



Clean Water Services File Number

Sensitive Areas Certification Form

1. Property Information (example 1S234AB01400)

Tax lot ID(s): _____

Site Address: _____
City, State, Zip: _____
Nearest Cross Street: _____

2. Owner Information

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/Fax: _____
E-Mail: _____

3. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial
- Other _____

4. Applicant Information

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/Fax: _____
E-Mail: _____

5. Check any of the following that apply to this project.

- Adds less than 500 square feet of impervious surface.
- Does not encroach closer to the Sensitive Area than existing development on the property.
- Is not located on a slope greater than 25%.

6. Applicant Information

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/Fax: _____
E-Mail: _____

7. Will the project involve any off-site work? Yes No Unknown (check appropriate box)

If yes, location and description of off-site work _____

8. Additional comments or information that may be needed to understand your project _____

Sensitive Areas Certification Form *(continued)*

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9. An on-site, water quality sensitive area reconnaissance was completed on:

Date	By	Title	Company
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10. Existence of Water Quality Sensitive Areas *(check all appropriate boxes)*

As defined in the Districts Design and Construction Standards:

- A. Water-quality-sensitive areas do do not exist on the tax lot.
- B. Water-quality-sensitive areas do do not exist within 200' on adjacent properties, or unable to evaluate adjacent property.
- C. Vegetated corridors do (_____SF) do not exist on the tax lot.
- D. Vegetated corridors do do not exist within 200' on adjacent properties, or unable to evaluate adjacent property.
- E. Impacts to sensitive areas and/or vegetated corridors will occur On-site Off-site None proposed at this time.
- F. If impacts, mitigation is On-site Off-site Other _____

11. Simplified Site Assessment containing the following information: *(check only items submitted).*

Please refer to Design and Construction Standards 07-20 section 3.02.2 for application requirements.

- Complete Certification Form (2 pages)
- Written description of the site and proposed activity.
- Site plan of the entire property.
- Photographs of the site labeled and keyed to the site plan.

12. Standard Site Assessment containing the following information: *(check only items submitted).*

Please refer to Design and Construction Standards 07-20 section 3.02.2 for application requirements.

- Complete Certification Form (2 pages)
- Written description per Design and Construction Standards 07-20 section 3.13.3 b. 1
- Wetland Data sheets
- Vegetated Corridor Data sheets
- Existing Site Condition Figures
- Proposed Development Figures

By signing this form the Owner, or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site.

I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Applicant:

 Print/Type Name

 Print/Type Title

 Signature

 Date

**Natural Resource Assessment
for the
Sherwood Oldtown Apartments
Sherwood, Oregon**

(Township 2 South, Range 1 West, Section 32BD, Tax Lot 400)

Prepared for

Kyle Woodley
Edge Development
2233 NW 23rd Avenue, Suite 100
Portland, OR 97210

Prepared by

Michael See
John van Staveren
Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070
(503) 570-0800
(503) 570-0855 FAX

PHS Project Number: 7176

November 4, 2019



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1.0 INTRODUCTION

Pacific Habitat Services, Inc. (PHS) conducted a natural resource assessment for a property located at 15665 SW Willamette Street (Township 2 South, Range 1 West, Section 32BD, Tax Lot 400). See Figures 1A and 1B for limits of the study area; all figures are in Appendix A.

This report presents the definitions and the methodology used to assess the natural resources within the project site as required by Clean Water Services (CWS) design and construction standards (R&O 19-05). The field component of the natural resource assessment for this site was completed on December 21, 2020, and October 28, 2021.

2.0 EXISTING CONDITIONS

The approximately 1.14-acre study area is at 15665 SW Willamette Street in Sherwood, Oregon. The site is bounded to the southwest by SW Pine Street, to the southeast by SW Willamette Street, and to the northwest by SW Columbia Street. An apartment complex is located to the northeast. Land use around the study area includes single-family residential, commercial, and open space.

A natural resource assessment was conducted across tax lot 400. The study area consists of generally flat topography, with elevations on site at approximately 200 feet. The property is forested/shrubby, with little to no vegetation management. The northeastern portion of the site appears to have been occasionally mowed in some areas.

Dominant species within the study area include pin oak (*Quercus palustris*), Chinese willow (*Salix babylonica*), one-seed hawthorn (*Crataegus monogyna*), Himalayan blackberry (*Rubus armeniacus*), sword fern (*Polystichum munitum*), blue grass (*Poa* sp.), and English ivy (*Hedera helix*).

3.0 DISCUSSION OF WATER QUALITY SENSITIVE AREAS

A delineation of sensitive areas was conducted across all of tax lot 400. PHS identified the jurisdictional limits of one wetland within the study area.

