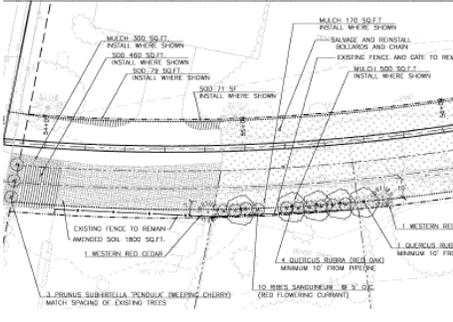
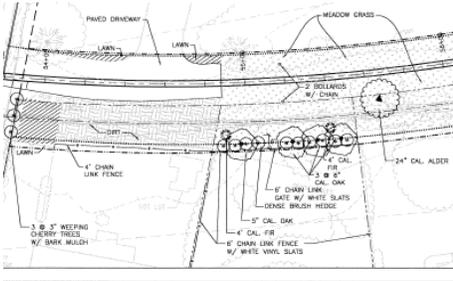


# Skagit County PUD, Judy Reservoir Transmission Pipeline

## Mount Vernon, Washington



Skagit County is planning ahead to enlarge their infrastructure. They know they will need miles of new pipeline to supply their growing population. The existing utility easement faces encroachment from new residential developments that complicate utility expansion, in spite of the easement. Osborn Pacific Group worked with the engineers and county officials to analyze existing encroachments and recommend restoration of landscape features where there is reasonable public expectation for them to do so. Three-quarters of a mile of pipeline easement snakes through wetlands and chain link fence, vegetable gardens, play structures, sheds, and parking lots. A recreation trail proposed by the City of Mt. Vernon to be built in the easement at about the same time as the utility expansion further complicates the task. Meanwhile, more and more

residential subdivisions are popping up along the trail easement to add to the challenges.

To illustrate the range of landscape issues to be resolved, restoration plans included the following:

- Repair of a Community Garden with wood-smithed fences, gates, rock barriers, and hand-painted signs
- Restoration of an existing bicycle and pedestrian trail, security fencing, and adjacent habitat
- Tree, shrub, groundcover, and turf replacement to match existing vegetation
- Easement habitat clean-up in areas with inappropriate urban artifacts
- Tree and shrub screen planting in anticipation of proposed recreation trail
- Fence and gate repair and construction

OPG's role included county and community interviews and

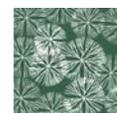
reconnaissance, site familiarization, and coordination with engineering team, in and out of the office. OPG created a site database of existing conditions, and photo documentation of the site. Bid-ready plans and specifications were produced, along with an itemized cost estimate that included nine fence types in addition to soil amendment and planting.

**Project:**  
Skagit County PUD Judy Reservoir Transmission Line

**Client:**  
Skagit County

**Location:**  
Mount Vernon, Washington

**Site:**  
Approximately one mile of trail easement across predominantly private property.



**OSBORN PACIFIC GROUP INC.**  
Landscape Architecture  
Recreation Planning  
Environmental Compliance