

## Moore-Love, Karla

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**From:** Sandi Sheets <sandisheets@comcast.net>  
**Sent:** Monday, February 05, 2018 9:50 PM  
**To:** Moore-Love, Karla  
**Subject:** MACADEM RIDGE

I support the neighborhood association's position and think this project should be denied!

This project has 5 bureaus not able to approve it:

Bureau of Development Services (BDS) --Portland Bureau of Transportation (PBOT) --City of Portland Environmental Services --City of Portland Fire Prevention Services --Portland Parks & Recreation Urban Forestry

The impact of the trees being cut and the land being destabilized WILL significantly affect this landslide prone area. The existing homes to the west could be adversely affect by this development.

The traffic this development will bring into the eastern section of South Burlingame, on our semi improved, narrow twisty streets will further clog the failed intersection and Terwilliger and Taylor's Ferry Rd, and the intersection at SW Troy and SW Terwilliger. Right now SW Troy onto Terwilliger takes 2-3 signal cycles in clear in the morning rush hour.

Please consider the livability of our neighborhood but perhaps more importantly the adverse effort on a sensitive environment area. Please draw the line here!

Sincerely,  
Sandra Sheets  
7948 SW 4<sup>th</sup> Ave,  
Portland Or 97219



Virus-free. [www.avast.com](http://www.avast.com)

**Moore-Love, Karla**

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**From:** Jean Duffett <jwduffett@earthlink.net>  
**Sent:** Monday, February 05, 2018 9:49 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project, Macadam Ridge, should be denied!

Jean Duffett  
0350 SW Dakota St  
Portland, OR 97239

## Moore-Love, Karla

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**From:** Brienna Grover <brienna@gmail.com>  
**Sent:** Monday, February 05, 2018 9:47 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Hi,

I support the neighborhood association's position and think this project should be denied!

I drive a stretch down Taylors Ferry every day and cringe when I see cars trying to exit that neighborhood or pedestrians walking on the side of the road (no sidewalk).

Please don't put the infill in that area without improving the livability of the neighborhood!

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Brienna Grover  
2920 SW Stanley Ct.  
Portland, OR 97219

**Moore-Love, Karla**

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**From:** Shantara Grace <shantara@shantaragrace.com>  
**Sent:** Monday, February 05, 2018 9:41 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Macadam Ridge File# LU-16-213734 LDS EN M EV I support the neighborhood association's position and think this project should be denied.

Shantara Grace  
6825 SW 11th Drive  
Portland, OR 97219

## Moore-Love, Karla

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**From:** Matt DiVeronica <mjdivo@gmail.com>  
**Sent:** Monday, February 05, 2018 9:27 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied. The environmental damages will be profound and the level of traffic increase in a dangerous section of road will make for increased traffic accidents and likely fatalities. Is that worth it?

Matt DiVeronica  
1242 SW Hume Ct  
97219

## Moore-Love, Karla

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**From:** Elaine Nishimura <elaine.nishimura@att.net>  
**Sent:** Monday, February 05, 2018 9:13 PM  
**To:** Moore-Love, Karla  
**Subject:** Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Elaine Nishimura  
910 SW Hume St  
Portland, OR 97219

**Moore-Love, Karla**

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**From:** shai huang <huangsshai@yahoo.com>  
**Sent:** Monday, February 05, 2018 8:47 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Kara Moore Love

I support the neighborhood association's position and think this project should be denied!

Shai Huang  
1516 SW Carson  
Portland OR 97219

## Moore-Love, Karla

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**From:** Natalia Bronner <natalia.bronner@gmail.com>  
**Sent:** Monday, February 05, 2018 8:13 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Message: I support the neighborhood association's position and think this project should be denied! Your name: Kenneth and Natalia Bronner Your address: 6435 SW Burlingame Avenue, Portland, OR 97239



## Moore-Love, Karla

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**From:** Ljherskowitz <ljherskowitz@earthlink.net>  
**Sent:** Monday, February 05, 2018 7:12 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge

Please. No new construction on the ridge.

L J Herskowitz, DO, MBA  
Portland, Oregon

## Moore-Love, Karla

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**From:** Elaine Leback <elaineleback@gmail.com>  
**Sent:** Monday, February 05, 2018 7:08 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam ridge development

I support the neighborhood associations position. This development should be denied. Building 21 houses would be devastating in a known landslide zone. A good compromise might be to sell maybe 6 lots for individual development. Large scale doesn't belong there.

Sincerely,

Elaine Leback

## Moore-Love, Karla

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**From:** Sherry Todd <sherrypooletodd@gmail.com>  
**Sent:** Monday, February 05, 2018 6:06 PM  
**To:** Moore-Love, Karla  
**Subject:** Opposition to SW development.

Macadam Ridge File# LU-16-213734 LDS EN M EV

Terrible spot to develop due to erosion, landslide, and increased traffic on roads that cannot handle it. We support the neighborhood org. Position.

Sherry Poole Todd  
2919 SW Luradel Lane  
Portland OR 97219  
503.245.6318

## Moore-Love, Karla

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**From:** David Boulanger <david.j.boulanger@gmail.com>  
**Sent:** Monday, February 05, 2018 5:51 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Ms Moore-Love,

I support the neighborhood association's position that the above-mentioned application should be denied. As a resident of the neighborhood I sincerely am concerned about the negative impact this development may have. We have a three year old, and frequently feel the impact of degrading roads, no side walks and lack of a park in our part of the neighborhood. By increasing the density this will further stress the degrading roads, increase traffic and increase safety hazards.

While I believe in development, I do not support ill planned development. As was the case of our city agencies that also did not support this application. For the sake of our children and community please stop this application.

Kind Regards,

David Boulanger  
8324 SW 2nd ave  
Portland, OR

## Moore-Love, Karla

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**From:** Barbara Wankowicz <barbara.wankowicz@comcast.net>  
**Sent:** Monday, February 05, 2018 5:48 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I am a resident in South Burlingame neighborhood and I support the neighborhood association's position and think this project should be denied!

Barbara Wankowicz  
8050 SW 5<sup>th</sup> Ave  
Portland, OR 97219

## Moore-Love, Karla

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**From:** Don Mickey <dlmickeyor@gmail.com>  
**Sent:** Monday, February 05, 2018 5:41 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Donald Mickey  
530 SW Maplecrest Dr  
Portland, OR 97219

## Moore-Love, Karla

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**From:** John Croft <johncroft@yahoo.com>  
**Sent:** Monday, February 05, 2018 5:37 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

In regards to the Macadam Ridge Development proposed in SW Portland.  
I support the neighborhood association's position and think this project should be denied! John Croft  
804 SW Moss St  
Portland, OR 97219

## Moore-Love, Karla

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**From:** wenpdx@gmail.com  
**Sent:** Monday, February 05, 2018 5:30 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Hello,

I support the neighborhood association's position and think this project should be denied!

Respectfully,

Wendy Broussard  
9310 SW 8th Dr  
Portland, OR 97219

Sent from my iPhone



## Moore-Love, Karla

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**From:** Keith Richardson <thekeithlane@gmail.com>  
**Sent:** Monday, February 05, 2018 5:29 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Karla,

I support the neighborhood association's position and think this project should be denied!

It sounds like this is getting pushed through despite mounting arguments against it.

Thank you,  
Keith Richardson  
9416 SW View Point Terrace  
Portland, OR, 97219

## Moore-Love, Karla

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**From:** Becky Wright <beck7823@comcast.net>  
**Sent:** Monday, February 05, 2018 5:21 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV Message: I support the neighborhood association's position and think this project should be denied! I have lived in this neighborhood for close to 30 years and I can't fathom building homes on this possible landslide. The greed in Portland has become unbelievable, more property tax which has been poorly allocated. Taylor's Ferry is a very dangerous stretch of roadway and overcrowded during peak hours. The cement barrier has been sitting there for probably 20 years and that slide area has never been fixed. Now you want to add more traffic to this already extremely bad situation. Time for Portland to do the RIGHT thing, DENY this project.

