Agenda

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Meeting:	Smith and Bybee Wetlands Advisory Committee (SBAC)
Date:	Tuesday, August 27, 2019
Time:	5:30 to 7:30 p.m.
Place:	Metro Regional Center - Room 270 600 NE Grand Ave., Portland

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5:30 p.m.	Welcome and introductions	All
5:35 p.m.	Approve March 2019 minutes	Troy Clark
5:40 p.m.	Development plan for former Wapato Jail site	Harsch Investments
7:20 p.m.	Metro Council trust fund letter review	Troy Clark
7:30 p.m.	Adjourn	

Upcoming SBAC meetings:
Tuesday, September 24, 2019 at Metro Regional Center
For agenda/schedule information, contact Annie Toledo at 503.813.7565 or annie.toledo@oregonmetro.gov

Meeting minutes

Metro
600 NE Grand Ave.
Portland, OR 97232-2736

Smith and Bybee Advisory Committee

August 27, 2019

Committee members in attendance

Troy Clark ..... Audubon Society of Portland (Chair)
Carrie Butler ..... Port of Portland (Vice Chair)
Matthew Lee ..... Columbia Slough Watershed Council
Emily Roth ..... Friends of Smith & Bybee Lakes
Jennifer Devlin ..... City of Portland, Bureau of Environmental Services
Jonathan Soll ..... Metro Parks and Nature
Patt Opdyke ..... North Portland Neighbors
Pat Jewett ..... 40-Mile Loop Land Trust

Others in attendance

Andrew Goodman ..... Harsch Investment Properties
Mike McCoy ..... Harsch Investment Properties
Robert Strys ..... Harsch Investment Properties
John Gordon ..... Harsch Investment Properties
Steve Roselli ..... Harsch Investment Properties
Jordan Schnitzer ..... Harsch Investment Properties
Erica Gray ..... Harsch Investment Properties
Deborah Kim ..... Harsch Investment Properties
Todd Prager ..... Terragan & Associates
Charlie Brucker ..... PLACE
Chris Palmateer ..... VLMK
Bob Sallinger ..... Portland Audubon Society
Susan Barthel ..... Portland Audubon Society
Ethan Eisner ..... Portland Youth Climate Council
Annie Toledo ..... Metro Parks and Nature

Committee members not in attendance

Bill Briggs ..... Oil Re-Refining Company
Jen Levy ..... St. Johns Neighborhood Association
Eric Tonsager ..... Oregon Bass and Panfish Club

WELCOME

Introductions all around. Pat Jewett recently replaced Pam Arden on the committee as the 40-Mile Loop Land Trust representative. Eleven members of the Harsch team were present as well as three members of the public.

DEVELOPMENT PLAN FOR FORMER WAPATO JAIL SITE

Jordan Schnitzer, President of Harsch Investment Properties, gave an overview of the company and what they do. He informed the committee that the old Wapato Jail will be demolished and a new warehouse will be constructed in its place. Harsch wants the development to represent community benefit, beyond just the jobs that are created. The Wapato Jail was built 15 years ago for 60 million

dollars; Harsch purchased it in 2018 for 5 million. The original intent of the acquisition was to repurpose it into a facility that serves the community, such as a homeless shelter. They reached out to many stakeholders in the community but the idea never picked up traction. Since the structure was built to be a jail, renovating it into a warehouse proved to be difficult. Therefore they have decided to knock it down and start from scratch. However, they will be using the existing outfall structure for stormwater management. The site is now called the Bybee Lake Commerce Center.

PLACE is the landscape architecture firm that Harsch chose to master plan the site, in part due to their experience designing with the natural world in mind. Charlie Brucker from PLACE gave a landscape concept presentation outlining the master plan for the Bybee Lake Commerce Center. *Attachment 1.* He discussed painting the lake-facing side of the building with a façade that blends in with the environment.

Tree buffer

Todd Prager, an arborist from the arboriculture firm Teragan & Associates, Inc., spoke about the arborist's report for the site. *Attachment 2*. There is currently a 15 to 40-foot wide buffer of trees surrounding the property. The report found that the stand is too dense and needs to be thinned for long-term health and integrity. The current buffer is a monoculture with low species diversity and an almost non-existent understory due to the density. It has low habitat value for these reasons. The intent is to reduce or thin most of the buffer significantly from 40 feet to 10-15 feet and in some places remove it entirely. The site does not have any landscape requirements per the City of Portland codes, but the Port of Portland does require 15% of the site area to be landscaped; there is no buffer requirement. Retaining the outer 10-15 feet of the tree buffer is not likely a viable option in most areas due to tree and root impacts from construction and grading.

The firm recommends cutting down most of the existing buffer and replanting it entirely with new, diverse species. This planting will take at least 15 years to grow to be the size of the existing buffer. A multidisciplinary team including an arborist, landscape architect, biologist and engineer will be utilized for this effort. If areas of the existing buffer are retained intact, they'll thin the existing trees to reduce overcrowding and improve habitat value. Slide 10 shows and overview of the existing trees to be preserved and areas of new vegetation. Best management practices were discussed for pre-construction, construction, and design. See slide 18.

Committee feedback

Smith and Bybee wetlands is one of the jewels of our region; the second biggest natural area in our city. The committee had a lot of feedback and recommendations for the developers to consider. Below are highlights.

- The primary focus for investment in community benefit is investing in things that minimize impact of the development. Only after that is exhausted should Harsch look for opportunities off of the site.
- The true value of the buffer is as a buffer, rather than habitat. Planting or building something to make the building disappear from view is the goal.

- Minimize noise pollution. Use building design and traffic flow to reduce sound impact to the wetlands.
    - Consider adding terms regarding noise regulations to a lease/good neighbor agreement.
- Solar energy on roof.
- Reflective paint surfaces to minimize heat island effect.
- Dark sky compliance.
- Birds may collide with the building if the façade camouflages into the environment too much.
- Consider 40-Mile Loop trail (as repaired) in the final design (aesthetics, light, noise, activity).
- Much concern about stability and erosion on the slope down to the wetland if there are a significant number of trees and roots taken out. The sand on the slope is very good turtle habitat.
- Consider providing logs on Port property for turtle basking structure.
- Eco-roof and pollinator habitat ideas are not preferred. The committee would rather see money invested elsewhere given that there is 2000 acres of habitat next door.