Additional information regarding the sensitive areas can be found in the wetland delineation report “*Wetland Delineation 15665 SW Willamette Street Sherwood, Oregon*”, submitted as a separate report. The sensitive areas are described below in Table 1 and shown on Figure 2

Table 1: Descriptions of Sensitive Areas

Feature	Area (square feet / acre)	Cowardin Class	HGM Class
Wetland A	20,853 / 0.48	PFO1C	Depressional

4.0 VEGETATED CORRIDOR ASSESSMENT

4.1 Vegetated Corridor Width Determination

The slopes adjacent to the sensitive area were assessed to determine the regulated width of the vegetated corridor (VC). The area of VC within the study area totals 21,040 square feet (0.48 acres). The location of the VC, adjacent slopes, and corridor widths are shown on Figure 2. The project VC widths are determined to be as follows:

Table 2. Summary of VC Widths

Sensitive Area	VC Width	Justification
Wetland A	50 feet	<ul style="list-style-type: none"> >0.5 acres and not isolated* Slopes <25%

*per definition in Chapter 1 of CWS Design & Construction Standards R&O 17-05

Wetlands A is isolated; however, it does continue onto offsite properties, and is assumed to be greater than 0.5 acres. Adjoining slopes are less than 25%; therefore, the designated VC width is 50 feet.

4.2 Vegetated Corridor Plant Communities

There is a single plant community (Community A) within the VC as described below and shown on Figure 3. Vegetation sample points and photograph locations are also shown on Figure 3. See Appendix B for plant species and percent cover as documented in the plant communities. Appendix B also includes photographs of the sensitive areas and the VC.

Plant Community A (21,040 square feet) is located within the entire VC associated with Wetland A. Invasive species and nuisance plants include Himalayan blackberry, and English ivy. There are few to moderate percentages of native species, and canopy cover ranges from 40-60%; however, non-native trees make up the majority of the canopy species.

4.3 Vegetated Corridor Plant Community Condition

Table 3 shows the percent composition of native versus non-native species and tree canopy cover in accordance with Clean Water Services' standards.

Table 3. Summary of Plant Communities

Corridor Condition		Plant Community
		A
Good	>80% cover of native plants, and >50% tree canopy	50% tree canopy
Marginal	50% - 80% cover of native plants, and 26-50% tree canopy	
Degraded	<50% cover of native plants, and <25% tree canopy	29% native cover

The condition of the vegetated corridor is defined by the percentages of native species and canopy cover. Plant Community A's native species cover is "degraded", but has a tree canopy within the "good" range. Because many of the canopy species are non-native a corridor condition of "marginal" is appropriate.

5.0 PROPOSED PROJECT

The applicant seeks approval of an application for a 3-Parcel Partition; Type IV Site Plan Review and Old Town Overlay Review to construct a 24-unit multi-family residential development, and two single-family residential lots in Sherwood's Old Town Overlay District (Old Cannery Area).

Following the 3-Parcel Partition, proposed Parcel 1 will support 4, two- and three-story buildings with 6 apartment units per building. Each of the 4 buildings will include 2 ground floor studio/1-bedroom units located on the interior corner of each building and 4 two-story units, with 2 located at the outside edge of each building and 2 above the ground floor studio/1-bedroom units. The result is 4 buildings with a two-story height at the outside edges, stepping up to three-story at the center. Parking is located internal to the site to the rear of the multi-family units, with 37 off-street spaces provided. The project will treat its collected runoff through a combination of Low Impact Development Approaches (LIDA) planters, rain gardens, and proprietary single-cartridge storm filter catch basins. Underground Stormtech detention chambers will provide detention for the site. The proposed storm drainage system will convey runoff into an existing public main located in SW Pine Street.

The primary pedestrian street serving the site is SW Columbia Street, and as such the Sherwood Zoning and Community Development Code (SZCDC) typically require that buildings are located adjacent to and flush to these streets. In the High Density Residential (HDR) Zone the minimum front yard is 14 feet, and accordingly the buildings are located a minimum of 14 feet from SW Columbia Street, with front facades oriented parallel to the street and extending south into the site. Each ground floor unit will include an outdoor patio area at both front and rear, a covered entryway, and each building will be connected via exterior stairs located within a breezeway and elevated walkways.

Parcels 2 and 3 of the 3-parcel partition will support detached single-family residential dwellings, with lot areas of 5,002 square feet and 5,022 square feet respectively. Site Plan Review is not required for these units.

