

IMPORTANT: Any citizen attending a Commission meeting may speak on any item on the agenda. If you wish to speak, please fill out the Speaker Request form located near the entrance to the meeting room. The Chair will recognize you and inform you as to the amount of time allotted to you. The time granted will be dependent to some extent on the nature of the item under discussion, the number of people who wish to be heard, and the length of the agenda.

**CITY OF ASHLAND
PARKS AND RECREATION COMMISSION**

**Study Session
DECEMBER 16, 2013 @ 7:00 PM
PARKS OFFICE ♦ 340 S. PIONEER STREET**

- Call to Order
- Request from Ashland Little League for Banners on Outfield Fences
- Verde Village Request
- City / Parks MOU Update
- Final Staff and Commissioner Comments
- Adjournment

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102-35.104 ADA Title I).

ASHLAND PARKS AND RECREATION COMMISSION

340 SO. PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:

Mike Gardiner
Rick Landt
Jim Lewis
Stefani Seffinger
Vanston Shaw




Don Robertson
Director

TEL: (541) 488-5340
FAX: (541) 488-5314

MEMORANDUM

TO : Ashland Parks and Recreation Commission

FROM : Don Robertson, Director 

DATE : December 11, 2013

SUBJECT : Study Session Agenda

Three topics will be discussed at the December 16 study session:

Request from Little League for Banners on Outfield Fences (15 minutes)

Ashland Little League is requesting temporary banners on outfield fences. Little League will be on hand to talk about placing banners on the fences at Hunter Park. Previously the commission has frowned upon advertising within parks for non-park activities.

Verde Village Agreement Amendment (45 minutes)

The owners of the Verde Village development are requesting a modification to the agreement that would limit the amount of vegetation removed and replaced between the Greenway extension and Ashland Creek. Representatives of the owners will be present to discuss their request. It is important to note that the development agreement is a legal document entered into between Ashland City Council and the developer.

City / Parks MOU Update (30 minutes)

Staff has developed a first draft document which is in the process of refinement. It is hoped that both bodies can meet in February to discuss and possibly adopt this document.

ASHLAND PARKS AND RECREATION COMMISSION

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Don Robertson
Director

TEL: (541) 488-5340
FAX: (541) 488-5314

MEMORANDUM

TO : Ashland Parks and Recreation Commission
FROM : Don Robertson, Director
DATE : June 20, 2007
SUBJECT : Proposed Land Swap, Verde Village

Action Requested

Provide staff direction

Background

Verde Village is a proposed development located adjacent to the Dog Park. The development proposal includes a land swap between the City of Ashland and the developers of Verde Village. The developer is proposing trading 2.59 acres in exchange for 1.3 acres.

Currently located on the 1.3 acres of property is the entrance road to the park and a section of the Bear Creek Greenway. A grass-covered area is also included, along with the restroom immediately adjacent to the property.

The 2.59 acres of property includes stream corridor for Ashland Creek, a wetlands and a new trail route for the Bear Creek Greenway. A new entrance to the Dog Park will result from a new road system as a part of the Verde Village development.

Because this property was originally acquired with Land and Water Conservation funds (LWCF), a number of processes and questions must be answered, including:

1. Is the proposed land swap of equal or greater monetary value than the land originally purchased with the LWCF?
2. Is the proposed land swap of equal or greater recreational value than the land originally purchased with the LWCF?
3. Will council need to hold a public hearing and render a decision on the land swap?
4. Will Oregon State Parks and Recreation recommend approval of this land swap?
5. National Park Service will need to approve this swap.

The first step in the process has been completed in the form of a land appraisal per National Park Service specifications. The findings of the appraisal concluded that the property offered for trade is valued at \$360,000 and the current value of the land held by the city is valued at \$101,000; therefore, it is determined that the proposed land swap is at a greater monetary value than the land originally purchased.

With the first step completed, the commission is now asked to make a recommendation on the second step: "Is the proposed land swap of equal or greater recreational value than the land originally purchased with the LWCF?".

In reviewing this issue, the commission needs to weigh only the recreational values of the proposed swapped land and their impacts on the rest of the facilities and amenities of Ashland Parks and Recreation. Commissioners need to consider whether this would benefit or hinder the Dog Park and/or the Bear Creek Greenway.

of Law and Order concerning the land use approvals, attached to the Ordinance declaring approval of this Development Agreement. This Agreement contemplates and provides for annexation of all portions of the Verde Village Property not currently within City limits as a material term of this Agreement. Therefore, failure to accomplish annexation as contemplated will require amendment, modification, or revocation of the Development Agreement.

21.0 AMENDMENT, TERMINATION OR REVOCATION. [ORS 94.508(2)] [ORS 94.522]

21.1 Owner and City, their successors and assignees may mutually agree to amend, modify, terminate or revoke this Agreement after compliance with the Ordinance amendment procedures identified herein, or as otherwise provided for in this Agreement. In the event of such mutual amendment, modification, termination or revocation, the parties shall be required to mutually agree as to any required allocation, return, or payment for public improvements, dedications or expenditures made in reliance upon this Agreement. In the event the land exchange is not approved by the Federal, State and County, the Parties agree that this Agreement shall be immediately scheduled for termination by Ordinance.

21.2 The parties hereto shall at all times strictly adhere to the terms and conditions of this Agreement. Amendment, termination or revocation of this Agreement shall be made by adoption of an Ordinance declaring the action and setting forth the terms and conditions. Unless another procedure specific to Development Agreements is provided in a City Development Agreement Ordinance, (and such procedure pursuant to ORS 94.513(1) is specifically contemplated and anticipated herein) the procedures and requirements for amendment, revocation or modification of a Development Agreement are the same as for approval of a Development Agreement, currently notice and hearing before the Council with a recommendation from the Planning Commission. Except as provided below, no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by all the parties hereto.

