

I. Conformity with Land Use Ordinance

The following outline is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526 as well as the City of Portland Technical Manual, Chapter 14 Standards for Local Site Location of Development Review.

OVERVIEW

The proposed 3-story, 16-unit residential multi-family building space has been designed to conform to City standards where possible as well as improve upon existing non-conformities. This project conforms with the majority of the applicable standards of Portland's Land Use Ordinance Section 14-526 as demonstrated in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

The site is located at the corner of Hammond and Fox Streets, which are both classified as local streets and currently support a low traffic volume. A minimal traffic increase along Hammond Street is expected for this project due to the low turnover of the proposed principal land use.

2. Access and Circulation:

a. Site Access and Circulation:

This project conforms with the majority of design standards of Section 14-526 as demonstrated in the following narrative, with one minor dimensional variance of the driveway to reduce the site's impervious area.

- (i) The development will provide safe access and internal circulation for both pedestrians and vehicles as seen on the Site Plan.
- (ii) The proposed driveway has been located as far away from the Fox/Hammond intersection as possible. Additionally, the site will reduce the curb cuts from two to one.
- (iii) The site does not feature drive up services as mentioned in this requirement.

b. Loading and Servicing:

- (i) There are no anticipated loading and servicing needs.

c. Sidewalks:

- (i) A reinforced concrete sidewalk exists along Hammond Street which will be rebuilt as part of the project.
- (ii) The existing sidewalk will be rebuilt from the new driveway to Hammond Street.
- (iii) The main entrance to the building will be 5' off the Hammond Street sidewalk with a continuation of the concrete walk. Pedestrian access to the rear of the site will be provided by a sidewalk to a mid-level doorway between the garage and the first floor. Please refer to



the Site Plan, Sheet C-10, for more information.

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 project will provide 16 parking spaces which meets the requirement.
- (ii) A parking study is not required.
- (iii) The amount of parking exceeds the minimum requirement by more than 10%. The proposed 16 spaces exceed the requirement by 3 spaces. This is due to provide one space per unit, therefore decreasing the demand for on-street parking within East Bayside which is seeing a development boom and an overall higher demand for on-street parking. It is our professional opinion that 1 space per unit is a modest proposal that will benefit the end users as well as the entire neighborhood.
- (iv) The parking space and aisle dimensions are in conformance with the Technical Standards.
- (v) The driveway and parking areas will be constructed with reinforced concrete which will drain water without eroding.

b. Location and Required Number of Bicycle Parking Spaces:

- (i) The site plan includes an interior bicycle storage room. This will allow for the minimum storage of 6 bicycles to be parked in a secure location, with the potential for additional storage in this room.

c. Motorcycles and Scooter Parking:

- (i) There are no areas designated for motorcycles or scooters at this time; however, adequate room exists for the storage of these motor vehicles.

d. Snow Storage:

- (i) The snow storage area can be seen on the site plan near the rear of the parcel. In addition, the Owner may have snow removed from the site when necessary.
- (ii) The snow storage has not been located where it will adversely impact the functionality of any part of the site.

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. Not applicable.
 - b. Not applicable.
2. Landscaping and Landscaping Preservation:
 - a. Landscape Preservation.
 - (i) The disturbance of trees and vegetation that are not proposed to be removed as part of the project will be limited as much as possible.
 - (ii) There are no trees 10 inches DBH or greater identified by the Surveyor within the setbacks.
 - (iii) It is not anticipated that the project will necessitate any tree protection.
 - (iv) A waiver is not requested.
 - (v) Not applicable.
 - b. Site Landscaping.
 - (i) Landscaped Buffers:
 - a. All loading and dumpster locations will be screened from view.
 - b. The project has 120 linear feet of frontage along Hammond Street; per requirement, it is required that a minimum of six shrubs or shrub alternatives per 45 feet of frontage are planted. The requirement is met through a combination of landscaping within the setbacks and internally within the site. Please refer to the Site Plan for more information.
 - c. Not applicable.
 - d. Not applicable.
 - (ii) Parking Lot Landscaping:
 - a. Per Section 4.6 of the Portland Maine Technical Manual, 16 street trees are required (one per unit). Based on the property's frontage and the utilities – public and private, two shade trees are proposed to be planted within the sidewalk. The applicant will contribute to the City's Street Tree Fund in place of the 14 trees that will not be planted.
 - b. There is no proposed area with greater than 40 parking spaces without interrupted pavement.
 - c. Not applicable.
 - d. Not applicable.

e. Not applicable.

f. Not applicable.

(iii) Street Trees:

a. Street trees are to be provided every 30 to 45 feet along the street frontage. This ratio equates to a minimum of two trees. Two shade trees are proposed to be planted within the sidewalk, thus fulfilling the requirement.

b. Not applicable.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

(i) The site drainage will not be directed to flow or pond onto adjacent lots. The drainage patterns will be altered to intercept the roof runoff as well as the driveway runoff, with the addition of stormwater management practices to attenuate the flows.

(ii) Any stormwater that flows onto adjacent lots will not exceed the pre-development flows.

(iii) The runoff from the site into the City property will not increase from the pre-development condition.

(iv) Not applicable.

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 standards of MEDEP Chapter 500. Please refer to sections J and K, the Stormwater Management and Erosion & Sedimentation Control Plans, respectively, for more 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 development is not anticipated to pose a contamination risk to groundwater during or after construction. The project will be serviced by a public wastewater system.

f. The development 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.
 - b. Adequate emergency access has been provided. Access is available from Hammond Street as well as the 18' wide driveway.
 - c. A fire hydrant is located on the same side of the street as the site on the corner of Hammond Street and Fox Street
3. Availability and Adequate Capacity of Public Utilities:
 - a. Public utilities in the vicinity of the site have capacity to serve the project. Ability to Serve letters have been sent to the respective companies. Responses have been included in the submission and any remaining responses will be submitted upon receipt.
 - b. The electrical service will be wired underground.
 - c. The new sewer and stormwater infrastructure will meet the provisions of the Technical Manual.
 - d. The project will be served by connection to the public sewer system within Hammond 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. Although not required, the project anticipates to provide internal solid waste storage with private hauling of the waste.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact:
 - a. Not applicable.
 - b. Not applicable.
 - c. Not applicable.
2. Shadows:
 - a. The shadows created by the building will not influence public open spaces.
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. 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 landmarks, 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. A photometric plan has been included with this submission.
 - (ii) Any lighting that may adversely impact the abutting residential properties will feature house-side shielding.
 - 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:
- a. The HVAC system will meet the applicable state and federal emissions requirements and will also be screened and directed away from abutters.
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 has been designed to meet the standards set forth in the R-6 zone. Please refer to the Site Plan for more information on the Space & Bulk Standards.

