Natural Resource Assessment
SW Westgate and SW Hall

Township	Range	Section	Tax Lot
1 South	1 West	09DD	105

NOTE: This report is modified by reference by the amended Service Provider Letter from Clean Water Services.

Prepared for

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PHS Project Number: 7574

February 3, 2023

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1.0 INTRODUCTION

Pacific Habitat Services, Inc. (PHS) conducted a natural resource assessment for a proposed development at SW Westgate and SW Hall Boulevard in Beaverton, Oregon (Township 1 South, Range 1 West, Section 9DD, Tax Lot 105); see Figures 1A-1B for limits of the project area. All figures are in Appendix A. This project involves the removal of two existing buildings, followed by the construction of a multi-unit apartment building.

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 as Amended by R&O 19-22). The wetland delineation field component and assessment of vegetated corridors were completed on July 26, 2022.

2.0 EXISTING CONDITIONS

The proposed development area is located south of SW Hall Boulevard and west of SW Westgate Drive in Beaverton, Oregon, and consists of the entirety of tax lot 105 (Figures 1A, 1B, and 2). The site is surrounded by existing urban development, including residential and commercial uses. Beaverton Creek parallels the southern lot boundary.

Topography within the development area is generally flat, except for where the embankment dips down toward Beaverton Creek along the southern property boundary. The site is currently developed with two commercial buildings, parking lots, and landscaping. Mature landscape trees shade portions of the existing parking lot. The area south of the two buildings consists of grasses and weedy forbs that are regularly mowed. There are also raised beds south of the eastern building; including both ornamental species and an herb garden. Several mature Ponderosa pine (*Pinus ponderosa*) trees are located between the eastern-most building and the creek. A portion of the eastern building and its ground-level patio extend to within 40 and 33 feet from the creek, respectively.

3.0 DISCUSSION OF WATER QUALITY SENSITIVE AREAS

PHS delineated a portion of the north bank of Beaverton Creek within the proposed development site. The ordinary high water mark (OHWM) along the northern side of the creek was delineated, as the proposed development is located north of the creek. Beaverton Creek is the only Sensitive Area on the site; there is no wetland above or below the OHWM of this section of creek. The southern OHWM is located offsite to the south and was not delineated. Appendix B includes a Wetland Determination Data Form for Sample point 1, which documents typical upland conditions bordering the creek.

Beaverton Creek

Beaverton Creek flows west along the southern tax lot boundary. The Cowardin class is riverine, lower perennial, unconsolidated bottom, permanent (R2UBH); the HGM class is Riverine. It comprises 1,293 square feet (0.03 acre) within the study area. Within the study area, Beaverton Creek is low gradient with moderate flow. The banks are steep in some areas, though they appear to be stable.

Dominant riparian vegetation generally consists of trees and shrubs including Oak (*Quercus* sp.), Ponderosa pine, Oregon ash (*Fraxinus latifolia*), Douglas hawthorn (*Crataegus douglasii*), Oregon grape (*Berberis aquifolium*), Himalayan blackberry (*Rubus armeniacus*), and rhododendron (*rhododendron* sp.).

4.0 VEGETATED CORRIDOR ASSESSMENT

4.1 Vegetated Corridor Width Determination

The slopes north of the creek were assessed in order to determine the regulated width of the vegetated corridor (VC). The location of the VC, adjacent slopes, sample and photo point locations are on Figure 2; plant communities are shown on Figure 3. The project VC width was determined as follows:

Table 1. Summary of VC Widths

Sensitive Area	VC Width	Justification
Beaverton Creek	50 feet	• Perennial • Adjacent slopes are <25%

4.2 Vegetated Corridor Plant Communities

There are three plant communities located within the VC.

Plant Community A (2,833 square feet) encompasses a shrub dominated corridor adjacent to Beaverton Creek. It is comprised largely of Himalayan blackberry, with a few short trees and a mix of native and non-native shrubs. Openings in the blackberry include non-native grasses and weedy forbs. Portions of the community are shaded by trees located north of the community boundary.

Plant Community B (5,736 square feet) encompasses the area north of Plant Community A south of the existing eastern building. Plant Community B includes eight mature Ponderosa pine and one Oregon white oak. The community is otherwise dominated by non-native shrubs, lawn grass and weedy forbs.