21.3 Pursuant to ORS 94.518, except as provided in this Development Agreement, the local government law and policies governing this Agreement shall be those laws and policies in effect at the time of approval of this Development Agreement. Pursuant to the terms of this Development Agreement, generally, unless specifically inconsistent with the outline plan, the law in effect at the time of subsequent development approvals governs those approvals. In addition, unless a reservation of legislative power is included in a Development Agreement, the Agreement is subject to a legal challenge as void or voidable for "contracting away the police power". Accordingly, the following reservation of power is

Ordinance Attachment 1 - DEVELOPMENT AGREEMENT FOR VERDE VILLAGE

during project construction, the Owner shall stop construction in that area and notify the City and the State of Oregon. Proper protection and/or relocation of artifacts, to the satisfaction of State and Local approval authorities shall be provided by the Owner, prior to recommencement of construction.

- 5) Ashland Creek Riparian Corridor Enhancement and Mitigation. The Owner shall be solely responsible for the restoration and enhancement of the Riparian Corridor to be conveyed to the City as part of the land exchange. A mitigation plan prepared by a riparian biologist or a natural resource professional with training and experience in biology, ecology or related fields for the impact of the construction of the multi-use path in the riparian corridor and to address the 10-foot wide riparian corridor buffer. The riparian corridor buffer is the setback between the new eastern property line adjacent to the Ashland Creek riparian corridor and the single family homes and yards for units 68, and 25 -39, and is delineated as common area in the application materials. Disturbed areas from the multi-use path construction shall be re-vegetated and an additional area restored and enhanced with local source native plant material including ground cover, shrubs and trees at a 1:1.5 ratio, erosion control material shall be applied (e.g. mulch, hay, jute-netting, or comparable) and temporary irrigation facilities installed. The mitigation plan shall include but not be limited to a statement of objectives, measurable standards of mitigation, an assessment of riparian corridor functions and values, a statement and detail plan of the location, elevation and hydrology of the mitigation area, a planting plan and schedule, a monitoring and maintenance plan, a contingency plan and performance guarantees. The applicants shall install the mitigation measures in the approved mitigation plan in conjunction with the multi-use path installation. The Final Plan application shall include a mitigation plan (see contract required plant materials) The Contract for Installation of Plant Materials with Security acceptable to the City Attorney and Planning Director shall be submitted for restoration and enhancement consistent on or before the commencement of construction as specified in the Timetable of Development.
- 6) Boundary Description. A final boundary description and map shall be prepared in accordance with ORS 308.225. A registered land surveyor shall prepare the description and map. The boundaries shall be surveyed and monuments established as required by statute subsequent to Council approval of the proposed annexation.
- 7) Covenants Conditions and Restrictions. A draft copy of the CC&R's for the homeowners association(s) shall be provided at the time of Final Plan

Narrative revised October 24, 2007, except that the photovoltaic (PV) system is not required to be installed in the affordable units. The affordable unit shall be constructed with the appropriate infrastructure (e.g. wiring, conduit, roof structure) so that a photovoltaic (PV) system can be installed at a later date.

- 13) Intersection Design: Applicant shall design the pedestrian crossing at the new Intersection of Helman St., Alameda Dr. and Nevada St. Pedestrian safety and refuge shall be addressed in the Intersection design. Design must be submitted with the Final Plan application.
- 14) LID Non-remonstrance: Prior to Final Plan Approval, the applicant shall execute a document as consistent with ALUO 18.68.150 agreeing to participate in their fair share costs associated with a future Local Improvement District for improvements to Helman Street and to not remonstrate against such District prior to signature of the final subdivision survey plat. Executed documents shall be submitted with the application for Final Plan. Nothing in this condition is intended to prohibit an owner/developer, their successors or assigns from exercising their rights to freedom of speech and expression by orally objecting or participating in the LID hearing or to take advantage of any protection afforded any party by city ordinances and resolutions in effect at the time
- 15) Lot Coverage Compliance. The Final Plan application shall include revised and corrected lot coverage calculations in square footage and percentage for each development area (i.e. cottages, town homes and single-family/duplex areas). Any area other than landscaping such as structures, driveways, patios and pervious paving that does not allow normal water infiltration shall be included as lot coverage.
- 16) Measure 49 Waiver. The applicant expressly agrees to construct the project in accordance with the approved plan and City ordinances and waives the right to file a claim under Oregon Statewide Measure 49. The signed waiver shall be submitted to the City of Ashland Legal Department for review and approval prior to signature of the survey plat or adoption of a resolution or ordinance formally annexing the property, whichever is first.
- 17) Multi-Use Path Improvements. As specified in the approved Timetable of Development, all the multi-use paths shall be constructed according to City Code standards, specifically, paths shall be paved with concrete, asphalt or a comparable all-weather surfacing. Two to four foot wide gravel or planted strips are required on both sides of the multi-use paths in accordance with the Ashland Street Standards. Fencing or retaining

walls shall be located two to four feet from the improved edges of the path to provide clear distance on both sides of the path for safe operation. The clear distance areas shall be graded to the same slope as the improved path to allow recovery room for pedestrians and bicyclists. The clear distance areas shall be limited to gravel or landscape materials, and vegetation in excess of six inches in height shall not be placed in the clear distance areas. The transition from Alameda Dr. to the multi-use path, from Canine Way to the multi-use path and from Nevada St. to the multi-use path shall be addressed. Specifically, the preliminary engineering shall address bicycle access from the street grade and provide sufficient turning radius for bicycle navigation. The preliminary engineering plans submitted with the Final Plan application shall include details for the multi-use path improvements and this design. All multi-use path public easements shall be clearly identified on the final survey plat, conveyed, and identified in the project, (with appropriate markings or compliant signage). Easements are required for paths between units 64-65 and adjacent to 39. The project CC&R's shall expressly note that the pathways are for public use and shall not be obstructed or through access restricted unless authorized by the City of Ashland and Ashland Parks Department.

