14. CONFORMITY WITH APPLICABLE DESIGN STANDARDS

14.1 OVERVIEW

This project conforms to all applicable Site Plan Standards of Section 14-526 of the city's Land Use Ordinance as described in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

   The project will not have a significant impact on the surrounding street system. Vehicles will access the site and parking areas from existing access points and the estimated number of new vehicle trips generated by the project is insignificant compared to existing trips on surrounding streets.

2. Access and Circulation:

   a. Site Access and Circulation

      (i) Pedestrian access to the site will be provided via the re-constructed existing sidewalks along Hampshire and Federal Streets. There will also be a pedestrian entrance into the building along Franklin Street. A proposed walkway along the northern side of the building will also provide pedestrian access to the building. Door controlled access will be provided at each of the building entry locations.

      (ii) The project will use existing points of access.

      (iii) Drive up features are not proposed

      (iv) Site access has been designed so as not to impede potential future connection to adjacent streets.

   b. Loading and Servicing

      (i) Delivery or service vehicles are expected to be infrequent and may temporarily use on-street parking on Hampshire or Federal Streets.

   c. Sidewalks.

      (i) The existing sidewalks along the Hampshire and Federal Street frontages will be reconstructed as part of this project. All sidewalk improvements shall conform to the City of Portland Technical Manual as shown on the project drawings.

(ii) The sidewalk ramp at the proposed site entrance drive, and at the corner of Hampshire and Federal Streets will be constructed in accordance with City of Portland Technical Design Standards.

(iii) The proposed walkway along the northern side of the proposed building will connect directly to the existing city sidewalk on Hampshire Street. The proposed walkway from the southwesterly side of the proposed building will connect to the sidewalk along the easterly side of Franklin Street.

3. Public Transit Access:

Metro Bus Route 8 runs west on Congress Street in the proximity of the project site. The nearest bus stop to the project is at the corner of Congress Street and Franklin Street, approximately 150' northwest of the site. The project does not meet the minimum threshold to require a new transit facility.

4. Parking:

a. Location and Required Number of Vehicle Parking Spaces:

(i) The project requires one parking space per unit after the first 3 units, or 28 total spaces. Fourty-seven (47) spaces will be provided on site in a covered parking lot at the 1st floor level beneath the building, and will be accessed from Federal Street. Two of the on-site spaces will be ada accessible, and the remaining 26 spaces will be provided by a mechanical automated parking system.

The surface parking area at the northern end of the project site will be reserved for use by the residents of 312 Congress Street.

(ii) A parking study is not required for this project.

(iii) The dimensions of the 45 spaces in the mechanical parking structures are dictated by the mechanical parking structure construction. One of the two ada accessible spaces will meet the dimensional requirements for a van accessible space (8' x 18' space with an adjacent 8' x 18' accessible aisle), and the other ada accessible space will be an 8' x 21' parallel space with a 5' wide accessible aisle.

(iv) The proposed on-site parking area will be paved with bituminous concrete.

b. Location and Required Number of Bicycle Parking Spaces:

(i) The project requires 2 bicycle parking spaces for every 5 dwelling units, or 13 spaces. Bicycle parking spaces will be provided in a bike room

adjacent to the residential unit lobby and accessed from Federal Street. Additional surface bike parking will be provided in the garage.

c. Motorcycles and Scooter Parking:

(i) Dedicated motorcycle/scooter parking is not provided.

d. Snow Storage:

(i) Approximately half of the parking spaces will be either all or partially uncovered, with the other half located entirely beneath the building. A paved snow storage area is provided for the snow removal of the uncovered spaces to the northwest of the proposed parking area serving 312 Congress Street.

(ii) Snow will not be stored in parking areas, and no bio-retention is proposed.

5. Transportation Demand Management (TDM):

a. A TDM plan is not required for this project.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features:

a. The development site has been entirely developed and does not contain any significant natural features including wetlands, vernal pools or other protected resources or wildlife habitats.

b. Not applicable
c. Not applicable

2. Landscaping and Landscaping Preservation:

a. Landscape Preservation.

(i) Ten trees are located along the southern property line adjacent to Franklin Street. One tree is located along the northern property line, just north of the existing on-site garage building. One tree is located in the Hampshire Street sidewalk in front of the site. One tree is located at the northern corner of the existing on-site building. Three of the trees along Franklin Street will be preserved. The remaining 10 trees surrounding the site are located within 10’ of the proposed building and will be removed as part of the project. New trees will be provided as shown on the Landscape Plan.

(ii) The existing trees are not within required setback areas

(iii) Not applicable.

(iv) Waiver: 7 of the trees to be removed along Franklin Street are overgrown street trees that would have a negative impact on the proposed structures, and are encroaching upon public infrastructure. These trees will be replaced with appropriate street trees as specified by the landscape architect. The tree at the northern corner of the existing building is a smaller tree that will be removed. This area of the site will be landscaped to the extent practicable while allowing emergency and maintenance access to the northern side of the building.

In the event that 13 replacement trees cannot be planted on the site, the applicant will pay the required cost of required replacement trees to the City of Portland Tree Fund, as detailed in Section 4 of the Technical Manual.

(v) The project is not in the Shoreland Zone

b. Site Landscaping.

(i) Landscaped Buffers:

(a) Not applicable.

(b) Not applicable.

(c) Not applicable.

(d) Vegetated buffers between the proposed building and surrounding residential development is specified on the Landscape Plan.

