



City of Portland Bureau of Development Services

Staff Presentation to the
City Council

Land Use Review LU 14-122172
Conditional Use and Environmental Reviews
Portland Japanese Garden



Proposal: Expansion and alterations for the Portland Japanese Garden, in the OS zone:

Increase the size of the lease-hold from 9.1 to 12.56 acres

Construct additional 11,340 gross square feet of building area for:

- **“Village House” (administration building for learning spaces, gallery, gift store and offices)**
- **Garden house**
- **Tea café**
- **New ticketing pavilion at base of Garden access road**
- **Modifications to maintenance structures**
- **Addition to service building**
- **New pump house**
- **Widen access road, improve pedestrian path**
- **Install 6-foot wood fence and landscaping along access road**
- **Plant new formal gardens**
- **Install stormwater conveyance system**
- **Renovate parking lot**
- **Install gate and retaining wall**
- **Create water garden at bottom of hill**



Approval Criteria

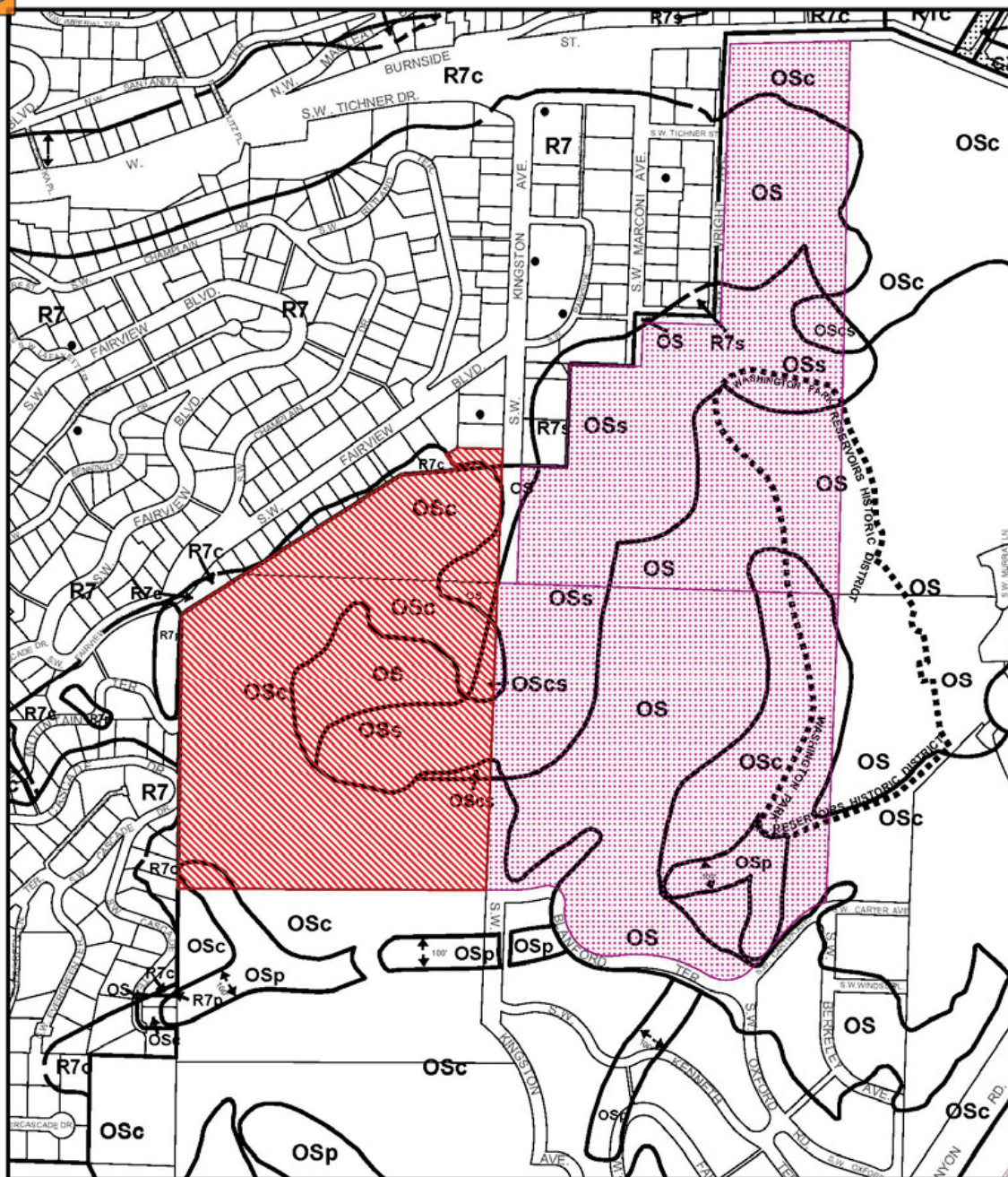
- **Conditional Use – 33.815.100 A through D; and**
- **Environmental Review – 33.430.250 A and E**





