

OPB LU 21-012886 DZM GW stormwater reduction is a reasonable condition to require

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

Design Commission,

On my list of 16 changes to OPB's proposal I asked the Design Commission to consider was:

8. Collect stormwater from driveways to prevent flow into rail r.o.w.

There was no discussion of this, other than when one Commissioner asked OPB's attorney if my issues had been addressed, and she incorrectly said they had been.

OPB is asking for a modification to provide a fence and small planter along its east property line, instead of the required 5'/L2 the entire 480' length.

The purpose of the standard to be modified (providing over 2,000 sf of planter area) includes:

Reduce stormwater runoff pollution, temperature, and rate and volume of flow...

The fence and small planter proposed in lieu of the required planter will do almost nothing to reduce the amount of stormwater flowing from OPB's east and south driveways into the adjacent properties to the east, which include the railroad, our home and the park. The required planter would have stopped (and provided treatment area for) 100% of that runoff. This area has an ongoing history of flooding, which is exacerbated by OPB's dumping of several thousand gallons of stormwater into neighboring properties every time it rains heavily.

To summarize:

--stormwater reduction is a stated purpose of the standard to be modified

--OPB's proposal does not reduce stormwater

--the required planter would have handled 100% of the stormwater

--therefore requiring OPB to address stormwater reduction into the properties east of it is a reasonable and necessary requirement for approving the modification

Attached is a sketch showing just how much greater the required planter area is than what is being approved. I support the modification with the fence and the smaller proposed planter with five trees IF conditions are also included for stormwater and light pollution reduction.

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