

# PORTLAND JAPANESE GARDEN

***APPEAL HEARING FOR***

***LU 14-122172***

***AUGUST 28, 2014***

## ***PROPOSED CONDITION G***

***"The Garden shall construct a ~~minimum 6-foot wide~~ concrete sidewalk ~~from the existing curb with a~~ ~~minimum 4-foot wide~~ planting strip along the ~~north~~ ~~[sic]~~ west side of the park road/SW Kingston Avenue between the Garden's ~~new~~ redeveloped parking lot and the existing public sidewalk at the Park entrance that will provide adequate unimpeded pedestrian access. The new sidewalk shall be constructed at the same time as the new parking lot. This proposed sidewalk design will require approval of Portland Parks & Recreation and the Bureau of Development Services Site Development Review Section."***

## ***PROPOSED TEA CAFE***

- ***26-seat Tea Café in 400-sf building on east end of Cultural Village***
- ***Serves tea and other light fare***
- ***Wholly-contained within PJG perimeter, serving only patrons already on site, the parking and traffic impacts for whom already have been accounted for.***

# ***ENVIRONMENTAL IMPACTS***

## ***IMPACT ON PREVIOUSLY UNDISTURBED “C” ZONE IN CULTURAL VILLAGE***

	<i>SF</i>	<i>ACRES</i>
<i>Temporary</i>	<i>11,184</i>	<i>0.26</i>
<i>Permanent</i>	<i>7,128</i>	<i>0.16</i>
<b><i>TOTAL</i></b>	<b><i>18,312</i></b>	<b><i>0.42</i></b>

***Permanent Disturbance as proportion of  
Washington Park (410 acres) = .0004%***

# ***MITIGATION FOR PERMANENT DISTURBANCE***

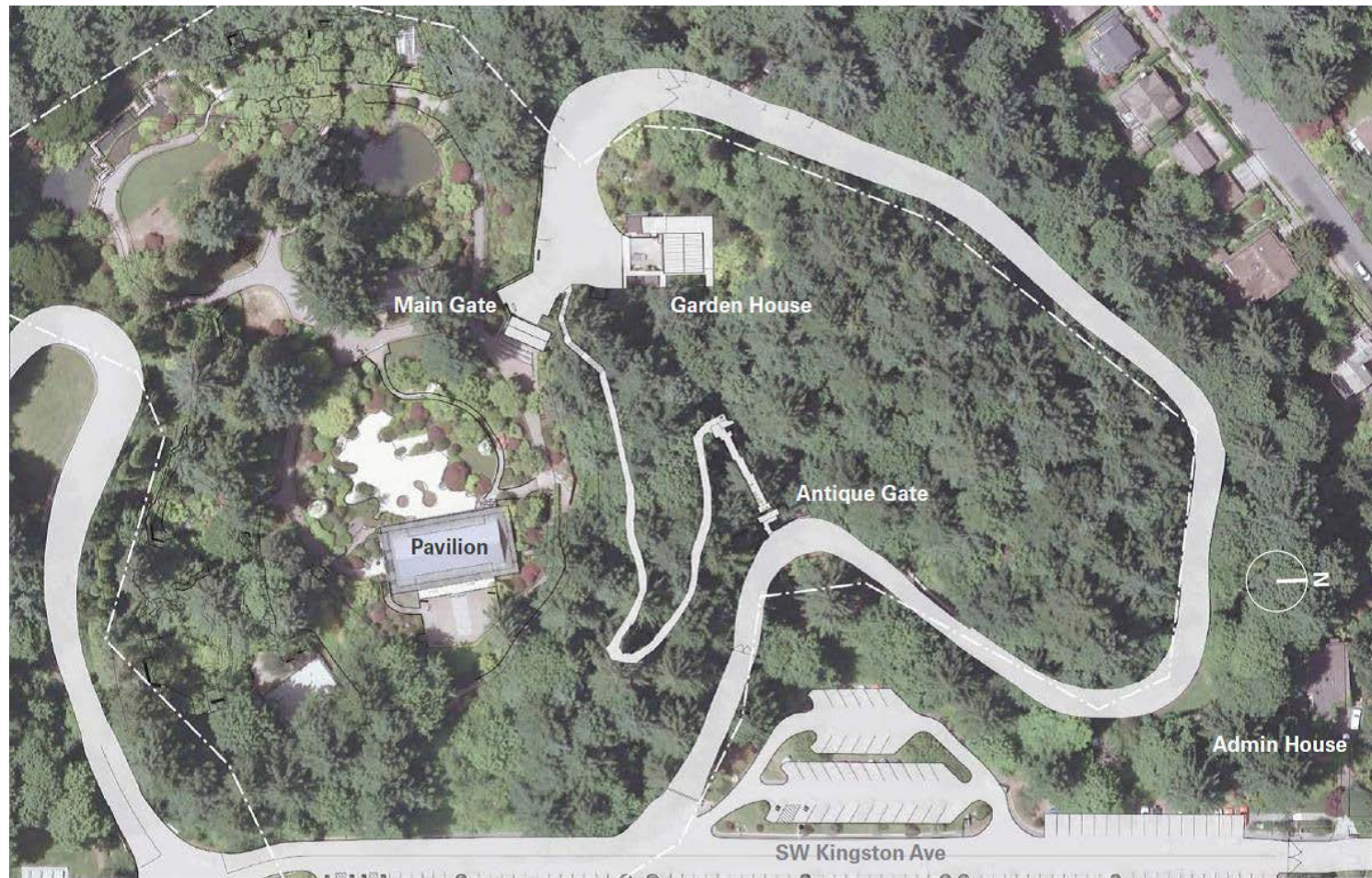
***Permanent Disturbance of Previously-  
Undisturbed : 7,128 SF***

