

13-057
CITY OF PORTLAND
PUBLIC WORKS PERMITTING

Exhibit B



1900 SW Fourth Avenue, Room 5000, Portland, Oregon 97201

Inquiry Number: 12-210772-WI – Public Works Inquiry Basic Guidance

Application Date: December 3, 2012

Applicant: Mark Reuland, KPFF

Properties: 1N1E15CC 14200, 14300, 14400, & 15000, 1001 N KILLINGSWORTH ST

Report Date/Manager: December 17, 2012 – Christopher Wier (503-823-7227)

PBOT Development Review Comments (Robert Haley, 503-823-5171):

Development of the sites with parking lots will require that adjacent street frontage be brought up to current City standards. The site is within a pedestrian district that requires 15-ft sidewalks along arterial streets (Killingsworth), and 12-ft sidewalks on Local Traffic Streets (Missouri, Michigan, and Church). As a condition of building/site permit approval, the following dedications and street improvements shall be required.

N Killingsworth: Dedicate 9-ft and widen the sidewalk to meet the Killingsworth Street Plan.

N Michigan: Dedicate 2-ft. Reconstruct sidewalk to current 12-ft standard which includes the existing 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, 1.5-ft frontage zone. Driveway must be a minimum of 25-ft from the Killingsworth property line.

N Church and N Missouri: No dedications needed. Repair any damaged sidewalk sections and install street trees where needed.

PBOT Permit Engineering Comments (Chon Wong, 503-823-7050):

N Killingsworth: There is an existing utility pole at the back of the existing sidewalk that will need to be relocated to accommodate the required sidewalk corridor. The sidewalk corner at Missouri does not meet current ADA standards (skewed). If the alignment or elevation of the existing ADA ramp cannot be matched with the required sidewalk elevation and alignment, the ramp and corner should be reconstructed. The through zone of the sidewalk should be reconstructed as it is not practical to salvage the existing sidewalk. The existing curb may be salvaged if the sidewalk can be removed without damaging the curb. The sidewalk intersection at Michigan does not meet current ADA standards (skewed and outside of the legal crossing) and should be replaced if it cannot meet the elevation and alignment of the required sidewalk corridor for both Killingsworth and Michigan.

N Michigan: The existing sidewalk should be replaced in its entirety as it is not practical to salvage the existing sidewalk.

BES Comments (Marc Jones, 503-823-7064):

PUBLIC STORMWATER MANAGEMENT

The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland's Stormwater Management Manual (SWMM) current at the time of public works permitting. For all projects, the Stormwater Hierarchy must be addressed. Infiltration testing per the SWMM is required for all projects.

PBOT has required public street improvements to N Killingsworth St, N Michigan Ave, N Church St and N Missouri Ave. These improvements consist of sidewalk reconstruction along the property frontages. If the curb is to remain in the same location, and the new sidewalk is sloped to a vegetated area, no stormwater facilities will be required.

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ONSITE (PRIVATE) STORMWATER

For information on onsite stormwater requirements, contact BES Development Review (503-823- 7761). For all projects, the Stormwater Hierarchy must be addressed per the SWMM. Infiltration testing is required to determine the feasibility of onsite infiltration and to demonstrate the need to move from Category 1 through each consecutive category.

PUBLIC SANITARY SEWER

There is an existing 8" CSP combined sewer (BES As-Built #0420) in N Missouri Ave, an existing 8" CSP combined sewer (BES As-Built #20665) in N Church St, an existing 10" combined sewer (BES As-Built #20665) in N Michigan Ave, and an existing 10" HDPE combined sewer (BES As-Built #E08178) in N Killingsworth St. It does not appear that your development will require sanitary disposal, but these sewers are available for this use if the proposal changes.

PWB Comments (Rick Nelson, 503-823-7475):

Street improvements do not appear to affect water facilities. The contractor will be responsible for protecting existing water facilities especially with the sidewalk widening of Killingsworth. The property owner is responsible for the plumbing past the water meter into the property. The approximate static water pressure range is 53-67 psi at elevation 207 feet. If it is desired that existing unused water services be killed, contact the Water Bureau permit desk at 503-823-7368.

Summary Comments:

The above referenced r.o.w. improvements will trigger a Public Works Permit through the City's recently revised Public Works Permitting process. A public works concept plan will require sufficient design and information to address street design requirements. Please contact the Public Works Permitting group at (503) 823-1987 to begin this process.

DISCLAIMER: Information provided within this report is applicable for one year from date of meeting. Bureau findings are based on the applicant's description of project scope, application materials and current city code. Changes in project scope or city code may invalidate bureau responses. To discuss changes in the scope of the project please contact the Public Works Permitting Group, at 503-823-1987.