
MEMORANDUM

To: FILE
From: Shukria Wiar
Subject: Application ID: 2017-022
Date: 3/1/2017

Comments Submitted by: Shukria Wiar/Planning on 3/1/2017

1. Application Update: the application needs to be updated with the correct square footage.
2. B-7 zone performance standards, Section 14-299: these performance standards need to be addressed since it is part of the zoning standard.
3. Public Transit Access: For any residential development consisting of twenty (20) or more dwelling units or commercial or institutional development of at least 20,000 square feet gross floor area. Please address this.
4. Transportation Demand Management (TDM): The following types of development shall design and implement a Transportation Demand Management (TDM) plan: (i) All Level III development in the B7 zone. A TDM will need to be submitted for review by the staff.
5. Consistency with City Master Plans: How is this project consistent with the City Master Plans?
6. Exterior Lighting, including site and street lighting: This site is in the West Bayside Lighting District. What is being proposed for lighting?
7. Noise and Vibration: what is being proposed for HVAC and mechanical equipment. Please show on site plan, if any is being proposed. It needs to be screened from view from any public street and from adjacent sites by structure walls, evergreen landscaping, fencing, masonry wall or a combination thereof.
8. Signage and Wayfinding: Commercial Signage and Directional Traffic Signage: The size, scale, proportions, design, materials, placement and source and intensity of illumination of all permanent or freestanding building signs shall be designed to complement the subject building and its immediate context. On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. Directional signage shall not adversely affect visibility at intersections on or off the site. Please submit a signage and wayfinding plan.
9. Zoning Related Design Standards: Address the B-7 Design Standards relevant to signage, landscaping, and exterior lighting.

Comments Submitted by: Keith Gautreau/Fire on 3/1/2017

The Fire Department's review is pending and comments will be forwarded at a later date.

Comments Submitted by: Tom Errico/Traffic on 3/1/2017

Tom Errico is working with Bill Bray regarding the Traffic Movement Permit.

Comments Submitted by: Shukria Wiar/Zoning on 3/1/2017

B-7 zone performance standards, Section 14-299: these performance standards need to be addressed since it is part of the zoning standard.

Comments Submitted by: Jeff Tarling/City Arborist on 3/1/2017

The City Arborist's review is pending and comments will be forwarded at a later date.

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Comments Submitted by: Lauren Swett/Civil Engineering on 3/1/2017

1. The Applicant has not provided a copy of the City of Portland Wastewater Capacity Application within the submission. A copy of the letter confirming capacity to serve should be forwarded upon receipt.

2. The Applicant should provide additional detail pertaining to stairway upgrades along the northwestern side of the building on Kennebec Street. Specifically, will any regrading or pavement replacement be required? The area appears to be close to the right-of-way, and potential impacts due to construction should be reflected. A site plan should reflect any of these changes or impacts.

3. The project is primarily an internal building upgrade, and will not be required to provide a Stormwater Management Plan. The project is still required to comply with the Basic Standards, and provide erosion and sedimentation control as necessary. The project will have some minor site disturbance. Catch basin protection should be provided in drainage structures in the vicinity of the project. Housekeeping notes should be provided to ensure that sweeping is completed as necessary to prevent tracking from disturbed areas of the site onto adjacent roadways.

4. A survey of the overall area has been provided. The engineering plans provided for the Lancaster Street improvements should be updated to include the property/right-of-way lines such that it is clear what improvements are being done within the City right-of-way. These improvements must follow the City of Portland Technical Standards.