

From: David Margolis-Pineo
To: Barbara Barhydt; Shukria Wiar
CC: DEVELOPMENT REVIEW GROUP
Date: 5/21/2015 2:21 PM
Subject: Review comment for 185 Fore St.

The following comments have been added to Urban Insight.

February 26, 2015
May 21, 2015

Memo To: Shukria Wiar
Barbara Barhydt
From: David Margolis-Pineo
Re: 167-185 Fore Street – Review Comments 2014-066
Department of Public Services

1. If the first floor retail area will be serving prepared food products, a grease removal unit may be necessary. If so, the applicant should contact Frank Brancely for guidance. 854-8832. Applicant states food services is not proposed.
2. The applicant is requested to place additional bike parking on Fore St in the proximity to office/retail door and to locate towards the back of the sidewalk and away from the curb line.
Bike rack spacing guidelines:
 - If bike racks are located next to and parallel to the building, they shall be a minimum of 30" from the building (36" preferred). The minimum spacing between racks (on center) shall be 6'.
 - If bike racks are located next to and perpendicular to the building, they shall be a minimum of 48" (on center) from the building (60" preferred). The minimum spacing between racks (on center) shall be 36" (48" preferred).
 - If bike racks are placed at the curb and parallel to the curb, they shall be located a minimum of 24" from the back of curb (36" preferred). The minimum spacing between racks (on center) shall be 6'. They should be placed/spaced to avoid car doors opening based upon expected parking spacing. Bike racks be may not be placed when bicycles are parked to reduce the clear sidewalk width below 5'.
A bike rack has been added. Thank you
3. If the proposed build's footings encroaches the street right of way, an easement from the City will be required. A license is proposed.
It appears the applicant is implying that an easement will not be required. We would like the applicant to confirm that this is in fact the cast that the foundation of the proposed building with not encroach the City's street right of way.
4. The four property corners shall have property pins set by a registered land surveyor prior to issuance of an occupancy permit.
The applicant has assured the pins will be set prior to occupancy.
5. It is the City's intent to acquire ownership of all proposed street lights. Therefore a meter is necessary for power billing purposes. The applicant should verify that the light specified for this location meets City of Portland lighting standards.
Bennett Engineering has been in touch with Kevin Thomas. This issue has been addressed.
6. All proposed sidewalk crossing ramps shall be constructed to be ADA compliant.
I'm not convinced that the ramp and landing area on the North side of the Fore Street crosswalk has an adequate landing ramp. I am asking Bruce Hyman to further review.
7. The proposed planter along India Street encroaches the road right of way. A license with the City of Portland will be required. A license is proposed.
The planter is no longer proposed.
8. Please be aware that the City of Portland requires concrete encasement around electrical conduits within the road right of way. Depth to top of encasement shall be 30". Encasement of street lighting conduit is not required. A note has been added to the plans to cover this requirement. Thank you
9. Sheet E1.01 shows an eight inch roof connection to the 18" sewer in the street. Sheet C4.0 shows this connection into a catchbasin. Please delete connection on Sheet E1.01.
Correction made.
10. Cross walk marking in detail on Sheet C6.2 is incorrect. Please refer to Figure I-22 in the City's Technical Manual.
Crosswalk markings currently show City standard. Thank you

11. Fore Street adjacent to this project is a moratorium Street. This moratorium expires October 21, 2016. The applicant has stated that no comment is necessary. This statement does not negate the fact that Fore St is under a pavement moratorium and cuts into the street may require moratorium pavement repairs.

12. There is an existing street light on Fore St adjacent to the propose site. This light will be disturbed during construction. Please add note stating that the applicant is responsible for the protection and re-setting of this light. If an easement does not exist, an easement is to be provided prior to issuance of a building permit.

The Department has no further comments at this time.