



Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

August 22, 2007

Mr. Waldon Geyer
Casco Bay Ventures
233 Woodville Road
Falmouth, ME 04105

Scott Teas
TFH Architects
100 Commercial Street
Portland, ME 04101

RE: Estates of Longfellow Inn, 130 Eastern Promenade, (Application ID # 2007-0123)

Dear Mr Geyer and Mr. Teas:

Thank you for your application for a proposed renovation and building addition at 130 Eastern Promenade. Staff review of your application submissions has generated the following comments:

Boundary Survey

1. Certain abutters have not been identified on the submitted Boundary Survey. Please include property owner information for all abutters (e.g.-name, lot info).
2. The graphic scale on the submitted boundary survey is incorrect. Please submit a revised Boundary Survey with a clear graphic scale.

Site Plans

1. A number of plan sheets are listed on the submitted index of drawings (sheet G-1.1), however, they have not been included with the submission. The missing sheets include G-1.2 *Life Safety Plans*, D-1.1 *Demolition*, A-3.2 *Building Sections at Entrance Addition*, A-4.1 *Stairs Section and Details*, A-4.2 *Details* and A-5.1 *Door and Window Schedules*.
2. Please submit a map providing information on existing soil conditions for the project area.
3. The submitted site plans do not identify the location of on-site solid waste receptacles. Please submit a description of your proposal for solid waste removal and revised plans showing all receptacles, incorporating adequate visual screening.
4. The submitted curb detail should clearly identify a 7" curb reveal, as specified in the City of Portland Technical Standards.

5. No details have been provided for the concrete sidewalk repair, the section of pavers to be installed at the northwestern corner of the building, or for connections to existing utilities. Please provide this information on revised plans.
6. The parking proposal you have submitted must be revised. City Traffic Engineers have reviewed the submitted plans (sheet SK-3) and have determined that the proposed configuration is unworkable. Please reconfigure your parking proposal, addressing the following issues:
 - a. The proposed driveway is too narrow. City Technical Standards require that two-way driveways for multi-family developments be a minimum of 24 feet wide.
 - b. Only a portion of the driveway radius on the submitted plans proposes granite curbing. The full radius of the driveway should be designed and constructed of granite curb.
 - c. The parking spaces on the proposed plans are too small. City Technical Standards define standard parking spaces as 9'x19'. You are permitted to incorporate compact spaces (7.5' x 15') for 35% of your total parking.
7. The submitted landscape plans are insufficient. Jeff Tarling, City Arborist has reviewed the submitted plans. Please revise your landscape plans, addressing the following issues:
 - a. The proposed amount of landscaping is insufficient. Proposed landscaping at the front of the development should be extended along the entire frontage above the existing stonewall. It should continue, wrapping around the building, on the Wilson Street side above the existing granite wall. Jeff suggests incorporating ornamentals such as dogwoods in these areas.
 - b. Historically, there were two elms growing on the existing sidewalk and esplanade, along the frontage of the project area on the Eastern Promenade. In order to fulfill the goals of the Eastern Promenade Master Plan, which seeks to restore and preserve the historic landscape of this area, one of these elms should be replaced in this location along the esplanade. In order to preserve water views from the proposed development, it would be acceptable to remove the two existing norway maples along the frontage of the project area on the Eastern Promenade, and replace them with two elms in the same locations.
 - c. Please include one street tree along the Wilson Street side of the proposed development. This tree should be either an armstrong red maple or an upright english oak.
 - d. The proposed parking area requires visual screening between it and the parking lot on the abutting property along Wilson Street. The plans describe an existing chain link fence along the length of the proposed parking area; however, this fence does not exist on site. Please include a buffer to provide visual screening along the length of the proposed

parking. Jeff Tarling suggests either a line of arborvitae between the existing elm tree and maple trees or a 6' wall with vines between the two trees. These two trees should be maintained and temporary measures to preserve them during construction activity should be described on the revised plans.

- e. City Code requires that residential developments incorporate two street trees per unit into their project proposals. Due to site constraints, this is not feasible in this location. As an alternative, you are required to pay into the City Tree Fund for the remaining 16 trees that would be required for this development. Funds from this account are used to plant trees in other, more suitable locations of the City. I have attached the contribution form for the City Tree Fund to this letter. At \$200 per tree, you should contribute a total of \$3,200. Contributions, along with the completed contribution form can be submitted to the Planning Division, 4th floor of Portland City Hall.
8. Please submit a photometric lighting plan providing information on exterior lighting type, design and intensity.
9. No stormwater calculations have been provided. You state that the total impervious surface will increase, however, there will be a net decrease in total runoff. This should be quantified using Hydrocad or another appropriate calculation method.
10. A drainage swale has been included on the submitted site plans at the northwestern corner of the building, near the section of pavers. Please provide grading and details for this swale. This swale may need to be taken into consideration in the stormwater calculations.
11. Please submit an erosion control plan, providing details including timing for the installation and removal of erosion control measures.

Please note that the Planning Authority may request additional information to review the proposal according to applicable laws, ordinances and regulations. If you have any questions, feel free to contact me at 874-8901 or by email at mpe@portlandmaine.gov.

Sincerely,



Molly Casto, Planner

cc: Barbara Barhydt, Development Review Services Manager