Becky Wright  
7823 SW 4th Ave.  
Portland, OR 97219

**Moore-Love, Karla**

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**From:** Peggy Jackson <peggyjackson3@yahoo.com>  
**Sent:** Monday, February 05, 2018 5:11 PM  
**To:** Moore-Love, Karla  
**Subject:** Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Attention Ms. Moore-Love:

I support the neighborhood association's position and think this project should be denied! Peggy Jackson  
8424 SW 11th Avenue,  
Portland, OR 97219  
503-502-0077

## Moore-Love, Karla

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**From:** thomas <tcgeangel@msn.com>  
**Sent:** Monday, February 05, 2018 5:08 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge

We agree with the neighborhood association that the proposed development is a disaster waiting to happen. Please deny this proposal.  
Tom and Cathy Angerilli

Sent from [Mail](#) for Windows 10

## Moore-Love, Karla

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**From:** OR Howard <orclh2@yahoo.com>  
**Sent:** Monday, February 05, 2018 4:57 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

We support the neighborhood association's position and think this project should be denied!

O. R. Howard  
SW Dewitt St  
Hillsdale

Sent from my iPad

## Moore-Love, Karla

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**From:** Deborah Honthaner <honhand@yahoo.com>  
**Sent:** Monday, February 05, 2018 4:44 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge Development, File # LU-16-213734LDS EN M EV

My name is Deborah Honthaner, living the southwest for 37 years, presently at the address of 8430 SW 37th Ave, 97219 for 29 years.

I sincerely object to the Macadam Ridge Development on the grounds of environmental impact and safety (landslides!). Portlanders cannot continue to loose significant green space and habitat for our native critters. These beautiful places make our city what it is, livable !! Our climate is changing, we need all the trees we can save and well as the natural water features which provide life for our many species.

I agree with the Neighborhood Association position and sincerely hope this development will be Denied. There is no amount of \$\$\$ that can replace what we all will lose.

Thanks,

Deborah Honthaner

## Moore-Love, Karla

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**From:** Rosi Goldsmith <annerosina@gmail.com>  
**Sent:** Monday, February 05, 2018 4:35 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear City Council, and elected officials,

I have been following the news about the Macadam Ridge development process. Please deny this proposal.

I support the neighborhood association's position and think this project should be denied!

Rosi Goldsmith  
3138 SW Carson St.  
Portland, OR 97219

Sent from my iPhone

## Moore-Love, Karla

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**From:** klea246@aol.com  
**Sent:** Monday, February 05, 2018 4:31 PM  
**To:** Moore-Love, Karla  
**Subject:** Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

We support the neighborhood association's position and think this project should be denied!

Ken & Tammy Leatherman  
4205 SW Corbett Avenue  
Portland, OR 97239



## Moore-Love, Karla

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**From:** scott@laketheatercafe.com  
**Sent:** Monday, February 05, 2018 4:20 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association in its view that the development project should be denied.

Scott shufelt  
5920 SE Milwaukie Ave  
Portland OR 97202

## Moore-Love, Karla

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**From:** Janet Kuh-Urbach <jankuhlurbach@gmail.com>  
**Sent:** Monday, February 05, 2018 3:56 PM  
**To:** Moore-Love, Karla  
**Subject:** Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

To the Portland City Council:

I am 100% in support of the thorough case that the SBNA has built around the Macadam Ridge development and **urge you to deny the appeal** which only became an issue when one hearing officer approved a development **against the recommendation of DENIAL by 5 of the 6 reviewing City bureaus**. The area is a landslide prone area and there is no reasonable plan to improve the traffic flow at the entrance on Taylor's Ferry where most recently one teen was hit TWICE by automobiles while trying to cross. Allowing this type of large development in an area like this rich in mature trees in face of all the other detractions gives the wrong message to developers and sets a poor precedent.

Jan Kuhl-Urbach  
1930 SW Orchid Place

## Moore-Love, Karla

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**From:** julie nash <julienash2010@hotmail.com>  
**Sent:** Monday, February 05, 2018 3:49 PM  
**To:** Moore-Love, Karla  
**Subject:** Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Julie Nash  
4733-B SW 1st Ave  
Portland 97239

## Moore-Love, Karla

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**From:** Cynthia Polance <cynthiapolance@gmail.com>  
**Sent:** Monday, February 05, 2018 3:39 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Ms. Moore-Love,

I support the neighborhood association's position and think this project should be denied! Cynthia Polance  
8125 SW Ruby Ter  
Portland OR 97219

## Moore-Love, Karla

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**From:** Jan Friedman <jan97219@gmail.com>  
**Sent:** Monday, February 05, 2018 3:38 PM  
**To:** Moore-Love, Karla  
**Subject:** Fwd: CASE FILE #LU 16-213734  
**Attachments:** Jan E Friedman Testimony Opposed.pdf

Dear Ms. Moore-Love,

I am a member of the South Burlingame Neighborhood Association, a neighbor and a citizen of Portland. I have attached my written testimony for the hearing set for Wednesday, February 7, 2018 at 2:00 p.m. My statement is in opposition to Mr. Oden-Orr's approval of the Applicant's proposal on a number of bases, including that the Hearings Officer did not hold the Applicant to its burden of proof.

I am requesting that Council over-turn Mr. Oden-Orr's decision.

Thank you for your courtesies.

Sincerely, Jan E. Friedman

7808 SW RUBY Terrace  
Portland, OR 97219  
(503) 545-8347  
jan97219@gmail.com

Sent with Attachment

Opposition to Mr. Oden-Orr's Decision Re: Macadam Ridge  
Neighbor and SBNA Member Jan Friedman  
For Hearing on February 7, 2018  
Page 1

For Hearing on February 7, 2018

Portland City Council  
1221 SW 4<sup>th</sup> Avenue, Room 140  
Portland, Oregon 97204  
[Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov)

Re: CASE FILE #LU 16-213734  
BDS Case File: LU16-213734LDS EN M EV  
Opposition to Mr. Oden-Orr's Approval of Macadam Ridge Development Application  
Jan E. Friedman and with South Burlingame Neighborhood Association

Dear Mayor Wheeler and Commissioners:

My name is Jan E. Friedman. My home is located in the historic landslide zone at 7808 SW Ruby Terrace in the South Burlingame neighborhood in the City of Portland. I have lived in my home for nineteen (19) years; I am a member of the South Burlingame Neighborhood Association (SBNA) and I **strongly oppose** Hearings Officer Oden-Orr's approval of the application in the above-referenced matter. I am in support of written and oral testimony of from the SBNA's Attorney, Carrie Richter as well as from the SBNA, neighbors and citizens.

Mr. Oden-Orr failed to hold the Applicant to its burden of proof—of having substantial evidence for each and every element of the applicable codes. I request that you overturn Judge Oden-Orr's decision because to do otherwise will reap irreparable harm to our environment, to our community safety—not only for our neighborhood but for broader Portland.

I object to Mr. Oden-Orr's Decision on four (4) major bases. Briefly, the land slated to be developed is in an environmental overlay as well as a historic landslide zone. The evidence in the record does not provide sufficient mitigation for these zones. The proposed development creates serious safety/ traffic concerns that likewise were not adequately addressed. In summation, the concerns wherein Mr. Oden-Orr allowed the applicant to fall short of its burden of proof are: (1.) the environmental overlay zone; (2.) the landslide zone; and (3.) the safety/ traffic problems. Finally, in addition, (4.) our Due Process rights as citizens were violated during the course of the above-referenced proceedings.

Jan E. Friedman  
7808 SW Ruby Terrace  
Portland, Oregon 97219

Our Due Process rights as South Burlingame Neighborhood Association members and citizen/ neighbors have been violated during the course of this hearings process. Given that the subject matter of this hearing is development of a large tract of land with the Applicant having the burden of proving substantial compliance with relevant codes, the requisite due process is significant. As you are aware, as a party to this proceeding, the SBNA as well as the citizen/ neighbors have a right to Notice as well as to the Opportunity to be Heard. These rights emanate from our United States Constitution, specifically the Fifth and Fourteenth Amendments. The **Due Process** Clause safeguards parties from arbitrary denial of life, liberty, or property by the government outside the sanction of law.

