Natural Resource Assessment

SW Westgate and SW Hall

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

Prepared for

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

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Prepared by

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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	PerennialAdjacent 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.

			Plant Community	Y
Corridor C	Condition	Α	В	С
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

Table 2. Summary of Plant Communities

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).

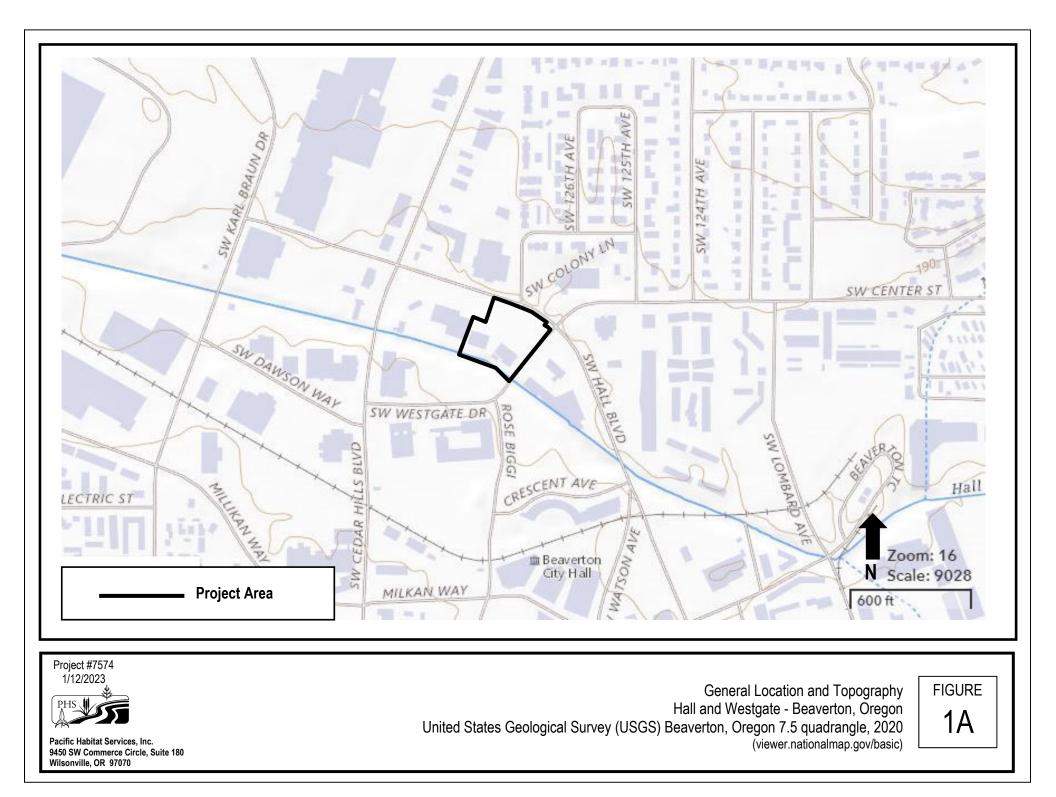
Oregon Maps online. 2023. http://www.ormap.org/.