5.1 Vegetated Corridor Encroachments, Mitigation, and Enhancement

VC encroachment will occur to all of the onsite VC for the proposed development. The entirety of Wetland A onsite will also be impacted. The applicant will be submitting a joint permit application for removal/fill permits from the Department of State Lands (DSL) and US Army Corps of Engineers (COE); therefore, per CWS Section 3.11, all adjacent VC to impacted sensitive areas will not require mitigation. Mitigation to compensate for wetland impacts will occur through the purchase of Mitigation Bank Credits as approved by DSL and COE in accordance with state and federal regulations. No temporary impacts are proposed. No VC will remain within the project area post-development.

5.2 Alternatives Analysis

As discussed above, the proposed project is to subdivide the existing parcel into 3 new parcels in order to construct a residential development with 4 multi-family apartment buildings, parking spaces, and landscaping. A total of 24 apartment units and 37 parking spaces are proposed, additionally two new single family residential lots will be created. As the proposed development plan will impact sensitive areas (wetland/waters), a Tier 2 Alternatives Analysis is required. The proposed project will meet all Tier 2 Alternative Analysis criteria, as detailed below.

1. The proposed encroachment area is mitigated in accordance with Section 3.08.

Mitigation for permanent impacts to sensitive areas will be achieved through DSL and COE permit requirements, as outlined in Section 5.1 above. Mitigation for the proposed wetland impact will be met through the purchase of wetland credits from a wetland mitigation bank, and as such, mitigation for VC encroachment associated with the wetland impact area will be addressed through the CWS Payment to Provide for mitigation program, in accordance with CWS R&O 13-12.

2. The replacement mitigation protects the functions and values of the Vegetated Corridor and Sensitive Area.

Mitigation for proposed VC encroachment does not include replacement mitigation. Vegetated corridor mitigation will be addressed through the CWS Payment to Provide for mitigation program, in accordance with CWS R&O 13-12.

3. Enhancement of the replacement area, if not already in Good Corridor Condition, and either the remaining Vegetated Corridor on the site or the first 50 feet of width closest to the resource, whichever is less, to a Good Corridor Condition.

Construction of the project as proposed will leave no remaining onsite vegetated corridors and no on or offsite replacement areas.

4. A District Stormwater Connection Permit is likely to be issued based on proposed plans.

The applicant reasonably expects to obtain, a District Stormwater Connection Permit based on proposed plans for the project.

5. Location of development and site planning minimizes incursion into the Vegetated Corridor.

VC encroachments are necessary to build the proposed development. Constraints associated with road frontage, and lot layout do not allow for multi-family development while avoiding all onsite VCs, and do not meet the needs for housing in the area.

6. No practicable alternative to the location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.

Three alternatives were considered for the site.

Alternative 1: “No build” alternative. The no build alternative means that no construction would occur, and existing conditions would remain the same. The public benefits described below would not be realized.

Alternative 2: Alternative 2 avoids all of the sensitive resources and VCs onsite. In this alternative, Only the development of one single family residential lot is proposed. The multi-family residential buildings are not feasible. This alternative lacks the multi-family buildings, and the proposed roadway improvements. Alternative 2 is not cost effective, and leaves the majority of the existing parcel undeveloped. The public benefits, as described below, would also not be realized.

Alternative 3: Alternative 3 (Figure 4) is the preferred alternative and displays the proposed site plan, as described above in Section 5. There is no practicable alternative to the location for the following reason:

The site is irregular in shape with frontages on SW Pine Street (arterial), SW Willamette Street (neighborhood route), and SW Columbia Street (local street). Based on the existing lot configuration, arterial and neighborhood route access restrictions, and City of Sherwood zoning requirements, permanent 2-way access to the multi-family portion of the site is required to be from SW Columbia Street and located at the northeastern corner of the site. Emergency vehicle access (EVA) only is provided from SW Pine Street. The VC extends to within 25-feet of Columbia Street, if the VC is avoided, there is not sufficient area to construct a multi-family development while meeting the zoning requirements.

7. The proposed encroachment provides public benefits.

The proposed development will result in several public benefits described below.

1. **Public Roadway Improvements:** The project will complete frontage improvements on three public streets: SW Willamette St., SW Pine St., and SW Columbia St. Frontage improvements will provide better, more complete and safer transportation facilities to the public accessing the downtown area.
2. **Revitalization of Downtown Sherwood:** Old Town Sherwood has been on an almost 2-decade long mission to revitalize the old town area which was hurt by the construction of big box and other commercial development along Highway 99 and Tualatin-Sherwood Road. This project provides needed density to the old town area as part of that revitalization. The additional core area residents help support new commercial establishments while encouraging future commercial development to continue the revitalization process which is very important to the city leaders.

