

Woodhaven Park Phase 2 Improvements Site Design Review Application

**Submitted to the City of Sherwood
on behalf of City of Sherwood Community Services
by Harper Houf Peterson Righellis Inc.**

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I. PROJECT DESCRIPTION

Request: Sherwood Community Services seeks approval of a Site Plan Review application for Woodhaven Park Phase 2 Improvements.

Location. Woodhaven Park is an existing neighborhood park located within the Woodhaven Community in the southwest area of Sherwood. Located at 17375 SW Sunset Boulevard, the 6.19-acre site is bounded by a vegetated stream corridor and Pinehurst Creek to the north, SW Sunset Boulevard to the south, SW Pinehurst Drive to the west, and the Renaissance at Richen Park neighborhood to the east.

Zoning. The site is zoned Low Density Residential – Planned Unit Development (LDR-PUD) in which parks are permitted uses. Adjacent zoning includes LDR-PUD to the north, south, and west; and LDR to the east. Farther east, across the railroad, the area is zoned Medium Density Residential High (MDRH) and Light Industrial (LI). To the southwest is a small pocket zoned MDRL, a medium-density residential zone.

Existing Conditions. The site is currently partially improved as a neighborhood park with playground equipment, a large sand box, benches, garbage cans, and bike parking. The east side of the site is a predominantly grassy, open field used for informal play. The site slopes down from this grassy area to a heavily wooded area. A vegetated water quality facility is located near the northeast side of the site. An existing gravel maintenance road is located on the east side of the site to provide access to the wooded area and vegetated buffer. Outside of the wooded area, there are 14 trees on site, 12 of which are deciduous, ranging in size from 3" DBH to 23" DBH.

Proposed Improvements. This proposal will implement Phase 2 of Woodhaven Park improvements consistent with the conceptual site plan elements identified in the 2001 master plan as updated per site conditions, City design and development standards, and input by the City of Sherwood Parks and Recreation Board in 2015. Proposed improvements include the following elements:

Pedestrian/Bike Multiuse Trail. A 10-foot wide, multiuse asphalt trail is proposed for pedestrians, cyclists, and other non-motorized users. The trail alignment will traverse the site adjacent to the wooded area on the north side of the site and continue along the eastern boundary of the site, set back approximately a minimum of five (5) feet from the property line on the south side to seven (7) feet on the north. Landscape plantings in this area will provide buffering of adjacent residences from the trail. The trail alignment will connect to existing public sidewalks on the south and west of the park thereby providing a continuous and accessible trail around the perimeter of the park for a total length of approximately 4/10 of a mile. The new trail segment will be located outside of wooded area for the dual purposes of preserving existing trees and permitting better visibility of trail users from the upper portion of the site. The trail will also provide occasional access for parks maintenance vehicles to reach the interior of the site, as is currently performed today via the gravel path on the east side of the site and in the present location of the proposed trail alignment below the grassy field.

Picnic Shelter/Restroom Facility. A 24' x 40' combined picnic shelter and restroom facility will provide covered area for four picnic tables, two water fountain, and two unisex bathroom facilities located on the back of the picnic shelter. The shelter will be installed on a concrete pad that connects to the parking lot to the east and to the sand box and playground facilities to the west. The shelter will have exterior wall mounted lighting on the north and south facades to deter vandalism and after-hours trespass. There will be no light intrusion off site.

Playground Enhancements. The existing playground will be expanded between the swing set and sand box to provide an area for additional playground equipment for children under six years of age. A climbing feature such as shown on Figure 1 will be identified for the site. Two permanent sand toys will be installed in the existing sand box similar to those shown also on Figure 2. Additionally, a sidewalk will be installed around the perimeter of the sand box area and north side of the existing playground to connect these areas and picnic shelter/restroom facility. Benches will be installed on the north side of the sand box to provide seating for caregivers and children.

Playground/Trail Connection and Play Feature. The existing playground area will be connected to the multiuse trail by a staircase located between a slide on the east side and a climbing wall on the west side. The 18'-foot long slide will descend from a height of approximately nine (9) feet from the upper play area to the bottom of the slope and will be accessed from the upper playground area at grade, without need of a ladder. The slide will land on a soft surface area set back from the trail and with low seat walls to provide a play boundary and seating area. The climbing wall will be accessed from the bottom of the slope from within the soft surface area, functioning as a play feature that also provides access to the upper playground. The staircase is located between the two play features to allow for caregivers to monitor the slide and climbing wall on either side, as well as to provide additional access between the upper and lower areas of the park.

Parking. A 10-space, angled parking lot with one (1) van-accessible parking space will be located on the south side of the park fronting SW Sunset Boulevard. Parking will be laid out in a single row utilizing one-way circulation, with ingress on the east side of the lot and egress on the west side. The parking lot will be landscaped with interior and perimeter landscaping. Two bike parking spaces will be installed on the east side of the parking lot adjacent to the basketball court. The parking lot will not be lit as the park is closed from dusk to dawn and no parking or park activities are allowed during those hours. Existing street lighting on SW Sunset Boulevard will remain in place and continue to illuminate the adjacent sidewalk as well as new parking lot driveways. The driveways for the parking lot, located approximately 180' and 370' from the intersection of SW Sunset Boulevard and SW Pinehurst Drive, will require a subsequent engineering design exception to vary from the 600' spacing standard onto SW Sunset Boulevard, an arterial roadway.

Basketball Court. A full-sized basketball court is proposed to provide a recreational amenity for older youth and adults. It will be located in the middle of the site to provide separation from the playground to the west and residences to the east.

Fencing. Existing fencing on SW Sunset will be moved or replaced to provide continuous fencing along the street with the exception of driveway and pedestrian access points.