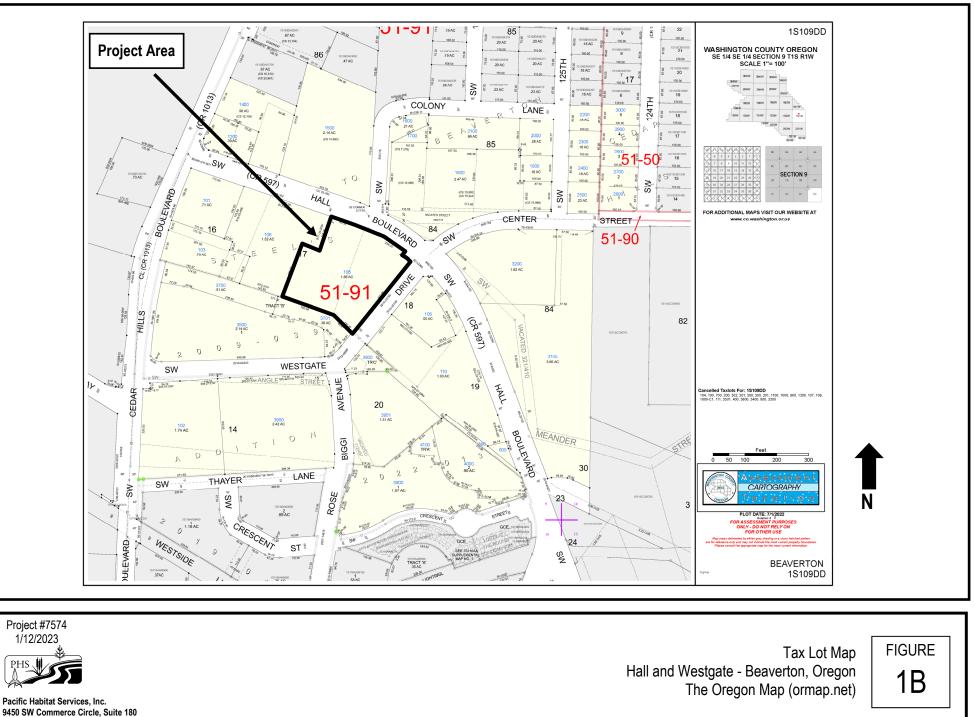
US Geologic Survey, online, 2023. 7.5-minute topographic map, Beaverton, Oregon quadrangle.

