

December 12, 2013

January 21, 2014

Memo To: Jean Fraser
Barbara Barhydt
From: David Margolis-Pineo
RE: Development Review Comments for 118 Congress St.

The Department of Public Services has the following comments for the proposed project located at 118 Congress Street.

1. It is understood that all sidewalks will be rebuilt and curbing reset abutting the applicant's property with this proposed project.
Please see comment 12.
2. Add State Plane Coordinates for the four property corners.
Not complete.
3. Provide survey pins to all property corners once construction is completed.
No indication that this condition will be met.
4. It is expected that the foundation footing will encroach the street right of way. A city license will be required **with a metes and bounds description.**
This issue has not been addressed.
5. A city license will also be required for all proposed portions of the building overhanging the street right of way. The proposed areas encroaching into the Congress and St Lawrence St right of way are excessive and should be scaled back or the building should be set back to accommodate these features. Falling ice and snow is a pedestrian safety issue.
The Department of Public Services is not supportive of the proposed building encroachments of the street right of way for this project. We suggest the building be set back to allow the projections which do not encroach the street right of way. It is requested that the applicant address the issue of snow removal on the deck areas since retail is proposed on the first floor along the sidewalk area.
6. The proposed back decks encroach the set back.
Revised design addresses this.
7. The proposed curb cut currently shows a brick apron. The City's Technical Manual requires asphalt drive aprons.
Not addressed.
8. The tree at the corner of Congress and St Lawrence is a mature tree and should be protected.
This Department does not support the removal of street trees without the expressed approval of the City's arborist, Jeff Tarling.
9. Congress St is currently under a paving moratorium and will remain so until 2017. Any pavement cuts will require a moratorium repair until that time.
No comment necessary.

10. Please add general note stating that all work within the street right of way shall meet the conditions of the City of Portland's Technical Manual.
This has been addressed. Thank you.
11. Roof drainage shall sheet flow to the street and not be hard piped to the sanitary sewer.
The City is agreeable with the applicant's proposed handling of roof drainage.
12. **Applicant is proposing to relocate the sidewalk on Congress St. This will displace a parking will displace a "U-Haul Ride Share parking space as well as several parking spots on both St. Lawrence and Congress St. Be aware that parking spots are assessed a \$15/day occupancy fee. The curbing will need to be temporarily ramped for handicap access. Snow removal will need to be addressed in the applicant's Construction Management Plan.**
13. **The Subdivision Recording Plat is required to be stamped by a registered Land Surveyor.**
14. **The applicant is proposing flush granite and concrete pavers in the sidewalk area within the road right of way. This Department is not averse but the City Council will need to OK the request change of sidewalk material which goes against City policy.**
15. **The applicant shows a sign with base to be installed in a tree well. This is not acceptable.**

We have no further comments at this time.