

## **9. Conformity with Applicable Design Standards**

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526.

### **9.1 OVERVIEW**

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

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

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

The site is located on the corner of Washington Ave and Marion Street. Washington Ave is a minor arterial road with steady commuter traffic and Marion Street is a low volume, residential public road that is used primarily by local traffic. Because no on-site parking is proposed on-site, traffic congestion from use will be limited and the majority of use will be from pedestrians. It is anticipated that overall safety will not be affected.

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

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

(i) The development will provide safe access and internal circulation for pedestrians; there is no proposed vehicle circulation.

(ii) The two points of pedestrian access and egress are from Washington Ave which provides sidewalk space for safe travel and does not impact turning movements or traffic flow. The curb cuts for the existing driveway are to be removed and replaced with continuous vertical curb; the driveway is to be replaced with a brick sidewalk and esplanade built to City standards.

(iii) The site does not feature drive up services as mentioned in this requirement.

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

(i) The site frontage along Washington Ave will provide ample room for potential loading and unloading from the retail tenants without impacting traffic flow within the street. The spaces are to remain "15-Minute Limit Parking" as noted with two existing signs.

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

(i) The existing sidewalk along Washington Ave is brick and within City standards; all impacted sidewalk surface will be rebuilt per standard.

- (ii) The existing brick sidewalk meets City Code requirement. The existing driveway is to be removed and replaced with continuous vertical granite curb and a brick sidewalk and esplanade built to City standards, matching the existing sidewalk layout.
  - (iii) Internal sidewalks will be provided to facilitate the movement of pedestrians to the City ROW and to and the retail units and rear bathroom facilities.
- 3. Public Transit Access:
  - a. Not Applicable.
  - b. A new transit stop is not proposed as part of the project.
  - c. A new transit stop is not proposed as part of the project.
- 4. Parking:
  - a. Location and Required Number of Vehicle Parking Spaces:
    - (i) No parking is required nor proposed for this project.
    - (ii) A parking study is not required.
    - (iii) Not applicable.
    - (iv) Not applicable.
    - (v) Not applicable.
  - b. Location and Required Number of Bicycle Parking Spaces:
    - (i) There are no proposed and designated bicycle parking spaces planned as part of the project.
  - c. Motorcycles and Scooter Parking:
    - (i) There are no proposed and designated motorcycle and scooter parking spaces planned as part of the project.
  - d. Snow Storage:
    - (i) Snow storage space will be provided in the landscaped area to the side of the property beyond the proposed patio space.
    - (ii) Snow storage shall not be located where it will adversely impact the functionality of the stormwater management system nor the structural integrity of the proposed landscaping of the storage area.

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. The existing site contains no prominent significant natural features therefore no issue related to the preservation of these features applies.
  - b. Not applicable.
2. Landscaping and Landscaping Preservation:
  - a. Landscape Preservation.
    - (i) The existing site contains limited vegetated growth and two mature trees in the rear of the property. The applicant is seeking a waiver for the removal of these trees due to site regrading constraints.
    - (ii) The two existing trees have a DBH of 10” or greater (10” and 14”), are within the rear property setback, and will be required to be removed during construction. Due to the regrading of the site, the root structure of these trees would be compromised and it is more than likely they would not survive.
    - (iii) Due to the existing site’s limited vegetative growth with no defined landscaped attributes, no protection of vegetation is proposed. The existing street tree along Washington Ave is to remain and be protected during construction.
    - (iv) The applicant is seeking a waiver for the preservation of at least 30% of the existing trees within the setbacks. The applicant is willing to plant two replacement trees on properties owned by the applicant in the general site vicinity or contribute a replacement amount to the Portland Tree Fund.
    - (v) Not applicable.
  - b. Site Landscaping.
    - (i) Landscaped Buffers:
      - (a) All visible solid waste storage is to be located to the rear of the property and screened from public sight.
      - (b) The project has 65 linear feet of frontage along Washington Ave; per requirement, it is proposed that a minimum of six (6) shrubs or shrub alternatives are planted within this setback as noted in greater detail in the

Site and Landscape Plan (C-10).

(c) Not applicable.

(d) Not applicable.

(ii) Parking Lot Landscaping:

a) There is no parking proposed for this project.

b) Not applicable.

c) Not applicable.

d) Not applicable.

e) Not applicable.

(iii) Street Trees:

(a) The existing street tree along Washington Ave is proposed to remain and be protected during construction.

(b) No additional street trees are proposed for this site.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

(i) All stormwater runoff generated on-site is proposed to be redirected into a series of underdrains and field inlets that outlet into the existing catch basin on the corner of Washington Ave and Marion Street.

(ii) There is no anticipated increase in the volume or rate of stormwater from existing conditions. All runoff is to be redirected into the City stormwater system.

(iii) There is no anticipated increase in the volume or rate of stormwater from existing conditions.

(iv) The City's separated storm sewer system is anticipated to accommodate the site stormwater flow; any increase will not exceed the capacity of the existing system within Washington Ave.

b. A site specific Stormwater Management Plan has been developed for the project to show compliance with Section 5 of the Technical Manual. Please refer to the Stormwater Management Plan for more information.

c. The project is not located in a watershed of an urban impaired stream as listed

by the MaineDEP.

- d. Not applicable.
- e. The development is not anticipated to pose a risk to groundwater contamination either during or post-construction. The project is serviced by a public wastewater system.
- f. The development will provide for adequate and sanitary disposal or 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 and residential access.
  - b. The proposed emergency vehicle access to the site is designed to City Technical Standards.
  - c. Fire hydrants are located within the Washington Ave system.
- 3. Availability and Adequate Capacity of Public Utilities:
  - a. Public utilities in the vicinity of the site have the capacity to serve the proposed project. More information on utilities is included within the ability to serve letters to the respective utility companies.
  - b. All electrical service lines will be underground.
  - c. All new utility infrastructures 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 standards of Chapter 500.
  - f. The proposed building includes provisions for on-site storage of trash and recyclables temporarily until waste is removed from the site via a private hauler.

**(d) Site Design Standards.**

1. Massing, Ventilation and Wind Impact:
  - a. The bulk, location and height of the existing building does not result in adverse impacts to abutting properties.
  - b. The proposed building is designed to minimize bulk and height and is positioned as such to affect abutting properties as little as possible.
  - c. Proposed HVAC venting will be designed to direct all exhaust away from abutting residential properties to the rear of the site.
2. Shadows:
  - a. Not applicable.
3. Snow and Ice Loading:
  - a. The proposed building will have a flat roof thus eliminating the risk of accumulated snow and ice unloading onto adjacent properties or City right-of-ways.
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 landmark, 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. Cut sheets may be provided for the lighting typical of residential lights. Please let us know if a photometric plan is required for a project of this scale.
    - (ii) All proposed exterior lighting will employ house-side shielding per

requirement.

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. All HVAC and Mechanical equipment shall be accordance with the applicable zoning requirements.

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 will be designed to meet the design standards within the B-2b Zone.