APPEAL ISSUES — The appellants claim:

- The definition of “site” was inaccurately applied to only the Japanese Garden and should apply to all of Washington Park.**
- 33.815.100 A is not met because the proposed development would not preserve the character of the open space zone.**
- 33.815.100 B is not met because there will be additional impacts on the transportation system. Including parking and pedestrian connections**
- 33.815.100 C is not met, due to anticipated impacts on livability for the residential area.**
- 33.815.100 D is not met because the Washington Park Master Plan and Comprehensive Plan were not addressed.**
- The Environmental Review Criteria of 33.430.250 were not met.**



ZONING

-  Site
 Also Owned
 Historic Landmark



NORTH

File No. LU 14-122172 CU EN
 1/4 Section 3026.3126
 Scale 1 inch = 400 feet
 State_Id 1N1E32DD 5800
 Exhibit B (May 23, 2014)

Zoning Map

OS – Open Space

R7 – Single-Dwelling Residential

c – Environmental Conservation

Full Build-Out Plan



CITY OF PORTLAND
 HEARINGS OFFICE
 Exhibit #H-3a
 Case # 41-0009
 Bureau Case # 14-122177 (1) EN

PORTLAND JAPANESE GARDEN
 EXISTING CONDITIONS

33.815.100.A 1. The proposed use is consistent with the intended character of the specific OS zoned area and with the purpose of the OS zone;





33.815.100.A 2 Adequate open space is being maintained so that the purpose of the OS zone in that area and the open or natural character of the area is retained.





33.815.100.B.1

The proposed use is
in conformance with
the street
designations of the
Transportation
Element of the
Comprehensive Plan



Criterion 33.815.100.B.2 The transportation system is capable of supporting the proposed use in addition to the existing uses in the area.





