



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

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**Date:** April 18, 2008  
**To:** Interested Person  
**From:** Kathy Harnden, Land Use Services  
503-823-7834

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN  
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 07-179883 EN**

**GENERAL INFORMATION**

**Applicant:** Michelle A. Vo  
3212 SE 52nd Ave  
Portland, OR 97206

**Site Address:** NE Rocky Butte Road, North of and adjacent to 3129 NE Rocky Butte Rd.

**Legal Description:** TL 1900 LOT 1, VISTA VIEW ESTATES  
**Tax Account No.:** R868630020  
**State ID No.:** 1N2E28AB 01900  
**Quarter Section:** 2740

**Neighborhood:** Madison South, contact Frank Walsh at 503-216-8090  
**Business District:** Parkrose Business Association, contact Wayne Stoll at 503-284-1921  
**District Coalition:** Central Northeast Neighbors, contact Alison Stoll at 503-823-3156

**Plan District:** Rocky Butte  
**Other Designations:** Potential Landslide Hazard Area; Wildfire Hazard Area; Greater than 20 Percent Slope Area; Preliminary Rapidly Moving Landslide Area; Airport Height Limitation Area, 330 feet

**Zoning:** R7ch – Single Family Residential 7,000 (R7) with the environmental conservation (c) and aircraft landing (h) overlays

**Case Type:** EN – Environmental Review  
**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer

**Proposal:**

The applicant proposes to construct a three-story house with 10-foot wide decks on each level, an 18-foot by 20-foot pervious garden/play area with ornamental landscaping, a five-foot wide permanent disturbance area surrounding the house, and a portion of a 22-foot-wide driveway/turn around within the resource area of the conservation zone.

The proposed house will be located approximately 8 feet from the east property line and 22 feet from the paved surface of NE Rocky Butte Road. The majority of the house will be located outside the resource area of the environmental zone in the northeast corner of the property. Approximately 2,645 square feet of permanent disturbance area, including the driveway, a portion of the house, the garden/play area, decks, four of five retaining walls, and stormwater facilities, will be in the resource area. Construction activity will require approximately 1,200 square feet of temporary disturbance area as well as 25.2 cubic yards of cut material and 410.6 cubic yards of fill. The applicant proposes removal of 15 trees for the proposed development, 8 of which are in the resource area, including: six big leaf maples with trunk diameters between 16 and 23 inches, one 26-inch diameter Douglas fir and one 6-inch non-native pin oak. (Removal of the pin oak is not subject to review.) Water and sanitary sewer will be connected to public systems in NE Rocky Butte Road. To manage stormwater from the development, the applicant is proposing a Green Roof with a flow-through planter and stormwater outfall below the proposed house (see attached site plans labeled C.2 and C.5). The applicant has since modified the proposal from a proposed outfall to a level flow spreader instead. Proposed mitigation for resource impacts include planting 17 trees, 36 shrubs and 20 sword ferns as well as removing existing non-native invasive species from the site.

The proposed disturbance in the Resource Area exceeds the disturbance area allowed by standard. After subtracting the on-site transition area and area outside the environmental zone from the allowed disturbance area standard of 3,500 square feet, a 123 square-foot area is left for development in the resource area without review. The applicant proposes a permanent disturbance area of 2,645 square feet and an additional temporary disturbance area of approximately 1,200 square feet in the resource area. Because the proposed disturbance area exceeds the allowed amount of disturbance on the site, the applicant must demonstrate through the Environmental Review process that the request meets the approval criteria of Section 33.430.250.

**Relevant Approval Criteria:**

To be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

**33.430.250.E Other development in the Environmental Conservation zone or within the Transition Area only**

## ANALYSIS

**Site and Vicinity:** The site is a 13,909-square foot, trapezoidal-shaped lot located near the top of NE Rocky Butte Road. It is located on the west side of Rocky Butte, a once active cinder cone volcano that is part of the Boring Volcanoes group, and just below the monument located at the top of the Butte. The lot drops steeply away from the road with an initial slope of approximately 70 percent, which lessens to about 25 percent over the remainder of the site for an average slope of about 35 percent across the site (see attached site plans). A 17-foot high embankment fill for NE Rocky Butte Road created the 70 percent slope at the front of the property. At the west end of the site is an Open Space area that is also bordered by NE Rocky Butte Road just before it enters the tunnel. This section of road has a 9-foot high wall that retains a nearly vertical slope. The site has a full tree canopy, containing 26 trees, 18 in the resource area. The understory is dominated by Himalayan blackberry and includes English ivy and holly.

NE Rocky Butte Road is a narrow, two-lane, paved road with no curbs or sidewalks, that winds up the west side of Rocky Butte, going through a switch-back tunnel at the north end, near the subject site, and an open switch back on the south end before climbing the ridge line to the top. The road is lined with hand hewn basalt walls and blocks, or bollards, designed to increase vehicular safety. A large, stone fortress sits atop the Butte in Joseph Wood Hill Park.

The Park and scenic drive were listed on the National Register of Historic Places in November 1991.

Ten historic bollards front the site in the right of way. These basalt boulders were cut and shaped into rectangular blocks near the turn of the 20<sup>th</sup> Century and were placed along the edges of NE Rock Butte Road to provide a safety net for cars traveling the steep, windy road. The bollards are considered historic architectural elements in the Rocky Butte Plan District. Requests to alter or move historic features in the Rocky Butte Plan District require approval from the Historic Landmarks Commission. Six of the bollards fronting this property lie within the transition area of the conservation zone; the remainder lie outside the environmental zone. The applicant plans to relocate two bollards from the south end of the frontage to provide access to the property. Since they are not located in the environmental resource area, their relocation is not included in this review.

The surrounding neighborhood consists mostly of large, older, single family homes to the south and west, with a few, scattered newer houses built in recent years. A number of properties remain vacant due to the very steep slopes. Homes on both sides of the Butte are treated to territorial views to the west and east.

**Zoning:** The R7 zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 4,200 square feet. Newly created lots must have a minimum density of 1 lot per 7,000 square feet of site area. The provisions of this zone allow this use; these provisions are not specifically addressed through this Environmental Review.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to preserve the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less significant. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

The "h" overlay limits the height of structures and vegetation in the vicinity of the Portland International Airport; a height contour map is available for review in the Development Services Center. The site itself is higher than the airport height limit, yet lower than the monument on top of Rocky Butte. It is the applicant's responsibility to obtain an exception from the height limitation requirements from the Federal Aviation Administration prior to constructing a house within this zone.

**Environmental Resources:** The application of the environmental overlay zones is based on detailed studies that have been carried out within ten separate areas of the City. Environmental resources and functional values present in environmental zones are described in environmental inventory reports for these study areas.

The site is located in the *East Buttes, Terraces, and Wetland Conservation Plan* as Resource Site 134, Rocky Butte. Listed resources and functional values include open space, forests, wildlife habitat, intermittent drainage, slope stabilization, sediment and erosion control, groundwater, wetlands, volcano, scenic, recreation and historic.

