



February 19 PLANNING COMMISSION MEETING

Agenda Item No. 3

82nd Bridge Improvement Project

Project Location: SE 82nd Drive.



Seismic upgrades to bridge- replacing wooden support with a single span concrete footing.

Applicant:

- **Oregon City Approvals:**

- **Easement Details:**

Proposal

- Replace the existing timber spans at the bridge's north approach with a single concrete span
 - Incorporate seismic retrofits to the main span piers
 - Upgrade and replace a sanitary sewer force main on the downstream side of the river.
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- **Zoning Designation:** OS
 - **Comprehensive Plan Designation:** Open Space

Existing Conditions



2/20/2019

Z0030-19

Environmental Overlays

Habitat Conservation Area
Water Quality Resource Area
Floodplain

Land Use applications:

Z0032-19 HCA Map Verification

Z0033-19 WQ Map Verification

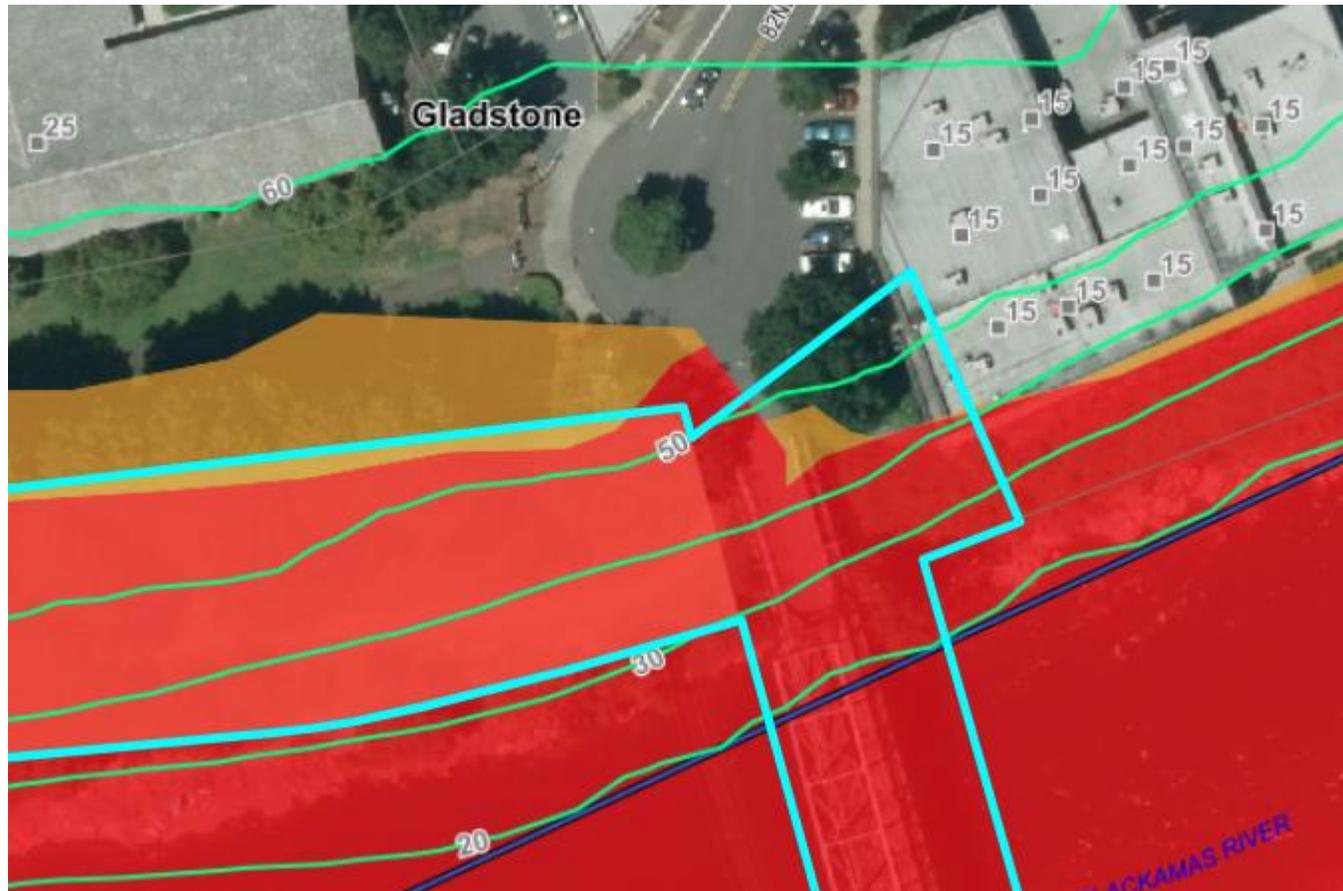
Z0031-19 HCA Development Permit

Z0034-19 HCA Construction Management Plan

Z0030-19 Floodplain Development Permit

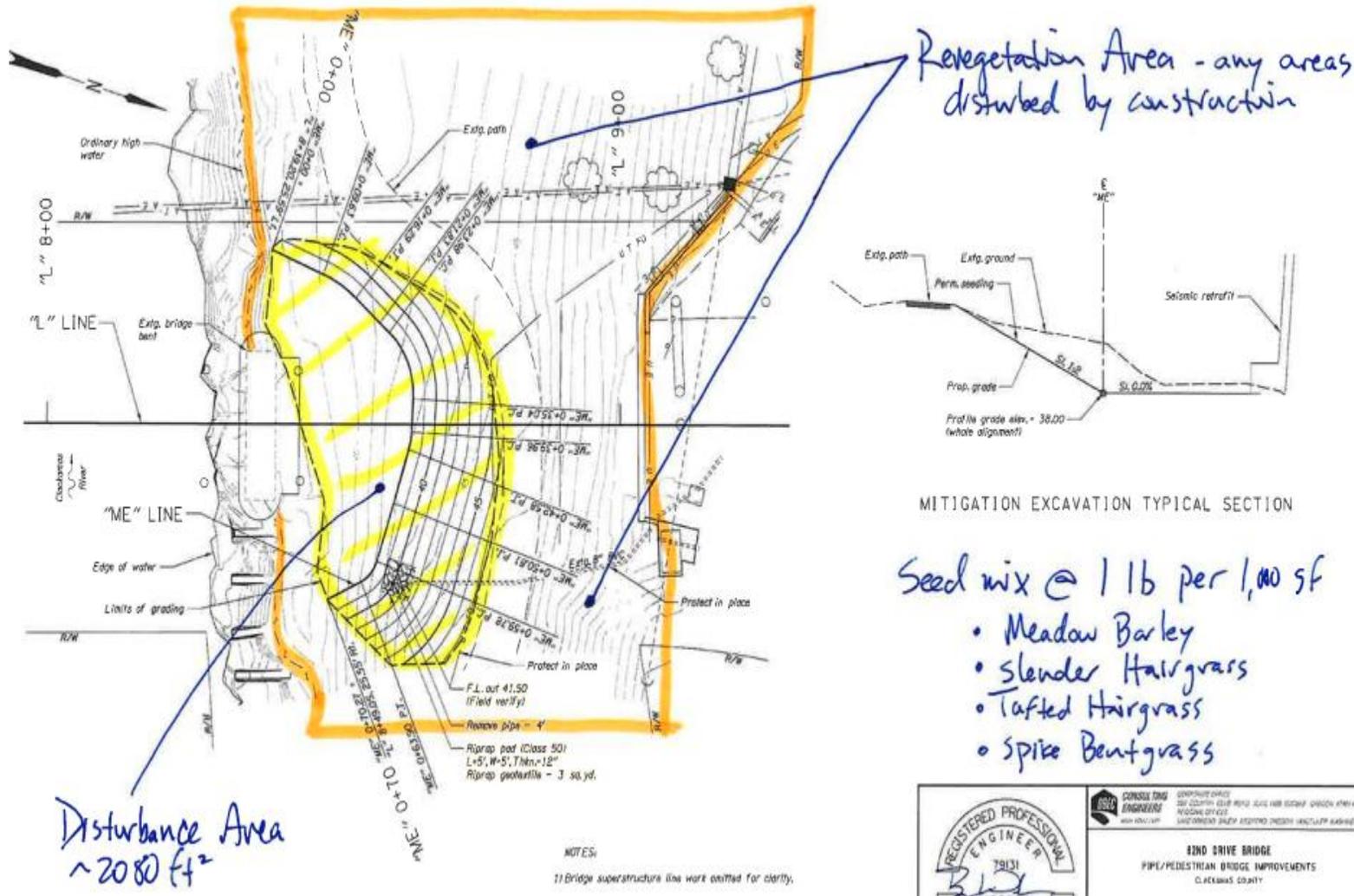
- **Restoration** of the entire 4000 square foot disturbance area will occur per the WQRA development allowance and **additional restoration per the HCA development permit** will occur off site as proposed by WES.
- Proposed project meets requirements for approval of the Floodplain Development Permit