(ii) Parking Lot Landscaping:

(a) Not applicable. The majority of the onsite parking area is below the proposed building. Landscaping and screening from adjacent lots and roadways will be provided along the edge of the portion of the parking lot that is uncovered.

(b) Not applicable.

(c) Not applicable.

(d) Not applicable

(e) Not Applicable

(iii) Street Trees

(a) Street trees are proposed along the Franklin Street frontage to replace trees being removed. The trees will be located between the existing Franklin Street sidewalk and the site property line.

(b) Not Applicable.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

The existing project site contains approximately 16,555 square feet of impervious surface. Redevelopment of the project site will result in a decrease of approximately 7,215 square feet of impervious area and a total impervious surface of 9,340 square feet. Therefore, the project is not required to meet the General or Flooding Standards.

Post development stormwater runoff will follow existing patterns. Runoff from the proposed parking lot and the proposed building will drain to a proposed stormdrain system in the garage below the proposed building and in Federal Street, and connect to the existing stormdrain system in Federal and Hampshire Streets.

(i) The project will not result in flooding of adjacent lots.

(ii) Runoff volumes and rates will not increase onto adjacent lots.

(iii) Volumes and rates of stormwater runoff into the Federal Street and Hampshire Street rights of way are expected to decrease. The project will not create ponding, flooding, or other drainage problems within Federal Street or Hampshire Street.

(iv) Volumes and rates of stormwater runoff into the city's storm drain network are expected to be similar to existing volumes and rates. The project will not create problems downstream or exceed the capacity of the system.

b. The project will result in a decrease in impervious surface and is not required to meet the General or Flooding Standards.

c. Not Applicable. The project is not located in a watershed of an urban impaired stream.

d. Not applicable.

e. The project will be served by both a public wastewater system and public drainage system. The project will not pose a risk of groundwater contamination.

f. Wastewater will flow to the public sewer system, which is adequately sized for the project flows.

(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 of Portland Land Use Ordinance and off-premises infrastructure.

b. Not applicable.

2. Public Safety and Fire Prevention:

a. The site has been designed to promote safety and security for residents and their guests. Access to the residential lobby and parking area will utilize keyed entry. Site lighting will provided added security.

b. Emergency vehicle access will be via Hampshire Street (26’ wide paved surface) and Federal Street (43’ wide paved surface).

c. An existing fire hydrant is located on the southeast side of Federal Street at the Federal and Hampshire Street intersection. The proposed building will also feature sprinklers for fire suppression.

3. Availability and Adequate Capacity of Public Utilities:

a. The project will be served by new water, sewer, and storm drain utilities. An ability to serve request has been sent to the Portland Water District, and a Wastewater Capacity Application has been forwarded to Brad Roland at the City of Portland.

b. Overhead electrical and telecommunications utilities exist along Hampshire and Federal Streets. The project site will be served by underground utilities. A new electrical vault will be installed along Federal Street to service the proposed project and the recently completed Luminato condominiums. The electrical utilities in the vicinity of the project will be moved underground.

c. All new utility infrastructure will meet the provisions of the Technical Manual.

d. The project will be connected to the public sewer system within Hampshire Street.

e. The sanitary sewer and stormwater collection systems were designed to comply with City standards.

f. Solid waste storage areas will be provided in the ground level of the building with access from the parking area.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact:

a. The bulk, location and height of the proposed building will not result in adverse impacts to abutting properties.

b. The bulk, location and height of the proposed building will not substantially reduce the value or utility of adjacent structures.

c. HVAC systems will be located on the roof of the proposed building. Venting is proposed to be directed away from public spaces and adjacent residential sites.

2. Shadows:

a. The project is not expected to cause shadows on publically available open space, or have an adverse effect on vegetation as a result of shadows cast from the proposed building.

3. Snow and Ice Loading:

a. The proposed building will have a flat roof. Accumulated snow and ice will not fall onto adjacent properties or public ways.

4. View Corridors:

a. The project site is located outside of any protected view corridors.

5. Historic Resources:

a. The development is not within a designated historic district and does not affect designated landmarks.

b. Not Applicable

c. There are no known archaeological resources on the site.

6. Exterior Lighting:

a. Site Lighting

(i) Exterior site lighting will be provided by building mounted lights along sidewalks and in parking areas. All fixtures will feature full cut-off optics to prevent unintended light pollution. Proposed lighting is shown on the Lighting Photometric Plan (Sheet P-1).

b. Architectural and Specialty Lighting:

(i) No architectural or specialty lighting is proposed.

(ii) No up-lighting is proposed.

c. Street Lighting

(i) No street lighting is proposed

7. Noise and Vibration:

Noise levels are expected to meet the permitted levels for the IS-FBC Zone.

a. HVAC and Mechanical Equipment

(i) HVAC equipment will be located on the roof of the proposed building and will meet all applicable state and federal emissions requirements. The units will not be visible from Hampshire, Federal, or Franklin Streets or adjacent sites.

(ii) The emergency generator is proposed adjacent to the ground level parking and shall meet the City of Portland noise and operation requirements.

8. Signage and Wayfinding:

a. All 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 subject to a Certificate of Appropriateness.

(ii) Not applicable. No commercial or directional traffic signage is proposed as part of the project.

(iii) Not applicable. No on-site directional traffic signage is proposed as part of the project.

(iv) Not applicable. No waiver is required.

9. Zoning Related Design Standards:

a. The project is not located within a historic zone.