I have itemized some of the egregious Due Process violations that we<sup>1</sup> have been subjected to. These violations must be weighed to support the SBNA and citizens/ neighbors position that Mr. Oden-Orr's decision should be over-turned. I have outlined four (4) basic Due Process violations below:

1. The SBNA and citizens/ neighbors' ***Due Process rights were violated*** based on being denied adequate time to respond to Mr. Koback's late entered information. During the second hearing before Mr. Oden-Orr on October 30, 2017, Mr. Koback, attorney for the Applicant, submitted over two-hundred (200) pages of new documents. Having been an attorney<sup>2</sup> for over twenty-eight (28) years, I could both determine from experience as well as viscerally that, under the circumstances, this was clearly wrong. Disallowing SBNA and the citizens/neighbors adequate time violates an opportunity to be heard. The content of the documents--including but not limited to lengthy letters by Mr. Koback as well as lengthy documentation from the Applicant's expert--needed to be carefully reviewed and responded to. This Due Process violation is further documented in the SBNA and my objection dated November 6, 2017. Originally, Mr. Oden-Orr allowed the SBNA and the neighbors/ citizens one (1) week to respond to this new information. Then, Mr. Oden-Orr on November 20, 2017 issued an Interim Order that allowed some additional time, until November 20, 2017<sup>3</sup>. However, the SBNA and the neighbors/ citizens were not given any forewarning of this additional time occurring over the Thanksgiving holiday<sup>4</sup>. The SBNA and neighbors/ citizens did not have adequate time to receive, review and respond to this eleventh hour submission of information. In addition, the SBNA

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<sup>1</sup> SBNA, neighbors and citizens.

<sup>2</sup> I am not the attorney in this matter but am appearing as an SBNA member, citizen, and neighbor.

<sup>3</sup> Mr. Oden-Orr provided the SBNA, neighbors, and citizens from November 20, 2017 until December 7, 2017.

<sup>4</sup> It is challenging to mobilize neighbors over a holiday when there was no forewarning that this window would exist prior to the day of the beginning of additional time, November 20, 2017.

and the neighbors/ citizens were appearing *pro se* and should have been provided additional time so that the administrative record would be full and fair representation of the facts. Moreover, the City Bureau's review was compromised by this short time frame as they had to access, review and respond to much information that was entered into the record during the final days by the applicant.

2. The SBNA and citizens/ neighbors' ***Due Process rights were violated*** because they were denied the "Right to be Heard". Mr. Oden-Orr's decision is a testament to his not having considered any information from this group. His sole reference to the whole group of many SBNA, neighbor and citizen testimony is to have attached a document entitled "Exhibits"<sup>5</sup> which list the document (Letter, Response, the date, and the author). There is no discussion of the content of the eighty-two (82) letters<sup>6</sup> submitted in opposition to the Applicants proposed development of Macadam Ridge. In addition, errors exist such as my name is not included in the group of people who provided oral testimony on October 16, 2017—but I did testify orally on October 16, 2017. Moreover, this "Exhibit" states that I read my letter as testimony on October 30, 2017<sup>7</sup>--which likewise is inaccurate because I did not read my testimony. On this date, after Mr. Koback described his new and late information, we objected to Due Process violations<sup>8</sup>, with Robert Lennox making this objection on behalf of SBNA. This further supports that the SBNA and citizens/ neighbors' testimony and evidence was not considered. We were a party to this action, yet Mr. Oden-Orr did not even state that he had reviewed our information, had considered and was choosing to ignore it. In the Decision of the Hearings Officer, there was mention of the general concerns addressed by the SBNA letters according to BDS Staff. This acknowledged the receipt of letters, but Mr. Oden-Orr did not analyze what if any weight they were being accorded.<sup>9</sup>
3. Mr. Oden-Orr's decision on its face evidences that ***he violated the SBNA and neighbor's Due Process rights***. His decision includes quotes from the Applicant; quotes from the City Bureau; usually further quotes from the Applicant. The SBNA and citizens/ neighbors were not heard as there are no quotes,

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<sup>5</sup> Decision of Hearings Officer, pp.87-94.

<sup>6</sup> Mr. Oden-Orr's Decision attachment entitled "Exhibit". Note, these 82 letters had 56 individual authors, including one (1) aerial video.

<sup>7</sup> Decision of Hearings Officer, 91, no. 68

<sup>8</sup> I approached counsel table to object based on Due Process; Robert Lennox as President of SBNA objected on this basis.

<sup>9</sup>



statements or text included in the decision by Mr. Oden-Orr aside from one brief synopsis by a City Bureau. Mr. Oden-Orr's decision is approximately one-hundred pages long. The SBNA and the neighbor/ citizens' voice was essentially excluded. However, we were at both hearings, we submitted written testimony and we had an expert. A review of Mr. Oden-Orr's entire decision does not convey that the SBNA and neighbors/ citizens were a party—aside from the small exceptions on page 10 and the Exhibit attachment. Mr. Oden-Orr did not even mention the substance of any of the voluminous and ample written and oral testimony from SBNA and neighbors/ citizens. Mr. Oden-Orr's decision reads as if SBNA and the neighbor/ citizens were essentially non-participants. He gave overlooked the SBNA or neighbor/ citizen's evidence. He did not explain why this evidence was not considered. Mr. Oden-Orr's does not analyze any testimony from the SBNA and neighbors/ citizens, not even to explain why he was giving it no weight. Further, Mr. Oden-Orr did not provide an explanation why after quoting the Applicant, then quoting the City Bureau, he continually found for the applicant. Mostly, he "cut and paste" quotes and put them together after which he for no given reason, chose one. The burden of proof requires more than a coin toss by the Hearings Officer. Overall, SBNA and citizens/ neighbors' evidence was merely identified as having been catalogued—that is all. The significance of all of the SBNA and neighbor/ citizen's evidence was nil—with no explanation from Mr. Oden-Orr. This lack of inclusion or consideration holds true for SBNA's expert in civil and environmental issues, named PACE.

4. Mr. Oden-Orr's decision further **violates the SBNA and the neighbor/ citizens' Due Process rights** because it gives the Applicant a pass from meeting its burden of proof and farms out many concerns to the attached conditions. SBNA and the neighbors/ citizens will not be any part of any of those permitting and subsequent discussions. These conditions can be met subject to discretion and without oversight. The conditions should be part of the present substantial evidence required by the Applicant. They are testament to the fact that the Applicant did not meet its burden of proof at the time of the hearings. Instead Mr. Oden-Orr chose to approve the application conditionally based upon future unknown and unknowable events. The practical result of Mr. Oden-Orr's decision is that the Applicant will have no notice or opportunity to be heard as to a key part of the Applicant's development plan.

Mr. Oden-Orr approved the Applicant's modified fourth alternative despite the fact that the Applicant did not meet its burden of proof and that SBNA and the neighbor/ citizens' **Due Process rights were violated**. I request that you over-turn Mr. Oden-Orr's decision as it would cause irreparable harm. The bulldozers come in, the 505 trees are

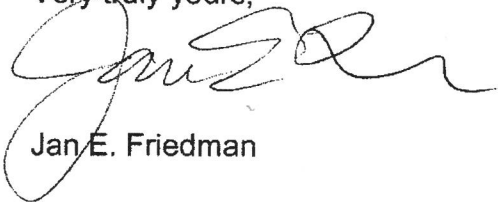
Jan E. Friedman  
7808 SW Ruby Terrace  
Portland, Oregon 97219

Opposition to Mr. Oden-Orr's Decision Re: Macadam Ridge  
Neighbor and SBNA Member Jan Friedman  
For Hearing on February 7, 2018  
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felled, the 60 types of mammals and 30 types of birds are displaced, and the safety of neighbors is reduced. Mr. Oden-Orr failed to hold the Applicant to its Burden of Proof--substantial evidence that its proposal complies with the law. I request that you overturn Mr. Oden-Orr's decision based on our ***Due Process rights being violated***—this Due Process rights concern should be combined with the support on additional grounds from SBNA's attorney, SBNA and neighbors/ citizens.

Thank you for your courtesy in considering my testimony. If you have any questions or concerns, please contact me at 503-545-8347 (phone) or [jan97219@gmail.com](mailto:jan97219@gmail.com)

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jan E. Friedman".