Habitat Conservation Area Overlay



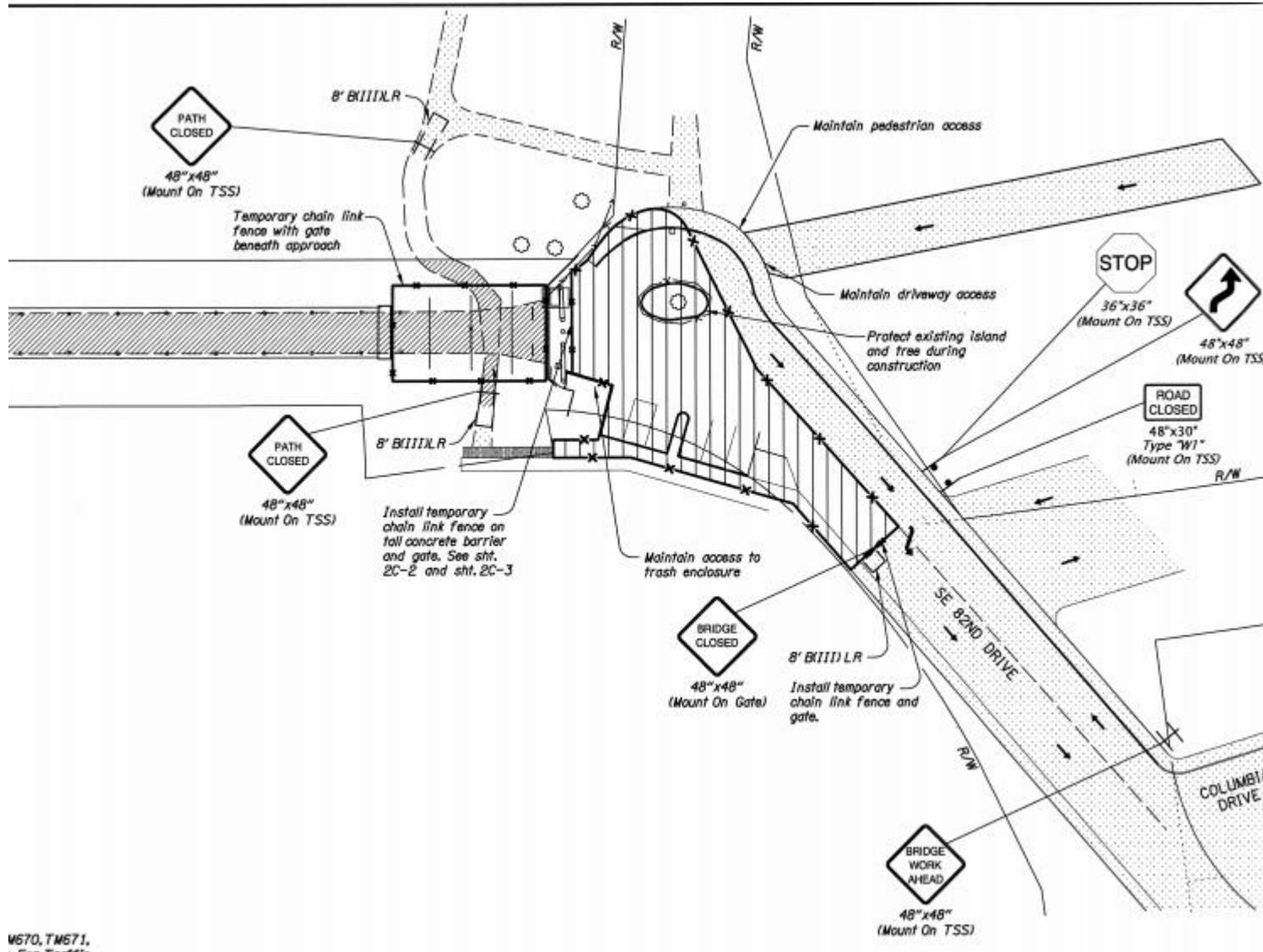
- The entire project is within the mapped HCA and floodway. The applicant was required to submit a HCA Map Verification, HCA Development permit, Floodway Development Permit and Construction Management Plan
- The proposed improvements include 4,000 feet of disturbance area and over 129 cubic yards of grading within the HCA area. A HCA Map Verification and Construction Management Plan are required.

