3. CONFORMITY WITH APPLICABLE DESIGN STANDARDS

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526.

3.1 OVERVIEW

This project conforms with all the applicable design standards of Section 14-526 as demonstrated in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

   The development will fit in with the existing street system as it will use an existing 36' wide driveway off Warren Avenue. Based on the number of commercial units the project is expected to have an insignificant impact on traffic in the neighborhood.

2. Access and Circulation:

   a. Site Access and Circulation.

      (i) The development provides access via Warren Avenue. Door controlled access will be provided at each end of the building and ample turning movement is provided at the street entrance. Internal circulation allows for the occasional movement of tractor-trailer vehicles.

      (ii) Access and egress have been designed to avoid conflicts with existing turning movements and traffic flows.

      (iii) The site does not feature drive up services as mentioned in this requirement.

   b. Loading and Servicing.

      (i) At grade overhead doors are provided into each of the units. The units are envisioned as small business spaces that may involve tenants who require storage or operations space.

   c. Sidewalks.

      (i) Sidewalks currently exist on both sides of Warren Avenue in front of the site. All sidewalk improvements shall conform to the City of Portland Technical Manual as shown on the project design drawings.

      (ii) The sidewalk on Warren Avenue appears to be in satisfactory condition and does not require any major improvements.

3. Access and Circulation:

    a. The development consists of greater than 20,000 SF of commercial area therefore it is subject to Public Transit Standards. However, there are no transit routes that use Warren Avenue at this time.

    b. A new Transit stop is not proposed.

    c. A new transit stop is not proposed.

    d. Waiver: The applicant requests a waiver of the transit facility requirement, if necessary.

4. Parking:

    a. Location and Required Number of Vehicle Parking Spaces:

        (i) The applicant is providing parking greater than a 1 space per 1,000 SF ratio which satisfies Section 14-332 (l) of the code.

        (ii) The applicant has not prepared a TDM strategy.

        (iii) The applicant proposes the amount of parking which is appropriate for the anticipated uses of this site.

        (iv) Parking spaces and aisles have been designed to meet the dimensional requirements of the Technical Manual.

        (v) The parking lot has been designed with an asphalt surface for long-term durability.

    b. Location and Required Number of Bicycle Parking Spaces:

        (i) The project will include two bike racks. The applicant is requesting a waiver to provide less than the required number of bicycle racks based on the anticipation that the site tenants will likely store bicycles in their units.

    c. Motorcycles and Scooter Parking:

        (i) The project does not provide designated motorcycle/scooter parking.

    d. Snow Storage:

        (i) Snow storage management will employ two strategies;

            1. On-site snow storage around the perimeter of the site.

            2. Snow removal and offsite storage. Generally speaking the nature of the proposed site use precludes the need for significant snow removal.

5. Transportation Demand Management (TDM):

    a. A TDM plan is not required for the project.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features:

    a. The existing site retains no prominent significant natural features therefore no issue related to the preservation of these features applies. Much of the site's wetland area will be preserved.

    b. The applicant is not requesting a waiver from this standard.

2. Landscaping and Landscaping Preservation:

    a. Landscape Preservation.

        (i) The site's existing tree population is limited so there is no formal tree preservation proposed.

        (ii) Not applicable

        (iii) Not applicable

        (iv) The applicant will require a waiver from this standard, if applicable.

    b. Site Landscaping.

        (i) Landscaped Buffers:

            (a) There are no observable service or loading areas.

            (b) The development is located in a commercial zone therefore minimizing the requirements for landscaping needs.

            (c) Not applicable.

        (ii) Parking Lot Landscaping:

            a) The landscape plan includes perimeter tree plantings around the edge of the proposed pavement surface.

            b) Not applicable.

            c) Not applicable.

        (iii) Not applicable.

3. Water Quality, Stormwater Management and Erosion Control:

   a. Stormwater:

      (i) Stormwater draining onto the site from adjacent properties is very limited. No changes to these offsite flow regimes is anticipated.

      (ii) The project will not adversely impact adjacent lots or the City street system.

      (iii) The project will not adversely impact adjacent lots or the City street system.

      (iv) The project will not adversely impact adjacent lots or the City street system.

   b. The Stormwater Management Plan will meet the requirements and goals stated in Section 5 of the Technical Manual.

   c. The project is located in the Capisic Brook watershed which is listed as an urban impaired stream by the MeDEP. The implementation of the gravel wetland BMP will allow the project to comply with the urban impaired stream standards.

   d. N/A

   e. The project is serviced by both a public wastewater system and public drainage system. The project will not pose a risk of groundwater contamination.

   f. The project will be connected to the public sanitary sewer system which is adequately sized for the project flows.

(c) Public Infrastructure and Community Safety Standards.

1. Consistency with City Master Plans:

   a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.

   b. Not applicable.

2. Public Safety and Fire Prevention:

   a. The site has been designed to promote safe and inviting commercial access.

   b. No changes to emergency access conditions within the surrounding streets is proposed.

   c. Fire hydrants are located within the adjacent street system. The new building will be fully sprinklered.

3. Availability and Adequate Capacity of Public Utilities:

    a. The applicant will secure letters from all applicable utilities stating their ability to serve this project. The project will require new onsite utility service infrastructure to serve the new building.

    b. All on site electrical lines will be underground.

    c. All new utility infrastructure will meet the provisions of the Technical Manual.

    d. The project will require a service connection to an existing stub that ties into the sewer system in Warren Avenue.

    e. The sanitary sewer collection system will be designed to meet all applicable sections of the Technical Manual. A stormwater management system is proposed that will comply with the Technical standards.

    f. The project will use an outside solid waste enclosure and waste removal services will be contracted to a private waste hauler as it currently performed at the applicant's properties at 401 and 429 Warren Avenue.

(d) Site Design Standards.

1. Massing, Ventilation and Wind Impact:

    a. The bulk, location and height of the proposed building have been designed to not result in adverse impacts to abutting properties.

    b. HVAC venting is proposed to be directed to the building roof and directed away from public spaces.

2. Shadows:

    a. The development is located in the B-4 Zone and this standard is not applicable.

3. Snow and Ice Loading:

    a. The proposed building will be designed and located such that accumulated snow and ice will not fall onto adjacent properties or public ways.

4. View Corridors:

    a. The project site is located outside the Downtown Vision View Corridor Protection Plan.

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 ft. of a designated landmark, historic district, or historic landscape district.

c. There are no known archaeological resources on the site.

6. Exterior Lighting:

   a. Site Lighting.

      (i) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual.

7. Noise and Vibration:

   The project noise levels will be designed to meet the permitted levels as outlined in the zoning ordinance. All HVAC and mechanical equipment is proposed to be ground mounted.

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) Proposed 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.

9. Zoning Related Design Standards:

   a. The project is designed to be a high density commercial development with a single story building, adequate parking and related infrastructure.

ATTACHMENT A

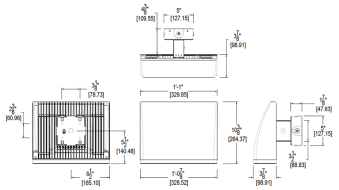
Sight Lighting Information

WPLEDFC52

LED 52W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 17.6 lbs



LED Info

Watts:	52W
Color Temp:	5000K (Cool)
Color Accuracy:	65
L70 Lifespan:	100000
LM79 Lumens:	5,905
Efficacy:	97 LPW

Driver Info

Type:	Constant Current
120V:	0.51A
208V:	0.33A
240V:	0.29A
277V:	0.24A
Input Watts:	61W
Efficiency:	86%

Technical Specifications

UL Listing:
Suitable for wet locations.

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
Two (2) multi-chip, high-output, long-life LEDs.

Drivers:
Two drivers, constant current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps

THD:
8.3% at 120V, 11% at 277V

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Surge Protection:
6kV

Cold Weather Starting:
The minimum starting temperature is -40°F/-40°C.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The WPLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:
Precision die cast aluminum housing, lens frame.

Mounting:
Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:
Die-cast aluminum with wiring access plate.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High temperature silicone.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
WPLEDs are Mercury and UV free.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Replacement:
The WPLED52 replaces 250W HID Wallpacks.

California Title 24:
WPLED complies with California Title 24 building and electrical codes.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty .

Patents:
The WPLED design is protected by patents in the U.S. Pat D653,377, Canada Pat. 142252, China Pat. ZL201130356930.8, and Mexico Pat. 36921 and pending patent in TW.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.