

4 Assessment of Compliance with Zoning Requirements

The following narrative demonstrates that the project conforms to the applicable design standards of Section 14-526 of the City of Portland Zoning Ordinance.

a) Transportation Standards

1. Impact on surrounding Street Systems

The project consists of a building addition housing a kitchen and dining hall that will be used by residents of the Adult Rehabilitation Center. The project will not generate any additional trips or significant changes in circulation patterns. Therefore, the project is not anticipated to have an adverse impact on the surrounding street system.

2. Access and Circulation

a. Site Access and Circulation

- i. The project will consist of the elimination of one curb cut from Lancaster Street. The two Alder Street curb cuts and the Preble Street curb cut will remain, providing safe and reasonable access to the parking lot and driveways.*
- ii. The curb cuts to remain will not conflict with existing turning movements or traffic flows.*
- iii. No drive up features are proposed.*

b. Loading and Servicing

- i. The proposed building addition is a replacement for the kitchen and dining room in the ARC. Delivery vehicles will continue to utilize the ARC's parking lot at the corner of Preble and Oxford Streets. Trash pickup and grease interceptor maintenance vehicles will utilize the southerly Alder Street driveway.*

c. Sidewalks

- i. Concrete sidewalk exists along the Alder Street frontage and bituminous sidewalks exist along the Lancaster Street frontage. These sidewalks will be reconstructed to City standards. See below.*
- ii. Approximately 200 feet of existing concrete and bituminous sidewalks will be reconstructed with granite curb along portions of the Alder Street and Lancaster Street frontages. The Alder Street sidewalk will be constructed of concrete and the Lancaster Street sidewalk will be constructed of brick, as previously discussed with City staff. Sidewalks will be constructed to City standards.*

iii. *The main entrance will be located at the sidewalk at the corner of Preble Street and Lancaster Street. The western door is accessible from the Alder Street driveway.*

3. Public Transit Access

a. *N/A*

4. Parking

a. Location and required number of parking spaces

i. *The project consists of a kitchen and dining hall addition for residents of the ARC. Therefore, the project will not result in an increased demand for parking spaces. The ARC is classified as a “lodging house”, which requires 1 parking space per every 5 rooming units. The lodging house requires 7 spaces for its 70 residents. One additional space is required for the future apartment that will be constructed in the existing dining hall area, resulting in a total parking requirement of 8 spaces. 15 marked parking spaces plus room for overflow parking is provided in the existing Preble Street parking lot, which exceeds the ordinance standards.*

The proposed Alder Street driveway will not be used for vehicular parking. Its primary use will be for access to the dumpster and grease interceptor maintenance.

ii. *A parking study is not required for this project*

iii. *N/A*

iv. *N/A*

v. *N/A*

b. Location and required number of bicycle parking spaces

i. *The site plan shall provide secure bicycle parking in conformance with Section 1 of the Technical Manual and shall meet the following Requirements:*

a. *Not Applicable (not a residential structure)*

b. *Not Applicable (less than 10 vehicular parking spaces are required)*

c. *8 vehicular parking spaces are required. Therefore, 2 bicycle parking spaces are required. The ARC currently has a secured 10-space bicycle rack inside that is available for residents, employees, and guests of the ARC.*

ii. *Due to the history of vandalism and theft of bicycles in this area, the ARC is requesting a waiver from the requirement of installing exterior bicycle parking. Secured indoor bicycle parking for residents, employees, and guests is provided inside the ARC.*

c. Motorcycle and scooter parking

- i. *There are 15 marked vehicular parking spaces in the Preble Street parking lot. The parking requirement for the site use is 8 spaces. Therefore, there is adequate parking for motorcycle, scooter, and passenger vehicles in the lot.*

d. Snow Storage

- i. *Snow storage in the Preble Street parking lot is located along the western side of the parking lot. Snow storage for the Alder Street driveway will be in the adjacent grassed courtyard.*
- ii. *Snow storage will not reduce parking below the minimum standards, impede pedestrian travel, or adversely impact stormwater and landscaping amenities.*