Plant Community C (3,584 square feet) encompasses the area of lawn on the site that lacks tree and shrub cover.

See Appendix C for plant species and percent cover as documented in each plant community. Appendix C also includes photographs of the VC. See Figure 3 for locations of photographs.

4.3 Vegetated Corridor Plant Community Condition

Table 2 shows the percent composition of native species and tree canopy cover within the plant communities, in accordance with Clean Water Services' standards.

Table 2. Summary of Plant Communities

		Plant Community		
Corridor Condition		**A**	**B**	**C**
Good	>80% cover of native plants, and >50% tree canopy			
Marginal	50% - 80% cover of native plants, and 26-50% tree canopy	**45% tree canopy**	**50% tree canopy**	
Degraded	<50% cover of native plants, and < 25% tree canopy	**26% natives**	**26% natives**	**10% tree canopy; 0% natives**

The condition of VC plant communities are defined by the percentages of native species and tree canopy cover. Plant Communities A and B have moderate tree canopies; canopy cover as recorded in Community A is largely from the presence of large trees in adjoining Community B, as well as tall shrubs growing along the creek bank, and though there are trees in Community B, they constitute the only native species in the community, which is otherwise comprised of mowed lawn or ornamental and garden beds. In each case, an overall condition of marginal is warranted for both Communities A and B. Plant Community C has no native species and very little tree canopy and is therefore in degraded corridor condition.

5.0 PROPOSED PROJECT

CEDARst Companies is preparing to redevelop the property located at 3775 SW Hall Blvd, Beaverton. The two commercial buildings currently on the property (including the former Hall Street Grill) will be demolished and replaced with a new 7-story multi-family building with ground floor retail (approx. 303,000 gross square feet) (Figure 4). The ground floor will house the residential lobby on SW Hall Blvd, retail space on the corner, and residential units on SW Westgate Dr. The interior of the ground floor and second floor will include approximately 213 garage parking spaces and storage for 242 bicycles. The parking garage will be accessed on SW Westgate Dr. The building will provide 240 apartment units. Amenities for residents will include a fitness center, club room, and an exterior 3rd floor deck. The redevelopment of the property will revitalize a prominent corner in central Beaverton and bring active uses to the streetscape.

An existing gas line located within the VC will not be relocated but will be abandoned in place.

5.1 Vegetated Corridor Encroachments

Permanent Encroachments:

Permanent encroachment into the VC is not proposed.

Temporary Encroachment:

Temporary encroachment totaling 5,426 square feet is proposed in association with the project (Figure 4). This includes approximately 2,300 square feet to facilitate the removal of the existing eastern structure and associated patio, which extends as much as 17 feet into the regulated VC. As the patio exists at the same elevation as adjoining lawn, and the building foundation extends several feet below the ground surface, it will be necessary to bring in topsoil in order to match the grade of the adjoining undeveloped VC. The balance of the temporary encroachment is required to the west,

where access to the VC is necessary for the installation of the façade and glazing on the south facing building elevation (seven stories in height). As this area is already in lawn and access will not include ground disturbing activities, there will be no impacts to native vegetation or other degradation of existing conditions.

5.2 Vegetated Corridor Enhancement

The entire onsite VC north of Beaverton Creek (13,127 square feet) will be enhanced to "good" corridor condition, including the area currently covered by an existing patio and building (Figure 5) This is an increase in area of onsite VC of 974 square feet over current conditions. All plant communities are currently in marginal or degraded condition. Enhancement will include the removal of invasive species and the planting of native trees and shrubs. Bare soil will exist where the patio and eastern building are to be removed; enhancement in these areas will include the application of a native seed mix. All plants to be installed will be in compliance with the spacing, density and native species requirements per CWS's Appendix A "Planting Requirements" for trees and shrubs. Due to the extent of canopy cover in the eastern half of the VC, the standard density of trees in the east half of the corridor will be decreased by 50%.

As stated above, an existing gas line will be abandoned in place. As such, it is presumed that the planting plan will not need to be modified to avoid planting trees over this utility.