Per the Sherwood Town Center Plan, higher intensity development is focused around the “Main Streets” in Old Town - including along Pine Street in the vicinity of the subject site. Future infill and redevelopment projects are anticipated to provide additional density through small-lot townhomes and/or two- to three-story multi-family housing that are appropriately scaled to the nearby existing structures. As a 2-3 story multi-family development with 2 smaller single-family lots, the proposal is exactly the type of development anticipated in the Old Town area. Such development is crucial if Old Town is to continue to attract locally owned, small-scale businesses that will benefit from the pedestrian environment and the historic character of Old Town.

Immediately adjacent to the site is the Sherwood Cannery Square, which includes public spaces holding events such as the Sherwood Saturday Market. Development of the site

provides excellent opportunities for multi-modal transportation and reduced vehicle trips in the Old Town area, along with adding the required population density to support community businesses, and the vitality necessary to see Old Town continue to revitalize and thrive in the manner anticipated by the City.

3. **Increased Housing Inventory:** The project provides needed housing for the downtown core and metro urban growth boundary that would otherwise not exist without impacts to the natural resources onsite.

5.3 Discussion of Wetland and Vegetated Corridors Functions and Values

As a requirement of the Tier 2 analysis, a function and values assessment is required for the sensitive areas and VC on site. The functions and values of the sensitive area and adjoining VC were assessed using the Judgmental Assessment Method.

Water quality and quantity

Any chemicals or nutrients in the wetland are from surface runoff from adjacent uplands and upslope impervious surfaces. Portions of the wetland appear to store surface waters seasonally, promoting nutrient uptake, sediment deposition, and pollutant assimilation. These water quality functions are very localized, and have limited effect on downstream resources since there is no direct connection to downstream waters or wetlands.

Fish and Wildlife

The wetlands and VC consist of trees and shrubs throughout their boundaries, which likely provide nesting opportunities for birds. The wetland may provide forage or habitat for common species such as deer, rodents and other small mammals. Wildlife functions provided by the wetland are likely limited due to the wetland's proximity to developed areas and roadways. Fish are not present within the wetland, and there is no connection to any other surface waters.

Native Plant Communities and Species Diversity

The wetland's vegetation contains some invasive nuisance plants, including Himalayan blackberry and English Ivy. Tree canopy is present in most areas, but species across all strata are predominantly non-native.

Recreation and Education

Recreation and educational opportunities are not known to occur at this location.

6.0 REFERENCES

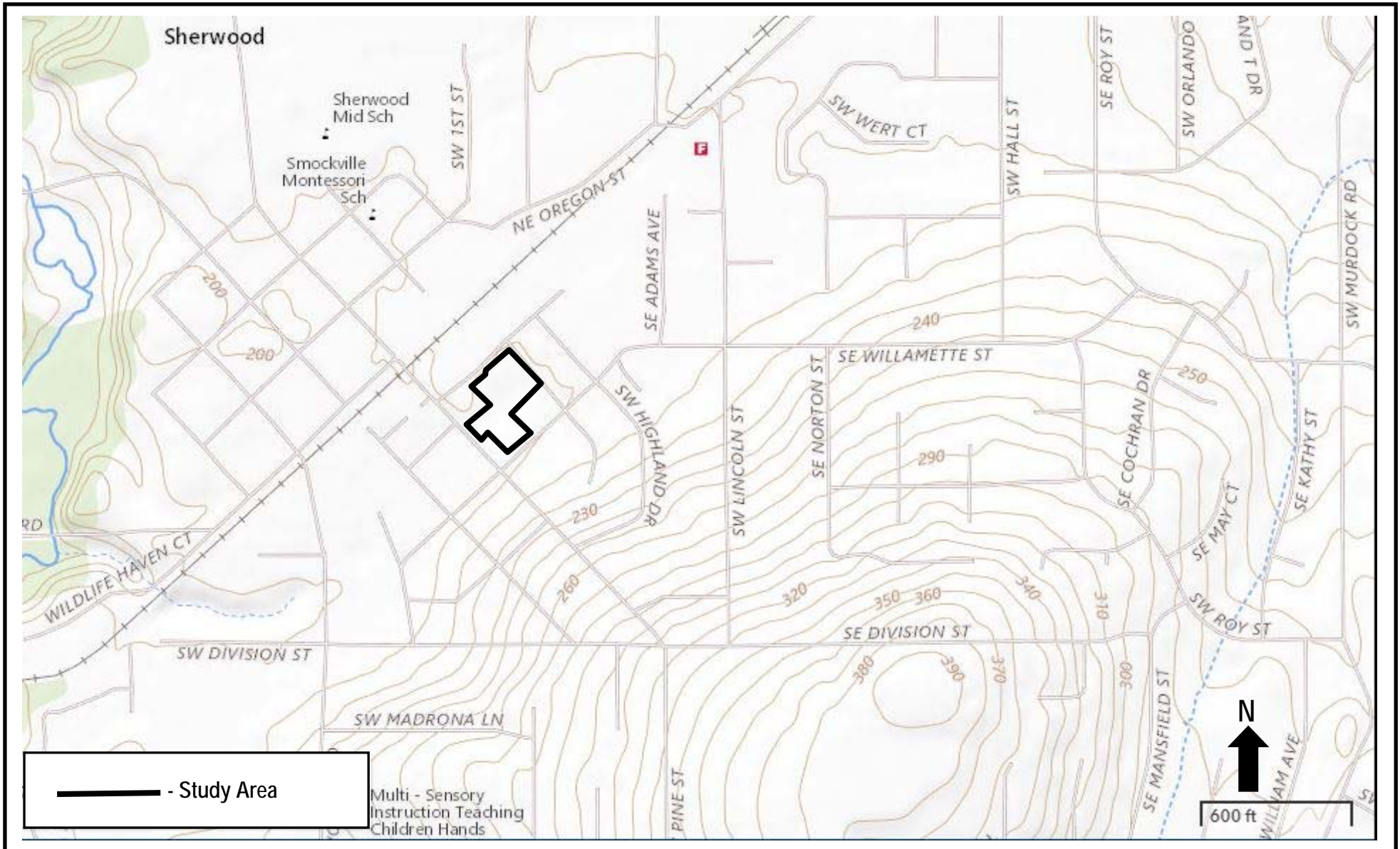
Clean Water Services, 2019. *Design and Construction Standards (R&O 19-05)*

