43OX, 33.43OY, 33.43OZ, 33.43PA, 33.43PB, 33.43PC, 33.43PD, 33.43PE, 33.43PF, 33.43PG, 33.43PH, 33.43PI, 33.43PJ, 33.43PK, 33.43PL, 33.43PM, 33.43PN, 33.43PO, 33.43PP, 33.43PQ, 33.43PR, 33.43PS, 33.43PT, 33.43PU, 33.43PV, 33.43PW, 33.43PX, 33.43PY, 33.43PZ, 33.43QA, 33.43QB, 33.43QC, 33.43QD, 33.43QE, 33.43QF, 33.43QG, 33.43QH, 33.43QI, 33.43QJ, 33.43QK, 33.43QL, 33.43QM, 33.43QN, 33.43QO, 33.43QP, 33.43QQ, 33.43QR, 33.43QS, 33.43QT, 33.43QU, 33.43QV, 33.43QW, 33.43QX, 33.43QY, 33.43QZ, 33.43RA, 33.43RB, 33.43RC, 33.43RD, 33.43RE, 33.43RF, 33.43RG, 33.43RH, 33.43RI, 33.43RJ, 33.43RK, 33.43RL, 33.43RM, 33.43RN, 33.43RO, 33.43RP, 33.43RQ, 33.43RR, 33.43RS, 33.43RT, 33.43RU, 33.43RV, 33.43RW, 33.43RX, 33.43RY, 33.43RZ, 33.43SA, 33.43SB, 33.43SC, 33.43SD, 33.43SE, 33.43SF, 33.43SG, 33.43SH, 33.43SI, 33.43SJ, 33.43SK,

SEE CONSTRUCTION MANAGEMENT PLAN SHEETS 14 & 15 FOR TREE REMOVAL LOCATIONS

	TREE REMOVAL	REPLACEMENT VEGETATION	TO PROV
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3 TREES & 6 SHRUBS
20" FIR
B

