

1 Development Description

1.1 Project Overview

The Salvation Army (Applicant) currently owns the subject property described by the City of Portland Tax Assessor as Map 33, Block D, Lots 4 thru 11, 15, and 22 thru 26, which contains their Adult Rehabilitation Center (ARC). The thrift store on the property has been permanently closed. The Applicant intends to construct an addition to the ARC at the corner of Lancaster Street and Preble Street, which will house a replacement kitchen and dining hall for use by the residents of the ARC. The applicant is also proposing to reconstruct portions of the sidewalks along their Alder Street and Lancaster Street frontage. The project requires Level II Development Review approval from the City of Portland Planning Department.

1.2 Existing Conditions

The site consists of approximately 0.98 acres which lies within the B2b Business Community Zone. The parcel has frontage along Preble Street, Lancaster Street, Oxford Street, and Alder Street. The majority of the lot is covered with buildings, walkways, and parking lots. Parking lots are located at the corner of Alder Street and Lancaster Street and the Corner of Preble Street and Oxford Street. The total impervious area onsite is approximately 35,725± square feet, which is 84% of the total area.

The proposed development is confined to the area between Preble Street and Alder Street north of the existing ARC and former thrift shop buildings. The development area is primarily impervious with the exception of a small grassed area with one tree at the corner of Preble Street and Lancaster Street. One catch basin is located within the paved area which collects stormwater runoff from a portion of the development area prior to discharging to the stormdrain system in Alder Street. The remainder of the development area drains via overland flow directly to Lancaster Street and Alder Street. There are currently no other utilities serving the development area.

The applicant also proposes to reconstruct a portion of the sidewalk along their Alder Street and Lancaster Street frontage. The existing sidewalks consist of concrete and asphalt pavement, which are in relatively poor condition.

1.3 Proposed Development

The Applicant intends to build a one-story 4,217 square foot addition to house a new kitchen and dining hall for use by the residents of the ARC. The new dining hall will have capacity to seat 120 people and will replace the existing, smaller dining hall and kitchen in the existing building. The main entrance to the addition will be from the corner of Preble Street and Lancaster Street. An exterior door is proposed on the west side of the building to access the fenced in courtyard and dumpster. The building can also be accessed from inside the ARC. An enclosed dumpster pad and driveway will also be installed on the west side of the building. The remaining development area will be landscaped with trees, shrubs, and lawn area.

Utilities

New water, and gas services will be installed to the addition from Preble Street. Separate domestic and fire suppression water services will be provided to the addition, which will have sprinklers. The Portland Water District has requested that a previously abandoned water service in Preble Street be retired by cutting the service line at the water main and removing the curb stop.

A new sewer service is proposed from the sewer main in Lancaster Street. It should be noted that connecting to the Alder Street sewer main was explored, but was not possible due to elevation conflicts with the existing storm drain in Alder Street.

Electric service will be provided to the addition through the existing building. The existing overhead electrical service to the existing building from Preble Street will be maintained, but will be upgraded as necessary to provide adequate capacity.

Ability to serve letters from the applicable utility companies are provided in Section 4 of this application.

Stormwater

Stormwater from the roof of the proposed building addition will be collected in a gutter along the west side of the building. Three gutter downspouts will discharge to the ground surface. Riprap aprons will be installed at the two downspout locations in the grassed courtyard to prevent erosion. The third downspout will discharge to the paved driveway. Runoff will flow through the grassed courtyard and landscaped buffer prior to being collected in the Alder Street stormwater collection system. The proposed project will result in a net decrease of 1,072 square feet of impervious area and general drainage patterns will remain the same. Therefore, the project will not have an adverse impact on the surrounding stormwater systems.

Sanitary Sewer

Due to the food preparation activities associated with the proposed project, installation of a grease interceptor is required. WEA has coordinated with the Shier Products, and is proposing the installation of a Shier GB-250 grease interceptor. The GB-250 has the capacity to handle 3 meals/day for 88 people, assuming a 90-day pump-out schedule. The ARC currently has 70 residents and does not have any plans to expand residency at this time. If the number of residents increases above 88 people in the future, then the pump-out schedule will be reduced to 65 days. Calculations are provided in Section 4 of this application. The grease interceptor will be installed in the driveway on the west side of the addition. Two services will be provided from the building. One service will receive all of the potential grease producing flows from the addition and will be directed to the grease interceptor. The second service will receive the non-grease producing domestic flows from the addition. The two services will tie together downgradient of the grease interceptor and discharge to the Lancaster Street sewer main.

Sidewalks

Approximately 200 feet of sidewalk along the Alder Street and Lancaster Street frontage will be reconstructed. The Alder Street sidewalk will be reconstructed with reinforced concrete and the

Lancaster Street sidewalk will be reconstructed with brick, per City standards. New crosswalk striping is also proposed across Lancaster Street at the Preble Street and Alder Street intersections.