

July 27, 2012

Subject: LU 11-153362 LDS_ENM Berkeley Way Subdivision

To: Hearings Officer, City of Portland

From: Land Use Chairs – Woodstock Neighborhood Association, Ardenwald Neighborhood Association, Eastmoreland Neighborhood Association, and Friends of Tideman-Johnson Park

As Land Use Chairs for three neighborhoods immediately affected by the proposal and representatives from Friends of Tideman-Johnson Park, along with the Co-Chair of the Ardenwald Neighborhood Association, we have reviewed the proposal and the staff report. While we appreciate the extra effort the developer is faced with in finding good use for this site, we find serious shortcomings in the level of detail submitted and the conclusions and conditions of approval in the staff report.

The project is located in an R-10 Environmental zone included in the Johnson Creek Basin Protection Plan area. The staff report seems inadequately researched on several key points to meet criteria in section 33.430.250 and other areas summarized below.

- ❖ There is no discussion of alternative designs to justify the conclusion that this is the best outcome. The conceptual site plan showing the proposed structures does not show enough detail to suggest that this is a practicable plan or likely to be implemented as shown. (33.430.240,B,a(2)) (33.430.250 A,1a,4.b and 4. c) (33.430.280)
- ❖ As a condition of approval allowing 200 watt incandescent equivalent lamps to blast into the protected area –not to mention neighboring properties demonstrates a dramatic insensitivity to the environment and energy concerns. The goal should be less than 2 foot candles of exterior illumination and less than 1 foot candle penetrating the protected area. (33.430.280)
- ❖ As a condition of approval the increased allowable height is not justified. The staff report does not cite a reason except that the comprehensive plan R2.5 zoning would allow such height. This zone change is not part of the application. The additional height will have direct and deleterious impact on the scenic resources within the protected area below the site. (33.430.280)
- ❖ In terms of Resource Enhancement the report does not address the fact that the proposed development will cause
 - A loss of scenic resource from the park and canyon below the site. In this regard there will be significant detrimental impact on resources and functional values. (33.430.280)
 - No improvement of any functional value within the resource area is offered beyond designating that land already unbuildable is assigned to a tract where building is prohibited.
- ❖ Proposed planting does not include large trees, preserving large trees on site, or plantings to screen the development from the protected area as conditions in developing in an environmental site. The proposed planting in the 8,600 square foot Mitigation area shown in Exhibit C-7 does not include plantings that are placed in a way that sufficiently screens the development from the public park and the Springwater Trail below.

Because of these shortcomings, the neighborhood land use chairs agreed to recommend against approval until conditions of approval are modified and additional conditions are specified in the proposal and resubmitted.

The Conditions for Approval applying to all lots should include:

- A plan and building elevations to demonstrate minimum visual impact on the canyon and recreational trail. This should include site line study from the Springwater Trail and include proposed exterior color selection.
- A plan and building elevations for architectural compatibility with neighboring houses should be presented.
- The height of the structures should be less than 30 feet to assist in meeting the above conditions.
- Illumination levels should be limited (as discussed above) to less than 3 foot candles of exterior illumination using “dark sky” lighting and less than .5 foot candles penetrating the protected area.
- Large trees now on site and visible from the resource area should be preserved and landscape plantings designed either in the resource tract or on the site to screen the structures from view from the park in compliance with with 33.430.140 H and J. Plantings consistent with the planting restoration undertaken by Friends of Tideman-Johnson Park should be specified.

Thank you for consideration.

Respectfully,

Terry Griffiths, Land Use Chair Woodstock Neighborhood Association

Lisa Gunion-Ricker, Land Use Chair Ardenwald Neighborhood Association and Co-founder, Friends of Tideman-Johnson Park

Rod Merrick, Land Use Chair Eastmoreland Neighborhood Association

Matt Ricker, Co-chair, Ardenwald Johnson Creek Neighborhood Association

Marianne Colgrove, Co-founder, Friends of Tideman-Johnson Park