



# Major Projects Group - Document Submittal Coversheet

## Instructions

- Schedule Submittal:** Contact MPG staff to schedule an intake meeting with:
  - Nora Mullane, MPG Program Manager, 503-823-4281, [mullanen@ci.portland.or.us](mailto:mullanen@ci.portland.or.us)
  - Anna Thorn, Process Manager: 503-823-4020, [thorna@ci.portland.or.us](mailto:thorna@ci.portland.or.us)
- Appointment Location:** 1900 SW 4th Avenue, 5th floor, check in with the receptionist.
- Provide this Coversheet:** A coversheet with the following information must be provided with all submittals.

Date 09/17/04 Project Name South Waterfront Permit # 03-123594

From (sender/immediate applicant contact) Tawnya Bornttrager

Phone (503)699-2474 email tawnya.bornttrager@otak.com

**New Construction Submittal Phase** - Submit 6 sets of plans (3 full size sets, and 3 sets at 50% of full size) and 3 sets of supporting information (calculations, specifications, etc.)

Design Documents [ \_\_\_\_\_ % ]

Supplemental Information (please explain) \_\_\_\_\_

Excavation

Structural Shell

Core & Shell (preliminary, full)

Foundation

Building Shell

TI

**Revisions** - Provide a narrative that explains reasons for changes. See instructions on back of this form. Fees required at time of submittal on revisions to issued permits.

Sheet Changes (identify sheets)

Sheet Redlines (identify sheets)

Add Private Storm Line.

**Deferred Submittal** - Submit 3 sets of plans stamped by engineer of record and design engineer, 1 copy of design summary sheet, and 1 copy of calculations. Fees required at time of submittal.

**Checksheet Response** - Provide a checksheet response form for each checksheet answered. See instructions on back of this form. Identify City review team(s) requiring correction.

BES Source Control

Life Safety

Site Development

BES Utility/Stormwater

Planning

Structural

Fire

Plumbing

Transportation

Water

Other- please identify \_\_\_\_\_

**Trade Permits** - Submit 3 full size sets of plans and completed application form. Permit fees required at time of submittal.

Electrical

Mechanical

Plumbing (Note: Plumbing plans are submitted with the full building plans)

**Other** - Please provide description \_\_\_\_\_

Information on back 1

We certify this instrument to be a true

Copy of BSI  
Recorded 6/25/04 as 2004-115743  
Records of MULTNOMAH  
CHICAGO TITLE INSURANCE COMPANY  
By [Signature]

After recording return to:  
Dina E. Alexander  
Ball Janik LLP  
101 SW Main Street, Suite 1100  
Portland, OR 97204

Until a change is requested, send  
tax statements to:  
Block 39 LLC  
1325 NW Flanders Street  
Portland, OR 97209  
Attention: Gary Finicle

STATUTORY BARGAIN AND SALE DEED

ALLDECK, INC., an Oregon corporation ("Grantor"), conveys to BLOCK 39 LLC, an Oregon limited liability company ("Grantee"), the real property located in Multnomah County, Oregon, legally described on the attached Exhibit A, subject to all matters of record and all matters that would be disclosed by a survey or visual inspection of such property.

The true and actual consideration for this conveyance is \$2,375,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: June 25, 2004.

ALLDECK, INC., an Oregon corporation

By: [Signature]  
Print Name: SHERMAN ALLDREDGE  
Its: President

STATE OF OREGON            )  
  ) ss.  
County of Multnomah    )

The foregoing instrument was acknowledged before me on this 25th day of June, 2004, by SHERMAN ALLDREDGE, on behalf of Alldeck, Inc.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 3/9/05



Chicago Title  
283976  
sum-15814-12

**EXHIBIT A**

Legal Description of Property

**PARCEL I:**

All of Block 158, CARUTHER'S ADDITION, in the City of Portland, County of Multnomah and State of Oregon.

**PARCEL II:**

All of vacated SW Lane Street lying between Blocks 158 and Block 173, CARUTHER'S ADDITION, vacated by Ordinance No. 101137, in the City of Portland, County of Multnomah and State of Oregon.

City of Portland  
APPROVED

OCT 13 2004

Permit Number

MICRO

03-123594-REV-03-SD

After Recording Return To:  
Block 39 LLC  
Attn: Gary Finicle  
1325 NW Flanders Street  
Portland, Oregon 97209

FOR COUNTY RECORDER'S USE

CITY OF PORTLAND, OREGON  
OFFICE OF TRANSPORTATION

Permit No. **TR-04-185**

Appl Date: October 11, 2004

**BUREAU OF ENGINEERING AND DEVELOPMENT**

Issue Date 10-13-04

**REVOCABLE PERMIT TO USE DEDICATED STREET AREAS**

The undersigned applies for a revocable permit in accordance with the provisions of the City Charter and Title 17, Public Improvements of the Code of the City of Portland for use of the street area of at SW Bond Avenue at SW Lane Street to construct and maintain a 12" private storm sewer lines as shown on plans submitted to the Bureau of Development Services as permit application 2003-123594-REV-03-SD. The parcels benefited by this permit and burdened by the conditions contained herein is described as below:

Tax Lot 800 and 900 of Blocks 158 and 173, Caruthers Addition (Future Block 39, Waterfront South II) (R14091-4790 and R14091-4860), Document Number 2004-115743, Block 39 LLC

**CONDITIONS**

- (1) This permit is for the use of the street area only, and shall not exempt the permittee from obtaining any license or permit required by the City Code or Ordinances for any act to be performed under this permit, nor shall this permit waive the provisions of any City Code, Ordinance, or the City Charter, except as herein stated.
- (2) This permit is revocable by the City Engineer at any time in the event the public's need requires it, or the permittee fails to comply with the conditions of this permit, and no expenditure of money hereunder, lapse of time, or other act or thing shall operate as an estoppel against the City of Portland, or be held to give the permittee any vested or other right. Upon the expiration of this permit, or upon its sooner revocation by the City Engineer, the permittee shall, within 30 days, remove said installations from the street area and restore the street area as directed by and to the satisfaction of the City Engineer.
- (3) The permittee shall hold the City of Portland, its officers, agents, and employees free and harmless from any claims for damages to persons or property, including legal fees and costs of defending any actions or suits, including any appeals, which may result from the permitted activity.
- (4) This permit is a burden upon the abutting property described above and runs with the land. The permittee shall reimburse the City for the cost of filing a copy of this permit with the Elections and Records Division of Multnomah County.
- (5) The permittee shall initiate construction authorized by this permit within 180 days of the permit issue date. If the permitted work has not begun within 180 days, the permittee shall reapply for a permit before beginning any work within the right-of-way.
- (6) Repair, maintenance and installation of existing or future utility facilities in the right-of-way may require permittee to reconstruct, move or remove the storm sewer lines permitted by this permit at the permittee's cost. To protect underground facilities, the permittee shall comply with the requirements of OAR 952-001-0010 through OAR 952-001-0080. Utilities shall be notified and have an opportunity to locate their facilities at least two days prior to commencing work allowed under this permit.

