

From: Jeff C Burns <jeff@organicmodern.com>
Sent: Tuesday, October 17, 2017 10:04 PM
To: Planning and Sustainability Commission
Subject: Code Reconciliation Testimony

Regarding Comp Plan Reconciliation
psc@portlandoregon.gov
Planning and Sustainability Commission – Title 33 Issues

Dear Planning Staff,

I know this is really ticky tacky for title 33, BUT, we're here doing this, and it addresses livability and environment in the comp plan, so...

33.110.257 Retaining walls, part C.1

I don't think the public cares about how much a retaining wall lives underground. I'd like to see this code section address the visible wall created by a retaining walls, which is the scope planning would be concerned with.

I'd like to propose the code read:

- 1. Retaining walls are limited to 4 feet in height, measured from grade 18" away from the face of the wall. Maximum slope away from the wall may be 2 horizontal : 1 vertical.**

33.248.020

In addition, the L2 screening method is one of the nastiest strip mallish gas station landscape blow and go methods of dressing up a property I've seen. The 70s called and want their hedge back already. The continuous 3 foot screen hedge has got to go. We can see the cars and pumps and merchandise over the 70's era hedge anyway... dump the wall allowance, allow for mulch area around trees and shrubs for maintenance, and let the landscape form useable areas on the property owners side of land, instead of a wasteland on the sidewalk side, with rats, camping, and beer cans stuck in a hedge.

Revise to:

- 2. Required materials. The L2 standard requires enough low shrubs to form an average 3 ft high screen with 50% evergreens, minimum. In addition, one large tree is required per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet, with combined species and spacings preferred. Ground cover small cover 50% of the remaining landscape area.**

Additionally, L3 is about the same nastiness, but seems like the code allows for a 6 ft concrete wall for graffiti instead. You get the idea... Let's modernize and make it better.

33.248.020 (same section)

F. F1. Partially sight obscuring fence.

I've never hung out with the group of people that like the chain-link fence with plastic slats look. It definitely doesn't 'soften the impact of use or development'. Could we get rid of the diagram at a minimum, and let some design creativity in?

Revise to:

- 2. Allowed materials. Screening shall incorporate L3 screening for 25% of the length. Fences shall be 6 feet minimum high, permanent, and 50% minimum sight obscuring for the total length, average.**

I think the changes would allow for sympathetic design alternatives to soften environmental impact, allow for innovative approaches to design, and make for a better community. Thanks!

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