

## **L. Conformity with Land Use Ordinance**

The following outline is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526 as well as the City of Portland Technical Manual, Chapter 14 Standards for Local Site Location of Development Review.

### **OVERVIEW**

The proposed 4-story building with first floor retail space and three stories of office space has been designed to conform to City standards where possible as well as improve upon existing non-conformities. This project conforms with the majority of the applicable standards of Portland's Land Use Ordinance Section 14-526 as demonstrated in the following narrative.

### **(a) Transportation Standards**

#### **1. Impact on Surrounding Street Systems:**

The site is located along 151 Washington Avenue which is classified as an arterial and currently supports a high traffic volume. A minimal traffic increase along Washington Ave. is expected for this project due to the low turnover of the proposed principal land use.

#### **2. Access and Circulation:**

##### **a. Site Access and Circulation:**

This project conforms with the majority of design standards of Section 14-526 as demonstrated in the following narrative, with some minor dimensional variances.

- (i) The development will provide safe access and internal circulation for both pedestrians and vehicles as seen on the Site Plan.
- (ii) The existing driveway perpendicular to Washington Ave. that currently serves the site will be maintained, but designated as a one-way ingress. As a result, the curb cut will be decreased by nearly six feet. Furthermore, there is a proposed two-way driveway perpendicular to East Cove St. that will serve as a secondary ingress and the sole egress. The functionality of all internal vehicle movements has been verified with AutoTurn, a computer program that models the turning radii of various types of vehicles.
- (iii) The site does not feature drive up services as mentioned in this requirement.

##### **b. Loading and Servicing:**

- (i) The site will have minimal loading for the retail store. The movements required for a small box truck will be accommodated within the site and/or the existing street parking along the project's Washington Ave. frontage.

##### **c. Sidewalks:**

- (i) A brick sidewalk exists along Washington Avenue.
- (ii) The existing sidewalk will be rebuilt from the neighbor's driveway to East Cove St. This

exceeds the requirement of providing a sidewalk along the project frontage.

- (iii) Two entrances to the building will be 5' off of the Washington Ave. sidewalk. Furthermore, pedestrian access to the site from the street will be provided by the paved driveway.

3. Public Transit Access:

- a. Not applicable.
- b. Not applicable.
- c. Not applicable.

4. Parking:

a. Location and Required Number of Vehicle Parking Spaces:

- (i) The proposed project will provide 20 parking spaces. This count is two above the required 18 spaces based on the usable floor space of the office area. Based on the ordinance, the retail shops do not factor into the required parking count because each business has less than 2,000 SF of floor space. Cumulatively, the retail space is also below 2,000 SF.
- (ii) A parking study is not required.
- (iii) The proposed parking is 10% more than the requirement. However, because there are no requirements for workshop, two spaces dedicated to Gear Hub employees have been added to the site. It is our opinion that 20 spaces meets the parking demand for the site as whole. Please refer to Section P., Parking Analysis, for more information.
- (iv) The parking space and aisle dimensions are in conformance with the Technical Standards, with a few minor exceptions. In all cases where a dimension does not meet the requirement, the difference is 6 inches or less. Please refer to the Site Plan for more information.
- (v) The driveway and parking areas will be constructed of bituminous pavement which will drain water without eroding.

b. Location and Required Number of Bicycle Parking Spaces:

- (i) The site plan includes two proposed bicycle racks located near the entrance of the proposed building. This will provide 4 bicycles to be parked in a secure location, meeting the requirement. Additional bicycle storage will be included within the building.

c. Motorcycles and Scooter Parking:

- (i) As noted on the Site Plan, there is a potential location for motorcycle/scooter parking depending on the size and orientation of parked vehicles in proximity to the potential motorcycle/scooter parking area.

d. Snow Storage:

- (i) The snow storage area can be seen on the site plan near the rear of the parcel. In addition,

the Owner may have snow removed from the site when necessary.

- (ii) Snow storage shall not be located where it will adversely impact the functionality of any part of the site.

5. Transportation Demand Management (TDM):

- a. A TDM plan is not required for this project.
- b. A TDM plan is not required for this project.
- c. A TDM plan is not required for this project.

**(b) Environmental Quality Standards**

1. Preservation of Significant Natural Features:

- a. Not applicable.
- b. Not applicable.

2. Landscaping and Landscaping Preservation:

a. Landscape Preservation.

- (i) The disturbance of trees and vegetation that are not proposed to be removed as part of the project will be limited as much as possible.
- (ii) There are no trees 10 inches DBH or greater within the property. A tree, as noted on the Construction Management Plan, that is just into the abutter's property is proposed to be removed. An agreement has been made with the neighbor to provide cedar fence along the property line and remove the tree. This is necessary due to the required excavation depths for construction. Attempting to keep this tree would result in significant damage and compaction to the root system.
- (iii) It is not anticipated that the project will necessitate any tree protection.
- (iv) A waiver is not requested.
- (v) Not applicable.

b. Site Landscaping.