Jan E. Friedman

Jan E. Friedman  
7808 SW Ruby Terrace  
Portland, Oregon 97219

## Moore-Love, Karla

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**From:** Deanna Rizzo <rizzo1.618@gmail.com>  
**Sent:** Monday, February 05, 2018 3:36 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied! This is based on environmental and land-use issues that would not be adhered to and would set a negative precedent for projects like this in the future. Deanna Rizzo  
7912 SW Crestline Dr  
Portland OR 97219

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Thank you,  
Deanna Rizzo

## Moore-Love, Karla

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**From:** Jarvis Schuckman <schuckman98@gmail.com>  
**Sent:** Monday, February 05, 2018 3:31 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

As someone who lives in the area, and will have their schools directly impacted by this, I support the neighborhood association's position and think this project should be denied.

Thank you,

Jarvis Schuckman

1389 SW Taylors Ferry Ct.

## Moore-Love, Karla

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**From:** Deidre <deidrew2818@gmail.com>  
**Sent:** Monday, February 05, 2018 3:27 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

Karla Moore, I support the neighborhood association's position and think this project should be denied! Deidre Weiler  
2818 SW Troy St.  
Portland, OR 97219

## Moore-Love, Karla

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**From:** Niki Larson <larsonn@ohsu.edu>  
**Sent:** Monday, February 05, 2018 3:27 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File # LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Juanita (Niki) Larson  
8232 SW 2<sup>nd</sup> Ave  
Portland, OR 97219

## Moore-Love, Karla

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**From:** Karstan Lovorn <karstanlovorn@gmail.com>  
**Sent:** Monday, February 05, 2018 3:26 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I am fully in support of this project and my neighborhood association does NOT speak for me. More infill like this please!

Karstan Lovorn  
1331 SW Hume Court 97219

## Moore-Love, Karla

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**From:** Wendy Sample <wendyworks@ymail.com>  
**Sent:** Monday, February 05, 2018 3:09 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

To Portland City Council,  
I support our neighborhood association's position and support this project be denied.  
Wendy Sample  
5525 SW Kelly Ave  
Portland OR 97239

Wendy Sample  
503.754.9698



## Moore-Love, Karla

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**From:** Holland Smith <hollandmsmith@gmail.com>  
**Sent:** Monday, February 05, 2018 3:08 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

~Holland Smith

## Moore-Love, Karla

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**From:** Linda Reedijk <greengirlpdx@yahoo.com>  
**Sent:** Monday, February 05, 2018 2:34 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File # LU-16-213734 LDS EN M EV

I support the Neighborhood Association's position--and that of many others, including 5 Portland departments which reviewed the proposal. I think the Macadam Ridge project should be denied.

The risk of landslides and the environmental impacts are too serious to permit this development to go ahead.

Sincerely,

Lin Reedijk  
4673 SW Corbett Ave Uppr  
Portland, OR 97239-4206

## Moore-Love, Karla

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**From:** Steve Heller <s1heller@hotmail.com>  
**Sent:** Monday, February 05, 2018 1:28 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Steven Heller  
1466 SW Taylors Ferry Rd.  
Portland, OR. 97219

## Moore-Love, Karla

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**From:** Wendi Makuch <jsmakuch@comcast.net>  
**Sent:** Monday, February 05, 2018 12:33 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Wendi Makuch  
9255 SW 3<sup>rd</sup> Avenue  
Portland, OR 97219

## Moore-Love, Karla

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**From:** TINA TOWERS <towersfamily@comcast.net>  
**Sent:** Monday, February 05, 2018 12:27 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Tina Towers

7824 SW 5th Ave.

Portland OR 97219

## Moore-Love, Karla

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**From:** Ed Sullivan <edsullivan692@gmail.com>  
**Sent:** Monday, February 05, 2018 11:44 AM  
**To:** Moore-Love, Karla  
**Subject:** Fwd: Macadam Ridge

----- Forwarded message -----

**From:** <edsullivan692@gmail.com>  
**Date:** Mon, Feb 5, 2018 at 11:41 AM  
**Subject:** Fwd: Macadam Ridge  
**To:** Ed Sullivan <[edsullivan692@gmail.com](mailto:edsullivan692@gmail.com)>

Ed. Sullivan  
7110 SW La View Drive  
Portland, OR

Begin forwarded message:

**From:** [edsullivan692@gmail.com](mailto:edsullivan692@gmail.com)  
**Date:** February 5, 2018 at 11:37:34 AM PST  
**To:** [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov)  
**Subject:** Macadam Ridge

I am writing to express my opinion that this development is not welcome in an environmentally sensitive area and should be denied by the Portland City Council.

As a good faith effort to both the residents, the property developers and owners, the City should offer to purchase the parcels to protect an urban wildlife corridor.

Without green space, Portland will fail it's current and future residents and the loss of this land works against the ideals of greenhouse gas reduction.

Please deny this development.

Ed. Sullivan  
Portland, OR

--

Ed. Sullivan

7110 SW La View Drive  
Portland, Oregon

503 228 8547

[edsullivan692@gmail.com](mailto:edsullivan692@gmail.com)

## Moore-Love, Karla

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**From:** Kathleen Pearson <kathleenpearson@mac.com>  
**Sent:** Monday, February 05, 2018 10:39 AM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

DON'T DO IT!

I understand that the owner of a property has the right to develop it, but not when it is to the detriment of the rest of the city and against the advice of so many experts. There are just too many legitimate reasons to deny this application for you to approve it.

DENY THIS APPLICATION

Kathleen Pearson  
8425 SW 11th Avenue  
Portland OR 97219



## Moore-Love, Karla

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**From:** Eddy Shuldman <mameleh@comcast.net>  
**Sent:** Monday, February 05, 2018 10:16 AM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

From: Ethel Shuldman and Jeff Edmundson

To: Portland City Council

Subject: Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

We reside at 02 SW Canby, 97219 and have lived creekside since 1984.

During these past 34 years we have witnessed the City of Portland designate portions of this area as an Environmental Protection Zone and others as a Conservation Zone. For quite some time we were required to gain City permission to remove trees that threatened to fall on our house.

We complied, frustrated at times but also grateful that there was care and oversight of an environmental treasure; a forest of trees and Stephens Creek. These restrictions are fading and this proposal, while significantly modified, fails to protect the trees and creek.

This is a slide zone! We have concrete evidence of landslides in the area where trees and foliage were removed for sewer work along the Creek. Common sense tells us that the slides on the steeper ridge will occur with greater frequency when you remove a substantial number of trees.

We applaud portions of the revised proposal because they have addressed many concerns. Traffic management on Taylor's Ferry/Terwilliger is still an issue, but the single over-arching concern is the removal of a significant number of trees that will have a permanent impact on the environmental health of this area.

For this reason we support the neighborhood association's position and think this project should be denied until solutions to address slide concerns and traffic are addressed more adequately.

## Moore-Love, Karla

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**From:** Robert Griffith <rgtaxman@ix.netcom.com>  
**Sent:** Monday, February 05, 2018 9:34 AM  
**To:** Moore-Love, Karla  
**Cc:** 'Robert Griffith'  
**Subject:** Written Comments for Portland City Council Re: LU 16-213734 LDS EN M EV (Macadam Ridge) Time Sensitive  
**Attachments:** Appeal letter in support of dev RG 02 03 2018 FINAL.pdf

Portland City Council  
C/O Karla Moore-Love Council Clerk

Dear Ms. Moore-Love,

Please find attached my signed letter to the Portland City Council regarding LU 16-213734 LDS EN M EV for which there is a Council hearing on February 7. My letter is in favor of the development and against the appeal of the SBNA.

Can you kindly forward this to the City Council and send me a confirmation of receipt via email.

Thank you for your assistance.

Robert Griffith

Robert N. Griffith  
0319 SW Taylors Ferry Road  
Portland, Oregon 97219

503-523-6997

**Robert N. Griffith**  
**0319 SW Taylors Ferry Rd**  
**Portland, Oregon 97219**  
**503-523-6997**

February 3, 2018

Portland City Council  
C/O Council Clerk  
1221 SW Fourth Avenue, Room 140  
Portland, Oregon 97204

Re: Macadam Ridge Land Division  
Decision  
**LU 16-213734 LDS EN M EV**  
**Neighbor Response**  
**Letter in support of Development**  
**Letter against Appeal**

Honorable City Council Members:

This letter is to express my family's enthusiastic support for the Macadam Ridge Development near Taylors Ferry Road in S.W. Portland that was approved by the Hearings Officer on December 29, 2017. This marks an appropriate conclusion of a lengthy process by the applicant to work with the city staff over a period of 4 years to meet all of the approval criteria for the 14 acre site.