C 12" FIR
1 TREES & 3 SHIPBS
on
And

3 TREES & 6 SHRUBS
20" FIR
D

14" DECIDUOUS
1 TREE & 3 SURVIVORS

G 16th DECIDUOUS
1 TREE & 3 SHRUBS

PROV of
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1 TREE & 3 SHRUBS

(3) 16" ALDERS

H

18" MAPLE
1 TREE & 3 SHRUBS

14" FIR
P
1 TREE & 3 SHRUBS

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TOTAL TREE REMOVAL: 130"
TOTAL MITIGATION: 12 TREES

TOTAL PROPOSED:	
SHRUBS	30
TREES	34

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PLATE RARY WILLIAMS

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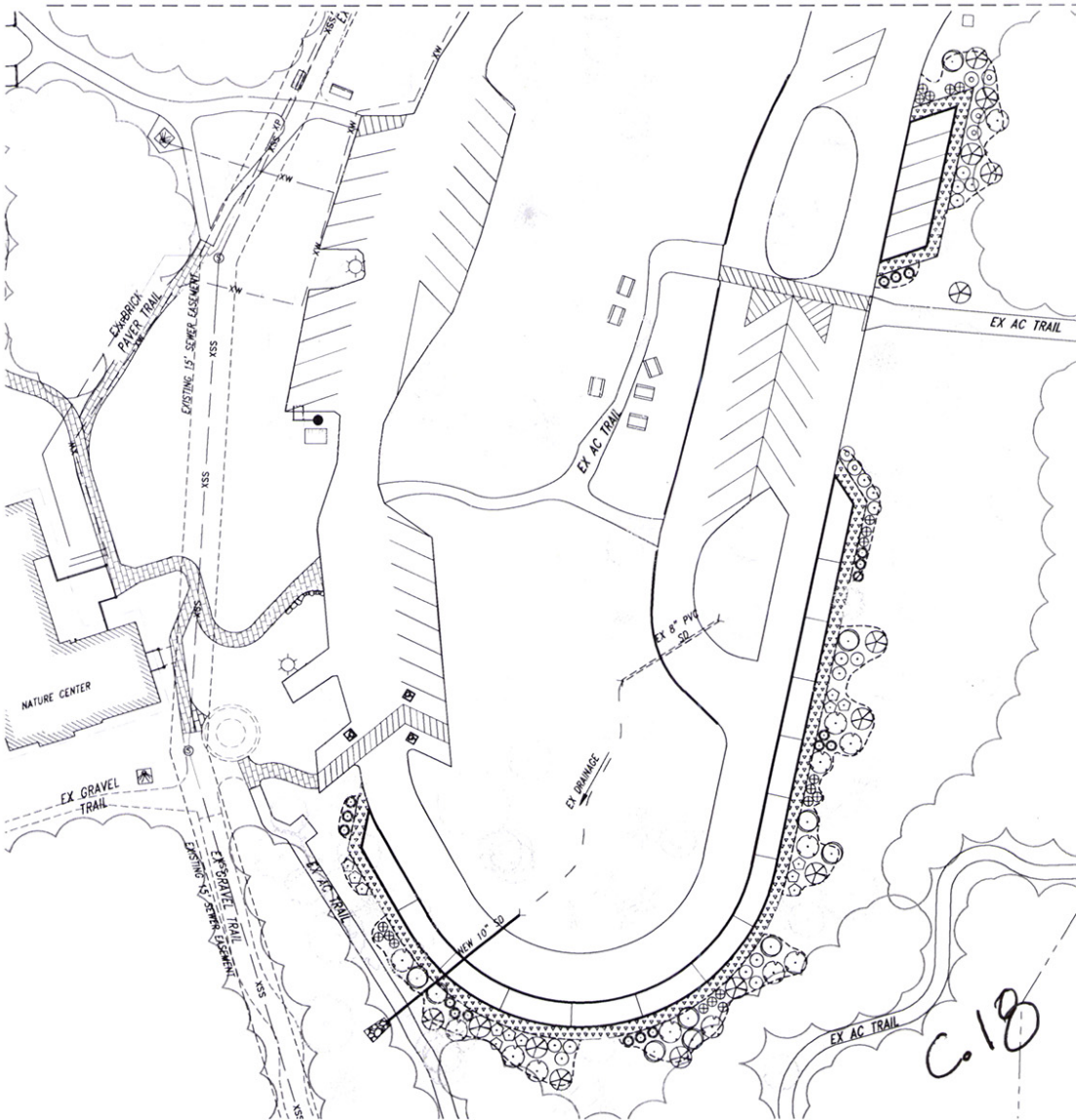
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MATCH SHEET 19



NOTE:
IMPACTED VEGETATION:
ABUNDANT PLANT SPECIES LOCATED IN DISTURBANCE
AREAS CONSIST OF SWORD FERN, THIMBLEBERRY,
OREGON GRAPE, INDIAN PLUM, & BEAKED HAZELNUT
SEE CONSTRUCTION MANAGEMENT SITE PLANS
(SHEETS 14 & 15) FOR TREES IMPACTED

PROJECT MITIGATION AREAS

TEMPORARY & PERMANENT DISTURBANCE AREA PROPOSED MITIGATION	MAIN LOOP AREA FOR TREE REMOVAL EQUINE/OVERFLOW AREA FOR TREE REMOVAL NUISANCE PLANT REMOVAL/REPLANTING		
		12,163 SF	
		14,809 SF	
		=	
		=	
		5,448 SF	
		846 SF	
		=	
		8,515 SF	

REVISION DATE BY

APPROVED BY: SAN
 CHECKED BY: SAN
 DESIGNED BY: SAN
 DATE: 08/12/2015



LEGEND

PLANTING LIMITS

MITIGATION PLANTING MONITORING PLAN

1. PLANTINGS WILL BE MONITORED BY OWNER. ANY PLANTS THAT DIE WILL BE REPLACED IN-KIND DURING THE FOLLOWING PLANTING SEASON.
2. ONE YEAR AFTER PLANTING IS COMPLETED OWNER SHALL PROVIDE CITY OF PORTLAND, BUREAU OF DEVELOPMENT SERVICES WRITTEN PROOF THAT ALL SPECIFICATIONS IN SECTION 33.248.90 HAVE BEEN MET.

