



# Milwaukie-Portland Elks Parking Lot Repaving & Stormwater Project

March 2025



# Front lot existing conditions

Large potholes from excessive wear and tear from Elks Lodge visitors and TriMet construction that will continue to deteriorate.



Mostly flat, fully covered in impervious surface. No existing storm facilities. Drive aisles are wide and marking for parking is faded.





# Back lot existing conditions

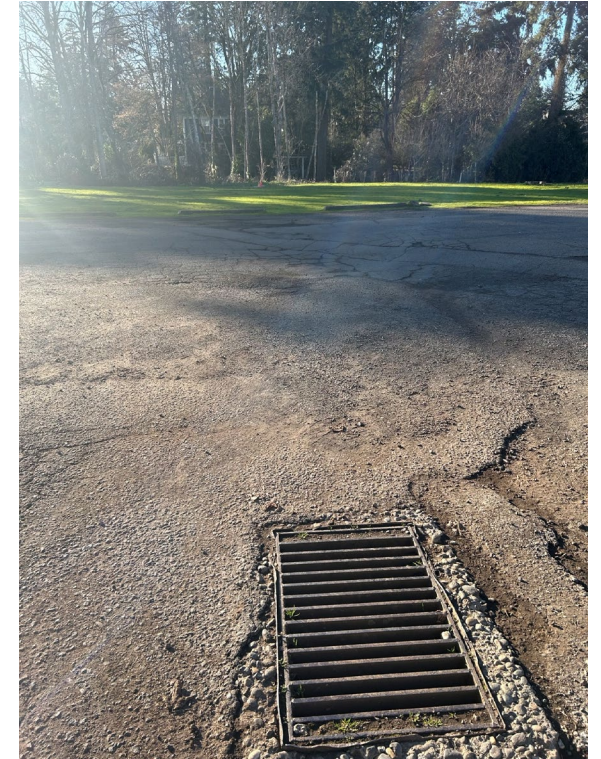
Steep slopes and uneven grades.



Full asphalt coverage that has deteriorated and no marked parking spaces.



Existing storm system drains untreated runoff directly to the adjacent creek.



# Parking Lot Paving Options

## Option 1

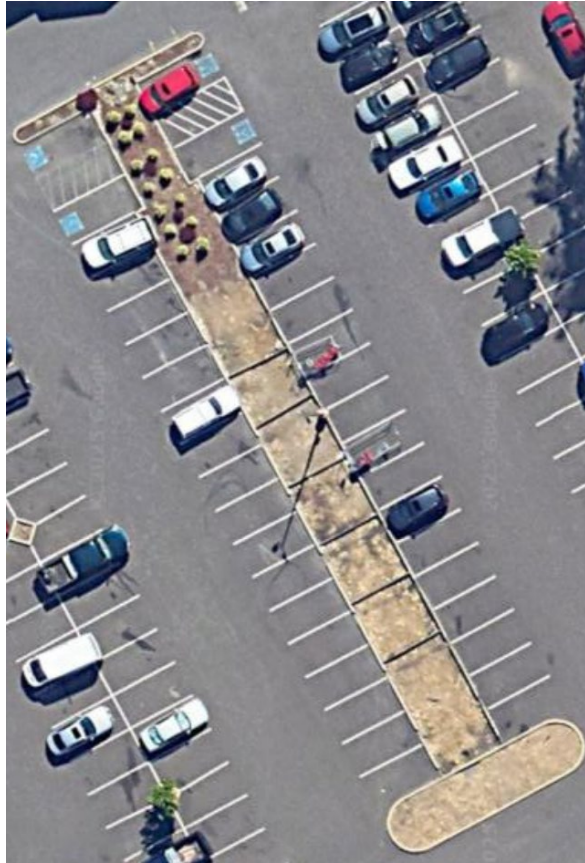
- Repave existing impervious area
- No stormwater treatment required
- Untreated runoff will continue to enter adjacent creek.
- OLWS Erosion Control Permit required.

## Option 2

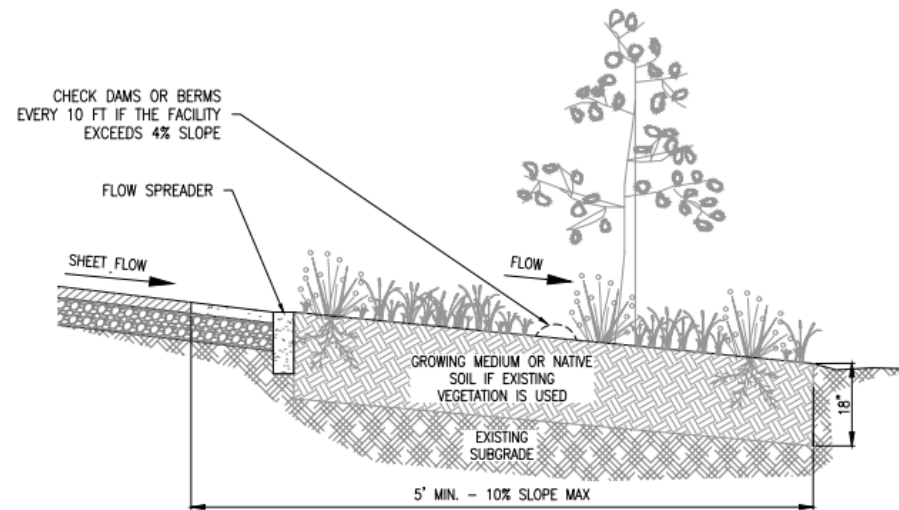
- Redesign the parking areas to add stormwater treatment
- OLWS Erosion Control and Stormwater Management Permit required.



# Possible Treatment Options



Well sloped site leads to several options for detention. An infiltration test is needed before certain treatment options can be considered.



# Permitting Requirements to repave parking lot to include stormwater treatment

- **Erosion Control and Stormwater Management Permit**
  - 1200CN permit required for disturbance over 1 acre
- **Document Submittals**
  - Engineered Stormwater Report
  - Set of engineered plans that include Site Plan for Stormwater Upgrades and Erosion Prevention and Sediment Control Plans
  - Preliminary Stormwater Management Agreement
- **Fees**
  - \$492 Plan Review Fee
  - \$352 Inspection Fee

**Permit application, document submittals, fee payment, and permit review are all completed online through Accela, the OLWS online permit portal.**



# Next Steps

The Elks would like to request:

1. A letter of support from OLWS to accompany the WES grant we will be submitting.
2. Future help with selection of qualified engineers/firms/vendors (if we get the grant).