5. Transportation demand management (TDM)

- a. *Not Applicable.*

b) Environmental Quality Standards

1. Preservation of Significant Natural Features:

- a. *No significant natural features are located on the site.*
- b. *Not applicable*
- c. *No waivers are being requested for the project.*

2. Landscaping and Landscaping Preservation

a. Landscaping preservation

- i. *There is one tree located within the developed area. This tree needs to be removed to install the building addition.*
- ii. *Not Applicable (see above)*
- iii. *Not Applicable (see above)*
- iv. *No waivers are being requested.*
- v. *Not applicable. The site is not located within the Shoreland Zone.*

b. Site Landscaping

i. Landscaped Buffers

- a. *A vegetated buffer consisting of trees and shrubs is proposed along the edge of the grassed courtyard along Lancaster Street and Alder Street. A wrought iron style fence will also be installed along the edge of the sidewalk. A dumpster enclosure will be installed around the dumpster on the west side of the property.*
- b. *The property has approximately 255' of frontage along the development area. Therefore, 45 shrubs will be required for*

understory plantings. A total of 52 shrubs are proposed to be installed on the site. See sheet L100 for planting information.

c. Not Applicable.

d. Not Applicable.

ii. Parking lot landscaping

a. Not Applicable. No new parking spaces are proposed.

iii. Street Trees

a. Three street trees are proposed to be installed at the corner of Lancaster Street and Alder Street with spacing of approximately 35' on center. Given the narrow sidewalks along these streets, the trees are proposed to be installed on the Applicant's property.

b. No waivers are requested for street trees.

3. Water Quality, Stormwater Management, and Erosion Control

a. The proposed project will result in a net decrease of 1,072 square feet of impervious area. Therefore, stormwater runoff from the site will not be increased.

b. The overall impervious area on the site will be decreased. Therefore, the volume and rate of stormwater runoff will not increase. Stormwater runoff from the development area will flow through the vegetated lawn and landscaped buffer area, which will improve the stormwater quality prior to discharging into the Alder Street stormwater system.

c. The project is not located within an Urban Impaired Stream watershed.

d. Not Applicable.

e. The project will not pose a risk of groundwater contamination.

f. The proposed development will discharge wastewater to the City of Portland wastewater collection system. A copy of the sewer capacity application is included with this submission.

c) Public Infrastructure and Community Safety Standards

1. Consistency with Master Plans

a. The development has been designed in accordance with the City Zoning Ordinance, Technical Manual, Master Plan, and off-premises infrastructure.

b. An easement will be provided for the portions of the Lancaster Street and Preble Street sidewalks that will be located on the Applicant's property.

2. Public Safety and Fire Prevention

- a. *The site has been designed to promote safe and comfortable access by the public, employees, and residents.*
- b. *Adequate emergency vehicle access to the site is provided from Preble Street and Lancaster Street.*
- c. *The entire addition will be sprinklered. A new separate fire suppression service will be installed to the building from the water main in Preble Street. An existing fire hydrant connected to the Portland Water District system is located approximately 49' feet from the building on the opposite side of Preble Street.*

3. Availability and Adequate Capacity of Public Utilities

- a. *The applicable utility companies have been notified of the project and 'Ability to Serve' letters have been provided. The proposed utility services have been designed to provide adequate capacity for the proposed project.*
- b. *The overhead electrical and communication service connections to the building will be maintained.*
- c. *Utility installations within the Alder Street, Lancaster Street, and Preble Street right-of-way's meet the requirements of Sections 2 and 9 of the Technical Manual.*
- d. *The project will be connected to the public sanitary sewer collection system. A grease interceptor will also be installed.*
- e. *Sewer and stormwater installations within the Alder Street and Lancaster Street right-of-way meet the requirements of Sections 2 and 4 of the Technical Manual.*
- f. *A new dumpster will be installed on the west side of the addition. The dumpster will be screened from view with a prefabricated dumpster enclosure. The Applicant will maintain their existing private waste disposal contract. The existing dumpster in the Preble Street parking lot will be removed.*