**Land Use History:** City records indicate that prior land use reviews include the following:  
LUR 91-284 – A minor 3-lot partition encompassing most of the area surrounding and adjacent to the outside of the Rocky Butte Loop Road, approved October 28, 1991.  
S36-90/SRZ(sec) 62-90 – A further subdivision of Parcel 2 of LUR 91-284 into 10 lots and Parcel 3 into 4 lots, with Conditions of Approval limiting height of future houses and requiring shared driveways on some adjacent lots. This case was being reviewed at the same time the Rocky Butte Plan District (RBPD) was being reviewed and approved. The RBPD requires that structures may not extend above the level of NE Rock Butte Road in specified areas that do not include the subject site. However, it appears that approval of this subdivision was based on application of the proposed height requirements that would

be contained in the RBP. Conditions of approval of the subdivision required new lots to be developed under regulations that were in effect at that time; specifically, new development had to meet the approval criteria of a Significant Environmental Concern (SEC) Review. The subdivision approval specified that the SEC review had to limit house height on the new lots. The current Code, 33.700.110.B.4, states that conditions of approval applied by a review which is no longer in effect on the site, such as a SEC review, no longer apply. Therefore, height restrictions required by the current Code apply only to those areas identified in the Rocky Butte Plan District, and consequently are not applicable to the subject lot.

Lot 1 of this subdivision, the lot subject to the current review, was not subject to the shared driveway requirement.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **March 11, 2008**. The following Bureaus have responded with no issues or concerns:

- Water Bureau
- Fire Bureau
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services responded with concerns regarding the type of stormwater facility proposed. The applicant has modified the stormwater proposal plans in accordance with an updated geotechnical report that conforms to this Bureau’s request. Please see Exhibit E.1 and E.1.a for additional details.

The Bureau of Transportation Engineering responded that storm sewer Waivers of Remonstrance would be required at the building permit stage and that proposals to relocate historic bollards must be approved by the Historic Landmarks Commission. Please see Exhibit E.2 for additional details.

The Site Development Section of BDS responded with concerns regarding the proposed stormwater disposal proposal. The applicant has modified the stormwater proposal plans in accordance with an updated geotechnical report that conforms to this Bureau’s request. Please see Exhibit E.3 for additional details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 11, 2008. One written response was received from a notified property owner who stated that she supports the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **33.430.250 Approval Criteria for Environmental Review**

**An environmental review application will be approved if the review body finds that the applicant has shown that all of the applicable approval criteria are met. When environmental review is required because a proposal does not meet one or more of the development standards of Section 33.430.140 through .190, then the approval criteria will only be applied to the aspect of the proposal that does not meet the development standard or standards.**

**Findings:** The approval criteria applicable to the proposed development include those found in Chapter Subsections 33.430.250.A and 33.430.250.E. The applicant has provided findings for these approval criteria and BDS Land Use Services staff revised these findings or added conditions, where necessary to meet the approval criteria. The criteria and findings for Subsections A and E are combined where they are similar.

**33.430.250.A. Public safety facilities, roads, driveways, walkways, outfalls, utilities, land divisions, Property Line Adjustments, Planned Developments, and Planned Unit Developments. Within the resource areas of environmental zones, the applicant's impact**

**evaluation must demonstrate that all of the general criteria in Paragraph A.1 and the applicable specific criteria of Paragraphs A.2, 3, or 4, below, have been met:** Note that since this activity is not a Public Safety Facility, Land Division, Planned Development, or Planned Unit Development and does not require a Property Line Adjustment, the criteria in Paragraphs A.2 and A.4 do not apply and are not included.

**33.430.250.E. Other development in the Environmental Conservation zone or within the Transition Area only. In Environmental Conservation zones or for development within the Transition Area only, the applicant's impact evaluation must demonstrate that all of the following are met:**

**E.1 Proposed development minimizes the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review;**

**Findings:** This criterion applies to the development of a house within the resource area of the Environmental Conservation overlay zone. The purpose of this criterion is to recognize that some form of development is allowed, consistent with the base zone standards. Impacts of the proposed development are measured relative to the impacts associated with the development normally allowed by the base zone. In this case, according to Table 110-4 of the Zoning Code, the base zone allows 3,586.5 square feet of the site to be covered by buildings. The applicant proposes a house and decks on four levels that cover 3,330 square feet of the site, which is consistent with the building coverage standard.

The applicant also proposes to position the proposed house in the northeast corner of the site and as close to the public road as possible. This location utilizes all of the area that lies outside the environmental zone and all of the transition area on the site, which helps to minimize the loss of resources and functional values on the remainder of the site. This minimization of impacts to resources and functional values makes the house proposal consistent with allowing uses that are generally permitted or allowed in the base zone without a land use review.

*Therefore, this criterion is met.*

**A.1. General criteria for public safety facilities, roads, driveways, walkways, outfalls, utilities, land divisions, and Planned Developments;**

**A.1.a. Proposed development locations, designs, and construction methods have the least significant detrimental impact to identified resources and functional values of other practicable and significantly different alternatives including alternatives outside the resource area of the environmental zone;**

**E.2. Proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than other practicable and significantly different alternatives;**

**Findings:** These criteria require the applicant to demonstrate that alternatives were considered during the design process, and that there are no practicable alternatives that would be less detrimental to the identified resources and functional values.

Location. The applicant considered various locations for the proposed house. Originally, the house was to be situated at a slight angle away from the front property line and the driveway was to enter the site from the southeast corner of the property. An 8-foot wide utility corridor easement fronting the property limits how close the house can be to the street. The final design rotated the house to be parallel with the front property line and reduced the overall length of the driveway. This reduced the area of proposed disturbance as well as impacts to resources. The rotation allowed preservation of an 11-inch Douglas fir tree.

Design. The original design included a set of stairs on the west side of the proposed house that would lead from an upstairs deck to the ground below. The revised plan has stairs accessing the back part of the lot from the south side yard, which decreased the amount of disturbance by a small amount in the remaining resource area on the site. The applicant also proposes a

green roof for the house and pervious pavers for the proposed garden/play area to reduce the size of stormwater facilities on the site and the amount of stormwater runoff from the site. The proposed garden/play area was reduced in size by approximately 127 square feet. According to the applicant, the Homeowners Association has approved the green roof.

This stormwater management plan is based on the applicant's green roof design and pervious pavers, rather than a solid surface, for the garden/play area. This design will significantly reduce stormwater runoff and potential erosion from the site.

The original proposal included a typical stormwater outfall to a riprap apron on the steep slope below the house. Both the Site Development section of BDS and the Bureau of Environmental Services opposed the outfall due to the lack of a receiving drainageway and slope steepness and because documentation was not submitted that showed the outfall to be in compliance with the stormwater hierarchy. The applicant modified the proposed disposal method based on documentation provided in a geotechnical report showing that a level flow spreader, in compliance with the hierarchy, would be an appropriate dispersal method for the proposed planter box over-flow. Both Site Development and BES offered conditions of approval that the stormwater design must be consistent with the Stormwater Management Manual, especially with the disposal hierarchy, at the time of building permit application. Site Development has subsequently made an informal determination that the proposed level flow spreader, documented by the applicant's geotechnical engineer, does meet the disposal hierarchy requirement.

Construction. The applicant proposes 5-foot wide construction areas on the south and north sides of the proposed house and a 10-foot wide construction area west of the proposed house. A revised stormwater disposal plan will include a 9-foot wide trench construction area, with a proposed level-flow spreader trench 2 feet deep by 1 foot wide and 40 feet long. These construction areas will be contained with construction fencing. Silt fencing is proposed at the lower edge of the disturbance area. The site plans show both the construction and silt fencing either on the property line or on the neighbor's property. Fencing may not be placed on adjacent properties.