- 18) **Multi-Use Path Revisions:** The adjustments to the width and location of the multi-use path in and adjacent to the Ashland Creek riparian corridor shall not affect the width or location of the 10-foot wide setback to buildings and structures or riparian corridor buffer between the new eastern property line adjacent to the Ashland Creek riparian corridor and the single family homes and yards for units 68, and 25-39 that is delineated as common area in the application materials. The 10-foot wide setback to buildings or structures or riparian corridor shall be located and sized as shown on plans S-1 dated June 8, 2007, S-4 dated June 8, 2007 and P-2 dated July 17 from the application.
- 19) **Open Space Usability.** [Planning Commission Condition]. The Final Plan submittal shall address the usability, including community access, of the open spaces. Usability shall be specifically addressed for the two small open spaces in the town home area (550 sf and 700 sf), one small open space in the cottage area (1,300 sf) and the one small open space adjacent to the alley (1,310 sf). Layout and landscaping of the open spaces as well as any improvements such as play equipment shall be detailed in the Final Plan submittals.
- 20) **Parking Compliance:** The Final Plan application shall include revised and corrected on-street parking placement so that parking spaces are not

counted that are within 20 feet measured along the curb of any corner or intersection of an alley or street in accordance with 18.92.025.D.

- 21) Sidewalk Construction. A sidewalk meeting the requirements of the Ashland Street Standards shall be installed on the north side of Nevada St. from the eastern project boundary to the intersection of Nevada S. to Oak St. Sidewalk design shall be at the discretion of the Staff Advisor in order to address site constraints such as grade and right-of-way width. These sidewalk improvements shall be included in the preliminary street improvement plan included with the Final Plan application.
- 22) Solar Ordinance Compliance. The Final Plan application shall demonstrate all new structures comply with the Solar Setback A, or that each home shall receive an equivalent certification by the project architects and mechanical engineers that the shadow height on southern facing exposures will not exceed that allowed under Solar Setback A in accordance with Chapter 18.70 of the Ashland Land Use Ordinance. Alternatively, the Final Plan application may seek a Variance to solar setback requirements, if applicants can submit architectural and engineering analysis supporting a variance.
- 23) Storm water Continuing Maintenance Obligation: The Owner, and thereafter, the Association, (or the owners of units in the project in the event the Association is dissolved), shall be responsible for permanent maintenance of both on-site and off site storm water bio-engineered swales and wetland systems. Specifically, the created wetland area and storm water swale system to be constructed with the project and to be located on property exchanged with the City shall remain the maintenance obligation of the Owner, Association, its successors and assigns. Maintenance shall be coordinated and approved by the City Public Works Department and Building Division and shall be performed in accordance with approved plans by licensed contractors, hired by the Association and authorized by City Public Works to enter property for maintenance purposes.
- 24) Sworn Statement. Prior to any land clearing, alteration, or physical construction (other than survey work or environmental testing) on a site the property owner and developer, if any, shall execute a sworn statement under penalty of perjury and false swearing, that owner/developer has obtained all required Federal, State, and local authorizations, permits and approvals for the proposed development, including any proposed use, or alteration of the site, including also any off-site improvements.

REVISED EXHIBIT F
TIMETABLE OF DEVELOPMENT – OUTLINE PLAN
PHYSICAL COMMENCEMENT AND COMPLETION

[ORS 94.504(4)]

This development will be constructed in phases as shown on Exhibit D to this Agreement. Each phase to be constructed, and the date which Final Plan and Site Review and final plat approval of each phase must be obtained, are as follows:

Physical commencement of construction of any phase of development shall occur on or before January 17, 2010. †

†*[Physical Commencement of Rice Park affordable housing project, a portion of Phase I, commenced on June 1, 2009.]*

Completion of all infrastructure and vertical construction, except for single family units on individual platted lots, [4 total exempt from vertical construction deadline] shall occur no later than January 17, 2023.

Phase	Final Plan and Site Review Approval	Infrastructure Completion	Final Plat and Completion of Vertical Construction
I	July 17, 2009*	July 17, <u>2020</u>	January 17, <u>2022</u>

**[Final Plan Approval was obtained on 01-06-09 for Rice Park, a portion of Phase I]*

**[Final Plan Approval was obtained on 01-25-09 for the remainder of Phase I]*

July 25, 2018 ‡ Final Civil Plan Approval (construction authorization) and any associated construction permits must be obtained and Contract for Installation and Maintenance of Plant Materials with Security submitted and executed, and construction commenced with respect to Phase I elements no later than specified.

‡*[Final Civil Plan Approval (construction authorization) for Rice Park, a portion of Phase I, was obtained on May 5, 2009.]*

July 17, 2020. Complete extension of Alameda to Nevada Street, completion of construction of “Canine Way” access to Dog Park, including installation of water, sanitary sewer, storm drainage power, gas, telephone and all utilities.

July 17, 2020. Complete sidewalk on the north side of Nevada Street from the eastern project boundary to the intersection of Nevada and Oak Street.

Attachment 1

July 17, 2020. Complete Restoration and Enhancement of Riparian Corridor and Wetland Areas pursuant to Contract for Installation of Plant Materials, Security and Preserve Area Management Plan.

July 17, 2020. Complete construction of multi-use path and transfer deed to City of Ashland to effectuate land exchange and acceptance of tendered public recreation improvements.

July 17, 2020. Complete construction of subdivision infrastructure to the affordable housing site and complete extension of all needed public facilities to the affordable housing site. (to service 15 townhome units).

July 17, 2020. Complete construction of "subdivision" Infrastructure for Phase I (R-1-3.5 portion) of the project inclusive infrastructure for one (1) single family lot, and infrastructure for twenty-four (24) cottage units

July 17, 2020. Phase I. Deadline for final survey to be signed after completion of subdivision infrastructure and before start of vertical construction.

July 17, 2011.†† Deadline to transfer property title to Affordable Housing Tract to Rogue Valley Community Development Corporation (RVCDC) or other approved non-profit affordable housing developer. Transfer shall occur prior to vertical construction on any Phase of the project.

†† The Affordable Housing Tract was transferred to RVCDC on December 09, 2008, upon approval of the early conveyance by the City Council on October 07, 2009.

