

**From:** Jennifer Thompson  
**To:** Jean Fraser  
**Date:** 4/4/2014 1:29 PM  
**Subject:** Re: Plat and Condo docs for 118 Congress (sent around end of last week)

Hi Jean - some thoughts:

Rather than reference the condo docs for maintenance, snow and trash removal responsibilities, I want those spelled out more clearly on the plat. The reference to the condo docs should also remain but I agree that the book and page need to be included. The Marriot plat you sent contains notes that are a good example of this requirement having been met.

I've reviewed the construction easement and it looks o.k. to me.

Responsibility for maintenance of the rain garden needs to be included in the notes. It's not enough to refer to the grading and utility plan.

I agree that the required trees need to be indicated on the plat.

A question for you: is it typical to have a note that declares: "this project complies with conditions of Portland Code of Ordinances . . ." Note 21. That makes me nervous. I'd prefer to have that note start with: The developer/contractor, etc. must comply with . . .

That is, I'm a little uncomfortable having this document purport to declare conformance with the Code - that's a legal determination that I'm not sure should be established on a Plat - but if this is typical, please do let me know that.

On Note 22, the obligations of the association with respect to the licensed area should be included.

We previously asked them to show the existence of the parking level and number of spaces. Am I missing that?

>>> Jean Fraser 4/4/2014 12:52 PM >>>  
Jen

I have had a somewhat superficial look at these and have already requested the applicant to remove the Exhibit A from the Public Offering Docs as that plan had not been approved and was not even seen by the PB. (it is titled as being the approved plat)

Re PLAT: There are couple of little things he has not addressed (listed in your memo as attached to the letter of approval) but they are minor. He could remove a couple of the conditions (I had told him that before he submitted it). He has not put in the book and page of the condo docs nor details of the plan showing street trees (see Note 19)- I would prefer the street tree locations to be correct and identified on the plat but will defer to you on this (and I know some plats have not included them- but here they are a big deal as the applicant will be looking after them and has relocated them all and Jeff Tarling is not happy). In the past (re mixed use condos/subdiv) Danielle has requested the floorspace numbers be noted- I attach the plat for 321 Commercial which though bigger appears a good example in respect of many of these items.

I would like to get them comments early next week if a all possible so that they have time to turn it around and get a final review from us before taking the mylars to the Board for signature on April 22.

Re Condo docs: The references are minimal but do appear to be there (the ones I mentioned at Dev Rev). I would like them to add (under restrictions on the commercial units) that all the outside lighting shall meet the City's Technical Standards for Site Lighting (as in the last site plan condition of approval). This is because some the approved lights can be adjusted many ways and the Condo Docs seem the

only place to ensure the adjustment stays in compliance. If you want to suggest wording that would be great.

I also would like the section on trash to include a reference to limiting the times of trash collection if it would involve noise impacts on neighbors (safer to include this I think).

Thanks  
Jean