Butterfly Garden. A butterfly garden will be co-located with vegetated water quality swale to provide a passive use on the east side of the site. A six (6) foot trail will pass between the water quality swale and butterfly garden which will provide access to the garden as well as a shorter trail connection on the main multiuse trail.

Tree Planting and Landscaping. The site will include landscaping of the parking lot and east side of the site to include a butterfly garden and buffer plantings along the east side of the site. A total of 179 trees will be planted which will alone will achieve a total mature canopy of 116,647 sf, or 43% of the 6.19ac site, before taking into consideration canopy of existing trees.

Clean Water Services Vegetated Corridor Plantings and Stormwater Facility. A total of 8,910 sf of vegetated corridor will be brought up from a degraded to “good” condition in the northeast corner of the site in accordance with Clean Water Services requirements and conditions set forth in the Service Provider Letter submitted with this application. The existing stormwater facility will also be revegetated to comply with updated standards.

Benches, Garbage Receptacles and Dog Waste Bag dispensers. These site furnishings will be located around the perimeter of the park to provide amenities to support improvements that will bring users to other areas of the park.

II. RESPONSES TO APPROVAL CRITERIA

Chapter 16.12 - RESIDENTIAL LAND USE DISTRICTS

16.12.020 - Allowed Residential Land Uses

A. Residential Land Uses

The table below identifies the land uses that are allowed in the Residential Districts. The specific land use categories are described and defined in Chapter 16.10.

USES	VLDR	LDR	MDRL	MDRH	HDR
Public Recreational Facilities [5]	P	P	P	P	P

(5) --- Includes, but is not limited to parks, playfields, sports and racquet courts, but excludes golf courses

Response: The site is zoned LDR in which parks, playfields, and sports courts are a permitted use.

16.12.030 - Residential Land Use Development Standards

C. Development Standards per Residential Zone

Development Standard by Residential Zone-	VLDR	VLDR-PUD	LDR	MDRL	MDRH	HDR
Maximum Height (in feet)	30 or 2 stories	35 or 2.5 stories	40 or 3 stories			
Front yard setback (in feet)	20	20	20	14	14	14

Response: No structures are proposed within 20' of the front yard setback or greater than 30' in height.

16.12.040 - Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Divisions V, VIII, IX.

Response: See responses to applicable criteria in the following sections which demonstrate compliance with Community Design.

16.12.050 - Flood Plain

Except as otherwise provided, Section 16.134.020 shall apply.

Response: There is no identified FEMA 100-year floodplain identified on the site.

16.90 - SITE PLANNING

16.90.020 - Site Plan Review

D. Required Findings

No site plan approval will be granted unless each of the following is found:

1. The proposed development meets applicable zoning district standards and design standards in Division II, and all provisions of Divisions V, VI, VIII and IX.

Response: *The responses provided in this narrative demonstrate compliance with this approval criterion.*

2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.

Response: *Woodhaven Park is currently served by urban services including water, storm water, solid waste, and can be adequately served by new sanitary facilities and electric power associated with the restroom and picnic shelter. See Sheet C6.0 Site Utility Plan.*

3. Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management, and maintenance of structures, landscaping, and other on-site features.

Response: *Woodhaven Park is owned and maintained by the City of Sherwood; therefore, this criterion is met.*

4. The proposed development preserves significant natural features to the maximum extent feasible, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive lands), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.

Response: *Proposed improvements will preserve to the maximum extent feasible the site's wooded area on the north and northwest portion of the site, which extends beyond the required 50' CWS vegetated buffer. Existing scenic views of the wooded area and wetland north of the site will not only be retained but will be enhanced by the addition of the multiuse trail that will provide access to the northeast corner of the site to make available a scenic view not currently enjoyed by the public. A butterfly garden will also be established and the water quality facility will be revegetated, and 179 trees will be planted throughout the site, thereby increasing trees and vegetation on the site. Existing topography and drainage ways will be retained.*

5. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant must provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer is required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in

Section 16.106.090. The determination of impact or effect and the scope of the impact study must be coordinated with the provider of the affected transportation facility.

Response: *Phase 2 improvements are not anticipated to increase average daily trips to the site as it is not a change in use and as a neighborhood park will continue to draw predominantly from the immediate neighborhood. The addition of on-site parking is expected to provide parking for existing users who currently park on the street and is not intended to serve new demand.*

6. The proposed commercial, multi-family, institutional or mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards include the following:
 - a. Primary, front entrances are located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.
 - b. Buildings are located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.
 - c. The architecture of buildings are oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding are prohibited. Street facing elevations have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain are required unless other architectural elements are provided for similar protection, such as an arcade.

Response: *As shown on Sheet C4.0 the picnic shelter/restroom facility is oriented toward SW Sunset Boulevard and is flush to the street. The picnic shelter/restroom is located toward the interior of the site, set back approximately 90' from the street, as its purpose is to provide picnic and restroom facilities in proximity to the playground. As shown on Sheet C4.7 and illustrative example in Figure 2, the architectural elements include exposed beams, gable fascia, CMU concrete block wall in a running bond pattern, CMU-cladding around the post bases, and metal roofing.*

8. Driveways that are more than twenty-four (24) feet in width shall align with existing streets or planned streets as shown in the Local Street Connectivity Map in the adopted Transportation System Plan (Figure 17), except where prevented by topography, rail lines, freeways, pre-existing development, or leases, easements, or covenants.

Response: *Parking lot driveways do not exceed 24 feet in width.*

16.92 - LANDSCAPING

16.92.010 - Landscaping Plan Required

All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

Response: Landscaping is proposed in compliance with this requirement as shown on Sheets L1.0 – L1.3 and L2.0-2.1.

16.92.020 - Landscaping Materials

A. Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

1. Ground Cover Plants

- a. All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.
- b. Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.

