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July 18, 2013

To: Stacey Castleberry
 BDS Land Use Services
 1900 SW Fourth Ave, Suite 5000
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From : Tom Carter
 Portland Water Bureau

RE: LU 13-159585 EN; Completeness Response

This letter transmits our response to your request for information to complete the application in case file #LU 13-159585 EN. The case concerns only changes to the approved dimensions and surface materials for two trails at Powell Butte: the Dogwood Trail and the Meadowland Trail.

As you noted, the “existing” condition in this case is the approved plans from LU 10-169463, and the “proposed” condition is the as-built condition of the two trails.

I am submitting six new plan sheets and two copies of the re-written narrative. Please replace the original narrative with this version. Because it was confusing to continue to re-number “Figures,” and because we used different base drawings in a couple cases, the sequence of figure numbers is no longer entirely sequential. The new drawings are called “Sheets” and the names are in the lower right corner.

In addition, we are including Figure 4.0 from LU 10-169463 as Figure 2.0 in this application. I have made some necessary changes in pen and ink to the drawings you are receiving (“Figure 2.0,” “Existing Conditions,” crossing out the notes, and so on). I will send you an electronic version of this drawing, but I have not made these changes to the electronic version. I also made some minor corrections in pen and ink to the detail callouts on Sheet 1.

Original Submittal	This Submittal	Replace +/-or Add
Figure 1.0 – Vicinity Map and Zoning	None	Use original Fig. 1.0
Figure 2.0 – Existing Conditions	New Figure 2.0 – Replica of Figure 4.0 from LU 10-169463 (Exhibit C.31).	Discard original Fig. 2.0. Use this replacement.
Figure 3.0 – Proposed Development	Changed to detailed scale.	Discard original Fig. 3.0

	Sheet 1 (Area 1 Improvements)	Add Sheet 1 to set.
	Sheet 2 (Area 3 Improvements)	Add Sheet 2 to set.
Figures 3.1, 3.2, and 3.3 – Construction Details	Sheet 3 (TRA-1) and Sheet 4 (TRA-2) – Trail Details	Discard Original Figs. 3.1, 3.2, and 3.3. Add Sheets 3 and 4 to set.
Figure 4.0 – Plant schedule and Tree Mitigation Summary	Sheet 6 (LND-DET-1).	Discard Original Figure 4.0
Figures 5.0 and 5.1 – Construction Management and Erosion Control	Sheet 5 (TRA-EC-1), Erosion Control Details. Note that most construction management plans and instructions are included on Sheets 1 and 2.	Discard Figures 5.0 and 5.1. Add Sheet 5 to the set.

Responses to Letter of June 12, 2013:

1. Graphic layout of the trails.

Sheets 1 and 2 focus in on the Dogwood and Meadowland Trail areas, as they are the only two trails for which we propose changes to the approvals. The symbols have been corrected. Note that the trails we worked on are in a heavy black line – a line that is heavier than shown in the legend. For technical reasons, I couldn’t get the legend adjusted to match, but I believe it’s still clear. Also note that the general construction management notes have been moved to these pages because the CM measures were employed in narrow corridors along the trail alignments. They are much better illustrated at this scale.

2. Missing or inconsistent information on maps.

We have worked to correct the inconsistent map information. One piece of information you requested was not easy to provide on these drawings. You asked about the “edge of tree canopy.” In this part of the park, the edge of tree canopy fairly closely follows the boundary between the EP and EC overlays. The Dogwood Trail is forested, while only the western third of the Meadowland Trail passes through the forest. I darkened the tree canopy symbol using pen and ink in these areas on the new Figure 2.0.

3. Trail Schedule

We fixed the references to the trail (and other) details.

4. Too much extraneous information

We’ve amended our figures to focus on the changes requested and the pertinent elements of the work.

5. Detail of seep zone.

This is the causeway – detail 3 on p. TRA-1.

6. Show plan view detail of pullouts.

See detail 6 on p. TRA-1.

7. Correct the notes to have the correct references.

Done.

8. Provide information on the locations of the plants for trail and bridge restoration.

These plants are planted in areas disturbed by construction or repair of new trails or by the obliteration of trails.

The disturbance area for these two trails was five feet on either side of the trail, and is depicted as lighter lines paralleling the trails. The new or repaired trail plantings occurred within those parallel lines, wherever plant or ground disturbance was created.

Obliteration of old trail alignments is shown as a light line with x's, while the obliteration of desire trails within 20 feet of the approved trail is shown by dashed lines crossing the trail. Plantings for the trail obliterations were made within the ground disturbance area associated with this work, which can vary in width. The map symbols, however, show the locations of these planted areas, if not the precise outlines.

The final plantings are to be made during the 2013-14 planting season – i.e., after October 1, or when the rainy season begins, whichever is later.

I hope this submittal provides you with all the information you need to process our application. If you find anything else missing or inadequate to make a determination, please let me know as soon as possible.

Thank you for your work on this project.