MITIGATION PLANTING NOTES

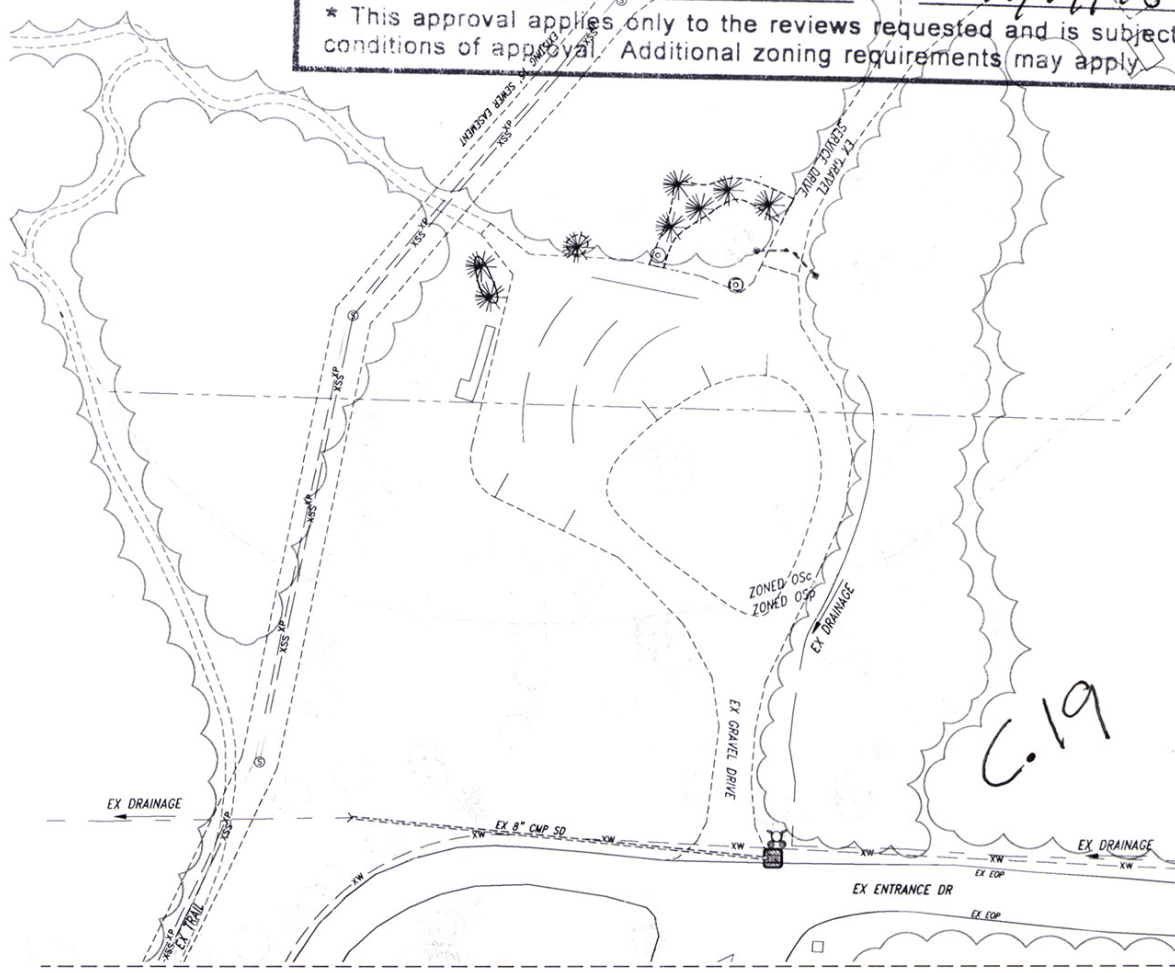
1. PLANT MATERIALS MUST BE NATIVE AND SELECTED FROM THE "PORTLAND PLANT LIST." THEY MUST BE NON-CLONAL IN ORIGIN. SEED SOURCE MUST BE AS LOCAL AS POSSIBLE, AND PLANTS MUST BE NURSERY PROPAGATED.
2. PLANT MATERIALS ARE TO BE USED FOR RESTORATION PURPOSES. STANDARD NURSERY PRACTICES FOR GROWN LANDSCAPE PLANTS, SUCH AS USE OF PESTICIDES, FUNGICIDES OR FERTILIZERS, AND THE STAKING OF TREES MUST NOT BE EMPLOYED.
3. PLANTS LISTED ON THE "NUISANCE PLANTS" LIST ARE PROHIBITED FROM BEING PLANTED IN MITIGATION AREAS.
4. ALL NEW REQUIRED MITIGATION AREAS MUST BE CLEARED OF GROUNDCOVERS AND SHRUBS LISTED ON THE "NUISANCE PLANTS" LIST.
5. PLANT MATERIALS MUST BE SUPPORTED ONLY WHEN NECESSARY DUE TO EXTREME WINDS AT THE PLANTING SITE. WHERE SUPPORT IS NECESSARY, STAKES, GUY WIRES OR OTHER MEASURES MUST BE REMOVED AS SOON AS THE PLANT CAN SUPPORT ITSELF.
6. NEW PLANTINGS MUST BE MANUALLY WATERED REGULARLY DURING THE FIRST GROWING SEASON. DURING LATER SEASONS, WATERING MUST BE DONE AS NEEDED TO ENSURE SURVIVAL OF THE PLANTS.
7. CONTRACTOR SHALL GUARANTEE IN A HEALTHY, THRIVING CONDITION ALL TREES, SHRUBS AND GROUNDCOVERS FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, OR UNTIL ACTIVE, VIGOROUS GROWTH IS EVIDENT, WHICHEVER IS LONGER.
8. DURING THE WARRANTY PERIOD, ALL DEAD, DISEASED, DYING, BROKEN OR MISSING PLANT MATERIALS FROM ANY CAUSE EXCEPT THOSE NOTED BELOW SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. IMPORT TOPSOIL SHALL BE OBTAINED FROM AN APPROVED SOURCE. CONTRACTOR SHALL SUBMIT PROPOSED SOURCE FOR APPROVAL BY THE PROJECT MANAGER. TOPSOIL BROUGHT TO THE SITE FROM AN UNAPPROVED SOURCE SHALL BE REJECTED.

