



4922 NE GOING ST [RS]

Folder Property People info Future Fee/Charge Process Process Select Document File Inspection Req Comment Attachment

Folder #	Ref	Gen	Yr	Sequence	Sec	Rev	Folder Type	Status	
1993 007113 000 00	PT PLM934	Folder	15	150878	000	00	RS Residential 1 & 2 Family Permit	Under Review	
1994 006543 000 00	PT PLM941								
2004 066541 000 00	LU								
2005 137356 000 00	RS								
2005 137356 SDC 01	TS								
2005 143783 000 00	US 05-1373								
2006 172111 000 00	EC								
2009 136785 000 00	LU								
2015 150878 SDC 01	TS CUSTOI								
2015 150878 SDC 02	PK CUSTOI								
2015 151283 000 00	RS CUSTOI								
2015 167502 000 00	US 15-1508								
2015 167505 000 00	UB 15-1508								
2015 185880 000 00	WT TF0032								
2015 205295 000 00	US TF0032								

House #	Perm	Street	Type	Direction	Unit Type	U.#
4922	NE	GOING	ST			
City	Zip	State ID	Property RSN			
PORTLAND	97218	IN2E19BD	11500	215,539		
Location	4922 NE GOING ST					
	SECTION 19 1N 2E, TL 11500 0.45 ACRES					
Property Unit #						
Due	\$976 US					

In Date	Apr 17, 2015	Issue Date		Expires	Dec 14, 2015
Reference File #	CUSTOM	By		Final Date	
Sub Type	Single Family Dwelling	Work Proposed	New Construction		
Folder Name	4922 NE GOING ST				Priority
Description	NEW SINGLE FAMILY RESIDENCE/1 STORY/NO GARAGE/FLAT LOT/COMPLEX				
Conditions					
Group	Construction	Parent RSN		MR#	3613612

List View Related View Copy Create Child Review Issue/Approve Print To Do List GIS Summary

