

BEFORE THE METRO COUNCIL

APPROVING THE TUALATIN HILLS PARK)
AND RECREATION DISTRICT'S)
NATURAL RESOURCE MANAGEMENT)
PLAN AS IT APPLIES TO CERTAIN)
NATURAL AREA PROPERTY OWNED)
BY METRO)

RESOLUTION NO. 08-3888

Introduced by Chief Operating Officer
Michael J. Jordan, with the
concurrence of Council President
David Bragdon

WHEREAS, in July, 1992, via Resolution No. 92-1637 (“For the Purpose of Considering Adoption of the Metropolitan Greenspaces master Plan”), the Metro Council adopted the Metropolitan Greenspaces Master Plan which identified a desired system of natural areas interconnected with greenways and trails; and

WHEREAS, in May 1995 Ballot Measure 26-26 was approved, authorizing Metro to issue \$135.6 million for bonds for Open Spaces, Parks and Streams (the “1995 Open Spaces Bond Measure”); and

WHEREAS, on May 16, 1996, the Metro Council adopted Resolution No. 96-2331, “For the Purpose of Approving a Refinement Plan For Fanno Creek Greenway Target Area As Outlined in the Open Space Implementation Work Plan,” authorizing the purchase of property in the Fanno Creek Greenway Target Area with a focus on trail development with Metro’s local partners; and

WHEREAS, on March 9, 2006, the Metro Council adopted Resolution No. 06-3672B, “For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisition and Water Quality Protection,” recommending submission for voter approval a general obligation bond to preserve and protect natural areas, clean water, and fish and wildlife (the “2006 Natural Areas Bond Measure”); and

WHEREAS, on September 6, 2007, the Metro Council adopted Resolution No. 07-3837, “Approving the Natural Areas Acquisition Refinement Plan for the Fanno Creek Linkages Target Area”, with a goal to “Complete a continuous greenway trail from the Tualatin River into a highly urbanized “walker-challenged” area of Portland, and further protect water quality along Fanno Creek and its tributaries;” and

WHEREAS, in September of 2000, using funds from the 1995 Open Spaces Bond Measure Program, Metro acquired a 2 acre parcel (hereafter the “Metro Parcel”), identified on Exhibit A to this Resolution, along the northern bank of Fanno Creek in Beaverton as a future link in the proposed Fanno Creek Greenway; and

WHEREAS, on July 29, 2001, Metro and the Tualatin Hills Park and Recreation District (“THPRD”) entered into an Intergovernmental Agreement (“IGA”) for THPRD’s Management of Property in the Fanno Creek Greenway Target Area which included the Metro Parcel; and

WHEREAS, the IGA requires that THPRD develop a resource management plan for the Metro Parcel, ensuring that the property is used, managed, maintained and operated in accordance with the Metro Greenspaces Master Plan and that THPRD shall take an inventory of the resources on the Metro Parcel. The IGA also states the Management Plan shall be subject to approval by the Metro Council prior

to its implementation, which approval shall be based on the consistency of such plan with the Greenspaces Master Plan and shall not be unreasonably withheld; and

WHEREAS, December 2008 THPRD provided to Metro a natural resources inventory and assessment of the property ("Fanno Creek Trail: Allen Boulevard to Beaverton Bus Barn Segment Natural Resource Assessment" attached hereto as Exhibit B); and

WHEREAS, in January 2002 THPRD approved its Natural Resources Management Plan applicable to all natural area properties in its district, including the Metro Parcel (the "Management Plan" attached hereto as Exhibit C); and

WHEREAS, THPRD has also adopted a trails master plan that provides for the Fanno Creek Trail to be constructed on the Metro Parcel; and

WHEREAS, Metro contracted with Alta Design to develop a Fanno Creek Greenway Trail Action Plan in January 2003 that identifies that this proposed trail is one of the key gaps in the Fanno Creek Trail that Metro and THPRD have been working to complete; and

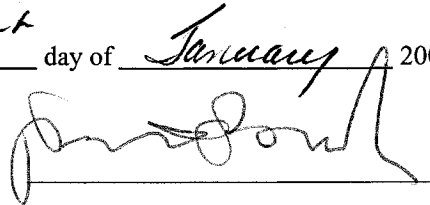
WHEREAS, THPRD has obtained the necessary ownership interests in four other contiguous properties and is now ready to start construction of a segment of the Fanno Creek Trail, of which the Metro Parcel is a component, and requests Metro approval of a Development Application, attached hereto as Exhibit D, to be submitted to the City of Beaverton; and

WHEREAS, Metro staff have reviewed the Management Plan and the Development Application and have found them to be consistent with the principles of the Greenspaces Master Plan and the refinement plans of both the 1995 Open Spaces Bond Measure and the 2006 Natural Areas Bond Measure; and

WHEREAS, the Council has reviewed the Management Plan and the Development Application as they apply to the Metro Parcel and has found them to be consistent with the Greenspaces Master Plan and to provide for the intended and appropriate use of the Metro Parcel for the benefit of the public; now, therefore

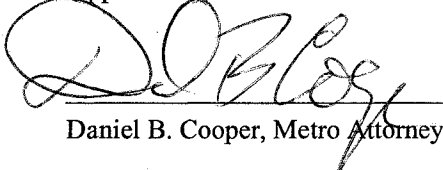
BE IT RESOLVED that the Metro Council approves the Fanno Creek Trail Natural Resources Management Plan attached hereto as Exhibit C as it applies to certain property owned by Metro in the City of Beaverton as identified on Exhibit A to this resolution, and authorizes the Chief Operating Officer to provide Metro's consent to THPRD's submittal of the Development Application.

ADOPTED by the Metro Council this 15th day of January 2009.



David Bragdon, Council President

Approved as to Form:



Daniel B. Cooper, Metro Attorney

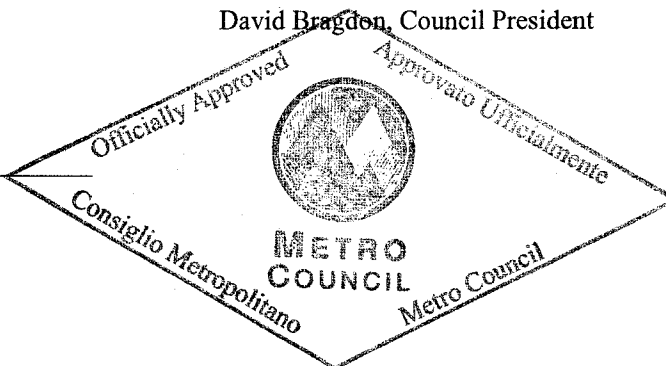
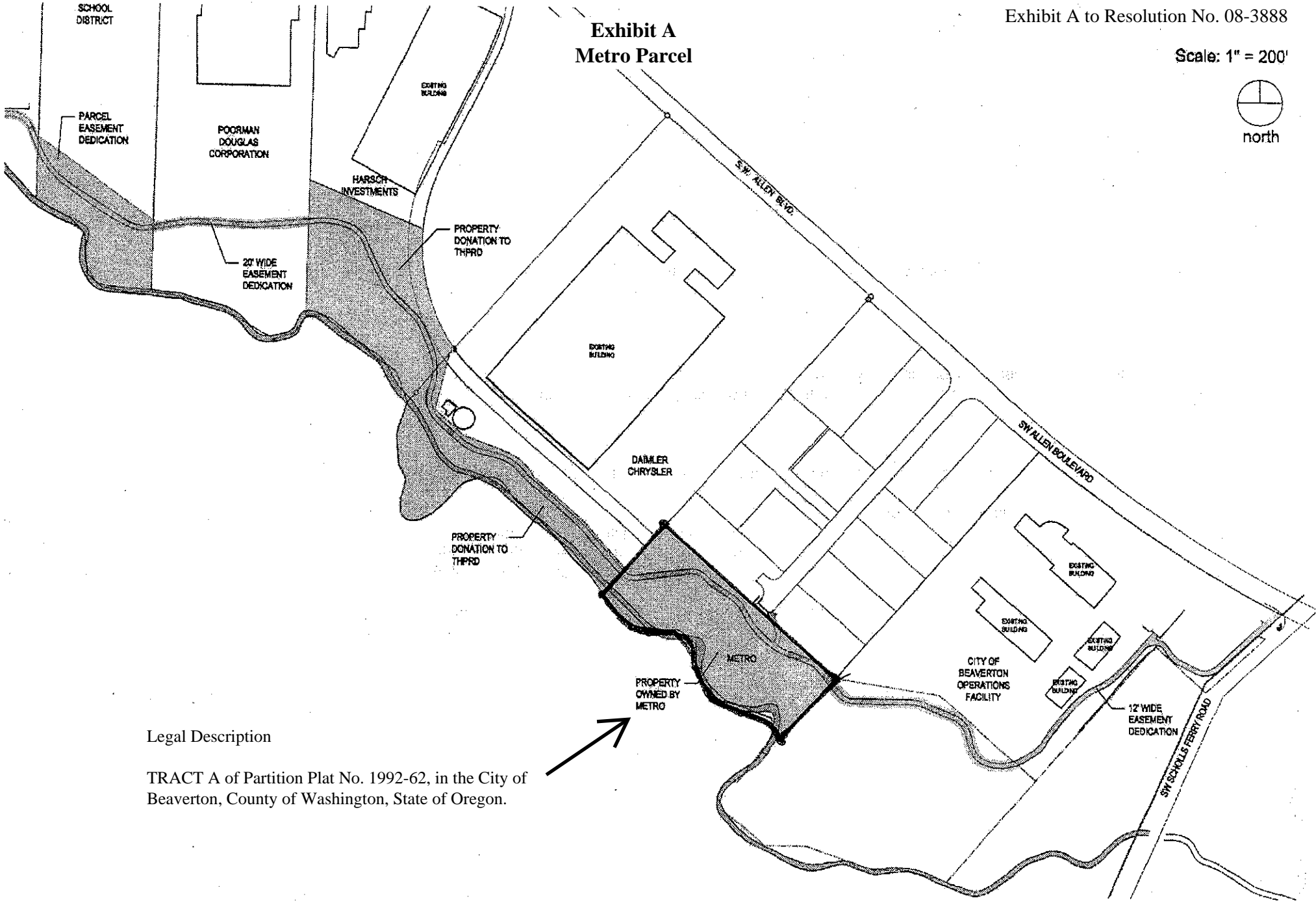




Exhibit A Metro Parcel



Legal Description

TRACT A of Partition Plat No. 1992-62, in the City of Beaverton, County of Washington, State of Oregon.