2. Shrubs

- a. All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.
- b. Shrubs must be at least the one-gallon container size at the time of planting.

3. Trees

- a. Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.
- b. Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.

B. Plant Material Selection and Preparation

1. Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.
2. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

C. Existing Vegetation

1. All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142. (Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).

2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.
 - a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.
 - b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.
 - c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

Response: *Landscaping is proposed in compliance with this requirement as shown on Sheets L1.0 – L1.3 and L2.0-2.1.*

D. Non-Vegetative Features

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.
2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.
3. Artificial plants are prohibited in any required landscaped area.

Response: *Landscaped areas include bark mulch and playground equipment in the expanded playground area, benches and seat walls in the playground area and along the multiuse path. No artificial plants are proposed.*

16.92.030 - Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering

1. Perimeter Screening Separating Residential Zones:

A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi-family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences,
2. Perimeter Landscaping Buffer
 - a. A minimum ten (10) foot wide landscaped strip comprised of trees, shrubs and ground cover shall be provided between off-street parking, loading, or vehicular use areas on separate, abutting, or adjacent properties.
 - b. The access drives to a rear lots in the residential zone (i.e. flag lot) shall be separated from abutting property(ies) by a minimum of forty-two-inch sight-obscuring fence or a forty-two-inch to an eight (8) feet high landscape hedge within a four-foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, Review Authority may waive the fence/buffer in order to preserve the mature vegetation.

3. Perimeter Landscape Buffer Reduction

If the separate, abutting property to the proposed development contains an existing perimeter landscape buffer of at least five (5) feet in width, the applicant may reduce the proposed site's required perimeter landscaping up to five (5) feet maximum, if the development is not adjacent to a residential zone. For example, if the separate abutting perimeter landscaping is five (5) feet, then applicant may reduce the perimeter landscaping to five (5) feet in width on their site so there is at least five (5) feet of landscaping on each lot.

Response: *The park site is zoned LDR-PUD, a residential zone, which is adjacent to other residential zones, therefore perimeter screening separating residential zones does not apply. A 6' high fence currently exists on the east side of the park for the residences in Renaissance at Richen Park. Nonetheless, in response to input from the neighborhood meeting on April 20, 2015, a minimum five (5) foot wide landscape buffer is proposed on the east side of the park between the multiuse trail and adjacent residences. See Sheets L1.0 and L1.2. The parking lot is set back from adjacent properties by approximately 300', with the basketball court and grassy field located in the intervening area.*

B. Parking Area Landscaping

1. Purpose

The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

2. Definitions

a. Parking Area Landscaping: Any landscaped area on the site that is not required as perimeter landscaping § 16.92.030 (Site Landscaping and Screening).

b. Canopy Factor

(1) Landscape trees are assigned a canopy factor to determine the specific number of required trees to be planted. The canopy factor is calculated based on the following formula:

$$\text{Canopy Factor} = \text{Mature Height (in feet)} \times \text{Canopy Spread (in feet)} \times \text{Growth Rate Factor} \times .01$$

(2) Growth Rate Factor: The growth rate factor is three (3) for fast-growing trees, two (2) for medium growing trees, and one (1) for slow growing trees. The growth rate of a tree is identified in the "Suggested Plant Lists for Required Landscaping Manual."

3. Required Landscaping

There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

4. Amount and Type of Required Parking Area Landscaping

a. Number of Trees required based on Canopy Factor

Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);

- (1) Any combination of the following is required:
 - (i) One (1) large tree is required per four (4) parking spaces;
 - (ii) One (1) medium tree is required per three (3) parking spaces; or
 - (iii) One (1) small tree is required per two (2) parking spaces.
 - (iv) At least five (5) percent of the required trees must be evergreen.
- (2) Street trees may be included in the calculation for the number of required trees in the parking area.

b. Shrubs:

- (1) Two (2) shrubs are required per each space.
- (2) For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.

c. Ground cover plants:

- (1) Any remainder in the parking area must be planted with ground cover plants.
- (2) The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

5. Individual Landscape Islands Requirements

- a. Individual landscaped areas (islands) shall be at least ninety (90) square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.
- b. Each landscape island shall be planted with at least one (1) tree.
- c. Landscape islands shall be evenly spaced throughout the parking area.
- d. Landscape islands shall be distributed according to the following:
 - (1) Residential uses in a residential zone: one (1) island for every eight (8) contiguous parking spaces.
 - (2) Multi or mixed-uses, institutional and commercial uses: one (1) island for every ten (10) contiguous parking spaces.
 - (3) Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.
- e. Storm water bio-swales may be used in lieu of the parking landscape areas and may be included in the calculation of the required landscaping amount.
- f. Exception to Landscape Requirement

Linear raised or marked sidewalks and walkways within the parking areas connecting the parking spaces to the on-site buildings may be included in the calculation of required site landscaping provide that it:

- (1) Trees are spaced a maximum of thirty (30) feet on at least one (1) side of the sidewalk.

- (2) The minimum unobstructed sidewalk width is at least six (6) feet wide.
- (3) The sidewalk is separated from the parking areas by curbs, bollards, or other means on both sides.

6. Landscaping at Points of Access

When a private access-way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-way, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant to Section 16.58.010.

7. Exceptions

- a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.
- b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

Response: *Compliance with parking lot landscaping requirements is demonstrated on Sheet L1.1.*

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones. If unfeasible to fully screen due to policies and standards, the applicant shall make efforts to minimize the visual impact of the mechanical equipment.