Appendix A

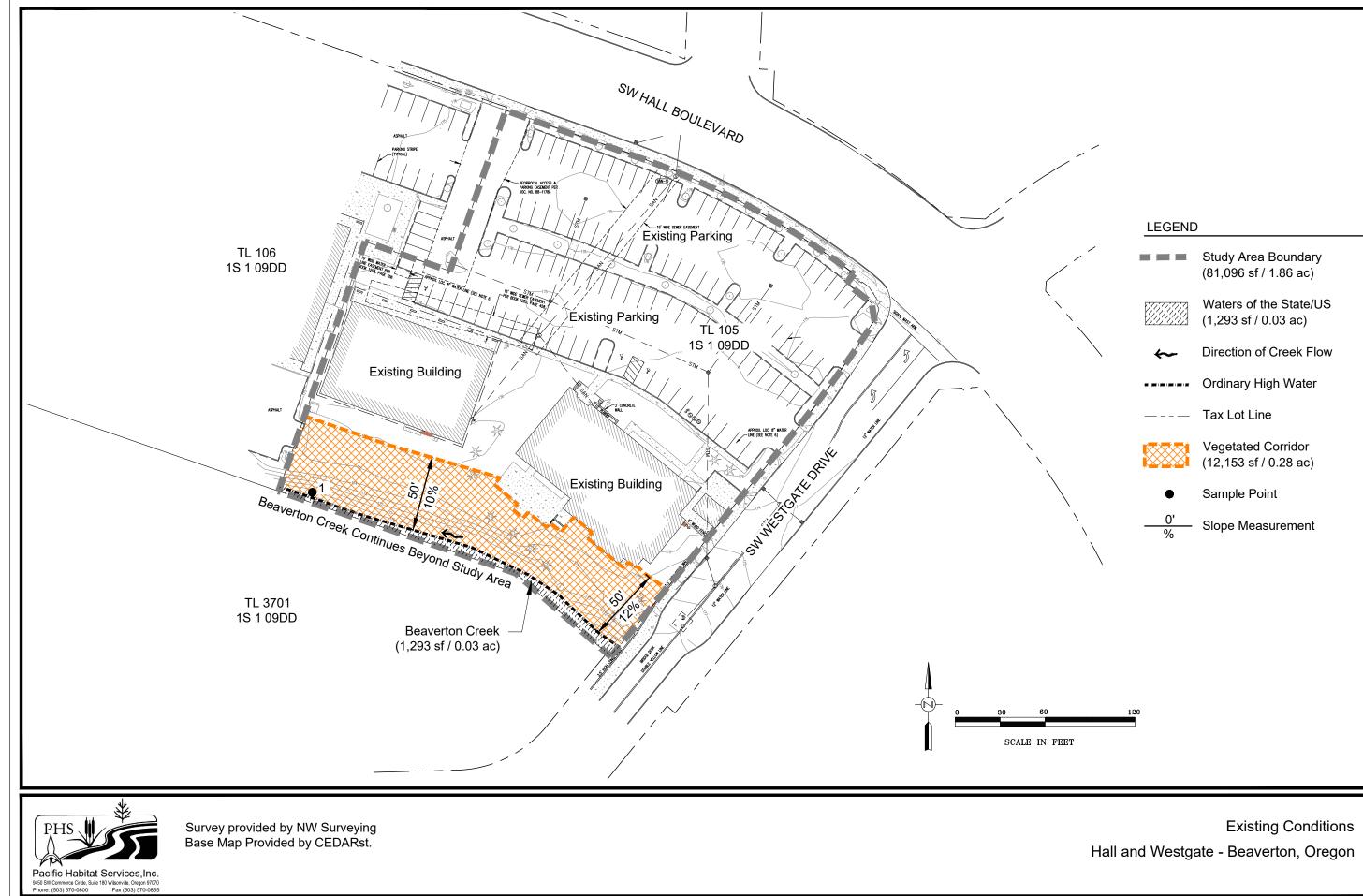
Figures







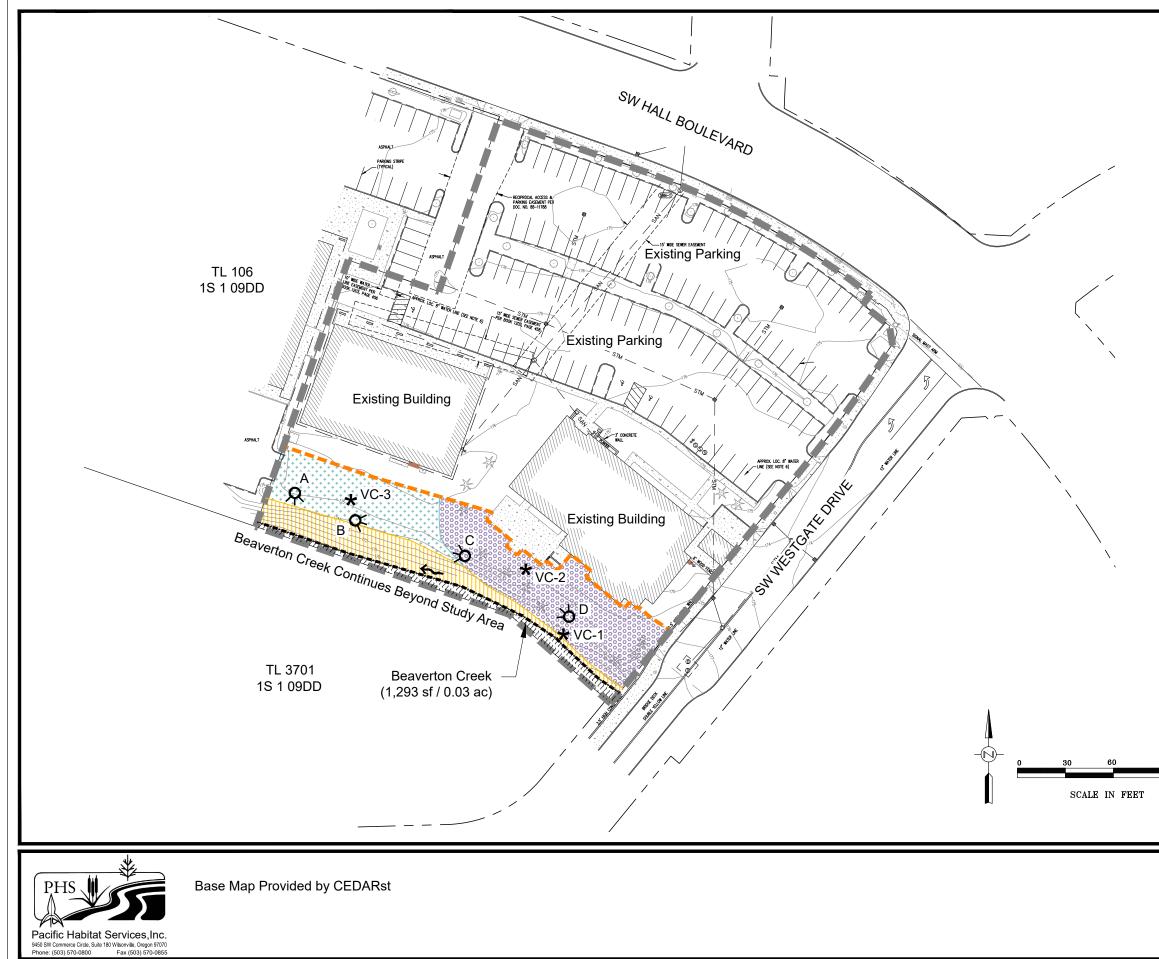
Wilsonville, OR 97070



	Study Area Boundary (81,096 sf / 1.86 ac)
	Waters of the State/US (1,293 sf / 0.03 ac)
\leftarrow	Direction of Creek Flow
	Ordinary High Water
	Tax Lot Line
	Vegetated Corridor (12,153 sf / 0.28 ac)
•	Sample Point
<u> </u>	Slope Measurement