This letter is also against the appeal of the South Burlingame Neighborhood Association (SBNA). I am also a member of the SBNA and I do not believe that the arguments of the appeal have any merit to modify the Decision of the Hearings Officer. After careful consideration, the Hearings Officer Melvin Oden-Orr determined that the Land Division was approvable with conditions. He also indicated in his decision that "based on substantial evidence in the record, Environmental Review can be met with appropriate conditions." The arguments voiced in the SBNA appeal were all appropriately addressed in the analysis and conclusions of the Hearings Officer. His final conclusion was for approval of the development and the Environmental Review with the conditions he stipulated.

Two Day Hearing and an Extended Period to Supplement the Record

The Hearings Officer presided over two days of the land use hearing which began on October 16, 2017 and was continued on October 30, 2017. The applicant, City Staff, the neighborhood association and members of the community were all given a very full opportunity to be heard and to place relevant testimony and documents into the record. In addition the record was initially kept open to November 6 to supplement the record after October 30. Also, by interim order of the Hearings Officer, the record was reopened for an additional period of time to afford all parties (including the SBNA) the continued opportunity to supplement the record from November 20 to December 7 to respond to new information.

After 2 ½ months' time to review and consider the substantial evidence in the record, the Hearings Officer (Chief Land Use Hearings Officer for the City of Portland) rendered a very thorough and complete decision of some 100 pages. He concluded that substantial evidence was in the record that all the approval criteria had been met for the Land division and the Associated Environmental Review.

A few samples of his conclusions are as follows from his decision (emphasis added):

Page 35 of the Decision of the Hearings Officer

“Based on this information, the *Hearings Officer finds that the Applicant has considered significantly different alternatives as required by PZC 33.430.250.A.4c* and that *there could likely be no practicable alternatives that would less detrimental to the identified resources and functional values than the preferred alternative* if certain conditions are met. In addition, the Hearings Officer finds that *substantial evidence exists* that resources outside the proposed disturbance area will be protected.”

Page 79 of the Decision of the Hearings Officer

“...based upon *substantial evidence in the record*, Environmental Review can be met with appropriate conditions. In addition, the Environmental Modifications can be met with conditions as well.” Per page 79 and the hearing officer continues...

“*Finally, Applicant's land division is also approvable with conditions.*”

Merits of the Development Plan Approved by the Hearings Officer (from the record)

- Fundamentally this plan honors the residential zoning for the site and does it in an environmentally sensitive manner by developing about 4 acres of this 14 acre site.
- The plan for the site carefully preserves and protects the principal environmental assets of the property that were identified in the Mitigation and Monitoring report by the environmental consultants including Stephens Creek and Ruby Creek and the Northern 1/3 of the Forested site.
- The plan's environmental resource tract of 10 acres permanently protects 70% of the 14 acre site.
- This 10 acre resource tract includes Stephens Creek and Ruby Creek and its beautiful wildlife habitat and forested areas is offered to the City of Portland for permanent protection and use as a park, natural area or however the City deems appropriate.
- To reduce environmental impacts, 15 of the 21 lots are smaller than the normal minimum (6,000 sf) size for R10. The remaining 6 lots all utilize environmental transition areas and areas outside the conservation zone. Average lot size overall is less than 6,000 sf
- Under the Portland trees rules, preservation of 35% of the tree cover on a large site satisfies the tree rules. The subject site retains 70% of the tree cover (double the standard under the tree rules).
- This plan protects some 1400 trees in the open space tract. In addition to the open space tract, a significant number of trees have been preserved and protected at the west end of the proposed lots backing up to the Ruby Terrace neighborhood on the south portion of the site for neighborhood compatibility.
- Mitigation plans for the site includes removal of non-native invasive ivy and blackberries. The environment will be enhanced by planting hundreds of native trees and thousands of shrubs and groundcover plants. This will improve the forest understory which is currently in poor condition per the environmental consultant.
- Another important part of the mitigation plan is to reroute 2/3 of the existing sanitary sewer line that is in poor condition that generally follows Ruby Creek in the P zone. This sewer rerouting is of considerable environmental benefit to the site.

- If one considers the topography of the 14+ acres, it is readily apparent that the footprint of the development has been placed on the most appropriate portion of the property. The development is on the flatter part of the property and keeps a good distance from Stephens Creek in the deep valley.
- The size of the development footprint was reduced from the typical size to be sensitive to environmental conservation and in response to input from the city planning professionals. The proposed development is in harmony with the surrounding neighborhood.
- Although it would have been legally permissible for 50 homes on this site, the development proposal was scaled back in size to be sensitive to neighborhood concerns and to minimize environmental impacts. After several neighborhood meetings, it became clear that single family homes were preferred by neighbors rather than other housing alternatives.
- Accordingly the final plan as approved by the Hearings officer calls for 21 single family lots concentrated on about 4 acres of the 14 acre site. This reduction in the number of lots has greatly reduced the amount the applicant could receive as a result of the contemplated land sale for residential development.
- Under the approved plan there is good access to existing roadways and it involves the extension and pavement of existing platted streets. Traffic will be disbursed in different directions and should not burden neighborhood roads.
- Recent articles in area newspapers have underlined the need for additional housing in the City of Portland. The city's stated policy is for urban infill. The proposal is consistent with City planning objectives. This proposal will bring a vibrant new neighborhood within a neighborhood and close in to avoid long commutes. This land is an important resource for housing in Portland it should be developed for that purpose.

## Background

### Connection to the Neighborhood (from the record)

- Our family has owned the 14+ acre residential property near S.W. Taylors Ferry Road for more than 70 years.
- This land ownership (which preceded any of the Environmental C or P overlay zones) has always been held for ultimate residential use. A historical map from the 1890's shows 45 lots originally planned on the subject site. This land application has now been approved for just 21 single family lots on just 29.5% of the 14 acre site.
- Our Grandparents, Willard and Mabel Griffith lived in the neighborhood more than 40 years on S.W. Second Avenue above Ruby Terrace and the proposed development.
- Our Grandfather developed six residential lots on SW Second Avenue (including his own) and fifteen on S.W. Ruby Terrace in the 1940's.
- It was our Grandfather's plan for the subject land to be developed for additional neighborhood residences. The land was purchased for that purpose and has always been zoned as residential property awaiting the appropriate time to build.
- Our family has also owned and operated the Riverview Abbey Mausoleum since the early 1930's which is located on adjacent open space to the subject property.
- All of the four Griffith Brothers are currently in our 50's (and now 60's) and have grown up in the SW Portland community having graduated from Wilson High School. We continue our connection to the community through the family business which employs approximately 10 full time employees.
- We have always sought to be good neighbors in the community.

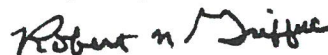
- As has been noted above, this land has always been personal to our family. Many years in decades past, we walked the property as young boys with our father to find the appropriate “Charlie Brown Christmas tree” for our home.
- In recent years, we have walked Stephens Creek with our children and seen the tremendous beauty there much like walking up a stream in the mountains or in the Columbia River Gorge. We are excited that this proposal permanently protects Stephens Creek and the adjoining Ruby Creek in a protected 10 acre resource tract. This is a very significant contribution to our community.
- Over more than 70 years, our family has paid annual property taxes on this 14 acres of land which has amounted to more than ½ million dollars over the years. These tax funds have been used to fund schools, the government, etc. for which our community has benefitted. Unfortunately, we are no longer in the position to continue funding these property taxes on vacant land on an annual basis.
- Our family business (the Riverview Abbey Mausoleum) requires considerable funds annually for building upkeep and maintenance. In recent periods, this has amounted to a few hundred thousand dollars each year for required roof and building maintenance and improvements.
- Our family decided to sell this residential property approximately 6 years ago and it has taken us this long to get to this approved. Due to the uncertainties of development and the stringent City of Portland requirements, we have spent over \$900,000 of funds plus \$90,000 in City Fees to the submittal in this approval process. It has essentially taken 4 years of our family business earnings to fund part of this submittal package. We have had to borrow funds to keep this effort alive.
- We are excited with the results of the development plans which will permanently preserve the natural beauty of Stephens Creek and Ruby Creek, provide a beautiful neighborhood of homes with a minimum of visual impact to the adjacent neighborhoods. It is our belief that this development will complement and actually enhance the existing neighborhood.
- This proposal will bring a vibrant new neighborhood within a neighborhood and close in to avoid long commutes. This land is an important resource for housing in Portland it should be developed for that purpose.