Response: *No mechanical equipment, outdoor storage and manufacturing, and service and delivery areas are proposed for the park. Routine park maintenance will occur in the same manner as is presently conducted.*

D. Visual Corridors

Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142(Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

Response: *SW Sunset Boulevard is an arterial street which requires a 15' visual corridor. A minimum 15' landscaped corridor will continue to be provided on site. See Sheet C4.0.*

16.92.040 - Installation and Maintenance Standards

A. Installation

All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Clean Water Services storm water management requirements. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.

***Response:** All landscaping will be in-ground and installed to current nursery standards.*

B. Maintenance and Mitigation of Landscaped Areas

1. Maintenance of existing non-invasive native vegetation is encouraged within a development and required for portions of the property not being developed.
2. All landscaping shall be maintained in a manner consistent with the intent of the approved landscaping plan.
3. Any required landscaping trees removed must be replanted consistent with the approved landscaping plan and comply with § 16.142, (Parks, Trees and Open Space).

***Response:** All existing and proposed landscaping will be maintained. No required landscaping trees are proposed for removal.*

C. Irrigation

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas must provide an irrigation system, as stated in Option 1, 2, or 3.

1. Option 1: A permanent built-in irrigation system with an automatic controller installed.
2. Option 2: An irrigation system designed and certified by a licensed landscape architect or other qualified professional as part of the landscape plan, which provides sufficient water to ensure that the plants become established. The system does not have to be permanent if the plants chosen can survive independently once established.
3. Option 3: Irrigation by hand. If the applicant chooses this option, an inspection will be required one (1) year after final inspection to ensure that the landscaping has become established.

***Response:** Irrigation will be specified to be installed in accordance with one of these methods. The specific irrigation plan will be prepared with later construction documents.*

16.94 - OFF-STREET PARKING AND LOADING

16.94.010 - General Requirements

A. Off-Street Parking Required

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street

parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

Response: *There is no required minimum or maximum parking for a neighborhood park established in the code. A ten-space parking lot was determined by the Parks and Recreation Board to provide a reasonable level of on-site parking to offset approximately 10 spaces of on-street parking currently in use by parks visitors who arrive by auto.*

D. Prohibited Uses

Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

Response: *No long-term storage or sale of vehicles or other materials is proposed for the parking lot.*

E. Location

1. Residential off-street parking spaces:
2. For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within five hundred (500) feet of the use. The distance from the parking, area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use private off-site parking must be evidenced by a recorded deed, lease, easement, or similar written notarized letter or instrument.

Response: *As there is no required off-street parking for the park, on-street parking spaces are not needed to be counted toward a minimum parking requirement.*

F. Marking

All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

Response: *As shown on Sheet C5.3 Parking Lot Grading the parking areas and aisles will be clearly marked and painted.*

G. Surface and Drainage

1. All parking and loading areas shall be improved with a permanent hard surface such as asphalt, concrete or a durable pervious surface. Use of pervious paving material is encouraged and preferred where appropriate considering soils, location, anticipated vehicle usage and other pertinent factors.
2. Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or Building Official.

Response: As shown on Sheet C5.3 Parking Lot Grading and Sheet C6.0 Site Utility Plan, the parking lot will be improved with an asphalt surface and storm water drainage facilities will be installed.

I. Parking and Loading Plan

An off-street parking and loading plan, drawn to scale, shall accompany requests for building permits or site plan approvals, except for single and two-family dwellings, and manufactured homes on residential lots. The plan shall show but not be limited to:

1. Delineation of individual parking and loading spaces and dimensions.
2. Circulation areas necessary to serve parking and loading spaces.
3. Location of accesses to streets, alleys and properties to be served, and any curb cuts.
4. Landscaping as required by Chapter 16.92.
5. Grading and drainage facilities.
6. Signing and bumper guard specifications.
7. Bicycle parking facilities as specified in Section 16.94.020.C.
8. Parking lots more than one (1) acre in size shall provide street-like features including curbs, sidewalks, and street trees or planting strips.

Response: Proposed off-street parking is shown on Sheets C5.0, Grading, Paving and Erosion Control Plan; C5.3 Parking Lot Grading; and C6.0. Site Utility Plan. An engineering design exception for the parking lot driveway spacing will be required.

16.94.020 - Off-Street Parking Standards

A. Generally

Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off - street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.

Response: There is no minimum or maximum parking requirement for public parks and there is no habitable gross building area proposed for the park site.

B. Dimensional and General Configuration Standards

1. Dimensions For the purpose of this Chapter, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five (25) percent of required parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.
2. Layout

Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so as to minimize backing movements or other maneuvering within a street, other than an alley. All parking areas shall meet the minimum standards shown in the following table and diagram.

3. Wheel Stops

- a. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four (4) inches high, located three (3) feet back from the front of the parking stall as shown in the above diagram.
- b. Wheel stops adjacent to landscaping, bio-swales or water quality facilities shall be designed to allow storm water runoff.
- c. The paved portion of the parking stall length may be reduced by three (3) feet if replaced with three (3) feet of low lying landscape or hardscape in lieu of a wheel stop; however, a curb is still required. In other words, the traditional three-foot vehicle overhang from a wheel stop may be low-lying landscaping rather than an impervious surface.

Response: *The parking lot will include 10 regular size parking spaces, one of which is ADA van accessible. No compact spaces are proposed. Off-street parking is shown on Sheets C5.0 Grading, Paving and Erosion Control Plan, C5.3 Parking Lot Grading, and C6.0. Site Utility Plan.*

C. Bicycle Parking Facilities

1. General Provisions

- a. **Applicability.** Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.
- b. **Types of Spaces.** Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.
- c. **Minimum Number of Spaces.** The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.
- d. **Minimum Number of Long-term Spaces.** If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.
- e. **Multiple Uses.** When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

2. Location and Design.

- a. General Provisions

- (1) Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.
 - (2) There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
 - (3) Lighting. Bicycle parking shall be at least as well lit as vehicle parking for security.
 - (4) Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
 - (6) Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.
- b. Short-term Bicycle Parking
- (1) Provide lockers or racks that meet the standards of this section.
 - (2) Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.

