

GENERAL APPLICATION DOCUMENT

WAIVER REQUESTS

The Accompanying Waiver Table provides a description of the applicable waiver requests and supporting evidence for these requests.

Standard to be Waived: Cite Ordinance or Technical Manual Standard	Cite Standard Language: Cite specific language of applicable Ordinance or Technical Manual Standard	Waiver Being Sought: Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20’ feet.	Justification for Waiver: Address specific waiver criteria, if applicable, and document reasons for the waiver request.
<p>14-526 Site Plan Standards (a) Transportation Standards 3. Public Transit Access:</p>	<p><i>d. Waiver: All or some of this standard may be waived if the Reviewing Authority determines one or more of the following:</i></p> <p><i>(i) That some or all of the required improvements cannot reasonably be made due to site constraints and/or insufficient right of way width; or</i></p> <p><i>(ii) That the development is not anticipated to generate public transit usage due to particular characteristics or proposed use of the development.</i></p>	<p>A waiver of any further transit related activities is requested given the proximity of existing transit measures to the development.</p>	<p>There is an existing METRO stop located at Ocean Gateway which is less than 1000 foot distance from the site as well as a stop at the intersection of Congress and Mountfort Street.</p>
<p>14-526 Site Plan Standards (a) Transportation Standards 4. Parking: b. Location and Required Number of Bicycle Parking Spaces</p>	<p><i>ii. Waiver: The reviewing authority may reduce the required number of bicycle parking spaces if it is determined, based on evidence submitted by the applicant, that the proposed development is expected to generate reduced demand for bicycle parking due to characteristics or uses such as elderly or disabled persons housing or industrial uses located in outlying areas.</i></p>	<p>The applicant is requesting a waiver of the number of spaces, until the City recommendations are more fully developed.</p>	<p>The project may provide various bike racks as may be determined by City staff for quantity and placement.</p>

<p>14-526 Site Plan Standards</p> <p>(b) Environmental Quality Standards</p> <p>2. Landscaping and Landscape Preservation:</p> <p>a. Landscape Preservation</p>	<p>(iv) Waiver: Where the applicant can demonstrate that preservation of existing vegetation would compromise development of the site, the Reviewing Authority may permit the substitution of replacement landscaping in other areas of the site, and/or a financial contribution to the City of Portland Tree Fund for an amount proportionate to the cost of trees removed, as described below:</p> <p>(a) For each tree required to be preserved that is removed and is greater than 16" in caliper DBH, two (2) replacement trees of a species identified on the City of Portland Recommended Tree List shall be planted on the site as detailed in Section 4 of the Technical Manual).</p> <p>(b) For each tree required to be preserved that is removed and is between ten (10) and sixteen (16) inch DBH, one (1) replacement tree of a species identified on the City of Portland Recommended Tree List shall be planted on the site as detailed in Section 4 of the Technical Manual).</p> <p>(c) Where the planting of replacement trees on the site is not feasible, the applicant shall contribute an amount proportionate to the cost of required replacement trees to the City of Portland Tree Fund, as detailed in Section 4 of the Technical Manual.</p>		<p>There are no existing landscape features or elements at the site.</p> <p>No specific vegetation protection required on the site.</p>
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