***Mitigation Planting:***

***692 Trees***

***1,384 Shrubs***

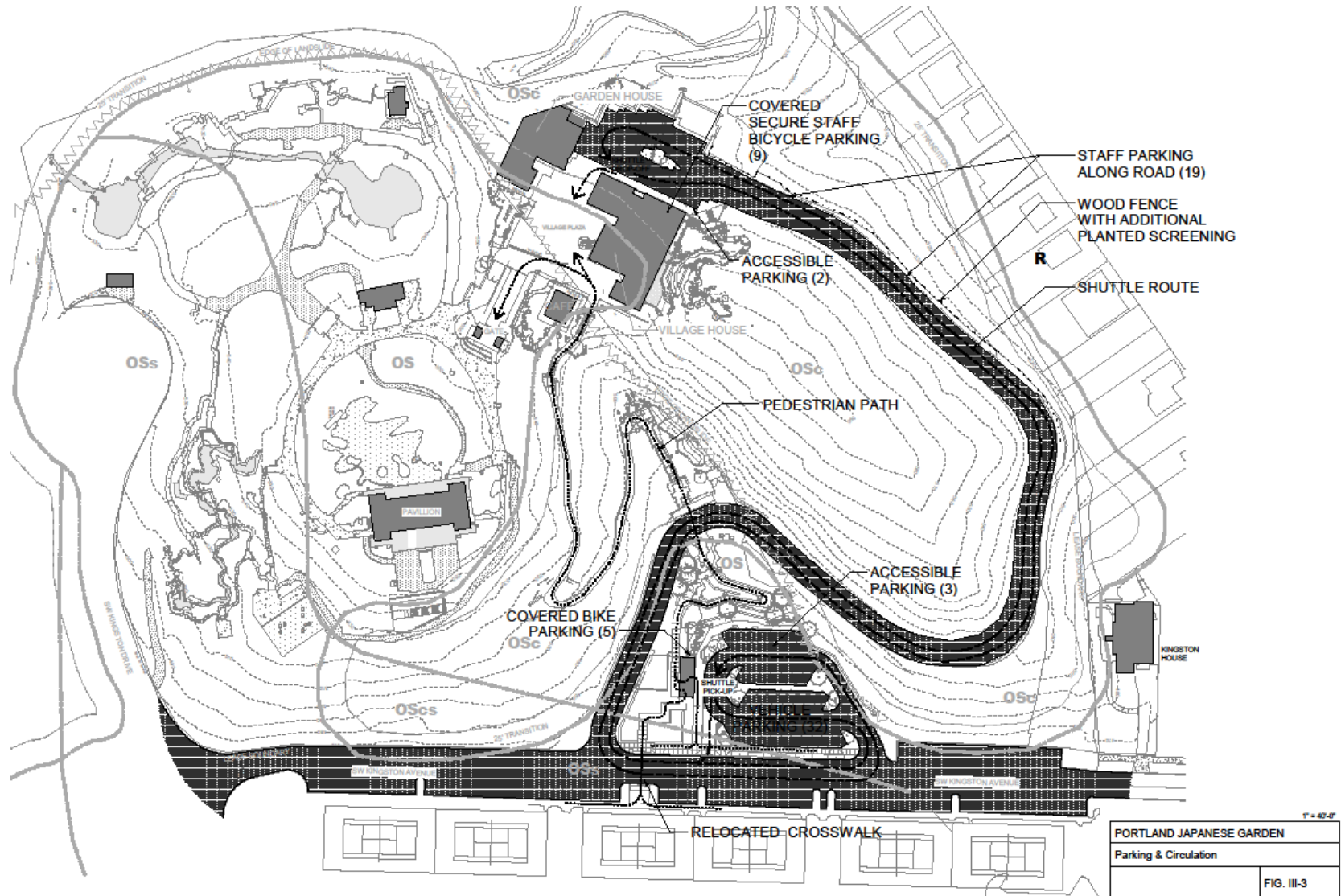
# ***ACCESS ROAD AS INFORMAL SHORT-CUT:*** ***EXISTING CONDITIONS***



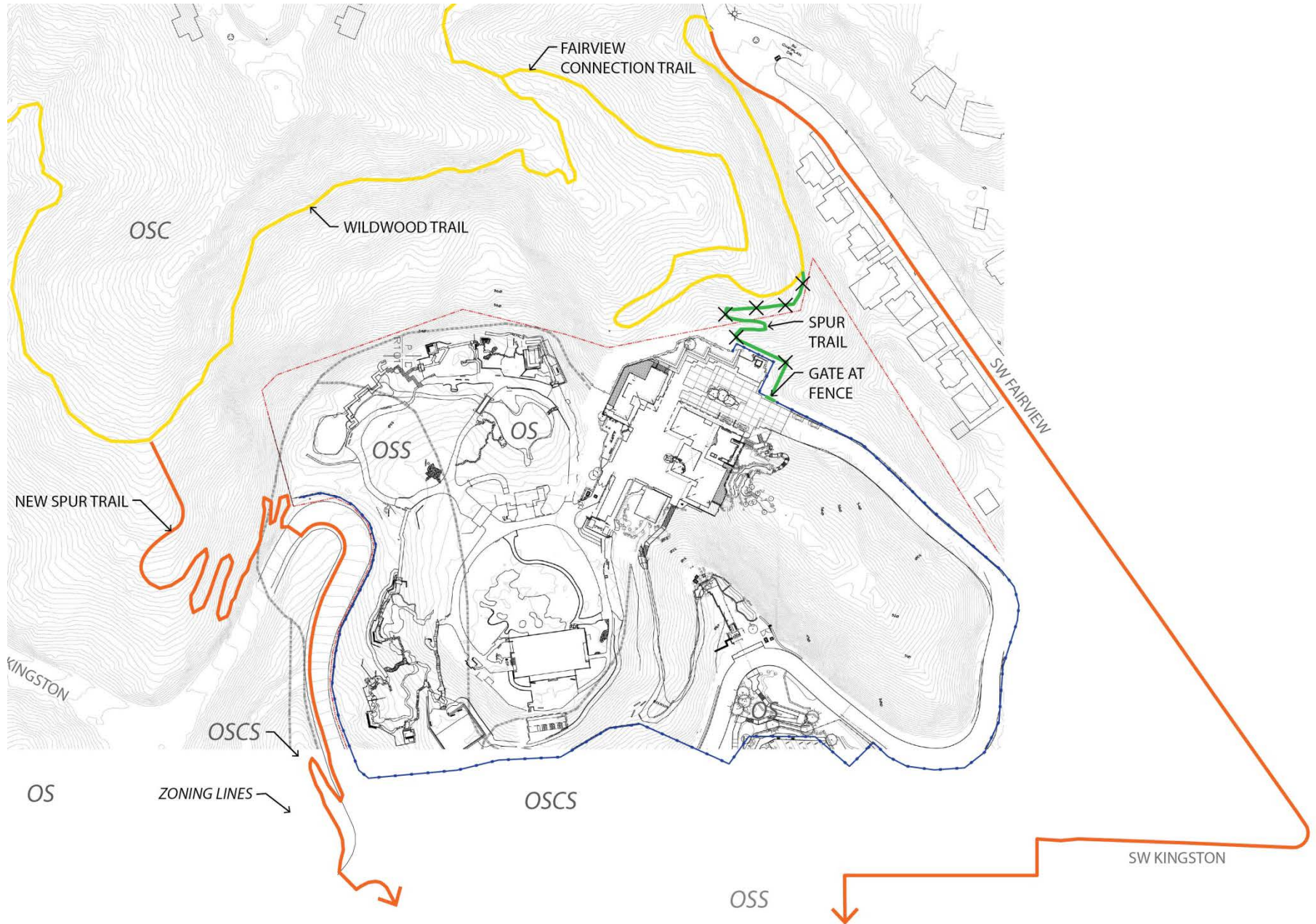


# ***PROPOSED PLAN:***

## ***ROAD CLOSURE TO PUBLIC ACCESS***



960-2014 Submitted by Beverly Bookin 8/28/2014





# ***TRANSPORTATION SYSTEM PLAN***

## ***NORTHWEST PORTLAND MAP***



## ***HEARINGS OFFICER'S RULING***

***“.....The Hearings Officer finds the trail connection from the Garden access road to the Wildwood Trail is not an official segment of the Wildwood Trail. The Hearings Officer finds, therefore, that the trail connection is not an official pedestrian connection that must be improved and/or maintained.....”  
(Page 16, Decision on LU 14-122172)***

# ***PJG PARKING IMPACTS:***

## ***SUMMARY OF FINDINGS (6/5-6/6)***

- ***Based on 474 (30%) of the 1,570 patrons entering the gate between 10 AM – 3 PM.***
- ***Modal Split: 70% Car/30% Other Modes***
- ***Average Vehicle Occupancy: 2.9/Vehicle***
- ***Total Parking Demand at Peak Hour: 40 Spaces***
  - ❖ ***28 Spaces: PJG Not Primary Destination***
  - ❖ ***12 Spaces: PJG Primary Destination***
  - ❖ ***# of Spaces in PJG Parking Lot: 32***