6.0 REFERENCES

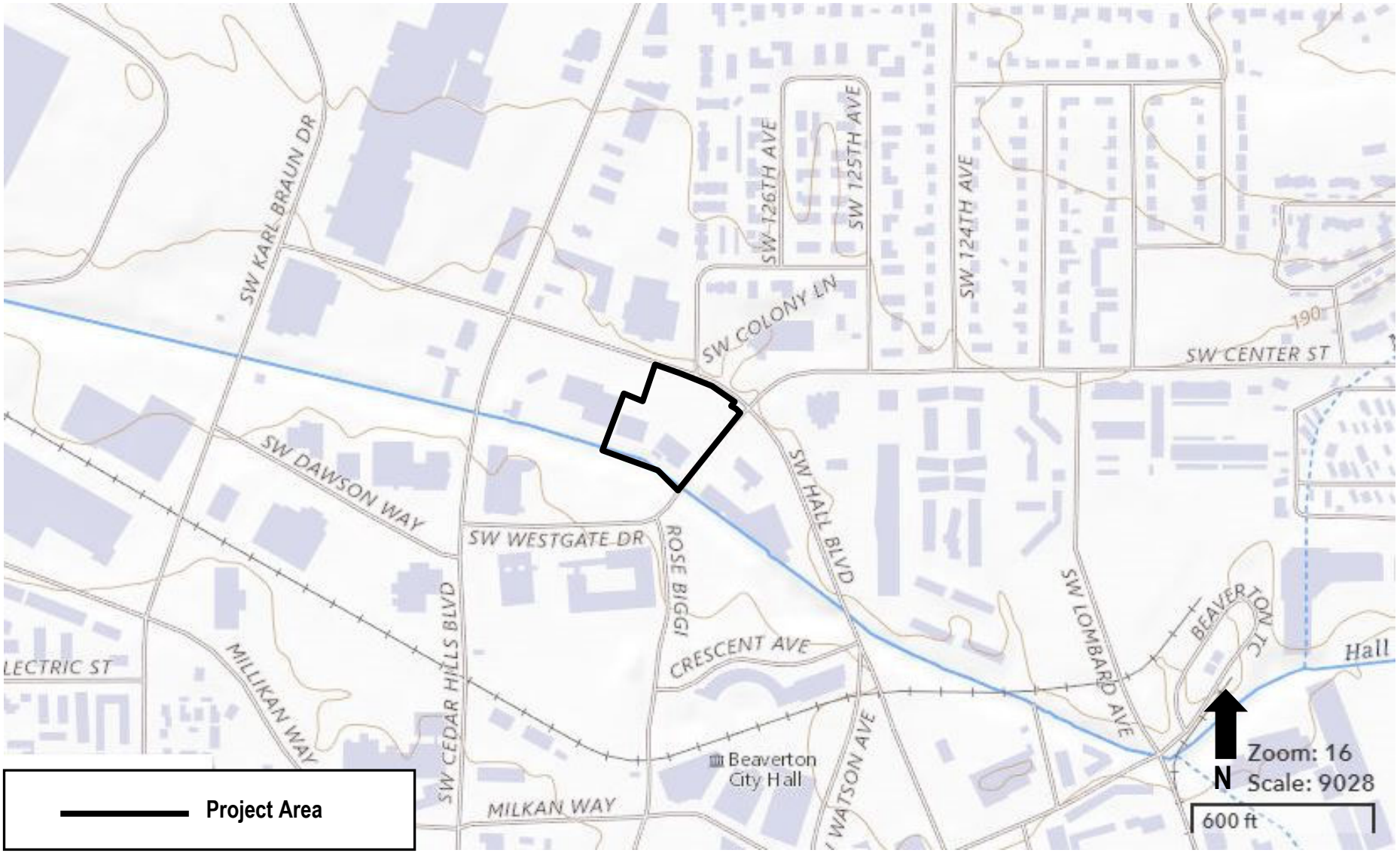
Clean Water Services, 2022. *Design and Construction Standards (R&O 19-05 as Amended by R&O 19-22)*.

Oregon Maps online. 2023. http://www.ormap.org/.

US Geologic Survey, online, 2023. *7.5-minute topographic map, Beaverton, Oregon quadrangle*.