**Fanno Creek Trail: Allen Boulevard to Beaverton Bus Barn Segment
Natural Resource Assessment**

Conducted By: Julie Reilly, Natural Resource Specialist
Tualatin Hills Park and Recreation District

Initial Site Assessment

An initial assessment of the area found a number of sensitive areas on or near the proposed trail development site, including Fanno Creek, a large permanent pond, a number of wetlands, and three drainage swales. A field survey was performed in the area by CH2M HILL to identify and delineate potential jurisdictional waters and wetlands, and the subsequent report is available. Sensitive areas will be discussed below in relation to the proposed trail corridor. The trail was sited to avoid or minimize contact with sensitive areas as much as possible while taking private property issues into consideration.

SECTION 1, City of Beaverton Operations Property: This Section corresponds to Figures 5F and 5E, Wetland Boundary Map (CH2MHILL). An existing asphalt trail begins near to Allen Boulevard, across the parking lot for the City of Beaverton Operations Yard, and runs southwest for approximately 300 feet. Vegetation adjacent to the existing asphalt trail from Allen Boulevard south consists of planted trees and shrubs with a ground cover of bark chips. This is not a natural area.

After the asphalt ends, the proposed trail route heads into the wooded area and turns west for approximately 200 feet, roughly paralleling a narrow wetland to the south. The trail route then passes to the south of a large permanent pond, staying about 75 feet away from the pond except where a long finger of the pond becomes an outlet to a smaller boggy area which then drains to Fanno Creek. The proposed route passes 40 feet south of the pond, crossing the outlet. Wetlands exist between the proposed trail route and the pond and to the south of the trail route near the west edge of this Section.

The vegetation along this section of the proposed trail consists of closed canopy Riparian Deciduous Forest with dense underbrush and herbaceous ground cover. The majority of vegetation is native, although there is a significant component of non-native sweet cherry, English hawthorn, English holly, and Armenian (Himalayan) blackberry. English ivy is the dominant ground cover at the far west edge of this Section, and there is a dense patch of reed canarygrass at the far eastern edge. Most of the vegetated corridor in this section is in Almost Good to Marginal condition, with a high percentage of cover by native trees, shrubs and groundcover, low percentage of invasive species and noxious weeds, and fairly dense tree canopy. Forested wetlands exist in patches throughout this section with dense slough sedge ground cover, although the trail does not pass directly through the wetlands.

Vegetated Corridor Community 1A:
Riparian Deciduous Forest
DP 1: near tree #56 (oak)

Oregon ash*	25%
Big leaf maple*	20%
Sweet cherry**	20%
English hawthorn**	15%
Sitka willow*	10%
Holly**	10%
Dewberry*	35%
Hazelnut*	15%
Snowberry*	15%
Serviceberry*	15%
Himalayan blackberry**	10%
Western wahoo*	5%
Sword fern*	5%
Fringecup*	5%

Vegetated Corridor Community 1B:
Riparian Deciduous Forest
DP 2: @ tree #98 (English hawthorn)

Alder*	20%
Douglas hawthorn*	15%
English hawthorn**	10%
Oregon ash*	5%
Scouler willow*	5%
English ivy**	48%
Himalayan blackberry**	20%
Ninebark*	12%
Dewberry*	8%
Elderberry*	4%
Hazel*	4%
Oregon grape*	4%
Sword fern*	20%

* = Native species

** = Invasive species / Noxious weed

VC1A, DP1:
 >50% tree canopy cover (100% exists).
 55% of trees are native.
 < 80% cover by native trees, shrubs, &
 groundcover (73% exists).
 10% cover by invasive species/noxious
 weeds.
Vegetated Corridor Condition =
Almost Good.

VC1B, DP2:
 >50% tree canopy cover (55% exists).
 82% of trees are native.
 < 80% cover by native trees, shrubs, &
 groundcover (49% exists).
 >10% cover by invasive species/noxious
 weeds (39% exists).
Vegetated Corridor Condition =
Marginal.

SECTION 2, Daimler Chrysler Property: This Section corresponds to Figures 5D and 5C, Wetland Boundary Map (CH2MHILL). The natural area between developed industrial land and Fanno Creek is very narrow, mostly less than 100 feet wide, and the proposed trail route passes within 30 feet of Fanno Creek. The trail route is placed to avoid the forested wetland to the north and the steep banks of Fanno Creek to the south. After passing through the low area of wetland, the trail moves upslope and travels through heavy patches of Armenian (Himalayan) blackberry, hugging the northern property boundary at the west end of the section.

The vegetation along this section of the proposed trail consists of mostly closed canopy Riparian Deciduous and Mixed Forest with moderate underbrush and herbaceous ground cover. The vegetation is mostly native, although Himalayan blackberry occurs in almost all areas and is particularly dense along the northern edge of the property and there is a good-sized patch of garlic mustard directly adjacent to Fanno Creek. The forested wetlands have either dense slough sedge cover or bare dirt. Most of the vegetated corridor in this section is in Marginal condition due to infestation of non-native blackberry and English ivy. Still, there is a dense canopy of native trees and a plentiful cover of native shrubs and herbaceous species.

Vegetated Corridor Community 2A:
Riparian Deciduous Forest
DP 3: 25' from tree #180

Oregon ash*	30%
Oregon white oak*	25%
Big leaf maple*	20%
Alder*	5%
Douglas hawthorn*	5%
Himalayan blackberry**	25%
Hazel*	10%
Ninebark*	5%
Robert geranium**	48%
Sword fern*	19%
Stinging nettle*	14%
Fringecup*	5%
Garlic mustard**	5%
Spotted touch-me-not*	5%
Waterleaf*	4%

Vegetated Corridor Community 2B:
Riparian Mixed Forest
DP4: near tree #221 (ash clump)

Oregon ash*	35%
Western red cedar*	20%
English hawthorn**	15%
Sweet cherry**	10%
Dewberry*	44%
Himalayan blackberry**	15%
Snowberry*	11%
Serviceberry*	8%
Nootka rose*	7%
English ivy**	7%
Evergreen blackberry**	4%
Hazel*	4%
Fringecup*	25%
Sword fern*	20%
Strawberry*	10%

* = Native species

** = Invasive species / Noxious weed

VC2A, DP3:
 >50% tree canopy cover (85% exists).
 100% of trees are native.
 < 80% cover by native trees, shrubs, &
 groundcover (65% exists).
 >10% cover by invasive species/noxious
 weeds (11% exists).
Vegetated Corridor Condition =
Marginal.

VC2B, DP4:
 >50% tree canopy cover (80% exists).
 69% of trees are native.
 Almost 80% cover by native trees, shrubs,
 & groundcover (78% exists).
 >10% cover by invasive species/noxious
 weeds (26% exists).
Vegetated Corridor Condition =
Marginal.

SECTION 3, Harsh Property: This Section corresponds to Figures 5C and 5B, Wetland Boundary Map (CH2MHILL). In this area the proposed trail route moves away from Fanno Creek and eventually onto an old asphalt pathway. Approximately half of the trail route is sited between wetland to the south and a steep bank below private property to the north. The vegetation along the proposed trail segment that is sited in lowland consists significantly of Riparian Deciduous Forest. Although the trail itself does not pass inside the delineated wetland, there will be impacts to the vegetation due to the necessary width of this regional trail.

After the trail climbs slightly and leaves the wet forest, the vegetation takes on the character of Upland Mixed Forest, with a significant component of Douglas fir and open understory of hazelnut, salal and snowberry. English ivy is very common in along this part of the proposed trail route, as is Armenian (Himalayan) blackberry. Most of this vegetated corridor can be characterized as in Marginal condition.