US Geologic Survey, online, 2020. *7.5-minute topographic map, Sherwood, Oregon-Washington County quadrangle.*

Appendix A

Figures





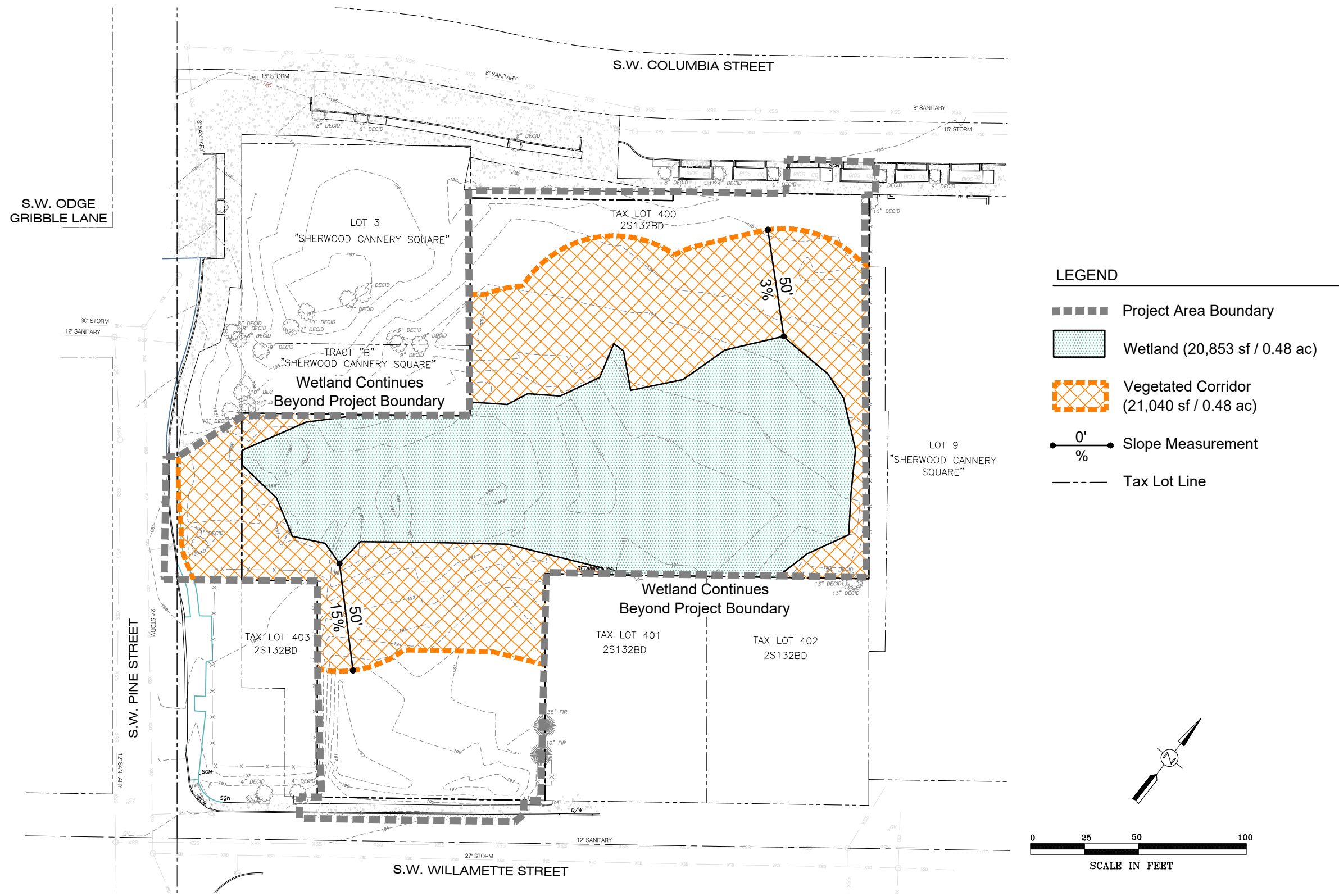
Project #6983
1/6/2021



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

General Location and Topography
 Sherwood Oldtown Apartments - Sherwood, Oregon
 United States Geological Survey (USGS) Sherwood, Oregon 7.5 quadrangle, 2020
 (viewer.nationalmap.gov/basic)

