



Public Works Alternative Review Decision Form



Review Number: **24 - 009053 - PW**

Original Requirement: **22 - 204591 - EA**
19 232648 PW

Date Reviewed: **2 / 13 / 2024**

Decision Expires: **2 / 13 / 2025**

PROJECT INFORMATION

Associated PW Permit No.: **TB0165 EP739 (23-092990 WT)** publicworksp permitting@portlandoregon.gov to be notified of decision.

Project Description: **A 50+/- unit affordable multi-family residential community.**

Site Address or Property ID (e.g. R123456) (list all taxlots): **SW Capitol Hill Rd (R330267)**

PUBLIC WORKS ALTERNATIVE REVIEW COMMITTEE DECISION

A decision has been made for this review and the submitted proposal will not receive further consideration as a Public Works Alternative Review. Please read this decision carefully and take any needed actions such as correcting a building permit plan set or contacting the affected reviewers assigned to an active land use review. Public Works Alternatives remain in effect for one year from the approval date and expire at the close of business on the date indicated above. If expired, the applicant is required to submit a new Public Works Alternative request.

This decision can be appealed through the Public Works Appeals program. **NOTE: The applicant must receive a final decision from the City, in the form of either a Land Use decision from PBOT or a Building Permit checksheet, prior to proceeding with any appeal beyond the Public Works Alternative Review.** Please visit <http://www.portlandoregon.gov/transportation/PublicWorksAppeal> for more information on the appeal process.

Approved as proposed Approved with Conditions Denied

Requirements and Code Authority:

In accordance with Title 17.88.020, the proposed development triggers both development thresholds for which dedication and frontage improvements are required. Based upon the site's zoning and the classification of the abutting ROW's, standard improvements include:

- **SW Capitol Hill Rd:** Curb 9-ft from striped fog line and a 16-ft wide pedestrian corridor (0.5-ft curb, 8-ft stormwater facility, 6-ft sidewalk, and 1.5-ft frontage zone). An approximate 14-ft dedication of property for ROW purposes is required to accommodate standard improvements.
- **New east-west partial public street:** 38-ft of property (along the northern property line) must be dedicated to accommodating the following partial public street section in accordance with TRN 1.09, Section F.

Applicant's Proposed Alternative:

Modify previously approved Public Works Alternative (PWA) 19-232648 PW to reduce the multi-use path from 12-ft wide for the entire length of the site's frontage to 10-ft wide with limited 8-ft wide section(s).

Findings:

As previously documented, there are numerous challenges associated with constructing standard frontage improvements at this location and an alternative solution is warranted in order to preserve significant trees and limit ground disturbance within a Conservation zone / landslide hazard area.

Now that the applicant is proceeding with an Environmental Review land-use case, the applicant has proposed a slightly narrower path in order to preserve additional trees within the Conservation zone. PBOT finds the proposal still maintains a path wide enough to accommodate both pedestrians and bicycles, and that adequate lighting and wayfinding measures will be incorporated into the design to ensure it will be safe and accessible for everyone. PBOT's Modal Coordinators have been consulted and is supportive of the proposed alternative as conditioned.

Conditions:

- 1) The applicant shall dedicate 10-ft of property along the site's entire SW Capitol Hill Rd frontage to accommodate standard improvements in the future.

- 2) The paved portion of the trail shall be a minimum of 10-ft wide to accommodate pedestrians and bicycles, with targeted 8-ft wide section(s) as identified by the applicant in conjunction with approval from BDS via Environmental Review.
- 3) The on-site trail shall be reviewed and constructed under a Public Works Permit with final design to include:
 - Pedestrian scale lighting throughout the entire trail;
 - Appropriate wayfinding;
 - Stormwater management facilities as necessary to meet BES requirements;
 - Any proposed street tree removals and mitigation within the public Right-of-Way remains subject to review and approval by Urban Forestry.

Michael Piña, Planner II – PBOT Development Review

Prepared By

Kurt Krueger

Signature, Public Works Alternative Review Committee
Chairperson

Date: 02 / 15 /2024