### Conclusion

Our family employed two of the best engineering firms in the City in our effort to gain approval along with an experienced team of consultants to address the environment, trees, geo tech, traffic and related issues. We worked diligently over several years to meet the concerns of City Staff. Thousands of pages of supporting records demonstrate that substantial evidence that our application met all of the relevant criteria. It is safe and environmentally sensitive development. The Hearings officer Decision approved the development is based on substantial information in the record that met all the approval criteria.

We respectfully request you will deny the appeal and allow the Hearing Officer decision of approval to stand to provide housing and jobs for the community and to permanently preserve the natural resources present.

Very Truly Yours,



Robert N. Griffith

## Moore-Love, Karla

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**From:** Stephen W. Griffith <stephen.griffith@optware.com>  
**Sent:** Monday, February 05, 2018 9:00 AM  
**To:** Moore-Love, Karla  
**Subject:** Letter to City Council regarding Appeal of LU-16-213734 LDS EN M EV  
**Attachments:** SWG\_Council\_Ltr\_LU 16-213734 LDS EN M EV.pdf

Dear Ms. Moore,

I have attached an important letter addressed to City Council regarding Appeal of LU-16-213734 LDS EN M EV which is scheduled for a Council Meeting on February 7, 2018.

Please deliver this letter to Council Members as soon as possible.

Please acknowledge receipt of this email.

Thanks!

Stephen Griffith  
0319 SW Taylors Ferry Road  
Portland, OR 97201  
**503-690-2598**

Stephen W. Griffith  
0319 SW Taylors Ferry Rd  
Portland, Oregon 97219  
503-244-7577

January 31, 2018

Portland City Council  
C/O Council Clerk  
1221 SW Fourth Avenue, Room 140  
Portland, Oregon 97204

Re: Macadam Ridge Land Division Decision  
LU 16-213734 LDS EN M EV

Honorable City Council Members:

As a member of the South Burlingame Neighborhood Association (SBNA), I am writing this letter to express my disagreement with the SBNA Board's decision to Appeal the Macadam Ridge Land Use Decision which grants entitlements for 21 home sites in Southwest Portland.

I was actively involved in the hearings process and have read the Hearings Officer's Decision. Melvin Oden-Orr is a distinguished member of the Oregon State Bar and was appointed to the Multnomah County Circuit Court by Governor Kate Brown at the end of December. Since October 16<sup>th</sup>, Judge Oden-Orr spent a lot of effort reviewing the parties evidence. He considered oral testimony written testimony and technical reports as well as previous land use decisions in rendering his 100 page Decision. In the Decision the HO used the term "substantial evidence" at least nine times in reference to our evidence as he rendered a decision.

My family has owned land in the SBNA area since 1932. My grandfather built his home in South Burlingame in the late 1940's. My wife and myself and my brother have been members of SBNA for years. The SBNA is not as user friendly as it used to be. It has gone from an exercise in democracy with regular votes of all members to a Board-vote-only body with an extreme agenda. Portland families are in need of homes and the SBNA Board doesn't seem to care.

The highest ranking SBNA Board Members live within a block or two of the development site. This is a classic case of a NIMBY attitude (not-in-my-backyard).



The Macadam Ridge Development is a model for environmentally sound development. The site has been evaluated by environmental scientists for over four years to ensure that all resources are protected. The site has also been evaluated by geologists to ensure that the site is safe for homebuilding. An arborist was employed in the planning process to ensure tree protection and preservation.

Following are just a few of the benefits offered by the development plan:

1. Ten acres of land including forests and trees have been offered to the City for its own use as park or natural area
2. Tree cover along Ruby Creek and Stephens Creek will be preserved providing shade and cooler water temperatures
3. The sanitary sewer in Ruby Canyon will be replaced and moved out of the stream bed at no expense to the City
4. A failed storm water outfall in Ruby Canyon will be replaced at no expense to the City
5. Any disturbance to environmental resources will be mitigated for
6. Over 1400 trees will be preserved
7. Acres of invasive species will be removed
8. Thousands of native shrubs and trees will be planted as well as extensive groundcover plants
9. Neighborhood connectivity will be improved with a pedestrian path
10. Emergency access for first responders will be greatly improved for residents of the existing Ruby Terrace neighborhood
11. Access to TriMet buses will be improved for local residents

I strongly urge you to deny the SBNA Appeal and affirm the Hearings Officer's well considered decision on LU 16-213734 EN M EV. Macadam Ridge is good for the City and good for the people. Last fall over 62% of voters voiced their approval of a bond measure to increase housing supply in Portland. Increased housing supply over the long run will act to improve housing affordability for all socio-economic groups. Macadam Ridge will provide 21 quality home sites for local families.

Sincerely,



Stephen W. Griffith  
SBNA Member

**Moore-Love, Karla**

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**From:** Alicia Calligan <allycally@msn.com>  
**Sent:** Monday, February 05, 2018 8:04 AM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Alicia Calligan  
3715 Sw Marigold St 97219

## Moore-Love, Karla

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**From:** Steve and Cheryl Campbell <stchcampbell@comcast.net>  
**Sent:** Monday, February 05, 2018 7:51 AM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

My wife and I are long term residents of Portland. The proposed Macadam Ridge development (Macadam Ridge File# LU-16-213734 LDS EN M EV) is riddled with issues which will devastate the environmental and social aspects of the surrounding community. We urge the Council to NOT approve this development.

Stephen and Cheryl Campbell

## Moore-Love, Karla

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**From:** J Gordon <ziamia914@outlook.com>  
**Sent:** Monday, February 05, 2018 7:50 AM  
**To:** Moore-Love, Karla  
**Subject:** Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think THIS PROJECT SHOULD BE DENIED!

Jane Gordon  
910 SW Evans St.  
Portland, OR 97219

## Moore-Love, Karla

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**From:** Lance Cole <zikomo@easystreet.net>  
**Sent:** Sunday, February 04, 2018 10:54 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the South Burlingame neighborhood association's position and think this project should be denied!

Thank you,  
Shannon Brown and Lance Cole  
7940 SW 11th Ave.  
Portland

## Moore-Love, Karla

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**From:** CAROL <seepatrick@comcast.net>  
**Sent:** Sunday, February 04, 2018 9:45 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M E

I support the neighborhood association's position and think this project should be denied!  
Carol Patrick  
9634 SW View Point Terrace

Thank you

## Moore-Love, Karla

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**From:** Stacia Gibson <slh8866@yahoo.com>  
**Sent:** Sunday, February 04, 2018 9:38 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support my neighborhood association's position and think this project should be denied.

Thank you,  
Stacia Gibson

Sent from my iPhone

## Moore-Love, Karla

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**From:** Nina Simosko <nsimosko@att.net>  
**Sent:** Sunday, February 04, 2018 9:32 PM  
**To:** Moore-Love, Karla  
**Cc:** Jeff Wallace  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

To City Council Clerk:

I support the neighborhood association's position and think this project should be denied.

Thanks,

Nina Simosko  
7400 SW Corbett Ave  
Portland, OR 97219



## Moore-Love, Karla

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**From:** Stephen Schmidt <stephen@digitalschmidt.com>  
**Sent:** Sunday, February 04, 2018 9:49 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

Stephen Schmidt  
1417 SW Carson Ave  
Portland, OR 97219

**Moore-Love, Karla**

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**From:** Christian Grorud <cpgrorud@gmail.com>  
**Sent:** Sunday, February 04, 2018 9:31 PM  
**To:** Moore-Love, Karla  
**Subject:** RE: File #LU-16-213734 LDS EN M EV Macadam Ridge  
**Attachments:** City of Portland 2018.02.04.docx

Please accept the attached email for City Council Meeting on Feb 7th.