There are many opportunities for Harsch to contribute to the Smith and Bybee wetlands natural area but those considerations should come only after Harsch has done their best to reduce the impact of the building, not replace those efforts. The committee would like to continue the conversation about habitat and ecology with the arborists and landscape architects. They don't feel they need any further information about building itself.

The committee thanked the Harsch team for attending the meeting. They appreciate Harsch's thoughtful approach in regards to the environment surrounding their development, and for investing in community benefit.

METRO COUNCIL TRUST FUND LETTER REVIEW

The committee reviewed and approved the trust fund letter addressed to both Jon Blasher, Metro Parks and Nature director; and Lynn Peterson, Metro Council president. *Attachment 3*.

ACTION ITEMS

- Send trust fund letter to Jon Blasher and Lynn Peterson.
- Approve the March 2019 meeting minutes at the September meeting.

Meeting adjourned at 7:35 p.m.

BYBEE LAKE COMMERCE CENTER
LANDSCAPE CONCEPT PRESENTATION

AGENDA

1. PROJECT OVERVIEW

2. CONCEPTUAL APPROACH

3. INTERVENTIONS

4. NEXT STEPS

TEAM

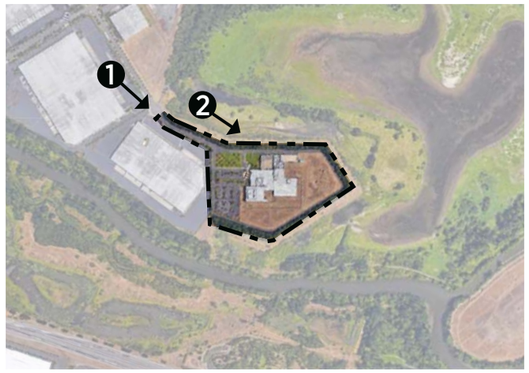
HARSCH INVESTMENT PROPERTIES

VLMK	PLACE	PACIFIC HABITAT	TERAGAN & ASSOCIATES, INC.
ARCHITECTURE/ENGINEERING	LANDSCAPE ARCHITECTURE	ENVIRONMENTAL CONSULTANTS	ARBORICULTURAL CONSULTANTS

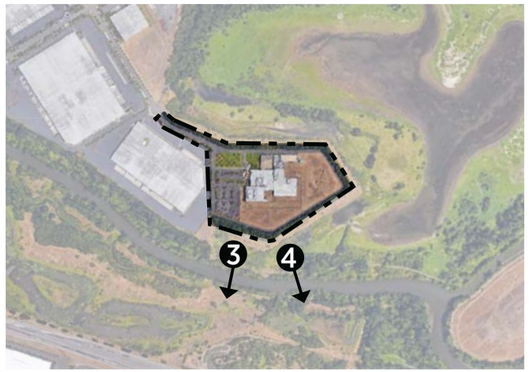
COMMERCE

EXISTING SITE

SITE CHARACTER



SITE CHARACTER



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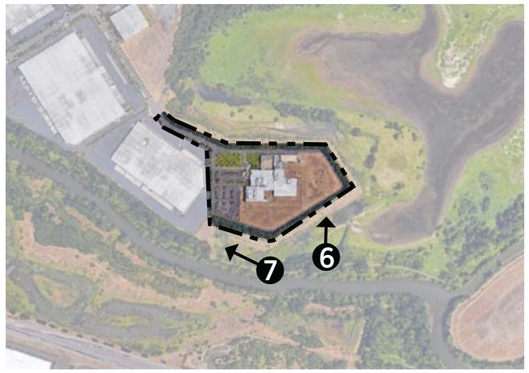


ARBORIST'S REPORT

TODD PRAGER
TERAGAN & ASSOCIATES, INC
MARCH 28, 2019

FINDINGS:

- Tree health and structural issues will likely arise in the near term due to overcrowding of existing buffer.

- Current buffer has low species diversity and the density of buffer has almost completely eliminated understory growth. It has low habitat value.

- Retaining the outer 10 to 15 feet of the tree buffer is likely not a viable option due to tree and root impacts from construction and grading.

RECOMMENDATIONS:

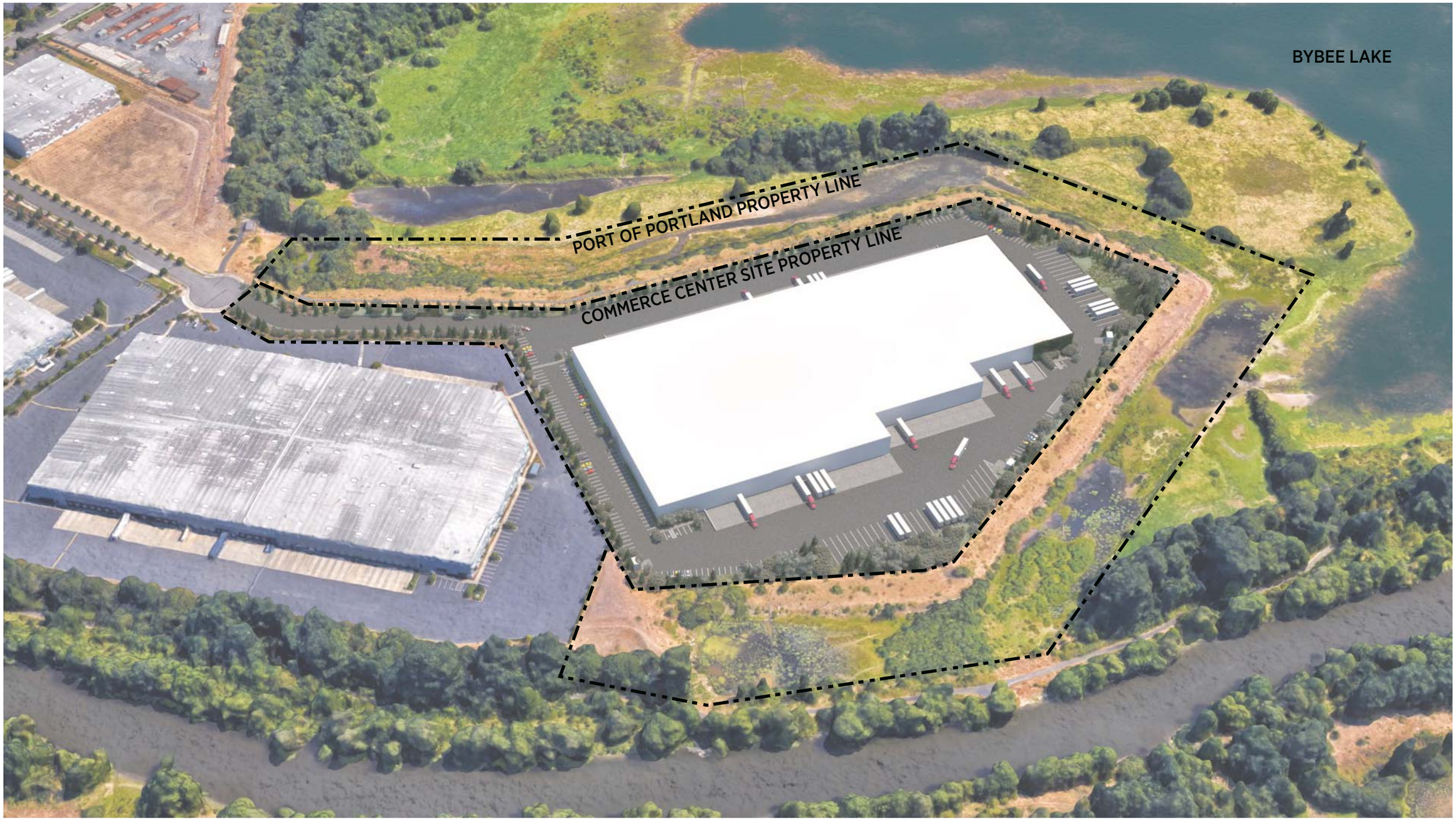
- Replant a new buffer with a multidisciplinary team including an arborist, landscape architect, biologist, and engineer.

