



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
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Date: October 22, 2018
To: Interested Person
From: Morgan Steele, Land Use Services
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NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on November 21, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-251306 EN, in your letter. It also is helpful to address your letter to me, Stephanie Beckman. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-251306 EN

Applicant: Laura Guderyahn | Portland Parks and Recreation
1120 SW 5th Avenue | Portland, OR 97204-1912
laura.guderyahn@portlandoregon.gov | 503/823-6736

Owners: City of Portland
1120 SW 5th Avenue #1302 | Portland, OR 97204-1912

Site Address: 10040 NE 6TH DRIVE (Columbia Children's Arboretum)

Legal Description: TL 300 28.80 ACRES, SECTION 02 1N 1E
Tax Account No.: R941020500
State ID No.: 1N1E02C 00300
Quarter Section: 2030, 2031
Neighborhood: East Columbia NA, contact Anthony Giltner at eastcolumbialanduse@gmail.com.

Business District: Columbia Corridor Association, contact at info@columbiacorridor.org
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None
Other Designations: 100-Year Floodplain; *Columbia Corridor Environment and Industrial Mapping Project* – Resource Site #44

Zoning: *Base Zone:* General Industrial 2 (IG2)
Overlay Zones: Buffer (b), Environmental Conservation (c), Aircraft Landing (h), PDX Noise Impact (x)

Case Type: EN – Environmental Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

Portland Parks and Recreation (PP&R) is proposing to remove a total of 18 native trees over six inches diameter breast height (dbh) from the Environmental Conservation overlay zone within the Columbia Children’s Arboretum. Currently, there is an area within the arboretum that, as a result of successful mitigation plantings, has become hyper-dense, affecting the health of multiple trees within the stand and preventing native shrubs and groundcovers from establishing due to shade cover. Through the removal of the trees and the planting of native shrubs and ground covers, the goal of the project is to create healthier forests with a diversity of species and successional stages.

The 18 native trees, totaling 135 inches dbh, will be removed with a chainsaw and bucked up and left on site to serve as habitat for wildlife. Once the trees are removed, native shrubs and groundcovers will be planted in the newly thinned areas, providing species diversity; in total 3,363 shrubs and groundcovers will be planted from 30 different species. It is important to note all trees will be removed outside the bird nesting window to avoid impacting breeding/nesting birds.

The entirety of the project is located within the City’s Environmental Conservation overlay zone. Certain standards must be met to allow the work to occur by right. If the standards are not met, an Environmental Review is required. In this case, trees removed as part of the resource enhancement project will not be replaced as required (Table 430-3). Standard 33.430.170.C.5.E is not met by this proposal; therefore, the work must be approved through an Environmental Review.

Relevant Approval Criteria:

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

■ **Section [33.430.250\(B\)](#) – Resource Enhancement Projects**

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. This application was submitted on October 11, 2018 and determined to be complete on October 18, 2018.

Decision Making Process

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

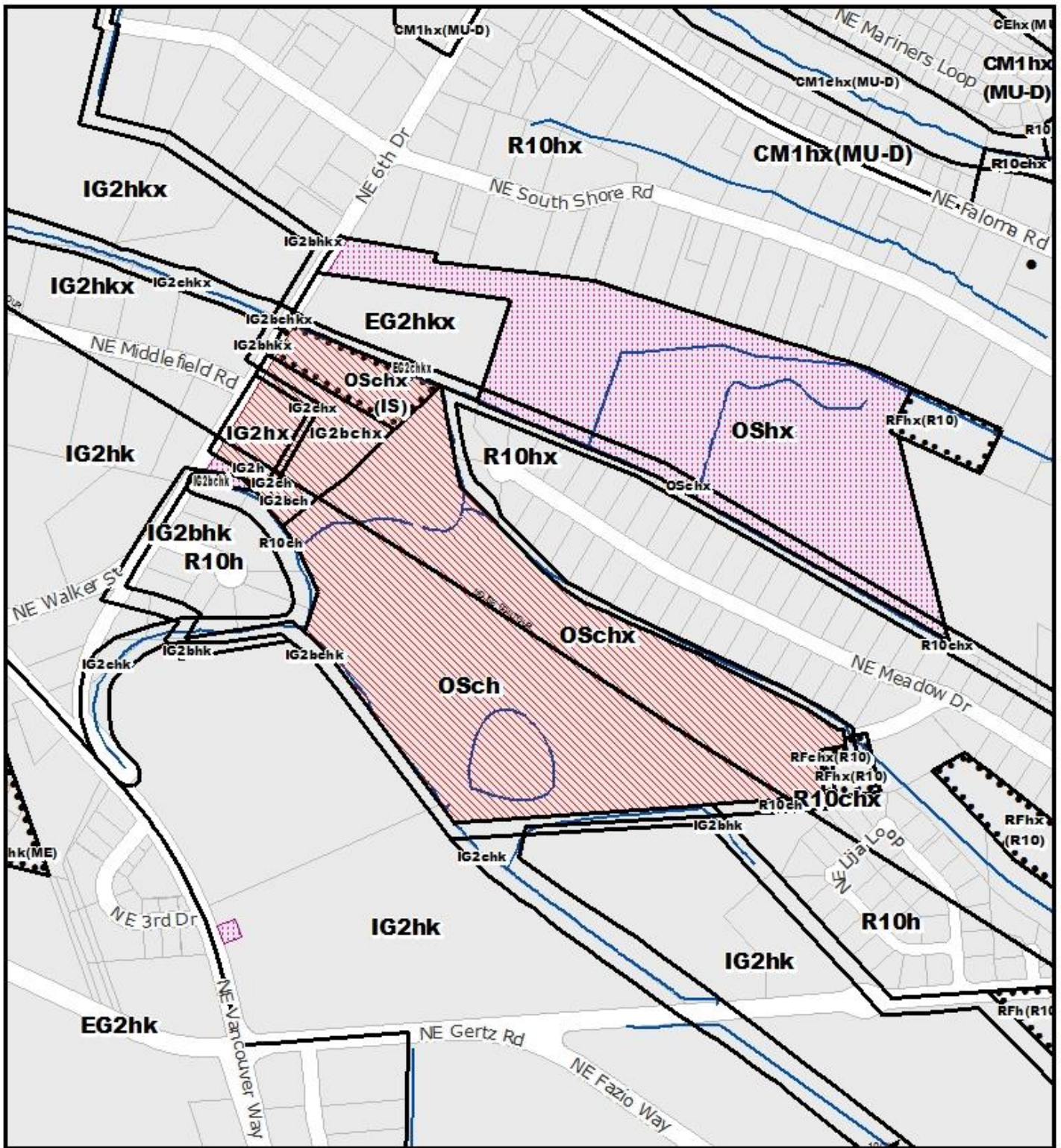
Appeal Process

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map
Site Plan



ZONING



-  Site
-  Also Owned Parcels
-  Stream
-  Conservation Landmarks

File No.	LU 18-251306 EN
1/4 Section	2030,2031
Scale	1 inch = 400 feet
State ID	1N1E02C 300
Exhibit	B Oct 12, 2018

**CCA Native Tree Thinning Project
Proposed Development Plan**



Legend

- Trees larger than 6" dbh to be removed
- Trees less than 6" dbh to be removed
- Trees to Remain
- ▨ City of Portland Wetlands

Permanent Disturbance: 0 sq ft
Temporary Disturbance: 38,350 sq ft

Meadow Lane Entrance
(50ft)