From: Christian P. Grorud

To: Portland City Council

Subject: Subject: Macadam Ridge File# LU-16-213734 LDS  
EN M EV

I am a competent adult, employed with the state for 32 years, I have owned my dwelling at 8449 SW 3<sup>rd</sup> avenue, corner of 3<sup>rd</sup> and Taylor's Ferry, since 1994 and I pay my taxes.

I support the neighborhood association's position and think this project should be denied.

Allowing building in a landslide zone is not only silly but indicates an administration desperate for money. If allowed then shame on those who approved it. Eagle Scouts honor.

Furthermore, the horrible traffic along TFR will only get worse and further threaten my property. My fence has been damaged by wrecks multiple times since October 2000.

Most recently:

1/27/18 PPB Case #18-30667

11/26/17 PPB Case #42-2017-389264 By the way, the officer excluded damage to my fence by mistake which makes seeking reimbursement from the guilty parties insurance problematic. Maybe the city should pay if they can afford it.

2/1/15 PPB Case # 15-8839

12/28/14 PPC Case #14-134748

And many more where I didn't save or was given a police report.

Thank you for your time and consideration

Christain P. Grorud.

8449 SW 3<sup>rd</sup> Ave.

Portland, OR. 97219

## Moore-Love, Karla

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**From:** Karin Kelsey <karinkelsey@gmail.com>  
**Sent:** Sunday, February 04, 2018 9:30 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Karin Kelsey  
503-828-6331  
karinkelsey@gmail.com

## Moore-Love, Karla

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**From:** Richard Chapman <chapmanrich@gmail.com>  
**Sent:** Sunday, February 04, 2018 9:23 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position regarding the many good reasons for denial of this development. The (mostly) contiguous green and environmental spaces in this city add a great deal to its charm and livability. Wildlife, such as the Hillsdale elk need such elbow, or would it be hock room, be preserved and protected far into the future, Destroying these spaces forever to benefit a few wealthy homeowners and speculators goes against everything Portland stands for.

Richard Chapman  
5245 SW Dosch Rd  
Portland Or. 97239

## Moore-Love, Karla

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**From:** Cheryl Degroot <cheryl.degroot@gmail.com>  
**Sent:** Sunday, February 04, 2018 9:22 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be **denied**.

Building upon this area will negatively impact the character of the surrounding neighborhoods as well as further the demolition of the area's natural habitat. We need protected spaces within urban boundaries that allow wildlife to exist. In addition, that particular area is already congested with commuters and I don't see how it can realistically handle anymore traffic.

**But most importantly, if you allow this area to be built upon you are risking the possibility of a tragedy. The area is a mudslide zone, which might seem abstract until you read about the recent horrors in California where people were swept away in an instant.** If you build on the ridge, you need to cut down trees. These trees are controlling erosion and stabilizing the hillside. When they are gone, the hillside is weakened and whoever purchases a property there will be buying an unsafe dwelling for their family.

Please **deny** the Macadam Ridge project.

Sincerely,  
Cheryl DeGroot  
10455 SW Ridgeview Lane  
Portland OR 97219

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**Moore-Love, Karla**

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**From:** Angela Corman <cormanang@comcast.net>  
**Sent:** Sunday, February 04, 2018 9:05 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

Thank you,

Angela Corman  
8108 Sw 4th Ave  
Portland, OR 97129



## Moore-Love, Karla

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**From:** Stephanie Jacobson <steph.jacobson@gmail.com>  
**Sent:** Sunday, February 04, 2018 9:00 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied! Stephanie Jacobson 1331 SW Carson St  
Portland, OR 97219

## Moore-Love, Karla

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**From:** J Jones <j.jones.jagwired@gmail.com>  
**Sent:** Sunday, February 04, 2018 8:56 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge File# LU-16-213734 LDS EN M EV

I am in FULL support of the South Burlingame Neighborhood Association's position and think this project should be denied!

Thank you for your time.

John Irvin Jones II  
8035 SW Ruby Terrace  
Portland, OR 97219  
503.460.7182

## Moore-Love, Karla

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**From:** Linda Martin <LDM593@yahoo.com>  
**Sent:** Sunday, February 04, 2018 12:19 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge...File# LU-16-213734 LDS EN M EV

File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Linda Martin  
South Burlingame

Sent from my iPhone

## Moore-Love, Karla

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**From:** Lloyd Taylor <lmactaylor@gmail.com>  
**Sent:** Sunday, February 04, 2018 8:33 AM  
**To:** Moore-Love, Karla  
**Subject:** Case File LU 16-278621 DZM GW (Fremont Apartments)

I am writing to support the appeal of the review body decision in the above case filed by the Pearl District Neighborhood Association as described in the Notice of Hearing dated 22 January 2018.

As described in detail in the appeal, the proposal fails to meet the Central City Fundamental Design Guidelines and the River District Design Guidelines in 10 separate instances each and every one of which will negatively influence the quality of design, appearance, function, and quality of life in the neighborhood, and thus, the city.

As concerned city residents, and neighbors, we strongly urge the Council to deny approval to any project/development which does not meet all design guidelines.

Thank you.

Lloyd and Catherine Taylor  
1260 NW Naito Pkwy Unit 402  
Portland 97209

## Moore-Love, Karla

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**From:** Sheila Pastore <sheilapastore@yahoo.com>  
**Sent:** Saturday, February 03, 2018 12:40 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge Project

Hi Karla;

I live a mile east of the Sellwood Bridge. I often travel on Macadam, Taylor's Ferry Rd, and Terwilliger going to and from errands, downtown entertainments, and numerous volunteer assignments in the City of Portland.

I am distressed that the Council would consider approval of a housing development in a forested area that is important to the physical and mental well-being of residents in that Burlingame neighborhood. Moreover, the high traffic on all the roads mentioned above will become worse from the added automobile traffic that will result. The only reason for approving this project is bottom line private profit and bringing dollars for permits and taxes, all at the long term-cost to current residents and users of these roads.

I urge Council members to vote No to this development project.

Sheila Pastore  
8119 SE 16th Ave  
Portland 97202  
503-896-0103

Sent from my iPhone

**Moore-Love, Karla**

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**From:** dmrkls@aol.com  
**Sent:** Wednesday, January 31, 2018 9:22 PM  
**To:** Moore-Love, Karla  
**Subject:** case file LU16-213734LDSENMEV PC#15-242358

Dear Ms. Moore-Love, I am writing because I cannot attend the hearing on February 7th and I want to make my objection to

1. The Macadam Ridge plan itself and
2. The sleazy way this was rammed through

1. This development is a recipe for disaster based on environmental, landslide and traffic reasons. Interesting that 5 out of 6 city bureaus recommended it should be denied and it STILL was approved!

2. The hearings officer who approved it ( after hearing 5 of 6 recommend against) has left, leaving the SW neighborhood residents totally lost as to why this decision was done, and clueless about how to argue against it. It would appear that we are entitled to time to address new evidence submitted by the applicant and an explanation about how a decision is made in Portland.

I urge the City Council members deny this project.