The foundation will be constructed in a stair-step fashion from the top down. Excavated material is proposed to be stored on-site to be re-used as fill material during the construction process. However, the Geotechnical Report prepared by Geo-Pacific states that any re-use of existing soils must be properly conditioned for compaction and provides many recommendations for construction over-site by a professional geotechnical engineer.

Because of the site's very steep slopes, Site Development has recommended that a Certified Professional in Erosion and Sediment Control (CPESC) or a State of Oregon registered professional engineer, who prepares and implements erosion control plans, be used to prepare an erosion control plan for this proposal and to inspect and supervise all erosion control activities during this project. All erosion control plans must meet the requirements of the Site Development Section of BDS.

With conditions that place the construction fencing and erosion controls entirely on the applicant's property; that require a CPESC or registered professional engineer, as defined above, to prepare, implement and oversee erosion control procedures for this proposal if required by Site Development; and that require any stormwater facilities larger than those approved by this decision to be subject to further review, *this criterion can be met.*

**A.1.b. There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed;**

**E.3. There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed;**

**Findings:** These approval criteria require the protection of resources located outside of the proposed disturbance area from impacts related to the proposal, such as damage to vegetation, erosion of soils off the site, loss of habitat, and downstream impacts to water quality and fish habitat from increased stormwater runoff and erosion that leaves the site.

Construction management techniques are proposed by the applicant that will minimize impacts to identified resources and functional values designated to be left undisturbed. The construction techniques proposed include installing construction and silt fencing prior to commencement of soil disturbing activities. The top of the site is extremely steep and approximately 411 cubic yards of fill material will be required, mostly for the garage and driveway and the garden/play area. About 25 cubic yards of material will be cut. Although the applicant plans to use some of the excavated material for the fill area, it appears that at least 385 cubic yards of fill material will be imported to the site.

The stormwater plan submitted with this application proposes a green roof that that will reduce the amount of stormwater runoff generated by the proposed house and driveway. A vegetated planter box will be used to collect overflow from the green roof system and runoff from the driveway (Exhibits C.2 and C.5). The planter will be located on the south side of the house, adjacent to the proposed 500-square foot garden/play area. This outdoor room will have a floor of pervious pavers that will allow stormwater to infiltrate the ground below and reduce runoff.

The applicant proposes to preserve an 11-inch Douglas fir that will end up being 8 feet from the decks on the west side of the house. The construction fencing and erosion controls will be installed in a half circle to the east of the tree, reducing the construction work area for the decks over a distance of about 20 feet. However, only one deck post footing will be located within the vicinity of this tree, and it's impacts should be fairly minor. The applicant states that if the tree is somehow adversely effected and needs to be removed, that replacement trees will be planted. Since the applicant is unsure about the tree's safety, the two replacement trees that would be required if the tree were damaged should be included in the current mitigation plan. Then, if the tree does not survive, the mitigation for its loss will have already occurred, and the applicant will not be required to go through additional review for its removal.

With conditions for adding two trees to mitigate potential impacts to the 11-inch Douglas fir, *this criterion can be met.*

**A.1.c. The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for;**

**E.4. The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for;**

**Findings:** These criteria require the applicant to assess unavoidable impacts and propose mitigation that is proportional to the impacts, as well as sufficient in character and quantity to replace lost resource functions and values.

Impacts resulting from this proposal include: removal of six big leaf maples with trunk diameters between 16 and 23 inches, one 26-inch diameter Douglas fir and the potential loss of one 11-inch diameter Douglas fir, for a total loss of 138 and potentially 149 diameter inches of trees, as well as a permanent loss of 2,645 square feet of resource area that provides wildlife habitat, sediment and erosion control, groundwater recharge, scenic views, and historic resources. The use of this site for human habitation will have a continuing impact on wildlife habitat and other resources on the site.

To mitigate these impacts the applicant proposes to clear non-native invasive species including Himalayan blackberry, English ivy and Holly from the site and install 17 trees, 36 shrubs and 20 sword ferns.

The applicant proposes to install all mitigation plants along the sides of the property rather than spreading the plants throughout the remaining resource area. The applicant states that an open area near the west end of the property should not be planted in order to maintain a "holistic forest ecosystem" that includes "natural clearings." In addition, the applicant's

mitigation site plan shows 33 shrubs in the resource area and 4 shrubs in the transition area. Plants installed outside the resource area do not count as mitigation.

It is unknown how natural the clearing is. At least one tree has been removed uphill from the clearing as indicated by the remaining cut stump. Trees throughout the developed area of Rocky Butte have been illegally trimmed, topped and cut down over the years to maintain views. At least 5 trees were removed from this site during or before 1992 according to City records that required re-planting of the site. However, the applicant is correct in stating that open areas provide important functional values. The open grassy meadow-like area described by the applicant and observed by staff during a site visit is located near the west end of the property. Another open area, located between the grassy meadow-like area and the proposed house site, contains neither trees nor grass. Instead, it contains at least one tree stump and a few scattered ferns nestled among the blackberry vines that are typical of disturbed sites. This mid-area of the site cannot be considered a meadow and must be replanted after the blackberry and other invasive species are removed (see modified Ex. C.4). Native shrubs and groundcovers, including sword ferns, must be planted throughout this area. Some of the proposed sword ferns that are to be located along the perimeter of the "clearing" should instead be planted in this middle section of the site along with additional shrubs and groundcover seeds. All temporary disturbance areas for construction of the house and stormwater facilities must be planted with a native grass/forb seed mix.

The mitigation plan includes Pacific madrone trees, which require full sun. Considering that this site is heavily shaded, other tree species should be substituted for the madrone. Both Black Hawthorn (*Crataegus suksdorfii*) and Cascara (*Rhumnus purshiana*) are found on Rocky Butte and would do well on this shady site.

An 11-inch Douglas fir will be within a couple of feet of the decks to be constructed on the west side of the house. The applicant has stated that attempts will be made to preserve this tree, but in the case that it must be removed, two additional trees will be planted. Staff has determined that 2 additional trees must be planted at the same time as the other mitigation plants because the applicant cannot predict preservation of this tree near the proposed work area nor is there a way to document tree replacement outside the timelines indicated for the proposed mitigation planting.

Finally, the applicant provided the species names and total quantity of trees, shrubs and ferns to be planted, but did not specify the numbers of each species to be planted. It is important to quantify the numbers of each species in order for inspectors to determine whether any plants are missing. These numbers are also necessary for monitoring and replacing dead or missing plants during each monitoring year.

Staff has modified the mitigation plan (Ex. C.4) to illustrate the above requirements. The applicant should understand that Madrone trees can be added to the landscape in addition to the required plants and planting areas as long as existing and required native species are not disturbed.

#### Monitoring and Maintenance:

The Zoning Code requires mitigation trees, shrubs and groundcovers to survive until maturity. Most trees take decades to reach maturity, while most shrubs take only a few years. Monitoring and maintaining the mitigation plants for a period of two years helps ensure plant survival during the most critical period of new plant life. Because of the extended length of time it takes for trees to mature, one hundred percent of the planted trees must survive the two-year monitoring period, or be replaced. Maintaining shrub and groundcover survival so that 80 percent of the planted areas are covered by native vegetation will ensure that a healthy understory is established. Limiting intrusion into planted areas by invasive species, as well as providing water during the dry summer months for the first few years also helps to ensure survival of the mitigation plants. Documentation of these monitoring and maintenance practices must be included in an annual monitoring report to demonstrate success of the mitigation plan.