- If areas of the existing buffer are retained intact, thin the existing trees to reduce overcrowding and improve habitat value.

Figure 2: Western side of tree buffer facing south from outside the site

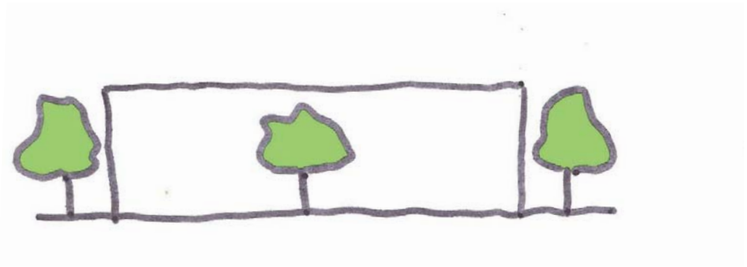
TREE PRESERVATION

SITE OVERVIEW



CONCEPTUAL APPROACH

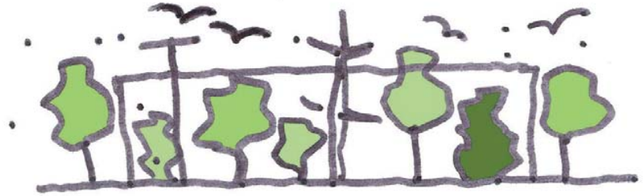
INDUSTRY STANDARD



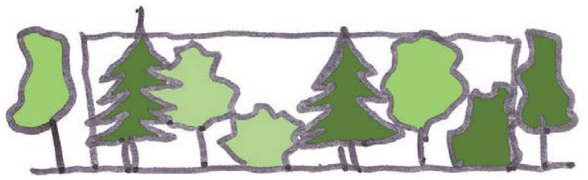
TYPICAL INDUSTRY DEVELOPMENT
USES A CODE MINIMUM APPROACH TO SITE AND LANDSCAPE. THE BYBEE DEVELOPMENT CONSIDERS ITS ROLE IN DEVELOPING A SITE WHICH BENEFITS THE EMPLOYEES, ACKNOWLEDGES THE SURROUNDING HABITAT, AND ADDRESSES HOW IT IS VIEWED.