City  
APP  
OCT 13  
Number

City of Portland  
APPROVED  
OCT 13 2004  
Permit Number

- (7) The Bureau of Environmental Services (BES) shall review and approve the design of the storm sewer lines at the permittee's expense. All work shall be in conformance with the approved plans.
- (8) The permit for this installation shall not become effective until the permittee becomes a member of the Utilities Notification Center system per OAR 952-001-0010 through OAR 952-001-0080, and remains a member in good standing. All future private owners, permittees, assignees or heirs to this permit shall be bound by this condition. Failure to remain a member in good standing with the Utility Notification system, or its successor, shall be cause for immediate revocation of this permit, without further action by the City Engineer.
- (9) If, during construction allowed under this permit, it becomes necessary or expedient to modify the plan or location of any item authorized by this permit, the permittee shall first obtain the written approval of the City Engineer.
- (10) BES shall insure that all installations and street reconstruction be in conformance with the Standard Construction Specifications of the Department of Public Works and the Department of Public Utilities of the City of Portland, Oregon and with Title 17 of the Code of the City of Portland. All City inspection and permit administration shall be at the permittee's expense.
- (11) Before installation begins, the permittee shall obtain the Traffic Engineer's requirements for hours of work, traffic control, and the placing of necessary signs and barricades.
- (12) The permittee shall, a minimum of two working days prior to beginning work on the storm sewer lines, notify the Right-of-Way Inspection Section (503-823-7148) of the proposed work schedule for the installation.
- (13) The permittee must incorporate applicable erosion control measures referenced in both Title 10 and Chapter 17.38.050 of the Code of the City of Portland.
- (14) The permittee shall provide the City Engineer and the BES Chief Engineer with a final revised and complete set of plans after construction of the storm sewer lines. The plans shall accurately represent the storm sewer lines as built, show the exact location of all installations in the right-of-way and be certified by the approved inspector to be true and accurate.
- (15) No modification shall be made to any installation authorized under this permit without prior written approval from the City Engineer. Failure to maintain the storm sewer lines in conformance with the approved plans or repair to or modification of the storm sewer lines without obtaining prior approval from the City Engineer shall cause immediate revocation of this permit without further action by the City Engineer. Within 30 days of revocation, the permittee shall remove the storm sewer lines from the street area and restore the street area to the satisfaction of the City Engineer.
- (16) The permittee shall be responsible for maintenance of the street area disturbed for installation of the storm sewer lines. Failure to maintain said street area, or failure to repair or replace any portion of said street area immediately upon notification from the Office of the City Engineer, shall be cause for the City Engineer to declare the storm sewer lines a nuisance. The City Engineer may summarily abate the nuisance, initiate proceedings through the Code Hearings Officer, file civil suit or take any other action necessary to ensure the permittee, transferee or assignee performs the required repairs to the public right-of-way.
- (17) BES shall perform emergency maintenance of the storm sewer lines as necessary at the permittee's expense.
- (18) All fees for the services provided by BES under this revocable permit shall be in accordance with Chapter 5.48 of the City Code. Acceptance of this permit shall constitute written request of the permittee for BES services.
- (19) The fees for the services provided by BES at the permittee's expense as required by this permit in Condition (17) shall be billed and collected by BES. The permittee agrees to be liable for all costs, including attorney fees, incurred by the City in exercising its rights under this section. Failure to make payment to BES within 60 days of notification, shall cause immediate revocation of this permit without further action by the City Engineer.
- (20) All future owners, permittees, assignees or heirs to this permit shall be bound by the conditions of this permit.

Portland  
APPROVED  
2004

City of Portland  
APPROVED  
OCT 13 2004

PERMITTEE Block 39, LLC

Insurance Required: NO

SIGN

Structural Engineering Review: NO  
Review Fee - n/a

By: T.B. Dame, President, Williams & Dame Development, Inc., Manager for Block 39

BES Inspection Fee - \$400.00

Telephone No. (503) 227-6593 (Trevor Rowe)

Recording Fee - \$31.00

Permit Fee - \$214.00  
per City Code Sect 17.24.020

CITY ENGINEER

TOTAL FEE - \$640.00

Building Permit 2003-123594-REV-03-SD

**CO-PERMITTEE – Bureau of Environmental Services  
Chief Engineer or Designee**

SIGN

PRINT NAME AND TITLE

Lana M. Dancher, Development Services  
Division Manager

**Corporate Acknowledgment**

State of Oregon

County of Multnomah

This instrument was acknowledged before me on October 11 2004

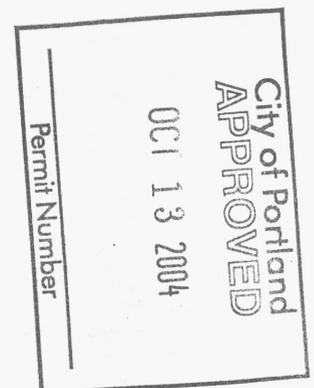
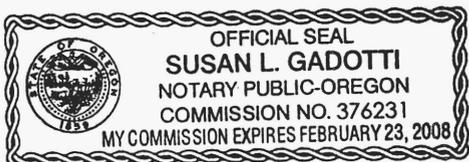
by T.B. Dame, President, Williams & Dame Development, Inc.

as Manager of Block 39

Notary Public

My Commission Expires

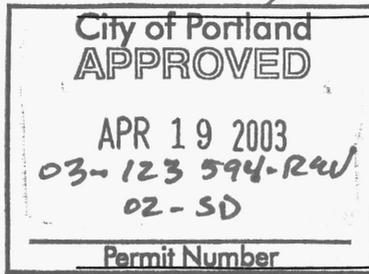
2/23/08



MICRO 03-123594-REV-02-SD

(Permittee) (File) (Cashier)

After Recording Return To:  
City of Portland - PDOT - SSM  
1120 SW 5<sup>th</sup> Avenue, Suite 800  
Portland, Oregon 97204



