

THE BAY HOUSE PHASE II
SUMMARY OF WAIVER REQUESTS

Land Use Ordinance Section 14- 526 Landscape Requirements

Request waiver of specific quantities of landscape plantings and landscape islands in parking area.

Rationale :

- (a) Requirements for landscape preservation are not applicable as this site is currently developed and contains no significant existing vegetation.
- (b) Requirements for screening trash enclosure and transformer is met using a combination of screen fencing and landscape plantings.
- (c) We do not meet the requirement to provide (6) shrubs per 45 LF along the property line, as the existing retaining walls abut the majority of the rear property line and there is no space to provide shrub plantings. Due to the height of these retaining walls, it would be impractical to remove and replace them. We have provided shrub plantings in areas where these walls allow for plant materials.
- (d) We do not meet the requirement to provide (2) trees for every (5) parking spaces in curbed islands. We note that the ordinance requires that planting islands are to be "distributed so that uninterrupted areas of pavement do not exceed (40) parking spaces. Whereas we have a total of (42) spaces, and that (12) of these are located under the building, we believe that the intent to avoid expansive paved areas has been met. We are proposing several trees adjacent to the parking area for screening and for providing shaded areas.
- (e) We do not meet the requirement for (1) street tree per residential unit set forth in the City Technical Manual Section 4.6. In lieu of (39) street trees we are providing (10) trees, and would expect compensation to the Portland Tree Fund.

City Technical Manual Section 1.7

Request waiver of this section to reduce the entrance driveway width from 20 feet to 19 feet.

Rationale : This waiver allows us to provide a pedestrian walkway in this location, and will not affect the operational function of the driveway.

City Technical Manual Section 1.14

Request waiver of this section to construct (12) compact parking spaces , exceeding the allowable (8) compact spaces.

Rationale : These spaces are located between columns under the building; this area, while open to air, functions much like a municipal parking garage, where reduced parking spaces are common.