BYBEE

PEOPLE

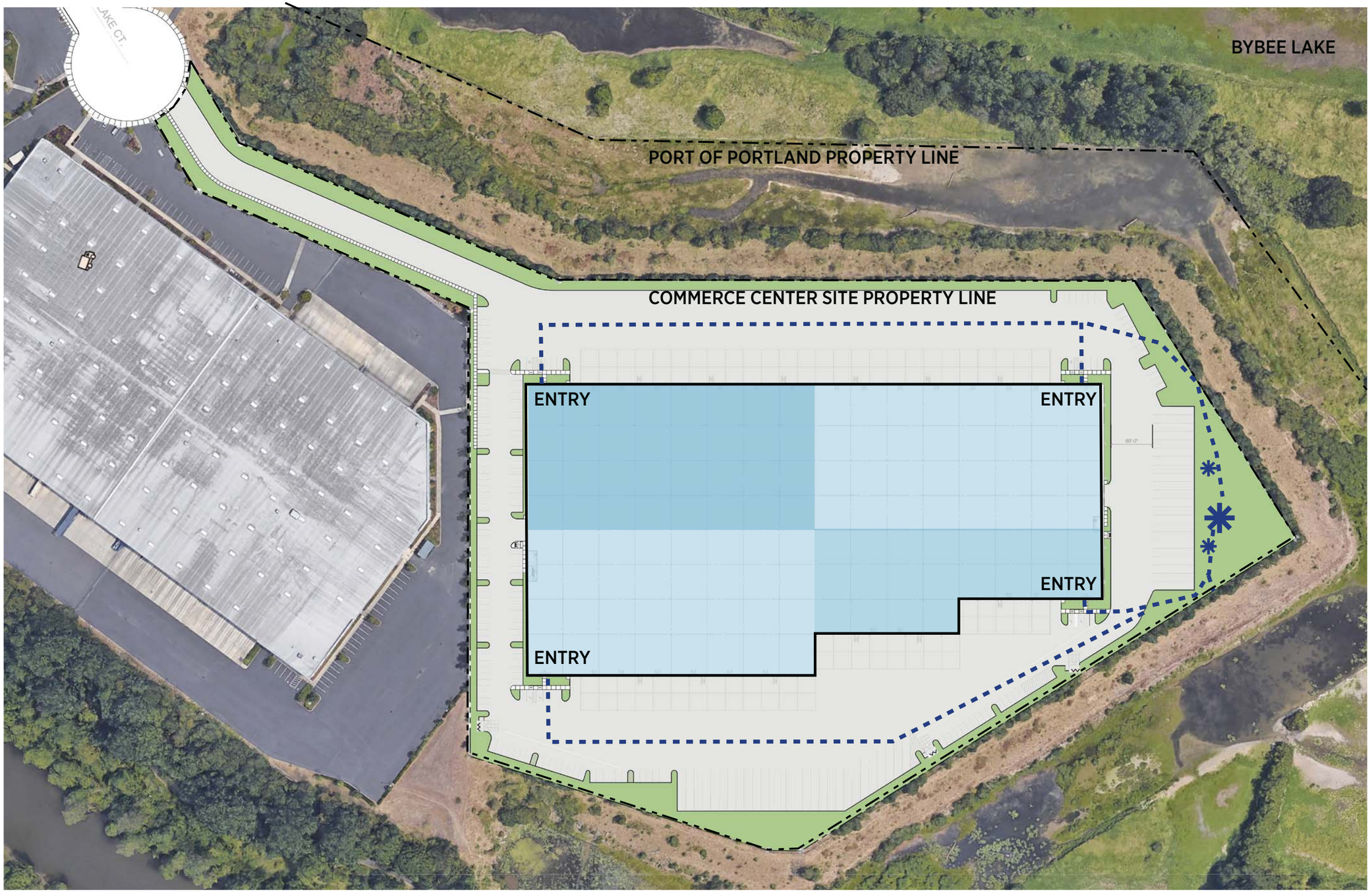


HABITAT

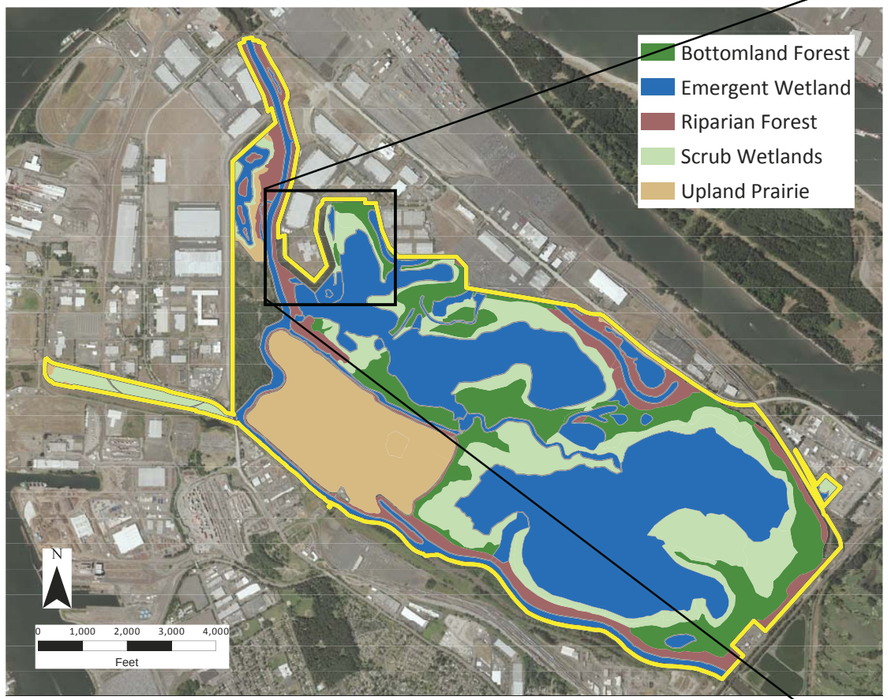


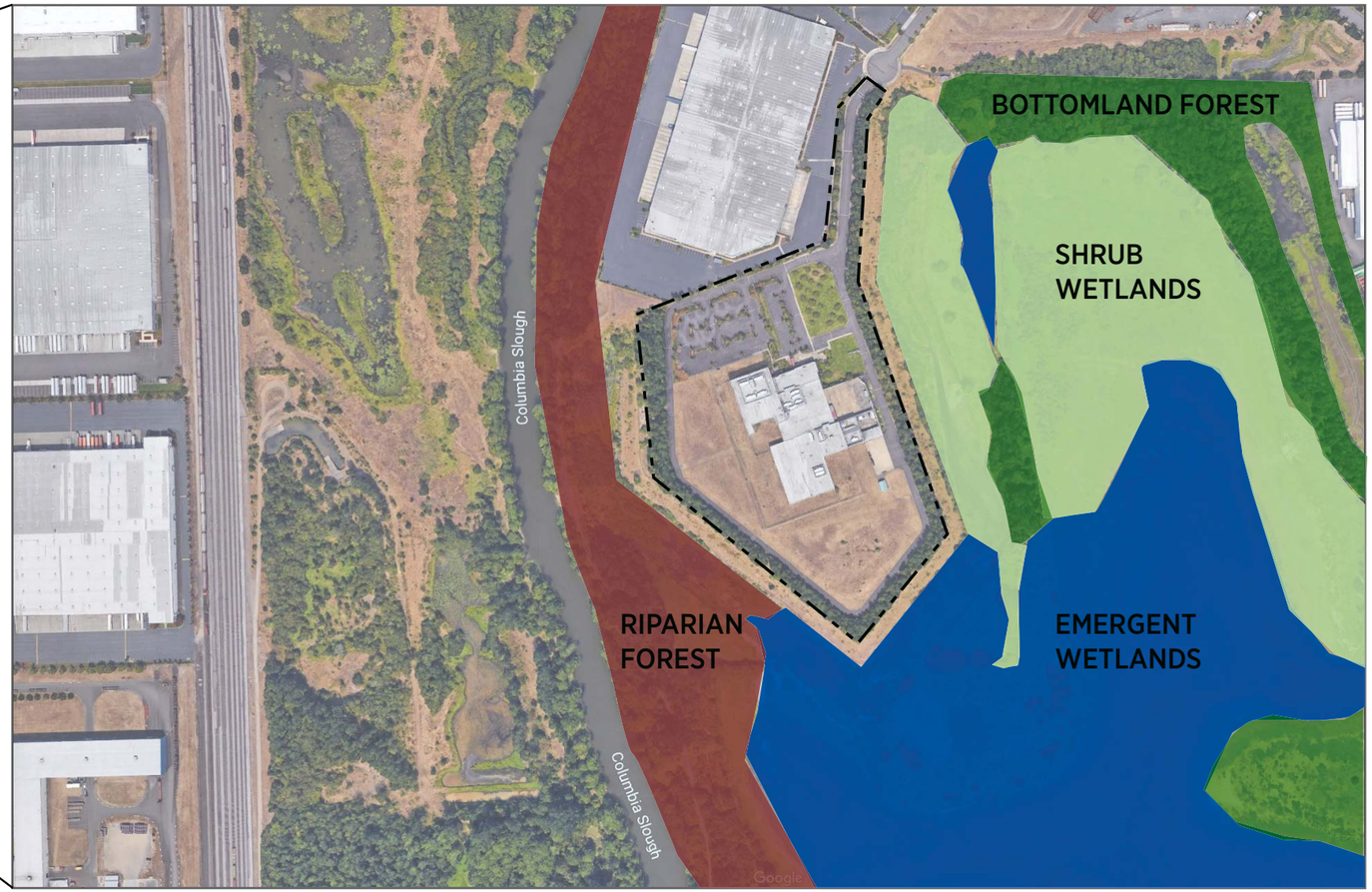
VIEWSHEDS

PLACES FOR PEOPLE



BYBEE LAKE HABITAT TYPES





Conservation targets

SMITH BYBEE LAKE COMPREHENSIVE NATURAL RESOURCE PLAN, MARCH 2012

ADJACENT HABITAT- BOTTOMLAND FOREST

BOTTOMLAND FOREST

Bottomland forests include willow and Oregon ash forests, with 100-year-old trees present. These forests are frequently inundated and provide valuable habitat for neotropical migrant birds, bats and native amphibians.

NORTHERN RED-LEGGED FROG

PURPLE MARTIN

YELLOW-BREASTED CHAT

SMITH BYBEE LAKE COMPREHENSIVE NATURAL RESOURCE PLAN, MARCH 2012

ADJACENT HABITAT- SHRUB WETLAND

SHRUB WETLAND

With 550 potential acres at Smith and Bybee Wetlands, the shrub habitat is one of the largest habitats. The long-term goal is to provide high quality habitat for species such as the Little Willow Flycatcher and the red-legged frog.

WESTERN PAINTED TURTLE

LITTLE WILLOW FLYCATCHER

SMITH BYBEE LAKE COMPREHENSIVE NATURAL RESOURCE PLAN, MARCH 2012

ADJACENT HABITAT- EMERGENT WETLANDS AND OPEN WATER

EMERGENT WETLANDS AND OPEN WATER