(i) Landscaped Buffers:

- a. All loading and dumpster locations will be screened from view.
- b. The project has 102.5 linear feet of frontage along Washington Ave; per requirement, it is required that a minimum of six shrubs or shrub alternatives per 45 feet of frontage are planted. The requirement is met through a combination of landscaping within the setbacks and internally within the site. Please refer to the Site Plan for more information.
- c. Not applicable.
- d. Not applicable.



(ii) Parking Lot Landscaping:

- a. The landscaping requirement is met within the site. The existing 13 spaces have no trees or shrubs associated with the parking. The increase of 7 spaces as part of this project will feature a variety of perennials.
- b. There is no proposed area with greater than 40 parking spaces without interrupted pavement.
- c. Not applicable.
- d. Not applicable.
- e. Not applicable.
- f. Not applicable.

(iii) Street Trees:

- a. Street trees are to be provided every 30 to 45 feet along the street frontage. This ratio equates to a minimum of 2 trees. Given the limited area, one street tree is proposed just into the private property. A street tree is not proposed within the public right-of-way because there is a sewer main that runs beneath the sidewalk.
- b. The applicant will contribute to the City's Street Tree Fund in place of the one tree that will not be planted.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

- (i) The site drainage will not be directed to flow or pond onto adjacent lots. The drainage patterns will largely be maintained as existing. Furthermore, impervious area on the site will be decreased, reducing runoff from the site.
  - (ii) Any stormwater that flows onto adjacent lots will not exceed the pre-development flows.
  - (iii) The runoff from the site into the City property will not increase from the pre-development condition.
  - (iv) Not applicable.
- b. A site specific Stormwater Management Plan has been developed for the project to show compliance with Section 5 of the Technical Manual, including the basic standards of MEDEP Chapter 500. Please refer to sections G and H, the Stormwater Management and Erosion & Sedimentation Control Plans, respectively, for more information.
  - c. The project is not located in a watershed of an urban impaired stream as listed by the MEDEP.
  - d. Not applicable.



- e. The development is not anticipated to pose a contamination risk to groundwater during or after construction. The project will be serviced by a public wastewater system.
- f. The development will provide for adequate and sanitary disposal of sewage in accordance with Section 2 of the Technical Manual.

### **(c) Public Infrastructure and Community Safety Standards**

1. Consistency with City Master Plans:
  - a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.
  - b. Not applicable.
2. Public Safety and Fire Prevention:
  - a. The site has been designed to promote safe and inviting public access.
  - b. Adequate emergency access has been provided. An ambulance will be able to access all 4 side of the building and a fire truck will be able to access a minimum of 3 sides.
  - c. A fire hydrant is located directly across the street from the intersection of Washington Ave. and East Cove St.
3. Availability and Adequate Capacity of Public Utilities:
  - a. Public utilities in the vicinity of the site have capacity to serve the project. Ability to Serve letters have been sent to the respective companies. Responses have been included in the submission.
  - b. The electrical service will be wired underground.
  - c. The new sewer and stormwater infrastructure will meet the provisions of the Technical Manual.
  - d. The project will be served by connection to the public sewer system within Riverside Street.
  - e. The sanitary sewer collection system meets all applicable sections of the Technical Manual. The stormwater management system is designed to meet the standards of Chapter 500.
  - f. The self-storage facility is not expected to create a large volume of solid waste.

### **(d) Site Design Standards**

1. Massing, Ventilation and Wind Impact:
  - a. Not applicable.
  - b. Not applicable.



- c. Not applicable.
2. Shadows:
  - a. The shadows created by the building will not influence public open spaces.
3. Snow and Ice Loading:
  - a. The structures will not distribute snow and ice onto adjacent properties.
4. View Corridors:
  - a. The project site is located outside the Downtown Vision View Corridor Protection Plan.
5. Historic Resources:
  - a. The development is not located in a historic district, historic landscape district or City designated landmark.
  - b. The development is not located adjacent to designated landmarks, historic district, or historic landscape district.
  - c. There are no known archaeological resources on the site.
6. Exterior Lighting:
  - a. Site Lighting.
    - (i) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual. A photometric plan has been included with this submission.
    - (ii) Any lighting that may adversely impact the abutting residential properties will feature house-side shielding.
  - b. Architectural and Specialty Lighting.
    - (i) No architectural or specialty lighting is proposed.
    - (ii) No up-lighting is proposed.
  - c. Street Lighting.
    - (i) No new street lights are proposed.
7. Noise and Vibration:
  - a. The HVAC system will meet the applicable state and federal emissions requirements and will also be screened and directed away from abutters.
8. Signage and Wayfinding:
  - a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform

Traffic Devices (MUTCD) and Division 22 of the City Code.

- (i) The project is not located in a historic district or subject to Article IX.
- (ii) Not applicable.
- (iii) All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

9. Zoning Related Design Standards:

- a. The project has been designed to meet the standards set forth in the B-1 zone. Please refer to the Site Plan for more information on the Space & Bulk Standards.

