



Memorandum

To: Teresa Montalvo
City of Portland Bureau of Transportation Engineering & Development

From: Mike Peebles, PE - Otak
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Copies: Shaney Mullen - WDG Architects
Linda Tycher - LTA Landscape Design
Josh Owens, Keith Buisman - Otak

Date: January 6, 2020

Subject: Case File: 19-225732-000-00-LU SW BOND Avenue/SOWA Alamo Manhattan Blocks
Otak Responses to Land Use Review Comments dated November 21, 2019

Otak Project No.: 19050.100

The following responses are provided to address Land Use Review Comments from the Portland Transportation Development Review comments dated November 21, 2019. The responses provide specific information to address comments and/or outlines the strategy to address review comments with additional submittal materials to be provided under separate cover or through a Design Review resubmittal.

PORTLAND TRANSPORTATION/DEVELOPMENT REVIEW

DESIGN REVIEW / SOUTH WATERFRONT GREENWAY REVIEW APPROVAL CRITERIA

[...]

Vehicle Access Gate Locations

...Unfortunately, PBOT cannot support the DDE at this time based upon the current proposed locations of the driveways. PBOT is working with the applicant's traffic engineer to modify the driveway locations which could include shifting the driveway for Block 41 northward to align with driveway proposed to serve Block 42...

RESPONSE:

The driveway location for Block 41 has been shifted northward by approximately 26-feet. This shift creates a 12-foot separation between the centerline of Block 42 driveway (west side of River Parkway) and the centerline of Block 41 driveway (east side of River Parkway). This eliminates the conflict of simultaneous left-turn movements for vehicles turning into the garages. A revised driveway alignment plan for B41/B42 was provided to PBOT (Amanda Owings) on January 3, 2020. This plan is also attached to this response memo. Upon review/approval of the driveway alignment, PBOT will proceed with review of DDE submittal on vehicle access gate locations.

[...]

Electrical Vaults

... Any transformer vaults proposed to be located within the ROW must be conceptually approved by PBOT's Utility Section prior to Design Review approval ...

RESPONSE:

Otak has coordinated with PGE (Kolby Hollingsworth and Brian Swan) on the preliminary PGE design plans. Currently, the transformers serving each block development will be located within the private property limits of each block being served. These transformer locations will be shown on the Design Review resubmittal exhibits with updated building footprints. We are providing preliminary electrical loading to PGE so they can confirm sizing of these vaults on private property and confirm adequate clearances for operation and maintenance. The only PGE vaults shown within the existing and proposed ROW will be for the "backbone" system to service the South Waterfront district. Otak will be coordinating placement of these vaults with PGE and PBOT as part of

the Public Works Permitting process (current approved PWP Concept Development Plan is under project # EP173 TH 0233). For reference purposes, the current PGE project number for this four-block development is M2475704.

Attachments:

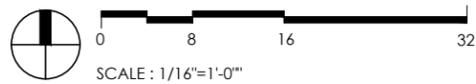
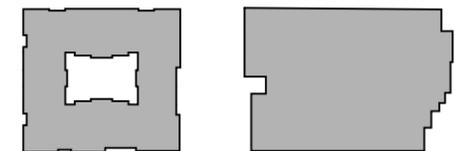
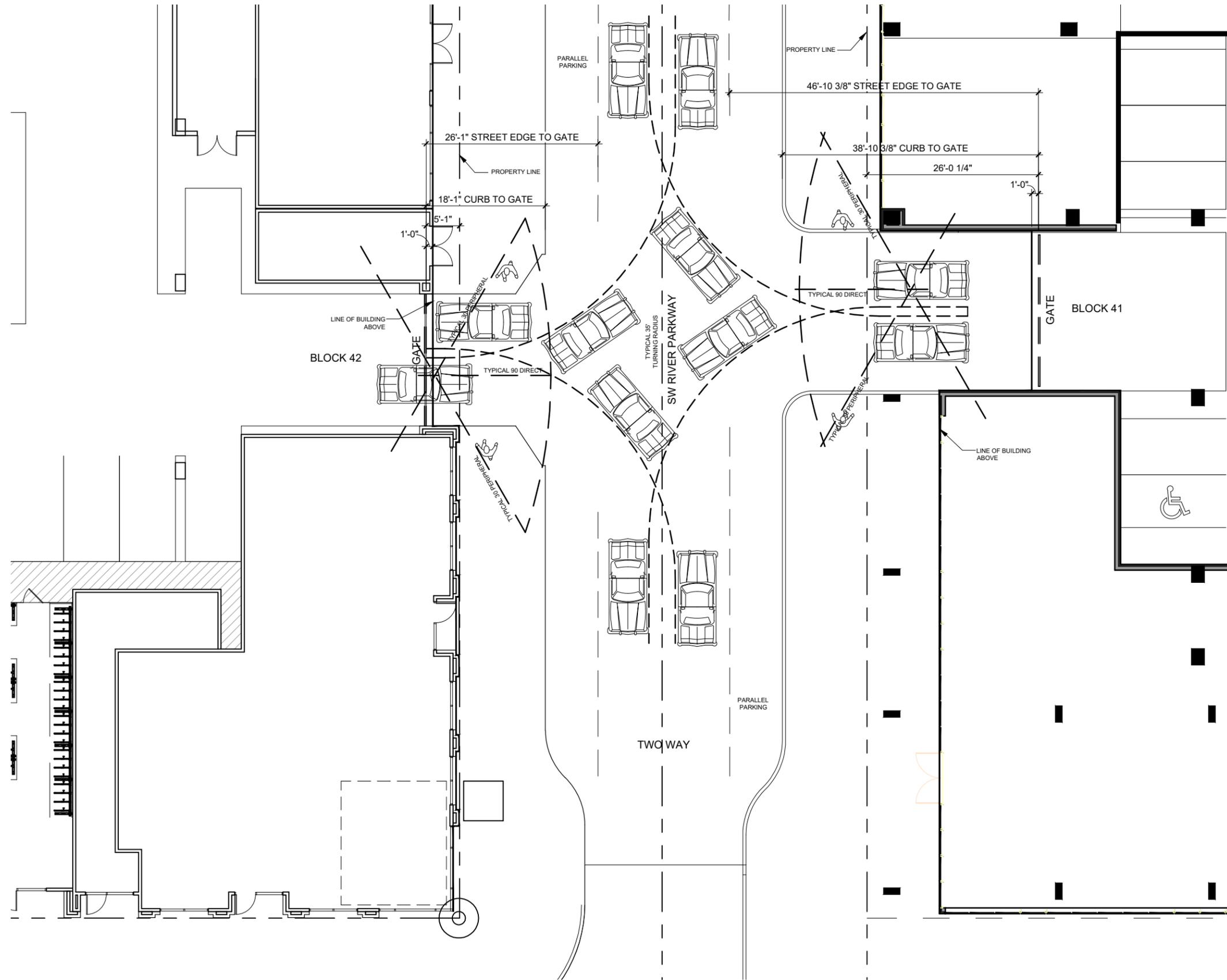
- 1) Driveway turning movement exhibit (B41/B42 – revised B41 driveway location from original submittal)
- 2) Driveway turning movement exhibit (B44/B45)

Future Submittal Materials:

- 1) Resubmittal of DDE Request on Vehicle Access Gates - B41, B42, B44, B45 after PBOT review (as required)
- 2) Design Review Resubmittal: B41, B42, B44, B45 Utility Plan Exhibits (C.119-C.122) showing building PGE service vaults on private property.