The long-term goals include restoring habitat suitable for sensitive species such as the tricolored blackbird, dusky Canada goose and migrating and overwintering shorebirds. The open water rises and falls from 300 to 1,000 acres and provides off-channel habitat for ESA-listed salmon juveniles.

SMITH BYBEE LAKE COMPREHENSIVE NATURAL RESOURCE PLAN, MARCH 2012

TRICOLORED BLACKBIRD

DUSKY CANADA GOOSE

BEST MANAGEMENT PRACTICES:

- PRE-CONSTRUCTION:
  - Evaluate nesting bird species within tree buffer and identify habitat priorities.
  - Survey, assess, and tag individual existing trees at the edges of the proposed disturbances to determine suitability for retention.
  - Create a tree preservation and removal plan by an ISA certified arborist based on the proposed disturbances.
  - Mark trees to be thinned from the existing buffer to reduce excessive competition.
- DURING CONSTRUCTION:
  - Bury silt fencing to keep turtles out of site.
  - Time tree removal around nesting times and identified habitat priorities.
  - Selectively thin trees within tree preservation zones without damaging trees to remain.
  - Install and maintain tree protection measures for trees to be preserved with construction.
- DESIGN:
  - Utilize a native and naturalized plant palette.
  - Include habitat enhancing elements such as snags, nesting, boxes, and pollinators.

