

## 10. Written Request for Waivers

The following is a list of known project related waivers.

1. **Compact Parking Spaces** – Given the compact and high unit density of the proposed project, it is not feasible to fit seven standard parking spaces while maintaining a maneuverable drive aisle and internal sidewalks. Therefore, the applicant is seeking a waiver for six compact spaces at 8.25' X 18' to be acceptable alternatives to the standard 9' X 18' space; the remaining parking space will be a standard size.
2. **Drive Aisle Width** – The applicant is seeking a waiver for the standard 24' drive aisle to be reduced to the proposed 20' aisle. This width was determined to be maneuverable with compact spaces using an Auto-Turn analysis, a vehicle circulation CAD accessory. The produced simulations show circulation to be possible.
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, parking lot within the site, and limited street frontage, it is not feasible to plant the required one street tree per residential unit within the City ROW. There is room for two street trees along Anderson Street and four trees along East Lancaster Street. The remaining street tree requirement will be fulfilled by the trees populating the abutting Portland Housing Authority properties subject to a formal agreement. If no such agreement is reached, then a contribution to the Portland Tree Fund will be made per City requirement. Refer to the Site Plan for additional details.
4. **Parking Lot Landscaping** – By maximizing total on-site parking spaces, there is no remaining space for additional landscaping such as tree and shrub plantings per City requirement. However, it is proposed that the landscaped buffer between the retaining wall and pavement edge as a base for vine plantings, the green screen along the rain garden, and landscaping along the East Lancaster Street frontage act as a substitute to the two tree per five parking space requirement.