

## Landowner proposes plan to replace a red cedar tree cut without permission

By Jillian Daley  
The Southwest Portland Post

The City of Portland has cited a landowner for not seeking the city's permission before removing a Western Red Cedar tree from the site of a future subdivision at Southwest 63<sup>rd</sup> Avenue and Vermont Street.

The city has required that landowner Robert Whitaker plant replacement trees to remedy the situation.

During a Maplewood Neighborhood Association meeting last month, the association's land use chair Claire Carder told neighbors she supports the replacement tree plan.

Whitaker intends to add six Western red cedars, six Western flowering dogwoods and three big leaf maples.

"I hope they're not those two-inch

sticks," said neighbor George Kraus.

The proposed trees are to be two inches in diameter and would provide a screen between the five-lot subdivision and other residences. The tree the new plantings replace was 30 inches in diameter.

Carder said her research shows that smaller trees are used because they have a greater survival rate than larger ones.

"He is going above what is typically required," planting five more trees than he needs to, said hearings officer Kathy Harnden.

The public comment period on the replacement plan ended Nov. 26, and then, Harnden was to write her decision, which is open for appeal for 14 days afterwards.

She said as of Nov. 20 no one had contacted her about the issue, and she expects the replacement trees could be planted in February or March, depending on how things go.

Whitaker got a land division permit from the city to ready the site for houses in 2004, and trees including the Western red cedar were approved for preservation, Harnden said.

Project manager Brian Keicher said Whitaker removed the Western red cedar in July 2011 because he thought he was allowed to do so and an arborist's report in July 2008 said wind had damaged the evergreen beyond repair. Whitaker considered it a hazard.

Whitaker and his associates did not follow the correct channels, Harnden said. "They needed to contact the city



Photo courtesy of Marion County

to get approval to remove that tree," she said.

Next year, the land should be ready. Keicher said he expects once a developer builds out the site, the homes will go quickly.

"That's a good neighborhood, close in, lots of room, so I would imagine by the fall of 2013, the first occupancy could take place," he said.

At the start of this month, there still is time to appeal the tree replacement plan. If anyone wishes to do so, they may contact the Land Use Board of Appeals at 503-373-1265 or 550 Capitol St. NE, Suite 235, Salem, OR 97301. There is a fee to appeal.

## Zidell presents South Waterfront "concept" to Design Commission

By Lee Perlman  
The Southwest Portland Post

Representatives of the Zidell Company last month presented the Portland Design Commission with a set of concepts governing the redevelopment of their riverfront property.

For 80 years Zidell has carried out barge-making and other river-related industrial activities along a 33-acre tract of land between Southwest Porter Street and the Ross Island Bridge.

Redevelopment plans so far, as presented by a design team led by architect Eugene Sandoval, had few specifics. Sandoval and others repeatedly emphasized the need to create public gathering spaces and to "bring people to the river."

Sandoval's plans call for creating two new east-west streets, Grover and Barge Way, a block apart with green space between them. They call for a two-acre park under the Marquam Bridge, and other sorts of green areas.

Zidell's concept suggests a gradual increase in building height from the south end to the north.

One of Zidell's most controversial ideas was an "accessway" that cars could use, 600 feet long, within the 100 foot greenway setback.

This is crucial for the success of retail, which in turn is needed to make the area feel public, Sandoval argued. "Riverplace, which doesn't allow cars,

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## Five new townhouses are planned for the historic Lair Hill district

By Lee Perlman  
The Southwest Portland Post

Bruce Vincent of Consolidated Land and Cattle is planning to build five two-story town homes at 3314 SW First Ave., on historically "sacred ground."

Not only is it part of the Lair Hill National Historic District, but it is on the site of a 19<sup>th</sup> century building, last used as the Great Northwest Bookstore, destroyed by fire in 2010.

At a pre-application conference last month, Vincent and architect Cody Johncheck said the units would have front porches facing First Avenue, that they would have a common parking area in the rear with a single access, and that they would be built on lots 17 feet wide.

Planner Douglas Hardy said that the project would be subject to two public reviews, one for the lot division and a Type III design review. The latter would involve a mandatory public hearing before the Portland Historic Landmarks Commission.

Planner David Skilton said that lots narrower than 25 feet might be problematic, and so would the planned wide front porch. "A traditional covered porch would be a much easier sell," he said. Vincent argued that there are buildings nearby, approved under the guidelines, similar to what he proposed.

Skilton added, "The design guidelines for this district are the most squirrely we have. They were written in 1980 by the neighborhood without consideration of code requirements."

Jim Gardner, a South Portland Neighborhood Association board member and Lair Hill resident, took issue with this. "We've reviewed many other developments under these guidelines and found them useful," he said.

"Some of the buildings we weren't necessarily happy with or felt were appropriate." Gardner urged Vincent to "take your cue from the older buildings" rather than those built under the guidelines.

Gardner said he liked the porches Vincent proposed. He had expressed other concerns at a neighborhood meeting prior to the pre-app. There was too little differentiation between the five units, he said, and they appeared to be "one continuous wall."

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## Are You Ready?

### 5 Easy Tips To Help You Prepare for Any Emergency

By Joyce De Monnin,  
AARP Oregon Outreach Director



The key to maintaining your health, safety and comfort during a disaster – whether it's a big or small disaster – is to plan ahead. But how do you know if you're really prepared for an emergency? Maybe you already have smoke alarms and carbon monoxide detectors at home, along with a first aid kit <http://healthtools.aarp.org/adamcontent/first-aid-kit>, fire extinguisher and some flashlights. But those are just the basics, and even they need to be checked every year. There's no better time than now to reassess how well you're prepared for an emergency at home.

Here are five straightforward – and relatively simple – steps to review your emergency preparedness:

1. Take an inventory of the contents of your home and take photos or videos of the exterior and interior. Keep them in a safe location off the premises.
2. Talk with your family members and neighbors about how to reconnect, with contact numbers and a place to meet if you must evacuate or flee. Pay special attention to any seniors or people with disabilities who live nearby.
3. Place copies of vital documents and records (like personal identification, bank statements, wills, prescriptions, Social Security and health insurance cards, and important phone numbers) in a weatherproof container that you can grab as you run out the door.

You can use an Emergency Financial First Aid Kit <http://createthegood.org/toolkit/operation-emergency-prepare?how-to-toolkit=1> developed by Operation Hope, FEMA and Citizen Corps to help you organize your information.

4. Buy a battery-operated radio and have flashlights with extra batteries easily accessible. Have other emergency supplies ready – a change of clothing, prescriptions, extra glasses, cash, water, food, blankets, whistle and face mask.
5. Put an emergency checklist near the door to make sure you don't forget anything.

After you've completed the checklist for your home, do some extra good by helping a friend or neighbor prepare for an emergency. A disabled, homebound or infirm person probably can't do all of these things and may be reluctant to ask for help. To learn more about disaster preparedness, visit [www.ready.gov](http://www.ready.gov).

Have a great tip to share? Post it on [www.Facebook.com/AARPOregon](http://www.Facebook.com/AARPOregon).