FIGURE
1A

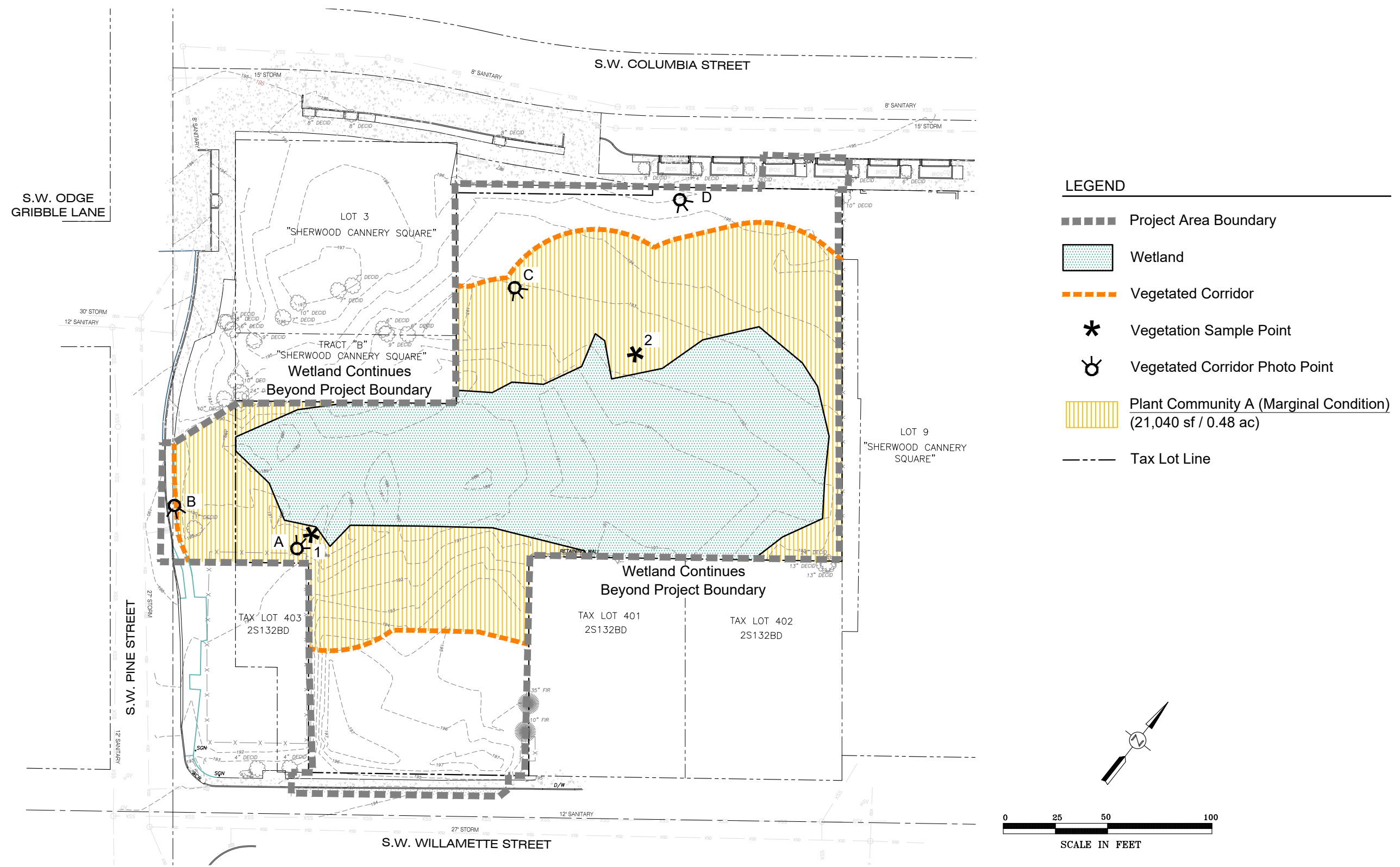


Survey Provided By
Caswell/Hertel Surveyors Inc., Dated April 12, 2021.

Existing Conditions
Sherwood Oldtown Apartments - Sherwood, Oregon

FIGURE 2

11-5-2021



Survey Provided By
Caswell/Hertel Surveyors Inc., Dated April 12, 2021.
Survey is sub-centimeter.
Wetlands were surveyed by PHS using a Trimble Geo7x
GPS unit with submeter accuracy.

Vegetated Corridor Plant Community
Sherwood Oldtown Apartments - Sherwood, Oregon

