

SITE DESIGN

The following statements are provided in accordance with the submission and Section 14-526 of the ordinance.

(d) Site Design Standards.

Massing, Ventilations and Wind Impact (14-526 (d) 1)

- *Wind and ventilation impacts on adjoining structures and/or adjacent public spaces. Wind study, if applicable.*
- *Bulk, location or height impacts on adjoining structures*
- *Identify and locate HVAC equipment and venting away from public spaces and residential properties*
- *Identify screening and manufacturing specifications for noise, if applicable*

1. *Massing, Ventilation and Wind Impact:*

- a. The project proposes renovation of an existing building. The project will not result in any significant changes to the wind environment proximate to the site.
- b. The project proposes renovation of an existing building. It will not result in any significant impacts to abutting properties and is consistent with the abutting uses.
- c. HVAC venting, if necessary, will be directed through building roof top mounted units and will not impact any adjacent public spaces.

Shadows (14-526 (d) 2), if applicable

- Shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)
- #### 2. *Shadows:*
- a. The project proposes renovation of an existing building, and therefore there are not changes to existing solar access to abutting properties.

Snow and Ice Loading (14-526 (d) 3)

- *Building design to prevent snow and ice from loading or falling onto adjacent properties or public ways.*

3. *Snow and Ice Loading:*

The project proposes renovation of an existing building. There are no issues with snow and ice loading on adjacent properties.

View Corridors (14-526 (d) 4), if applicable

- *Protection of designated view corridors (Portland Design Manual, Appendix 1)*

4. *View Corridors:*

- a. The project proposes renovation of an existing building. No changes to view corridors are proposed.

Historic Resources (14-526 (d) 5), if applicable

- *Identify developments within Historic Districts or affecting Designated Landmarks*
- *Certificate of Appropriateness or other evidence*
- *Identify Developments within 100 feet of Historic Districts or affecting Designated Landmarks. Advisory HP review may be required*
- *Address preservation and documentation of Archaeological Resources*

5. *Historic Resources:*

- a. The development is not located in a historic district, historic landscape district or City designated landmark.
- b. The development is not located adjacent to or within 100 feet of a designated landmark, historic district, or historic landscape district.
- c. There are no known archaeological resources on the site

Exterior Lighting (14-526 (d) 6)

- *Cut sheets of on-site light fixtures and any architectural or specialty lights (Technical Manual, Section 12)*
- *Engineered details for any lights proposed in street right-of-way (Technical Manual, Section 10)*

6. *Exterior Lighting:*

a. *Site Lighting*

- (i) All exterior lighting at the site will be full cutoff with no light emitted above the horizontal plane, and in accordance with Section 12 of the Technical Manual.

b. *Architectural and Specialty Lighting*

- (i) Not applicable to the project.

c. *Street Lighting*

- (i) There are existing street lights along Congress Street.

Noise and Vibration (14-526 (d) 7)

- *Evidence of noise levels for equipment, such as equipment specifications, to demonstrate consistency with zoning requirements*

7. *Noise and Vibration:*

Project noise levels will be designed to meet the permitted standards within the zone. Equipment cut sheets can be provided upon request.

Signage and Wayfinding (14-526 (d) 8), if applicable

- *Signage plan showing the location, dimensions, height and setback of all existing and proposed signs. Signs in Historic Districts are reviewed by Historic Preservation staff*
- *Proposed commercial and directional signage on site*

8. *Signage and Wayfinding:*

- a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.
 - (i) The project is not located in a historic district or subject to Article IX.
 - (ii) Commercial signage is still being designed and subject to a condition of approval.
 - (iii) All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

Zone Related Design Standards (14-526 (d) 9)

- Address Historic Preservation Design Review, if applicable
- Address any applicable design review standards by zone
- Address submission requirements from Design Manual, page 1, addressing neighborhood context
- Description of exterior materials, color, finish, and samples

9. *Zoning Related Design Standards:*

- a. Development in certain zones
 - (i.) Not applicable - The project is not located in any of the referenced zones.
 - (ii.) Not applicable - The project is not located in any of the RP zones.
 - (iii.) Not applicable – The existing building has no public portions of the building located on the public streets.
 - (iv.) Not Applicable – not in the USM overlay zone
 - (v.) thru (viii) Not applicable – not in any of the referenced zones