FOR COUNTY RECORDER'S USE

CITY OF PORTLAND, OREGON  
OFFICE OF TRANSPORTATION

Permit No. **TR-04-044**

**BUREAU OF ENGINEERING AND DEVELOPMENT**

Appl Date: March 10, 2004

Issue Date 4-14-04

**REVOCABLE PERMIT TO USE DEDICATED STREET AREAS**

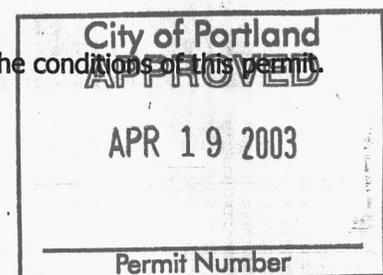
The undersigned applies for a revocable permit in accordance with the provisions of the City Charter and Title 17, Public Improvements of the Code of the City of Portland for use of the street area of SW River Parkway at SW Lane Street, SW Pennoyer Street, and SW Gibbs Street, ~~and at SW Bond Avenue at SW Lane Street~~ to construct and maintain three 18" ~~and one 12"~~ private storm sewer lines as shown on plans submitted to the Bureau of Development Services as permit application 2003-123594-REV-01-SD. The parcels benefited by this permit and burdened by the conditions contained herein is described as below:

Lot 2, Waterfront South (R88245-0150), Document Number 2002-154203, Oregon Health Science University  
Lot 6, Waterfront South (R88245-0300), Document Number 2002-154203, River Campus Investors LLC  
Tax Lot 200, Section 10 1S 1E (Future Block 35 and 38, Waterfront South II) (R99110-0590), Document Number 01-119813, North Macadam Investors LLC  
~~Tax Lot 800 and 900 of Blocks 158 and 173, Caruthers Addition (Future Block 39, Waterfront South II) (R14001-4700 and R14001-4860), Document Number 96-146645, Alldeck Inc~~

**CONDITIONS**

- (1) This permit is for the use of the street area only, and shall not exempt the permittee from obtaining any license or permit required by the City Code or Ordinances for any act to be performed under this permit, nor shall this permit waive the provisions of any City Code, Ordinance, or the City Charter, except as herein stated.
- (2) This permit is revocable by the City Engineer at any time in the event the public's need requires it, or the permittee fails to comply with the conditions of this permit, and no expenditure of money hereunder, lapse of time, or other act or thing shall operate as an estoppel against the City of Portland, or be held to give the permittee any vested or other right. Upon the expiration of this permit, or upon its sooner revocation by the City Engineer, the permittee shall, within 30 days, remove said installations from the street area and restore the street area as directed by and to the satisfaction of the City Engineer.
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- (7) The Bureau of Environmental Services (BES) shall review and approve the design of the storm sewer lines at the permittee's expense. All work shall be in conformance with the approved plans.
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- (18) All fees for the services provided by BES under this revocable permit shall be in accordance with Chapter 5.48 of the City Code. Acceptance of this permit shall constitute written request of the permittee for BES services.
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- (20) All future owners, permittees, assignees or heirs to this permit shall be bound by the conditions of this permit.



Insurance Required: NO

Structural Engineering Review: NO  
Review Fee - n/a

Recording Fee - \$31.00

Permit Fee - \$211.00  
per City Code Sect 17.24.020

**TOTAL FEE - \$242.00**

Building Permit 2003-123594-REV-01-SD

PERMITTEE

SIGN SEE PAGE 4  
North Macadam Investors LLC

SIGN *Ali R. Sadri*  
Oregon Health Science University

SIGN SEE PAGE 4  
River Campus Investors LLC

SIGN XXXXXXXXXX  
~~Attacker Inc.~~

Telephone No. (503) 699-4587 (Scott Shumaker - OTAK)

CITY ENGINEER

*W. M. S. F.*

**CO-PERMITTEE - Bureau of Environmental Services**

SIGN *Lee Klingler*  
Lee Klingler  
Chief Engineer  
*Lara Dmoch*  
Lara Dmoch  
Development Services Manager

**Corporate Acknowledgment**

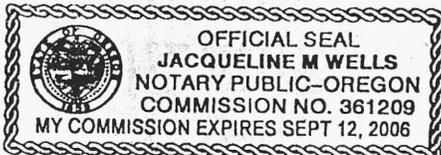
State of Oregon

County of Multnomah

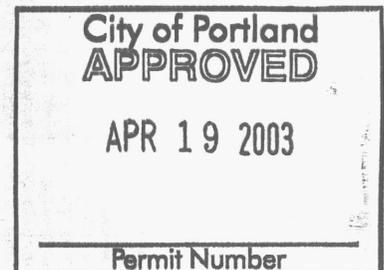
This instrument was acknowledged before me on April 7<sup>th</sup> 2004

by Ali R. Sadri

as Asst. Director of Facilities Management OHSU



Notary Public *Jacqueline M. Wells*  
My Commission Expires Sept. 12, 2006



Insurance Required: NO

Structural Engineering Review: NO  
Review Fee - n/a

Recording Fee - \$31.00

Permit Fee - \$211.00  
per City Code Sect 17.24.020

**TOTAL FEE - \$242.00**

Building Permit 2003-123594-REV-01-SD

PERMITTEE

SIGN *Gary A Fucile*  
North Macadam Investors LLC

SIGN SEE PAGE 3  
Oregon Health Science University

SIGN *Gary A Fucile*  
River Campus Investors LLC

SIGN \_\_\_\_\_  
~~Atidock Inc~~

Telephone No. (503) 699-4587 (Scott Shumaker - OTAK)

CITY ENGINEER

SEE PAGE 3

**CO-PERMITTEE - Bureau of Environmental Services**

SIGN SEE PAGE 3  
Lee Klingler  
Chief Engineer

**Corporate Acknowledgment**

State of Oregon

County of Multnomah

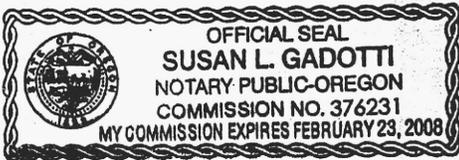
This instrument was acknowledged before me on March 30 2004

by Gary A Fucile

as Manager of North Macadam Investors LLC & RIVER CAMPUS INVESTORS LLC

Notary Public *Susan L. Gadotti*

My Commission Expires 2/23/08

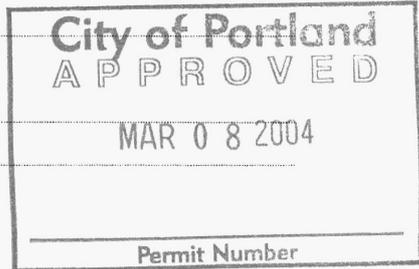




Micro

# Memorandum

To:	Doug Morgan, P.E.	From:	Chris Ell, Brett Shipton, P.E., and Scott Mills, P.E.
Company:	City of Portland, Bureau Of Development Services	Date:	February 5, 2004
Address:	1900 SW 4th Avenue, Suite 5000 Portland, Oregon 97201		
cc:	Bruce Brown, River Campus Investors, LLC Scott Shumaker, Otak, Inc. Dennis Wilde, Gerding/Edlen Development Company		