Appendix A

Figures



Project #7574
1/12/2023

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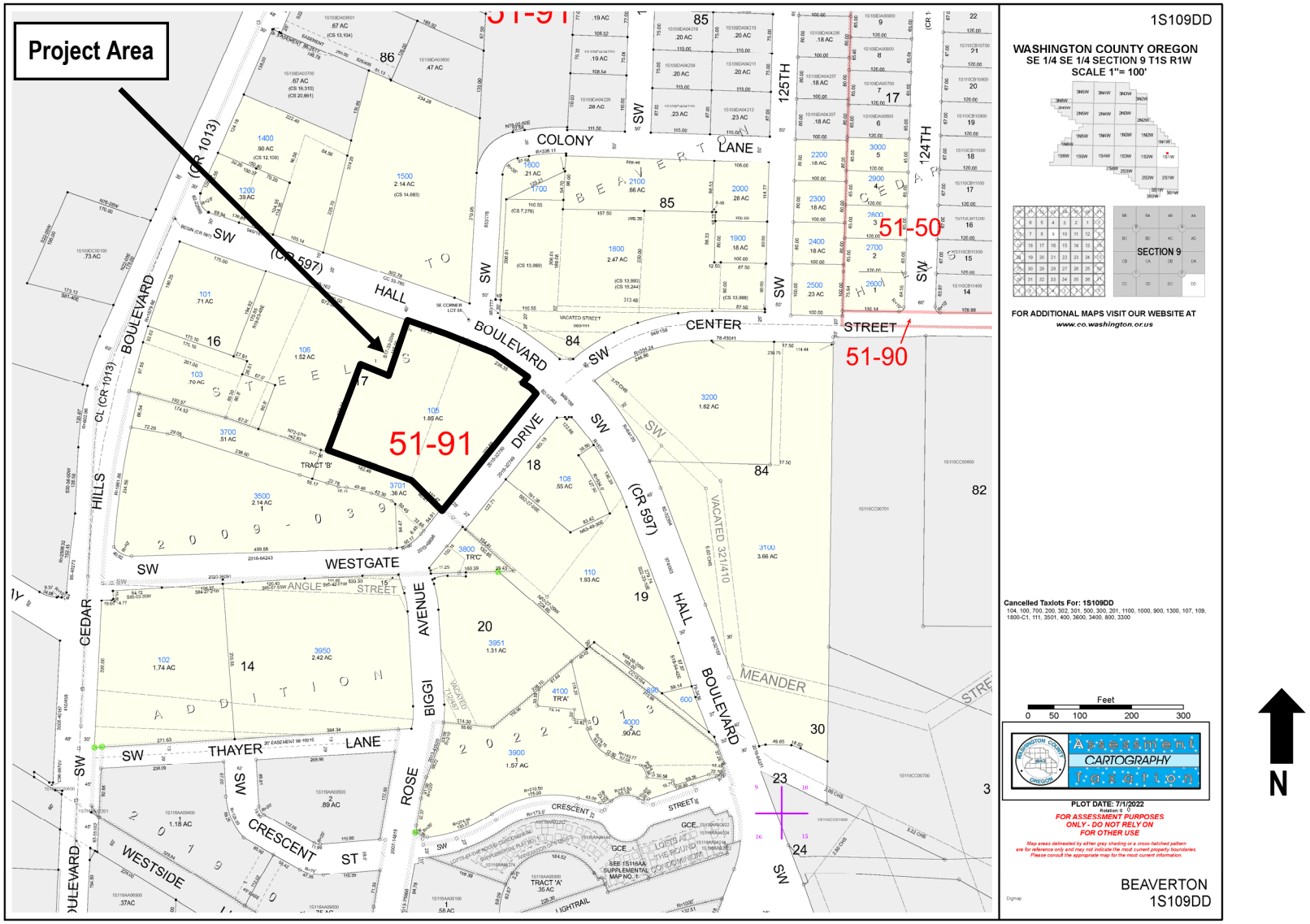
General Location and Topography
Hall and Westgate - Beaverton, Oregon
United States Geological Survey (USGS) Beaverton, Oregon 7.5 quadrangle, 2020
(viewer.nationalmap.gov/basic)

