

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, May 4, 2004 3:33 PM
Subject: 19 Rice Street - I-M zone

354-A-003

I have reviewed the latest submittal for the new parking at 19 Rice Street. Their submittal changes some of the sizes of areas. The new uses breakdown is now:

Offices: 5,150 divided by 400 = 12.875 or 13 parking spaces
Labs: 6,303 " " 1000 = 6.303 or 6 " "
(used # 14-332(1) for the lab parking requirements)
warehouse 44,035 divided by 1000 = 44.035 or 44 " "

A total of 63 spaces are required - I have counted 71 spaces as being provided at this time. So they are in compliance.

The I-M zone requires no more than 75% impervious surface. My figures show that they are under the 75% requirements.

The I-M zone also requires a 10 foot setback for pavement from property lines. 20 foot and over is shown. The plan is meeting this requirement.

The submitted plans comply with the I-M zone requirements.

Marge Schmuckal

Marge -
19 Rice St.
Kandi

2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
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