FIGURE
3

11-5-2021

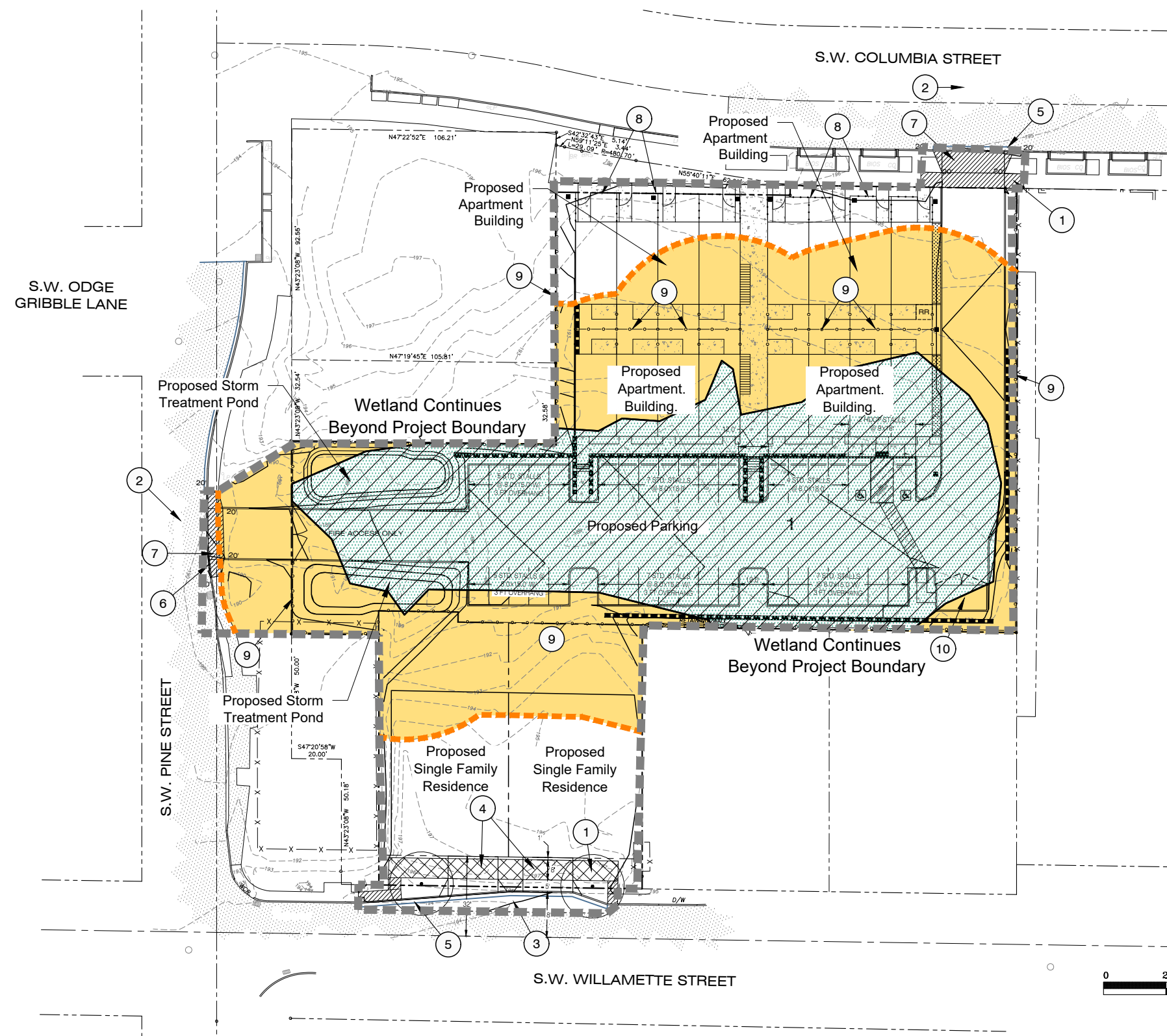
CONSTRUCTION NOTES

- ① CONSTRUCT CONCRETE SIDEWALK WITH PLANTER STRIP.
- ② PROPOSED ASPHALT PAVEMENT TRENCH PATCH.
- ③ PROPOSED LOCAL STREET ASPHALT PAVEMENT SECTION.
- ④ INSTALL RESIDENTIAL DRIVEWAY
- ⑤ INSTALL CONCRETE CURB AND GUTTER.
- ⑥ INSTALL CONCRETE STANDARD CURB.
- ⑦ INSTALL COMMERCIAL DRIVEWAY.
- ⑧ PROPOSED 3-FOOT TALL METAL FENCE.
- ⑨ PROPOSED 6-FOOT TALL WOOD FENCE.
- ⑩ INSTALL 10' X 20' SOLID WASTE COLLECTION AREA.

LEGEND

- Project Area Boundary
- ▨ Wetland (20,853 sf / 0.48 ac)
- ▨ Wetland Impact (20,853 sf / 0.48 ac)
- Vegetated Corridor
- Vegetated Corridor Encroachment (21,040 sf / 0.48 ac)
- - - Tax Lot Line

NOTE:
Vegetated Corridor Encroachments will be mitigated through Credit purchase at DSL/COE Approved Wetland Mitigation Bank



Plan Provided by Pioneer Design Group

Proposed Site Development Plan, Vegetated Corridor Encroachment and Wetland Impact
Sherwood Oldtown Apartments - Sherwood, Oregon

FIGURE
4

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

11-5-2021

Appendix B

Vegetated Corridor Data Sheets and Site Photos



Vegetated Corridor Sample Sites

Columbia Street Apartments

Plant Community	A		
Sample Point	1	2	
TREES			
Native			
<i>Acer macrophyllum</i>	10	12	
Non native			
<i>Acer saccharum</i>	5		
<i>Populus alba</i>	15	18	
<i>Salix babylonica</i>	15		
<i>Betula pubescens</i>	3		
<i>Pyrus calleryana</i>	10		
<i>Quercus palustris</i>		12	
