

Written Request for Waivers

East Bayside Lofts is a 53-unit vertical urban infill development located within Portland's East Bayside community. The proposed building is anticipated to be four stories tall; the first story will comprise of a restaurant, two additional commercial spaces, and an indoor parking facility; and the second through fourth stories will contain studio apartments, one-bedroom apartments, and two-bedroom apartments for a total of 53 rental units within the building. An outdoor parking lot will also be included in the design.

The proposed project is located at the northeasterly corner of Fox Street and Anderson Street in Portland. The proposed lot is a combination of two properties which presently include Portland Tax Map 012, Block I, Lots 1 and 5. There is an existing auto service building and two smaller associated buildings located on Lot 1 which are to be demolished as part of the proposed project.

The following is a list of known project related waivers.

1. Traffic Flow:

- a. City Min. Driveway Width – The applicant is requesting a waiver to the 20' wide driveway width. The Proposed driveway width is 18' wide at the overhead door, but is otherwise greater than 20' in width.
- b. City Standard Parking Size – The applicant is requesting a waiver to the amount of Standard Parking (9'X18') spaces and City Compact Parking (8'X15"). The proposed development includes Standard parking spaces for 17% of the design, Compact parking spaces, width only (8'X18') for 75% of the design, and compact parking for 8% of the design. Currently, the Technical Standards would allow for a maximum of 11 compact parking spaces. These values and percentages are based upon 53 parking spaces. Should the Commercial 1 use be a restaurant then the applicant may explore the following scenarios; request a waiver to the 1 space per unit parking requirement, fee in lieu of parking, long term lease or provisions for a shared use vehicle.

- c. Minimum Drive Aisle Width – The applicant is requesting a waiver to the minimum drive aisle width of 24' by requesting a 23'-wide drive aisle.

Circulation of vehicles within the site has been performed using AutoTurn, a vehicle circulation CAD accessory, and simulations that include these design waivers have shown circulation to be possible.

2. Motorcycle and Scooter Parking – The applicant is requesting a waiver to the motorcycle and scooter parking requirements. In order to ensure that 53 parking spaces have been made available for 53 units, while also ensuring that 10% of the ground level is “green space”, no motorcycle or scooter parking have been made available. It is possible that additional motorcycle and scooter parking be made available within the Bicycle Storage Location for units with more than one vehicle. It should be again stressed that the development is incorporating mostly studio and 1-bedroom units, and that multiple vehicles should be an exceptional circumstance.
3. Parking Lot Landscaping – The applicant is requesting a waiver to the Parking Lot Landscaping requirements. Given the urban setting it is anticipated that the final landscaping plan will not provide the required 11 trees and 33 shrubs within the project limits. See landscaping plan(s) for more information. The applicant is prepared to contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.
4. Street Trees – The applicant is requesting a waiver to the Street Trees requirements. 53 street trees are required, to be spaced at 30-45 feet apart. The preliminary design includes 12 trees and maintains a spacing between 30 and 45-feet that does not hinder intersection site lines, utilities, windows, entrances and/or aesthetics. The design increases the number of existing street trees from 2 to 12. The applicant is prepared to contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.