January 17, 2022. Vertical construction deadline for twenty-four (24) cottage units & vertical construction deadline for fifteen (15) multi-family units for affordable housing (town-homes).

Attachment 1

Phase	Final Plan and Site Review Approval	Infrastructure Completion	Final Plat and Completion of Vertical Construction
II	July 17, <u>2020</u>	July 17, <u>2022</u>	January 17, <u>2023</u>

January 17, 2022. Final Civil Plan Approval (construction authorization) and any associated construction permits must be obtained and Contract for Installation and Maintenance of Plant Materials with Security submitted and executed, and construction commenced with respect to Phase II elements within 18 months of Final Plan Approval, no later than specified.

July 17, 2022. Complete construction of "subdivision" Infrastructure for Phase II (R-1-5 portion) of the project inclusive infrastructure for three (3) single family lots on Nevada Street, and infrastructure for twenty-five (25) single family lots, including Sander Way parkrow.

July 17, 2022. Phase II. Deadline for final survey to be signed after completion of subdivision infrastructure and before start of vertical construction.

January 17, 2023. Vertical construction deadline for twenty-five (25) single family homes of which 19 are detached and 6 are attached.

July 17, 2022. Completion of Maintenance and Security Period for Restoration and Enhancement of Riparian Corridor and Wetland Areas pursuant to Contract for Installation of Plant Materials, Security and Preserve Area Management Plan from Phase I.

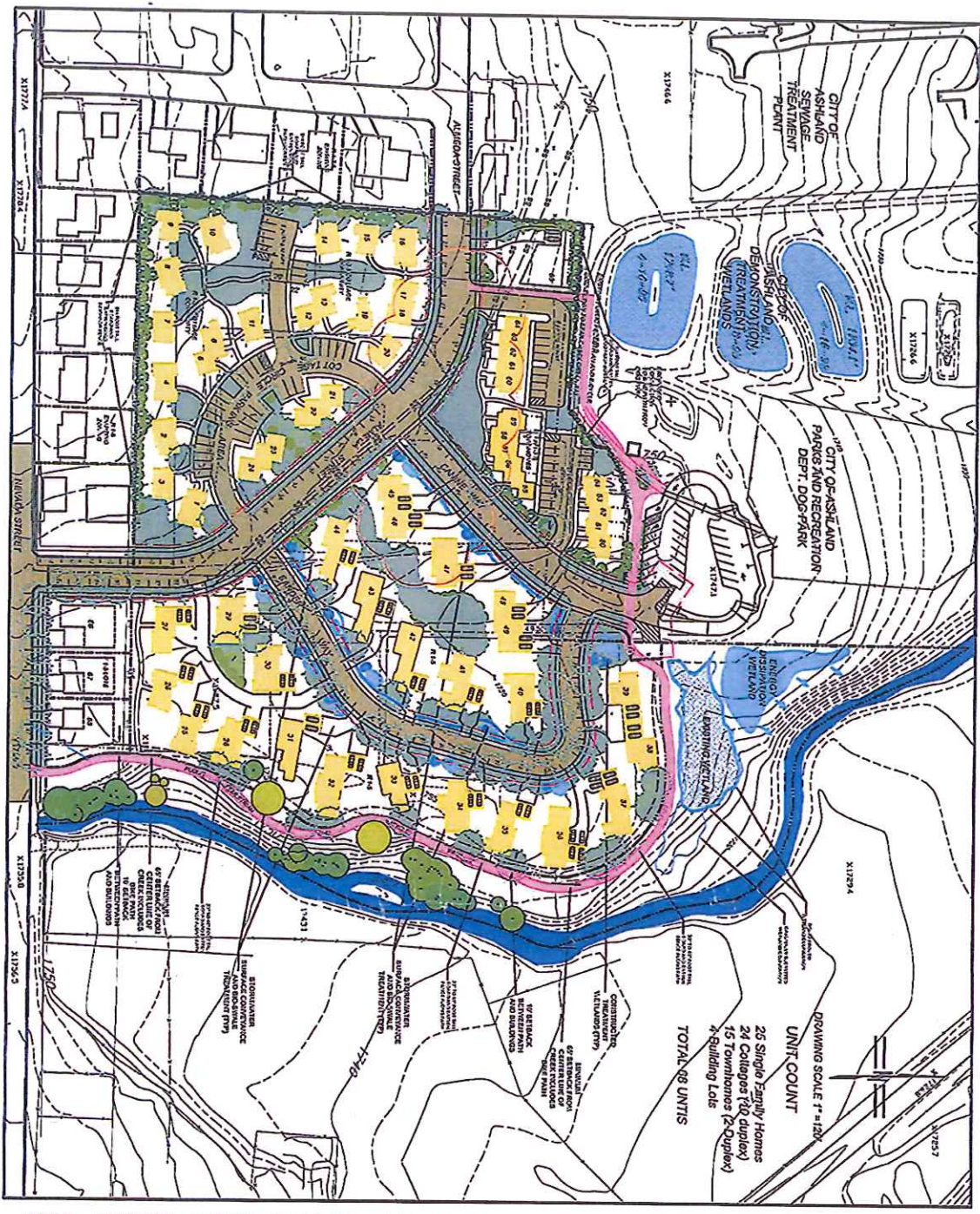
Failure to strictly comply with this timetable of development requires an amendment to this Agreement and subjects the Owner to then current laws, including but not limited to engineering construction standards, contrary to the ordinary protection of ORS 92.040. The title transfer, physical commencement and the 2023 completion deadline shall not be administratively extended.

After the construction termination date, no further development as authorized herein (except for building permits for single family units on individual platted lots) shall be allowed on the subject property unless such development is in compliance with applicable development regulations in

Attachment 1

effect at the time. Any amendment to the extent of the Amendment shall comply with the laws in effect at the time the amendment is sought.

Failure of the timetable of development to list an element of the Project does not relieve or excuse the Owner from the requirement to complete that element.