FIGURE
1A



Project #7574
1/12/2023

Pacific Habitat Services, Inc.
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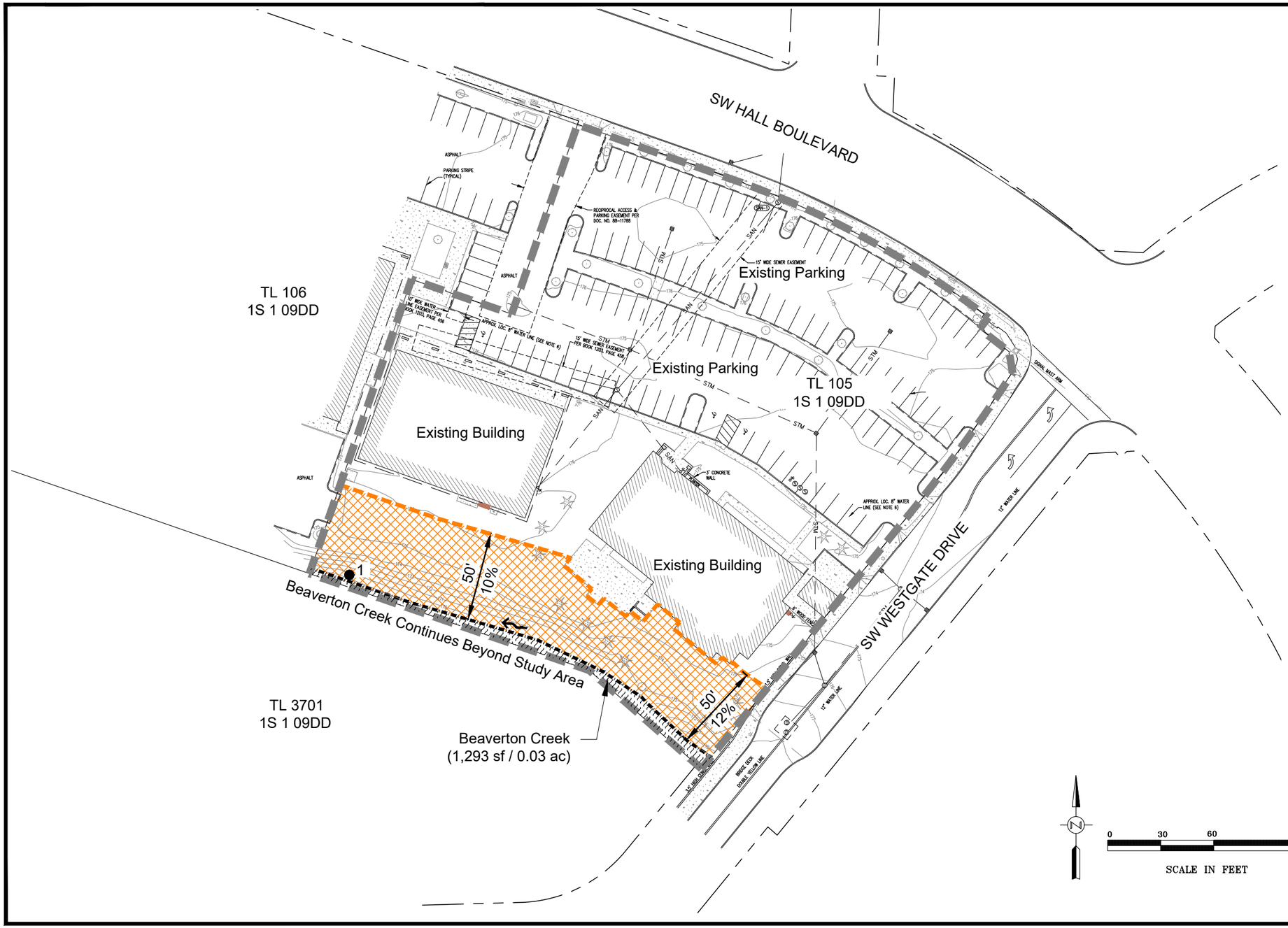
Tax Lot Map
Hall and Westgate - Beaverton, Oregon
The Oregon Map (ormap.net)

FIGURE
1B



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Survey provided by NW Surveying
Base Map Provided by CEDARst.