SITE CONCEPT PLAN- POINT LANDSCAPE

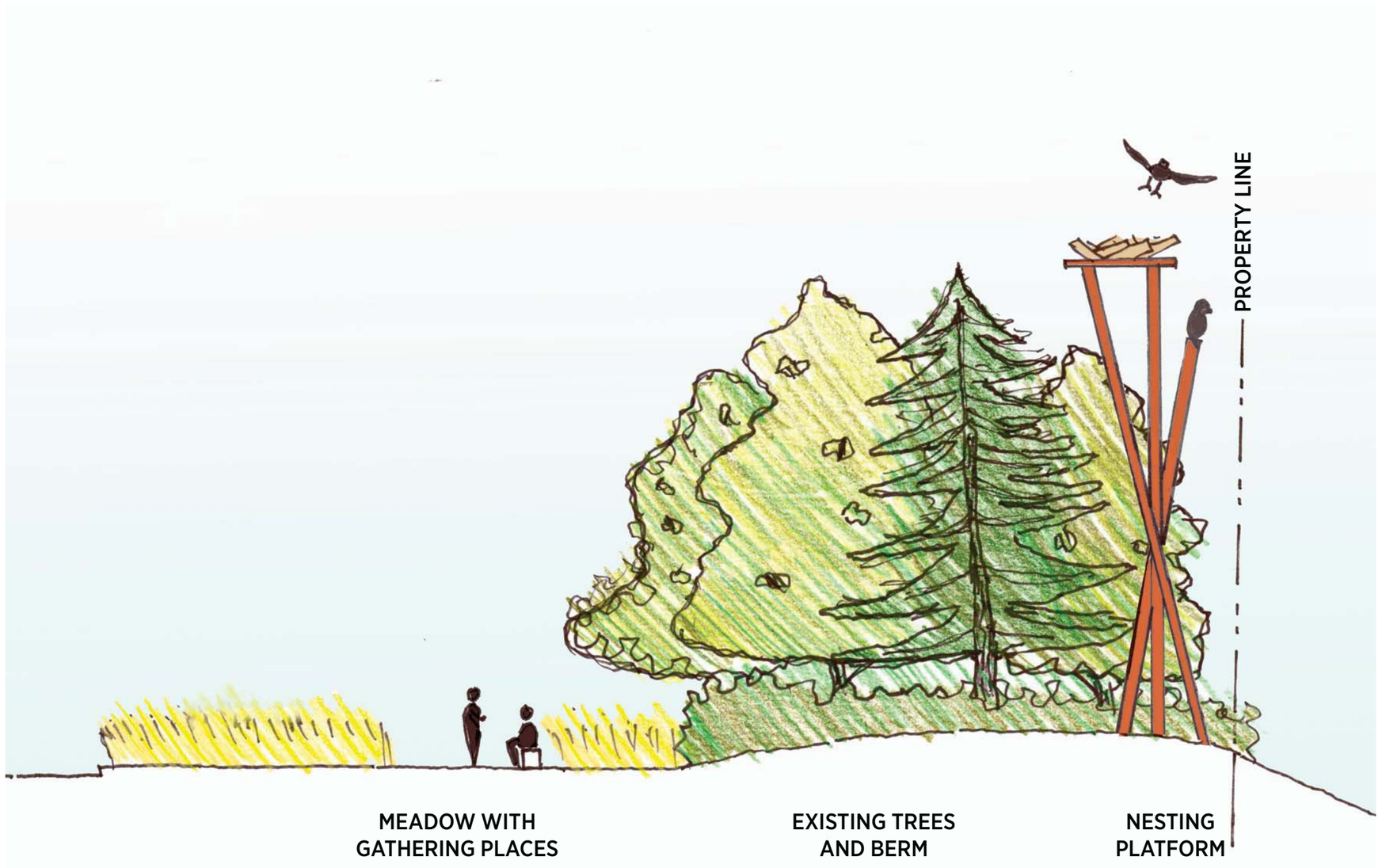
N

0 50 100

1”=100’

NESTING PLATFORMS, SNAGS, AND NESTING BOXES

SITE SECTION



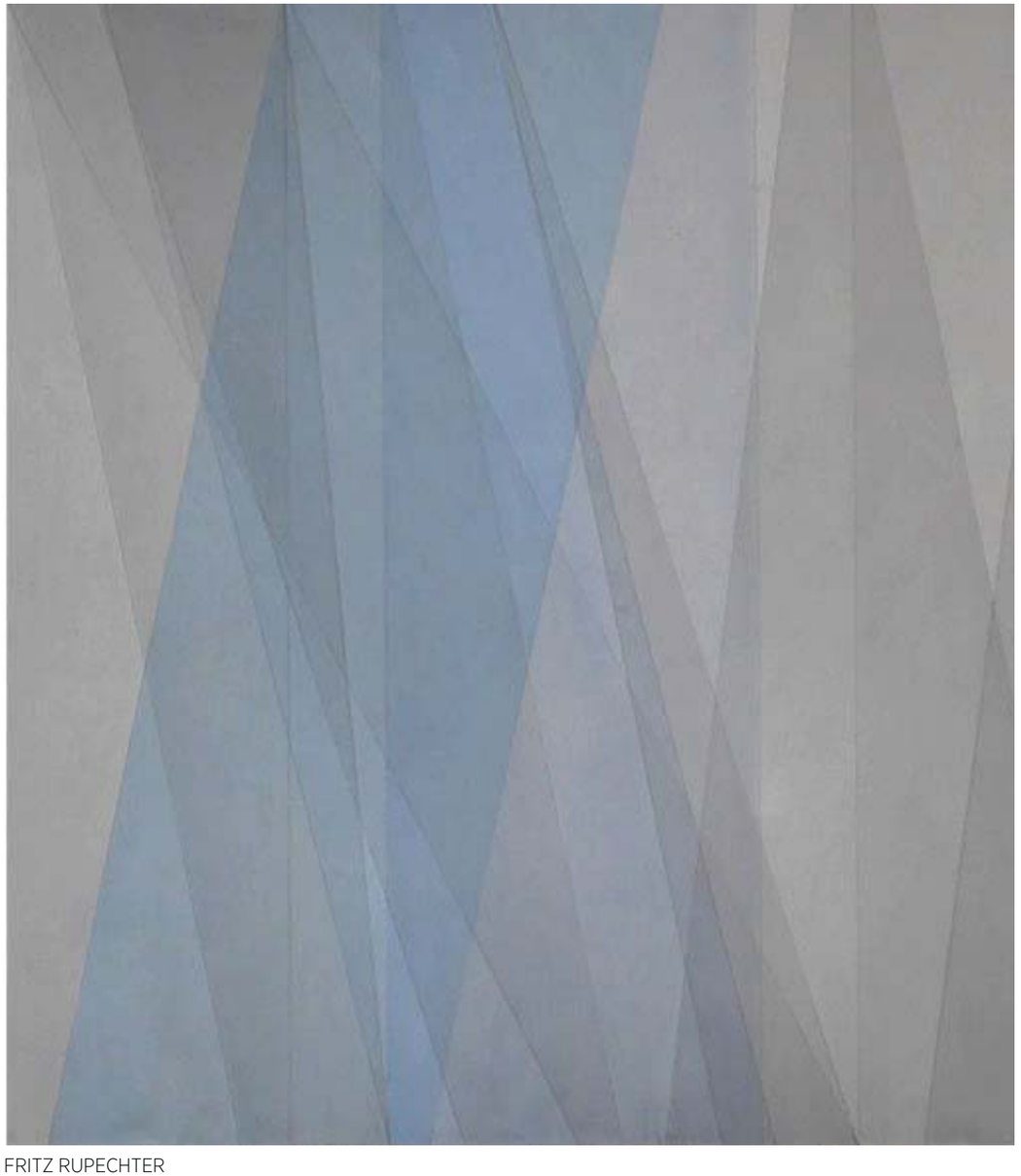
KEY PLAN

BYBEE LAKE = IMMERSIVE EXPERIENCE

VIEW FROM LAKE

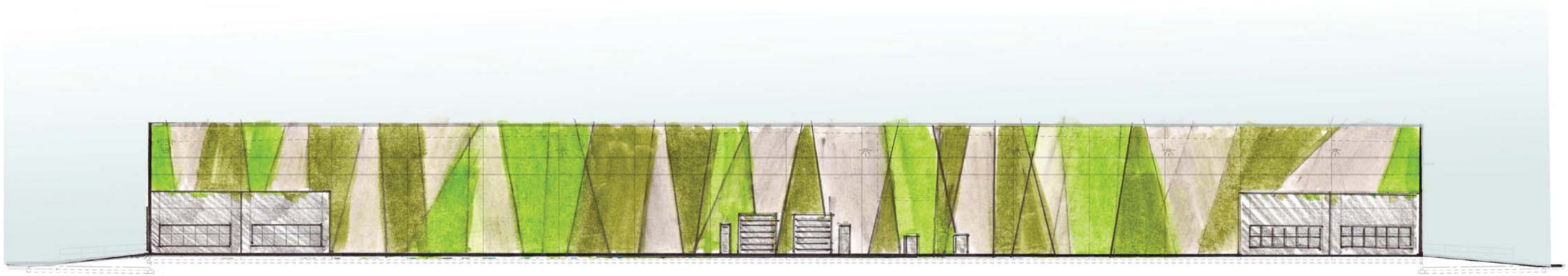
FACADE TREATMENT INSPIRATION

FRITZ RUPECHTER



FRITZ RUPECHTER

FACADE TREATMENT - COMPLEMENT CONTEXT



NORTH ELEVATION

1" = 30.0'

