



Project Summary

1363 Washington Avenue is a recently completed Taco Bell Restaurant with a Drive Thru. It can be identified in city records as a Level II Site Plan Application Project # 2016-007 previously submitted and conditionally approved by the city of Portland Planning Authority.

Project #2016-007 includes a condition of approval dated May 13, 2016 of which this Level II Site Plan Amendment intends to satisfy. Item ii within the approval specific established a goal to achieve a 2-way access drive utilizing the “Rite Aid Driveway” as the city’s preferred solution to a perceived access issue.

This Amendment is proposing a variation of the preferred solution which has been informally vetted with the Planning Authority and Department of Public Works. It includes a right turn in, right turn out driveway providing access to Washington Avenue; a one-way exit drive aisle at the rear of the site onto “Rite Aid Driveway”; wayfinding and prohibition signage identifying that cars cannot make left hand turns onto Washington Avenue and must make right hand turns onto the “Rite Aid Driveway” to access Washington Avenue heading south.

In order to achieve the ingress/egress goals on the site, the location of the dumpster enclosure has been shifted towards the 50 degree angled parking spaces to the right of the building resulting in the loss of one angled parking space. Study was performed in response to the request for an alternative location, however given other site installations required to navigate the parking lot and drive through window (specifically overhead clearance bars) the proposed location is the only area where truck service access can be successful. Landscape plantings have been identified on either side of the dumpster enclosure

The materials submitted are limited to the modifications requested by the planning authority and city staff members regarding the site ingress/egress patterns, safety signage, and landscape plantings. Previously submitted materials associated with building architecture, land use, technical standards, and other elements are constructed as approved and not to be disrupted through the proposed Level II Site Plan Amendment Application.