

PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Dan Saltzman Commissioner Leah Treat Director

TO: PBOT Development Review Staff

FROM: Kurt Krueger, Development Review Division Manager OK

DATE: June 23, 2017

SUBJECT: DRP 7.01 Alley Improvements, Dedications and Access

Purpose Statement:

To identify when alley improvements are triggered in relation to permit types.

Background:

PBOT has had historic challenges when considering alley access/improvements associated with various development types. These challenges include the location of a site in relation to the alley, existing conditions of alleys (less than standard improvements, unimproved, encumbered by vegetation and/or man-made objects) and stormwater management compliance.

DR Policy:

Residential Permits (RS)

- If alley access is not proposed, alley access will not be required. Property dedication (related to the alley) will also not be required.
- If alley access is proposed, the alley entrance closest to the site access shall be improved with concrete paving to a point 25-ft from the back of existing sidewalk (or from the back of a required sidewalk improvement). A compacted grade/gravel section shall be extended to the site access if the new concrete alley paving does not reach said access point. Property dedication will not be required.

Commercial Permits (CO):

- Alley access will be required for any new construction project related to a Commercial Building Permit¹. When insufficient alley right-of-way exists, a proportionate amount of property dedication will be required to accommodate a 20-ft wide alley. When the alley bisects single-family residential zoning and non-residential zoning, property dedication to accommodate the 20-ft wide alley shall be required from the non-residentially zoned lot, only.
- The alley shall be improved with a hard surface paving material (and appropriate stormwater management means) as approved via the Public Works Permitting process. The alley improvement shall be provided from the back of existing sidewalk (or from the back of a required sidewalk improvement) to, and across the site's alley frontage. Alternative hardscape material such as pervious pavers may be allowed².

¹ Significant alterations and/or tenant improvements will be addressed on a case-by-case basis

² Pursuant to 6/16/09 Applicability Guidelines for Permeable Pavements in ROW memorandum from Chief Engineers

