

From: Jean Fraser
To: David Latulippe
CC: Caitlin Cameron; dcm.danmiller@gmail.com; jason.donovan@bangor.com; m...
Date: 11/4/2015 2:05 PM
Subject: Re: 20 Marginal Way - Bangor Savings
Attachments: Rev-GRADING-2015OCT22_2.pdf

David

We would like the recess to remain as approved, as the recess was also requested to meet urban design/B7 standards.

As this is in the ROW I need to make sure that DPS and Building Code are OK with the sidewalk/ramp design, in addition to Caitlin. We have not yet approved the revised entrance, as we have not seen the materials for the ramp and railing nor all of the dimensions.

And seeing the plan you sent today (attached), we are concerned that this entrance (even with the original recess) may not actually meet ADA requirements as with the left handed door and the railings it looks like anyone in a wheelchair would need to wait (? in the ramp) until the door is closed, and then go over to near the top of the steps and then reopen the door. Similarly, anyone leaving the building who wants to use the ramp to exit would need to move over towards the steps and wait for the door to close. So there may be an argument for a greater recess or more width of sidewalk (inside the railings) re the ADA access????

Please keep the building and the recess as approved and please send us a more detailed plan with the other information as requested in respect of the sidewalk/ramp/railings, along with confirmation that it meets ADA design requirements. I will share that information with DPS and Inspections when it is received.

Thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*

>>> David Latulippe <ddlatulip@aol.com> 11/4/2015 12:38 PM >>>

Catlin and Jean,

As you know, we raised the finish floor elevation 1 foot due to flooding concerns. We are finalizing the new sidewalk details to submit for approval. To remain ADA compliant, the proposed front sidewalk would be 10 wide. 5 feet for the travel way along Marginal Way and 5 feet along the building for the gradual ramp to the front door. A section of rail will be installed along the 5 foot split due to the slight grade change.

We had agreed to recess the front door due to concerns of pedestrians walking by and getting hit by the door swing. With the inclusion of the rail, we are wondering if the recess could be eliminated since the only pedestrians using the ramp would be to access the door.

Attached is the latest plan that we are adding the details to.

Please advise if we can eliminate the front door recess.

Thanks

David