Table 4: Minimum Required Bicycle Parking Spaces

Public and Institutional Categories	
Community service essential service providers parks and open areas	2 or 1 per 20 auto spaces, whichever is greater

Response: Auto parking requires a minimum of 2 bike parking spaces which are proposed to be located in the vicinity of the basketball court. These will supplement bike parking already on site near the playground.

16.94.030 - Off-Street Loading Standards

A. Minimum Standards

1. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, or other public meeting place, which is designed to accommodate more than twenty five (25) persons at one time.
2. The minimum loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.
3. Multiple uses on the same parcel or adjacent parcels may utilize the same loading area if it is shown in the development application that the uses will not have substantially overlapping delivery times.
4. The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:
 - a. Twenty thousand (20,000) to fifty (50,000) sq. ft. - five hundred (500) sq. ft.
 - b. Fifty (50,000) sq. ft. or more - seven hundred fifty (750) sq. ft.

Response: No loading areas are required or proposed.

16.142 - PARKS, TREES AND OPEN SPACES

16.142.010 - Purpose

This Chapter is intended to assure the provision of a system of public and private recreation and open space areas and facilities consistent with this Code and applicable portions of Chapter 5 of the Community Development Plan Part 2. The standards of this section do not supersede the open space requirements of a Planned Unit Development, found in Chapter 16.40 - Planned Unit Development (PUD).

16.142.030 - Single-Family or Duplex Residential Subdivisions

- A. A minimum of five percent (5%) of the net buildable site (after exclusion of public right-of-way and environmentally constrained areas) shall be maintained as "open space". Open space must include usable areas such as public parks, swimming and wading pools, grass areas for picnics and recreational play, walking paths, and other like space. The following may not be used to calculate open space:
1. Required yards or setbacks.
 2. Required visual corridors.
 3. Required sensitive areas and buffers.
 4. Any area required to meet a standard found elsewhere in this code.
- B. Enhanced streetscapes such as "boulevard treatments" in excess of the minimum public street requirements may count toward a maximum of 10,000 square feet of the open space requirement.
1. Example: if a 52-foot-wide right-of-way [ROW] is required for a 1,000 foot-long street and a 62-foot wide ROW with 5-foot additional plantings/meandering pathway is provided on each side of the street, the additional 10-foot-wide area x 1,000 linear feet, or 10,000 square feet, counts toward the open space requirement.
- C. The open space shall be conveyed in accordance with one of the following methods:
1. By dedication to the City as public open space (if acceptable to the City). Open space proposed for dedication to the City must be acceptable to the City Manager or the Manager's designee with regard to the size, shape, location, improvement, environmental condition, and budgetary and maintenance abilities;

Response: *Woodhaven Park is an existing park, created as part of a previous Planned Unit Development, which has been conveyed to the City.*

16.142.040 - Visual Corridors

A. Corridors Required

New developments located outside of the Old Town Overlay with frontage on Highway 99W, or arterial or collector streets designated on Figure 8-1 of the Transportation System Plan shall be required to establish a landscaped visual corridor according to the following standards:

	Category	Width
1.	Highway 99W	25 feet
2.	Arterial	15 feet
3.	Collector	10 feet

B. Landscape Materials

The required visual corridor areas shall be planted as specified by the review authority to provide a continuous visual and/or acoustical buffer between major streets and developed uses. Except as provided for above, fences and walls shall not be substituted for landscaping within the visual corridor. Uniformly planted, drought resistant street trees and ground cover, as specified in Section 16.142.060, shall be planted in the corridor by the developer. The improvements shall be included in the compliance agreement. In no case shall trees be removed from the required visual corridor.

C. Establishment and Maintenance

Designated visual corridors shall be established as a portion of landscaping requirements pursuant to Chapter 16.92. To assure continuous maintenance of the visual corridors, the review authority may require that the development rights to the corridor areas be dedicated to the City or that restrictive covenants be recorded prior to the issuance of a building permit.

D. Required Yard

Visual corridors may be established in required yards, except that where the required visual corridor width exceeds the required yard width, the visual corridor requirement shall take precedence. In no case shall buildings be sited within the required visual corridor, with the exception of front porches on townhomes, as permitted in Section 16.44.010(E)(4)(c).

Response: *SW Sunset Boulevard is an arterial street which requires a 15' visual corridor. A minimum 15' landscaped corridor will continue to be maintained on site with the exception of parking lot driveways and the multiuse trail access point on the east side of the site. No buildings are sited within the visual corridor. See Sheet C4.0, Overall Site Plan.*

16.142.060 - Street Trees

A. Installation of Street Trees on New or Redeveloped Property.

Trees are required to be planted to the following specifications along public streets abutting or within any new development or re-development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets. After installing street trees, the property owner shall be responsible for maintaining the street trees on the owner's property or within the right-of-way adjacent to the owner's property.

Response: *Street trees are currently installed along the property frontage.*

B. Removal and Replacement of Street Trees.

The removal of a street tree shall be limited and in most cases, necessitated by the tree. A person may remove a street tree as provided in this section. The person removing the tree is responsible for all costs of removal and replacement. Street trees less than five (5) inches DBH can be removed by right by the property owner or his or her assigns, provided that they are replaced. A street tree that is removed must be replaced within six (6) months of the removal date.

1. Criteria for All Street Tree Removal for trees over five (5) inches DBH. No street tree shall be removed unless it can be found that the tree is:

- a. Dying, becoming severely diseased, or infested or diseased so as to threaten the health of other trees, or
- b. Obstructing public ways or sight distance so as to cause a safety hazard, or
- c. Interfering with or damaging public or private utilities, or
- d. Defined as a nuisance per City nuisance abatement ordinances.

