

## ATTACHMENT E

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## **CONFORMITY WITH APPLICABLE DESIGN STANDARDS**

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

### **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:

Based on the projected traffic volumes from the proposed uses at the site, the project is not expected to have any significant impact on traffic in the neighborhood as it is expected the use will generate less than 10 peak hour trips.

2. Access and Circulation:

a. Site Access and Circulation.

(i) Access to the site is provided by three driveways along Davis Farm Road. Based on the primary parking field layout towards the left side of the site, this circulation pattern seems reasonable.

(ii) There are no new vehicular access and egress points being constructed as part of this project.

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

(iv) Site access has been designed so as not to impede potential future connection to adjacent streets.

b. Loading and Servicing.

(i) Adequate provisions are made at the site for periodic loading from panel trucks to service the warehouse. The site provides clear area in front of the solid waste enclosures for servicing and loading vehicles.

c. Sidewalks.

(i) No sidewalk are proposed at this time.

3. Public Transit Access:

a. The project does not comprise a residential development or a commercial development with greater than 20,000 SF of GFA and therefore is not required to meet this standards.

#### 4. Parking:

##### a. Location and Required Number of Vehicle Parking Spaces:

- (i) Off-street parking is provided on the site to accommodate the proposed uses.
- (ii) Several Traffic Demand Management strategies have been incorporated into the design of the site and adjacent improvements. However, at present pedestrian traffic, and alternative centralized parking options in the area are limited. The site must therefore be designed to accommodate sufficient surface parking to serve the need.
- (iii) See above.
- (iv) The parking spaces and aisles meet the applicable dimensions detailed in the Technical Manual.
- (v) All parking lots will be paved.

##### b. Location and Required Number of Bicycle Parking Spaces:

- (i) Not applicable.

##### c. Motorcycles and Scooter Parking:

- (i) Two spaces are provided for motorcycle or scooter parking.

##### d. Snow Storage:

- (i) Snow storage management will employ two strategies:
  - a. Limited snow storage of the parking areas (this will suffice for small storm events and temporary storage only).
  - b. Snow removal and off-site disposal.

#### 5. Transportation Demand Management (TDM):

- a. A Transportation Demand Management (TDM) Study is not required for the project.

### **(b) Environmental Quality Standards**

#### 1. Preservation of Significant Natural Features:

- a. The site abuts a drainage course located at the north end of the site. The proposed project layout will not impact this drainage course.

#### 2. Landscaping and Landscaping Preservation:

Landscaping will be minimal, since the project area is located in a light industrial area and is also sheltered by mature trees. Where necessary, the owners will provide grass cover to stabilize non-gravel or non-paved surfaces and add a few street trees for landscaping.

**(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 plans.
  - b. Not applicable.
2. Public Safety and Fire Prevention:
  - a. The site has been designed to promote a safe and welcoming office and retail environment.
  - b. The site provides access from Davis Farm Road for emergency vehicles.
  - c. There is an existing fire hydrant located at the driveway to the site. The existing office building is fully sprinklered. The proposed warehouse building is not required to contain sprinklers.
3. Availability and Adequate Capacity of Public Utilities:
  - a. The applicant will secure letters from all applicable utilities stating their ability to serve the site. The project will require new or updated electrical, gas, sewer and water services to the site.
  - b. All new electrical services to the site will be underground.
  - c. All new utility infrastructures will meet the provisions of the Technical Manual.
  - d. The project will utilize an existing service connection to the sewer system located on Davis Farm Road.
  - e. All new sewer and stormwater infrastructure will meet City standards.
  - f. A solid waste collection and storage area will be provided with adequate capacity for the needs of the development. The owner will contract with a waste removal vendor as part of the onsite management of waste collection and recycling.

**(d) Site Design Standards.**

1. Massing, Ventilation and Wind Impact:
  - a. The project proposes re-use of part of an existing building as office space. The project will not result in any significant changes to the wind environment proximate to the site.
  - b. The project will not result in any significant impacts to abutting properties.
  - c. HVAC venting, if necessary, will be directed through rooftop units and will not impact any adjacent public spaces.
2. Shadows:
  - a. The project is in the IM Zone. This standard is not applicable.

3. Snow and Ice Loading:
  - a. The building renovations will be designed in such a way that accumulated snow does not impact adjacent properties or public ways.
4. View Corridors:
  - a. The project entails reuse of the existing office building and an additional warehouse building. There will be no significant changes to view corridors offered to adjacent properties.
5. Historic Resources:
  - a. The project is not located in a historic district, historic landscape district, or City designated landmark.
  - b. The project is not located adjacent to, or within 100 ft. of, a historic district, historic landscape district, or City designated landmark.
  - c. There are no historical or archaeological resources on the project site.
6. Exterior Lighting:
  - a. Site Lighting
    - (i) All new 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.
7. Noise and Vibration:
  - a. Project noise levels will be designed to meet the permitted standards within the zone. If HVAC units are used, they will be located on the roofs of the buildings.
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 has not yet been designed for the site and will be subject to a condition of approval.
    - (iii) All street and wayfinding signage is designed to meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.