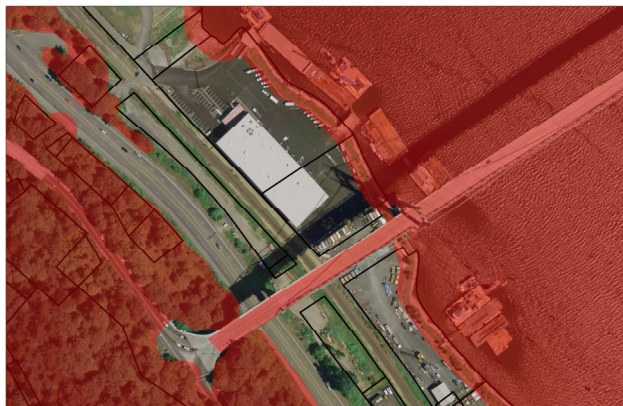


Greenway Case Study 6 Advanced American Construction (New Facility- 2005)

<p>Project</p>	<p>Construction of a 37,225 sf building that includes a shop, office and warehouse and site improvements for the movement, storage, staging and loading of marine-related machinery and equipment between barges and the facilities' upland paved and gravel staging areas. It appears that no work occurred below the top of the bank and no expansion of the existing docks was undertaken. Although part of the site is within the floodplain, the area cleared and graded was not sufficiently vegetated to rank medium.</p>
<p>Project Value</p>	<p>Submitted Value: \$2,500,000</p>
<p>Greenway Review Conditions of Approval</p>	<ul style="list-style-type: none"> ▪ 3,649 sf of plantings in the setback area: a mix of native over-story, under-story, wildflowers and grasses ▪ 7,749 sf of riprap planting with native live willow stakes within the existing riprap and below the ordinary high water mark ▪ Seed mixture of native wildflowers and rushes applied riverward of the top of the bank ▪ A total planting area of 24,196 sf ▪ Removal of all existing invasive plants from the riverbank



2005 Photo



2006 Photo

Proposed e-overlay



Approximate Project Site Boundary



Evaluating the Project with the Proposed e- overlay and the Fee Calculator

Does the proposal include disturbance in the e- overlay?	No.
Is a river environmental review required?	No.

Mitigation

Part 1 of the Fee Calculator applies if the proposal requires a review. In this case, no review is required because the proposal does not include disturbance in the e- overlay.

The Mitigation Fee- Part 1 of Fee Calculator

Part 1. A	Location	Area (sf)	Unit Cost	Mult.	Cost
New Clearing, Grading, Paving & Structures Landward of Top of Bank	In floodplain/ wetland		\$3.00	1	\$0
	Not in floodplain/ wetland		\$1.00	1	\$0

Part 1. B	NRI	Proposal	Measurement (lin ft)	Unit Cost	Mult.	Cost
New Bank Treatment Below Top of Bank	H			\$1,500	1	\$0

Part 1. C	NRI	Proposal	Area (sf)	Unit Cost	Mult.	Cost
New Over-water Structures	H			\$30	1	\$0

D. SUBTOTAL (A + B + C)		\$0
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If the applicant chooses to conduct mitigation on-site, then the on-site plan will have to be roughly equivalent in cost and functionality to the restoration that would occur off-site with the fee (Box D). The review will determine if the plan meets that expectation. If the applicant chooses to conduct mitigation off-site then the Off-site Management Fee (Box E) applies and is added to the Fee Subtotal (Box D).

E. OFF-SITE MANAGEMENT FEE (@ of amount spent off-site 20%)	\$0
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F. TOTAL OFF-SITE FEE (D + E)	\$0
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Balance Cut & Fill- Part 2 of the Fee Calculator

Applies if an applicant chooses to fulfill balance cut and fill requirements at a City restoration site	Volume (cy)	Unit Cost	Cost
		\$29	\$0

The Restoration Fee- Part 3 of the Fee Calculator

Project Cost	1% of Project Cost
\$2,500,000	\$25,000

TOTAL FEE (1F + 2 + 3)	\$25,000
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