GDI Project:	Gerding-87-03 and Gerding-88-03
RE:	Site Development Checksheet Revisions - Block 25\29 City of Portland Grading Application Number 03-172391-EXC-01MG

- Urgent                     
 For Review                     
 Please Comment                     
 Please Reply

This memorandum provides our response to Checksheet Items 3 and 13 in the December 22, 2003 Site Development Checksheet for the proposed development of Block 25 /29 in the South Waterfront Development Central District. Our response to each checksheet item is provided below.

**Checksheet Item 3:**

As requested, we have performed a slope stability analyses for the temporary stockpile located on Block 37B near the west bank of the Willamette River. Slope stability was evaluated using XSTABL Version 4.1 and Bishop's simplified method of slices. The analysis shows a safety factor of at least 1.3 against slope failure. The critical failure surface is through fill embankment and existing site soils. The fill embankment geometry was selected based on Otak's December 5, 2003 construction plans that show a maximum embankment height of 25 feet. We have attached the results of our analysis for your review.

In our opinion, site conditions provide an adequate margin of safety against slope failure for the proposed temporary fill embankment. If the embankment geometry deviates significantly from that shown in the plans, additional slope stability analyses will be necessary.

**Checksheet Item 13:**

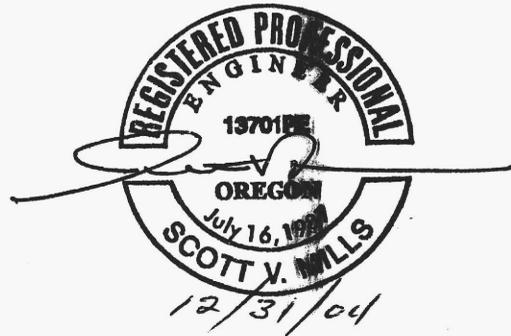
We performed a stability analysis for the temporary cut slope on the east side of the proposed excavation of Block 25/29. The analysis was performed as described in our response to Checksheet Item 1. Our analysis shows a safety factor of at least 1.2 against slope failure during the temporary

# Memorandum

Page 2 of 2

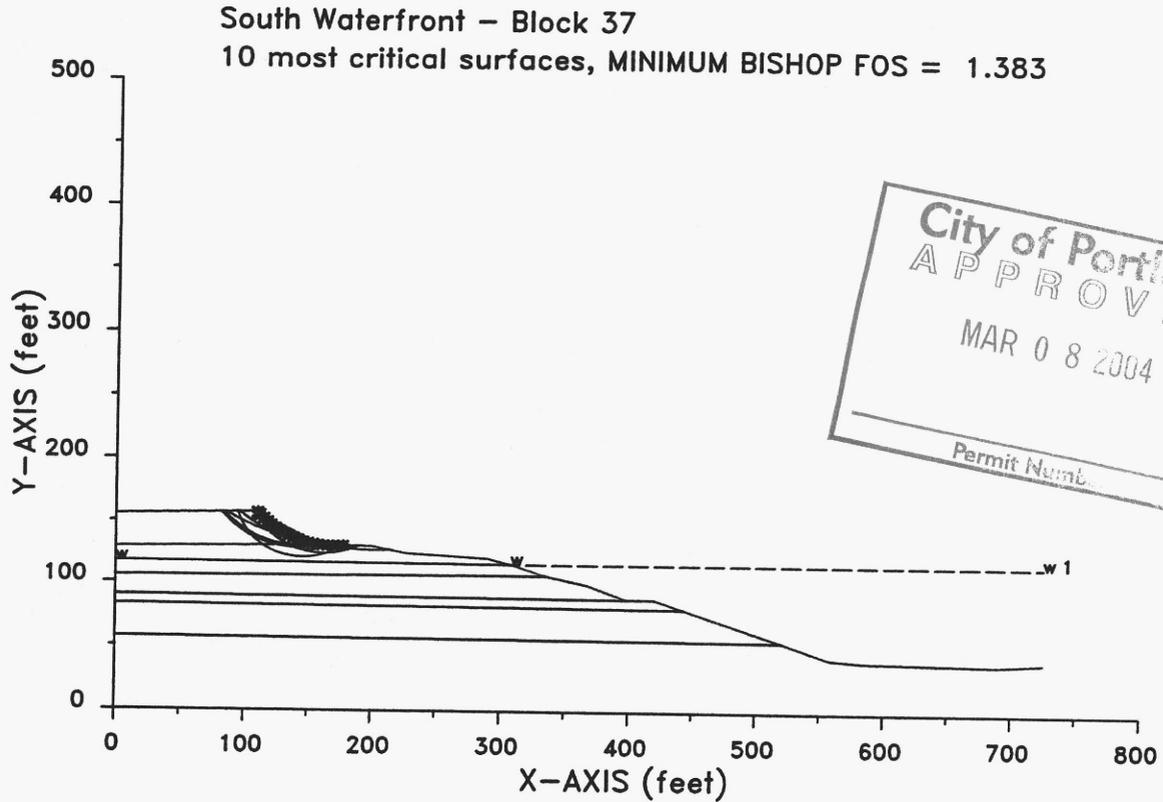
cut condition. Our analysis assumes that the cut slope is dewatered and is at an inclination of 1.5 horizontal 1 vertical or flatter. In our opinion, site conditions provide an adequate margin of safety against slope failure for the temporary cut. The results of our slope stability analysis are attached for your review.