**Vegetated Corridor Community 3A:
Riparian Deciduous Forest**

DP6: near tree #272 (ash)

Oregon ash*	30%
Alder*	15%
Red Oak	5%
Douglas hawthorn*	5%
Scouler willow*	5%
Himalayan blackberry**	50%
Spiraea*	10%
Nootka rose*	5%
Dewberry*	5%
Reed canarygrass**	40%
Field horsetail*	20%
Water parsley*	10%
<i>(Oenanthe sarmentosa)</i>	

**Vegetated Corridor Community 3B:
Upland Mixed Forest**

DP7: between trees #286 & #295

Douglas fir*	25%
Oregon ash*	10%
Oregon white oak*	10%
Douglas hawthorn*	10%
Alder*	5%
English hawthorn**	5%
Hazel*	26%
Salal*	26%
Dewberry*	26%
Snowberry*	13%
English ivy**	9%
Soft rush*	15%
Serviceberry*	5%
Robert geranium**	35%

* = Native species

** = Invasive species / Noxious weed

VC2A, DP6:

>50% Tree canopy cover (60% exists).
92% of trees are native.
< 80% cover by native trees, shrubs, &
groundcover (48% exists).
>10% cover by invasive species/noxious
weeds (45% exists).

**Vegetated Corridor Condition =
Marginal.**

VC2B, DP7:

>50% tree canopy cover (65% exists).
95% of trees are native.
Almost 80% cover by native trees, shrubs,
& groundcover (77% exists).
10% cover by invasive species/noxious
weeds.

**Vegetated Corridor Condition =
Almost Good.**



Vegetated Corridor Community 1A, DP1
Riparian Deciduous Forest in Almost Good Condition



Vegetated Corridor Community 1B, DP #1
Riparian Deciduous Forest in Marginal Condition



Vegetated Corridor Community 2A, DP #3
Riparian Deciduous Forest in Marginal Condition



Vegetated Corridor Community 2B, DP #4
Riparian Mixed Forest in Marginal Condition



Vegetated Corridor Community 3A, DP #6
Riparian Deciduous Forest in Marginal Condition



Vegetated Corridor Community 3B, DP #7
Upland Mixed Forest in Almost Good Condition

Tualatin Hills Park and Recreation District Natural Resources Management Plan

(Copy on file in the Metro Council office due to size of document)



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 4755 SW Griffith Drive
 PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420
 Fax: (503) 526-3720
www.beavertonoregon.gov

OFFICE USE ONLY	
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SUBMITTED: _____	LWI DESIG: _____
LAND USE DESIG: _____	NAC: _____

DEVELOPMENT APPLICATION- DESIGN REVIEW COMPLIANCE LETTER

PROPERTY OWNER(S): see attached
 ADDRESS: _____

PHONE: _____
 FAX: _____
 E-MAIL: _____

APPLICANT: Tualatin Hills Park & Recreation District (THPRD)
 ADDRESS: 5500 SW Arctic Drive, Suite #2
Beaverton, Oregon 97005

PHONE: 503.629.6305.x2931
 FAX: 503.629.6307
 E-MAIL: bhauschild@thprd.org

SITE ADDRESS: N of Fanno Creek; S of Allen Blvd; between
Hwy 217 and SW 105th (see attached)

MAP & TAX LOT #: see attached
 ZONING DISTRICT: IP & CI

As property owner or authorized agent, I hereby authorize the filing of this Design Review Compliance Letter application. I have provided all the items required by this two (2) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application. As property owner or authorized agent, I hereby attest that the subject proposal meets each of the approval criteria for a Type 1 Design Review Compliance Letter.

Print Name	Signature (Original Signature Required)	Date
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Please provide a brief project description:

THPRD is proposing to construct a trail through the wooded area located north of Fanno Creek between the former Greenwood Inn site (east of Hwy 217) and SW Scholls Ferry Road (at the City of Beaverton Operations Facility). The trail will be asphalt and 10' wide with 1' wide gravel shoulders. (See attached narrative for details)

DESIGN REVIEW PROJECT INFORMATION

The following worksheet is intended to assist in the preparation and review of your application. Although it is not intended to be a comprehensive list, the below information will help determine which design standards (from Section 60.05) may be applicable and what additional information may be needed for the review of your project. For a complete listing of all design standards and code sections, please refer to the Beaverton Development Code (ORD 2050).

Please provide the following project information:

Existing site size	trail	Number of existing parking spaces	0
Existing building square footage	0	Number of total proposed parking spaces	0
Square footage of proposed building addition	0	Square footage of existing landscaped area	0
		Square footage of proposed landscaped area	0

To help determine which design standards (from Section 60.05) are applicable to your project, please answer the following questions and provide the necessary information:

Please Circle

<p>Are modifications proposed to the exterior of an existing structure? If yes, please list these modifications in your project description and show the modifications on the plans. It may also be helpful to provide an existing conditions and/or an existing elevations plan and/or photographs of the existing structure.</p>	Yes	NO
<p>Is new rooftop equipment proposed with this project? If yes, a screening plan is required to show compliance with Section 60.05.15.5.</p>	Yes	NO
<p>Does the site abut a Major Pedestrian Route (see map in Section 60.05.55)? If yes, please note that several design standards are applicable only when the site abuts a Major Pedestrian Route.</p>	Yes	NO
<p>Does the project involve new or changes to existing loading areas, solid waste facilities or exterior mechanical equipment? If yes, please see Section 60.05.20.2 for applicable design standards.</p>	Yes	NO
<p>Does the project involve changes to the parking lot or pedestrian walkways? If yes, please see Sections 60.05.20.3-8 for applicable design standards.</p>	Yes	NO
<p>Does the project involve changes to the existing landscaping or is new landscaping proposed? If yes, please provide a landscape plan which clearly shows the landscaped area and specifies the planting materials, including species and planting size.</p>	YES	Ne
<p>Is a retaining wall, fence or wall proposed? If yes, please see Sections 60.05.25.5-6 for specific design standards.</p>	YES	Ne
<p>Is grading of the site proposed? If yes, please provide a grading plan. If the site is within or abuts a residential zone, please see Section 60.05.25.7 for specific grading standards.</p>	YES	Ne
<p>Is new lighting or a change to existing lighting proposed with this project? If yes, lighting specifications and a lighting plan are required. Please see Section 60.05.30 and Table 60.05-1 of the Development Code.</p>	Yes	NO

To help determine whether the proposed project complies with the requirements of Chapter 60, please answer the following questions and provide the necessary information:

<p>Is a building addition or change to an existing <u>loading</u> area proposed? If yes, please see Section 60.25 for off-street loading requirements. Please also complete the following information:</p>			Yes	NO
Existing:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Existing Loading Berths _____	
Proposed:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Loading Berths Proposed _____	
<p>Is a building addition or change to an existing <u>parking</u> area proposed? If yes, please see Section 60.30 for off-street parking requirements. Please also complete the following information and attach additional information if necessary:</p>			Yes	NO
Existing:	Type of Use _____	Floor Area (s.f.) _____	Existing Number of parking spaces _____	
Proposed:	Type of Use _____	Floor Area (s.f.) _____	Number of new spaces _____ Total number of spaces _____	
<p>Are any trees proposed for removal? If yes, please contact staff at (503) 526-2420 to determine whether the trees are Significant or Historic. If the trees are landscape trees, please see Section 60.60.25.9 and in your written statement please address how your proposal meets this section of the Development Code.</p>			YES	Ne

DESIGN REVIEW COMPLIANCE LETTER

SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM, DESIGN REVIEW PROJECT INFORMATION AND CHECKLIST.** Provide **one (1) completed** application form, Design Review Project Information and checklist with original signature.
- B. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. Please include a description of the location of the proposed modifications, materials to be used, sizes, colors, and square footage as appropriate to the situation. You may include copies of illustrations from catalogs to *supplement* the narrative.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of **24" x 36"**. Architectural elevations may be presented at an architectural scale.

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. SITE PLAN:** Submit **three (3) copies** of a site plan of the entire property. The site plan should clearly show all proposed site changes. If the plan is not to scale, it must be fully dimensioned. Label and show the location of:
- | | | |
|---|-------------------------------------|---|
| <input type="checkbox"/> abutting streets | <input type="checkbox"/> structures | <input type="checkbox"/> landscaped areas |
| <input type="checkbox"/> property lines | <input type="checkbox"/> parking | <input type="checkbox"/> proposed square footages |
| <input type="checkbox"/> setbacks | <input type="checkbox"/> driveways | |
- existing easements and utilities located within 25 feet of any proposed outside modifications
- existing and approved vehicular, pedestrian, and bicycle connections

Also, if the proposal changes the amount of existing parking spaces or striping in any way, you must document how many spaces currently exist, how many are required for the existing/proposed use, and how the net result is not less than the minimum number of required spaces.

- B. ARCHITECTURAL ELEVATIONS:** Submit **three (3) copies** of drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the proposed materials, colors, and textures.

OTHER

- A. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- B. OTHER WRITTEN & PLAN INFORMATION.** In addition to the above materials, submit **three (3) copies** of written and plan information that is required by the Design Review Project Information form.
- C. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** For projects involving a building addition or site modifications, written documentation from Clean Water Services is required stating that water quality will not be adversely affected by the subject proposal. For more information, please contact Chuck Buckallew, Site Assessment Coordinator, at (503) 681-3605 or buckallewc@cleanwaterservices.org.



CITY OF BEAVERTON

Community Development Department
 Planning Division
 4755 SW Griffith Drive
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-3720
www.beavertonoregon.gov

DESIGN REVIEW COMPLIANCE LETTER - APPROVAL CRITERIA

THE FOLLOWING IS A LIST OF THE APPROVAL CRITERIA FOR A DESIGN REVIEW COMPLIANCE LETTER, AS SPECIFIED IN SECTION 40.20.15.1.C OF THE DEVELOPMENT CODE.

