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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 |  |

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| **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**