d) Site Design Standards

1. Massing, Ventilation, and Wind Impact:

- a. *The building will not have an adverse effect on the ventilation or wind climate of the site or abutting properties.*
- b. *The building's bulk, location, and height will not have an adverse effect on the value of the abutting structures.*
- c. *HVAC equipment will be located on the roof and will be vented away from existing buildings.*

2. Shadows

- a. *The height of the proposed addition will be 21.75 feet at its tallest point, which is less than the 45-foot height threshold that triggers a preliminary shadow analysis. It is not anticipated that the project will have an adverse*

impact on publicly accessible open space or other important natural features.

3. Snow and Ice Loading

- a. The roof will be slightly pitched to the west side of the building. Snow and ice falling from the roof will fall in the grassed courtyard and behind the dumpster. No snow or ice will accumulate within the public way as a result of the project.*

4. View Corridors

- a. The height of the building is 17 feet from Preble Street grade, which is lower than many of the existing buildings in the area. Therefore, it will not have an adverse impact on views.*

5. Historic Resources

- a. The project is not located within a historic district or within 100' of a historic district.*
- b. The project is not located within 100' of a historic structure.*
- c. There are no known archaeological resources on the site.*

6. Exterior Lighting

a. Site Lighting

- i. 11 exterior light fixtures are proposed on the new building. Nine wall pack fixtures will be distributed relatively evenly along the perimeter of the building. One recessed light will be installed at the Preble Street entrance, and one wall pack light will be installed over the rear entrance facing Alder Street. All fixtures are full-cutoff.*
- ii. The lights are directed towards the street and not towards any residential structures.*

b. Architectural and Specialty Lighting

- i. No architectural or specialty lighting is proposed*
- ii. No up-lighting is proposed*

c. Street Lighting

- i. No street lighting is proposed.*

7. Noise and Vibration

a. HVAC and Mechanical Equipment

- i. HVAC equipment will be located on the roof in a location that is away from the abutting properties.*
- ii. No emergency generators are proposed.*

8. Signage and Wayfinding

a. *No Street or wayfinding signage is proposed. Lettering is proposed on the front of the building as indicated on the architectural elevations.*

9. Zoning Related Design Standards

a. *A street wall with an entrance to the building accessible from the street will be provided along the Lancaster Street and Preble Street frontage. The building is in scale with the surrounding buildings.*

e) Conditions

1. *No conditions have been imposed by the Planning Authority or Planning Board at this time.*

f) General Waivers

1. *The applicant is requesting a waiver to allow 3 curb cuts to access the lot. There are currently 4 existing curb cuts (2 from Alder Street, 1 from Lancaster Street, and 1 from Preble Street). The Lancaster Street curb cut will be removed. The remaining curb cuts will remain and are necessary to provide vehicular access to different portions of the site.*
2. *The applicant respectfully requests a waiver from the boundary survey requirements per section 13.4.1 of the Technical Manual because:*
 - a. *The proposed project is on an already improved lot of record*
 - b. *The project comprises less than 1 acre of said improved lot of record.*
3. *The applicant is requesting a waiver from the lighting standard of 0.1 fc at the property line. Due to the proximity of the building to the street and the need to provide sufficient lighting at the building entrance, illumination levels above 0.1 fc will cross the property line into the Lancaster Street and Preble Street right-of-ways.*
4. *Due to the history of vandalism and theft of bicycles in this area, the ARC is requesting a waiver from the requirement of installing exterior bicycle parking. Secured indoor bicycle parking for residents, employees, and guests is provided inside the ARC.*