STAFF WILL REVIEW YOUR PROPOSAL FOR COMPLIANCE WITH THESE APPROVAL CRITERIA AND THE RELEVANT CODE SECTIONS. A PROPOSAL MUST MEET ALL APPLICABLE APPROVAL CRITERIA IN ORDER TO HAVE AN APPROVABLE PROJECT.

1. The proposal satisfies the threshold requirements for a Design Compliance Review Letter.
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
4. The proposal meets all applicable Site Development Requirements of Sections 20.05.50, 20.10.50, 20.15.50, and 20.20.50 of this Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.
5. The proposal, which is not an addition to an existing building, is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).
6. If applicable, the proposed addition to an existing building, and only that portion of the building containing the proposed addition, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) as they apply to the following:
 - a. Building articulation and variety (Section 60.05.15.1).
 - b. Roof forms (Section 60.05.15.2).
 - c. Primary building entrances (Section 60.05.15.3).
 - c. Building materials (Section 60.05.15.4).
 - d. Foundation landscaping requirements (Section 60.05.25.3.D).
 - e. Screening roof-mounted equipment requirements (Section 60.05.15.5).
 - f. Screening loading areas, solid waste facilities and similar improvements (Section 60.05.20.2).
 - g. Lighting requirements (Section 60.05.30).
 - h. Pedestrian circulation
7. The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).
8. Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.
9. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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www.beavertonoregon.gov

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FILE NAME:	_____
TYPE:	RECEIVED BY: _____
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SUBMITTED:	LWI DESIG: _____
LAND USE DESIG:	NAC: _____

DEVELOPMENT APPLICATION- TREE PLAN

PLEASE SELECT THE SPECIFIC TYPE OF TREE PLAN FROM THE FOLLOWING LIST:

<input type="checkbox"/> TYPE 1 TREE PLAN ONE	<input type="checkbox"/> TYPE 2 TREE PLAN TWO
<input type="checkbox"/> TYPE 3 TREE PLAN THREE	<input type="checkbox"/> TYPE 1 COMMERCIAL TIMBER HARVEST

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Tualatin Hills Park & Recreation District (THPRD)
 ADDRESS: 5500 SW Arctic Drive, Suite #2
 (CITY, STATE, ZIP) Beaverton, Oregon 97005
 PHONE: 503.629.6305.x2931 FAX: 503.629.6307 E-MAIL: bhauschild@thprd.org
 SIGNATURE: _____ CONTACT: Brad Hauschild, Park Planner
(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Alta Planning + Design
 ADDRESS: 711 SE Grand Avenue
 (CITY, STATE, ZIP) Portland, Oregon 97214
 PHONE: 503.230.9862 FAX: 503.230.9864 E-MAIL: mikerose@altaplanning.com
 SIGNATURE: _____ CONTACT: Mike Rose, Landscape Architect
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: multiple properties (see attached)
 ADDRESS: _____
 (CITY, STATE, ZIP) _____
 PHONE: _____ FAX: _____ E-MAIL: _____
 SIGNATURE: _____ CONTACT: _____
(Original Signature Required)

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: <u>multiple properties (see attached)</u>	AREA TO BE DEVELOPED (s.f.): <u>60,000</u>
ASSESSOR'S MAP & TAX LOT # <u>see attached</u>	EXISTING USE OF SITE: <u>undeveloped open space</u> <u>along back edge of industrially zoned development</u>
LOT SIZE _____	PROPOSED DEVELOPMENT ACTION: <u>construction</u> <u>of a 10' wide, multiple-use regional trail</u>
ZONING DISTRICT _____	PRE-APPLICATION DATE: <u>November 29, 2006</u>



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TREE PLAN

TREE PLAN SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- B. CHECKLIST.** Provide **one (1) completed** copy of this four (4) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.90 (Tree Plan) of the City's *Development Code* (ORD 2050) [attached] for the relevant type of tree plan application.
 - Address all applicable provisions of Section 60.60 (Trees & Vegetation) of the Development Code.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**

<ul style="list-style-type: none"> <input type="checkbox"/> Proposed parking modification: <u> 0 </u> sq. ft. Proposed number of parking spaces: <u> 0 </u> Proposed use: <u> regional trail </u> Parking requirement: <u> 0 </u> 	<ul style="list-style-type: none"> <input type="checkbox"/> Existing building height: <u> 0 </u> ft. Proposed building height: <u> 0 </u> ft Existing building area: <u> 0 </u> sq. ft. Proposed building modification: <u> 0 </u> sq. ft.
<ul style="list-style-type: none"> <input type="checkbox"/> Existing parking area: <u> 0 </u> sq. ft. Existing number of parking spaces: <u> 0 </u> 	<ul style="list-style-type: none"> <input type="checkbox"/> Existing landscaped area: <u> 0 </u> sq. ft. Percentage of site: <u> 0 </u> % Proposed landscape modification: <u> 0 </u> sq. ft. Percentage of site: <u> 0 </u> %
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.10.1.A of the Development Code, all development proposals are required to provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Chuck Buckallew, Site Assessment Coordinator, at (503)681-3605 or buckallewc@cleanwaterservices.org.
- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
 Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

**H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)**

Provide the following information as required by the City's *Development Code Section 50.10.2*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received.
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.



I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

All plans shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on separate sheets. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include the following information as indicated:



A. EXISTING CONDITIONS PLAN (Required for Tree Plan Two and Tree Plan Three only):

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Location, quantities, size (diameter breast height), genus and species Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees are measured at 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption.

- 12. Existing drip line canopy of individual trees or grove of trees.
- 13. Existing root zone of each tree. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 14. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 15. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 16. Tree Mitigation Table demonstrating the DBH of the surveyed trees on site, separated into conifer and deciduous categories, the DBH proposed for removal, how the DBH meets or exceeds the removal threshold, identifying the Mitigation Threshold (50% of the surveyed tree DBH on the site), the DBH to be mitigated and whether the DBH is to be mitigated on site, off site, or fee in lieu. An example table is given following 60.60.25.7.

B. DIMENSIONED SITE PLAN. *The dimensioned site plan shall be required for Tree Plan 2 and 3 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:*

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
- 4. Dimensioned footprints of all structures and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees proposed to be removed, to remain, or trees to be planted for mitigation.
- 5. Dimensioned tree mitigation areas specifying the location, quantities, size (diameter breast height), genus and species of trees within the mitigation area(s) identified, if applicable. Mitigation areas are to be set aside in a separate tract, if the project includes a subdivision. If the project does not include a subdivision, the mitigation trees must be set aside in a conservation easement.
- 6. Drip line canopy of individual trees or grove of trees.
- 7. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 8. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
- 9. Sensitive areas, as defined by CWS standards.
- 10. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 11. Location of storm water quality/detention facilities.
- 12. Boundaries of development phases, if applicable.
- 13. Site grading information, showing 2 ft. contours.
- 14. Proposed right-of-way, dedications and improvements.
- 15. Dimension from centerline to edge of proposed right-of-way.

- C. **DIMENSIONED SITE PLAN FOR PRUNING ONLY ACTIVITIES. *For Type 1 Major Pruning as specified in 40.90.15.1.A.1 of the Development Code:***
 - 1. North arrow, scale and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled “front,” “side,” and “rear.”
 - 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees, Significant Groves, Trees within a Significant Natural Resource Area, or Historic Trees proposed for major pruning.
 - 4. Identification of tree canopies to be affected, and the percentage loss of total canopy amount for each impacted tree.

- D. **DIMENSIONED SITE PLAN FOR TREE PLAN 1 APPLICATIONS, OTHER THAN PRUNING. *The dimensioned site plan shall be required for all Tree Plan 1 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:***
 - 1. North arrow, scale and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled “front,” “side,” and “rear.”
 - 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6” DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10” DBH shall be shown on the site plan. Community Trees measure at least 10” DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
 - 4. Dimensioned footprints of all trails, structures, and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees identified in #3 above.
 - 5. Drip line canopy of trees identified in #3 above.
 - 6. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
 - 7. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
 - 8. Sensitive areas, as defined by CWS standards.
 - 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 10. Location of storm water quality/detention facilities.
 - 11. Site grading information, showing 2 ft. contours.
 - 12. Proposed right-of-way, dedications and improvements.
 - 13. Dimension from centerline to edge of proposed right-of-way.
 - 14. Description of finished trail surface.

I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Print Name

Telephone Number

Signature

Date



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TYPE 1 TREE PLAN ONE - APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan One shall address compliance with all of the following Approval Criteria as specified in 40.90.15.1.C.1-6 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan One application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 4. If applicable pruning is necessary to improve tree health or to eliminate conflicts with vehicles or structures which includes, but is not limited to, underground utilities and street improvements.
- 5. If applicable, the removal of vegetation or clearing and grubbing is necessary to accommodate the physical development in the area in which the removal is proposed.
- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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TYPE 2 TREE PLAN TWO - APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan Two shall address compliance with all of the following Approval Criteria as specified in 40.90.15.2.C.1-14 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan Two application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. If applicable, removal of a Community Tree(s) is necessary to enhance the health of the tree, grove, or group of trees, or an adjacent tree or to eliminate conflicts with structures or vehicles.
- 4. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.
- 5. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists
- 6. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.
- 7. If applicable, removal of any tree is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.
- 8. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees to eliminate conflicts with structures or vehicles.
- 9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria use in making the original significance determination.
- 10. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.
- 11. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.