Existing Conditions
Hall and Westgate - Beaverton, Oregon

FIGURE
2

2-8-2023

SW HALL BOULEVARD

TL 106
1S 1 09DD

Existing Parking

Existing Parking

Existing Building

Existing Building

A

B

C

D

VC-3

VC-2

VC-1

Beaverton Creek Continues Beyond Study Area

TL 3701
1S 1 09DD

Beaverton Creek
(1,293 sf / 0.03 ac)

SW WESTGATE DRIVE

LEGEND

- Study Area Boundary (81,096 sf / 1.86 ac)
- Waters of the State/US (1,293 sf / 0.03 ac)
- Direction of Creek Flow
- Ordinary High Water
- Tax Lot Line
- Vegetated Corridor
- Vegetated Corridor Sample Point
- Photo Point
- Plant Community A (2,833 sf / 0.07 ac) Marginal Condition
- Plant Community B (5,736 sf / 0.13 ac) Marginal Condition
- Plant Community C (3,584 sf / 0.08 ac) Degraded Condition

0 30 60 120

SCALE IN FEET

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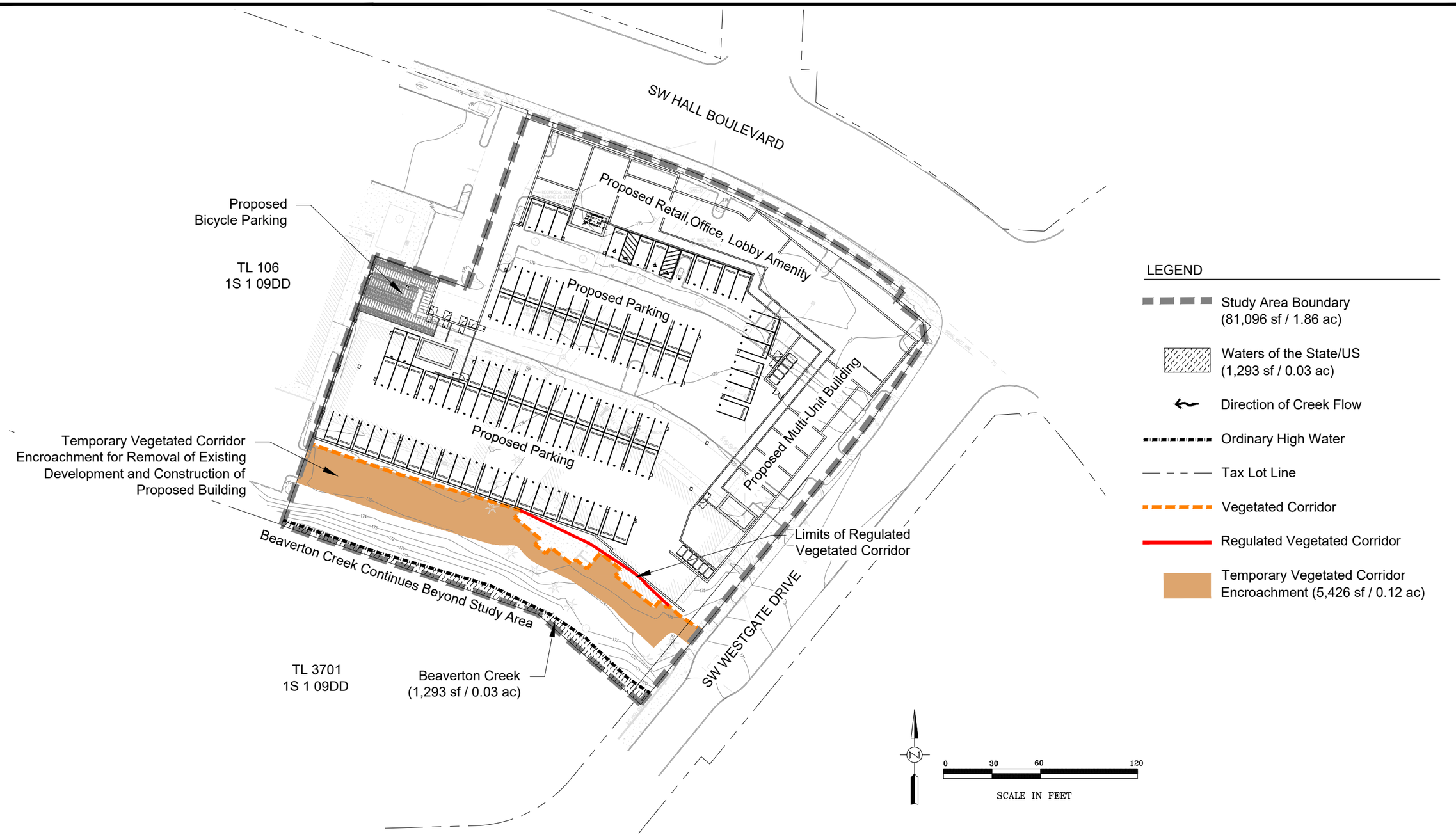
Base Map Provided by CEDARst