Gerding-88-03&87-03-020504-geom-site-develop\_checksheets-Block25-29.doc



Block 37 Stability Analysis for Temporary Stockpile Above Riverbank  
w/ Slopes of (2.0H:1V)  
 $K_h = 0.00$

STOCKPIL 1-27-\*\*\* 15:08



The following is a summary of the TEN most critical surfaces

Problem Description : South Waterfront - Block 37

	FOS	Circle Center (BISHOP) x-coord	Circle Center y-coord	Radius (ft)	Initial x-coord (ft)	Terminal x-coord (ft)	Resisting Moment (ft-lb)
1.	1.383	169.06	210.84	80.69	177.22	109.91	9.537E+05
2.	1.395	157.48	171.11	40.93	165.00	122.64	4.166E+05
3.	1.488	174.50	256.05	126.67	189.44	95.83	3.029E+06
4.	1.621	170.17	214.45	86.36	189.44	105.71	1.926E+06
5.	1.628	148.93	222.09	92.62	165.00	83.52	4.123E+06
6.	1.750	144.29	210.90	82.66	165.00	82.00	4.417E+06
7.	1.918	149.28	154.15	28.09	165.00	121.50	6.946E+05
8.	1.973	162.09	184.63	60.86	189.44	107.93	2.550E+06
9.	1.999	203.88	379.01	252.29	213.89	84.87	8.776E+06
10.	2.067	145.56	174.64	54.26	177.22	94.29	4.272E+06

SEGMENT BOUNDARY COORDINATES

-----  
17 SURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	155.0	108.0	157.0	1
2	108.0	157.0	160.0	131.0	1
3	160.0	131.0	200.0	130.0	2
4	200.0	130.0	227.0	124.0	2
5	227.0	124.0	290.0	120.0	2
6	290.0	120.0	308.0	115.0	2
7	308.0	115.0	335.0	106.0	3
8	335.0	106.0	368.0	99.0	4
9	368.0	99.0	398.0	88.0	4
10	398.0	88.0	420.0	88.0	5
11	420.0	88.0	443.0	80.0	5
12	443.0	80.0	470.0	71.0	6
13	470.0	71.0	520.0	55.0	6
14	520.0	55.0	558.0	42.0	7
15	558.0	42.0	584.0	40.0	7
16	584.0	40.0	690.0	38.0	7
17	690.0	38.0	725.0	40.0	7

6 SUBSURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	129.0	160.0	131.0	2
2	.0	117.0	308.0	115.0	3
3	.0	105.0	335.0	106.0	4
4	.0	90.0	398.0	88.0	5
5	.0	83.0	443.0	80.0	6
6	.0	57.0	520.0	55.0	7

-----  
ISOTROPIC Soil Parameters  
-----

7 Soil unit(s) specified

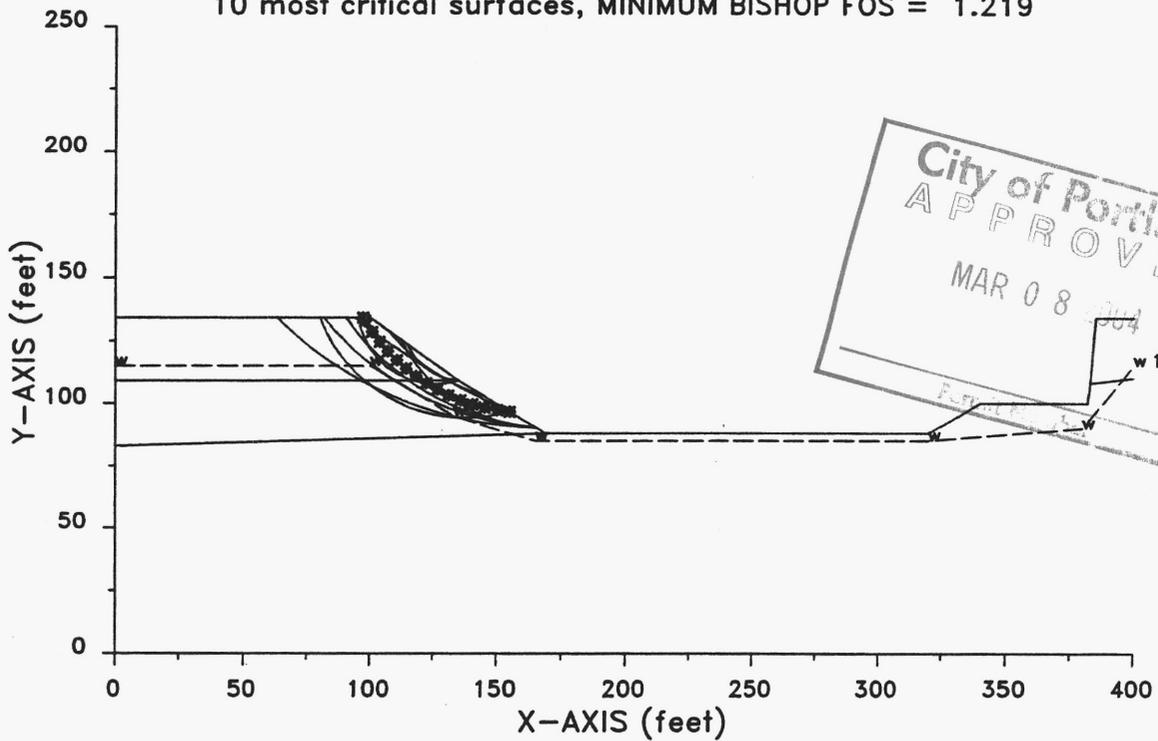
Soil Unit No.	Unit Weight (pcf)	Moist Sat. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Parameter Ru (psf)	Water Constant (psf)	Surface No.
1	100.0	105.0	30.0	25.00	.000	.0	1
2	115.0	117.0	50.0	28.00	.000	.0	1
3	110.0	115.0	100.0	30.00	.000	.0	1
4	110.0	115.0	100.0	31.00	.000	.0	1
5	120.0	125.0	100.0	32.00	.000	.0	1
6	110.0	115.0	100.0	30.00	.000	.0	1
7	125.0	130.0	500.0	38.00	.000	.0	1

Block 25/29 Stability Analysis for Temporary Slope Cuts (1.5H:1V)  
 Eastern Excavation Side  
 Kh = 0.00

TCUTEAST 1-27-\*\* 11:46

South Waterfront - Block 25/29

10 most critical surfaces, MINIMUM BISHOP FOS = 1.219



The following is a summary of the TEN most critical surfaces

Problem Description : South Waterfront - Block 25/29

	FOS (BISHOP)	Circle Center x-coord (ft)	Circle Center y-coord (ft)	Radius (ft)	Initial x-coord (ft)	Terminal x-coord (ft)	Resisting Moment (ft-lb)
1.	1.219	162.43	171.70	75.42	155.00	97.14	2.174E+06
2.	1.228	174.89	193.05	103.05	165.00	90.46	5.011E+06
3.	1.301	173.68	208.46	118.31	165.00	81.77	7.673E+06
4.	1.310	136.31	132.33	23.36	135.00	114.82	1.044E+05
5.	1.346	275.94	362.01	291.62	155.00	94.14	4.227E+06
6.	1.355	168.86	154.12	63.77	165.00	111.94	1.636E+06
7.	1.426	168.55	177.11	77.94	145.00	107.63	6.098E+05
8.	1.450	168.39	238.82	148.39	165.00	63.39	1.451E+07
9.	1.481	137.91	156.09	61.85	155.00	80.18	5.163E+06
10.	1.492	125.82	138.25	30.65	135.00	95.55	8.843E+05