DRAWING SCALE: 1" = 120'

UNIT COUNT

25 Single Family Homes
 24 Cottages (30 duplex)
 15 Townhomes (2 duplex)
 4 Building Lots

TOTAL: 68 UNITS

VERDE VILLAGE
 A Sustainable
 Residential Development

Tax Lots 700, 800 and 900, Assessor Map 30-1E-409
 Tax Lots 800 and 1100, Assessor Map 30-1E-418

Planning:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Architect:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Landscaping Architect:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

CEC Engineer:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Structural Engineer:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

MEP Engineer:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Soil Engineer:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Transportation Engineer:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Site Engineer:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Construction Manager:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Other:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

Other:
 KenCairn Sager L.A.
 Ashland, Oregon 97530
 (541) 488-3194

COVER

VERDE VILLAGE
 A Sustainable Residential Development

FORRESTER & FORRESTER
 Sustainable Design & Development
 Community & Land Use Planning

545 W Street Ashland, Oregon 97520
 Tel: (541) 488-7633 Fax: (541) 552-9512

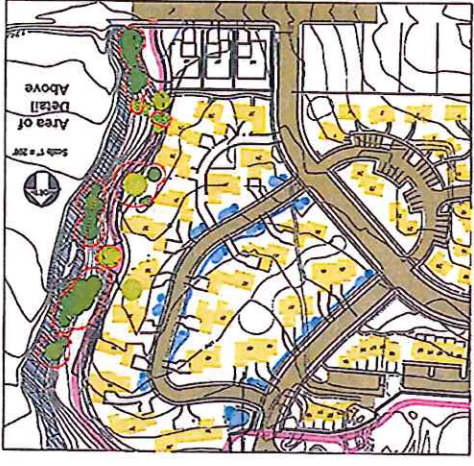
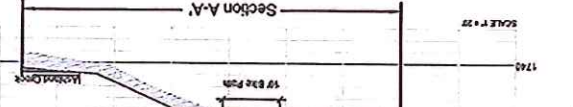
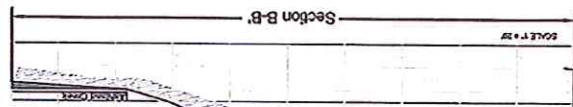
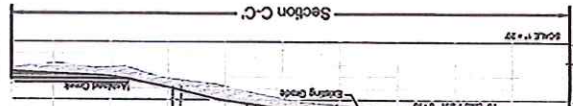
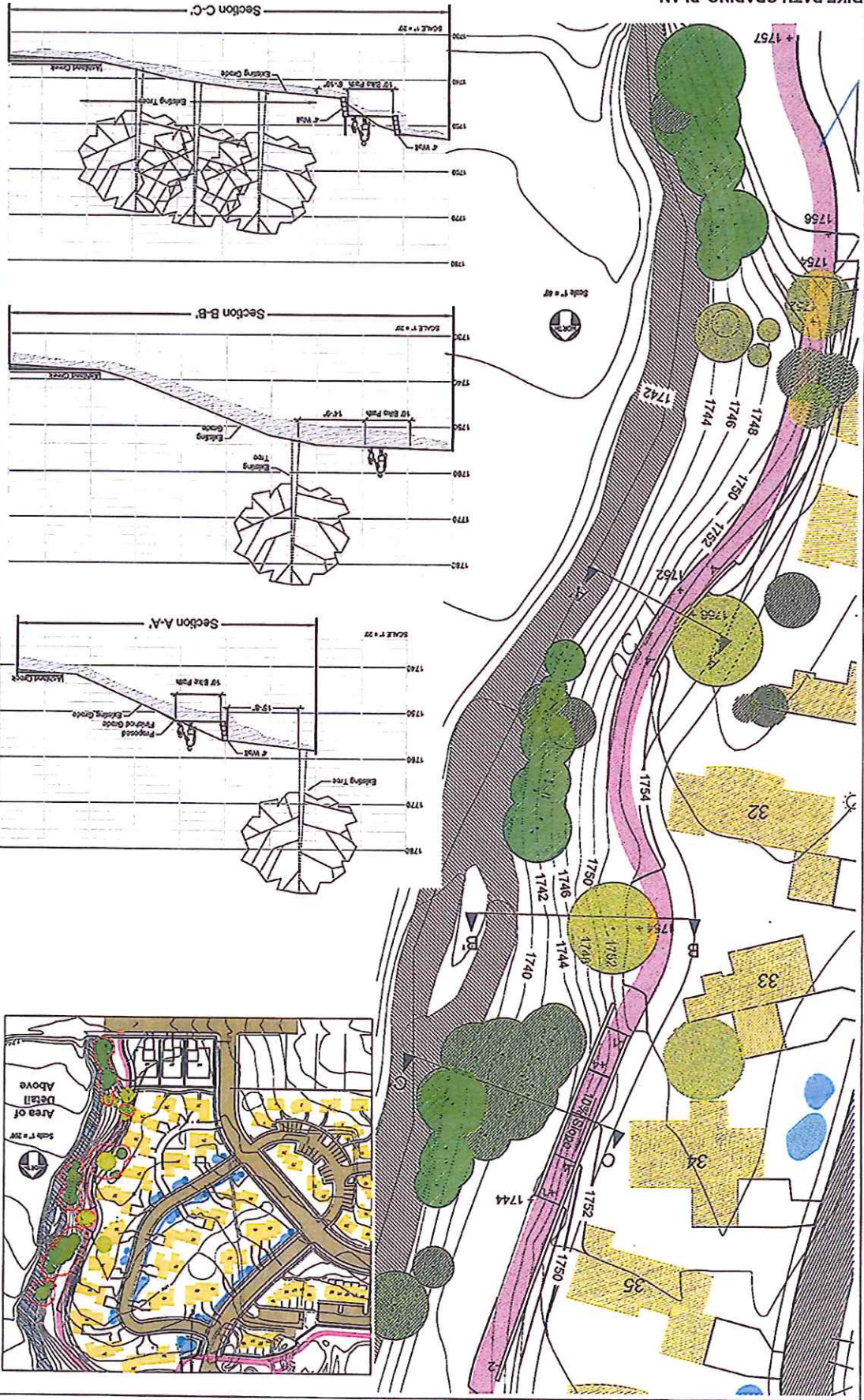
233 N. E. W Street Grants Pass, Oregon 97526
 Tel: (541) 478-9722 Fax: (541) 478-9555

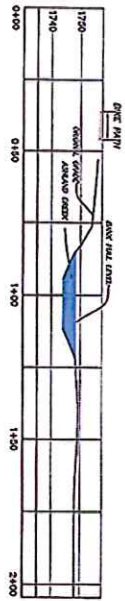
KenCairn Sager
 Landscape Architects Inc.