- ❑ 12. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.
- ❑ 13. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- ❑ 14. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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TYPE 3 TREE PLAN THREE - APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan Three shall address compliance with all of the following Approval Criteria as specified in 40.90.15.3.C.1-15 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan Three application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. If, applicable, removal of a diseased tree or a tree is necessary because the tree has been weakened by age, storm fire, or other condition.
- 4. If applicable, removal is necessary to enhance the health of the grove or adjacent tree(s) to reduce maintenance, or to eliminate conflicts with structures or vehicles.
- 5. If applicable, removal is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.
- 6. If applicable, removal is the minimum necessary to accommodate physical development because no reasonable alternative exists for the development at another location on the site and variances to setback provisions of the Development Code will not allow the tree(s) to be saved or will cause other undesirable circumstances on the site or adjacent properties.
- 7. If applicable, removal is necessary because a tree has become a nuisance by virtue of damage to personal property or improvements, either public or private, on the subject site or on an adjacent site.
- 8. If applicable, removal is necessary to accomplish a public purpose, such as installation of public utilities, street widening, and similar needs where no reasonable alternative exists without significantly increasing public costs or reducing safety.
- 9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.
- 10. If applicable, removal of a tree or trees within a SNRA will not reduce the size of the grove to a point where the remaining trees may pose a safety hazard due to the effects of windthrow.
- 11. If applicable, removal of a tree within a Historic Grove will not substantially reduce the significance of the grove in terms of its original designation on the list of Historic Groves.

- 12. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.
- 13. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.
- 14. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 15. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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TYPE 1 COMMERCIAL TIMBER HARVEST- APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan One – Commercial Timber Harvest shall address compliance with all of the following Approval Criteria as specified in 40.90.15.4.C.1-5 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Commercial Timber Harvest application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 4. The harvest of timber will leave no less than ten (10) living, healthy, and upright trees per acre each of which measure at least ten (10) inches in diameter at four (4) feet above grade.
- 5 Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

THPRD Fanno Creek Trail (Scholls Ferry Road to BSD Bus Barn) Design Review Compliance Letter Application



**City of Beaverton, Oregon
19 December 2008**

Applicant:
Tualatin Hills Park & Recreation District
5500 SW Arctic Drive, Suite #2
Beaverton, Oregon 97005
Contact: Brad Hauschild, Park Planner
503.629.6305.x2931
bhauschild@thprd.org

GENERAL INFORMATION

Owner/Applicant:

Tualatin Hills Park & Recreation District

5500 SW Arctic Drive, Suite #2
Beaverton, Oregon 97005

Contact: Brad Hauschild, Park Planner

Phone: 503.629.6305.x 2931

Fax: 503.629.6307

Email: bhauschild@thprd.org

Landscape Architect: **Alta Planning + Design**

711 SE Grand Avenue
Portland, Oregon 97214

Contact: Mike Rose, Landscape Architect

Phone: 503.230.9862

Fax: 503.230.9864

Email: mikerose@altaplanning.com

Property Owners:

Beaverton School District

16550 SW Merlo Road
Beaverton, Oregon 97006

**Contact: Dick Steinbrugge, Executive Administrator
for Facilities**

Phone: 503.591.4449

Fax: 503.

Email: Richard.steinbrugge@beaverton.k12.or.us

American Property Management, Inc.

Portland, Oregon 972

**Contact: Steve Burg, Director of Commercial
Property**

Phone: 503.281.7779.x238

Fax: 503.460.2616

Email: sburg@apmportland.com

Harsch Property Investments, LLC

1121 AQ Salmon Street
Portland, Oregon 97205

Contact: Jeff Nudelman

Phone: 503.242.2900

Fax: 503.274.2093

Email: jeffn@harsch.com

Daimler-Chrysler

Portland, Oregon 972

Contact: Chris Kopca

Phone: 503.819.4480

Fax: 503.

Email:

Metro

600 NE Grand Avenue

Portland, Oregon 97232

Contact:

Phone: 503.

Fax: 503.

Email:

City of Beaverton

PO Box 4755

Beaverton, Oregon 97076

Contact: Debbie Martisak

Phone: 503.350.4084

Fax: 503.526.2535

Email: dmartisak@ci.beaverton.or.us

SITE INFORMATION

Tax Lot & Address:	1S123BB00500; 10420 SW Allen Boulevard 1S123BB00300; 10300 SW Allen Boulevard 1S123BB00200; 10140 SW Allen Boulevard 1S123BBA01000; 10030 SW Allen Boulevard 1S123BD02500; no street address 1S123BD00100; 9600 SW Allen Boulevard
Size:	n/a – project is for a trail
Zoning Designation:	Industrial Park (IP) Campus Industrial (CI)

PROJECT DESCRIPTION

The Tualatin Hills Park & Recreation District (THPRD) is proposing to construct a trail through the wooded area located north of Fanno Creek between the former Greenwood Inn site and SW Scholls Ferry Road. The project area is located south of Allen Boulevard and east of Highway 217 in southeast Beaverton. The proposed trail will fill one of the remaining gaps in the Fanno Creek Regional Trail. The proposed trail will connect to the west to the existing trail and bridge (a project completed by the City of Beaverton at SW 105th Avenue) and to the east to the intersection of Scholls Ferry Road and Allen Boulevard (at the Beaverton Operations Center).

The proposed trail is approximately 3,000 feet (½ mile) in length and is a combination of asphalt trail, bridges, and boardwalks. The asphalt portion of the trail will be 10' wide with 12" shoulders. The bridges and boardwalks will be 10' wide and are proposed in wetland areas only. There will be three (3) low bridges and approximately 900 feet of boardwalk. It will be a multiple-use trail utilized by pedestrians and bicyclists. Based upon negotiations with adjacent property owners, and due to the nature of the trail, there will be no benches, overlooks, or parking areas proposed as part of this project. No bridge crossings are proposed over Fanno Creek as part of this project. A trail access connection is proposed at Fallbrook Place, located just south of Allen Boulevard.

APPLICATION REQUEST

THPRD is requesting a Design Review Compliance Letter in association with its proposed construction of the Fanno Creek Regional Trail. In association with this request, THPRD provides the following response to the approval criteria and all other applicable standards (as identified at its pre-application conference) to the City of Beaverton for its consideration. Please also find attached draft design and development plans of the proposed trail.

ADDITIONAL DEVELOPMENT APPLICATIONS SUBMITTED

In association with the proposed Fanno Creek Trail project, THPRD has also submitted the following Development Applications to the City of Beaverton for its review and consideration:

1. Type Two Preliminary Fee Ownership Partition Land Division Development Application (Beaverton School District)
2. Type Two Preliminary Fee Ownership Partition Land Division Development Application (Harsch Property Investments, LLC)
3. Tree Plan Two Development Application

RESPONSE TO APPLICABLE DESIGN STANDARDS (SECTION 60.05)*Section 60.05.25*

60.05.25.4 - Retaining Walls

Response: The proposed trail development does not include any retaining walls over six feet (6') in height. However, there are two (2) short walls proposed along the trail. Neither of these walls will exceed four feet (4') in height. One wall will be approximately eighty-one feet (81') in length. The other wall will be approximately fifty-nine feet (59') in length. Both walls are located within twenty-five feet (25') of each other and are located at the approximate halfway point of the proposed trail. No landscape buffering is proposed, but they walls are to be constructed of concrete blocks of varying texture. These blocks will have a "stone" finish, intended to help the walls blend into the natural character of the Fanno Creek corridor.

60.05.25.5 – Fences and Walls

Response: The proposed trail development includes fencing that is to be constructed of cedar. Fence height will not exceed six feet (6'). The proposed retaining wall will be a minimum of six inches (6") thick and be constructed of concrete block of varying texture having a "stone" finish.

60.05.25.6 – Minimize Significant Changes to Existing On-Site Surface Contours at Residential Property Lines

Response: The proposed trail development does not propose any grading or surface contouring within twenty-five feet (25') of any residentially zoned property lines. The proposed trail development is located within industrially zoned properties and the trail is to be located more closely to the industrially zoned property lines (rather than the residential properties). All proposed grading and surface contouring will be located within the proposed trail corridor and at the location of the "alleged illegal fill" (on the Beaverton School District/THPRD donation property) where THPRD is proposing to cleanup and restore this area. All proposed grading and surface contouring will match existing grades at neighboring property lines and will not exceed 10% within any tree root zone. A grading plan has been included with this application.

60.05.25.7 – Integrate Water Quality, Quantity, or Both Facilities

Response: Not applicable. The proposed trail development does not include any surface stormwater detention and treatment facilities that are located between a street and an adjacent building.

60.05.25.8 – Natural Areas

Response: The proposed trail development has designated buffer areas meeting the standards as set forth by Clean Water Services (CWS). To the maximum extent possible, encroachments into these resource buffers have been minimized in order to maintain and preserve the functionality of these natural resource areas (i.e, wetlands and their associated buffers). Where encroachments do occur, CWS has required THPRD to provide mitigation and enhancement within the overall project area and along the proposed trail corridor.