SEGMENT BOUNDARY COORDINATES

9 SURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	134.0	100.0	134.0	1
2	100.0	134.0	135.0	109.0	1
3	135.0	109.0	169.0	88.0	2
4	169.0	88.0	320.0	88.0	3
5	320.0	88.0	340.0	100.0	3
6	340.0	100.0	382.0	100.0	3
7	382.0	100.0	383.0	108.0	3
8	383.0	108.0	385.0	134.0	2
9	385.0	134.0	400.0	134.0	3

3 SUBSURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	109.0	135.0	109.0	2
2	383.0	108.0	400.0	110.0	3
3	.0	83.0	169.0	88.0	3

ISOTROPIC Soil Parameters

3 Soil unit(s) specified

Soil Unit No.	Unit Weight (pcf)	Moist Sat. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Parameter Ru (psf)	Water Constant Surface No.
1	110.0	115.0	50.0	29.00	.000	.0 1
2	115.0	120.0	100.0	31.00	.000	.0 1
3	125.0	130.0	500.0	38.00	.000	.0 1



CITY OF  
**PORTLAND, OREGON**  
 BUREAU OF ENVIRONMENTAL SERVICES  
 1900 SW 4TH AVE, SUITE 2100  
 Portland, OR 97201



**BES PLAN EXAMINATION CHECK SHEET**

Application # **03-123594-REV-01-SD**  
 IVR# **2339607**

Review Date: **February 4, 2004**

To:	APPLICANT	<b>SCOTT SHUMAKER          OTAK, INC          17355 SW BOONES FERRY          ROAD          LAKE OSWEGO OR 97035</b>	Work	503-699-4587
			Fax	503-635-5395
			E-Mail	SCOTT.SHUMAKER@OTAK.COM

From:	Bureau of Environmental Services	<b>DAN BERGE</b>	Phone	503-823-5741
			Fax	503-823-4591
			E-Mail	danb@bes.ci.portland.or.us

cc:	OWNER	<b>NORTH MACADAM INVESTORS          LLC          1325 NW FLANDERS ST          PORTLAND, OR 97209</b>	Fax	(503) 227-6593 (503) 227-7996
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**PROJECT INFORMATION**

Street Address:	<b>3510 SW BOND AVE</b>
Description of Work	<b>REVISED ELEVATIONS, GRADING, EROSION &amp; STORM FOR SOUTH WATERFRONT -SEE COMMENTS RE: TIMELINE FOR ISSUANCE</b>

The following are items that will need to be addressed prior to plan approval by the Bureau of Environmental Services. Approval of your plan for sanitary and storm management facilities by BES does not mean your building permit can be immediately issued; BES is only one of many bureaus that review your building plan.

Item #	Location on plans	Clarifications / Corrections Required
1.	Sheet 11 of 19	<p>You show two 12" low pressure storm pipes for groundwater crossing SW Moody &amp; SW Bond, just north of SW Gibbs and adjacent to the west and east sides of block 25. <b>These are outside the scope of work for this particular permit.</b> In checking with Steve Fancher, BES Development Engineering, he remembers a meeting discussing options for getting rid of the block 25 and 29 groundwater, but no real solutions were found. His memory of that discussion is that you were to find a solution where you would pump up to a gravity sewer in the ROW, or keep the pressure pipes on private property. He felt he communicated that if you were planning on crossing the ROW with any private pipes, they needed to get the plan in to him ASAP to work on the encroachment permit, and that he probably would not be able to permit any private pressure pipes in the public ROW. Steve said he never saw a plan or heard anything after that, which was about two months ago.</p> <p><b>Bottom line: Please remove the two 12" low pressure storm pipes for groundwater crossing SW Moody &amp; SW Bond, just north of SW Gibbs and adjacent to the west and east sides of block 25 on sheet 11. Continue discussion with Steve (503.823.7126) regarding feasible approach for dealing with this groundwater issue.</b></p>

To respond to this checksheet, come to Document Services (the second floor of 1900 SW Fourth Ave., between 7:30 a.m. and 3:00 p.m.) and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)



## Berge, Dan

---

**From:** Fancher, Steve  
**Sent:** Wednesday, February 04, 2004 9:18 AM  
**To:** Berge, Dan  
**Subject:** RE: South Waterfront - 03-123594-REV-01-SD

If they're not included in the work to be done under that permit, I'd say they probably should remove them. When we do see the permit to build them, let me know. The way I remember it, they we supposed to find a solution where they would pump up to a gravity sewer in the ROW, or keep the pressure pipes on private property. I think we're going to have a tough time co-permitting these private pressure pipes in the public ROW. I wish I had more background- I just remember having one meeting where they were discussing options for getting rid of the block 25 and 29 groundwater, but no real solutions were found. I told them (OTAK) that if they were planning on crossing the ROW with any private pipes, they needed to get the plan in to me ASAP to work on the encroachment permit, and that I probably wouldn't be able to permit any private pressure pipes. I never saw a plan or heard anything after that, which was probably 2 months ago. -Steve

-----Original Message-----

**From:** Berge, Dan  
**Sent:** Tuesday, February 03, 2004 5:15 PM  
**To:** Fancher, Steve  
**Cc:** Berge, Dan  
**Subject:** FW: South Waterfront - 03-123594-REV-01-SD

Hi Steve,

Rondi just showed me the two 12" low pressure storm pipes for groundwater crossing SW Moody & SW Bond, just north of SW Gibbs and adjacent to the west and east sides of block 25. For reference these are shown on sheet 11 of 19. These notes are outside the scope of work for this particular permit to begin with. Secondly, I understand that you and OTAK had previous discussions of these, and that you had made it clear NOT to propose them without further information? Bottom line: Would you like me to checksheet for either removal from these plans or ?. Please give me enough background information in order to write a clear message in the checksheet.