Show no of rows on tabs

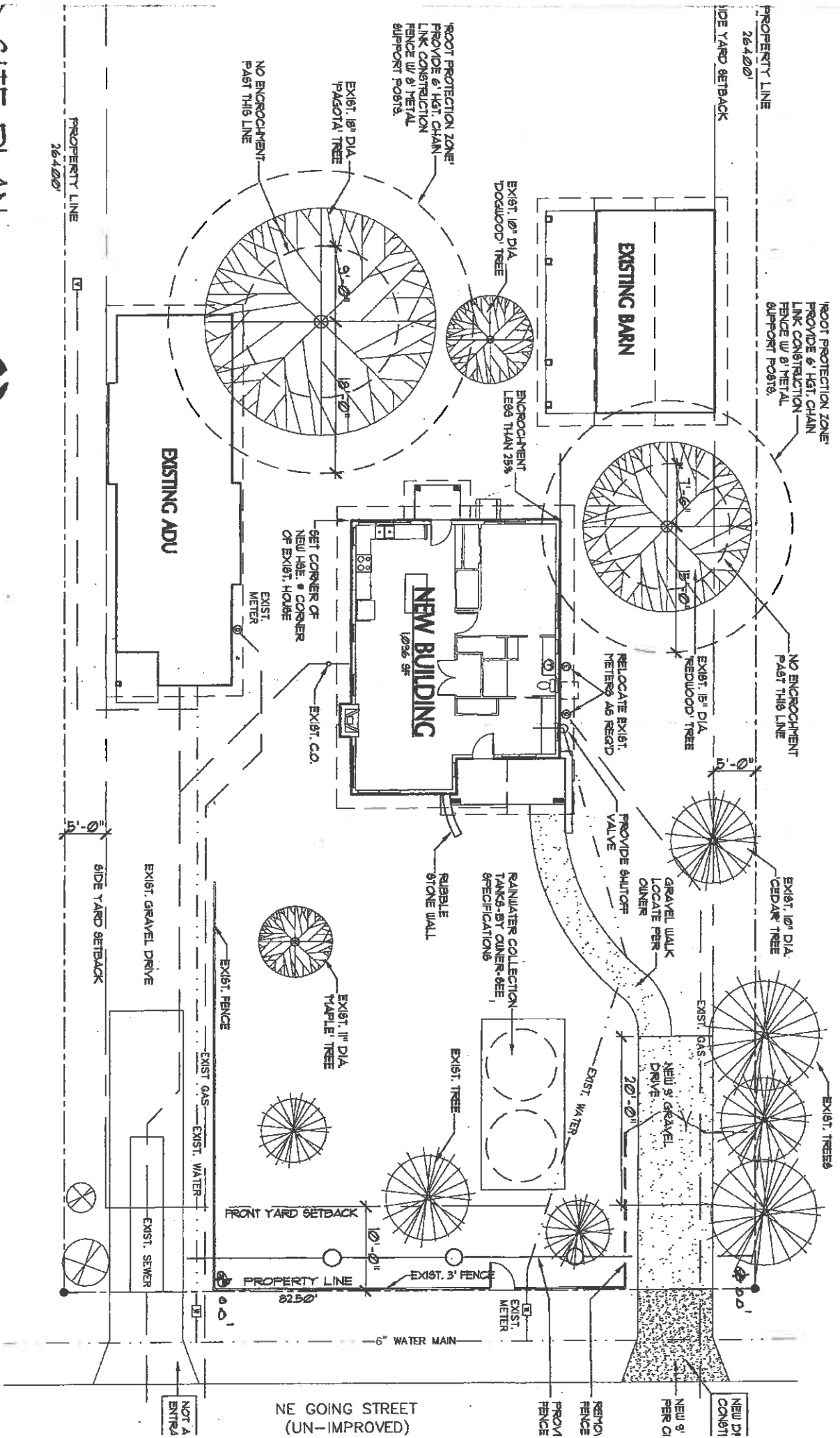
16 Rows Polished

Ready



# SITE PLAN

1"=10'-0"





**TRANSPORTATION DEVELOPMENT CHECKSHEET**  
**Residential 1 & 2 Family Permit**

Application # **15-150878-000-00-RS**

Review Date **May 7, 2015**

To:	<b>APPLICANT</b> THOMAS JOHNSON THOMAS JOHNSON ARCHITECT LLC 821 NW FLANDERS ST, SUITE 210 PORTLAND OR 97209	Work	503 679-3047
		E-Mail	tjarchitect@qwestoffice.net

From:	Steven McAtee	Phone	503-823-0380
		Fax	503 823-4591
		E-Mail	Steven.McAtee@portlandoregon.gov

cc:	<b>OWNER</b> BRUCE NELSON & CAROLYN MATTHEWS 4922 NE GOING ST PORTLAND, OR 97218-2040	(503) 287-7690
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**PROJECT INFORMATION**

Street Address:	<b>4922 NE GOING ST</b>
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Description of Work	<b>NEW SINGLE FAMILY RESIDENCE/1 STORY/NO GARAGE/FLAT LOT/COMPLEX</b>
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Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the appropriate city, state, or federal requirements

Item	Topic	Code Sec.	Description / Requirements
1	<b>SUMMARY OF REQUIREMENTS</b>  ACTION REQUIRED FOR THIS ITEM  YES  Also see items 3 & 4 below	TITLE 17	<p><b>SUMMARY OF REQUIREMENTS</b> (outlined in greater detail below):</p> <p><i>Frontage Improvements:</i> The applicant is required to construct as close to standard street improvements as room allows without dedicating property to the public right of way.</p> <p><i>PW Permit Required:</i> Yes, see below</p> <p><i>Dedication Required:</i> No</p> <p><i>Redline Corrections Required:</i> Yes, please submit an updated site plan reflecting the improvements required below.</p> <p><i>Other:</i></p> <p>See information in item #5 for initiating the Public Works Alternative Design Request Process and the Public Works Permit Process.</p>
2	<b>EXISTING SITE INFORMATION AND CONDITIONS</b>  FOR REFERENCE	TITLE 17	<p>The following information is derived from the City GIS and other databases typically used by City staff, as well as information from the applicant and other resources. This evaluation is not implied to be more accurate than the sources that the information was obtained from. Should the applicant take issue with the accuracy of the information used in this evaluation, please contact the assigned Transportation reviewer to provide any additional viable resources for consideration.</p> <p>There are no folders in the city database associated with this permit which provide</p>