Section 60.05.30.1-2

60.05.30.1 – Adequate On-Site Lighting and Minimize Glare on Adjoining Properties

Response: The proposed trail development does not include new on-site lighting per THPRD policy. However, some existing lighting located on the Beaverton School District Bus Barn property will need to be relocated due to the proposed removal and enhancement work proposed at the “alleged illegal fill” site. The re-location of these lights will take into consideration glare on adjacent properties and efforts will be made to minimize the potential for light spillover.

60.05.30.2 – Pedestrian-Scale On-Site Lighting

Response: The proposed trail development does not include new pedestrian-scaled, on-site lighting per THPRD policy. It is THPRD policy to not provide lighting along trails, except at street crossings where lighting does not current exist. THPRD “operating hours” at park facilities, including trails, are from dawn-to-dusk, except at special use recreation facilities and centers where hours may vary depending on use and/or programs.

RESPONSE TO APPROVAL CRITERIA (SECTION 40.20.15.1.c)

1. The proposal satisfies the threshold requirements for a Design Compliance Review Letter.

Response: The proposed trail development meets the threshold for a Design Review Compliance Letter development application, as the project proposes changes to existing grades (Threshold #1.i).

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

Response: A fee in the amount of \$111.00 was paid at the time of this application submittal.

3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

Response: All applicable items specified in Section 50.25.1 have been included with this Development Application for a Design Review Compliance Letter. However, at the time of this application submittal, THPRD is still working with CWS on obtaining a Service Provider Letter (SPL). This information will be submitted to the City of Beaverton for its review and consideration once THPRD has received it.

4. The proposal meets all applicable Site Development Requirements of Sections 20.05.50, 20.10.50, 20.15.50, and 20.20.50 of this Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.

Response: Per Section 20.15.50.6 (Public Parks), the proposed trail development is exempt from the Site Development Regulations.

5. The proposal, which is not an addition to an existing building, is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).

Response: The proposed trail development meets all applicable Design Standards as demonstrated in the previous section of this narrative. Applicable design standards include Section 60.05.25.4-8 and Section 60.05.30.1-2.

6. If applicable, the proposed addition to an existing building, and only that portion of the building containing the proposed addition, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) as they apply to the following:

Response: Not applicable. The proposed project is not for an addition to an existing building.

7. The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).

Response: The proposed trail development complies with all applicable sections of Chapter 60 Special Regulations). Specifically, this includes Section 60.05 (Design Standards); Section 60.10 (Floodplain Regulations); Section 60.15 (Land Division); Section 60.55 (Transportation Facilities); Section 60.60 (Trees and

Vegetation); and Section 60.67 (Significant Natural Resources). More detailed information is included at the end of this narrative and/or included with THPRD's other development applications associated with its Fanno Creek Trail project.

8. Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.

Response: The proposed trail development does not change or modify any conditions of approval of previously approved Type 2 or Type 3 applications.

9. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Response: In addition to this Development Application for a Design Review Compliance Letter, THPRD will be submitting/has also submitted the following Development Applications in association with its proposed Fanno Creek Trail development project:

- 1. Type Two Preliminary Fee Ownership Partition (Beaverton School District)**
- 2. Type Two Preliminary Fee Ownership Partition (Harsch Investment Properties, LLC)**
- 3. Tree Plan Two (Fanno Creek Trail)**
- 4. Type One Final Land Division (Beaverton School District)**
- 5. Type One Final Land Partition (Harsch Investment Properties, LLC)**

RESPONSE TO ADDITIONAL DEVELOPMENT CODE STANDARDS*Chapter 60 (Special Regulations)*

Section .60.10 – Floodplain Regulations

Response: The proposed trail development does not infringe into the Fanno Creek Floodway. There are instances where the proposed trail does occur within portions of the floodplain, which is permitted based on the underlying zoning districts within the project area (Campus Industrial and Industrial Park). Design of the trail meets all applicable standards of Section 9.05 (Site Development); City of Beaverton Engineering Design Manual and Standard Drawings; and Clean Water Services (CWS) Design and Construction Standards Manual. THPRD has prepared a “no-rise” study to illustrate that the proposed trail development will not adversely impact the riparian corridor of Fanno Creek. This study has been submitted to CWS and the Oregon Department of State Lands (DSL)/US Corps of Engineers (COE) for their review and has also been included with this application for City review.

Section 60.55 – Transportation Facilities

60.55.25 – Street and Bicycle and Pedestrian Connection Requirements

1. All streets shall provide for safe and efficient circulation and access for motor vehicles, bicycles, pedestrians, and transit. Bicycle and pedestrian connections shall provide for safe and efficient circulation and access for bicycles and pedestrians.

Response: The proposed trail development does not include any streets. However, the proposed trail development will provide for safe and efficient movement and access for bicycles and pedestrians.

2. The Comprehensive Plan Transportation Element Figures 6.1 through 6.23 and Tables 6.1 through 6.6 shall be used to identify ultimate right-of-way width and future potential street, bicycle, and pedestrian connections in order to provide adequate multi-modal access to land uses, improve area circulation, and reduce out-of-direction travel.

Response: The proposed trail development is identified in Figure 6.1 (Pedestrian Master Plan); Figure 6.2 (Bicycle Master Plan); Table 6.1 (Pedestrian Action Plan); and Table 6.2 (Bicycle Action Plan) of the City’s Comprehensive Plan, Transportation Element.

3. Where a future street or bicycle and pedestrian connection location is not identified in the Comprehensive Plan Transportation Element, where abutting properties are undeveloped or can be expected to be redeveloped in the near term, and where a street or bicycle and pedestrian connection is necessary to enable reasonably direct access between and among neighboring properties, the

applicant shall submit as part of a complete application, a future connections plan showing the potential arrangement of streets and bicycle and pedestrian connections that shall provide for the continuation or appropriate projection of these connections into surrounding areas.

Response: Not applicable. The proposed trail development is identified in the City's Comprehensive Plan, Transportation Element.

4. Streets and bicycle and pedestrian connections shall extend to the boundary of the parcel under development and shall be designed to connect the proposed development's streets, bicycle connections, and pedestrian connections to existing and future streets, bicycle connections, and pedestrian connections. A closed-end street, bicycle connection, or pedestrian connection may be approved with a temporary design.

Response: The proposed trail development will extend to the boundaries of the parcels included within the project area and will connect to existing trail segments at both the east (at the Scholls Ferry/Allen intersection) and the west (at the former Greenwood Inn site) ends of the proposed development.

5. Whenever existing streets and bicycle and pedestrian connections are adjacent to or within a parcel of land are of inadequate width, additional right-of-way may be required by the decision-making authority.

Response: Not applicable. The proposed development is for a trail and will not require additional right-of-way for existing streets or bicycle and pedestrian connections. THPRD has worked with the property owners within the project area to ensure adequate space exists for the proposed trail.

6. Where possible, bicycle and pedestrian connections shall converge with streets at traffic-controlled intersections for safe crossing.

Response: The proposed trail development converges at the Scholls Ferry Road/Allen Boulevard intersection at its east end. No other street crossings are proposed as part of the proposed trail development.

7. Bicycle and pedestrian connections shall connect the on-site circulation system to existing or proposed streets, to adjacent bicycle and pedestrian connections, and to driveways open to the public that abut the property. Connections may approach parking lots on adjoining properties if the adjoining property used for such connection is open to public pedestrian and bicycle use, is paved, and is unobstructed.

Response: The proposed trail development will provide connection to existing streets (at the Scholls Ferry/Allen intersection and at the end of Fallbrook Place) and to existing sections of the Fanno Creek Trail (at the former Greenwood Inn site and at the Scholls Ferry/Allen intersection). No other access is proposed as part of the proposed trail development.

8. To preserve the ability to provide transportation capacity, safety, and improvements, a special setback line may be established by the City for existing and future streets, street widths, and bicycle and pedestrian connections for which an alignment, improvement, or standard has been defined by the City. The special setback area shall be recorded on the plat.

Response: Not applicable. The proposed development is for an off-street trail and will not affect the function of existing streets.

9. Accessways are one or more connections that provide bicycle and pedestrian passage between streets or a street and a destination. Accessways shall be provided as required by this code and where full street connections are not possible due to the conditions described in 60.55.25.13. [ORD 4397; July 2006]

An accessway will not be required where the impacts from development, redevelopment, or both are low and do not provide reasonable justification for the estimated costs of such accessway.

Response: Not applicable. The proposed development is for an off-street trail and connections to public streets have been proposed where logical and feasible and do not include accessways.

10. Pedestrian Circulation.

Response: Not applicable. The proposed development is for an off-street trail and does not include walkways beyond that of the proposed trail.

11. Pedestrian Connections at Major Transit Stops. Commercial and institution buildings at or near major transit stops shall provide for pedestrian access to transit through the following measures:

Response: Not applicable. The proposed trail development is not located within close proximity to a major transit stop.

12. Assessment, review, and mitigation measures (including best management practices adopted by local agencies) shall be completed for bicycle and pedestrian connections located within the following areas: wetlands, streams, areas noted as Significant Natural Resources Overlay Zones, Significant Wetlands and Wetlands of Special Protection, and Significant Riparian Corridors within Volume III of the Comprehensive Plan Statewide Planning Goal 5 Resource Inventory Documents and Significant Natural Resources Map, and areas identified in regional and/or intergovernmental resource protection programs.

