

**Greenway Case Study 2- Gunderson (Paint Building- 2005)**

<p><b>Project</b></p>	<p>A new 140-foot by 80-foot (11,200 sf) building to house the barge section paint and sandblasting operation is proposed to replace the existing paint facility.</p>
<p><b>Project Value</b></p>	<p><b>Submitted:</b> Unknown  <b>Final Permit:</b> Unknown</p>
<p><b>Greenway Review Conditions of Approval</b></p>	<ul style="list-style-type: none"> <li>▪ 12,400 sf planting area proposed, planting plan deemed inadequate</li> <li>▪ 9 trees and 86 shrubs required to meet greenway landscaping standard</li> <li>▪ Plan must include irrigation and proper growing medium to increase chances of plant survival</li> <li>▪ Plan must be completed by a licensed professional</li> <li>▪ Landscaping required from previous greenway reviews and not present at the site must be planted</li> </ul>



2006 Photos



Proposed e-overlay  Approximate Project Site Boundary 

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

<b>Does the proposal include disturbance in the e- overlay?</b>	Yes.
<b>Is a river environmental review required?</b>	Yes. Approximately 3,700 sf of the new building footprint will be within the environmental zone. Approximately 120 lin ft of riverbank will be excavated if the maximum dimensions of the building are pursued.

### Mitigation

Part 1 of the Fee Calculator applies because the proposal requires a review. If off-site mitigation is the preferred alternative for the applicant, then the applicant pays a fee based on the generalized cost to conduct restoration off-site (Box D) plus an Off-site Management Fee (Box F)

### 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	Approx. 3,700	\$3.00	1	\$11,200
	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	M	Riprap	Approx. 100	\$1,500	.75	\$112,500

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

<b>D. SUBTOTAL (A + B + C)</b>	<b>\$123,700</b>
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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).

<b>E. OFF-SITE MANAGEMENT FEE (@ of amount spent off-site 20% )</b>	Up to \$24,740
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<b>F. TOTAL OFF-SITE FEE (D + E)</b>	Up to \$148,440
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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
Unknown	Unknown

<b>TOTAL FEE (1F + 2 + 3)</b>	<b>\$</b>
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