Approved

City of Portland - Bureau of Development Services

Planner SMC Date 11/19/15

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



MATCH SHEET 18

DATE: 08/12/2015
 DESIGNED BY: SCS
 CHECKED BY: SAN
 APPROVED BY: SAN

DATE: 08/12/2015
 DESIGNED BY: SCS
 CHECKED BY: SAN
 APPROVED BY: SAN



MITIGATION SITE PLAN
 NUISANCE PLANT REMOVAL
 NATURE CENTER PARKING LOT REHAB
 TRYON CREEK STATE NATURAL AREA

SHEET: 20 OF 23
 CONTRACT # 27518

REPLANTING CALCULATION

IN ACCORDANCE WITH PORTLAND ENVIRONMENTAL ZONE TITLE 33 (33.430.140.L) GUIDELINES

TOTAL PERMANENT DISTURBANCE AREA: 8,515 SF
 REPLANTING CALCULATION: 8,515 SF / 50 SF = 171

MINIMUM REQUIRED REPLANTING:
 SHRUBS: 125 x 2 = 342
 125 x 7 = 1,197

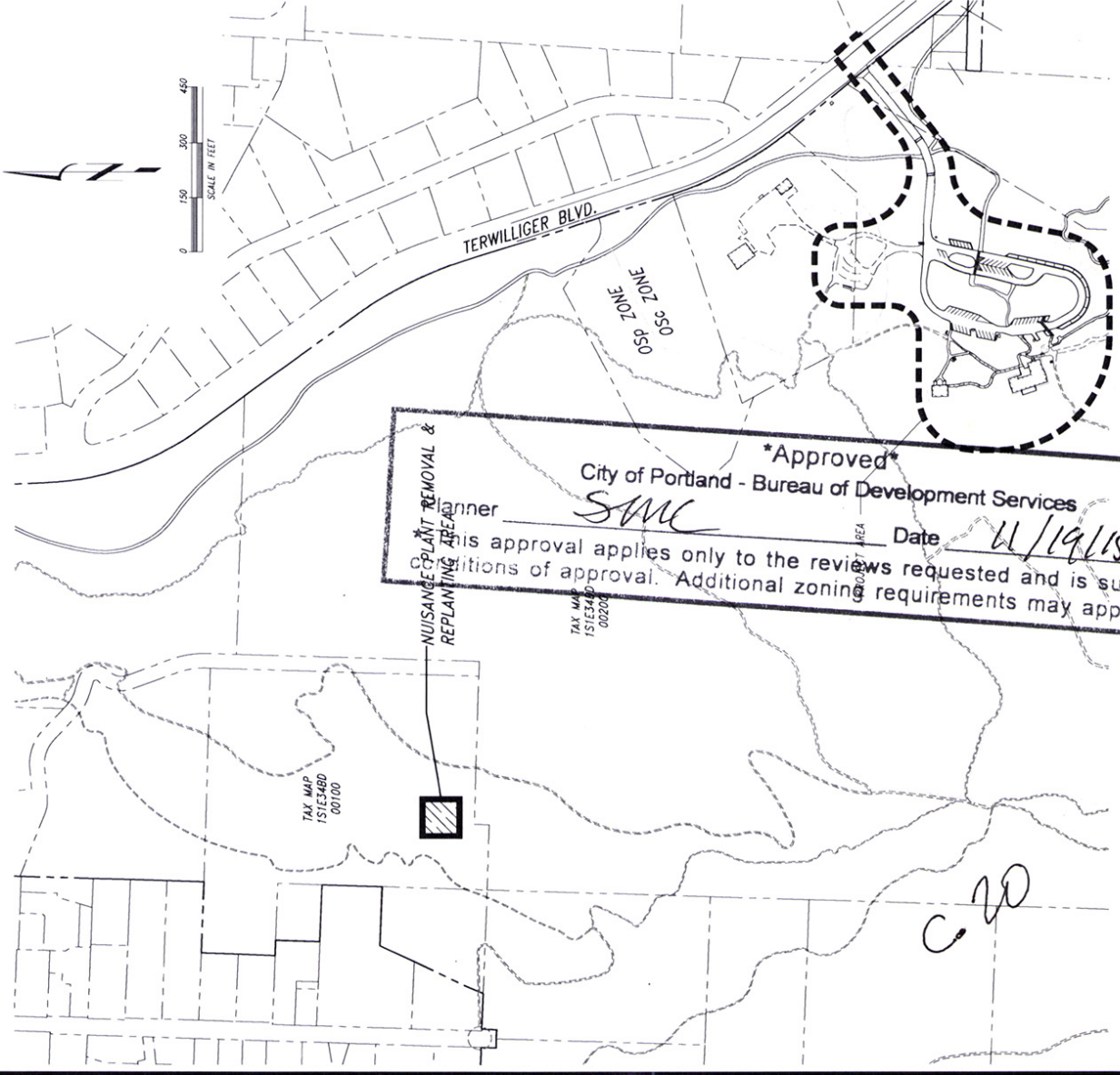
PROPOSED REPLANTING:
 SHRUBS: 380
 GROUND COVER: 1,335

REPLANTING - PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SHRUBS:			
CORYLUS CORNUTA VAR. CALIFORNICA	BEAKED HAZELNUT	65	MIN. 1 GAL
CORNUS SERICEA L. SSP. OCCIDENTALIS	WESTERN DOGWOOD	65	MIN. 1 GAL
VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	65	MIN. 1 GAL
