
Section I

Conformity with Applicable Zoning Standards



Section I – Conformity with Applicable Zoning Standards

The following outline 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 applicable design standards of Section 14-526 as demonstrated in the following narrative

A. Transportation Standards

1. Impact on Surrounding Streets Systems:

The project is not projected to generate 100 or more cars and therefore does not qualify for a Traffic Movement Permit.

2. Access and Circulation

a. Site Access and Circulation:

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

- (i) All site access and internal circulation will be designed in accordance with the standards set forth in Section 1 of the Technical Manual.
- (ii) The existing entrance along Presumpscot Street will continue to serve the property. The exact location of this entrance can be seen on the Site Plan. Two of the three entrances are to be closed and all traffic directed to the northmost and southmost shared entrances.
- (iii) The site does not feature drive up services as mentioned in this requirement.

b. Loading and Servicing:

- (i) Access to the rearmost warehouse building on the abutting 235 Presumpscot St property will be maintained via a paved 25-foot drive aisle directly north of the new building addition.

c. Sidewalks:

- (i) No sidewalks are proposed.
- (ii) There are no sidewalks within or along the project parcel.



(iii) Not applicable.

3. Public Transit Access:

a. Not applicable.

b. Not applicable.

c. Not applicable.

4. Parking:

a. Location and Required Number of Vehicle Parking Spaces:

(i) The proposed 50 standard parking spaces and two (2) ADA spaces are representative of the parking requirements set by Division 20 of the Land Ordinance. A breakdown of the requirement is as follows:

Building Use	Floor Area/ Parking Space	Floor Area	Min Spaces
Warehouse/Industrial	1,000	12,700 sf	13 spaces
Retail	200	5,100 sf	25 spaces
Office	400	4,600 sf	11 spaces

(ii) A parking study is not required.

(iii) The 52 parking spaces does not exceed the minimum requirement of 49 spaces by more than 10%.

(iv) The parking dimensions are such that the plans are in conformance with the City of Portland Technical Manual.

(v) All proposed materials can be found on the Details Sheet.

b. Location and Required Number of Bicycle Parking Spaces:

(i) This project is requesting a waiver for the two (2) bicycle spaces.

c. Motorcycle and Scooter Parking:

(i) Not applicable.

d. Snow Storage:

(i) Refer to Sheet C-10, Site & Utility Plan for exact location of snow storage.



- (ii) Snow storage shall not be located where it interferes with the minimum parking requirements, pedestrian walkways, or stormwater management systems.

5. Transportation Demand Management (TDM):

- a. The proposed building will remain below the 50,000 sf floor area threshold.
- b. Not applicable.
- c. Not applicable.

B. Environmental Quality Standards

1. Preservation of Significant Natural Features:

- a. There are no significant features within the project parcel.
- b. Not applicable.
- c. Not applicable.

2. Landscaping and Landscape Preservation:

a. Landscape Preservation.

- (i) The existing street trees along the property frontage are to be preserved and remain undisturbed during construction.
- (ii) Not applicable.
- (iii) Tree preservation details are included in the construction plans.
- (iv) A waiver is not requested.
- (v) Not applicable.

b. Site Landscaping.

(i) Landscaped Buffers:

- (a) The proposed dumpsters are to be screened via fencing from public view on Presumpscot Street.
- (b) The existing street trees and vegetated area to the front of the property are proposed to remain undisturbed during construction.



- (c) Not applicable.
 - (d) Not applicable.
 - (ii) Parking Lot Landscaping:
 - (a) There are five (5) existing trees along the street frontage directly in front of the existing building to be renovated. To minimize site disturbances and maintain existing drainage patterns within the site, it is proposed that the existing street trees and grassy buffer are sufficient for parking lot landscaping needs.
 - (b) There are no parking isles that exceed forty parking spaces.
 - (c) No landscaped islands are proposed.
 - (d) The parking lot has been designed in accordance with Section 14-526 of the City Code.
 - (e) No waivers are requested.
 - (iii) Street Trees:
 - (a) The existing street trees are to remain and be protected during construction.
 - (b) Not applicable
3. Water Quality, Stormwater Management and Erosion Control:
- a. The proposed site improvements will produce a net zero change in impervious surface by revegetating areas within the property to offset the minimal expansion of the existing edge of pavement. Because there is no change in the impervious surfaces and to the drainage pattern, no stormwater mitigation is necessary.
 - b. The project must comply with the basic standards of Section 5. Refer to the Erosion and Sedimentation Control Report for additional information.
 - c. The project is not located in a watershed of an urban impaired stream as listed by the MEDEP.
 - d. Not applicable
 - e. The project is not anticipated to pose a contamination risk to groundwater during or after construction. The project will be serviced by the public wastewater system.



- f. The project will provide for adequate and sanitary disposal of sewage in accordance with Section 2 of the Technical Manual.

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 public access. See Site Plan for more details.
 - b. Adequate emergency access will be provided. The turning radii of the driveway are large enough to allow for emergency vehicles to enter and exit.
 - c. There is an existing fire hydrant located directly in front of the building, approximately 85' from the exterior. Hydrant flow data from the Portland Water District may be made available to the Fire Department upon request.
3. Availability and Adequate Capacity of Public Utilities:
 - a. Private sewer and water services are proposed to remain.
 - b. The existing overhead electrical/telephone/cable services are proposed to remain.
 - c. No new sewer, stormwater, or water services are proposed.
 - d. The site's existing sewer service is proposed to remain.
 - e. No new sewer or stormwater services are proposed.
 - f. Not applicable.



D. Site Design Standards

1. Massing, Ventilation and Wind Impact:
 - a. The bulk, location and height of the proposed structures will not result in health or safety problems from a reduction in ventilation to abutting structures or changes to the existing wind climate.
 - b. The bulk, location and height of the proposed structures shall minimize, to the extent feasible, any substantial diminution in the value or utility to neighboring structures under different ownership and not subject to a legal servitude in favor of the site being developed.
 - c. All HVAC venting mechanisms will be directed away from public spaces and residential properties directly adjacent to the site.
2. Shadows:
 - a. Not applicable
3. Snow and Ice Loading
 - a. The structures will not distribute snow and ice onto adjacent properties.
4. View Corridors:
 - a. The project site is located outside the Downtown Vision View Corridor Protection Plan.
5. Historic Resources:
 - a. Not applicable
 - b. Not applicable
 - c. Not Applicable
6. Exterior Lighting:
 - a. Site Lighting.
 - (i) No new site lighting is proposed.
 - (ii) Not applicable
 - b. Architectural and Specialty Lighting
 - (i) No architectural or specialty lighting is proposed.



(ii) No up-lighting is proposed.

c. Street Lighting.

(i) No new street lighting is proposed.

7. Noise and Vibration:

a. All HVAC systems will be designed to meet the requirements in of Section 14-526 of the Technical Manual.

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) Not applicable.

(ii) Not applicable.

(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 will be designed to meet the design standards within the I-M Moderate Impact Industrial Zone.