With conditions for specific planting and monitoring requirements described above, *this criterion can be met.*

**A.1.d. Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and**

**E.5. Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and**

**A.1.e. The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.**

**E.6. The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.**

**Findings:** Mitigation for significant detrimental impacts will be conducted on the same site as the proposed use or development, and the applicant owns the proposed on-site mitigation area.

*These criteria are met.*

**A.3. Roads, driveways, walkways, outfalls, and utilities;**

**A.3.a. The location, design, and construction method of any outfall or utility proposed within the resource area of an environmental protection zone has the least significant detrimental impact to the identified resources and functional values of other practicable alternatives including alternatives outside the resource area of the environmental protection zone;**

**Findings:** The environmental protection zone is not located on this site. Therefore, *this criterion does not apply.*

**A.3.b. There will be no significant detrimental impact on water bodies for the migration, rearing, feeding, or spawning of fish; and**

**Findings:** There are no water bodies within or near the development area. A green roof for the house is proposed that will greatly reduce runoff from the development. Runoff from the house and driveway will be treated in a stormwater planter and overflow will be directed to a level-flow spreader. Therefore, *this criterion is met.*

**A.3.c. Water bodies are crossed only when there are no practicable alternatives with fewer significant detrimental impacts.**

**Findings:** There are no water bodies in the area and none will be crossed by the proposed development. *This criterion does not apply.*

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of

Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

This site lies within the Aircraft Landing overlay zone (33.400). To exceed the height limitation of this overlay zone, a letter of approval from the Federal Aviation Administration must be submitted with the building permit application. The letter may be obtained from the Aviation Department of the Port of Portland (33.400.050).

This project is located in the Rocky Butte Plan District (RBPD). The RBPD provides standards for development activity and tree removal, and provides Approval Criteria for proposed alteration or removal of historic features. The project is subject to the Development and Tree Removal standards and the Historic Features Review of the RBPD.

33.570.030 Development Standards. After reviewing the application against these standards, staff determined that the proposal meets Standards A, B and D regarding tree preservation plans, structure height limits, and access limitations for proposed subdivisions, respectively. Standards E, F and G, dealing with outside lighting, fences and screening of vehicles, garbage can areas, and mechanical equipment must be met at the time of the Building Permit Review, provided that none of these will be installed in the resource area.

Standard C requires parking, maneuvering and circulation areas to be limited to no more than 35 percent of the front setback on sites with slopes greater than 20 percent such as this site. The front setback on this site contains 1,470 square feet. The applicant's proposed driveway in the 15-foot wide setback area contains 380 square feet, or about 25.8 percent of the setback area. Therefore, *this standard is met.*

Standard C also requires the remainder of the front or side setbacks fronting NE Rocky Butte Road to be planted to the L1 landscaping level. Although an eight-foot wide utility easement fronts NE Rocky Butte Road on this site, it has not been utilized for housing utilities. Telephone, water, sanitary sewer and power have all been installed in the NE Rocky Butte Road right of way rather than in the easement. Connections to these utility lines from the property will be perpendicular across the easement area. Because any required plantings would not interfere with the installation or maintenance of utilities, the full 15 foot-wide setback area on both ends of the house, as well as the 8-foot wide utility easement area must be planted with native species to the L1 level, and the vegetation planted due to this condition shall not count towards the required environmental mitigation. The applicant shows 4 new shrubs to be planted south of the proposed driveway, in the transition area. These shrubs do not count toward the required environmental mitigation, or the L1 landscaping requirement and are not required by this review. The L1 landscaping level requires 1 large tree for each 30 linear feet of frontage, 1 medium tree per 22 linear feet or 1 small tree per 15 linear feet. Ground cover plants must fully cover the remainder of the landscaped area.

With the two conditions listed above, *these standards will be met.*

33.570.040.B. Tree removal review. Trees in the Rocky Butte plan district that do not qualify for removal under Subsection C, below, may be removed through tree review as provided in Chapter 33.853, Tree Review. Tree removal in areas with an Environmental Overlay Zone is subject to environmental review rather than tree review. *This standard is met for trees to be removed in the environmental zone.*

33.570.040.C. Exempt from review. This section allows tree removal to be exempted if the tree is located within the footprint, or within 5 feet, of a proposed building, or if the tree is within a water, sewer or other utility easement. The applicant proposes to remove 15 trees at the front of the lot. Eleven of the trees are within the proposed house footprint or within 5 feet of the proposed building. Three trees are within the footprint of the proposed driveway and one is adjacent to the proposed driveway and will be impacted by the driveway's construction. Three of these trees are within the 8-foot wide utility easement and are exempt. Tree 15, a pin oak, was found to be a hazard tree with a broken out top. Therefore, all trees to be removed outside

the environmental zone are found to meet the exemptions of this section and *this standard is met*.

33.570.050.B Scope of historic features review. Historic Features Review conducted by the Historic Landmarks Commission is required for the alteration or removal of historic features that are on private property. Moving or altering historic features that are owned and maintained by the City and are located in the right of way must go through a less formal review process. Because the bollards that the applicant wants to move are owned and maintained by the City and are located within the right of way, not on private property, the Historic Features Review will not be required. At the time of, or prior to, permit application, the applicant must contact the City Engineer who will seek advice from the Historic Landmarks Commission prior to making any substantive alteration or removal of the bollards. The Design Review section of the Bureau of Development Services facilitates this process.

No other standards or review requirements of the Rocky Butte Plan District are applicable to this proposal.

## CONCLUSIONS

The applicant proposes to develop a very steep lot off the west side and near the top of NE Rocky Butte Road with a three-story house, multiple-level decks and attached garage. The applicant proposes to move 2 of the 10 historic bollards fronting the property to access the site. The site contains a 10,532 square foot conservation resource area that will be impacted with about 2,645 square feet of proposed development. Eight of the 18 trees in the resource areas are proposed to be removed. The applicant's mitigation proposal includes removing non-native invasive species from the site, planting 17 native trees, 36 native shrubs, and 20 sword ferns and other native groundcover seeds in the conservation resource area. Staff modified the mitigation plan to provide more uniform native plant coverage throughout the top portion of the remaining resource area and increased the number of shrubs to be planted by 8. Staff also added two trees to be planted as the applicant could not verify the preservation of an 11-inch Douglas fir. This revised mitigation plan demonstrates that all significant detrimental impacts on the resources and functional values of the site will be compensated.

## ADMINISTRATIVE DECISION

**Approval** of an Environmental Review for:

- Construction of a single family residence, with three deck levels, garage, driveway, outdoor garden/play area with pervious paver flooring, and stormwater management facilities including a green roof, flow-through planter, and 40-foot long level flow spreader; all within the Environmental Conservation overlay zone, and in substantial conformance with Exhibits C.2 – C.7, as modified, signed, and dated by the City of Portland Bureau of Development Services on April 8, 2008. Approval is subject to the following conditions:
  - A. All permits:** Copies of the stamped Exhibits C.2 – C.7 from LU 07-179883 EN and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (building, grading, Site Development, erosion control, etc.). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, "**Any field changes shall be in substantial conformance with approved Exhibits C.2 through C.6.**"
  - B. An on-site pre-issuance field meeting between the applicant, the contractor, and City staff** is required **prior to any ground disturbing activity**. Condition B.1, below, shall be completed prior to the scheduled meeting, and the following conditions shall be shown on all permit plans:
    1. Temporary construction fencing (four feet high) shall be installed according to Section 33.248.068 (Tree Protection Requirements), except as noted below. Construction fencing shall be placed along the Limits of Construction Disturbance for the approved

development, as depicted on Exhibit C.3, Construction Management Plan, or as required by inspection staff during the plan review and/or inspection stages. Construction fencing and erosion controls shall be located entirely inside the property lines.