**TRANSPORTATION DEVELOPMENT**  
**CHECKSHEET**

Application # 15-150878-000-00-RS

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additional PBOT guidance for the requirements (outlined below).

**The subject property is zoned R5**

<b>Street Name:</b> NE Going Street	
<b>Street Classifications within the Transportation System Plan:</b>	
	Local Service in all classifications
<b>Existing ROW</b>	
Overall ROW width	50-feet wide
Roadway width	28-feet wide
Roadway Surface	Paved

**CITY STANDARDS:**

Transportation Portland Pedestrian Design Guide requires the following improvements for the above outlined classifications and zoning:

<b>Street Name:</b> NE Going Street	
<b>Local Service Corridors Zoned Nonresidential or R1 – R5:</b>	
Roadway width	50-feet wide between curbs
Face-Of-Curb located from Centerline	26-feet between curbs
Curb width	0.5-feet wide
Planting Strip/Furnishing Zone	4.5-feet wide from face of curb
Sidewalk width	6-feet wide
Building Frontage Zone width	0.5-feet wide from property line
Stormwater facility dimensions to be determined during public works review	
Pedestrian Corridor Configuration	4.5-6-0.5 11-feet wide

The location of street trees, if required, will be determined by the City Forester.

<p><b>3</b></p>	<p><b>IMPROVEMENT REQUIREMENTS FOR PERMIT APPROVAL</b></p> <p><b>ACTION REQUIRED FOR THIS ITEM</b></p> <p><b>YES</b></p>	<p><b>TITLE 17</b></p>	<p><b>Please Note:</b>          Because replacement single family homes are not viewed as an increase in use, it is Transportation's policy that frontages be constructed as closely as possible to City Standards, without requiring frontage dedication.</p> <p><b>Improvements:</b>          Designs submitted to Public Works for review must be provided by an Oregon licensed civil engineer. If PW determines that a Full Public Works Permit and "street job" are required to perform the necessary improvements; Performance guarantee, contract and fees must be provided to Public Works' satisfaction prior to PBOT building permit approval.</p> <p>In order to help expedite the building permit approval, the Applicant is advised that their licensed engineer only needs to provide a 30% Public Works Design for review in order to obtain the Performance Guarantee amount (bond amount) that is necessary to satisfy that portion of the building permit conditions of approval requirements. See item #5 below for additional information on initiating the PW Design Review process.</p> <p><b>If the Applicant Wishes to Request an Alternative</b></p> <p>The applicant must first complete an Early Assistance Review (EA) before they will be allowed to submit a Public Works Alternative Request Form. The purpose of the required EA is to assure that all Service Bureaus' requirements are available to the Alternative Review Committee for consideration while reviewing the applicant's</p>
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**TRANSPORTATION DEVELOPMENT**  
**CHECKSHEET**

