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- SITE PLANNING AND DESIGN
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- CONSTRUCTION ADMINISTRATION
- LANDSCAPE PLANNING

MEMORANDUM

DATE: October 12, 2012

TO: Nell Donaldson, City of Portland Planning

FROM: Steve Bushey, DeLuca-Hoffman Associates, Inc.

SUBJECT: Canal Plaza Hotel, Site Plan Review

Nell,

DeLuca-Hoffman Associates, Inc. has reviewed the Final Level III Site Plan Application for the Canal Plaza Hotel located at the corner of Fore and Union Streets. The project consists of constructing a 123 unit select service hotel, restaurant and retail space. The project is a conversion of an existing parking lot area into building space.

Documents Provided By Applicant

- Final Level III Site Plan Application and attachments prepared by Shinberg Consulting, LLC on behalf of Cow Plaza Hotel, LLC.
- Engineering Plans, prepared by Woodard & Curran on behalf of the applicant.

I have reviewed the plans and supporting documents as made available on the EPlan site and I have the following comments, which are:

Sheet C-200 Demolition Plan:

1. We note that demolition and excavation work is likely to extend onto the adjacent CMP property. It may be necessary to obtain a temporary construction easement for these purposes. We understand the applicant owns the adjacent parking garage building, so no construction easement is necessary, unless a new developer/owner takes over the project following approvals.

Sheet C-201 Site Plan:

1. The plan indicates a 9' x 9' transformer pad which is placed directly adjacent the property boundary. Evidence of CMP's acceptance of this placement should be provided. CMP owns the adjacent parcel so this is likely OK, however this should be confirmed.
2. Does the City require the horizontal datum be tied to the City's coordinate system?
3. Are "Do Not Enter" signs necessary at the Union Street exit driveway?

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4. We recommend that Structural soil mix be considered for the tree areas within the sidewalk zones. Perhaps Jeff Tarling can weigh in on the use of this material and if it would be beneficial.

Sheet C-202 Grading, Drainage and Erosion Control Plan

1. The current plan indicates a grease trap to be installed at the rear of the building. We assume the trap is related to the restaurant sewer service. The trap is tied into the rear drainage system, which ultimately all ties into the combined sewer pipe beneath the parking garage. Public Services should comment on their acceptance of having the grease trap tie into the drainage system. We would prefer the grease trap be tied to a sanitary sewer service lead exiting the building. The size of the grease trap should be noted.
2. The apparent pipe sizes connecting between DMH-4 and DMH-5 show up on the structure schedule and profile but not the pipe schedule. Some calculations should be provided supporting the 10" PVC pipe sizing related to the roof drain leader.
3. Public Services may want to comment on the unfortunate placement of the existing DMH-1 within the ramp on Union Street. There aren't really any options for this so you should recognize that this structure cover will be right in the middle of the ADA ramp.
4. It should be noted that the UGE along the Fore Street sidewalk and adjacent the east side of the building will be possibly conflict with the foundation construction.
5. The geotechnical report recommends the use of a foundation underdrain. The location and connection points for the foundation drain should be added to the plan.

Sheet C-203 Utility Plan

1. The engineer should confirm CMP setback requirements and sizing again for the transformer pad. Will CMP require protective bollards to the sides/front of the pad?
2. The proposed sewer service size should be identified out to Fore Street.
3. Will the emergency generator include a self-contained fuel storage or will it be natural gas fired?
4. Has CMP reviewed, and have they accepted, the location of the underground primary power supply along the easterly side of the building? Do they need an easement for the UGE primary feed?

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5. It is unclear if the utilities are to be shared between the two buildings. If so, will these utility lines go underground beneath the entrance driveway? It seems like the water supply entering from Union Street can probably feed the entire building through the upper floors. However, how does the sewer for the retail space discharge? Is there a pump intended to serve the Retail bathroom since it is unlikely the plumbing can extend within the porte cochere area.
6. The fire department connection(s) should be identified as to where they will be. It appears it will be off Union Street; however this is not clearly identified on the building exterior at this location.
7. We have not reviewed any site lighting and assume this will be done by Staff. How will the street lights be powered and where will the meter be installed?

Sheet C-300 Details

1. The erosion control notes on Sheet C-304 should note that any dewatering flow directed to the City's systems should be reviewed and approved by Public Services and/or the Portland Water District as this will ultimately end up at the treatment plant.