



City of

PORTLAND, OREGON

Development Review Advisory Committee

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January 11, 2016

Dear Planning and Sustainability Commissioners and Urban Forestry Commissioners,

We are writing to express our support for the Bureau of Development Services' (BDS's) proposed amendments to the City Tree Code (P.C.C. Title 11), which you will be considering on January 12th and 21st, respectively. We are opposed to the alternative proposal put forward by the Bureau of Parks and Recreation.

We reviewed and discussed BDS's proposal in detail at the Development Review Advisory Committee (DRAC) meeting on December 17, 2015. We believe that BDS's proposal is a well-balanced approach to an issue that has garnered significant community attention. While addressing public concerns over the removal of large trees in development situations, the tiered approach of the proposal recognizes the differing impacts of various sizes of trees. DRAC members include representatives from various development-related industries as well as neighborhood interests, and all but two members (who abstained) expressed approval of BDS's proposal.

We also reviewed and discussed the Parks Bureau's code amendment proposal in a meeting on November 19, 2015. At that time we expressed serious reservations about their proposed amendment and the process by which the proposal was developed. DRAC members acknowledge that the proposed revisions are meant to be a disincentive to the removal of the City's largest trees, but the DRAC had concerns for the "costs" proposed by Parks for tree replacement. The costs will affect other interests, impacting housing costs, homeowners, and efforts to meet the City's infill and density goals. The Parks Bureau proposal was put forward as a "stop-gap" measure, while BDS's proposal represents a more balanced, long-term solution

We therefore encourage you to give your approval to BDS's proposal. We believe their proposal best serves the needs of the community and the development industry.

Thank you for your time and attention.

Sincerely,

Maryhelen Kincaid
Development Review Advisory Committee (DRAC) Chair

Development Review Advisory Committee
Letter re: Proposed City Tree Code Amendments
January 11, 2016

Cc: Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman
Paul L. Scarlett, Director, Bureau of Development Services

Development Review Advisory Committee (DRAC) Members

<u>Name</u>	<u>Representing</u>	<u>Affiliation</u>
Claire Carder	Neighborhood Coalition Land Use Committees	Neighborhood Coalitions
Hermann Colas	Minority Construction Contractors & Development Professionals	Colas Construction, Inc.
Phil Damiano	Environmental Conservation & Green Building	Johnson Air Products
Maxine Fitzpatrick	Low-Income Housing Developers	PCRI, Inc.
David Humber	Public Works Permit Customers	Humber Design Group Inc.
Rob Humphrey	Small Businesses	Faster Permits
Maryhelen Kincaid	Citywide Neighborhood Interests	Citywide Land Use Interests
Christopher Kopca	Historic Preservation	Downtown Development Group LLC
Dana Krawczuk	Frequent Development Review Customers	Perkins Coie LLP
Jennifer Marsicek	Design Professionals	Scott Edwards Architecture
Kirk Olsen	Large Developers	Trammell Crow Company
Joe Schneider	Large Construction Contractors	Skanska
Justin Wood	Home Builders	Fish Construction NW Inc.