FACADE TREATMENT - COMPLEMENT CONTEXT

FACADE TREATMENT - COMPLEMENT CONTEXT

OTHER OPPORTUNITIES- PORT PROPERTY

OTHER OPPORTUNITIES- BIRD BLINDS

NEXT STEPS

OPPORTUNITIES

STRATEGIES

ATTACHMENT 1

ATTACHMENT 2

TERAGAN & ASSOCIATES, INC.
ARBORICULTURAL CONSULTANTS

MEMORANDUM

DATE: March 28, 2019

TO: Andrew Goodman (Harsch Investment Properties)

FROM: Todd Prager, RCA #597, ISA Board Certified Master Arborist

RE: Tree Buffer at Wapato Site

Summary

This memorandum provides an assessment of the existing tree buffer surrounding the Wapato site. It also includes recommendations for replacing the buffer to create a more effective screen that provides multiple benefits including wildlife habitat, aesthetic appeal, and a sustainable design that allows for healthy future growth.

Figure 1: Eastern side of tree buffer from inside the site

Background

On January 15, 2019, I met with Harsch Investment Properties and their consultants to review the buffer of existing trees at the Wapato site at 14355 N Bybee Lake Court in Portland. An aerial photo of the site and trees is provided in Attachment 1.

The tree buffer is located along the east, south, and west property lines. It was planted between 2001 and 2003 on a mound to screen the newly constructed site. It is approximately 30 feet or more in width with trees spaced approximately six feet on center. The trees are setback at least five to six feet from a chain link fence located on the property line.

The species mix was primarily Douglas-fir (*Pseudotsuga menziesii*), although I also observed black cottonwood (*Populus trichocarpa*), bigleaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), Scouler's willow (*Salix scouleriana*), and non-native black locust (*Robinia pseudoacacia*).

Figure 2: Western side of tree buffer facing south from outside the site

Teragan & Associates, Inc.
3145 Westview Circle • Lake Oswego, OR 97034
Phone: 971.295.4835 • Fax: 503.697.1976
Email: todd@teragan.com • Website: teragan.com

The trees were approximately 10- to 12-inches in trunk diameter (DBH) and the buffer was approximately 40 feet tall. Figures 1 through 3 are photos of the buffer from my January 15, 2019 site visit.

Figure 3: Eastern side of tree buffer facing south from Bybee Lake Court

The assignment requested of our firm was as follows:

1. Provide an assessment of the current tree buffer;
2. Provide an opinion as to the viability of the current tree buffer if it was reduced in width; and
3. Provide general recommendations for replanting if reducing the current tree buffer is not a viable option.

My background and experience in arboriculture and urban forestry for this project include:

- Education:
  - M.S. Horticulture (Arboriculture emphasis) at the University of California at Davis
  - B.S. Environmental Horticulture and Urban Forestry at the University of California at Davis
  - A.S. Forestry at Bakersfield College
- Certifications:
  - ISA Board Certified Master Arborist WE-6723B
  - ASCA Registered Consulting Arborist #597
  - AICP, American Planning Association
  - ISA Tree Risk Assessment Qualified
- Professional Experience:
  - Urban Forestry with Public Agencies from 2003 to 2012
  - Private Consulting Arborist from 2012 to Present
- Professional Achievements:
  - 2015 Oregon Urban and Community Forestry Award for Outstanding Accomplishment and Leadership in Community Forestry
  - 2015 Distinguished Service Award for Service on the Lake Oswego Planning Commission
  - 2014 National Planning Excellence Award for a Best Practice in Urban Planning (Urban Forestry Code Revisions Project)
  - 2013 Oregon Planning Association Professional Achievement in Urban Planning Award (Urban Forestry Code Revisions Project)

Tree Buffer Assessment

The overall condition of the current tree buffer is fair to good based on a limited visual assessment of tree health and growth. However, due to overstocking of trees within the buffer, tree health and structural issues will likely arise in the near term.

First, the crown growth of the trees is already impacted because of the overstocking. Trees that are interior to the buffer have low live crown ratios, which is the ratio of live crown to the total tree height. A low live crown ratio is a structural issue that can increase the risk of tree failure.

In addition, the interior trees have poor trunk taper and high height to diameter ratios, which is the ratio of trunk diameter to total tree height. Poor trunk taper and high height to diameter ratios are additional structural issues that can increase the risk of tree failure.

Next, the edge trees have unbalanced crowns with growth clustered on the exterior sides where more light is available. There is sparse growth on the interior sides where there are low light levels because of adjacent trees. While unbalanced crowns is a less serious structural issue, it is worth noting if changes occur to the buffer as discussed in the next section of this report.

Overstocking of the buffer causes excessive competition between trees and significantly reduces the viability of the buffer over time. For comparison, according to the reforestation requirements in the Oregon Forest Practices Act, the required spacing of saplings and poles (trees 1- to 10-inch DBH) is 24 feet on center for medium site classes.[1] The required spacing increases as tree size increases.

The current spacing of trees in the buffer is approximately six feet on center or at least four times the recommended amount for trees in their size range. In addition to the structural issues described earlier, overplanting of trees can lead to water and nutrient deficiency from root competition in soils, increased pest and disease susceptibility from stress and poor air circulation, and tree die-off from lack of space and light.

In addition, the current density of the buffer has almost completely eliminated the growth of any shrub or understory layer due to low light levels. The planting is essentially a monoculture stand of trees with low age, size, and structural diversity. The condition of the stand is similar to that found in a plantation forest or unmanaged Christmas tree farm with low species diversity and habitat value.

In summary, while the current condition of the buffer is fair to good, the buffer is not sustainable due to the overstocking of trees. It also has low age, size, structural, and species diversity. As a result, it has low habitat value.

Consequences of Buffer Reduction

During our meeting, we discussed potentially reducing the buffer width for future development so that only the outer 10 to 15 feet is retained. While retention of the buffer is not required, you requested my opinion of the viability of the buffer if it is reduced in this way.

There are multiple issues with reduction of the buffer that make this option not viable.