Application # **15-150878-000-00-RS**

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			<p>proposed Alternative Request. The applicant will be required to place their building permit into a "Hold" status while the EA is in process.</p> <p>Please reference item #5 below for additional information on initiating the Public Works Alternative Request and PW Inquiry process.</p>
4	<p><b>REDLINE REQUIREMENTS AND OTHER REQUIREMENTS</b></p> <p><b>ACTION REQUIRED FOR THIS ITEM</b></p> <p><b>YES</b></p>	TITLE 17	<p><b>Redline Corrections:</b>  The site plan must be revised to show the required improvements and dimensions, as outlined above.</p>
5	<p><b>CONTACT INFORMATION</b></p> <p><b>ACTION REQUIRED FOR THIS ITEM</b></p> <p><b>NO</b></p>	TITLE 17	<p><b>Initiate the PW Permit process:</b>  A Public Works (PW) Permit and street job will be required to perform the improvements outlined in Item #3. The PW design must be provided by an Oregon licensed civil engineer. To begin the PW process, please contact Transportation Public Works through <a href="http://www.portlandonline.com/index.cfm?c=53147">http://www.portlandonline.com/index.cfm?c=53147</a></p> <p><b>PW Design Review information:</b>  For information on starting the PW Design review in order to obtain a Performance Guarantee amount (bond amount) for building permit approval, go to <a href="http://www.portlandoregon.gov/article/309741">http://www.portlandoregon.gov/article/309741</a></p> <p><b>Public Works Alternative Design:</b>  If the applicant wishes to propose an alternative improvement and/or dedication to what is being required, or to request a PW Alternative Design, please reference the City's website – PortlandOnline Home Page → Government → Public Works Permit Process → Step-by-Step Permit Process "Appeals-Administrative"  (<a href="http://www.portlandonline.com/index.cfm?c=53147&amp;a=375532">http://www.portlandonline.com/index.cfm?c=53147&amp;a=375532</a>)</p> <p><b>Other Related PBOT Questions:</b>  Please contact Steven McAtee (503-823-0380 <a href="mailto:steven.mcatee@portlandoregon.gov">steven.mcatee@portlandoregon.gov</a>)</p>

To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at <http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

If you have questions about the items on this checksheet, call the identified reviewer. To check the status of your project, call (503) 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may dial (503) 823-7357 to request a Plan Review Status or visit Document Services.

We appreciate your helping us help you.





**UF PLAN EXAMINATION CHECK SHEET**

Application # 15-150878-000-00-RS

Review date May 11, 2015

<b>To:</b>	<b><u>APPLICANT</u></b>	THOMAS JOHNSON THOMAS JOHNSON ARCHITECT LLC 821 NW FLANDERS ST, SUITE 210 PORTLAND OR 97209	<b>Work</b>	503 679-3047
			<b>Home</b>	503 -  tjarchitect@qwestoffice.net
<b>From:</b>	<b><u>REVIEWER</u></b>	Joel Smith	<b>Fax:</b>	(503) 823-4493
			<b>Phone:</b>	503-823-4523
			<b>Email:</b>	Joel.Smith@portlandoregon.gov
<b>cc:</b>	<b><u>OWNER</u></b>	BRUCE NELSON & CAROLYN MATTHEWS 4922 NE GOING ST PORTLAND, OR 97218-2040		(503) 287-7690

<b>PROJECT INFORMATION</b>	
Street Address:	4922 NE GOING ST
Description of Work:	NEW SINGLE FAMILY RESIDENCE/1 STORY/NO GARAGE/FLAT LOT/COMPLEX

The following are items that will need to be addressed prior to plan approval by the Urban Forestry Division. Approval of your plan by Urban Forestry does not mean your building permit can be immediately issued; UF is only one of many bureaus that review your building plan.

Item #	Clarifications / Corrections Required
1.	A street tree review, and possible street tree planting, is required under City Code for any construction project greater than \$25,000. At this time, the street tree review cannot be completed until right-of-way construction details are determined by the Portland Bureau of Transportation. Please respond to this check sheet when updating your site plan to reflect any required PBOT right-of-way improvements, including submittal of any PBOT right-of-way instructions. If PBOT determines no R-O-W improvements are required, please respond to this check sheet with that information.

To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at

City Nature - Urban Forestry Program  
10910 N. Denver Ave.  
Portland, OR 97217  
Tel: (503) 823-4489 Fax: (503) 823-4493

Administration  
1120 S.W. 5th Ave., Suite 1302  
Portland, OR 97204  
Tel: (503) 823-7529 Fax: (503) 823-6007





## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



<http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at 503-823-5609. To check the status of your project, please call (503) 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

You may receive separate Checksheets from other City agencies that will require separate responses.

