

Administrative Authorization Decision

Application

#: 2014-010
Name: Portland Food Co-op
Address: CONGRESS ST

Description: Interior fit out for retail grocery

Criteria for an Administrative Authorization: (See Section 14-523 (4) on page 2 of this application)	Applicant's Assessment Yes, No, N/A	Planning Division Use Only
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a) Is the proposal within existing structures? ⁱ	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	Yes	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?		Public ones do; internal ones would benefit from improvement
f) Do the curbs and sidewalks comply with ADA?		Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	The number and size of servicing vehicles is increased.
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	N/A	Insufficient around dumpsters at rear
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	No	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the Portland Food Co-op was approved by Jean Fraser, Planner on April 2, 2014 with the following condition of approval listed below:

1. The tip-down for the proposed sidewalk ramp in the parking lot shall be 7-feet and not 4-feet per the City's standard detail.
2. Trucks and vehicles at the loading area on Hampshire Street at Federal Street shall not block the sidewalk on Hampshire Street. And large truck deliveries are required to perform deliveries in the site parking lot during off-peak time periods.
3. The proposed street tree near the corner should be a minimum of 2" caliper, recommendations for type: Ginkgo or other tall upright shaped tree (the City Arborist can suggest others if needed)
4. The dumpster enclosure material shall be opaque and be agreed with the City Arborist prior to ordering and installation.
5. That the location and type of grease trap or other grease-capturing mechanism shall be agreed with the Department of Public Services, and installed per the agreement, prior to the use of the kitchen for food preparation.
6. That where possible (if the opportunity arises during the improvement work to this building and pedestrian facilities nearby) improvements to meet ADA accessibility standards be incorporated into the project.

Jean Fraser Planner Approval Date: April 2, 2014