2. No mechanized construction vehicles are permitted outside of the approved "Limits of Construction Disturbance" delineated by the temporary construction fence. All planting work, invasive vegetation removal, and other work to be done outside the Limits of Construction Disturbance, shall be conducted using hand held equipment.
  3. A registered professional engineer, other professional certified by the state with experience in preparing erosion control plans, or a registered Certified Professional in Erosion and Sediment Control (CPESC) who prepares and implements erosion control plans, which shall meet the requirements of the Site Development section of BDS, may be required to prepare the required erosion control plan.
- C.** A total of 19 trees, 44 shrubs, and approximately 5,000 square feet of native ground cover seed, selected from the Portland Plant List, shall be planted, in substantial conformance with Exhibits C.4, Mitigation Plan.
1. Plantings shall be installed between October 1 and March 31 (the planting season).
  2. Prior to installing required mitigation plantings, non-native invasive plants shall be removed from temporary disturbance and proposed mitigation planting areas using handheld equipment.
  3. All temporary disturbance areas as well as the mitigation planting area shall be planted with a native grass/forb seed mixture.
  4. All mitigation and remediation shrubs and trees shall be marked in the field by a tag attached to the top of the plant for easy identification by the Landscape Professional. All tape shall be a contrasting color that is easily seen and identified.
  5. The applicant shall have a registered landscape architect, a registered landscape contractor, or the designer of record certify that all the required mitigation plantings were installed as required. After installation, the applicant shall submit a Landscape Certification Form to this effect, signed by the registered landscape professional. The signed Landscape Certification Form shall be submitted to the Site Development Section of the Bureau of Development Services, confirming that all required mitigation plantings have been installed in accordance with these conditions of approval.
- D. An inspection of Permanent Erosion Control Measures shall be required** to document installation of the required mitigation plantings.
1. The **Permanent Erosion Control Measures** inspection (IVR 210) shall not be approved until the required mitigation plantings have been installed (as described in Condition C above);
- OR--
2. If the **Permanent Erosion Control Measures** inspection (IVR 210) occurs outside the planting season (as described in Condition C above), then the Permanent Erosion Control Measures inspection may be approved prior to installation of the required mitigation plantings – if the applicant obtains a separate **Zoning Permit** for the purpose of ensuring an inspection of the required mitigation plantings by March 31 of the following year.
- E. The landscape professional or designer of record shall monitor the required plantings** for two years to ensure survival and replacement as described below. The landowner is responsible for ongoing survival of required plantings beyond the designated two-year monitoring period. The landowner shall:
1. Provide a minimum of two letters (to serve as monitoring and maintenance reports) to the Madison South Neighborhood Association and to the Land Use Services Division of

the Bureau of Development Services (Attention: Environmental Review LU 07179883 EN) containing the monitoring information described below. Submit the first letter within 12 months following approval of the Permanent Erosion Control Inspection of the required mitigation plantings. Submit subsequent letters every 12 months following the date of the first monitoring letter. All letters shall contain the following information:

- a. A count of the number of planted trees that have died. One replacement tree must be planted for each dead tree (replacement must occur within one planting season).
  - b. The percent coverage of native shrubs and ground covers. If less than 80 percent of the mitigation planting area is covered with native shrubs or groundcovers at the time of the annual count, additional shrubs and groundcovers shall be planted to reach 80 percent cover (replacement must occur within one planting season).
  - c. A list of replacement plants that were installed.
  - d. Photographs of the mitigation area and a site plan, in conformance with approved Exhibit C.4, Proposed Mitigation Plan, showing the location and direction of photos.
  - e. A description of the method used and the frequency for watering mitigation trees, shrubs, and groundcovers for the first two summers after planting. All irrigation systems shall be temporary and aboveground.
  - f. An estimate of percent cover of invasive species (English ivy, Himalayan blackberry, reed canarygrass, teasel, clematis) within 10 feet of all plantings. Invasive species must not exceed 20 percent cover during the monitoring period.
- F.** The front setback from NE Rocky Butte Road, including the utility easement area, shall be planted to the L1 level (33.248.020.A) using only native species selected from the *Portland Plant List*. Any trees or shrubs planted as a requirement of this condition shall be in addition to the required environmental mitigation described above.
- G.** Any requirements for stormwater facilities not in substantial conformance with this decision will require further review.
- H.** The stormwater disposal design must be consistent with the Stormwater Management Manual, especially with the disposal hierarchy, at the time of building permit application.
- I.** Standards E, F and G in Ch. 33.570.030, dealing with outside lighting, fences and screening of vehicles, garbage can areas, and mechanical equipment, must be met at the time of the Building Permit Review, provided that none of these will be located in the resource area.
- J.** Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

**Note:** In addition to the requirements of the Zoning Code, all uses and development must comply with other applicable City, regional, state and federal regulations.

This decision applies to only the City's environmental regulations. Activities that the City regulates through PCC 33.430 may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

**Decision rendered by:** Michael Nayak **on April 16, 2008**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: April 18, 2008**

**Staff Planner: Kathy Harnden**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on November 30, 2007, and was determined to be complete on March 7, 2008.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on November 30, 2007.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended for seven days.

**The applicant provided some of the information contained in this report.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 2, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor.

**An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the Internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **May 5, 2008 – the first business day following the last day to appeal.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents, please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

