



City of

PORTLAND, OREGON

Development Review Advisory Committee

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www.portlandonline.com/bds

September 24, 2019

Members of the Planning & Sustainability Commission,

Thank you for taking the time to review this testimony provided by the Development Review Advisory Committee (DRAC) regarding the Bureau of Development Services (BDS) proposal to extend the sunset date of the 2016 amendments to Title 11, Trees. These amendments strengthened the regulations pertaining to tree preservation, particularly larger trees, in development situations on private property.

The views expressed in this letter are supported by a majority of our members, as indicated on the next page.

As the appointed citizen committee responsible for reviewing issues related to development in Portland, we support BDS's proposal and urge you to approve it.

Along with your support for the extension, we encourage you to join us in asking the City to conduct further analysis of the impacts of the Tree Code. We support maintaining and enhancing Portland's tree canopy; we also recognize (as has the City Council) the housing emergency in the city and the need to increase the availability of affordable housing units. In some situations, we believe that Title 11 regulations can inhibit or prevent the development of affordable housing; one such example is included with this letter. Tract 2 on the site plan is a vacant lot that could be developed with an affordable starter home, but the fines of over \$32,000 charged under Title 11 for the removal of the two larger trees indicated on the plan compel the builder to develop a higher-priced home in order to absorb the costs. As a result, the lot remains vacant. While the trees are preserved, an opportunity to increase the stock of affordable housing is also lost. The lot cannot be developed without removing the trees; the fines are serving to ensure that whatever is developed will be less affordable.

We therefore ask you to approve BDS' proposal to extend the 2016 amendments for two more years (until December 31, 2021) to give the City the opportunity to more deeply analyze the impacts of Title 11 on housing development.

Sincerely,

Justin Wood, Chair
Development Review Advisory Committee (DRAC)

DRAC Members

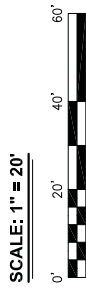
Member	Position	Affiliation	Supports Letter
Jeff Bachrach	Planning & Sustainability Commission	Bachrach Law, P.C.	Yes
Alexander Boetzel	Environmental Conservation & Green Building	Green Hammer	Yes
Claire Carder **	Neighborhood Coalition Land Use Committees	Neighborhood Coalitions	Yes
Paul Delsman	Large Construction Contractors	Bremik Construction	Yes
Shea Flaherty Betin	Small Businesses	Portland Mercado	Yes
Sean Green	Citywide Neighborhood Interests	NE Coalition of Neighborhoods	Yes
Michael Harrison	Major Facilities Landowners	Oregon Health & Science University	Yes
Holloway Huntley	Frequent Development Review Customers	Environs LLC	No
Lauren Golden Jones	Large Developers	Capstone Partners	Yes
Jennifer Marsicek	Design Professionals	Scott Edwards Architecture	Yes
Sarah Radelet	Land Use Planning Professionals	Strata Land Use Planning	Yes
Martha Williamson	Public Works Permit Customers	Vega Civil Engineering, LLC	Yes
Justin Wood *	Home Builders	Fish Construction NW Inc.	Yes

* DRAC Chair

** DRAC Vice Chair

SUPPLEMENTAL SURVEY / SITE UTILITY PLAN

PRELIMINARY PROPERTY LINE ADJUSTMENT OF THE LINE BETWEEN LOT 4 AND LOT 5, BLOCK 1, [REDACTED]
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
 CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.
 LAND USE FILE NO. _____



SCALE: 1" = 20'



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE MONUMENT FOUND AT POINT "A" (CENTER QUARTER CORNER OF SECTION 20) AND THE MONUMENT FOUND AT POINT "B" (SOUTH QUARTER CORNER OF SECTION 20), WITH A DISTANCE OF 2619.48' (2619.35' PI) NOT SHOWN.