Response: *Two (2) street trees are proposed to be removed for the parking lot driveways.*

16.142.070 - Trees on Property Subject to Certain Land Use Applications

A. Generally

The purpose of this Section is to establish processes and standards which will minimize cutting or destruction of trees and woodlands within the City. This Section is intended to help protect the scenic beauty of the City; to retain a livable environment through the beneficial effect of trees on air pollution, heat and glare, sound, water quality, and surface water and erosion control; to encourage the retention and planting of tree species native to the Willamette Valley and Western Oregon; to provide an attractive visual contrast to the urban environment, and to sustain a wide variety and distribution of viable trees and woodlands in the community over time.

B. Applicability

All applications including a Type II - IV land use review, shall be required to preserve trees or woodlands, as defined by this Section to the maximum extent feasible within the context of the proposed land use plan and relative to other codes, policies, and standards of the City Comprehensive Plan.

C. Inventory

1. To assist the City in making its determinations on the retention of trees and woodlands, land use applications including Type II - IV development shall include a tree and woodland inventory and report. The report shall be prepared by a qualified professional and must contain the following information:
 - a. Tree size (in DBH and canopy area)
 - b. Tree species
 - c. The condition of the tree with notes as applicable explaining the assessment
 - d. The location of the tree on the site
 - e. The location of the tree relative to the planned improvements
 - f. Assessment of whether the tree must be removed to accommodate the development
 - g. Recommendations on measures that must be taken to preserve trees during the construction that are not proposed to be removed.
2. In addition to the general requirements of this Section, the tree and woodland inventory's mapping and report shall also include, but is not limited to, the specific information outlined in the appropriate land use application materials packet.

Response: *Trees are inventoried as shown on Sheet C2.1 Natural Resources Inventory.*

D. Retention requirements

1. Trees may be considered for removal to accommodate the development including buildings, parking, walkways, grading etc., provided the development satisfies of D.2 or D.3, below.

Response: No trees on the property are proposed for removal.

3. Required Tree Canopy - Non-Residential and Multi-family Developments

Each net development site shall provide a variety of trees to achieve a minimum total tree canopy of 30 percent. The canopy percentage is based on the expected mature canopy of each tree by using the equation πr^2 to calculate the expected square footage of each tree. The expected mature canopy is counted for each tree even if there is an overlap of multiple tree canopies.

The canopy requirement can be achieved by retaining existing trees or planting new trees. Required landscaping trees can be used toward the total on site canopy required to meet this standard. The expected mature canopy spread of the new trees will be counted toward the required canopy cover. A certified arborist or other qualified professional shall provide an estimated tree canopy for all proposed trees to the planning department for review as a part of the land use review process.

	Residential (single family & two family developments)	Old Town & Infill developments	Commercial, Industrial, Institutional Public and Multi-family
Canopy Requirement	40%	N/A	30%
Counted Toward the Canopy Requirement			
Street trees included in canopy requirement	Yes	N/A	No
Landscaping requirements included in canopy requirement	N/A	N/A	Yes
Existing trees onsite	Yes x2	N/A	Yes x2
Planting new trees onsite	Yes	N/A	Yes
<p>Mature Canopy in Square Feet Equation πr^2 or $(3.14159 * \text{radius}^2)$ (This is the calculation to measure the square footage of a circle. The Mature Canopy is given in diameter. In gardening and horticulture reference books, therefore to get the radius you must divide the diameter in half.</p>			
<p>Canopy Calculation Example: Pin Oak Mature canopy = 35' $(3.14159 * 17.5^2) = 962$ square feet</p>			

Response: *As documented on Sheet L1.0, 179 new trees will be planted that will reach a total area of 116,647sf of tree canopy at maturity. These new trees alone, without consideration of existing tree canopy that can also be added, will provide a tree canopy of 43%, exceeding the minimum of 30%.*

4. The City may determine that, regardless of D.1 through D.3, that certain trees or woodlands may be required to be retained. The basis for such a decision shall include; specific findings that retention of said trees or woodlands furthers the purposes and goals of this Section, is feasible and practical both within the context of the proposed land use plan and relative to other policies and standards of the City Comprehensive Plan, and are:
 - a. Within a Significant Natural Area, 100-year floodplain, City greenway, jurisdictional wetland or other existing or future public park or natural area designated by the City Comprehensive Plan, or
 - b. A landscape or natural feature as per applicable policies of the City Comprehensive Plan, or are necessary to keep other identified trees or woodlands on or near the site from being damaged or destroyed due to windfall, erosion, disease or other natural processes, or
 - c. Necessary for soil stability and the control of erosion, for managing and preserving surface or groundwater quantities or quality, or for the maintenance of a natural drainageway, as per Clean Water Services stormwater management plans and standards of the City Comprehensive Plan, or
 - d. Necessary in required buffers between otherwise incompatible land uses, or from natural areas, wetlands and greenways, or
 - e. Otherwise merit retention because of unusual size, size of the tree stand, historic association or species type, habitat or wildlife preservation considerations, or some combination thereof, as determined by the City.
5. Tree retention requirements for properties located within the Old Town Overlay or projects subject to the infill standards of Chapter 16.68 are only subject to retention requirements identified in D.4. above.
6. The Notice of Decision issued for the land use applications subject to this Section shall indicate which trees and woodlands will be retained as per subsection D of this Section, which may be removed or shall be retained as per subsection D of this Section and any limitations or conditions attached thereto.
7. All trees, woodlands, and vegetation located on any private property accepted for dedication to the City for public parks and open space, greenways, Significant Natural Areas, wetlands, floodplains, or for storm water management or for other purposes, as a condition of a land use approval, shall be retained outright, irrespective of size, species, condition or other factors. Removal of any such trees, woodlands, and vegetation prior to actual dedication of the property to the City shall be cause for reconsideration of the land use plan approval.