Response: The proposed trail development includes appropriate Best Management Practices and mitigation measures in those areas where the trail crosses wetlands and Significant Natural Resource Areas (SNRA). Specifically, this includes the use of elevated boardwalks on pin-pilings to eliminate the need for grading or excavation work in wetlands and their associated buffers. Additionally, the proposed trail alignment has been laid out in a way to minimize encroachments into wetlands and their associated buffers, as

well as through SNRAs in order to minimize the number of trees that will need to be removed in conjunction with the proposed trail development. However, in order to maintain functionality as a regional trail and to maintain clear sightlines and safe bicycle turning radii, there are limitations as to how many of these areas could be avoided.

13. New construction of bicycle and residential rear lot lines is discouraged substitute alignment is possible in origins and destinations or existing

Response: The proposed trail development does not follow along any rear residential property lines. While some of the properties within the overall project area do abut rear residential property lines (along the south side of the project area), at no point does the proposed trail abut the residential properties. In addition to the natural buffer created by Fanno Creek, THPRD made a conscious effort to keep the trail on the north side of the creek and as close as possible to the rear property lines of the industrially zoned properties (along the north side of the project area).

14. Street and Bicycle and Pedestrian Hindrances.

Response: As noted previously, bicycle and pedestrian connections are not proposed as part of this development beyond that of the proposed trail, except as provided for at the end of Fallbrook Place. Due to existing development patterns and natural resource constraints, no additional connections have been proposed, which is consistent with subsection B.

60.55.35 – Access Standards

1. The development plan shall include street plans that demonstrate how safe access to and from the proposed development and the street system will be provided. The applicant shall also show how public and private access to, from, and within the proposed development will be preserved.

Response: The proposed trail development provides street access for pedestrians and bicycles at the end of Fallbrook Place and at the intersection of Scholls Ferry Road and Allen Boulevard. Please refer to the attached drawings for more details.

2. No more than 25 dwelling units may have access onto a closed-end street system unless a greater number is authorized pursuant to Section 40.70.15.2. of this Code.

Response: Not applicable. The proposed trail development is not a residential development.

3. Intersection Standards.

Response: Not applicable. The proposed trail development does not include any modifications to existing intersections or propose the creation of new intersections.

THPRD Fanno Creek Trail (Scholls Ferry Road to BSD Bus Barn) Tree Plan Two Application



**City of Beaverton, Oregon
19 December 2008**

Applicant:
Tualatin Hills Park & Recreation District
5500 SW Arctic Drive, Suite #2
Beaverton, Oregon 97005
Contact: Brad Hauschild, Park Planner
503.629.6305.x2931
bhauschild@thprd.org

GENERAL INFORMATION

Owner/Applicant:

Tualatin Hills Park & Recreation District

5500 SW Arctic Drive, Suite #2
Beaverton, Oregon 97005

Contact: Brad Hauschild, Park Planner

Phone: 503.629.6305.x 2931

Fax: 503.629.6307

Email: bhauschild@thprd.org

Landscape Architect:

Alta Planning + Design

711 SE Grand Avenue
Portland, Oregon 97214

Contact: Mike Rose, Landscape Architect

Phone: 503.230.9862

Fax: 503.230.9864

Email: mikerose@altaplanning.com

Property Owners:

Beaverton School District

16550 SW Merlo Road
Beaverton, Oregon 97006

**Contact: Dick Steinbrugge, Executive Administrator
for Facilities**

Phone: 503.591.4449

Fax: 503.

Email: Richard.steinbrugge@beaverton.k12.or.us

American Property Management, Inc.

Portland, Oregon 972

**Contact: Steve Burg, Director of Commercial
Property**

Phone: 503.281.7779.x238

Fax: 503.460.2616

Email: sburg@apmportland.com

Harsch Property Investments, LLC

1121 AQ Salmon Street
Portland, Oregon 97205

Contact: Jeff Nudelman

Phone: 503.242.2900

Fax: 503.274.2093

Email: jeffn@harsch.com

Daimler-Chrysler

Portland, Oregon 972

Contact: Chris Kopca

Phone: 503.819.4480

Fax: 503.

Email:

Metro

600 NE Grand Avenue

Portland, Oregon 97232

Contact:

Phone: 503.

Fax: 503.

Email:

City of Beaverton

PO Box 4755

Beaverton, Oregon 97076

Contact: Debbie Martisak

Phone: 503.350.4084

Fax: 503.526.2535

Email: dmartisak@ci.beaverton.or.us

SITE INFORMATION

Tax Lot & Address:	1S123BB00500; 10420 SW Allen Boulevard 1S123BB00300; 10300 SW Allen Boulevard 1S123BB00200; 10140 SW Allen Boulevard 1S123BBA01000; 10030 SW Allen Boulevard 1S123BD02500; no street address 1S123BD00100; 9600 SW Allen Boulevard
Size:	n/a – project is for a trail
Zoning Designation:	Industrial Park (IP) Campus Industrial (CI)

PROJECT DESCRIPTION

The Tualatin Hills Park & Recreation District (THPRD) is proposing to construct a trail through the wooded area located north of Fanno Creek between the former Greenwood Inn site and SW Scholls Ferry Road. The project area is located south of Allen Boulevard and east of Highway 217 in southeast Beaverton. The proposed trail will fill one of the remaining gaps in the Fanno Creek Regional Trail. The proposed trail will connect to the west to the existing trail and bridge (a project completed by the City of Beaverton at SW 105th Avenue) and to the east to the intersection of Scholls Ferry Road and Allen Boulevard (at the Beaverton Operations Center).

The proposed trail is approximately 3,000 feet (½ mile) in length and is a combination of asphalt trail, bridges, and boardwalks. The asphalt portion of the trail will be 10' wide with 12" shoulders. The bridges and boardwalks will be 10' wide and are proposed in wetland areas only. There will be three (3) low bridges and approximately 900 feet of boardwalk. It will be a multiple-use trail utilized by pedestrians and bicyclists. Based upon negotiations with adjacent property owners, and due to the nature of the trail, there will be no benches, overlooks, or parking areas proposed as part of this project. No bridge crossings are proposed over Fanno Creek as part of this project. A trail access connection is proposed at Fallbrook Place, located just south of Allen Boulevard.

APPLICATION REQUEST

THPRD is submitting a Tree Plan Two application in association with its proposed construction of the Fanno Creek Regional Trail. In association with this application, THPRD provides the following response to the approval criteria and all other applicable standards (as identified at its pre-application conference) to the City of Beaverton for its consideration. Please also find attached draft design and development plans of the proposed trail.

ADDITIONAL DEVELOPMENT APPLICATIONS SUBMITTED

In association with the proposed Fanno Creek Trail project, THPRD has also submitted the following Development Applications to the City of Beaverton for its review and consideration:

1. Type Two Preliminary Fee Ownership Partition Land Division Development Application (Beaverton School District)
2. Type Two Preliminary Fee Ownership Partition Land Division Development Application (Harsch Property Investments, LLC)
3. Design Review Compliance Letter Development Application

RESPONSE TO APPLICABLE DEVELOPMENT CODE STANDARDS

Section 60.60 – Trees and Vegetation

Section 60.60.15 – Pruning, Removal, and Preservation Standards

Response: All pruning, removal, and preservation standards will be adhered to as specified in this section. The proposed trail development is located Significant Natural Resource Area (SNRA) #18, which includes two (2) Significant Groves. This SNRA was mapped by the City of Beaverton (G11 and G12). As specified in subsection 2.C.1.b, up to 75% of the DBH of the surveyed, non-exempt trees within a SNRA may be removed from sites having an industrially zoned designation (the proposed trail development falls within both the Campus Industrial and Industrial Park zoning districts). As part of this proposed trail development, less than 25% of the DBH of the surveyed, non-exempt trees are proposed for removal. Preservation areas are not proposed given the small number of trees proposed for removal and that removal is proposed for individual trees rather than groups or stands of trees. As a result, the SNRA will remain intact and connected.

Section 60.60.20 – Tree Protection Standards During Development

Response: To the maximum extent practical, all tree protection standards will be adhered to during construction of the proposed trail. This includes installation of orange construction/snow fencing along the proposed trail corridor within the SNRA. All efforts will be taken to ensure minimal impacts to existing vegetation. However, the proposed trail development is occurring within a forested area having a dense root zones making it unlikely to avoid root areas.

Section 60.60.25 – Mitigation Requirements

Response: Per subsection 2.B, for projects located within SNRAs, mitigation is not required when the total DBH of trees proposed for removal is less than 50% of the total DBH of trees surveyed. The proposed trail development is proposing the removal of 23.5% DBH of surveyed, non-exempt trees. As such, mitigation is not required. See table below for detailed breakdown.

	Deciduous	Coniferous	TOTAL
DBH Surveyed	4,055"	1,731"	5,786"
DBH Proposed for Removal	1,229"	131"	1,360"

In total, 392 trees were surveyed and 85 trees are proposed for removal. Please refer to the attached drawings for more details.

Section 60.67 – Significant Natural Resources

Response: The proposed trail development does partially occur within areas where “locally significant wetlands” have been identified. A wetland delineation report has been completed and is being submitted to the Oregon Department of State Lands (DSL) for its review and concurrence. Furthermore, the proposed trail development is also located within areas of the Fanno Creek riparian corridor. Given Fanno Creek’s status as a fish-bearing stream, it is THPRD’s assumption that the proposed trail will be partially located in areas designated as a “listed corridor.” However, at no time does the proposed trail encroach into the Fanno Creek floodway nor propose crossing of the creek itself.