Criterion 33.815.100.B.2





Criterion
33.815.100.B.2



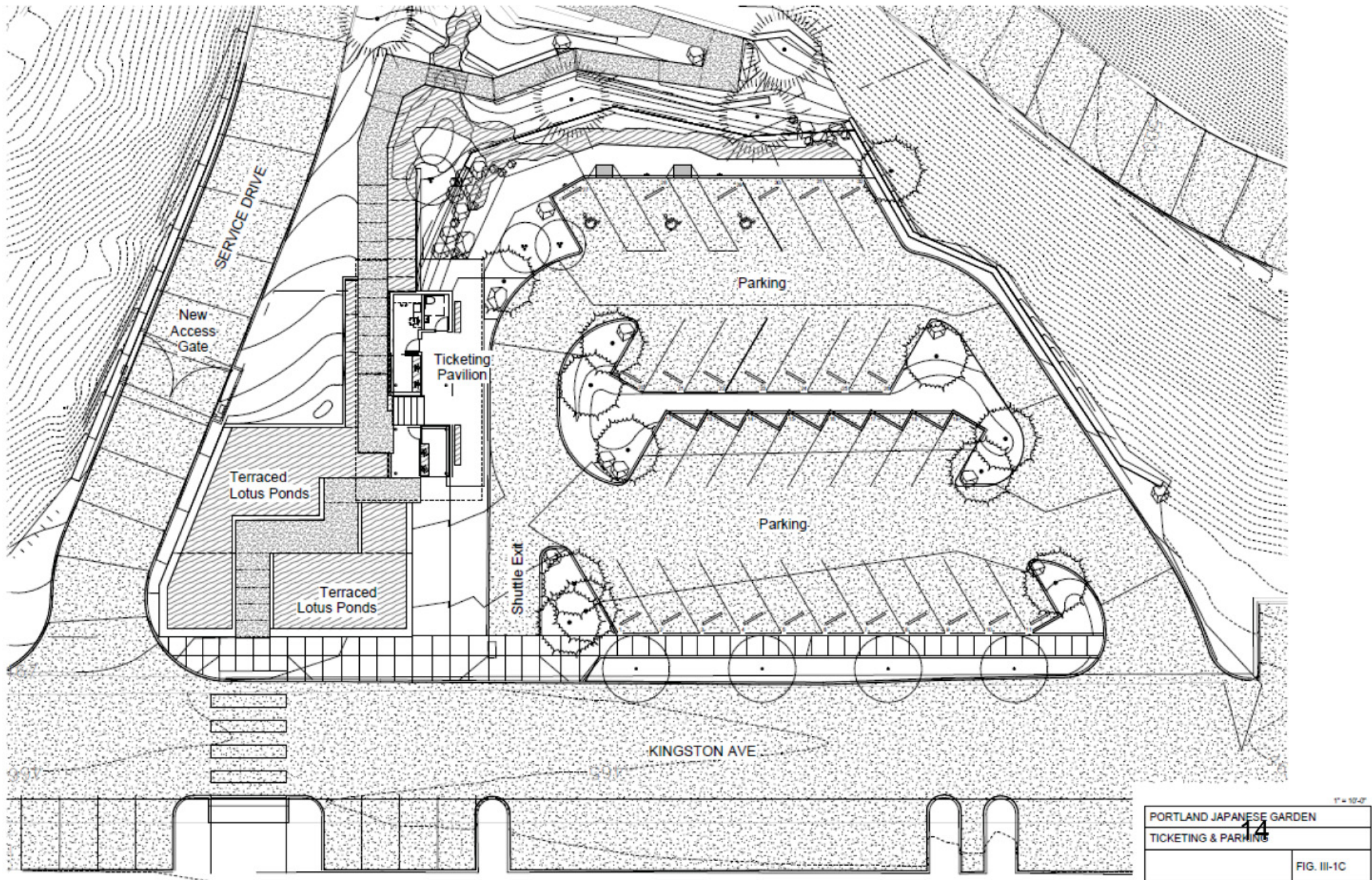


Criterion 33.815.100.B.2



Access Drive

Parking Area Detail

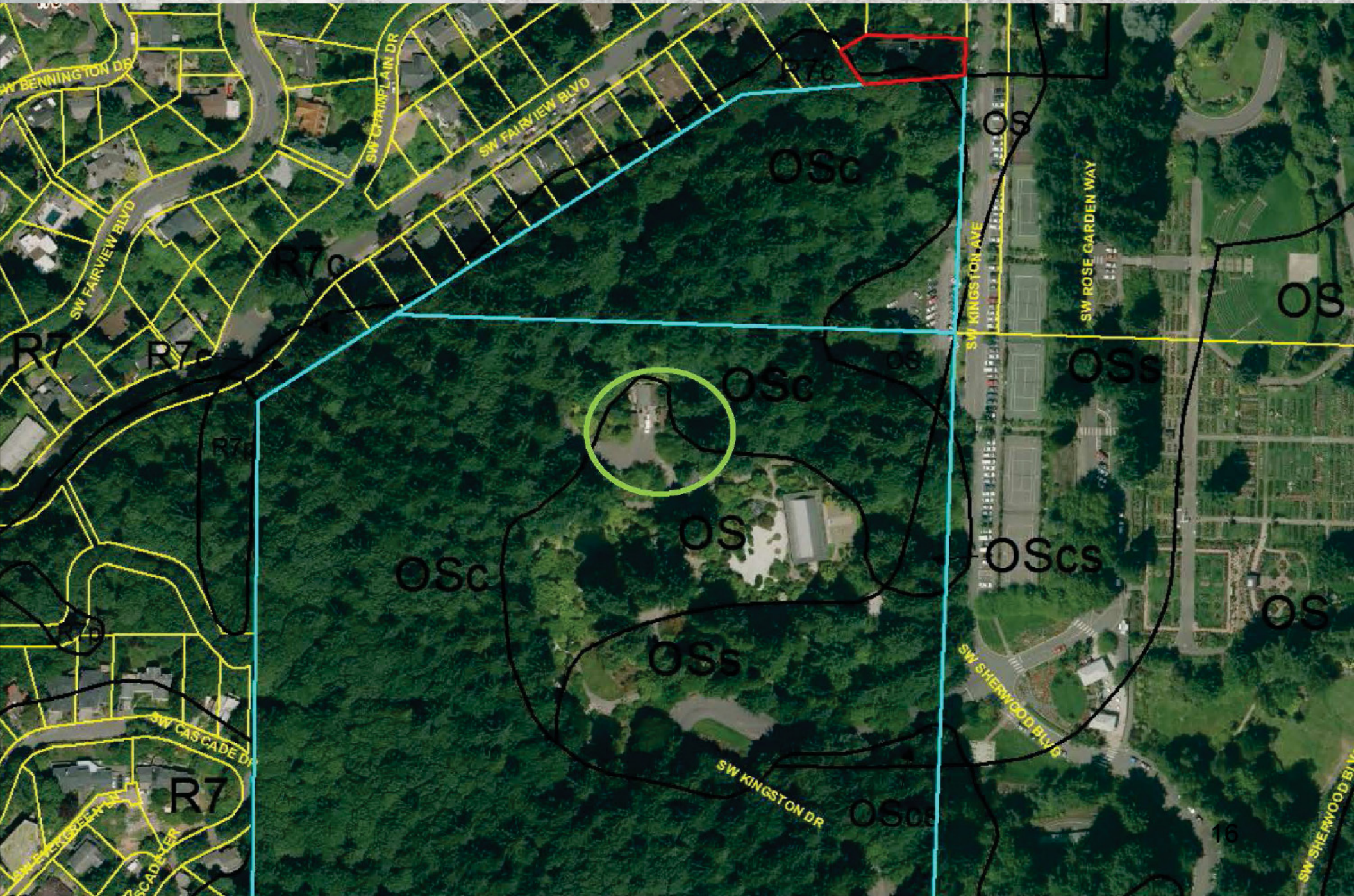


Criterion 33.815.100.C The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to: 1. Noise, glare from lights, late-night operations, odors and litter