LEGEND

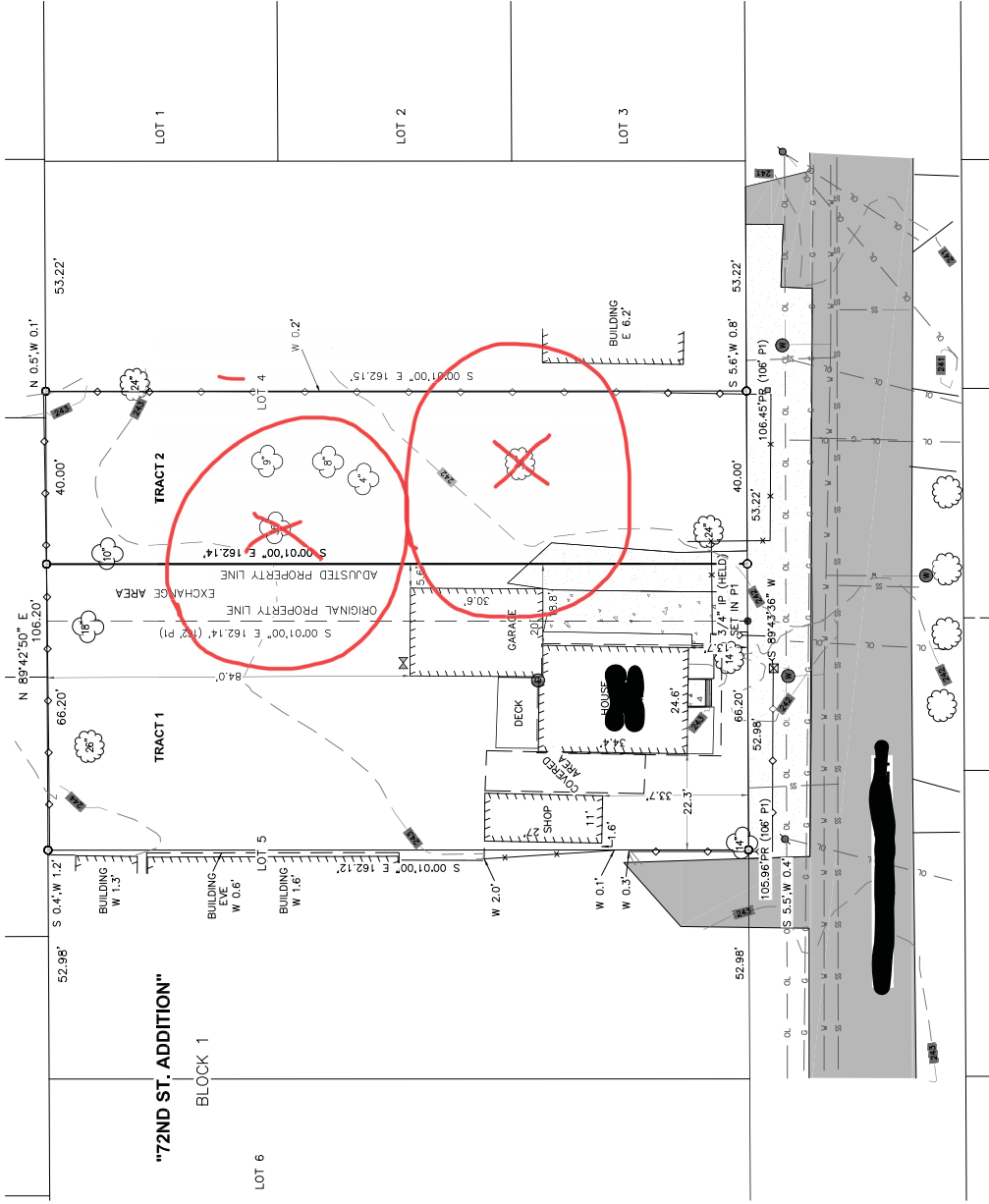
- = DENOTES FOUND MONUMENT AS NOTED.
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP, SWI.S. INC. 503-665-7777.
- SET ON _____

- IR = IRON ROD
- IP = IRON PIPE
- PR = PROTRUDER
- () = RECORD INFORMATION AS REFERENCED.
- ⊗ = POWER METER
- ⊠ = MAIL BOX
- ⊕ = UTILITY POLE
- ⊙ = WATER METER
- ⊖ = WATER VALVE

- ⊙ = DECIDUOUS TREE WITH DIAMETER AT BREST HEIGHT
- ⊙ = EVERGREEN TREE WITH DIAMETER AT BREST HEIGHT

- = BUILDING LINE
- = BUILDING OVERHANG LINE
- = CONTOUR MAJOR
- = CONTOUR MINOR
- = CHAINLINK FENCE
- = WOOD FENCE
- = UNDERGROUND GAS LINE
- = OVERHEAD UTILITY LINE
- = UNDERGROUND SANITARY SEWER LINE
- = UNDERGROUND WATER LINE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = GRAVEL SURFACE



AREA TABLE

EXISTING TRACT 1:	SQ. FT.	ACRES
PROPOSED TRACT 1:	8,590	0.197
EXISTING TRACT 2:	10,733	0.246
PROPOSED TRACT 2:	8,629	0.198
EXCHANGE AREA =	6,486	0.149
	2,144	0.048

NOTES

- 1) CONTOURS ARE AT 1' INTERVALS AND ARE COMPUTER GENERATED.
- 2) ALL MANHOLES WERE LOCATED AT CENTERLINE OF RM.
- 3) UTILITIES SHOWN ON THE SURVEY HEREON WERE BASED UPON GROUND PENETRATING RADAR AND ARE NOT TO BE TAKEN AS FACT THAT WERE NOT VISIBLE THEREFORE, THEY ARE NOT SHOWN. THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES MAY VARY.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 29, 1988
 GREGORY D. SWINLOCK
 EXPIRES: 06/30/20

STATEWIDE LAND SURVEYING INC.
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 503-665-7777 F: 503-665-7988
 EMAIL: SURVEY@STATEWIDESURVEYING.COM
 WEB: WWW.STATEWIDESURVEYING.COM

JOB NUMBER: 2019-247	SCALE: 1" = 20'	REVISION:
DRAWN: K.D.C.	DATE: 8/26/2019	REVISION:
REVIEWED: G.D.S.	DATE: 8/27/2019	REVISION:
SHEET: 1 OF 1	SURVEY DATE: 8/19/2019	REVISION: