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November 2, 2006

VIA HAND DELIVERY


City of Portland Bureau of Development Services
Land Use Services Division
Attn: Sylvia Cate
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201

Re: Land Use Review LU 06-154964 CU ZC AD

Dear Sylvia:

Attached please find a memorandum and utility drawing from WRG Design, Inc. in response to Stormwater Management incompleteness items identified in the September 8, 2006 incompleteness letter for the Madison Shopping Center (LU 06-154964 CU ZC AD). The applicant intends to submit the additional information requested in the incompleteness letter by February 13, 2007 and asks that you not commence the 120-day review clock until all information is provided.

Very truly yours,


Stefanie H. Slyman, AICP
Urban Planner

Enclosures:

WRG Design, Inc. 10/26/06 Memorandum
Revised Utility Plan

cc: Shawn Fujiki, Applicant (w/o encls)
Kevin Russell, WRG Design, Inc. (w/o encls)
Mark D. Whitlow (w/encls)
Steven L. Pfeiffer (w/encls)

MEMORANDUM

To: Sylvia Cate, Planner
Land Use Services Division
City of Portland Bureau of Development Services

From: Kevin Russell, P.E.
Project Manager

Date: October 26, 2006

Project: **Madison Shopping Center**
LU-06-154964

WRG#: **FPS4692.D1**

Re: **BDS Land Use Review and BES Completeness Review**



Sylvia,

Please accept the following Civil responses to the Bureau of Development Services' (BDS) Land Use Review Response and the Bureau of Environmental Services' (BES) Completeness Review dated September 5, 2006 and August 29, 2006 respectively

City of Portland Bureau of Development Services: Land Use Review Response

1. Please ask the applicant's engineer to provide profiles of the proposed soakage trenches, so that the expected capacity of the system can be identified.

Response: Two profile sections have been added to the Preliminary Utility Plan (Sheet C104). The first section (Section A-A) shows a profile view of the proposed vegetated infiltration swale. The length of this swale has been preliminarily sized per the Portland Stormwater Management Manual and the swale will be lined with impermeable fabric to ensure that there will be no leachate contamination. Section B-B shows a profile view of the proposed infiltration system that will be composed of drywells, detention pipe, and drain rock. This system will inject the stormwater into the ground beneath the limits of the existing landfill. It is preliminarily sized according to infiltration rates found in the area and will be modified according to future geotechnical analysis and field verified infiltration rates. This design concept has been reviewed and conceptually accepted by DEQ.

City of Portland Bureau of Environmental Services: Completeness Review

1. Page 2 of the Preliminary Stormwater Analysis report dated August 2006 indicates, "Roof runoff is not required to be pretreated prior to discharge and may be routed directly into the drywell system." However, site plans do not show a connection for Building A.

Response: The Preliminary Utility Plan (Sheet C104) has been updated to show the roof drain connections for Building A. These drains are proposed to connect into the private stormwater system that is routed through the water quality swale and into the on-site infiltration system. The narrative in the Stormwater Analysis simply states the fact that the roof drainage is not required to be treated. However, on this site it is more economically feasible to

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route the roof drainage through the water quality swale than to construct a separate conveyance system to transport the roof drainage directly to the infiltration system.

2. A cross section of the proposed grassy swale and infiltration system proposed to be located on the eastern portion of this site.

Response: *See above Response to Bureau of Development Services' Land Use Review Comments*

3. Stormwater Management and disposal method for street improvements, if applicable.

Response: *Storm Construction Note 10 has been added to the Preliminary Utility Plan (Sheet C104) to show the location of the proposed public vegetated infiltration swale along NE Siskiyou Street. This proposed swale will match the recently constructed swale on NE Siskiyou, just west of the proposed project. It will be sized to meet the necessary water quality and quantity requirements of BES for the public street runoff on NE Siskiyou Ave. Storm Construction Notes 11 and 12 have also been added to Sheet C104 to call out the construction of public storm systems to account for the public street runoff on NE 82nd Ave*

4. It would be helpful if site plans indicated the location of the landfill cap in relation to sanitary and stormwater facilities

Response: *The location of the limits of the landfill cap have been added to Sheet C104. In addition, the approximate depths of the landfill have been shown on the plan.*

If you have any questions or comments regarding this response memo or the accompanying documents, please feel free to call me at any time.

Thank You,
WRG Design, Inc.



Kevin S. Russell, P.E.
Project Manager

c c Shawn Fujiki / Alan Lee
Applicant #558637

Stefanie Slyman
Perkins Coie, LLP