

10. Written Request for Waivers

The following is a list of known project related waivers.

1. **Landscape Preservation** – The overhead power lines run through the existing 24” diameter deciduous tree canopy along Waterville Street. As such the tree canopy has been significantly altered through the years and appears more in the shape of a “Y”. We are proposing to remove the one tree as part of the building construction work and in its place plant two street trees in accordance with Section 14-526 Site Plan Standards (b)2.a.iv(a).
2. **Parking Lot Landscaping** – The applicant is requesting a waiver to the parking lot landscaping requirements for parking lots with 5 or more parking spaces. Because the parking is within an enclosed garage the landscaping required for 6 parking spaces will be provided for within the open space. As such a contribution to the City of Portland Tree Fund will not be necessary.
3. **Street Trees** – The applicant is seeking a waiver to the street trees requirements for multi-family residential properties. Due to the large proposed building footprint, existing tree to be preserved and limited sidewalk space along Waterville and Fore street fronts, it is not feasible to place the required 4 trees for every residential unit within the City ROW. Opportunities may exist onsite within the open space.
4. **Traffic Study** - Given the net increase in units is one we are requesting a waiver to complete a Traffic Impact Study as allowed for within the City of Portland Technical Manual Section 1.1.1.2. Scope of Study.
5. **Soil Survey Standards** - Given the urban development , no onsite wastewater is proposed, the applicant does not intend to perform a more intense (Class A, B, or C) hydric soil boundary delineation because the waiver requirements set forth in the City of Portland Technical Manual – Section 7 – Soil Survey, Rev. 6/17/12 are met.
6. **35 ft. Driveway Setback - Technical Standard 1.7.2.7.** – The technical standard stipulates that driveways on corner lots be located as minimum of 35 ft from the intersection right of way (ROW) lines to the center of the driveway. The present layout provides for 31 ft instead of the 35 ft. A prior layout presented at the November 24th, 2015 Pre-Application Meeting provided a 25.5 ft setback from the ROW. At the meeting the City requested the driveway separation be increased to provide a min. of 35 ft from the edge of the driveway to the edge of the existing curb if that condition was met then the planning division would be supportive of a waiver request. The present plan meets this request.



Moving the center of the driveway an additional 4 ft to the west on Waterville St. to increase

set back to 35 ft. would increase the elevation of the garage floor and overall building height, reduce the area of the first, second and third floor plans, and impact the location of the ADA doorway. We believe the current layout meets the intent of the technical standard and respectively request a waiver to the driveway setback.

