

Jean Fraser - Re: 133 York comments needed urgently please

From: Jeff Tarling
To: Jean Fraser
Date: 9/6/2013 1:56 PM
Subject: Re: 133 York comments needed urgently please
CC: David Margolis-Pineo
Attachments: Portland Recm. Tree List.xls

Hi Jean -

I have reviewed the landscape plans for 133 York Street and offer the following review comments:

Landscape & Buffering:

Due to the lot shape & size the 133 York Street site is unusually "challenged" in regards for 'green space', buffering and landscape improvements, particularly for an established residential neighborhood.

Recommendations: Additional buffering between the proposed project and brick residential property next door should be a requirement condition. The proposed projects driveway and parking is next to their backyard living space, patio & green space. Additional screening in the form of a 'green wall' and / or two to three columnar trees to be planted on the adjacent property would improve.

See green-wall examples: <http://www.greenscreen.com/home.html>

A 'green-wall' in the patio area near the corner and two trees in the lawn? Understanding the proposed project

is limited in space and need to be in agreement with the neighboring property to be successful in the tree planting aspect of this condition.

Additional buffering / landscape treatment condition #2 - the left side of the driveway at York Street for the first

40' (area of hash marks on plan) landscape planting or fencing to screen the side yard of the existing residential property next door. The landscape planting should provide screening or buffering as not to adversely affect the existing use next door. (I noted a small seating area on the lawn existing currently)

Tree Types - ALL trees should be from the City of Portland recommended list, (Little-leaf Linden is no longer on our recommended list). Suggestions might include: 'Karpick' or 'Red Point' Red Maple, 'Armstrong' Red Maple, the first two are a little less columnar the Armstrong, European

Hornbeam, upright Pin Oak also would work, this is the same for the lawn area trees above if needed.

Tree Saves - Tree protection measures should be included in the final plan and in the field as part of the preconstruction meeting. 'Tree Save' / protection for the root zone of the large Willow tree off site might include fencing if needed, see: http://www.treesaregood.com/treecare/avoiding_construction.aspx

The existing American Elm near the SW corner is next to a large Norway Maple - unknown if this can be saved.

It appears to be near the property line and would need to be limbed up for construction. Elm trees should only be pruned during the dormant season to reduce Dutch Elm Disease as fresh cuts attract Elm Bark Beetles.

Relocated Plants - While it is great to try to save existing plants 99% of the time it is unsuccessful due to timing, transplant shock, storage etc during project time line. Thus, all plants shown as to be relocated must be included as new plants and included into the performance guarantees in case the transplants are not successful.

Cobblestone or granite paver driveway & sidewalk - These existing features could add some historic interest to the site and should be considered for saving & reuse. Our HP office & Public Services can offer suggestions.

With some creativity and attention to these suggestions the landscape plan could help the project fit into the existing residential neighborhood with reduced impact.

Jeff Tarling