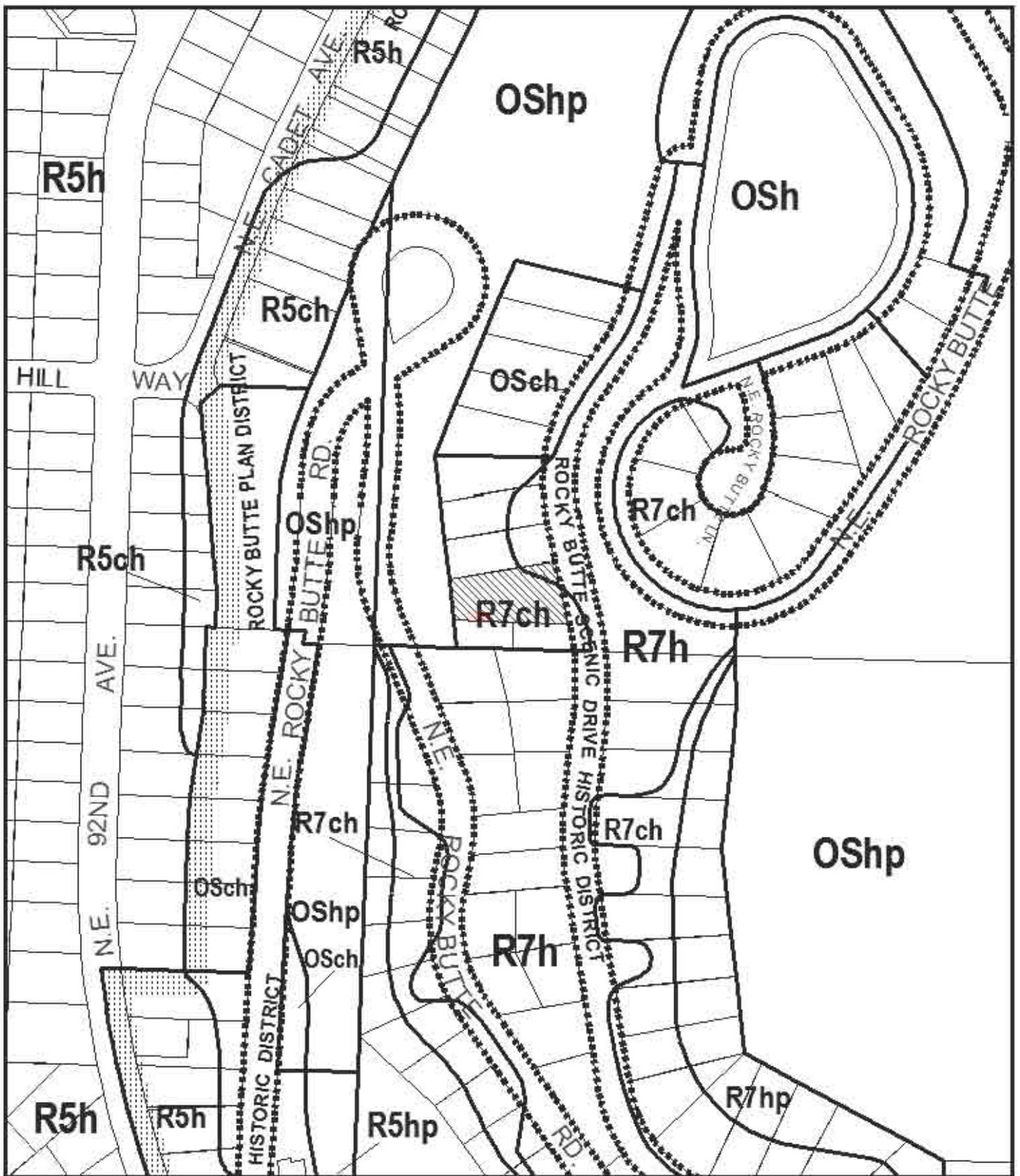
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Applicant's submittal dated November 27, 2007
  - 2. Applicant's submittal dated March 3, 2008
  - 3. Applicant's Geotech Report, Dated November 12, 2007
  - 4. Applicant's Geotech Report, Dated April 3, 2008
  - 5. Applicant's Arborist Report, Dated November 20, 2007
  - 6. Applicant's Request for a one-week extension dated March 27, 2008
  - 7. Applicant's Request for a one-week extension dated April 4, 2008
  - 8. Applicant's Stormwater Calculations, Dated April 8, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Existing Conditions Site Plan
  - 2. Proposed Development Site Plan (attached)
  - 3. Construction Management Site Plan (attached)
  - 4. Mitigation Site Plan (attached)
  - 5. Site Grading Plan (attached)
  - 6. Stormwater Management Plan (attached)
  - 7. Exterior House Elevations
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
    - a. Bureau of Environmental Services, 2<sup>nd</sup> Response
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Site Development Review Section of BDS
- F. Correspondence:
  - 1. Susan Trummel, March 13, 2008, response to public notice
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Incomplete letter from staff to applicant dated December 14, 2007
  - 4. Email Correspondence from Site Development approving stormwater calculations

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**



# ZONING

 Site

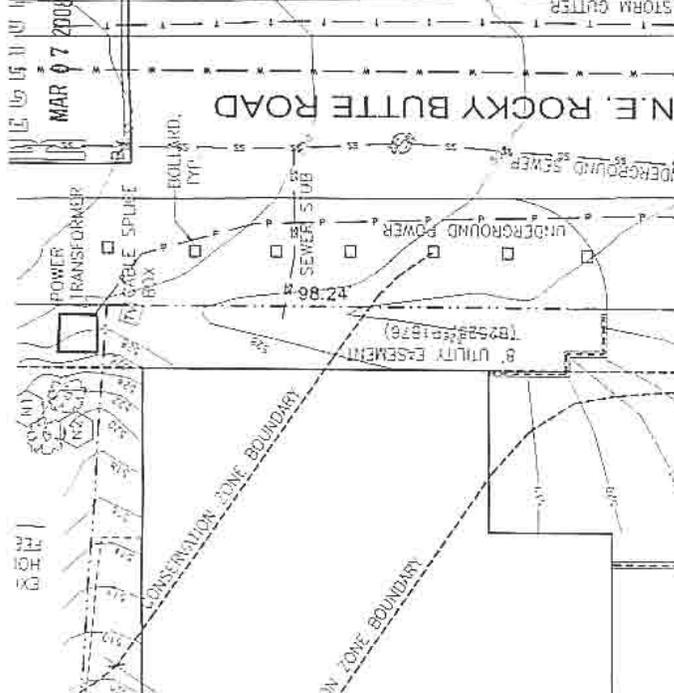


This site lies within the:  
ROCKY BUTTE PLAN DISTRICT

File No.	LU 07-179883 EN
1/4 Section	2740
Scale	1 inch = 200 feet
State_Id	1N2E28AB 1900
Exhibit	B (Dec 04, 2007)





