

Written Request for Waivers

The existing commercial building and parking lot on 667 Congress St (Map, Book, Lot 46 C020 and C019) are to be redeveloped into a 139-unit residential and single unit commercial building with covered parking on the basement and first floors (81 total parking spaces). The existing business, Joe's Variety Store, will remain on the first floor with the upper seven floors consisting of studio, single bedroom, and double bedroom apartments for rent.

The following is a list of known project related waivers.

1. **City Standard Parking Size** – The applicant is requesting a waiver to increase the number of Compact Parking Spaces per Standard Parking Spaces (9' X 18'). Of the proposed 81 spaces, 41% are Standard spaces and 59% may be defined as Compact Parking. According to the Technical Standards the maximum allowable Compact spaces for this space is 16. However, in order to adhere to the required parking spaces for residential units, there must be more compact parking within the covered lots.

Circulation of vehicles within the site has been performed using AutoTurn, a vehicle circulation CAD accessory, and simulations that include these design waivers have shown circulation to be possible.

2. **City Minimum Driveway Width** – The applicant is requesting a waiver for the required 20' wide driveway; the proposed driveway is 18' wide at the overhead door but is otherwise 20' wide after entering the building.
3. **Parking Lot Landscaping** – The applicant is requesting a waiver to the parking lot landscaping requirements to not include the suggested 33 trees for the 81 parking spaces; due to the covered nature of the parking lots in both the basement and first floor (too limited of open air on first floor for tree or shrub growth), it is not feasible to landscape these features. Therefore, the applicant is prepared to contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.

4. **Street Trees** – The applicant is seeking a waiver to the street trees requirements. Due to limited sidewalk space along the Avon Street and Vernon Place street fronts, there will not be street trees along these walls. There will be 3 trees spaced between 30 – 45 feet along Congress Street as illustrated further in the preliminary drawings. In all, the design decreases the total required street trees from 16 to 3. However, this is an increase in total trees on the property from the original zero. The equivalent of 13 trees will be contributed to the City of Portland Tree Fund.