If you have questions about the items on this check sheet, call the identified reviewer. To check the status of your project, call (503) 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may dial (503) 823-7357 to request a Plan Review Status or visit Document Services.

Thank you.





June 9, 2015

*The Art and Science of Tree Care*

To whom it may concern,

The intent of this letter is to discuss the impact on a 37" Douglas Fir, *Pseudotsuga menziesii*, on the property at 4912 NE Going Street from the proposed sidewalk at 4922 NE Going. An additional concern is for the 14" diameter Alaskan Cedar, in the front yard of 4922 NE Going that is also about 6' from the north property line facing the same issues.

I was contacted by my client, Bruce Nelson, concerned about the sidewalk he needs to create as part of the requirements of his home demolition and rebuild. As a volunteer for the city's tree inventory teams and Friends of Trees he understands the likelihood of damage to the root plate of his neighbor's tree.

There is a grove of fir trees on the neighbor's property at 4912NE Going Street and this tree is the northeast corner of the grove, along the property line, about 6' from the property corner, and 17' of the edge of the street. It is an 85' tall healthy, mature Fir with a 43' spread and multiple tops for the last 20 feet of tree. It is between two longstanding compacted gravel driveways to the east and west in a 10' planting bed, bordered to the north with Going St, power lines and a fire hydrant.

I am concerned about the stability of the root plate if a sidewalk is put in at this location. Using the city's own calculations or International Society of Arboriculture Best Management Practices, excavating soil within the dripline particularly so far within the dripline, is likely to have negative impacts on tree.

Portland City Code 11.60.30 requires going with a performance path for the preservation of the root zone because an encroachment within half the radius means the prescriptive path doesn't work. With a 37" dbh tree, the radius should be 18.5' which allows no room between the road and the trunk of the tree for a sidewalk, much less a tree planting strip, or bio-swale.

If the decision is made to remove this tree to accommodate a sidewalk, I question the valuation and compensation for loss. According to city code, a 37" diameter tree counts as 6 medium canopy trees. If valued at city replacement rates of \$600 for each tree, that's \$3600. If valued at Portland mitigation as a per inch rate of \$300 an inch, it equates to \$11,100. This tree is impossible to replace, and will create additional stress on the remaining trees in the stand if removed, due to its windward location buffering the gorge winds blowing down Going. The benefits this tree provides the community by slowing stormwater runoff, providing urban habitat, sequestering carbon, filtering pollutants, and reducing the heat island effect far outweigh the minor infrastructure improvement of a single property sidewalk.

June 9, 2015

if the first sidewalk on the south side of Going street between NE 47<sup>th</sup> Avenue and NE 52 Avenue must indeed go on this one property, following as many of these recommendations as possible will minimize risk and damage to this large tree:

- Move the sidewalk location to curbside to increase the distance from the root crown, minimizing structural root damage.
- Rather than excavating for subsurface improvements to create the sidewalk at grade, raise the grade slightly and use a structural soil mix that will compact to necessary densities yet allow roots space.
- Bridge any large roots (over 3" diameter) with rebar enforced concrete to allow room for diameter growth and prevent heaved sidewalks in the future.
- Have an arborist on site for any excavation to prevent additional damage and make necessary root cuts cleanly and appropriately.
- Move the power pole and fire hydrant to allow curbside sidewalk.
- Reduce the width of the sidewalk as it approaches the tree to minimize impact.

In conclusion, the requirement to install a sidewalk that won't connect to any other sidewalks, should be reconsidered in this instance. The likely damage to an existing mature tree that provides considerable benefits to the community should outweigh this requirement at this time. If it must be constructed, there are techniques to minimize damage.

Sincerely,



James Wentworth Plato  
Board Certified Master Arborist  
BCMA #PN-1314B  
Emerald Tree llc  
503.201.7164