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| **LEVEL II/III REVIEW (14-526):**  |  |
|  |  | **Preliminary Review (week of 2/8/16)** | **2nd Review (week of 3/7/16)** | **3rd Review** |
| 1. **Transportation**
 | * 1. Impact on Surrounding Street Systems
 | * Tom?
 |  |  |
| * 1. Access and Circulation
 | * Tom? 130 average daily trips, 13 peak hour trips
 |  |  |
| * 1. Public Transit Access
 | * N/A
 | N/A |  |
| * 1. Parking
 | * Standard (14-332):
* Waiver request – parking space dimensions
* Bike parking standard: 10 required; 10 exterior, 26 interior
* Car Parking standard:

Residential – 23 required, 28 spaces/26 dwelling units (new+existing)* Moto/Scooter parking standard: not provided
 | * Bike parking standard: 10 required; 10 exterior, 26 interior
* Car Parking standard:

Residential – 23 required, 27 spaces/26 dwelling units (new+existing) |  |
| * 1. Snow Storage
 | * Not provided
 | Provided; shown on City property |  |
| * 1. Transportation Demand Management (TDM)
 | * N/A
 | N/A |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
 | * N/A
 | N/A |  |
| 1. Landscaping and Landscape Preservation
 | * Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW 26 req; 8 provided, waiver for 18
* Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces N/A
* Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of property line N/A
* Screening: required at utility, surface parking
 |  |  |
| 1. Water Quality, Storm Water Management and Erosion Control
 | * Details for Green Roof needed
 |  |  |
| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
 |  |  |  |
| 1. Public Safety and Fire Prevention
 | * Access and sprinklers met
 | * Access and sprinklers met
 |  |
| 1. Availability and Adequate Capacity of Public Utilities
 |  | * Capacity letters; conditions in letter
 |  |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
 | * Ventilation?
 |  |  |
| 1. Shadows
 | * No adjacent public
 |  |  |
| 1. Snow and Ice Loading
 | * No concerns
 |  |  |
| 1. View Corridors
 | * Not located on view corridors
 |  |  |
| 1. Historic Resources
 | * Not located in historic district or within 100’ of landmark
 |  |  |
| 1. Exterior Lighting
 | * Site lighting/photometrics needed; check streetlight spec
 | * Site lighting/photometrics missing; Street light will be existing cobrahead
 |  |
| 1. Noise and Vibration
 |  |  |  |
| 1. Signage and Wayfinding
 | n/a | n/a |  |
| 1. Zoning Related Design Standards
 | * Not met
 | * Met with revision to screening at Franklin Street
 |  |

|  |  |
| --- | --- |
| **SUBDIVISION REVIEW (14-497)** |  |
|  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| 1. **Water/Air Pollution**
 |  |  |  |
| 1. **& 3. Water Supply**
 | * Get letter
 |  |  |
| 1. **Erosion**
 | * Phil/Dave?
 |  |  |
| 1. **Transportation Impacts**
 | * Tom?
 |  |  |
| 1. **Sanitary Sewer/Stormwater**
 | * Dave?
 |  |  |
| 1. **Solid Waste**
 | * Letter
 |  |  |
| 1. **Scenic Beauty**
 | * Complies
 |  |  |
| 1. **Comprehensive Plan**
 | * Write-up comp plan compliance
 |  |  |
| 1. **Financial and Technical Capacity**
 | * Letters provided
 | * Letters provided
 |  |
| 1. **Wetland Impacts**
 | * N/A
 | N/A |  |
| 1. **Groundwater Impacts**
 | * Dave?
 |  |  |
| 1. **Flood-Prone Area?**
 | N/A | N/A |  |
| 1. **& 15. ID Wetlands & Rivers**
 | N/A | N/A |  |

**Permits**

**Waivers**

* **Parking Space size**
* **Street Trees – 26 required; 8 provided in ROW, Waiver for 5 trees on property, Waiver for 13 trees @$200 = $2,600**

**Additional Submittals Required**

* **Housing Replacement – how many units to be demolished? 5 units**

**Zoning**

**Easements**

* + - 1. **18’ access easement from Lot 28-1-4**
			2. **Parking and Access easement to Lot 28-1-4**
			3. **Easement from City of Portland for building footings**
			4. **License from City of Portland for roof overhangs**

**Conditions**