

M C L O U G H L I N



N E I G H B O R H O O D
A S S O C I A T I O N

DATE: September 26, 2022
TO: Historic Review Board
Christina Robertson-Gardiner, Senior Planner

FROM: McLoughlin Neighborhood Association

TRM

RE: Comments on HR-22-00010
Revised ADA Ramp, 1020 5th Street

The McLoughlin Neighborhood Association has reviewed the application and offers the following feedback:

MNA concurs with Staff's recommendation to extend the application so the applicant can submit the required materials and analyses to develop a complete application.

MNA would like to add the following additional comments in support of the Staff Report:

Please provide a narrative. The submitted email is not sufficient for proper review.

Please include in the application any other review memos that would support the application, such as the Building Official memo mentioned in the applicant's email.

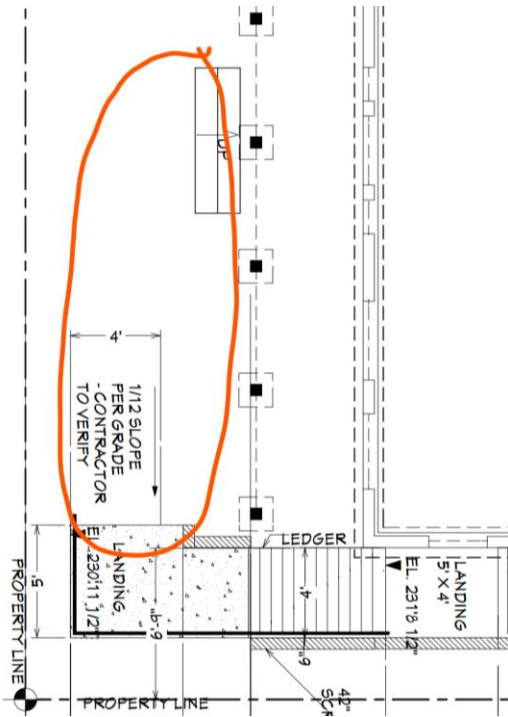
The applicant continues to assert that an elevator would be cost prohibitive but has yet to provide any supporting documentation of this. It is imperative the alternatives analysis requested repeatedly by Staff include the complex proposed ramp in its entirety (ramp, guardrails, screening walls, landscaping, etc.). All elements associated with the ramp need to be included in this estimate in order to provide a valid basis for comparison to the other requested alternatives. Since the building is nearly completed, it is reasonable to assume the applicant has actual bids for this work and can easily include them in the alternatives analysis.

The ramp needs to tie into the public sidewalk and landing at front steps. These two elements have been constructed (Figure 4 photo). Show the completed public sidewalk and front step landing with elevations as needed to demonstrate a compliant segment of ramp in front of the building (red area in sketch below). Because there is limited space to accomplish this, the public sidewalk/private ramp tie-in needs to be designed (calculated and drawn accurately) to avoid non-compliant work being demolished and replaced. Please add this to the next submittal.

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Staff's Analysis Overview indicates ADA access was not brought into discussion by the applicant early in the development. It should be noted that MNA expressed concerns regarding ADA access early on, but the applicant ignored the subject until the building was well under construction.

Thank you for your consideration.