Response: *No trees on the property are proposed for removal.*

E. Tree Preservation Incentive

Retention of existing native trees on site which are in good health can be used to achieve the required mature canopy requirement of the development. The expected mature canopy can be calculated twice for existing trees. For example, if one existing tree with an expected mature canopy of 10 feet (78.5 square feet) is retained it will count as twice the existing canopy (157 square feet).

***Response:** All existing trees on the property will be retained and may be counted toward the required tree canopy.*

G. Tree Protection During Development

The applicant shall prepare and submit a final Tree and Woodland Plan prior to issuance of any construction permits, illustrating how identified trees and woodlands will be retained, removed or protected as per the Notice of Decision. Such plan shall specify how trees and woodlands will be protected from damage or destruction by construction activities, including protective fencing, selective pruning and root treatments, excavation techniques, temporary drainage systems, and like methods. At a minimum, trees to be protected shall have the area within the drip line of the tree protected from grading, stockpiling, and all other construction related activity unless specifically reviewed and recommended by a certified arborist or other qualified professional. Any work within the dripline of the tree shall be supervised by the project arborist or other qualified professional onsite during construction.

***Response:** Trees will be protected during construction as shown on Sheet C5.0, Grading, Paving, and Erosion control Plan and L2.3 Planting Details.*

16.144 - WETLAND, HABITAT AND NATURAL AREAS*

16.144.010 - Generally

Unless otherwise permitted, residential, commercial, industrial, and institutional uses in the City shall comply with the following wetland, habitat and natural area standards if applicable to the site as identified on the City's Wetland Inventory, the Comprehensive Plan Natural Resource Inventory, the Regionally Significant Fish and Wildlife Habitat Area map adopted by Metro, and by reference into this Code and the Comprehensive Plan. Where the applicability of a standard overlaps, the more stringent regulation shall apply.

16.144.020 - Standards

- A. The applicant shall identify and describe the significance and functional value of wetlands on the site and protect those wetlands from adverse effects of the development. A facility complies with this standard if it complies with the criteria of subsections A.1.a and A.1.b, below:
 - 1. The facility will not reduce the area of wetlands on the site, and development will be separated from such wetlands by an area determined by the Clean Water Services Design and Construction Standards R&O 00-7 or its replacement provided Section 16.140.090 does not require more than the requested setback.
 - a. A natural condition such as topography, soil, vegetation or other feature isolates the area of development from the wetland.

- b. Impact mitigation measures will be designed, implemented, and monitored to provide effective protection against harm to the wetland from sedimentation, erosion, loss of surface or ground water supply, or physical trespass.
- c. A lesser setback complies with federal and state permits, or standards that will apply to state and federal permits, if required.

Response: *The Division of State Lands was contacted for a prior Wetland Determination records search and no records were returned for the project site. The limits of a wetland located immediately north of the park site are shown on Figure 7 of the Natural Resource Assessment (NRA) submitted with this application. The NRA includes a Preliminary Jurisdictional Determination Report (Appendix which determined that no impacts to jurisdictional wetlands/waters are proposed. Site improvements will be separated from the wetland by a minimum 50' vegetated buffer per Clean Water Services, a portion of which will be improved to "good" condition where it is currently in a degraded condition. Beyond this required buffer, an additional 50' wide buffer will be provided by wooded area to be retained in its current state.*

- B. The applicant shall provide appropriate plans and text that identify and describe the significance and functional value of natural features on the site (if identified in the Community Development Plan, Part 2) and protect those features from impacts of the development or mitigate adverse effects that will occur. A facility complies with this standard if:

- 1. The site does not contain an endangered or threatened plant or animal species or a critical habitat for such species identified by Federal or State government (and does not contain significant natural features identified in the Community Development Plan, Part 2, Natural Resources and Recreation Plan).

Response: *The Natural Resources Map in the Community Development Plan, Part 2, Natural Resources and Recreation Plan identifies the presence of natural resources on site which have been identified and mapped as shown on Sheet C1.2. A Natural Resource Assessment was conducted and has been submitted with this application.*

- 2. The facility will comply with applicable requirements of the zone.

Response: *The Phase 2 Woodhaven Park improvements are an allowed use in the LDR-PUD zone subject to the design and development standards included in this application, for which narrative and plans have been provided to verify compliance with applicable requirements.*

- 3. The applicant will excavate and store topsoil separate from subsurface soil, and shall replace the topsoil over disturbed areas of the site not covered by buildings or pavement or provide other appropriate medium for re-vegetation of those areas, such as yard debris compost.

Response: *Specifications will be prepared to ensure compliance with this requirement.*

- 4. The applicant will retain significant vegetation in areas that will not be covered by buildings or pavement or disturbed by excavation for the facility; will replant areas disturbed by the development and not covered by buildings or pavement with native species vegetation unless other vegetation is needed to buffer the facility; will protect disturbed areas and adjoining habitat from potential erosion until replanted vegetation is established; and will provide a plan or plans identifying each area and its proposed use.

Response: All site area not modified by Phase 2 park improvements will be retained in its current vegetated state or landscaped to a higher level than currently exists. These areas include bringing 8,901 sf of degraded vegetated corridor up to a good standard; adding a butterfly garden and landscape buffering along the east side of the park; upgrading the existing water quality swale, and adding parking lot landscaping and tree plantings. See Landscape Plans L1.0 – L 1.3 and L2.0-L2.1.