Water Quality Resource Area Overlay

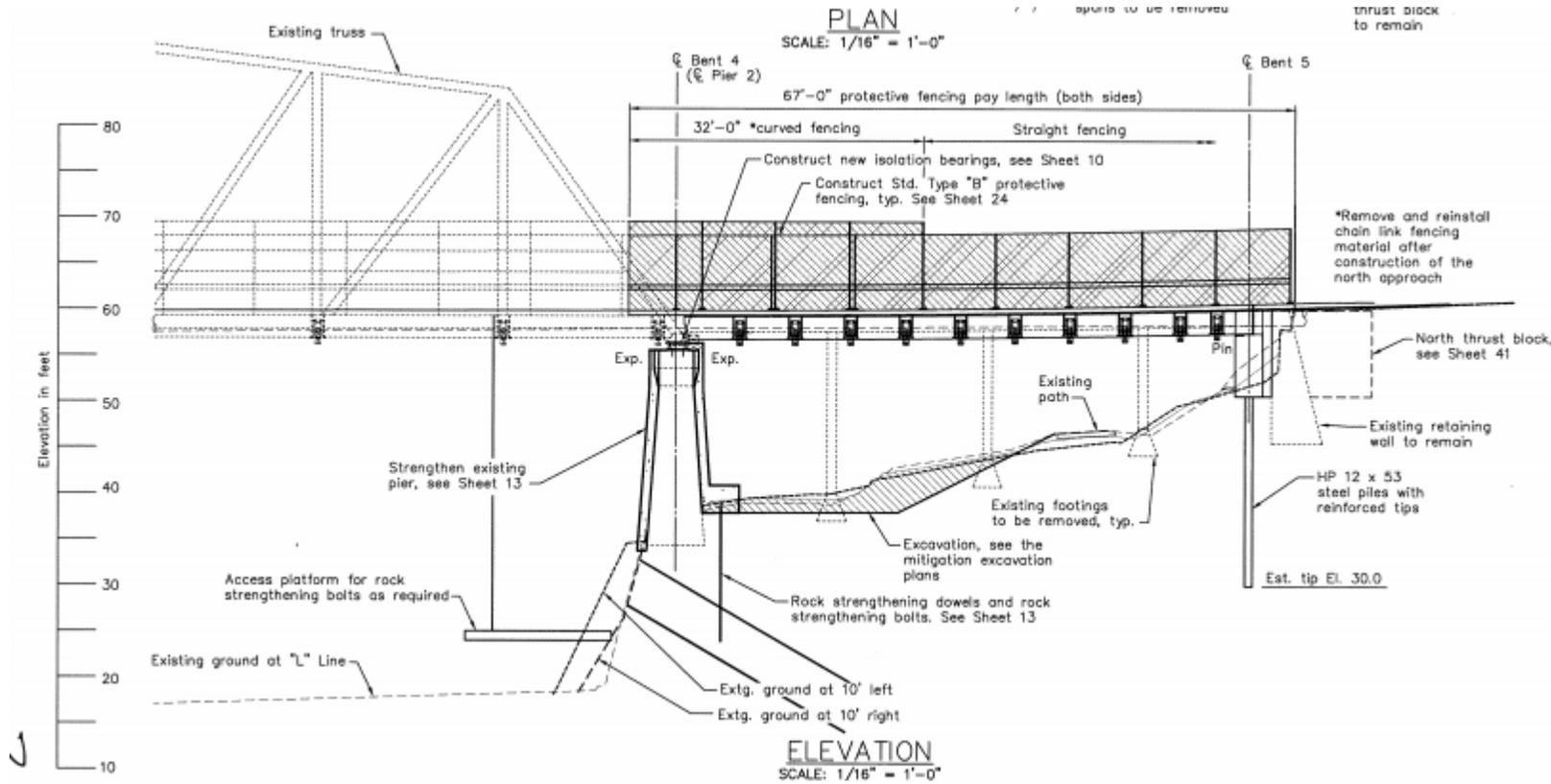


- The Clackamas River is a Water Quality Resource
- The proposed project is a use allowed under prescribed conditions per Section 17.27.040(2), since disturbance area will be restored and replaced with vegetation identified on the Gladstone Native Plant List
- A WQRA map verification with the disturbance allowance with restoration has been submitted.
- Entire area disturbance are identified
- Restoration is a seed mix from the approved City of Gladstone plan list

Aerial view of development area



W670, T6671,
See Traffic



Cross section with new footing and identifying existing footings to be removed.

Bridge Access Impacts



The proposed project will also require **closure of the pedestrian bridge** during reconstruction of the north approach spans. It is anticipated that barricades will be placed at both the south and north end of the structure. Chain link fencing will be installed at both ends of the bridge during construction and WES is working with the City of Gladstone to assure detour routs are clearly identified.

Proposed Detour route just over 2 miles.

Same detour route used a few years ago during the Oregon City upgrades/fire repair