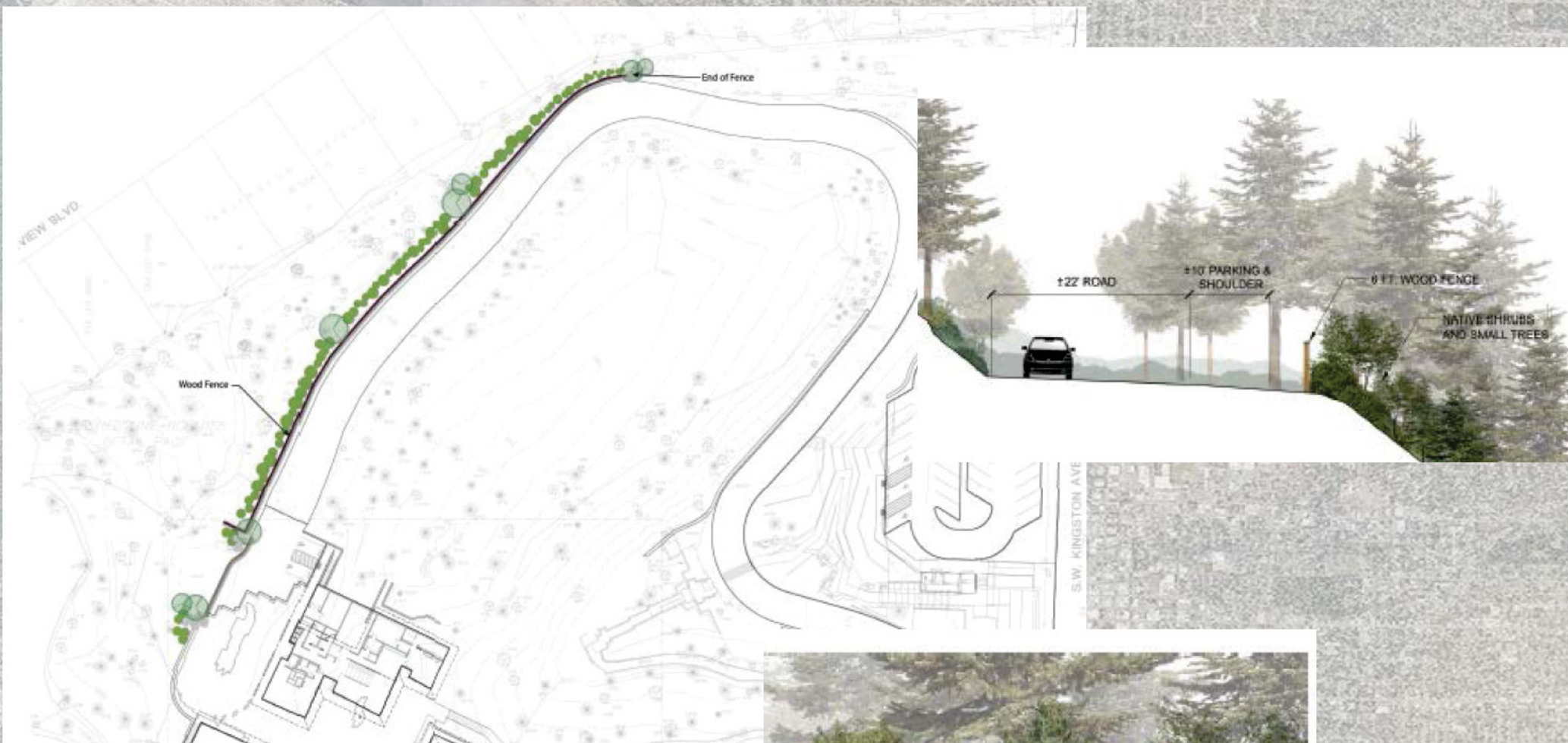


Aerial Photo





Fence Location & Details



Criterion 33.815.100.C



FENCE PERSPECTIVE

33.815.100. C. The proposal will not have significant adverse impacts on the livability of nearby residential-zoned lands due to:

2. Privacy and safety issues.



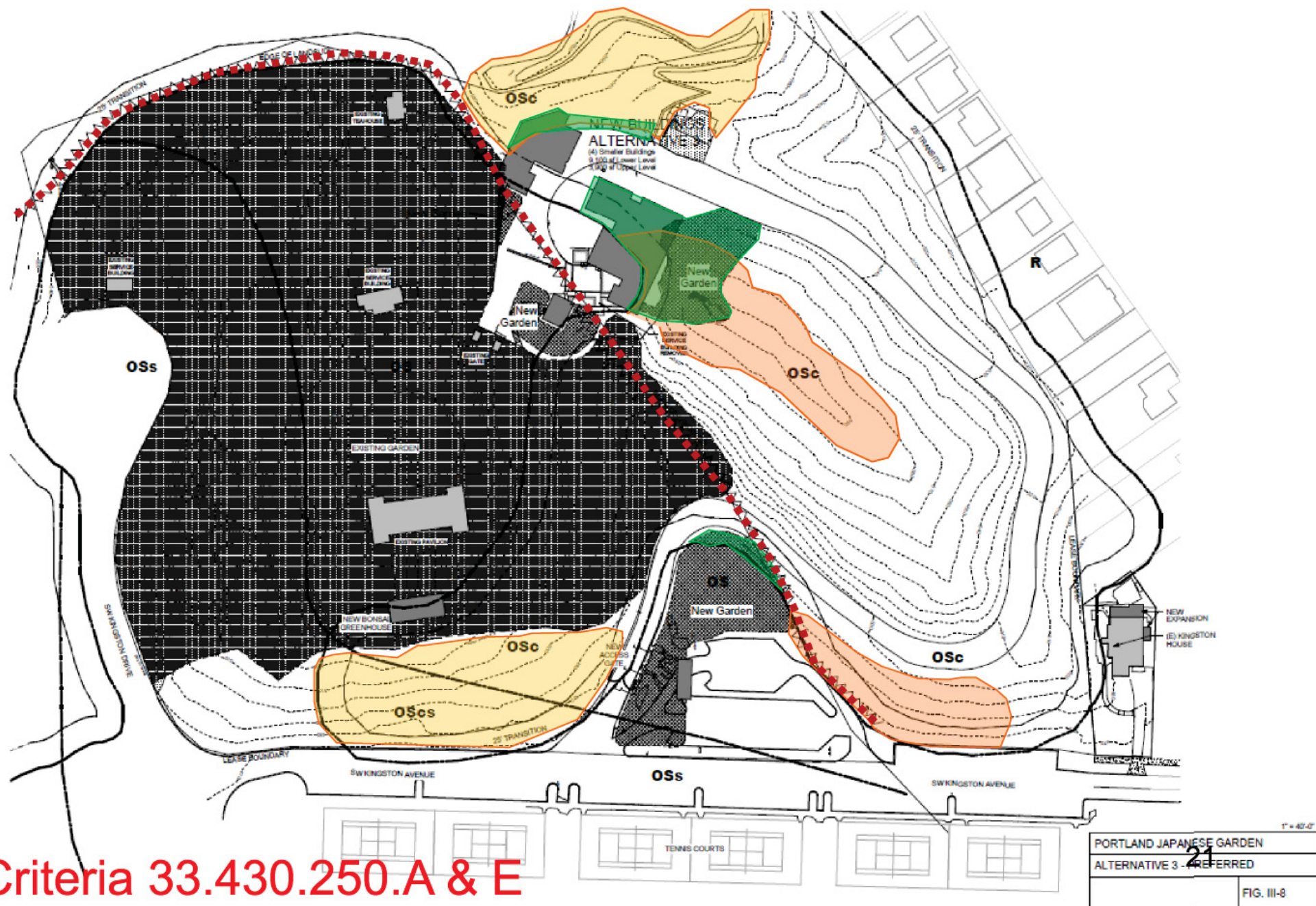


Criterion 33.815.100.D The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.