[1] Oregon Forest Resources Institute (OFRI). 2002. *Oregon's Forest Protection Laws: An Illustrated Manual*. Oregon Forest Resources Institute, Portland, OR. 160 pp.

First, a typical minimum recommended root protection zone for tree retention encompasses a radius around a tree of .5 feet per inch of DBH. For example, a tree with a 12-inch DBH should have impacts no closer than 6 feet from the trunk. This standard would need to be adjusted on a case by case basis due to species tolerance, root distribution, whether the tree will be impacted on multiple sides, and other factors.

Since the trees within the buffer are setback at least five to six feet from the property line, and the edge trees are up to 12-inch DBH on average, the minimum buffer width to preserve the outer edge of trees would be 11 to 12 feet. Therefore, a 10 foot buffer would not allow for any tree preservation while a 15 foot buffer may allow for some of the trees at the outer edge to be retained.

However, since the trees are growing on a mound, a retaining wall would need to be installed at the inside edge of the buffer. Depending on the required grading, wall materials, and over-excavation required to install the wall, even the 15 foot buffer may not allow for tree preservation.

Another issue with retaining the outer edge of trees in the buffer is that they will have one sided crowns because of shading from the interior trees. This would result in there being sparse foliage on the sides of the trees facing the new development and reduced screening effectiveness overall.

In summary, because of the root impacts from buffer width reduction, construction of a retaining wall, and reduced screening from fewer trees with sparse foliage, reducing the buffer width is not a viable option.

General Recommendations for Replanting

Since reducing the existing buffer is not a viable option, replanting with a new buffer is recommended to provide future screening of the site.

If the desire is for evergreen trees native to the Portland region, I suggest focusing new plantings on Douglas-fir and/or western red cedar (*Thuja plicata*) in the new buffer. Douglas-fir could become established with a temporary irrigation system while western red cedar would do best with permanent irrigation at this site. Note that Douglas-firs tend to lose their lower branches because of self shading while western red cedars are better able to retain lower branch growth.

If the desire is for an immediate screening effect, planting more trees with a plan for future thinning could occur. Also, larger specimens could be planted although they are typically more difficult to establish and are typically outgrown when compared with smaller caliper trees.

Another option is to plant the trees at their ultimate spacing (40 feet or more), and mix in native understory trees and shrubs that will not interfere with mature tree growth and development. Understory plantings would also help to provide low screening as lower tree branches are removed over time.

Because of the relatively narrow planting strip for these large growing trees, they should be planted as far from paved surfaces as possible. Options for reducing the potential for future root damage to paved surfaces include installing a four inch minimum layer of open graded rock under the pavement, installing root barriers to direct root growth downwards, installing structural soil under the pavement that can support tree root growth and vehicles loads, and installing a thicker or reinforced concrete pavement section adjacent to the trees.

Ideally, a multidisciplinary team including an arborist, landscape architect, biologist, and engineer would be utilized to design a new landscape buffer that provides the following benefits:

- Screening of views;
- Aesthetic appeal;
- Diversity of species uniquely tailored for wildlife known to be in the surrounding area;
- Stocking levels and a management plan that will allow for healthy and sustainable future growth; and
- Design of adjacent paving and infrastructure to reduce or eliminate future conflicts.

Conclusion

The existing tree buffer at the Wapato site is overstocked and not viable for the long term. It has low age, size, structural, and species diversity. As a result, it has low habitat value.

Reducing the existing buffer width while retaining existing trees is not a viable option because of root impacts from construction and the sparse density of remaining trees and foliage.

Replanting the buffer using a multidisciplinary team including an arborist, landscape architect, biologist, and engineer is the recommended option to ensure the functional, ecological, and future management aspects of the design are adequately considered and addressed.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,

Todd Prager

Todd Prager
ASCA Registered Consulting Arborist #597
ISA Board Certified Master Arborist, WE-6723B
ISA Qualified Tree Risk Assessor
AICP, American Planning Association

Attachment 1: Aerial Photo of Site
Attachment 2: Assumptions and Limiting Conditions

ATTACHMENT 2

Attachment 2
Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The information provided by Harsch Investment Properties and their consultants was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
    - Provide an assessment of the current tree buffer;
    - Provide an opinion as to the viability of the current tree buffer if it was reduced in width; and
    - Provide general recommendations for replanting if reducing the current tree buffer is not a viable option.

ATTACHMENT 3

Smith and Bybee Advisory Committee

Coordinated by:
Metro
600 NE Grand Ave.
Portland, OR 97232

August 20, 2019

Lynn Peterson, Metro President
Jon Blasher, Parks and Nature Director
Metro Regional Center
600 NE Grand Ave.
Portland, Oregon 97232-2736

RE: Smith and Bybee Wetlands Natural Area Trust Fund

Dear Ms. Peterson and Mr. Blasher,

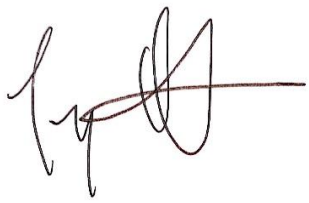
The Smith and Bybee Advisory Committee (Advisory Committee), in our role as an advisory committee to Metro on the management of the natural area and the trust fund associated with the site, are concerned about the spend down of the trust fund. We are requesting Metro staff be directed that a minimum of $1 million be kept in the fund for unanticipated projects and work that may need to be done at the wetland area beyond the five (5) years left in the current Comprehensive Natural Resource Plan (CNRP).

The Advisory Committee was established in the original Natural Resource Management Plan for Smith and Bybee Wetlands Natural Area (SBWNA) and carried into the CNRP. The committee is made up of community members interested in preserving and enhancing the ecological health of the natural area and ensuring the allowed recreation is compatible with the valuable habitat. One of the main functions of the committee is to advise on the yearly budget Metro staff is proposing for SBWNA and oversee the trust fund.

Metro staff is performing restoration work at the SBWNA as shown in the plan, and working towards enhancing the ecological health of the natural area. We understand that there are many sources of funding for this work, including from the natural area levees passed by the voters. Our concern is that the trust fund will be spent down to $0, leaving no money for contingencies and future work. To ensure there is a continuation of the trust fund, we request that $1 million be kept in the fund and that staff is directed to build future budgets with this restriction.

Thank you for your consideration. We would like to receive written confirmation of your decision. If you have any questions or need more information, please contact me.

Sincerely,



Troy Clark, Committee Chair
Smith and Bybee Advisory Committee