Thanks. Dan

-----Original Message-----

**From:** Berge, Dan  
**Sent:** Thursday, January 29, 2004 2:54 PM  
**To:** Fancher, Steve  
**Cc:** Berge, Dan  
**Subject:** RE: South Waterfront - 03-123594-REV-01-SD

Thanks for the SUPER quick turnaround. FYI, they are showing one Stormfilter catch basin & two Stormfilter MH's for treating the loop driveway on sheet 14. Dan

-----Original Message-----

**From:** Fancher, Steve  
**Sent:** Thursday, January 29, 2004 10:24 AM  
**To:** Berge, Dan  
**Subject:** RE: South Waterfront - 03-123594-REV-01-SD

The pipe plan looks good. The public swale is already built and planted, so maybe a note could be added to replant and reseed the disturbance area next to the swale. The only other concern I'd have is the direct connection from the private loop driveway. I don't remember how they were planning on treating the loop driveway- Stormfilter catch basins or pervious pavers? Anyway, the rest of the plan looks good. -Steve

-----Original Message-----

**From:** Berge, Dan  
**Sent:** Thursday, January 29, 2004 10:06 AM  
**To:** Fancher, Steve  
**Cc:** Berge, Dan  
**Subject:** RE: South Waterfront - 03-123594-REV-01-SD

Thanks Steve. Best to see the one full sheet (Sheet No. BS 5.1 12 of 19 "South Waterfront Private Storm Drainage Line in Greenway Utility Corridor"). Mark is on his way down with it. Please send me a quick e-mail (hopefully by mid-week next week) w/any comments after reviewing. Thank you.

# Letter of Transmittal

**Transmitted By...**

- Courier
- Mail
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- Hand Delivered

**Date**

February 11, 2004 **Project #** 11283

**Project**

South Waterfront Central District

**Permit #03-123594-SD**

**To**

Sheila Frugoli

**Address**

City of Portland (BDS)  
1900 SW Fourth Ave., 5<sup>th</sup> Floor  
Portland, OR 97201



17355 SW Boones Ferry Rd.  
Lake Oswego, OR 97035  
Phone (503) 635-3618  
Fax (503) 635-5395

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**Copies Page # Description**

Copies	Page #	Description
4	1	Revision to Permit Set (Sheet BS 5.1, 12 of 19, dated Feb. 11, 2004)

RECEIVED  
FEB 11 2004  
BDS  
MAJOR PROJECTS

**Items Are...**

- Attached
- Under Separate Cover via

**Remarks**

Sheila,

REV  
1

This sheet is a revision to Permit #03-123594-SD. It is a direct replacement of sheet 12 (BS 5.1). I have clouded the area that has been modified. Please let me know if you have any questions.

Thanks!

**From** Tawnya Borntreger, 503-699-2474  
**cc** Otak Project 11283

Sheet  
revision - 12  
moved by-pass  
pipe & manholes  
& snows boulder  
pad out  
outfall

Dan

-----Original Message-----

**From:** Fancher, Steve  
**Sent:** Thursday, January 29, 2004 9:01 AM  
**To:** Berge, Dan  
**Subject:** RE: South Waterfront - 03-123594-REV-01-SD

Hey Dan-

Yeah, I'd like to take a quick look at the new private pipe that by-passes the water quality swale. Is there a chance you could photocopy just that part and fax it down to me at x37110? I've got five meetings down here today and it'll be tough to get down there. Thanks. -Steve

-----Original Message-----

**From:** Berge, Dan  
**Sent:** Thursday, January 29, 2004 8:17 AM  
**To:** Fancher, Steve  
**Cc:** Berge, Dan  
**Subject:** South Waterfront - 03-123594-REV-01-SD

Steve,

Do you want to review this revision? "REVISED ELEVATIONS, GRADING, EROSION & STORM FOR SOUTH WATERFRONT". Revisions made to the pvt storm sewer system along the river bank. Pvt system discharges into outfall below public facility.

NOTE:

PER SHEILA FRUGOLI & BILL THOMAS - OUR TURNAROUND TIME IS APPROX 2-3 WEEKS FROM INTAKE , HOPING TO HAVE THIS OUT TO DEVELOPER ON 2/10/04. PLEASE NOTIFY SHEILA @ X34806 BEFORE 2/4/04 IF TIMELINE WON'T WORK FOR YOUR REVIEW GROUP.

Dan Berge  
City of Portland - Bureau of Environmental Services  
Development Assistance  
1900 SW 4th Avenue, Suite 2100

Voice: 503.823.5741

Fax: 503.823.4591

E-mail: <<mailto:danb@bes.ci.portland.or.us>>

# Letter of Transmittal

**Transmitted By...**  
 Courier  
 Mail  
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**Date** January 21, 2004    **Project #** 11283  
**Project** South Waterfront Central District  
**Permit #03-123594-SD**  
**To** Anna Thorn 823-7313  
**Address** City of Portland (BDS)  
 1900 SW Fourth Ave., 5<sup>nd</sup> Floor  
 Portland, OR 97201



17355 SW Boones Ferry Rd.  
 Lake Oswego, OR 97035  
 Phone (503) 635-3618  
 Fax (503) 635-5395

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**Copies Page # Description**

Copies	Page #	Description
4	1-19	Revision to Permit Set (Dated January 19, 2004), to completely replace existing plans.

**Items Are...**

- Attached
- Under Separate Cover *via*

**Remarks**

**From** Scott Shumaker  
**cc** Otak Project 11283

*via Heather 699.2444*

*need  
 Valve  
 Fees*

*2-3 wks  
 hoped  
 for  
 turnaround*



CITY OF PORTLAND  
**ENVIRONMENTAL SERVICES**



1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204-1912

(503) 823-7740, FAX (503) 823-5309

Dean Marriott, Director

<http://www.bes.ci.portland.or.us>

## MEMORANDUM

**DATE:** August 6, 2002  
**TO:** Kevin Kilduff, Land Use Review, 503-823-5888  
**FROM:** Kelly Hyde, Development Engineering, 503-823-7023  
**SUBJECT:** LUR 02-116252 SU GW **1/4 Sec. 3430**  
**LOCATION:** 3510 SW Bond

The following conditions of approval and informational comments are based on the land use review information provided to the Bureau of Environmental Services (BES). The comments section of this document is intended for informational purposes only.

### RECOMMENDATIONS: CONDITIONS OF APPROVAL

1. Each lot must be shown to have a means of access and individual connection to a public sanitary sewer, as approved by BES, prior to plat approval.
2. BES recommends that the portion of proposed SW Gaines St. Right of Way should be setback at least 100 feet from the top of bank. This would be consistent with the proposed North Macadam guidelines currently going through public review. Watershed planning does not support the Gaines turnaround encroaching into the Greenway.
3. The applicant will be required to submit engineering plans, a performance guarantee, and fees to BES prior to plat approval for the extension of public storm and sanitary sewer.
4. **Before land use approval**, on-site storm disposal requires documentation from the Office of Planning and Development Review verifying the suitability of on-site storm disposal. Contact Mike Ebeling, Office of Planning and Development Review Senior Environmental Soils Inspector, 503-823-7247, for information on suitability of on-site subsurface disposal systems.