SHRUBS & SAPLINGS			
Native			
<i>Polystichum munitum</i>	85		
<i>Corylus cornuta</i>	10		
<i>Fraxinus latifolia</i>	10		
Invasive			
<i>Rubus armeniacus</i>	15	90	
<i>Hedera helix</i>	10	40	
Non native			
<i>Crategus monogyna</i>	15	10	
<i>Ilex aquifolia</i>	2		
<i>Quercus rubra</i>	5		
<i>Sorbus aucuparia</i>	5		
<i>Prunus domestica</i>	2	1	
HERBS			
Native			
<i>Symphiotrichum sp.</i>	10		
<i>Carex leptopoda</i>	10		
<i>galium aparine</i>	3		
<i>juncus effuses</i>	5		
Invasive			
<i>Convulvulus</i>		15	
Non Native			
<i>Schedonorus arundinaceus</i>	20	15	
<i>Agrostis capilaris</i>	5		
	A		Average
Canopy cover	58	42	50
% Native Species	53	6	29
% Invasive Species	9	68	39
Total cover	270	213	



Photo A:

Looking north toward vegetated corridor and Wetland A in the southwest portion of study area. Wetland A is behind the English Ivy berm.

Photo date: December 21, 2020

Photo B:

Looking south at the western edge of the property.

Photo date: December 21, 2020



Project #6983

2/28/2021



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation

Sherwood Oldtown Apartments - Sherwood, Oregon



Photo C:

Looking east at vegetated corridor in the north portion of the study area.

Photo date: December 21, 2020

Photo D:

Looking southeast at the upland slope north of Wetland A.

Photo date: December 21, 2020



Project #6983

2/28/2021



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation

Sherwood Oldtown Apartments - Sherwood, Oregon