

F. Written Request for Waivers

The following is a list of known project related waivers.

1. **Street Trees** – The applicant is seeking a waiver to the street trees requirements for multi-family residential properties. Due to the large proposed building footprint and the limited street frontage, it is not feasible to plant the required one (1) street tree per residential unit within the City ROW. There is room for four (4) street trees on York St. Within the site, there are ornamental grasses, perennials, and shrubs proposed.
2. **Traffic Study** – Given the number of units is eleven (11), and the split flow of traffic onto York St and Guilford Court, we are requesting a waiver to complete a Traffic Impact Study as allowed for within the City of Portland Technical Manual Section 1.1.1.2. Scope of Study.
3. **Soil Survey Standards** – Given the urban development, no onsite wastewater is proposed, the applicant does not intend to perform a more intense (Class A, B, or C) hydric soil boundary delineation because the waiver requirements set forth in the City of Portland Technical Manual – Section 7 – Soil Survey, Rev. 6/17/11 are met.
4. **Parking** – The project proposes to provide condo owners with two (2) parking spaces per unit yielding twenty-two (22) spaces on-site; the availability of additional parking for the units adds to the value of the condo and reduces the on-street parking pressure from the surrounding streets. Because the 22 spaces exceeds 10% of the required parking, the applicant is seeking a waiver to allow for the added parking. This proposed layout was determined to be maneuverable with the excess spaces using an Auto Turn analysis, a vehicle circulation CAD accessory.
5. **Landscape Preservation** – Due to the existing steep grades within the site, the entire site will require regrading. Portions of the site are to be stabilized with retaining walls. There are three existing mature trees located within the rear setback that would be located directly within the proposed driveway. The compact nature of the lot allows for one replacement tree to be planted within the site and four street trees as seen on the Landscape Plan. The applicant is seeking a waiver for the preservation of existing trees within the site setbacks and will seek to contribute to the Portland Tree Fund.
6. **Drive Aisle Width** – The applicant is seeking a waiver for the standard 24' drive aisle to be reduced to the proposed 23.39' aisle. This width was determined to be maneuverable after completing an Auto Turn analysis. The produced simulations show circulation to be possible.