OEMLERIA CERASIFORMIS	INDIAN PLUM	65	MIN. 1 GAL
RIBES SANGUINUM	RED-FLOWERING CURRANT	65	MIN. 1 GAL
ACER CIRCINATUM	VINE MAPLE	65	MIN. 1 GAL
GROUND COVER:			
OXALIS OREGANA	OREGON OXALIS	445	MIN. 4" POT
VIOLA ADUNCA	EARLY BLUE VIOLET	445	MIN. 4" POT
LINNAEA BOREALIS	TWINFLOWER	445	MIN. 4" POT

NUISANCE PLANT REMOVAL NOTES

1. NUISANCE PLANT REMOVAL ENTAILS ACTIONS SUCH AS THE REMOVAL OF: ROOTS, THE ABOVE GROUND PORTION OF THE PLANT, AND THE SEEDS OF THE PLANT SUCH THAT EXISTING NON-NUISANCE OR NEWLY INSTALLED PLANTS ARE ABLE TO GROW AND SURVIVE. THE NON-NUISANCE PLANTS ARE MAINTAINED FREE OF NUISANCE PLANTS.
2. THE CLEARED AREA MUST BE REPLANTED AS FOLLOWS:
 - 2.a. SEED THE ENTIRE AREA OF REMOVAL WITH A NATIVE GRASS SEED.
 - 2.b. REMOVED NATIVE AND NON-NATIVE NON-NUISANCE TREES ARE REPLANTED IN ACCORDANCE WITH SECTION 33.430.140.M.
 - 2.c. PLANTING NATIVE SPECIES LISTED ON THE PORTLAND PLANT LIST IS REQUIRED.



Approved
 City of Portland - Bureau of Development Services
 Planner: *SMC*
 Date: *11/19/15*
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PERMIT SET