

J. 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 building with a first floor bathhouse and a partial second story residence has been designed to conform to City standards as well as improve upon existing non-conformities. This project conforms with 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 at 145 Washington Avenue which is classified as an arterial and currently supports a high traffic volume. A negligible traffic increase along Washington Ave. is expected for this project due to the target market of commuters within walking/biking distance.

2. Access and Circulation:

a. Site Access and Circulation:

This project conforms with the design standards of Section 14-526 as demonstrated in the following narrative:

- (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 closed along the property's frontage. There is no proposed vehicle access to the site.
- (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 establishment. Any loading will likely occur during off hours and will be accommodated within the on-street parking adjacent to the site.

c. Sidewalks:

- (i) A brick sidewalk exists along Washington Avenue.
- (ii) The existing brick and bituminous sidewalk will be rebuilt from the neighbor's driveway along the project frontage.
- (iii) Ample access for pedestrians is provided within the site and is continuous with the public sidewalk.



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 requires eight parking spaces. This is derived based upon the pre-application meeting held May 2, 2018. Because there is no parking requirement outlined for personal services, it was recommended to the team to use Office Space for the calculation. Please see Exhibit S. for more information on the derivation.
- (ii) A parking study is not required.
- (iii) The proposed parking is not 10% or more over the requirement.
- (iv) There are no proposed parking stalls or aisles.
- (v) There is no proposed parking lot.

b. Location and Required Number of Bicycle Parking Spaces:

- (i) The site plan includes one proposed bicycle hitch (to accommodate two bicycles) meeting City standards.

c. Motorcycles and Scooter Parking:

- (i) There are no areas designated for motorcycles or scooters.

d. Snow Storage:

The Owner will have snow removed from the site when necessary.

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" dbh within any required setbacks. Furthermore, the one tree >10" dbh on the site has been approved to be removed as part of the 151 Washington Ave project (#2017-285) approved by the Planning Board.
- (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. Solid waste is anticipated to be handled internally.
- b. The project has 27.5 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. Given the residential use paired with the low-impact/quiet bathhouse use as well as the constricted and steep site, an evergreen buffer is not proposed along the zoning district divide.
- d. Not applicable.

(ii) Parking Lot Landscaping:

- a. Not applicable
- b. Not applicable
- 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. One street tree with a shallow root system and a relatively small mature height is proposed given the existing sewer main and overhead wires.



b. Not applicable.

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 runoff will be attenuated by infiltration trenches as well as a proposed green roof system.
- (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 K and L, 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 across the street from the intersection of Washington Ave. and East Cove St and is approximately 115 feet from the corner of the proposed building.



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 received thus far 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 Washington Ave.
 - e. The sanitary sewer collection system meets all applicable sections of the Technical Manual. The stormwater management system is designed to meet the basic standards of Chapter 500. Treatment is not required; however, some stormwater will be treated through the green roof and the infiltration trenches.
 - f. The facility is not expected to create a large volume of solid waste and will be handled by a private company.

(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. No HVAC system is currently proposed.
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.