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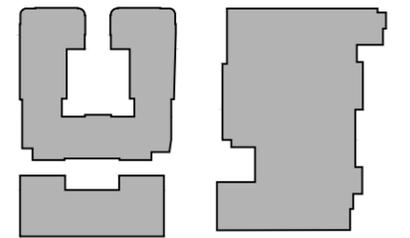
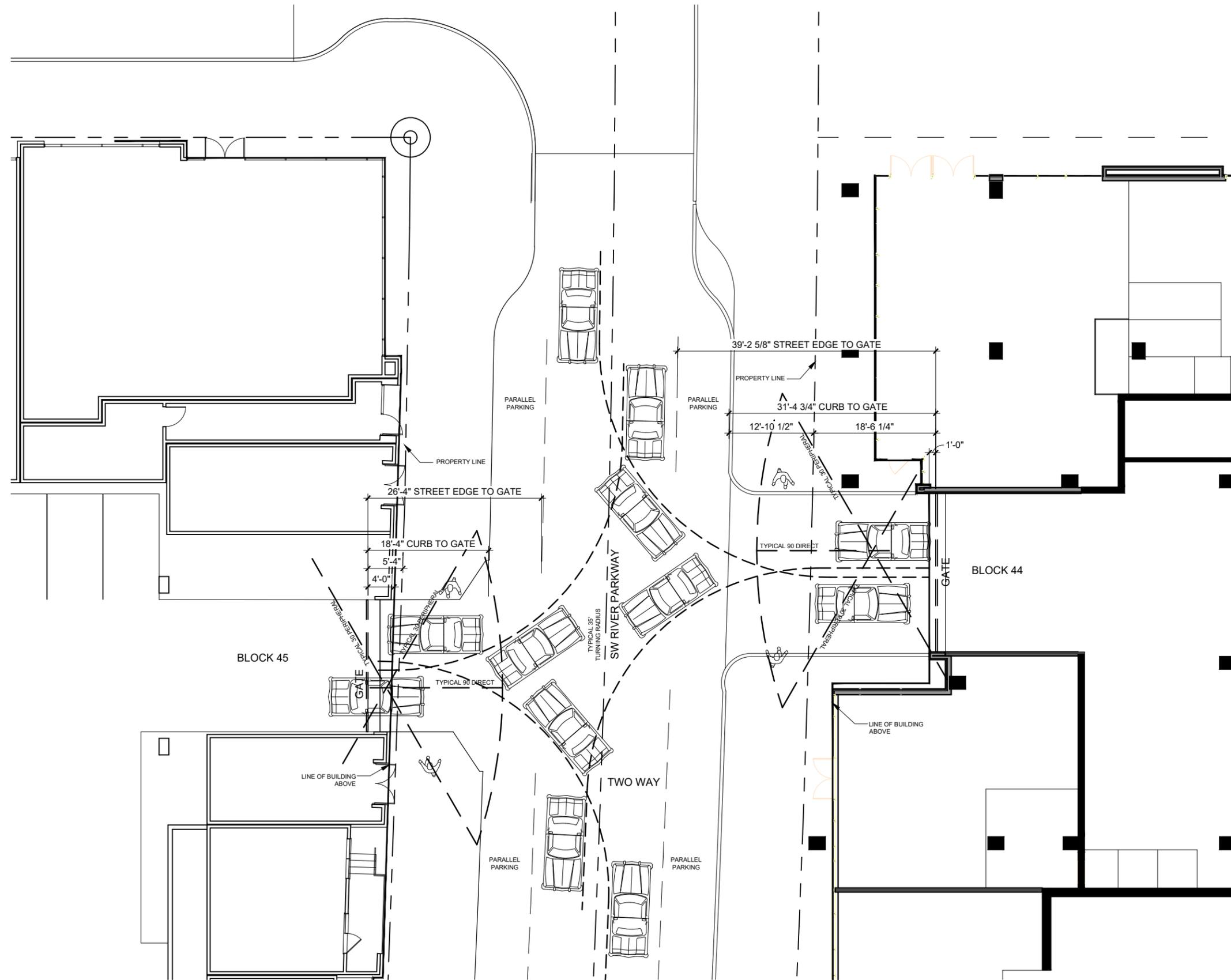


DRIVEWAY DESIGN EXCEPTION EXHIBIT - B41 & B42

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DRIVEWAY DESIGN EXCEPTION EXHIBIT - B44 & B45

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