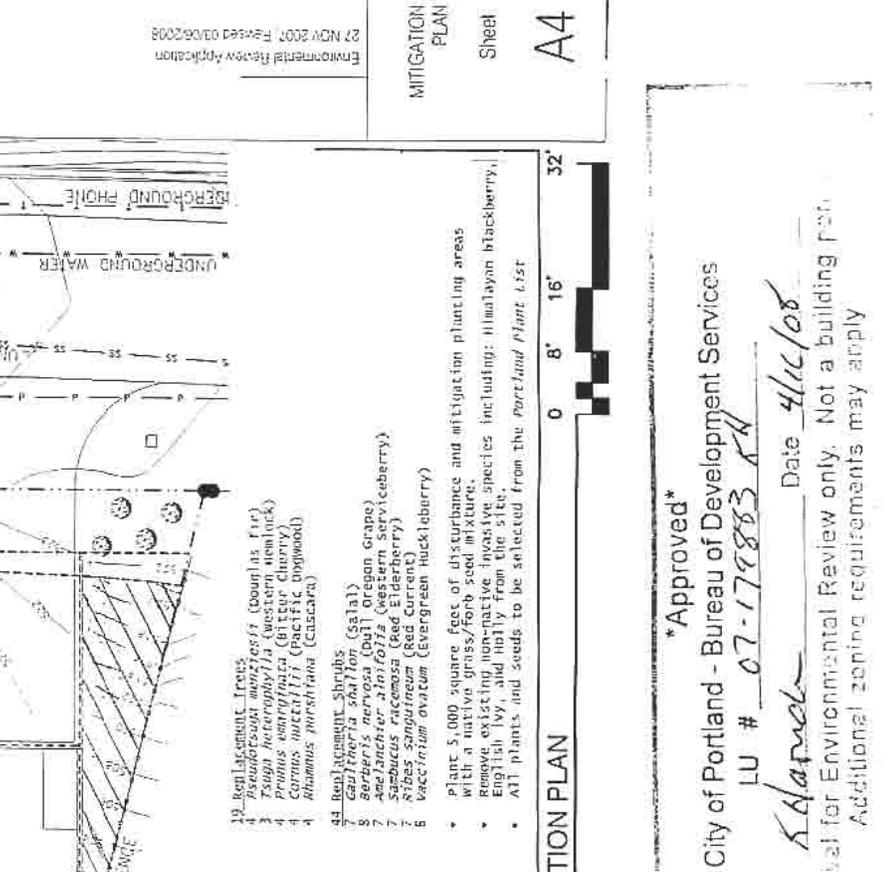


- 19 Replacement Trees
- 1 *Pseudotsuga menziesii* (Douglas Fir)
  - 2 *Tsuga heterophylla* (Western hemlock)
  - 3 *Prunus emarginata* (Bitter Cherry)
  - 4 *Cornus nuttallii* (Pacific dogwood)
  - 4 *Alnus incana* (Cascara)
  - 4 *Castilleja* (Castilleja)
  - 7 *Sambucus racemosa* (Red Elderberry)
  - 7 *Ribes sanguineum* (Red Currant)
  - 8 *Vaccinium ovatum* (Evergreen huckleberry)
- 20 Replacement Shrubs
- 1 *Sambucus racemosa* (Red Elderberry)
  - 1 *Ribes sanguineum* (Red Currant)
  - 1 *Vaccinium ovatum* (Evergreen huckleberry)
  - 1 *Salix* (Salix)
  - 1 *Sambucus racemosa* (Red Elderberry)
  - 1 *Ribes sanguineum* (Red Currant)
  - 1 *Vaccinium ovatum* (Evergreen huckleberry)

\* Plant 5,000 square feet of disturbance and mitigation planting areas with a native grass/forb seed mixture.  
 \* Remove existing non-native invasive species including: Himalayan blackberry, English Ivy, and holly from the site.  
 \* All plants and seeds to be selected from the Portland Plant List

TREE REMOVAL AND REPLACEMENT SUMMARY TABLE

NO. *	Species	Common Name	Existing Size (diameter in inches)	Existing Diameter to be Removed within Retention Area (diameter in inches)	Proposed Replacement Trees (1" diameter trees)	Proposed Replacement Shrubs (1 Gallon Size)
6	<i>Acer Macrophyllum</i>	Big Leaf Maple	19	19	3	6
7	<i>Acer Macrophyllum</i>	Big Leaf Maple	20	20	3	6
8	<i>Acer Macrophyllum</i>	Big Leaf Maple	17	17	1	3
9	<i>Acer Macrophyllum</i>	Big Leaf Maple	23	23	3	6
10	<i>Acer Macrophyllum</i>	Big Leaf Maple	16	16	1	3
11	<i>Acer Macrophyllum</i>	Big Leaf Maple	17	17	1	3
15	<i>Quercus spp</i>	Pin Oak	6	6	Exempt (Non-native)	
16	<i>Pseudotsuga menziesii</i>	Douglas Fir	48	48	2	9
17	<i>Pseudotsuga menziesii</i>	Douglas Fir	22	22	5	9
18	<i>Pseudotsuga menziesii</i>	Douglas Fir	21	21	1	3
19	<i>Pseudotsuga menziesii</i>	Douglas Fir	20	20	1	3
20	<i>Pseudotsuga menziesii</i>	Douglas Fir	26	26	1	3
21	<i>Pseudotsuga menziesii</i>	Douglas Fir	27	27	1	3
22	<i>Pseudotsuga menziesii</i>	Douglas Fir	16	16	1	3
23	<i>Pseudotsuga menziesii</i>	Douglas Fir	21	21	1	3
24	<i>Pseudotsuga menziesii</i>	Douglas Fir	12	12	1	3
25	<i>Pseudotsuga menziesii</i>	Douglas Fir	11	11	1	3
26	<i>Pseudotsuga menziesii</i>	Douglas Fir	26	26	2	9
Total Inches:			144	144	17	36
Additional Proposed Mitigation Plants:			8	8	15	20
Inches Counted for Mitigation (does not include exempt trees):			138	138	17	56
Total:					17	56



- 20 Replacement Shrubs
- 1 *Sambucus racemosa* (Red Elderberry)
  - 1 *Ribes sanguineum* (Red Currant)
  - 1 *Vaccinium ovatum* (Evergreen huckleberry)
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\* Plant 5,000 square feet of disturbance and mitigation planting areas with a native grass/forb seed mixture.  
 \* Remove existing non-native invasive species including: Himalayan blackberry, English Ivy, and holly from the site.  
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Total:					17	56

\*Approved\*  
 City of Portland - Bureau of Development Services  
 LU # 07-17883-8A Date 4/16/08  
 Approved for Environmental Review only. Not a building permit.  
 Additional zoning requirements may apply

**RECEIVED**  
APR 07 2008

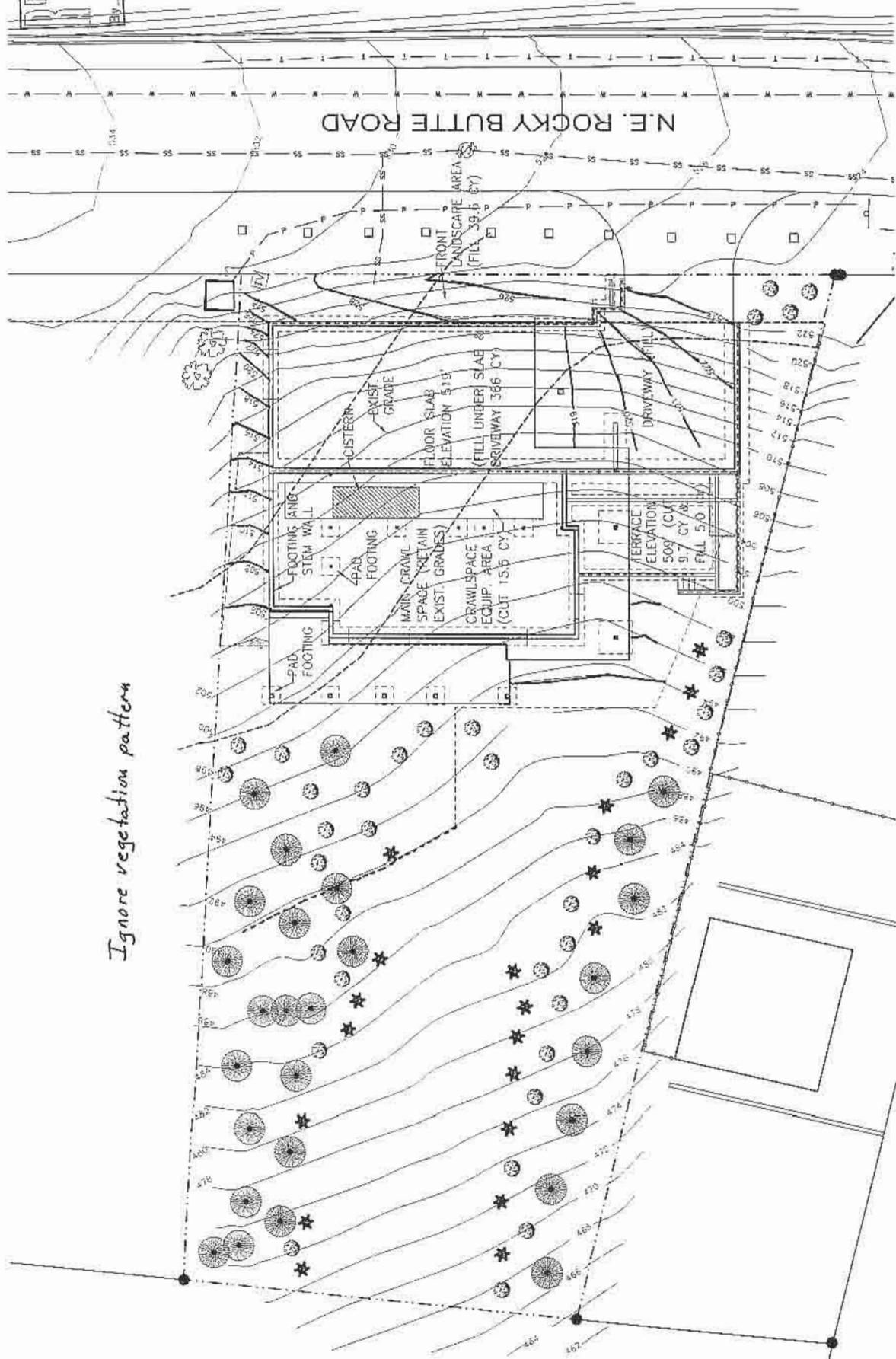
Portland, OR  
P297000 - Rocky Butte Road