545 'A' STREET, SUITE 3
 ASHLAND, OREGON 97520
 PH. (541) 488-3194
 FAX (541) 552-9512

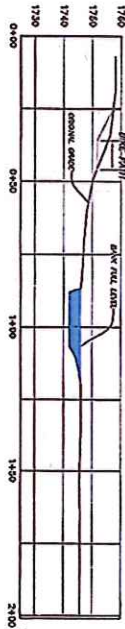
JUNE 8, 2007

BIKE PATH GRADING PLAN

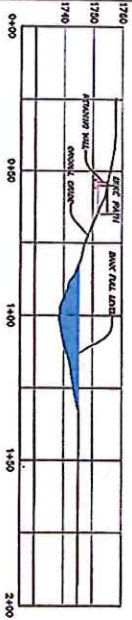




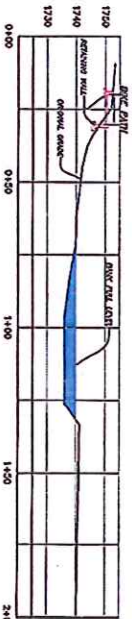
CROSS SECTION 1
ELEVATION (FEET)



CROSS SECTION 2
ELEVATION (FEET)



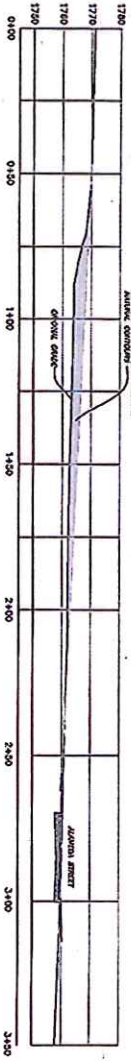
CROSS SECTION 3
ELEVATION (FEET)



CROSS SECTION 4
ELEVATION (FEET)



CROSS SECTION 5
ELEVATION (FEET)



CROSS SECTION 6
ELEVATION (FEET)

PRELIMINARY ASHLAND CREEK CROSS SECTIONS

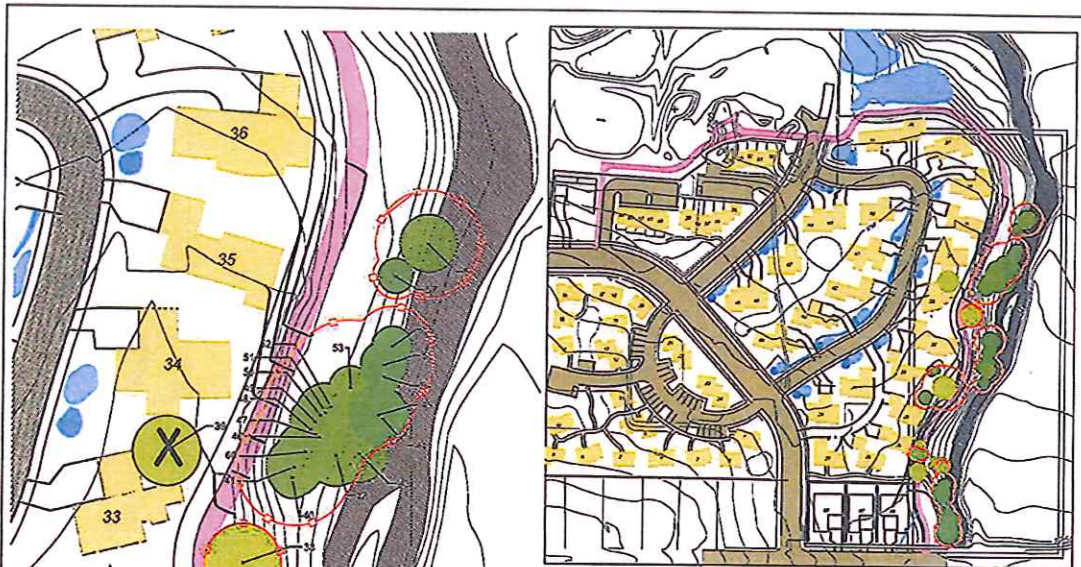


DATE	5/9/07	REVISIONS	
DESIGNED BY	MM		
CHECKED BY			
APPROVED BY			

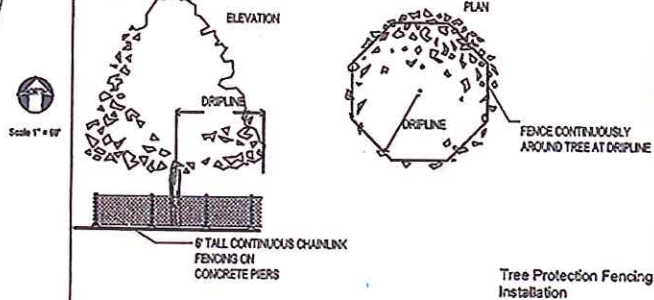


HORNUM ENGINEERING INC.
1235 4th Ave, Suite 1
Medford, Oregon 97504
TEL: 531-752-1234 FAX: 531-752-1234
WWW.HORNUM-ENG.COM

