

WAIVER REQUESTS
Dated November 25, 2014

The following revised waiver request are sought based on staff review:

1. **Driveway Location (Technical Design Manual 1.7.2.7)** Forest Avenue is a 30 mph road. The minimum spacing requirement for curb cuts in this location is 125 feet. The existing driveway for The Park Danforth is approximately 70 feet from the intersection of Read Street and Forest Avenue. The applicant is requesting a waiver from this requirement. This is an existing driveway location providing access to the service area and parking. The applicant has modified the driveway geometry to control right turn in and out movements adding ingress and egress lanes separated by a raised pedestrian mountable concrete median. The drive will be posted right turn out.
2. **Number of Driveways (Technical Design Manual 1.7.2.8)** No more than two (2) ingress & egress driveways are permitted for commercial developments. The applicant is requesting a waiver to allow four driveways to be retained to serve the property which is an entire city block. The existing city block has seven (7) driveways serving the uses with three (3) along Stevens Avenue, three on Arbor Street, one (1) previously eliminated with the removal of a two-family residence in 2013, and two (2) on Forest Avenue.

The applicant is reducing the amount of curb cuts on this block to four (4). Three of the proposed entrance drives (Stevens Avenue, Arbor Street and Forest Avenue) will be for daily use while, at the request of the Portland Fire Department, one of the curb cuts will be for emergency vehicle access only, two sided signs will be posted as emergency vehicle access only on either side of the driveway. This was a request made by the Portland Fire Department during review of site circulation and current EMS history for The Park Danforth.

The middle Stevens Avenue curb cut has been relocated to align with the new main entry and the two (2) current curb openings will be closed. This driveway will be posted as right-turn in, right- turn out only.

The Arbor Street driveway aligns with the new building entry and is located where the former two-family residence was located. This drive location provides for safer access to and from the property with access to Stevens and Forest

Avenue. The existing driveway to the Park Danforth service area has modified to improve delivery vehicle access including the geometry and will be posted as right-turn in, right-turn out.

The four (4) curb cuts will allow easier movement within the site, maintain access into an existing service area, and accommodate full accessibility for emergency vehicles.

3. Drive Aisle Width

The applicant is requesting to reduce the width of the following travel aisles:

- The proposed right turn in and out entry from Stevens Avenue is 20 feet wide and is permitted under the Technical Design Standards. We understand that 24 is the desired width, however we believe the 20 foot width is adequate for the intend egress and meets safety requirements.
- The proposed travel aisle along the Arbor Street frontage is proposed as 22 feet wide. We are requesting the two foot reduction to minimize pavement and allow for a wider buffer planting area in front of the parking along Arbor Street. The travel aisle has single loaded parking on the north side and a 5 FT sidewalk along the building or southerly side of the aisle. This area is adequate to accommodate for vehicles to pass as well as to maneuver the parking spaces. The parking along this section of drive will have a minimal turnover of parking.
- The proposed travel aisle along the Forest Avenue side of the new building is proposed as a 20 FT width. There is limited parallel parking and will not require vehicles backing out into the travel way. There is adequate room for vehicles to pass. The fire department requires a minimum of 20 FT to provide adequate room for emergency vehicle circulation. We reviewed the plans with the fire department and they were supportive of the layout. The narrow width also provide s for less pavement and a greater area for buffer planting along Forest Avenue.

4. Utility Pole Location

The applicant is requesting a waiver to permit the installation of a new utility pole on-site to be located north of the Forest Avenue service entry. There is not adequate space for additional riser conduit on the existing utility pole on Forest Avenue where power and communication services are to be extended from. In order to provide underground utility service the new pole is required. All new

services would be installed underground from this location to feed the transformer and communication pedestals.

Temporary Waiver Request

The applicant requests the following temporary waivers:

1. **Lighting Photometric Plan.** We are currently working on selection of energy efficient fixtures for the site and building are in the process of having photometric plans prepared to address city lighting standards. We request the ability to provide this at a later time.
2. **Sign Plan.** The Sign Plan will be in conformance with city zoning. Presently The Park Danforth is undertaking a new branding update that will include signage needs. We request the ability to provide this at a later time for staff review
3. **Waste Stream Management:** Currently, The Park Danforth is in the process of evaluating the management to accommodate the waste stream in an effort to eliminate the current dumpster service. We request the ability to provide this at a later date.
4. **Manufacturers' Verification of Mechanical Systems, HVAC, Emergency Generators, etc.:** Emergency generator will now be located in a mechanical room below the east side terrace adjacent to the garage, HVAC equipment will be mounted on the roof. Sizing and selection of equipment is currently being developed. Appropriate documentation will be submitted for staff review. We request the ability to provide at a later date.