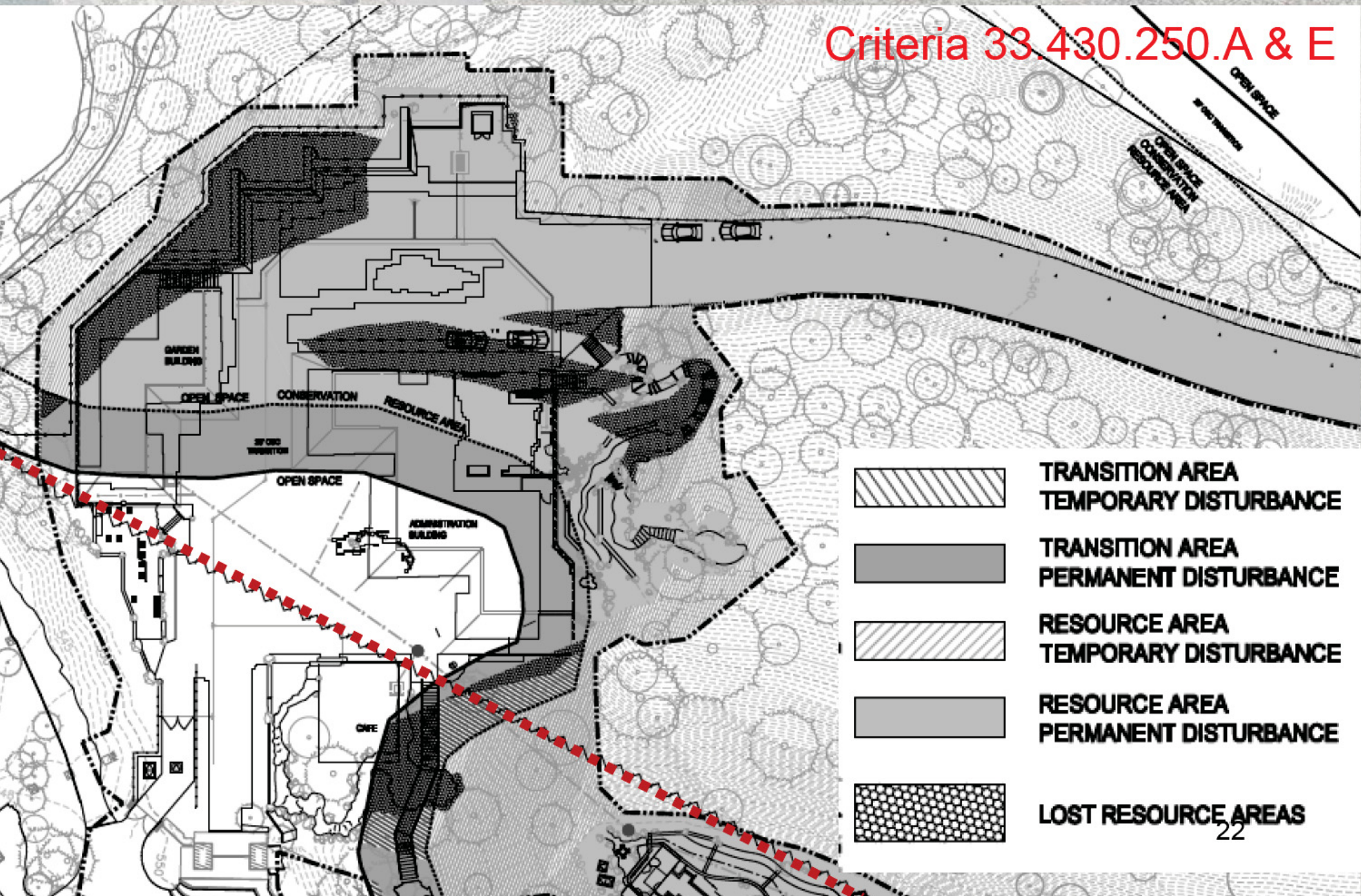


Alternatives Analysis



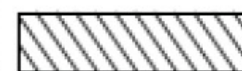
Environmental Impacts

Criteria 33.430.250.A & E





Environmental Impacts



TRANSITION AREA
TEMPORARY DISTURBANCE



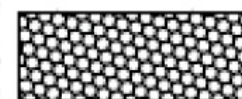
TRANSITION AREA
PERMANENT DISTURBANCE



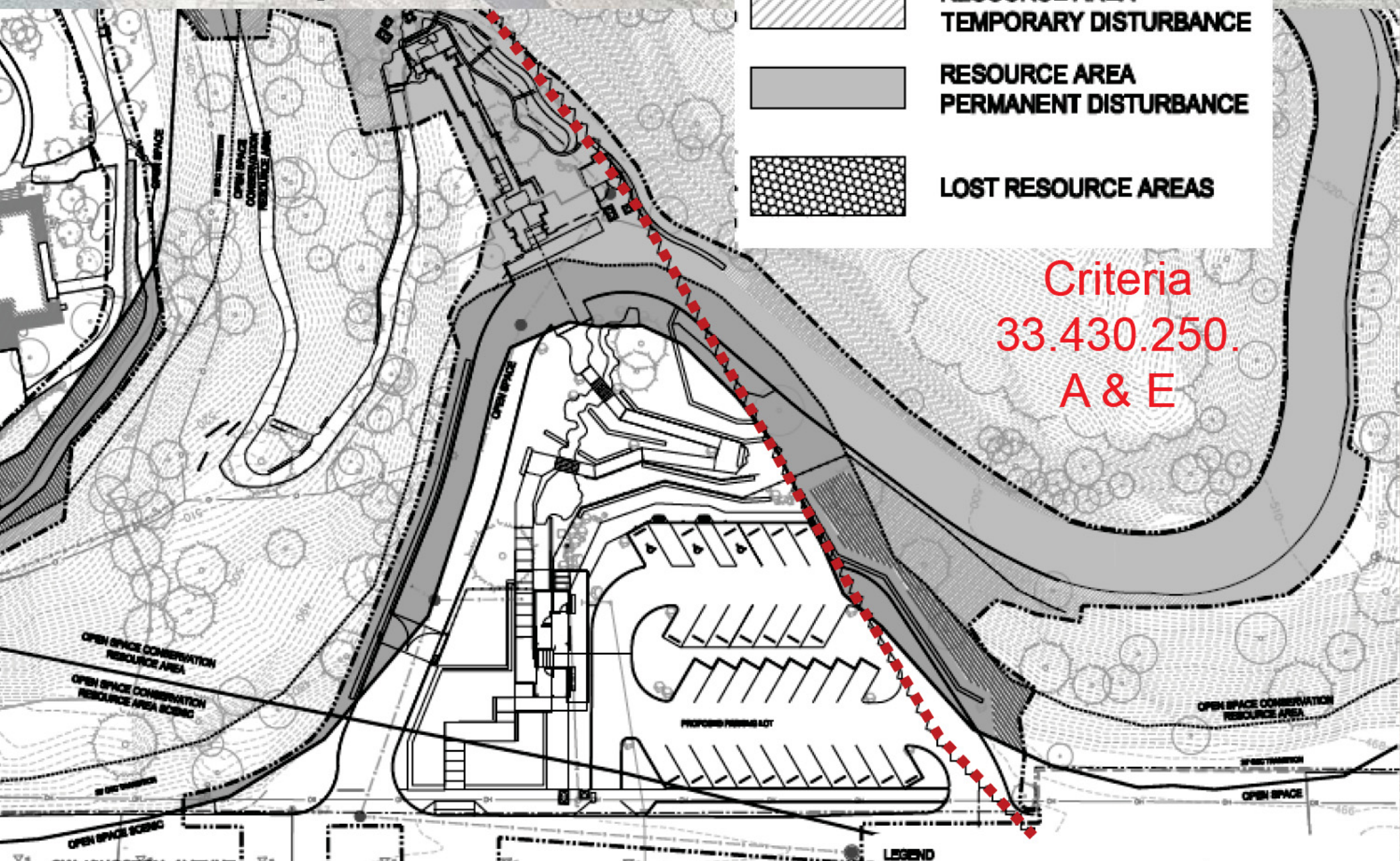
RESOURCE AREA
TEMPORARY DISTURBANCE



RESOURCE AREA
PERMANENT DISTURBANCE



LOST RESOURCE AREAS



Criteria
33.430.250.
A & E

Mitigation Plan

MITIGATION FOR LOST RESOURCE AREA (7,156 sq.ft)

- 1) REMOVE INVASIVE SPECIES
- 2) REPLANT WITH NATIVE TREES (1" DBH MIN.), SHRUBS (2 GAL. MIN.), AND GROUNDCOVERS (4" POT MIN.) PLANT AT A MINIMUM RATIO OF 1 TREE, 2 SHRUBS, AND 7 GROUNDCOVERS PER 50 SF. ALL AREA SEEDED WITH NATIVE GRASSES. SEE PLANS AND PLANT SCHEDULE FOR SPECIES.

PLANTING WITHIN TEMPORARY DISTURBANCE

- 1) REMOVE INVASIVE SPECIES
- 2) REPLANT WITH NATIVE TREES (1" DBH MIN.), SHRUBS (2 GAL. MIN.), AND GROUNDCOVERS (4" POT MIN.) PLANT AT A MINIMUM RATIO OF 1 TREE, 2 SHRUBS, AND 7 GROUNDCOVERS PER 50 SF. ALL AREA SEEDED WITH NATIVE GRASSES. SEE PLANS AND PLANT SCHEDULE FOR SPECIES.

	MITIGATION TREES	MITIGATION SHRUBS	MITIGATION FOR LOST RESOURCE
8-11.2 (24-1)	143	286	7,156 SF
11-12.0 (24-1)	0	0	0
11-13.0 (24-1)	0	0	0
TOTAL	143	286	7,156 SF

GENERAL NOTES:

1. REFER TO SHEET FIG. III-13G FOR PLANT SCHEDULE
2. RESEED ALL TEMPORARY DISTURBED AREAS AND MITIGATION AREAS WITH NATIVE GRASS SEED MIX

