

From: Elaine Stewart
To: Dennis O'Neil
Date: 9/22/01 1:00PM
Subject: Re: North Portland Road site

Hi Dennis,

This is the first I have heard about you seeking soil from the lakes for the landfill cover. I thought you needed to do this project to balance your cut and fill for the bank stabilization permit. Which is it? Or is it both? Before you proceed any further I need to have the full picture.

Assuming we proceed further with this project, the design work must be approved by me. It will not go to the management committee for review; I do not have them review specific restoration projects unless there is a policy recommendation needed or some other special reason. It would be appropriate for me to assist REM in selecting the consultant, since it will require more than an engineer. You will need someone to develop fine grading and planting plans, oversee the excavation work, implement the plantings and perform maintenance for several years. Until we have the full project outlined, with clear timelines/budget/responsibilities, it's too soon to talk about breaking ground.

My schedule is fairly open the week of October 1st, except for Tuesday. Are you and other relevant REM staff available to meet on Wednesday morning, October 3rd? We can outline the full project together then. If Wednesday doesn't work for you, what date will?

-Elaine

Elaine Stewart
Smith and Bybee Lakes Wildlife Area Manager
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Tel 503.797.1515
Fax 503.797.1849
stewart@metro.dst.or.us

>>> Dennis O'Neil 09/20/01 01:26PM >>>

Hi, Elaine,
It looks like the soil at this site, except for several cubic yards of petroleum contaminated soil, is suitable for use on the St. Johns Landfill cover. It is sand and most would be used under a topsoil layer on the cover. Some would be stockpiled, perhaps on that bare sand area, for future use. Joanna will give you a copy of the investigation report.

We plan to ask a consulting engineer to develop a design for the excavation. Then I see review by Smith and Bybee Lake Committee followed by permit applications.

Do you have any suggestions we should keep in mind when developing the design?
Dennis
9/20/01

CC: Dan Kromer

From: Elaine Stewart
To: Dennis O'Neil
Date: 9/24/01 2:46PM
Subject: Re: North Portland Road site

Thanks for the clarification, Dennis. When you refer to the project as an "excavation", I presume you also include the replanting and maintenance as part of the project.

I can meet with Pete and the Vigil/Agrimis folks on Wednesday if it's early in the day. I may need to be on another project from 9:30 on for the rest of that day. If we could meet on site at 8:00, that would work well for me. Just let me know.

-Elaine

>>> Dennis O'Neil 09/24/01 02:39PM >>>

Hi, Elaine,

We plan to use the sand from the North Portland Road site both to satisfy our cut/fill obligation and as fill under topsoil on the ponded area of St. Johns Landfill. This is the project on which you have been working with Pete Hillmann to review the engineering design by Vigil-Agrimis. This combined approach costs Metro less than buying all fill for St. Johns Landfill and also finding a home for the excavated sand.

We plan to modify the contract with Vigil-Agrimis to have it also design the excavation. One of the reasons we originally chose this firm is that it has experience with vegetation projects, including wetland projects. We ensure a well coordinated project if we have one firm develop plans and specifications for both the excavation, transport, and application of the soil on the cover.

I apologize for not briefing you about our latest thinking.

As I understand you email, you would review the design, not necessarily the management committee.

Pete plans to invite the Vigil-Agrimis team to view the North Portland Road site on Wednesday, September 26. Could you attend? We value your suggestions re making excavation an asset to the natural area.

Dennis
9/24/01

>>> Elaine Stewart 09/22/01 01:00PM >>>

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Dennis
9/20/01

CC: Dan Kromer; Jim Watkins; Pete Hillman

From: Elaine Stewart
To: Pete Hillman
Date: 9/28/01 7:45AM
Subject: North Portland Road project

Hi Pete,

Sorry to leave you in the lurch like this. One of my colleagues, Jennifer Budhabhatti, will be available for the site visit with Vigil-Agrimis and to review their design. She is expecting your call, and her extension is 1876.

One thing I would ask: please be sure that someone from Vigil-Agrimis is physically on site all of the time that the equipment work is done. It is essential that someone be there to ensure the excavation and grading goes according to plan. This is one of the most common failures in mitigation and restoration projects, and it catches people by surprise all the time.

Thanks Pete. I'll contact you on my return.

-Elaine

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CC: Dan Kromer; Dennis O'Neil; Jennifer Budhabhatti; Joanna Karl

From: Elaine Stewart
To: budhabhattij.MRC-PO.MetCen
Date: 10/22/01 3:21PM
Subject: REM project at S&B

Hi Jennifer,

Thanks so much for tracking this project for me and sending the Vigil-Agrimis writeup.

I was very disappointed in the writeup from REM's consultants. The alternatives they prepared are pretty naive and show little understanding of the complexities of wetland restoration and ESA issues. I never discussed connecting the site to the Columbia Slough with REM and it would be very ill-advised to try to do so. The plant "palette" includes key trees and shrubs of the lakes but also includes species that don't occur there. Also, the herbaceous list includes only one wetland species that would be appropriate to the site. It appears that this firm lacks fundamental knowledge and experience needed to do this job.

I have serious reservations about REM using this consultant, and am growing a bit alarmed about the project. They really need to have a qualified wetland scientist developing and overseeing this work. You mentioned that Dennis O'Neil appeared open to working with another firm, and I strongly encourage REM to do so. Otherwise we may have to cancel the project.

They simply cannot conduct an unacceptable project at the wildlife area, and I don't think they would want to. This project is primarily an excavation project in REM's eyes, to meet their balanced cut and fill requirement for bank stabilization at the landfill. Because they do not have backgrounds in wetland science, they do not know how difficult and complicated it is to restore wetland habitat. But they can't excavate without the restoration piece.

After reading the consultant material and talking with you, I feel it is critical that one of us review the scope of work for any new consultant and review all work products from the new firm. The final grading plan and planting plan will be especially critical. EM also needs to understand that they will have to pay that consultant to be on site every minute that the excavation is occurring; this is often not understood by those who hire the work, but is the best insurance against failure.

Please contact me any time we need to talk about this. I am very grateful that you are serving as point person on this project for me, and I'm available whenever you need me. Keep me posted and call any time. Thanks again.

-Elaine

CC: kromerd.MRC-PO.MetCen

From: Elaine Stewart
To: Dennis O'Neil; Pete Hillman
Date: 8/2/02 3:29PM
Subject: North Portland Rd project

I just want to confirm my chat with you this morning, Pete. It was a pleasant surprise to see how much more cut could be obtained by including the concrete knob near the access road entrance from N Portland Rd. Because of this additional yardage, there is no need to go all the way down to 11 ft elevation to achieve the cut needed to balance the cut and fill for the bank stabilization project on the landfill.

Although it would be nice to have a seasonal pond in that area, it is not the best situation to have the steep sides (3:1 slope on part or all of 2 sides) and the less-than-ideal solution of using the culvert to connect the habitat to the rest of the wildlife area. I therefore think that, since this cut does not need to be as deep to meet REM's needs, we should abandon the objective of creating wetland habitat in that location.

As we discussed yesterday, excavating to 13 ft elevation and eliminating both the culvert and the excavation on the Smith Lake side would still provide more than 8,000 cu yd of cut. REM requires only 7,500 cu yd, so this would be plenty of cut. It would also allow slopes to range from 4:1 to 4.5:1, a much more desirable slope. Those 3:1 slopes were simply too steep.

I am taking the liberty of cc'ing both John Van Staveren and Ken Vigil on this email, so they can see the habitat objectives for the higher elevations. This site will lend itself to wet and upland forest plant communities, which will tie in nicely to the cottonwood forest patches that are adjacent and nearby. John, I believe that I sent to you the plant communities that are associated with various elevations at the wildlife area. Please let me know if I did not send them, and I'll get them to you.

One approach for revegetating this area would be to provide plenty of canopy, subcanopy and understory vegetation. A broad mix of plants could provide this structure. Typical bird species that would use this site include Bullock's (Northern) oriole, black-headed grosbeak, yellow warbler. I would be happy to discuss this in more detail if needed.

I think we can all agree that this will be a simpler and cheaper solution than wetland creation. It will provide the freedom for options such as additional soil amendment while still saving money over the previous design.

I'll be away for the next week but will be back on August 12th. I will touch base with you, Pete, when I get back.

-Elaine

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CC: Dan Kromer; jvs@PacificHabitat.com; kvigil@vigil-agrimis.com

VIGIL  AGRIMIS, INC.

tel: 503-274-2010
fax: 503-274-2024
email: kvigil@vigil-agrimis.com

FAX TRANSMITTAL

DATE: August 21, 2002
TO: Elaine Stewart
FIRM: METRO
FAX: 503-797-1849
PHONE: 503-797-1515
FROM: Tracy Johnson
PROJECT: Smith Lake Flood Plain Storage
CONTAINS: 2 PAGES INCLUDING THIS COVER SHEET

COMMENTS:

Elaine-

Here is a reduced plan (1" = 40'), which reflects the revisions we discussed over the phone on Tuesday. The removal of the cottonwoods allowed us to ease the slope in that area to over 4.5:1. In the peninsula area, I was able to adjust the 2.5:1 area to 3:1. I also reviewed the possibility of easing the slope in this area further, but found that the only option would be to change the entire section (contours 15 through 35) to 3.5:1 and with that we would lose almost 100 c.y. of cut volume. We felt that a variety of slopes might be more appropriate than a uniform slope in this area, but if you would prefer the other alternative please let us know. If you approve of this grading plan we will release an AutoCAD file to Jon van Staveren for his use, and proceed toward Construction Documents. Please review the attached plan and let us know if you would like any further adjustments.

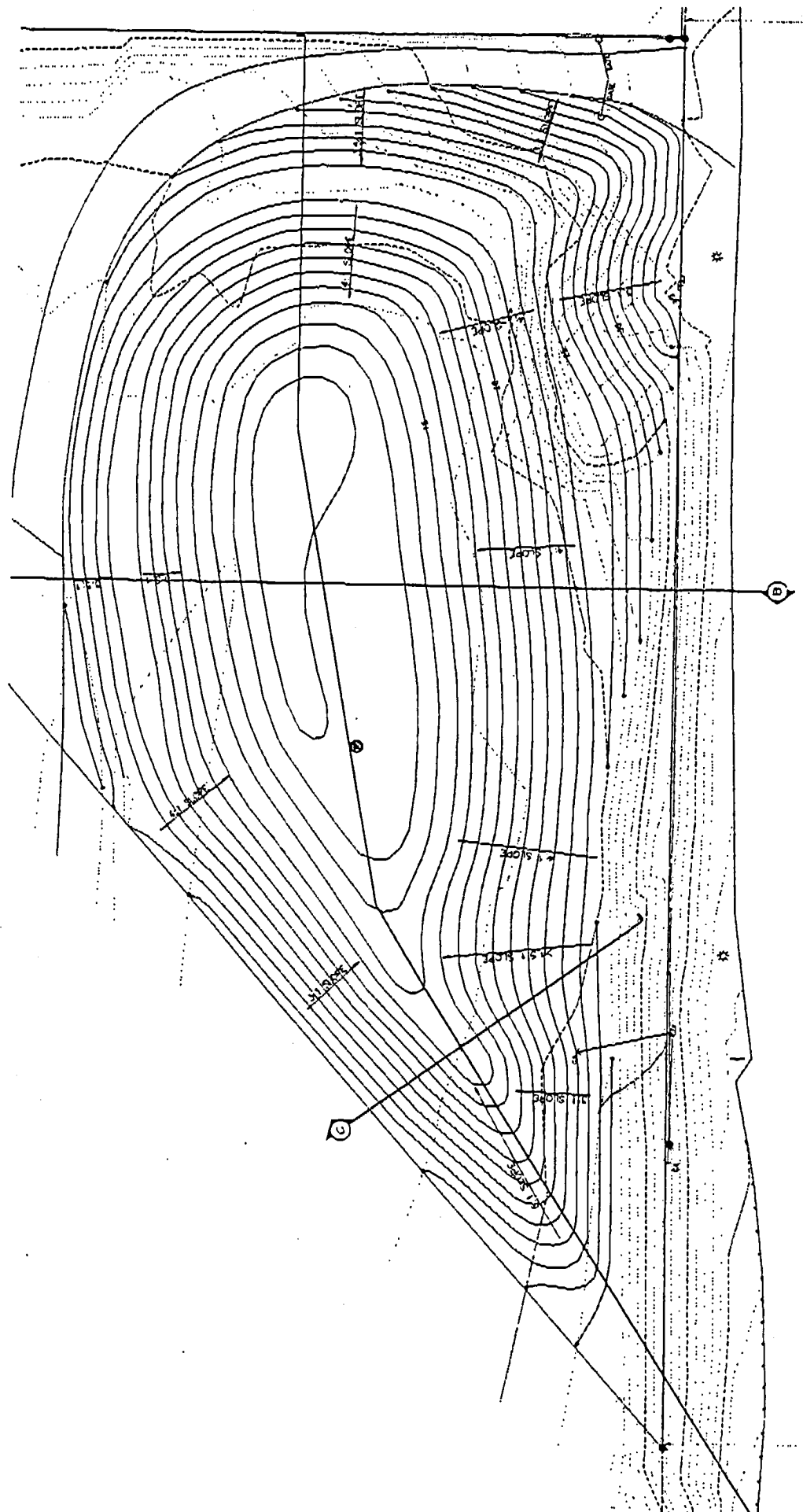
Thanks.

Tracy



Tracy -
This looks OK.