Vegetated Corridor Plant Communities
Hall and Westgate - Beaverton, Oregon

FIGURE 3

2-8-2023

C:\Users\Lisa\Desktop\WorkFromHome\7574 Hall and Westgate, Beaverton\AutoCAD\Plot Dwg\Fig3 VCPlantComm.dwg, 2/8/2023 4:23:15 PM, AutoCAD PDF (High Quality Print).pc3



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Site Development Plan Provided by CEDARst

Site Development Plan
Hall and Westgate - Beaverton, Oregon

FIGURE
4

2-82023

SW HALL BOULEVARD

TL 106
1S 1 09DD

Proposed Vegetated Corridor Enhancement

Beaverton Creek Continues Beyond Study Area

TL 3701
1S 1 09DD

Beaverton Creek
(1,293 sf / 0.03 ac)

Limits of Regulated Vegetated Corridor

SW WESTGATE DRIVE

LEGEND

- Study Area Boundary (81,096 sf / 1.86 ac)
- Waters of the State/US (1,293 sf / 0.03 ac)
- Direction of Creek Flow
- Ordinary High Water
- Tax Lot Line
- Regulated Vegetated Corridor
- Proposed Vegetated Corridor Enhancement (13,127 sf / 0.30 ac)

0 30 60 120

SCALE IN FEET

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Site Development Plan Provided by CEDARst

Vegetated Corridor Enhancement
Hall and Westgate - Beaverton, Oregon

FIGURE 5

2-8-2023

Appendix B

Wetland Determination Data Form

PHS # 7574

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Hall and Westgate** City/County: **Beaverton/Washington** Sampling Date: **7/26/2022**

Applicant/Owner: **CEDARst Companies** State: **OR** Sampling Point: **1**

Investigator(s): **SE** Section, Township, Range: **Section 09DD, 1 South, 1 West**

Landform (hillslope, terrace, etc.:) **Creek bank** Local relief (concave, convex, none): **None** Slope (%): **5**

Subregion (LRR): **LRR A** Lat: **45.4929°** Long: **-122.8082°** Datum: **WGS84**

Soil Map Unit Name: **Cove silty clay loam** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes		No	**X**	**Is Sampled Area within a Wetland?** Yes ____ No **X**
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)				
1				
2				
3				
4				
		0	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)				
1	***Crataegus douglasii***	**20**	**X**	**FAC**
2	***Rubus armeniacus***	**50**	**X**	**FAC**
3	***Fraxinus latifolia***	**15**		**FACW**
4	***Salix lasiandra***	**5**		**FACW**
5				
		90	= Total Cover	
Herb Stratum (plot size: **10**)				
1	***Calystegia sepium***	**20**	**X**	**FAC**
2	***Dipsacus fullonum***	**15**	**X**	**FAC**
3	***Solanum dulcamara***	**15**	**X**	**FAC**
4	***Jacobaea vulgaris***	**15**	**X**	**FACU**
5	***Phalaris arundinacea***	**5**		**FACW**
6	***Conium maculatum***	**10**		**FAC**
7				
8				
		80	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum **0**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **6** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **83%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

X 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No** ____

Remarks:

SOIL PHS # **7574** Sampling Point: **1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	**10YR 2/2**	**80**					**Silt Loam**	
0-16		**20**					**Gravel**	**gravel and cobble mixed with silt loam**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- _____ Histosol (A1)
- _____ Histic Epipedon (A2)
- _____ Black Histic (A3)
- _____ Hydrogen Sulfide (A4)
- _____ Depleted Below Dark Surface (A11)
- _____ Thick Dark Surface (A12)
- _____ Sandy Mucky Mineral (S1)
- _____ Sandy Gleyed Matrix (S4)
- _____ Sandy Redox (S5)
- _____ Stripped Matrix (S6)
- _____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- _____ Loamy Gleyed Matrix (F2)
- _____ Depleted Matrix (F3)
- _____ Redox Dark Surface (F6)
- _____ Depleted Dark Surface (F7)
- _____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- _____ 2 cm Muck (A10)
- _____ Red Parent Material (TF2)
- _____ Very Shallow Dark Surface (TF12)
- _____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ **No** **X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- _____ Surface Water (A1)
- _____ High Water Table (A2)
- _____ Saturation (A3)
- _____ Water Marks (B1)
- _____ Sediment Deposits (B2)
- _____ Drift Deposits (B3)
- _____ Algal Mat or Crust (B4)
- _____ Iron Deposits (B5)
- _____ Surface Soil Cracks (B6)
- _____ Inundation Visible on Aerial Imagery (B7)
- _____ Sparsely Vegetated Concave Surface (B8)
- _____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- _____ Salt Crust (B11)
- _____ Aquatic Invertebrates (B13)
- _____ Hydrogen Sulfide Odor (C1)
- _____ Oxidized Rhizospheres along Living Roots (C3)
- _____ Presence of Reduced Iron (C4)
- _____ Recent Iron Reduction in Plowed Soils (C6)
- _____ Stunted or Stressed Plants (D1) **(LRR A)**
- _____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- _____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- _____ Drainage Patterns (B10)
- _____ Dry-Season Water Table (C2)
- _____ Saturation Visible on Aerial Imagery (C9)
- _____ Geomorphic Position (D2)
- _____ Shallow Aquitard (D3)
- _____ Fac-Neutral Test (D5)
- _____ Raised Ant Mounds (D6) **(LRR A)**
- _____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	
Water Table Present?	Yes	**X**	No	Depth (inches):	**16**
Saturation Present? (includes capillary fringe)	Yes	**X**	No	Depth (inches):	**16**

Wetland Hydrology Present?

Yes _____ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Vegetated Corridor Data Sheet and Site Photographs

Vegetated Corridor Sample Sites
Hall and Westgate

Plant Community	A			B	C
Sample Point	SP-1	VC-1		VC-2	VC-3
TREES					
Native					
Pinus ponderosa				40	
Non native					
Quercus sp.		20			
SHRUBS & SAPLINGS					
Native					
Berberis aquifolium		35			
Berberis nervosa		2			
Crataegus douglasii	15				
Cornus alba		2			
Fraxinus latifolia	15				
Physocarpus capitatus		5			
Rosa nutkana		2			
Salix lasiandra	5				
Invasive					
Rubus armeniacus	50	80			
Non native					
Arborvitae sp.				10	
Ilex aquafolium		3			
Prunus sp.		3		10	
Rhododendron sp.				20	
HERBS					
Native					
Juncus sp.		1			
Invasive					
Cirsium vulgare		2			
Calystegia sepium	20				
Dipsacus fullonum	15				
Hedera helix				10	
Phalaris arundinacea	5				
Non Native					
Allium sp.				5	
Arrhenatherum elatius	10				
Jacobaea vulgaris	15				
Lolium sp.				30	50
Poa sp.				30	50
Solanum dulcamara	15				
Sonchus sp.		1			
	A		Average	B	C
Canopy cover	**20**	**70**	**45**	**50**	**10**
% Native Species	**21**	**30**	**26**	**26**	**0**
% Invasive Species	**55**	**51**	**53**	**6**	**0**
Total cover	**165**	**156**		**155**	**100**

Photo A:

Photo view to the south towards Beaverton Creek. The pink flag corresponds to the location of SP-1 just above the creek.

Photo B:

Photo view to the southeast. Community C is in the foreground, with Community A (the blackberries) to the right and Community B beginning at the line of ponderosa pines.

Project #7574
1/16/2023

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Photo documentation
Hall and Westgate - Beaverton, Oregon
Photos taken July 26, 2022

Photo C:

Photo view to the northwest. The site continues to the large tree in the background. The photo foreground is Community C, with Community A to the left.

Photo D:

Photo view to the northwest across Community B.

Pacific Habitat Services, Inc.
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Photo documentation
Hall and Westgate - Beaverton, Oregon
Photos taken July 26, 2022