5. Development associated with the facility will be set back from the edge of a significant natural area by an area determined by the Clean Water Services Design and Construction standards R&O 00-7 or its replacement, provided Section 16.140.090A does not require more than the requested setback. Lack of adverse effect can be demonstrated by showing the same sort of evidence as in subsection A.1 above.

Response: The 50' vegetated corridor associated with Pinehurst Creek located on the Woodhaven park site will be retained of which 8,910 sf will be improved to good condition in the northeast corner of the park. Clean Water Services issued a Service Provider Letter for the project on April 20, 2015 and is included with the application. The SPL sets forth the conditions for site development per Design and Construction standards (R&O 00-7) which are also shown on sheet L2.2.

- C. When the Regionally Significant Fish and Wildlife Habitat map indicates there are resources on the site or within 50 feet of the site, the applicant shall provide plans that show the location of resources on the property. If resources are determined to be located on the property, the plans shall show the value of environmentally sensitive areas using the methodologies described in Sections 1 and 2 below.

The Metro Regionally Significant Fish and Wildlife Habitat map shall be the basis for determining the location and value of environmentally sensitive habitat areas. In order to specify the exact locations on site, the following methodology shall be used to determine the appropriate boundaries and habitat values:

1. Verifying boundaries of inventoried riparian habitat. Locating habitat and determining its riparian habitat class is a four-step process:
 - a. Located the Water Feature that is the basis for identifying riparian habitat.
 1. Locate the top of bank of all streams, rivers, and open water within 200 feet of the property.
 2. Locate all flood areas within 100 feet of the property.
 3. Locate all wetlands within 150 feet of the property based on the Local Wetland Inventory map and on the Metro 2002 Wetland Inventory map (available from the Metro Data Resource Center, 600 NE Grand Ave., Portland, OR 97232). Identified wetlands shall be further delineated consistent with methods currently accepted by the Oregon Division of State Lands and the US Army Corps of Engineers.
 - b. Identify the vegetative cover status of all areas on the property that are within 200 feet of the top of bank of streams, rivers, and open water, are wetlands or are within 150 feet of wetlands, and are flood areas or are within 100 feet of flood areas. Vegetative cover status shall be as identified on the Metro Vegetative Cover map. In the event of a discrepancy between the Metro Vegetative Cover map and the existing site conditions, document the

actual vegetative cover based on the following definitions along with a 2002 aerial photograph of the property;

1. Low structure vegetation or open soils — Areas that are part of a contiguous area one acre or larger of grass, meadow, crop-lands, or areas of open soils located within 300 feet of a surface stream (low structure vegetation areas may include areas of shrub vegetation less than one acre in size if they are contiguous with areas of grass, meadow, crop-lands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 feet of a surface stream and together form an area of one acre in size or larger).
 2. Woody vegetation — Areas that are part of a contiguous area one acre or larger of shrub or open or scattered forest canopy (less than 60% crown-closure) located within 300 feet of a surface stream.
 3. Forest canopy — Areas that are part of a contiguous grove of trees of one acre or larger in area with approximately 60% or greater crown closure, irrespective of whether the entire grove is within 200 feet of the relevant water feature.
- c. Determine whether the degree that the land slopes upward from all streams, rivers, and open water within 200 feet of the property is greater than or less than 25% (using the Clean Water Services Vegetated Corridor methodology); and
- d. Identify the riparian habitat classes applicable to all areas on the property using Table 8-1 below:

Distance in feet from Water Feature	Development/Vegetation Status			
	Developed areas not providing vegetative cover	Low structure vegetation or open soils	Woody vegetation (shrub and scatted forest canopy)	Forest Canopy (closed to open forest canopy)
Surface Streams				
0-50	Class II	Class I	Class I	Class I
50-100		Class II	Class I	Class I
100-150		Class II if slope >25%	Class II if slope >25%	Class II
150-200		Class II if slope >25%	Class II if slope >25%	Class II if slope >25%
Wetlands (Wetland feature itself is a Class I Riparian Area)				
0-100			Class I	Class I
100-150				Class II
Flood Areas (undeveloped portion of a flood area is a Class I Riparian area)				
0-100			Class II	Class II

2. Verifying boundaries of inventoried upland habitat. Upland habitat was identified based on the existence of contiguous patches of forest canopy, with limited canopy openings. The "forest canopy"

designation is made based on analysis of aerial photographs, as part of determining the vegetative cover status of land within the region. Upland habitat shall be as identified on the HCA map. The perimeter of an area delineated as "forest canopy" on the Metro Vegetative Cover map may be adjusted to more precisely indicate the drip line of the trees within the canopied area.

Response: *Riparian habitat and upland habitat have been inventoried and identified as shown on Sheet C2.1, Natural Resource Inventory. There is no FEMA 100-year floodplain located on or adjacent to the site.*

Chapter 16.146 - NOISE

16.146.030 - Exceptions

This Chapter does not apply to noise making devices which are maintained and utilized solely as warning or emergency signals, or to noise caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travel ways, flight paths or other routes. This Chapter also does not apply to noise produced by humans or animals. Nothing in this Chapter shall preclude the City from abating any noise problem as per applicable City nuisance and public safety ordinances.

Response: *The park improvements will not introduce any noise other than that typical in park settings produced by humans or animals, or properly maintained vehicles operating and using properly designated rights-of-way and travel ways, all of which are exempt from the requirements of this chapter. At the neighborhood meeting held on April 20, 2015 some attendees expressed concern about noise generated from use of the basketball court. In response, the basketball court was moved from its original location in the far southeast corner of the site per the 2001 master plan to a location approximately 200 feet west to provide greater separation between it and the adjacent residences in the Renaissance at Richen Park neighborhood.*

Figure 1. Representative Sand Play and Playground Equipment



Figure 2: Representative Picnic Shelter/Restroom Facility Design Treatment

