

## **9. Conformity with Applicable Design Standards**

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

### **9.1 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:**

The site is located on O’Brion Street, a low volume residential, public road. The proposed driveway is situated next to the adjacent lot’s parking spaces but due to the existing low volume nature of the access street, it is predicted that the incremental increase in traffic volume will not create or aggravate any hazards and thus not impact overall safety. Due to the relative closeness of the two driveways, the applicant has submitted a formal waiver request to accept the separation distance of five feet instead of the preferred twenty feet as stated in the City of Portland Technical Manual.

##### **2. Access and Circulation:**

###### **a. Site Access and Circulation.**

(i) The development will provide safe access and internal circulation for both pedestrians and vehicles.

(ii) Points of access and egress are located to the greatest extent practical from the intersection and adjacent driveway. It is not expected that a driveway serving 4 vehicles will create a conflict with existing turning movements or traffic flows.

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

###### **b. Loading and Servicing.**

(i) Not required. There will be adequate area along adjacent streets for infrequent periods of tenants moving in/out of the building.

###### **c. Sidewalks.**

(i) Existing sidewalk is located along the project frontage on O’Brion Street.

(ii) The existing brick sidewalks is currently in accordance with the City of Portland Technical Standard; any sidewalks disturbed during construction shall be rebuilt in accordance with City of Portland Standards.

(iii) Internal sidewalks will be provided to facilitate the movement of pedestrians to the City ROW.

3. Public Transit Access:

- a. The development does not exceed twenty (20) or more residential dwelling units.
- b. A new transit stop is not proposed as part of the project.
- c. A new transit stop is not proposed as part of the project.

4. Parking:

a. Location and Required Number of Vehicle Parking Spaces:

- (i) The parking meets the required 1 space per unit parking requirement on the peninsula.
- (ii) A parking study is not required.
- (iii) The amount of parking is does not exceed the requirements.
- (iv) The proposed 45-degree angle parking space orientation complies with the dimensional standards of Section 1 of the Technical Manual; each of the spaces is a standard 9' X 18' parking space with a 14' drive aisle.
- (v) The parking lot will be constructed of a permanent and durable bituminous surface that is not subject to ponding or erosion.

b. Location and Required Number of Bicycle Parking Spaces:

- (i) As shown on the site plan, secure covered storage for 2 bikes is being provided.

c. Motorcycles and Scooter Parking:

- (i) The project does not provide designated motorcycle/scooter parking but opportunities exist within the garage to provide access and parking.

d. Snow Storage:

- (i) Due to the proposed site development, in which the majority of the site will be covered by a building with a flat roof, very little snow removal will be required.
- (ii) Snow storage shall not be located where it will adversely impact the

functionality of the stormwater management system.

5. Transportation Demand Management (TDM):
  - a. A TDM plan is not required for this project.
  - b. A TDM plan is not required for this project.
  - c. A TDM plan is not required for this project.

**(b) Environmental Quality Standards**

1. Preservation of Significant Natural Features:
  - a. The existing site contains no prominent significant natural features therefore no issue related to the preservation of these features applies.
  - b. Not applicable.
2. Landscaping and Landscaping Preservation:
  - a. Landscape Preservation.
    - (i) Orientation of the building is as such to limit removal of existing mature trees; the trees are to be preserved in accordance with Section 4 of the City of Portland Technical Manual as noted in the site plan
    - (ii) There are seven existing trees with a DBH 10” or greater located within the side setback. It is proposed, in coordination with the west side abutting property owners, that four of these trees along the shared property line be removed. This allows for more than 40% of trees to remain meeting the 30% minimum preservation requirement.
    - (iii) Adequate measures to protect existing vegetation during construction will be provided as detailed in the Civil Plan Set.
    - (iv) The applicant does not require a waiver as described previously.
    - (v) Not applicable.
  - b. Site Landscaping.
    - (i) Landscaped Buffers:
      - (a) There are no visible service or loading areas.
      - (b) The project has 40 linear feet of frontage along O’Brion Street; per requirement, it is proposed that a minimum of six shrubs or shrub alternatives are planted within this setback as noted in greater detail in the Landscape Plan.

(c) Not applicable.

(d) Not applicable.

(ii) Parking Lot Landscaping:

a) Not applicable.

a) Not applicable.

b) Not applicable.

c) Not applicable.

d) Not applicable.

e) Not applicable.

(iii) Street Trees:

(a) One new street tree is proposed to be planted within the City ROW along O'Brion Street.

(b) Not applicable.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

(i) Runoff from the site will continue to be directed to the City's combined sewer system in the adjacent street. The project will not create ponding or flooding on adjacent lots.

(ii) All stormwater runoff from the site is proposed to be treated before discharging into the City's combined sewer system. The project will not increase the rate of runoff nor adversely impact adjacent lots or the City street system.

(iii) The project will not increase the rate of runoff to nor adversely impact adjacent lots or the City street system.

(iv) The proposed increase in runoff will not enter the City's separated storm sewer system; all pretreated flows will discharge into the existing combined system.

b. A site specific Stormwater Management Plan has been developed for the project to show compliance with Section 5 of the Technical Manual, including the basic, general, and flooding standards of MeDEP Chapter 500. Please refer to the Stormwater Management plan for more information.



- c. The project is not located in a watershed of an urban impaired stream as listed by the MaineDEP.
- d. Not applicable.
- e. The development is not anticipated to pose a risk to groundwater contamination either during or post-construction. The project is serviced by both a public wastewater system and public drainage system.
- f. The development will provide for adequate and sanitary disposal or 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 and residential access.
  - b. No changes to emergency access conditions within the surrounding streets is proposed.
  - c. Fire hydrants are located within the adjacent street system. The new building will have fire suppression.
- 3. Availability and Adequate Capacity of Public Utilities:
  - a. Public utilities in the vicinity of the site have the capacity to serve the proposed project. More information on utilities is included within the ability to serve letters to the respective utility companies.
  - b. All on site electrical lines will be underground.
  - c. All new utility infrastructures will meet the provisions of the Technical Manual.
  - d. The project will be served by connection to the public sewer system within O'Brion Street
  - e. The sanitary sewer collection system meets all applicable sections of the Technical Manual. The stormwater management system is designed to meet the standards of Chapter 500.

- f. The proposed building includes provisions for internal storage of trash and recyclables temporarily until waste containers can be transported to the street.

**(d) Site Design Standards.**

1. Massing, Ventilation and Wind Impact:
  - a. The bulk, location and height of the existing building does not result in adverse impacts to abutting properties.
  - b. The proposed building is designed to minimize bulk and height and is positioned as such to affect abutting buildings as little as possible.
  - c. HVAC venting is proposed to be directed to the building roof and directed away from public spaces.
2. Shadows:
  - a. Not applicable.
3. Snow and Ice Loading:
  - a. The proposed building will have flat roofs and snow bars; therefore, accumulated snow and ice will not fall onto adjacent properties or public ways.
4. View Corridors:
  - a. The project site is located outside the Downtown Vision View Corridor Protection Plan.
5. Historic Resources:
  - a. The development is not located in a historic district, historic landscape district or City designated landmark.
  - b. The development is not located adjacent to designated landmark, historic district, or historic landscape district.
  - c. There are no known archaeological resources on the site.
6. Exterior Lighting:
  - a. Site Lighting
    - (i) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual. Cut sheets may be provided for the lighting typical of residential lights. Please let us know if a photometric plan is required for a project of this scale.

- 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 lights are proposed.

7. Noise and Vibration:

All HVAC and Mechanical equipment shall be accordance with the applicable zoning requirements.

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) 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 R6 Zone.