



STREET MODIFICATION NARRATIVE

This narrative is provided to request and justify a street modification on the Logan 6 project. The applicant is requesting a street modification to retain existing improvements with 1.5 feet of Right of Way dedication on Logan Avenue N, and to retain the existing curb-curb pavement with, with a 0.5' curb, 8-foot planting strip, 8-foot sidewalk, and 2-foot clear space for 3rd and 4th Avenues N. The criteria have been listed below, and the items have been answered in italics.

1. a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives;

The proposed improvements allow for the construction of a mixed-use project that actively implements the comprehensive plan. The adjustment shown here is the minimum necessary for the construction of the project. The site is narrow, and without these modifications, the project would not be able to be built.

2. b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment;

The proposal will still allow for access from emergency responders, will still look similar to other proposals in the vicinity, and will have equal environmental protection and maintainability compared to the standard.

3. c. Will not create substantial adverse impacts to other property(ies) in the vicinity;

No adverse impacts to neighboring properties will be created as a result of keeping the existing curb-to-curb pavement widths in all cases and the existing improvements in the case of Logan Ave N. Space will still be provided for pedestrians and vehicles.

4. d. Conforms to the intent and purpose of the Code; and

The shown street modification conforms to the intent and purpose of the code, which is to ensure adequate space for all modes of transportation on the street. These modifications provide the space required without incurring unnecessary construction costs for marginal differences. The modification also allows for the project to be built at all, given the narrowness of the site.

- 5.e. Can be shown to be justified and required for the use and situation intended.

The shown modification is required for the building to be done without incurring additional costs. The site is narrow and if much more were given, the project would likely not pencil.