### Comments: Sanitary Services

1. There is an existing 42" public sanitary sewer located in SW Moody which is available to serve the proposed development. **The applicant has supplied a site plan with the land use application which demonstrates that gravity sanitary sewer service is feasible to serve the proposed lots. The alignment of the public sanitary sewer will be subject to engineering review during the public design review phase.**
2. A public sanitary sewer extension will be required. The applicant will be required to submit engineered drawings, a performance guarantee, and related fees to BES prior to plat approval

## Stormwater Drainage

1. The applicant has proposed three conceptually feasible options for stormwater management. These options were presented to BES in a memo dated August 6, 2002.

**Option 1:** Private stormwater to be treated on lots in approved best management practice (ie. swale, ecoroof, infiltration trench, etc.) with overflows to public storm sewers in the public streets. Public stormwater to be treated by a mechanical device and piped to either the Woods or Lowell outfalls.

**Option 2:** Private storm to be treated in swales within lots with high flows discharging to the Willamette River. Public stormwater to be treated in vegetated filter strips within the greenway with high flows discharging to the Willamette River. **This option will require permitting with DSL, the Army Corps of Engineers, and all other applicable permitting agencies.**

**Option 3:** Private storm to be treated via swales within lots with high flows to either the Woods or Lowell outfalls. Public stormwater to be treated in vegetated filter strips within the greenway with high flows discharging to the Woods or Lowell outfalls or to the Willamette River. **This option will require permitting with DSL, the Army Corps of Engineers, and all other applicable permitting agencies.**

**All options will require public stormwater management and extension of public storm sewer subject to review under the BES public works review process. Regardless of the option chosen to manage stormwater, final design will be subject to a technical engineering review process during the public design review process. The applicant will be required to submit engineered drawings, a performance guarantee, and related fees to BES prior to plat approval.**

2. All stormwater (public and private) generated from this development must be managed in accordance with the Stormwater Management Manual current at the time of public works plan submittal.

## Watershed Comments

- Watershed planning does not support the Gaines turnaround encroaching into the Greenway; it should be setback at least 100 feet from the top of bank. This would be consistent with the proposed North Macadam guidelines currently going through public review.
- Integrate (manage) stormwater into design and development on site, providing multiple environmental benefits.
- Manage stormwater as close to the source as possible and reduce or eliminate the volume leaving the site.
- Trees and vegetation should be planted to enhance fish and wildlife habitat and to help intercept and manage stormwater flows. An emphasis should be placed on native of vegetation on the banks and adjacent top of bank close to the Willamette River
- Minimize and reduce impervious surfaces (roof tops and pavement)
- Control Erosion by
- Stabilize banks and slopes and plant vegetation



# Major Projects Group - Document Submittal Coversheet

## Instructions

- Schedule Submittal:** Contact MPG staff to schedule an intake meeting with:
  - Nora Mullane, MPG Program Manager, 503-823-4281, *mullanen@ci.portland.or.us*
  - Anna Thorn, Process Manager: 503-823-4020, *thorna@ci.portland.or.us*
- Appointment Location:** 1900 SW 4th Avenue, 5th floor, check in with the receptionist.
- Provide this Coversheet:** A coversheet with the following information must be provided with all submittals.

Date 12/30/04 Project Name SOUTH WATERFRONT Permit # 03-123594-REV-0F60

From (sender/immediate applicant contact) DON POLETSKI

Phone 971-645-6856 email don.poletski@otak.com

**New Construction Submittal Phase** - Submit 6 sets of plans (3 full size sets, and 3 sets at 50% of full size) and 3 sets of supporting information (calculations, specifications, etc.)

Design Documents [ \_\_\_\_\_ % ]

Supplemental Information (please explain) \_\_\_\_\_

Excavation

Structural Shell

Core & Shell (preliminary, full)

Foundation

Building Shell

TI

**Revisions** - Provide a narrative that explains reasons for changes. See instructions on back of this form. Fees required at time of submittal on revisions to issued permits.

Sheet Changes (*identify sheets*)

Sheet Redlines (*identify sheets*)

SHEETS 5 AND 8. GRADING HAS BEEN REVISED ON BLOCK 23 TO ALLOW MATERIAL TO BE EXCAVATED AND USED FOR INFRASTRUCTURE FILLS ELSEWHERE AT THE SITE.

**Deferred Submittal** - Submit three (3) sets of plans stamped and signed by the design architect/engineer of record for the deferred submittal and approved by the engineer of record for the building, one (1) copy of design summary sheet, and one (1) copy of calculations. Fees required at time of issuance.

**Checksheet Response** - Provide a checksheet response form for each checksheet answered. See instructions on back of this form. Identify City review team(s) requiring correction.

BES Source Control

Life Safety

Site Development

BES Utility/Stormwater

Planning

Structural

Fire

Plumbing

Transportation

Water

Other- please identify \_\_\_\_\_

**Trade Permits** - Submit 3 full size sets of plans and completed application form. Permit fees required at time of submittal.

Electrical

Mechanical

Plumbing (Note: Plumbing plans are submitted with the full building plans)

**Other** - Please provide description \_\_\_\_\_

February 1<sup>st</sup> date for this work to start.

# Letter of Transmittal

**Transmitted By...**  
 Mail  
 Courier  
 Will Call  
 Hand Delivered

**Date** December 30, 2004  
**Project** South Waterfront Central District

**Project #** 11283

**To** Nora Mullane  
**Address** City of Portland BDS  
 1900 SW Fourth Avenue, Suite 5000  
 Portland, OR 97201



17355 SW Boones Ferry Rd.  
 Lake Oswego, OR 97035  
 Phone (503) 635-3618  
 Fax (503) 635-5395

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**Copies Pages Description**

Copies	Pages	Description
4	1	Revised sheet 5 of the BDS permitted grading set
4	1	Revised sheet 8 of the BDS permitted grading set

**Items Are...**

- Attached
- Under Separate Cover *via*

**Remarks**

Attached are the revised sheets showing the grading change to Block 23. We would like to excavate into Block 23 and use the material for infrastructure fills elsewhere on the South Waterfront project site.

Please let me know if you have any questions.

**From** Don Poletski (Direct dial 503-699-4573)  
**cc** Otak Project 11283