Thank you.  
Alice Fay

James and Shirley Tormey  
8313 SW 4<sup>th</sup> Avenue  
Portland, OR 97219

January 27, 2018

Karla Moore-Love  
City Council Clerk  
1221 SW Fourth Avenue – Room 130  
Portland, OR 97204

✓ sent  
/km  
AUDITOR 01/30/18 AM 10:32

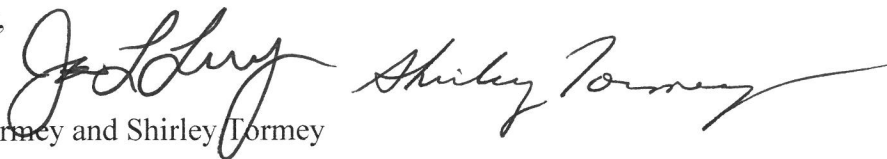
Re: LU 16-213734 LDS EN M EV

A city has the difficult task of balancing the needs of current residents against potential future needs. The Macadam Ridge Development is an ill-conceived plan that not only puts the interests of an outside developer ahead of the needs of established residents, but would also put even the future residents of the development at risk since it is located in a landslide hazard zone. The development would be accessed primarily from Taylors Ferry Road, a major route linking Tigard and South Burlingame with Hwy. 43 and the Sellwood and Ross Island bridges. This steep road has no shoulders and is already problematic for the Burlingame Fire Station located at the intersection of Taylors Ferry Road and 4<sup>th</sup> Avenue. Traffic exiting the development will be funneled through the existing neighborhood, increasing the traffic on these Class B streets. As Taylors Ferry Road at 3<sup>rd</sup> Avenue is a blind curve, traffic would route through 2<sup>nd</sup> Avenue and 4<sup>th</sup> Avenue. 4<sup>th</sup> Avenue already receives traffic from those wishing to avoid the intersection of Taylors Ferry Road and Terwilliger Blvd. Additionally, 4<sup>th</sup> Avenue is used by the fire station and traffic waiting to turn onto Taylors Ferry Road can block fire apparatus attempting to respond to emergencies.

We purchased property on 4<sup>th</sup> Avenue and replaced a dilapidated shack with a home we built with our own hands over thirty years ago. We made this major commitment because we grew up in Portland and we value the livability of this city, including the significant amount of trees and the city's long-standing commitment to environmental protections. The Macadam Ridge sub-division disregards these protections and allows development in an existing Environmental Overlay Zone. When individuals purchase homes in a neighborhood, they have a reasonable expectation that the city will uphold its won ordinances and policies and will not unnecessarily devalue the property in which they have invested and which they have chosen to call home. While some change to a neighborhood is inevitable, the major impact to this neighborhood posed by the Macadam Ridge development is ill-advised and unnecessary. We question the practice of approving a development proposal that 5 out of the 6 City Bureaus recommend denying. Is the City Planning Bureau utterly independent and without any accountability to the rest of the city government?

As long-time taxpayers and concerned residents, we strenuously object to the decision by the City Planning Bureau and request that the City Council respect the objections of the other 5 City Bureaus and the needs of existing residents and to reject the Macadam Ridge Development.

Sincerely,



James Tormey and Shirley Tormey

**Moore-Love, Karla**

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**From:** hopper190@aim.com  
**Sent:** Tuesday, January 30, 2018 10:19 AM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge: LU 16-213734 LDS EN M EV  
**Attachments:** Mcadam Ridge Appeal.pages

Note: Attachment could not be opened. Robert is aware this will not be part of the record. RM 2/2/2018

Robert H. Brown  
7462 SW Kelly Ave.  
Portland, OR 97219

January 30, 2018

To: City Council Clerk, [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov)  
cc: [LivablePDX.com](http://LivablePDX.com)

re: LU 16-213734 LDS EN M EV

The Portland City Auditor Hearings Officer has disregarded the advice of five out of six City of Portland Departments by dismissing their reasoned decisions to deny approval of the Macadam Ridge Project. These Departments are presumably staffed by vetted experts in specific and complex areas of municipal responsibility, yet their independent decisions to not approve the Macadam Ridge Project were repeatedly ignored with The Hearing Officer's boilerplate dismissal that "... this criterion can be met with conditions."

It would seem that the great majority of those "conditions" consist of largely nebulous statements and revisions and backtracking made by the Applicant's contracted representatives. That kind of decision-making relies way too much on facile argumentation while overlooking obvious risks in an area that is as notoriously difficult as it is delicate.

I am a neighbor (of fifteen years), not a degree-holding expert in environment, traffic, or infrastructure, but I have several decades of outdoors experience and even casual observation of this parcel is enough to reveal significant dangers.

- If, for example, an unrecognized underground water seep undermines foundations or roadways—a distinct possibility in this steep, mixed composition terrain that is known to be riddled with both temporary and permanent seeps—landslides are almost sure to occur. They already have: Witness the need for protective Jersey Barriers on Taylors Ferry Road or the debris field on nearby Corbett Avenue (that is in finally the midst of extensive repairs even as Macadam Ridge is debated).
- Along the same lines: Witness the water-caused recurrent undermining of Fulton Park Boulevard, and its perilous-to-impassable three area of thick ice-covered surfaces during winter freezes.
- The required removal of trees is more than an aesthetic or even a conservation issue, the roots of these trees will have to be gouged out of the earth in order for earthquake-resistant building foundations and infrastructure to be constructed, which will further increase the likelihood of landslides to say nothing of recurrent pollution of the surface creeks in the area.

And these are only a three items of page-upon-page of major problems cited in the various City's Departmental Reports.

It does not take an overwhelming burden of common sense to recognize the problems inherent or inadequately resolved in the proposed Macadam Ridge Development.



Ignoring the recommendations of The City's own Departmental experts in five separate areas of civic/environmental responsibility is more than bewildering. At best, it begs the question "Why hire and pay all these experts only to ignore their near-unanimous conclusions to withhold approval?". Talk about a lack of common sense...

Macadam Ridge is unjustifiably hazardous to existing neighbors, to say nothing of the new residents that will be living on Ground Zero which, in turn, introduces the question (and potential expense) of municipal liability.

Along with extensive additional problems involving wildlife, vegetation, water resources, traffic, tax base and civil institutions (such as overburdening schools), the rational path is for The City to reverse the decision of Auditor's Hearing Officer by denying approval of the Macadam Ridge proposal.

Yours truly,

Robert H. Brown

## Moore-Love, Karla

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**From:** andrea kamic <bunkamp@yahoo.com>  
**Sent:** Monday, January 29, 2018 1:50 PM  
**To:** Moore-Love, Karla  
**Subject:** Macadam Ridge Development

Hello. I am writing because I care about the future of Portland and where we are headed. This proposed development will benefit a very few at the expense of the very many--criteria that should stop us in our tracks. Clearly certain areas need to be protected to ensure that there is greenspace in a city with such density. Have we no other standards from which to judge what has value besides the money to be made? I think we do, and I think we all need to reconnect to those true values. I do not even live in the neighborhood being affected, but I care nonetheless because it is a human issue, a community issue, not one that only affects those directly involved. Let's return some common sense to these decisions--look around Portland, it is being apartmentized and suburbanized with infill and crappy developments, taking equity from the areas it flattens, without any advantages except to fill the council coiffeurs. Enough! Will we not stop til every tree is stumped? Have we not learned anything from our wanton destruction of the past? Please tell me we have and vote NO!!!

## Moore-Love, Karla

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**From:** diana bennett <db97215@gmail.com>  
**Sent:** Sunday, January 28, 2018 7:18 PM  
**To:** Moore-Love, Karla  
**Subject:** Case File# LU-16-213734 LDS EN M EV PC#15-242358

January 28, 2018

Portland City Council Members:

I write to express my concerns about the proposed Macadam Ridge Development. As a Portland resident since 1986, I wish to say, first, that I truly do understand the need for and give my support for additional housing options within the Urban Growth Boundary, and particularly in locations centrally located. Having said that, I think that this particular development is ill-conceived and poses risks and compromises that are unacceptable. Specifically, my concerns are most significant in the areas of environmental impact and contribution to the well-known risk of landslides in our city.

The proposed development will, as described, result in the loss of habitat for a large number of plant, mammal and avian species. It fails to demonstrate the least impact upon these components of the metro environment as required by Environmental Review (criterion 33.430.250A), Mitigation and Remediation Plan (criterion 33.430.240B), and Tree Preservation (criterion 33.630.200).

Perhaps of most urgent concern is the undeniable Landslide Hazard (criterion 33.632.100) that this development poses. This land is the site of an ancient landslide. It is well-documented throughout the Northwest that these old landslides recur over time, posing tremendous risk to life and property, and huge liability for the City if this development is allowed to go forward, thus further disturbing this ground. It is, in my opinion, truly irresponsible to further develop this land.

I request that the application for the Macadam Ridge Development be denied upon this further review.

Thank you for your consideration,

Diana Bennett, MD  
402 SE 44th Avenue  
Portland

Member, Audubon Society  
Contributor, Friends of Trees  
Member, National Wildlife Federation  
Member, Arbor Day Foundation  
Member, Nature Conservancy