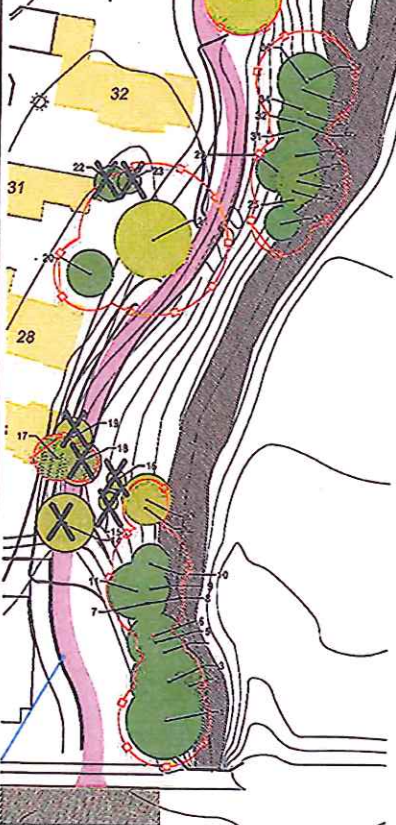
PROJECT: VILLAGE RESIDENTIAL DEVELOPMENT
SHEET: 4



Area of Detail Above



Tree Protection Fencing Installation



X Trees to be Removed
○ Tree Protection Zone

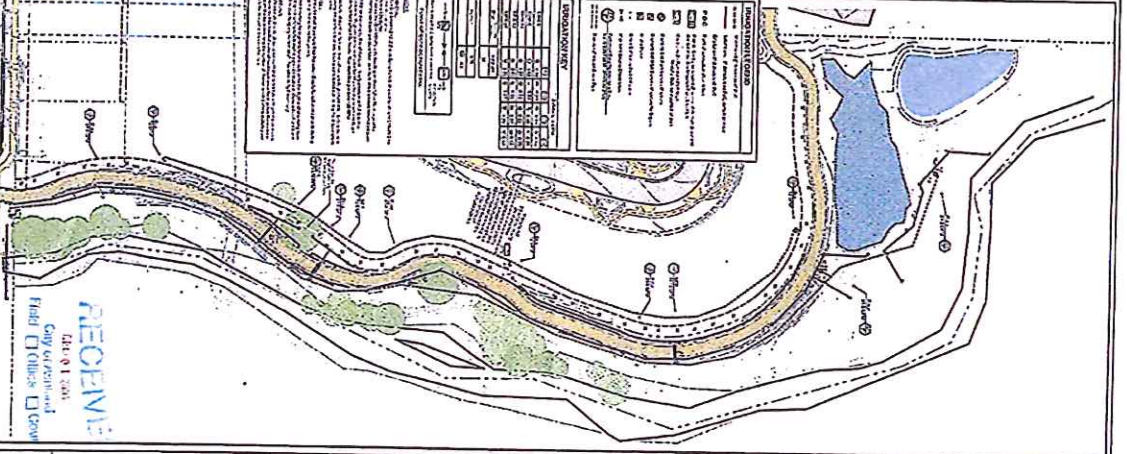
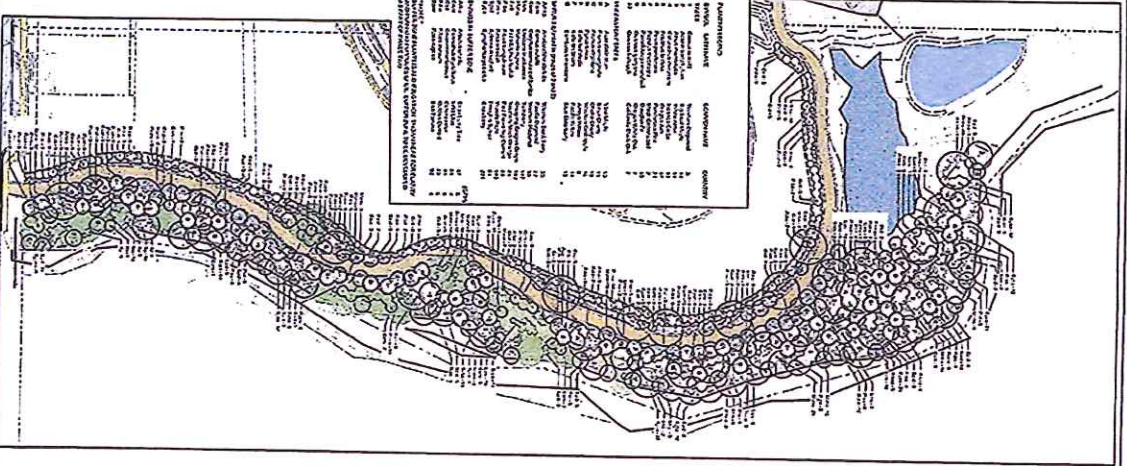
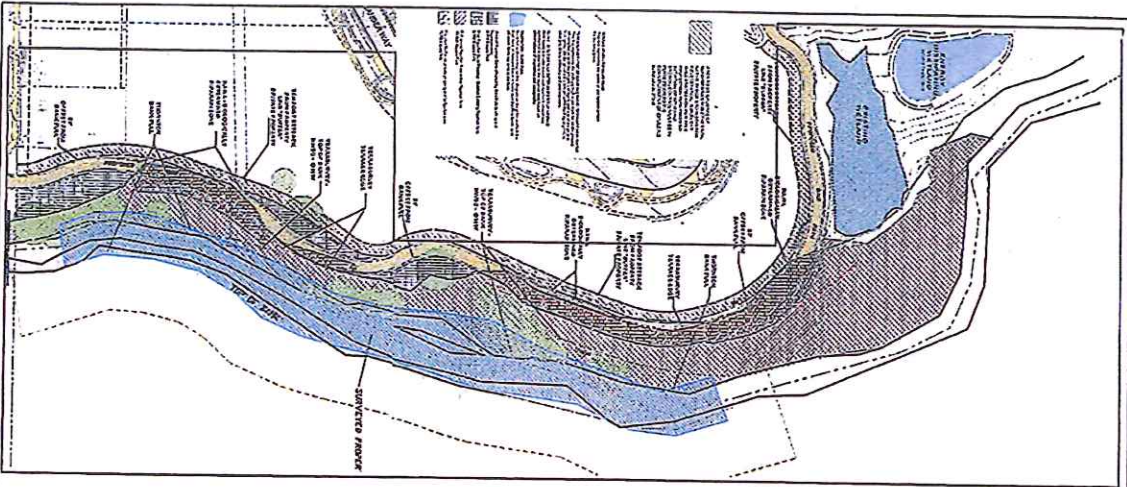
TREE SURVEY AND PROTECTION PLAN

