

## OPB LU 21-012886 DZM GW trees along OPB's south and east property lines

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To: Bryant, Hannah <Hannah.Bryant@portlandoregon.gov>

Design Commission,

In my list of 16 changes to OPB's proposal I asked the Design Commission to consider, two were requests to change the tree species on OPB's south and east property lines:

**2. Change trees (except SE corner cedar) to more columnar, closely spaced**

**4. Change trees in east perimeter bed to more columnar, closely spaced**

My neighbor, Marque Motors, also requested the same change (along with a solid fence) on the property line it shares with OPB (OPB's south property line).

I strongly support the trees being required. In fact, I was the one who pushed Hannah Bryant to require trees on the east, and a full 5' wide planting bed and large evergreen at the southeast corner--all of which OPB originally opposed providing. My concerns were the widths of the trees spreading across Marque Motor's property line, and spreading across and impeding OPB's driveways.

I strongly agree with Commissioner Santner about the importance of shade--again, OPB's current proposal has several more trees than OPB originally proposed (although less than I would like to see) due to Hannah Bryant agreeing with me that OPB should provide them.

**I am thrilled that OPB now believes their driveways are sufficiently wide that the tree widths impeding them will not be an issue. so I no longer have that concern.**

In regard to Marque Motors, I believe **the Commission should take Marque Motors concerns more seriously**. Even if Marque Motors did not have the very real concern about leaves on customers' cars, or OPB leaf blowing leaves and grit through the proposed open fence, Marque Motors is under no obligation to allow OPB's branches to extend over the property line. The Design Commission has no right to insist that Marque Motors accept that. Even if it does, Marque Motors could simply chainsaw the branches off at the property line, which would damage the trees' buffering function.

Further, I believe OPB's Kyle Davis' testimony that he "reassured" Marque Motors after Marque Motors emailed its concerns was misleading. I got the clear impression that Mr. Davis meant that Marque Motors no longer had any concerns about the trees after he talked to Marque Motors' owner. I assume at least several Commissioners got that same impression.

I told Kurt Leipzig, Marque Motors' owner, what Mr. Davis said to you. He replied that Mr. Davis DID talk to him, and that he told Mr. Davis that he still had the same concerns about the wide deciduous trees, and would still prefer columnar evergreens. He said Mr. Davis expressed agreement, and led him to believe that the tree species decision was not final.

### **To summarize:**

**1. I strongly support the trees on the east and south property lines**

**2. I am happy that OPB has no concerns about the trees interfering with their driveway use**

- 3. Marque Motors has valid concerns, and the Design Commission should keep the tree requirement on OPB's south property line, due to the importance of the visual buffer for us and everyone who sees OPB's property from the south, but should work to reduce the trees' spreading onto OPB's property, by changing the species and by widening the 5' planter where possible to allow them to be placed further from the property line.**
- 4. The solid fence Marque Motors requested would reduce the impacts of OPB blowing leaves against Marque Motors' customers' cars, and could be provided to mitigate the impacts of the trees to Marque Motors, regardless of what species is chosen.**

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