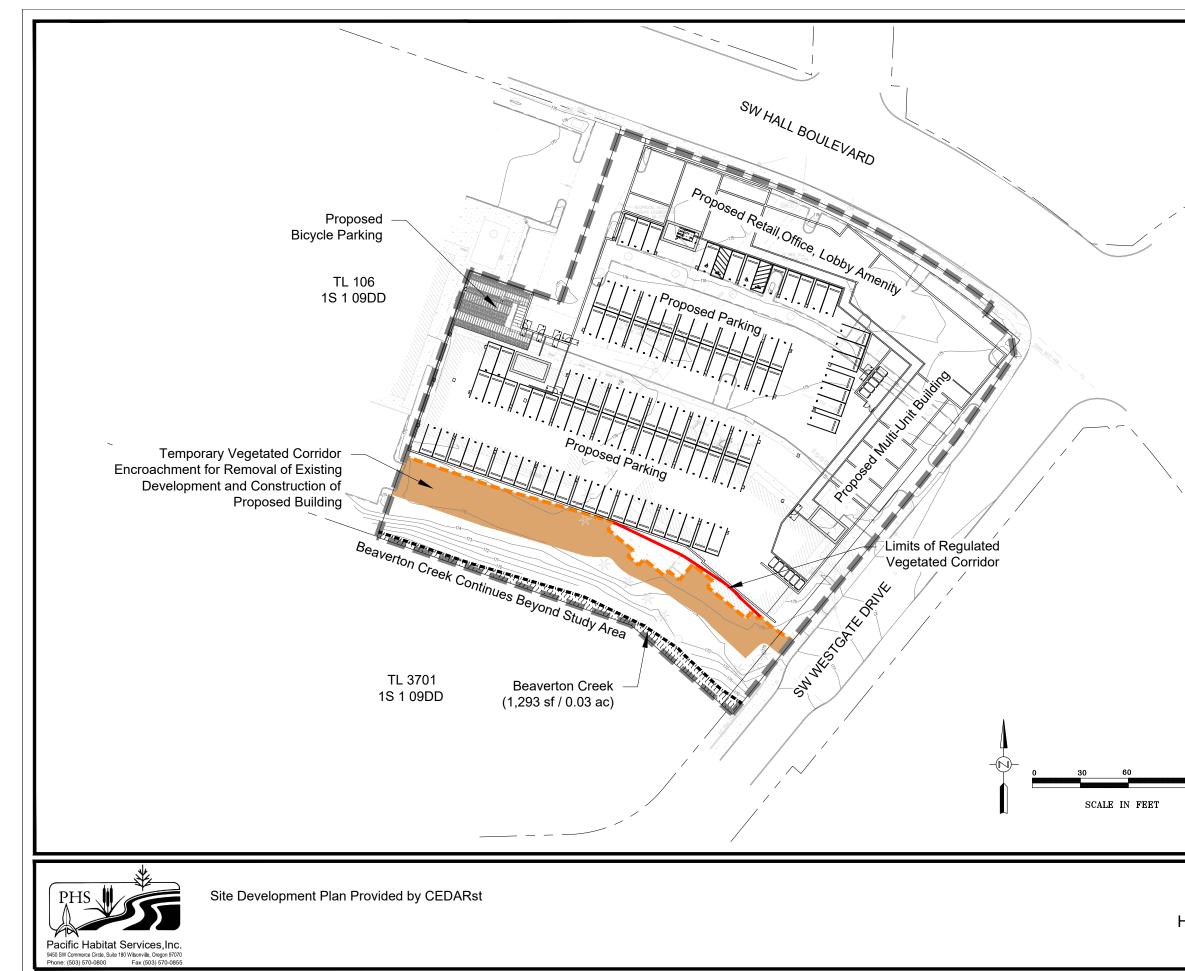


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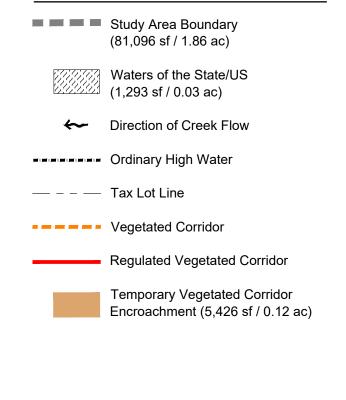
LEGEND	
	Study Area Boundary (81,096 sf / 1.86 ac)
	Waters of the State/US (1,293 sf / 0.03 ac)
~	Direction of Creek Flow
	Ordinary High Water
	Tax Lot Line
	Vegetated Corridor
*	Vegetated Corridor Sample Point
ላ	Photo Point
	Plant Community A (2,833 sf / 0.07 ac) Marginal Condition
	Plant Community B (5,736 sf / 0.13 ac) Marginal Condition
	Plant Community C (3,584 sf / 0.08 ac) Degraded Condition
120	
-	ted Corridor Plant Communities FIGURE Westgate - Beaverton, Oregon

2-8-2023



C:\Users\Lisa\Desktop\WorkFromHome\7574 Hall and Westgate, Beaverton\AutoCAD\Plot Dwg\Fig4 SitePlan.dwg, 2/8/2023 4:40:50 PM, AutoCAD PDF (High Quality Print).pc3

LEGEND

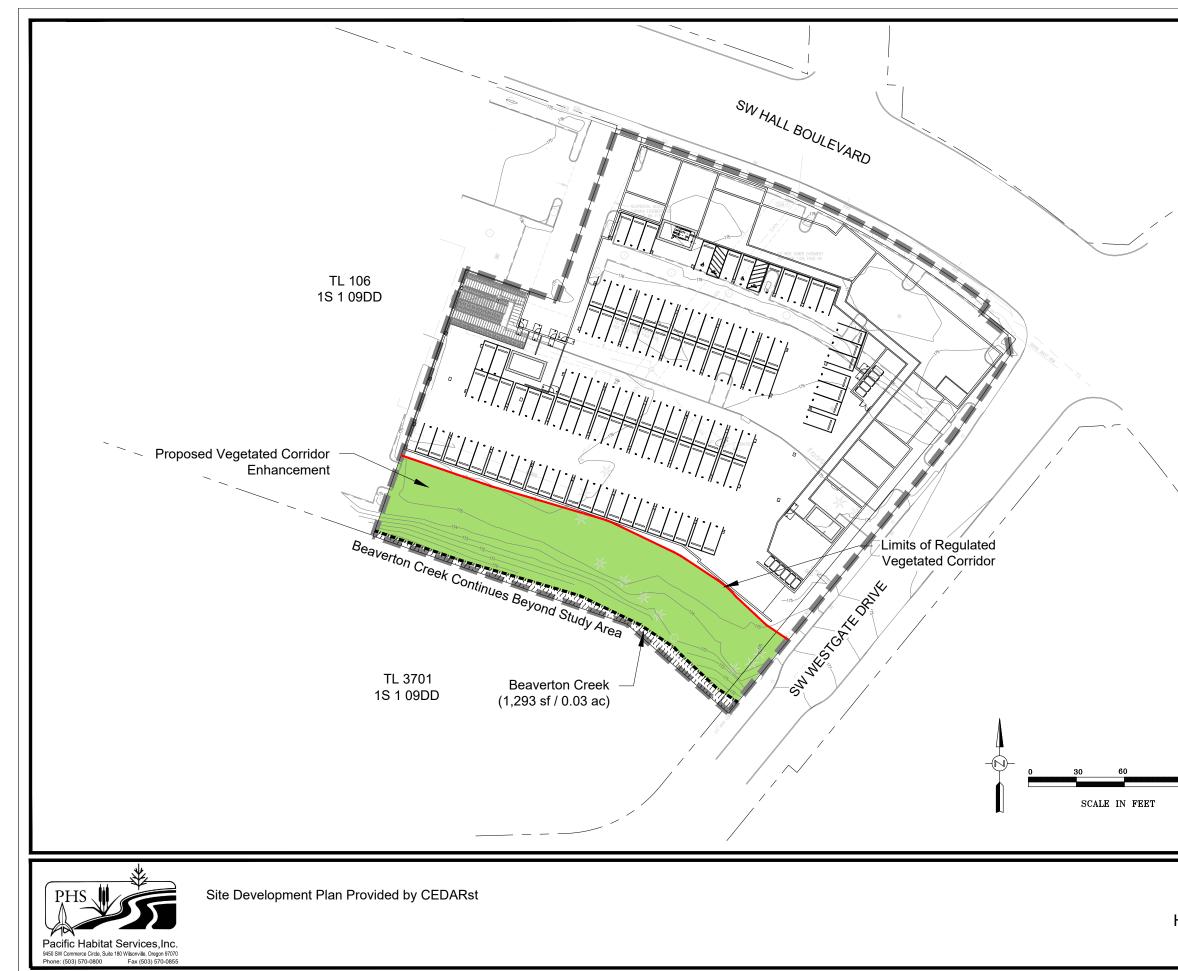


Site Development Plan

Hall and Westgate - Beaverton, Oregon



2-82023



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
90 (100 (100 (100 (100 (100 (100 (100 (Ordinary High Water
	Tax Lot Line
	Regulated Vegetated Corridor
	Proposed Vegetated Corridor Enhancement (13,127 sf / 0.30 ac)

Vegetated Corridor Enhancement Hall and Westgate - Beaverton, Oregon



2-8-2023

Appendix B

Wetland Determination Data Form



						rn Mountains, Val	•		•	
oject/Site:		Westgate		City/County:	Beaver	ton/Washington	•	ling Date:		5/2022
plicant/Owner:	CEDARst (¥S			State:			mpling Point:	1
vestigator(s):		SE			ownship, Range:			D, 1 South, 1		_
andform (hillslope, t	terrace, etc.:)		Creek bar	ık	,	ncave, convex, none):		one	Slope (%):	5
ubregion (LRR):		LRR A		Lat:	45.492		-122		Datum:	WGS8
oil Map Unit Name:			Cove sil	ty clay loam			assification:		None	
e climatic/hydrolog	ic conditions or	n the site ty	pical for this tin	ne of year?	Yes	X No		(if no, explain i	n Remarks)	
e vegetation	Soil	-		significantly dis	turbed?	Are "Normal Circumstane	ces" presen	t? (Y/N)	Y	
e vegetation	Soil	or Hyd	drology	naturally proble	matic? If needed	l, explain any answers in Re	emarks.)			
UMMARY OF	FINDINGS	- Attach	h site map	showing sar	nplina point	locations, transects	. importa	ant feature	s. etc.	
drophytic Vegetati		Yes	X No				, 1		-,	
vdric Soil Present?		Yes	No	x	ls Sampled Ar a Wetlar			No	х	
, etland Hydrology P		Yes	No		a wellai			-		
emarks:										
anarks.										
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ee Stratum (plot	t sizo:	,	% cover	Species?	Status	Number of Deminent Cre				
)				Number of Dominant Spe That are OBL, FACW, or		5		(A)
							TAO.			(~)
						Total Number of Dominar	nt			
						Species Across All Strata		6		(B)
			0	= Total Cover						. ,
pling/Shrub Stratu	m (plot size	: 30				Percent of Dominant Spe	cies			
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Rubus armen	•		50	X	FAC					()
Fraxinus latif	olia		15		FACW	Prevalence Index Wo	orksheet:			
Salix lasiandr	ra		5		FACW	Total % Cover of		Multiply by:		
j						OBL Species		x 1 =	0	
			90	= Total Cover		FACW species		x 2 =	0	
l Ol i (plat	t eize	10)				FAC Species		x 3 =	0	
<u>erb Stratum</u> (plot Calystegia se)	20	x	FAC	FACU Species		x 4 =	0	
Dipsacus fulle			15	<u> </u>	FAC	UPL Species Column Totals	0	x 5 = (A)		(B)
Solanum dulo			15	<u> </u>	FAC		•		•	(8)
Jacobaea vul			15	<u> </u>	FACU	Prevalence Index =	B/A =	#DIV	//0!	
Phalaris arun	-		5		FACW		·			
Conium macu	ulatum		10		FAC	Hydrophytic Vegetat	tion Indica	ators:		
							1- Rapid Te	est for Hydroph	ytic Vegetatic	'n
						X	2- Dominan	ice Test is >50	%	
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	(plot size)		`					gical Adaptatio		
oody Vine Stratum	(plot size:							harks or on a se Non-Vascular l	•	()
								Non-Vascular Hydrophytic V		volain)
			0	= Total Cover		¹ Indicators of hydric soil a				
- -			<u> </u>	- Total Cover			and weitand	nyarology mus	a be preseril,	am633
2						disturbed or problematic.				
Bare Ground in He			0			Hydrophytic Vegetation	Yes	x	No	

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0-16 10YR 22 80						. 2			
0-16 20 Gravel gravel and cobble mixed with silt loam "Type: C=Concentration. PI=Pone Lining. M=Matrix. "Location: PI=Pone Lining. M=Matrix. "Type: C=Concentration. D=Depletion. RM=Returned Matrix. CS=Covered or Coated Sand Grains. "Location: PI=Pone Lining. M=Matrix. "Hatcas(1) Sandy Reduct(S5)				Color (moist)	% Type			Remarks	
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		Thick Dark Surface (A12)		Redox Dark	Surface (F6)			
		Sandy Mucky Minera	al (S1)		Depleted Da	rk Surface (F7)			
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Appendix C

Vegetated Corridor Data Sheet and Site Photographs



Vegetated Corridor Sample Sites Hall and Westgate

Plant Community	Δ	-		В
ample Point	SP-1	VC-1		VC-2
REES				
ative				
Pinus ponderosa				40
<u>Ion native</u>				
Quercus sp.		20		
HRUBS & SAPLINGS				
<u>lative</u>				
Berberis aquifolium		35		
Berberis nervosa		2		
Crataegus douglasii	15			
Cornus alba		2		
Fraxinus latifolia	15			
Physocarpus capitatus		5		
Rosa nutkana		2		
Salix lasiandra	5			
nvasive				
Rubus armeniacus	50	80		
lon native				
Arborvitae sp.				10
ex aquafolium		3		-
Prunus sp.		3		10
Rhododendron sp.				20
IERBS				-
lative				
uncus sp.		1		
ivasive				
Cirsium vulgare		2		
Calystegia sepium	20	~		
Dipsacus fullonum	15			
ledera helix	10			10
Phalaris arundinacea	5			10
lon Native				
Illium sp.				5
Arrhenatherum elatius	10			
lacobaea vulgaris	10			
olium sp.	10			30
Poa sp.				30
Solanum dulcamara	15			30
Sonchus sp.	13	1		
iononus sp.	A		Average	В
Canopy cover	20	70	45	50
% Native Species	21	30	26	26
6 Invasive Species	55	51	53	6

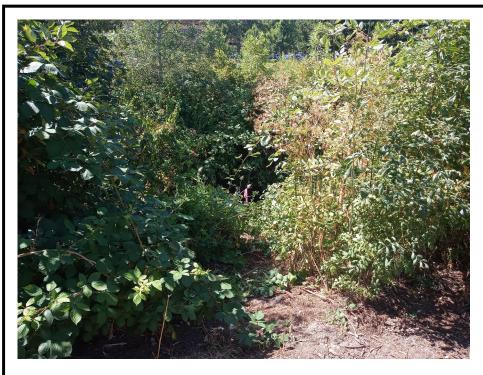


Photo A:

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.



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



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