Mapfile to:  
207 34 00000  
Project Location:  
30540 00000

Environmental Review Application  
27 NOV 2007, Revised 04/07/2008

SITE  
GRADING  
PLAN  
Sheet

A7



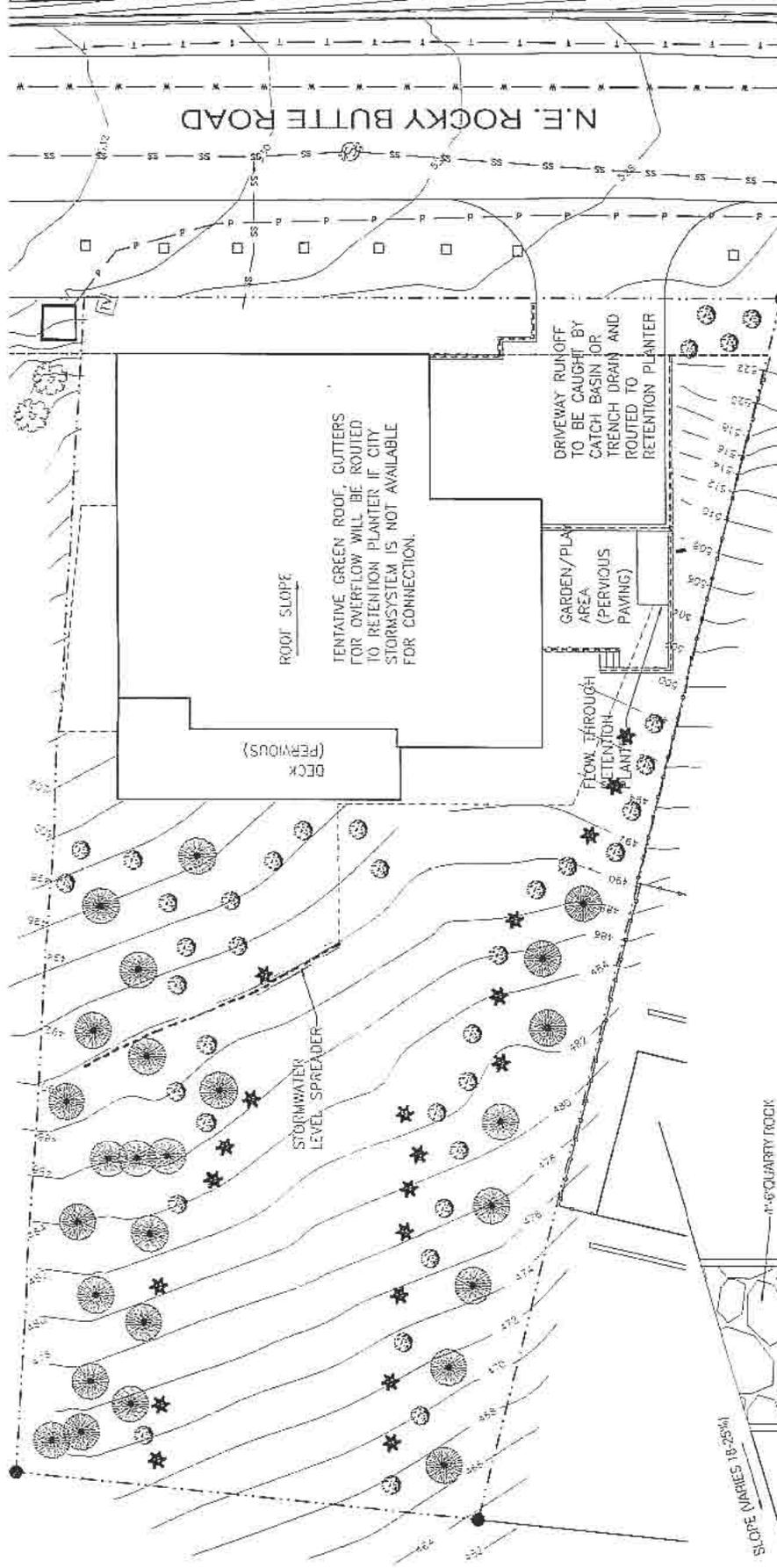
*Ignore vegetation pattern*



SITE GRADING PLAN ONLY

\*Approved\*  
City of Portland - Bureau of Development Services  
LU #07179883EA  
Date 4/16/08  
Approval for Environmental Review only. Not a building permit.  
Additional zoning requirements may apply.

APR 07 2008



Environmental Review Application  
 27 NOV 2007, Revised 04/07/2008

Portland, OR  
 R297000 - Rocky Butte Road

Portland, OR  
 2007 NOV 27  
 2008 APR 07

STORMWATER MANAGEMENT PLAN

Sheet A5

STORMWATER MANAGEMENT PLAN:

NEW IMPERVIOUS AREA OF GREEN ROOF IS APPROVED BY ARCH. COMMITTEE OF SUBDIVISION: 870 SF

NEW IMPERVIOUS AREA WITHOUT GREEN ROOF: 3,740 SF

TO MITIGATE THE IMPACTS OF ADDITIONAL PERMANENT DEVELOPMENT ON THE SITE, STORMWATER RUNOFF WILL BE MINIMIZED BY USE OF PERVIOUS PAVING AT THE GARDEN/PLAY AREA.

A GREEN ROOF IS TENTATIVELY PROPOSED PENDING APPROVAL BY THE SUBDIVISION ARCHITECTURAL COMMITTEE.

RUNOFF WATER FROM THE DRIVEWAY WILL BE COLLECTED IN A STORMWATER PLANTER AT THE EDGE OF THE GARDEN/PLAY AREA. THE WATER WILL FLOW THROUGH THIS PLANTER TO A STORMWATER LEVEL SPREADER ON SITE.

FOOTING AND OTHER SUBGRADE DRAINS WILL ALSO BE ROUTED TO STORMWATER SPREADER.



STORMWATER MANAGEMENT PLAN ONLY 8' 16' 32'

X-0-05.DWG

2 STORMWATER LEVEL SPREADER 1 1/2" = 1'-0"

\*Approved\*  
 City of Portland - Bureau of Development Services  
 LU # 07-172883 EN  
 Date 4/16/08

Approval for Environmental Review only. Not a building permit.  
 Additional zoning requirements may apply