

Project Summary

Existing:

5 Briggs Street currently has a two car, single story garage built on it. There are no existing easements, covenants, rights of way or other burdens on the property.

Proposed:

Briggs Street Project is the demolition of the existing garage and the new construction of a 3-unit apartment building located in the West End. One apartment will comprise each of three stories.

The architectural features of the building will fit very well into the neighborhood. There will be ample decks on the top two floors, visible from Briggs street. The first floor unit will have direct access to a garden terrace. The Briggs St. facade of the building will feature the decks, a vertical row of fenestration defining the stairwell and a protected entry with stairs leading from a walkway. The South facade, at a remove from Salem Street, is broken up by a two foot setback and a stairwell tower set behind the decks and entry doorway. At three stories high with a flat roof, the scale will complement the the neighborhood, where three-story flat-roofed buildings predominate.

The site is sloped, allowing a 2-car garage to be built into the daylight basement facing South. It is in roughly the same location, but at a lower elevation, than the existing garage. The stormwater treatment system, located to the East of the building, consists of a stormdrain infiltration and underdrained soil filter system under seeded loam and pavers. A trench drain and gutter will divert stormwater from the roof and neighboring property into the system.

Parking for two vehicles in the garage, and an additional parking spot will be provided. A designated parking area is available for two bicycles. The driveway will follow the same path as the existing drive, on an existing 10' right-of-way through the adjacent Salem Street property owned by Nicholas Burnett. Areas for snow removal will be located adjacent to parking.

Consistency with City Master Plans

The 5 Briggs Street Project is consistent with the City's Comprehensive Plan Housing Goal to provide a sufficient supply of quality housing, "support Portland's economic development, insure the safety of it's citizens and maintain stable neighborhoods."

This project will add three residential units to an underutilized lot. This new development will help increase adjacent property values and help better maintain a stable neighborhood.

Natural Features Summary

There are no significant natural features on the site. The site is moderately sloped. There is one mature tree that will need to be removed, as well as three decorative maples and a crab apple..

A small peach tree will be moved if necessary and possible. Existing plantings and lawn will be restored.

Site Lighting

Tall exterior site lighting including lighting and building entrances will be cutoff with no light emitted above the horizontal plane or spilled onto adjacent properties or streets.

Illumination levels will be adequate for the safety, comfort and convenience of occupants and users of the site and will conform to all applicable standards of Section 12 of the Technical Manual.