Criteria
33.430.250.
A & E

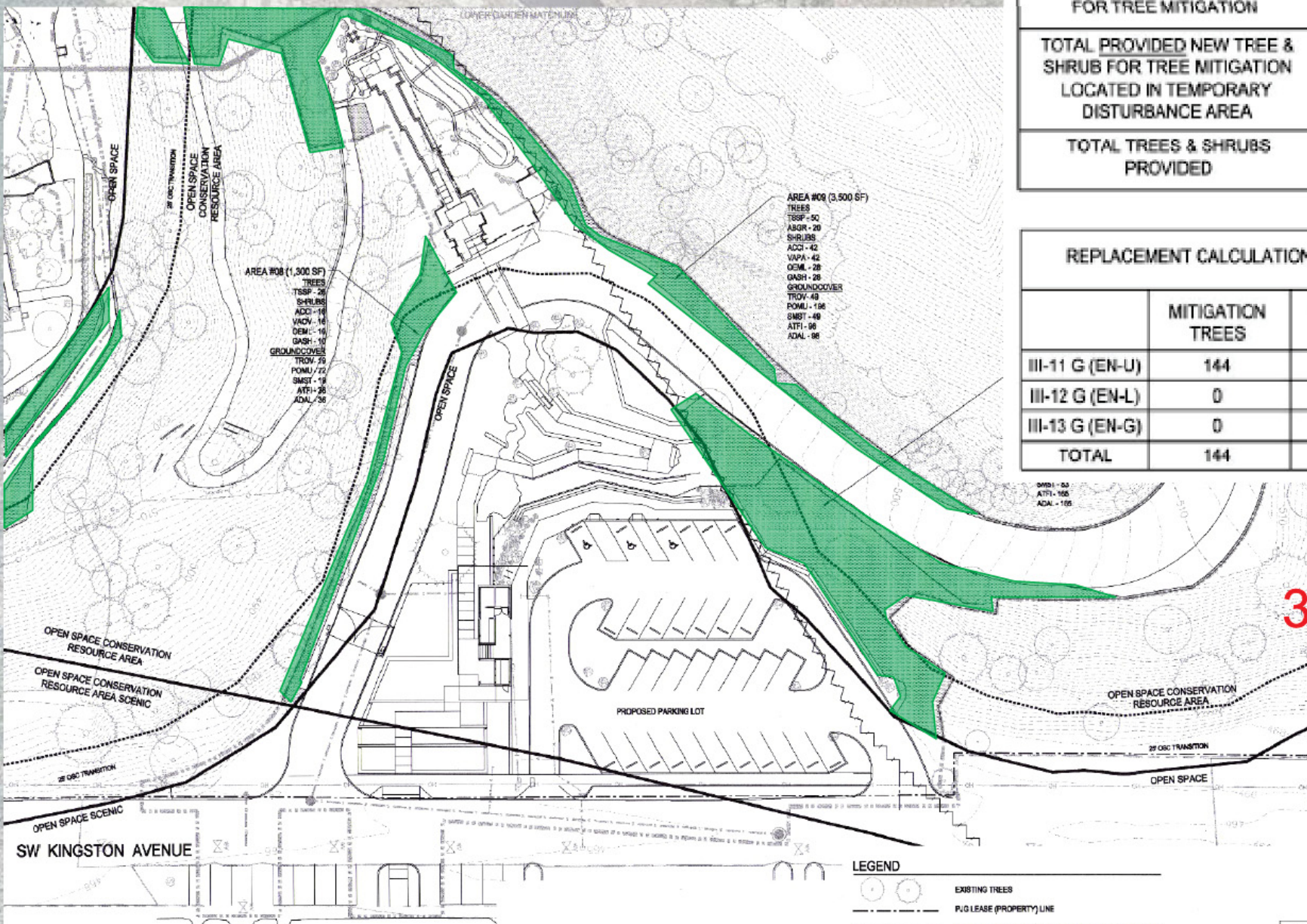
CITY OF PORTLAND
HEARINGS OFFICE
Exhibit #4-2g
Case # 41-4009
Bureau Case # 14-122172 CU EN

LEGEND

- EXISTING TREES
- PUG LEASE (PROPERTY) LINE
- OPEN SPACE CONSERVATION RESOURCE AREA BOUNDARY
- OPEN SPACE CONSERVATION TRANSITION AREA
- LIMIT OF PROPOSED CONSTRUCTION DISTURBANCE
- APPROXIMATE LANDSLIDE



Mitigation Plan



TOTAL TREE REMOVAL/MITIGATION WITHIN OPEN SPACE CONSERVATION / ENVIRONMENTAL ZONES		
	MITIGATION TREE & SHRUB REQUIREMENTS (OPTION B)	
	TREES	SHRUBS
TOTAL REQUIRED TREE & SHRUB FOR TREE MITIGATION	80	183
TOTAL PROVIDED NEW TREE & SHRUB FOR TREE MITIGATION LOCATED IN TEMPORARY DISTURBANCE AREA	548	1186
TOTAL TREES & SHRUBS PROVIDED	548	1186

REPLACEMENT CALCULATION FOR LOST RESOURCE AREA			
	MITIGATION TREES	MITIGATION SHRUBS	MITIGATION FOR LOST RESOURCE
III-11 G (EN-U)	144	288	7,156 SF
III-12 G (EN-L)	0	0	0
III-13 G (EN-G)	0	0	0
TOTAL	144	288	7,156 SF

Criteria
33.430.250.
A & E

CITY OF PORTLAND
HEARINGS OFFICE
Exhibit 4H-3k
Case # 41-4009
Bureau Case # 14-122172 CU EN

PORTLAND JAPANESE GARDEN
G: Landscape Mitigation Plan

EN-L FIG. III-12G



Hearings Officer Decision

Approval of Conditional Use Review to allow the proposed plans for the Portland Japanese Garden, including all of the features that were described in the published decision and notice of appeal.

Approval of an Environmental Review for the portions of the project located within or partially within the Environmental Conservation zone, including tree removal and temporary construction impacts.

Conditions of approval were summarized by staff under the related approval criterion in this presentation and listed in full in the notice of appeal.





Council Alternatives

Appeal of Hearings Officer's Decision to approve a Conditional Use and Environmental.

- Deny the appeal. Uphold Hearings Officer decision for approval of the proposal.
- Uphold the appeal, thereby overturning the Hearings Officer's decision and deny all or part of the application.





End