RESPONSE TO APPROVAL CRITERIA (SECTION 40.90.15.2.c)

1. The proposal satisfies the threshold requirements for a Tree Plan Two application.

Response: The proposed trail development meets the threshold for a Tree Plan Two development application, as the project proposes the removal of up to 75% of the total DBH of non-exempt surveyed trees within a Significant Natural Resource Area (SNRA) or Significant Grove (SG) [Threshold #3].

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

Response: A fee in the amount of \$1,017.00 was paid at the time of this application submittal.

3. If applicable, removal of a Community Tree(s) is necessary to enhance the health of the tree, grove, or group of trees, or an adjacent tree or to eliminate conflicts with structures or vehicles.

Response: Not applicable. All trees proposed for removal fall within the category of SNRA and are not being removed to enhance tree health or to minimize conflicts with structures or vehicles.

4. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.

Response: Not applicable. All trees proposed for removal fall within the category of SNRA and are not being removed to promote good forestry practices.

5. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.

Response: The proposed trail development does propose the removal of trees where no other reasonable alternative exists. To the greatest extent possible, removal of trees has been kept to a minimum, but there are instances where trees will need to be removed in order to minimize safety hazards and impacts to natural areas. It should also be noted that the Fanno Creek Regional Trail is identified as an "off-street, multiple-use trail" in THPRD's Trails Master Plan. It is also identified in Metro's Regional Trails and Greenways Plan, as well as both the Washington County and City of Beaverton Transportation Plans.

As a regional trail intended to facilitate the movement of bicycles and pedestrians, it is important to provide a minimum turning radius in order to provide clear sightlines and visibility for trail user safety. In order to do this, there are instances where trees will need to be removed. Furthermore, in order to keep the proposed trail from being located within the Fanno Creek floodway and to minimize trail occurrences within wetlands and their associated

buffers, the proposed trail alignment has been designed and located in a manner that will result in the removal of some trees.

The only other alternative for the proposed trail development is to use Allen Boulevard. However, this on-street alternative negates the intended purpose of the Fanno Creek Regional Trail as an off-street, greenway-type trail.

6. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.

Response: Not applicable. No trees are being removed for nuisance purposes.

7. If applicable, removal of any tree is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.

Response: Please see response to Approval Criteria #5. Construction of the proposed trail development would meet a public purpose and no other reasonable alternative exists without significantly increasing project costs and reducing safety. An on-street pathway/bike lane system along Allen Boulevard would increase safety risks for trail users, as well as increasing costs of a publicly funded project as a result of limited right-of-way availability that current exists along Allen Boulevard.

8. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees to eliminate conflicts with structures or vehicles.

Response: In addition to previous answers, trees proposed for removal along the proposed trail corridor will serve to preserve and protect the health of the existing SNRA, as well as to minimize the potential for damage to the trail once it has been constructed.

9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria use in making the original significance determination.

Response: Given the small number and scattered location of trees proposed for removal from the SNRA, it is not anticipated that a reversal of the original determination of that SNRA would occur. Based on a natural resource assessment report submitted to Clean Water Services (CWS), the condition of the overall tree canopy has been classified as "good" and the understory vegetation has been classified as "marginal." With the proposed trail improvements, understory vegetation will also be enhanced. The SNRA itself will remain intact and connected.

10. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

Response: Given the small number and scattered location of trees proposed for removal from the SNRA, the effects of windthrow on the remaining

trees should be minimal, if any. Individual trees are proposed for removal rather than groups or stands of trees and as such, the SNRA will remain intact and connected. Please refer to the attached plans for locations of trees proposed for removal.

11. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.

Response: The proposed trail development is consistent with all applicable provisions of Section 60.60 (Trees and Vegetation) and Section 60.67 (Significant Natural Resources). Please see responses provided previously in this narrative.

12. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Response: Grading of the proposed development site will be limited to the proposed trail location in order to minimize adverse impacts on neighboring properties. The only other grading proposed with this development is planned on the Beaverton School District/THPRD land donation parcel at the "alleged illegal fill" site where mitigation and enhancement work is proposed. A grading plan has been submitted as part of this development application.

13. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

Response: All applicable items specified in Section 50.25.1 have been included with this Development Application for a Tree Plan Two. However, at the time of this application submittal, THPRD is still working with CWS on obtaining a Service Provider Letter (SPL). This information will be submitted to the City of Beaverton for its review and consideration once THPRD has received it.

14. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Response: In addition to this Development Application for a Tree Plan Two, THPRD will be submitting/has also submitted the following Development Applications in association with its proposed Fanno Creek Trail development project:

1. Type Two Preliminary Fee Ownership Partition (Beaverton School District)
2. Type Two Preliminary Fee Ownership Partition (Harsch Investment Properties, LLC)
3. Design Review Compliance Letter (Fanno Creek Trail)
4. Type One Final Land Division (Beaverton School District)
5. Type One Final Land Partition (Harsch Investment Properties, LLC)

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 08-3888, APPROVING THE TUALATIN HILLS PARK AND RECREATION DISTRICT'S NATURAL RESOURCE MANAGEMENT PLAN AS IT APPLIES TO CERTAIN NATURAL AREA PROPERTY OWNED BY METRO

Date: January 15, 2009

Prepared by: Kathleen Brennan-Hunter
503-797-1948

BACKGROUND—ACQUISITION AND MANAGEMENT AGREEMENT

In May of 1995 voters in the Metro Area approved a \$135.6 million Open Spaces, Parks and Streams Bond Measure with a stated goal of acquiring land in 14 regional natural areas and six regional trails and greenways. The Fanno Creek Greenway was identified as a target area and the Fanno Creek Greenway Refinement Plan set forth acquisition guidelines developed to promote trail and greenway connectivity and improve water quality. Thirty-nine acres were protected as a result of 13 separate transactions. A 2 acre parcel (the Metro Parcel) on Fanno Creek at SW Fallbrook Place near Allen Boulevard was acquired in September of 2000 for use as a part of a regional trail corridor. In July of 2001, Metro and the Tualatin Hills Park and Recreation District entered into an Intergovernmental Agreement (the "IGA") for the Management of Property in the Fanno Creek Greenway Target Area. The IGA required that THPRD develop a resource management plan and perform a natural resources inventory prior to any development of the property. The IGA also states that the Management Plan shall be subject to approval by the Metro Council. THPRD provided to Metro the district-wide natural resource management plan adopted in 2002, and completed a natural resources inventory of this trail segment, including the Metro Parcel. Those documents are attached as exhibits to Resolution 08-3888.

In January of 2003, Metro engaged Alta Planning and Design to produce the Fanno Creek Greenway Trail Action Plan (the "Action Plan") document in which 11 "gaps" in the Fanno Creek Greenway Trail were studied. The Action Plan described the gaps, recommended trail improvements, proposed design standards and maintenance guidelines for the trail. The Metro Parcel is in Gap No. 6 – Denney Rd. to 92nd Ave. Alta Planning and Design is the consultant that THPRD is working with on the proposed trail design and construction for the property that is the subject of this staff report, and according to the THPRD planner, the design follows the guidelines set forth in the Action Plan. THPRD is now ready to submit a development and construction application to the City of Beaverton for the segment of the trail containing the Metro Parcel.

THPRD's PLAN FOR THE METRO PARCEL

The Metro Parcel is part of a key trail gap between two major segments of the Fanno Creek Greenway Trail. This 3,000 foot long proposed trail segment, which spans 6 properties, runs through a wooded area located north of Fanno Creek between the former Greenwood Inn site (east of HWY 217) and SW Scholls Ferry Rd (at the City of Beaverton Operations Facility.)

THPRD will manage four of the properties in their entirety and the remaining two properties contain a 20 foot wide trail easement. The trail will be asphalt and 10 feet wide with 1 foot gravel shoulders. THPRD is using SDC funds to design and build the trail. They hope to start construction in June 2009, with completion estimated by the end of 2009. Alta Planning is producing the construction documents.

ANALYSIS/INFORMATION

1. Known Opposition

None.

2. Legal Antecedents

Intergovernmental Agreement between Metro and the Tualatin Hills Park and Recreation District Fanno Creek Open Space/Regional Trail Properties executed July 29, 2001.

Resolution No. 92-1637 "For the Purpose of Considering Adoption of the Metropolitan Greenspaces master Plan" was adopted in July 1992.

The 1995 Open Spaces Bond Measure (Ballot Measure 26-26) was approved on May 16, 1995 authorizing Metro to issue \$135.6 million in general obligation bonds for Open Spaces, Parks and Streams.

Resolution No. 96-2331 "For the Purpose of Approving a Refinement Plan for the Fanno Creek Greenway Target Area as Outlined in the Open Space Implementation Work Plan" was adopted by the Metro Council on May 16, 1996.

Resolution No. 06-3672B "For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisitions and Water Quality Protection" was adopted by the Metro Council on March 9, 2006.

Resolution No. 07-3837 "Approving The Natural Areas Acquisition Refinement Plan For The Fanno Creek Linkages Target Area" was adopted by the Metro Council on September 6, 2007.

3. Anticipated Effects

Construction and completion of a key trail segment of the Fanno Creek Greenway by THPRD.

4. Budget Impacts

None.

RECOMMENDED ACTION

Staff recommends adoption of Resolution No. 08-3888.