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Date: 1/29/2016 10:42 AM
Subject: RE: ADA issues RE: Prelim review comments 31 Fore St

Good Morning, A couple of concerns on the ADA accessibility of the proposed project. I went to the site this morning and took some pitch measurements of the sidewalks around the site. On Fore St (The front street of the proposed project) has a pitch of around 1:6, legal ADA accessibility for a pitched slope is 1:12 (with a railing otherwise its 1:20), Technically a person in a wheel chair couldn't get to any entrance on Fore St based on these guidelines. The same issue exists on Waterville Street, a 1:8 pitch was measured and is also above the legal requirements. Unless the city of Portland is planning on re-grading the road, an ADA accessible approach is not possible to this site. The "Fair Housing Act Design Manual" states on page 14, part one "The Guidelines", requirement 1 states "

REQUIREMENT 1

*Accessible Building Entrance on an Accessible Route: Covered multifamily dwellings must have at least one building entrance on an accessible route, **unless it is impractical to do so because of terrain or unusual characteristics of the site.***

With the public sidewalks not meeting ADA accessibility, we believe the bold faced line above applies and the existing sidewalk makes an accessible entrance impractical. With that being said, if/when a Handicapped person comes to visit the building it would have to be by vehicle and they would have to pull up/pull in to the proposed garage, where street level access to the elevator is located. To alleviate the concerns about the garage being a second class entrance we would change the man door located on Waterville street to a more approachable entrance, A glass door with a canopy above, and a possible buzzer or PA system installed. We are already in the process of articulating the lower garage level exterior with some windows and a possible material change based on the notes you provided yesterday. So the garage would be day-lit, heated and also artificially well lit. Since these condos are meant to be on the higher end, the garage was already planned to be more than just a dark cold space, but a well lit and heated space. I hope this alleviates some concerns on the ADA accessibility. Thanks and let me know of any comments on this proposal.

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