- Elaine



Elaine

VIGIL  AGRIMIS, INC.

tel: 503-274-2010
fax: 503-274-2024
email: tjohnson@vigil-agrimis.com

FAX TRANSMITTAL

DATE: January 29, 2003

TO: Pete Hillmann

FIRM: METRO

FAX: 503-797-1795

PHONE: 503-797-1696

FROM: Tracy Johnson

PROJECT: St. Johns Landfill Slope Restoration / Smith Lake Flood Plain Mitigation Site

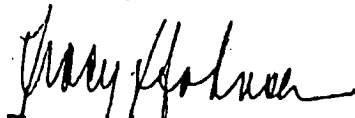
CONTAINS: 2 pages including cover

COMMENTS:

Pete:

I have taken some time to review the questions and coordination issues that you discussed with Ken over the phone last week. The attached memo describes our approach and reasoning behind them. As with most things there are probably many different ways to accomplish the same final result. We have specified those with which we have had the most experience and success.

Sincerely,


Tracy Johnson



tel: 503-274-2010
fax: 503-274-2024
email: tjohnson@vigil-agrimis.com

MEMORANDUM

Should we clear and grub existing material from the landfill or just mow and fill over the top?

We would still recommend clearing and grubbing the existing material. This could be accomplished by mowing it short and then rototill to a shallow depth which would still allow significant clearance from the liner. If the rototilling is too significant a concern, the other option would be to mow and then apply a pre-emergent herbicide to prevent existing weed seeds from germinating. The pre-emergent would have to be acceptable for use in close proximity to the slough.

Seed application rate.

We worked with Hobbs & Hopkins, a local seed supplier, to establish the appropriate application rate for the site conditions and selected seed mix. The recommended application rate for the mix we specified ranges from 40-80 lbs. per acre. We feel that 40lbs. per acre with an additional 40lbs. of Regreen should be sufficient for stabilization and establishment.

What is the best time to reseed if the initial seeding is unsuccessful?

The initial seeding should be after September 15. Most native seed will not germinate until spring, therefore the Regreen is a necessary addition for quick germination and stabilization until the natives can establish. Success or failure of the native seed is not likely to be evident until late spring, and if at that time it is determined to have failed the best course of action would be to allow the Regreen to occupy the site as a cover crop. The reseeding could then take place the following fall. If the Regreen were to fail, although unlikely, it could be reseeded in late fall or early spring as necessary.

Should we use Coir or jute erosion control fabric?

Due to the critical nature of erosion issues at the St. Johns Landfill, we recommend using coir fabric for slope stabilization at that site. The North Portland Road site is self-contained and heavily planted, therefore the use of jute should be acceptable. The specifications can be easily altered to reflect these details.

Mouse guards for new plants.

There are several different types of mouse or browsing guards available. Our experience has been primarily with the wire or plastic mesh varieties. The mesh varieties should last for 3-5 years with minimal maintenance other than occasional visual inspection and adjustment to prevent failure or injury to the plant. They also allow air and moisture circulation around the trunk. Some tree wraps can damage the plant by trapping moisture against the trunk. They also tend to have a shorter lifespan and require more frequent inspection to insure against failure. The mesh guards are more expensive, while tree wrap is less expensive.



METRO

April 1, 2003

Mr. John Van Staveren
Pacific Habitat Services
4450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Re : Land Use Review for the Smith Lake Project (LU03-100430 EN EF)

Dear John:

I e-mailed you the text of the City's land use decision on March 25, 2003. The conditions will require some changes to the plans and specs we have prepared to-date.

Conditions D and E require 100% survival of all native trees installed and the percentage of cover with native shrubs and ground cover at 80%. In our last revision of the drawings for construction we increased the number of plants (trees, shrubs, etc.). That may not be a good idea in that the City may hold us to the number that we plant. Also they do not appear to hold us to a number for "shrubs and groundcover species," just to 80% coverage. I don't know which of the WOODY PLANTS are shrubs or trees, so we should identify them on the drawings.

Condition D requires a watering schedule for the first two summers after planting in the spring of 2004. I proposed that we add a requirement to water the site once a week between June 20 and September 20 for those two years.

On page nine we committed to examining the site for invasive weeds and species with glyphosate. We need to include a paragraph or two for this in our specs for plant maintenance.

We had been planning to require contractor to maintain the sites for two-years after the spring planting. I have discussed this with Dennis O'Neil and we believe we should increase this time to three years and include all of the conditions required by the City.

Please review the above and give me a call. I would like to finalize our plans and specs this week.

Sincerely,

Pete Hillmann
Construction Coordinator
PH:clk

cc: Dennis O'Neil, Program Supervisor
Elaine Stewart, Smith-Bybee Wildlife Refuge Supervisor