Species	DBH (")	Height (')	Crown Radius (')	Condition	Tolerance to Construction	Tree Protection Zone Radius (')	Notes
1 Alnus rubra	24	40	20	good	moderate	24	top and leaves as habitat
2 Fraxinus latifolia	8	30	9	good	moderate	6	
3 Alnus rubra	18	45	20	good	moderate	18	
4 Alnus rubra	14	40	12	good	moderate	10.5	
5 Alnus rubra	14	40	15	good	moderate	10.5	
6 Alnus rubra	12	38	10	fair	moderate	9	
7 Alnus rubra	12	37	9	good	moderate	9	
8 Alnus rubra	18	37	9	fair	moderate	18	
9 Alnus rubra	16	42	10	fair	moderate	16	
10 Alnus rubra	20	38	10	good	moderate	20	
11 Alnus rubra	16	45	15	good	moderate	16	
12 Robinia pseudoacacia	16	26	6	poor	good	12	
13 Robinia pseudoacacia	14	26	12	fair	good	10.5	
14 Robinia pseudoacacia	12	40	15	fair	good	9	
15 Robinia pseudoacacia	7	22	5	good	good	3.5	multi-trunk - To Be Removed
16 Robinia pseudoacacia	7	33	5	good	good	3.5	
17 Acer macrophyllum	12	27	12	fair	poor	12	trunk wound
18 Acer macrophyllum	10	22	12	fair	poor	10	To Be Removed
19 Robinia pseudoacacia	8	25	10	good	good	4	To Be Removed
20 Fraxinus latifolia	19	20	12	fair	moderate	19	no top
21 Quercus kelloggii	39	28	20	fair	moderate	39	to crown wound w/ hollow
22 Alnus albitrima	14	25	9	fair	good	4	To Be Removed
23 Pinus ponderosa	8	20	6	good	good	10.5	To Be Removed
24 Alnus rubra	16	45	9	fair	moderate	16	multi-trunk w/ snag
25 Alnus rubra	9	38	6	fair	moderate	6.75	
26 Alnus rubra	9	38	6	fair	moderate	6.75	
27 Populus trichocarpa	20	48	12	good	poor	25	
28 Alnus rubra	10	38	6	good	moderate	10	
29 Fraxinus latifolia	9	26	11	poor	moderate	9	55% dead
30 Alnus rubra	15	39	12	good	moderate	15	
31 Alnus rubra	8	32	6	fair	moderate	8	
32 Alnus rubra	11	33	7	good	moderate	11	
33 Alnus rubra	16	26	11	good	moderate	16	
34 Alnus rubra	12	34	10	good	moderate	12	
35 Alnus rubra	14	35	10	good	moderate	14	
36 Alnus rubra	26	42	15	good	moderate	26	
37 Alnus rubra	9	32	5	fair	moderate	9	
38 Quercus kelloggii	20	32	20	fair	moderate	20	
39 Quercus garryana	25	33	18	fair	good	18.75	
40 Populus trichocarpa	15	40	11	fair	poor	18.75	good leaders
41 Populus trichocarpa	24	46	15	fair	poor	20	mid-trunk
42 Populus trichocarpa	20	45	16	poor	poor	25	
43 Populus trichocarpa	20	44	15	good	poor	25	
44 Populus trichocarpa	20	45	14	good	poor	25	
45 Alnus rubra	18	45	15	good	moderate	18	double trunk
46 Populus trichocarpa	14	40	11	fair	poor	17.5	
47 Populus trichocarpa	17	43	12	fair	poor	21.25	
48 Populus trichocarpa	13	38	10	fair	poor	16.25	
49 Populus trichocarpa	17	44	13	fair	poor	21.25	
50 Populus trichocarpa	14	35	9	fair	poor	17.5	
51 Populus trichocarpa	26	46	15	fair	poor	33.5	
52 Populus trichocarpa	14	26	12	fair	poor	17.5	
53 Populus trichocarpa	28	45	11	poor	poor	35	horizontal trunk
54 Alnus rubra	20	45	9	fair	moderate	20	
55 Alnus rubra	24	47	12	fair	moderate	24	
56 Alnus rubra	20	45	10	fair	moderate	20	
57 Fraxinus latifolia	12	40	9	good	moderate	12	
58 Populus trichocarpa	22	43	15	fair	poor	27.5	
59 Alnus rubra	15	36	11	good	moderate	15	
60 Populus trichocarpa	20	40	15	fair	poor	30	

VERDE VILLAGE
 A Sustainable Residential Development

FORRESTER & FORRESTER
 Sustainable Design & Development
 Community & Land Use Planning
 840 N Street Ashland, Oregon 97520
 Tel: (541) 488-7613 Fax: (541) 428-9312

KenCairn Sager
 Landscapes
 Architects, Inc.
 545 'A' STREET SUITE 3
 ASHLAND, OREGON 97520
 PH: (541) 483-3194
 FAX (541) 552-9512



RIPARIAN MITIGATION PLAN
VERDE VILLAGE
GREG AND VALRI WILLIAMS
ASHLAND, OREGON

REVISIONS

NO.	DATE	DESCRIPTION
1	1/1/20	ISSUED FOR PERMITTING

VERDE VILLAGE

LOG

TRUDINGTON ENGINEERING, INC.

KuoCaira