D. 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 Sheridan Street, a low volume, residential public road that is used primarily by local traffic; there is limited cut-through traffic in the area from either Cumberland Ave or Walnut Street. It is predicted that the incremental increase in traffic volume will not create or aggravate any hazards and thus not impact overall safety. Please refer to the Traffic Impact Study included in this application for more information.

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) The proposed two points of site access and egress are located on the lot as such as to not conflict with existing traffic movements from the residential property across the street at 156 Sheridan Street.

      (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 and within the proposed drive aisle for infrequent periods of tenants moving in/out of the building.

   c. Sidewalks.

      (i) The existing sidewalk along both street frontages are bituminous or made of concrete will be reconstructed to City Standards as part of the project.

      (ii) Due to the substandard condition of the existing sidewalks and likelihood that the proposed construction will impact the sidewalk integrity, it is proposed that the sidewalks be rebuilt to the City standard brick sidewalk. Curb is to be replaced as noted on the Site Plan, C-10.

      (iii) Internal sidewalks will be provided to facilitate the movement of pedestrians to the City ROW and to and from internal garage parking spaces.

3. Public Transit Access:

   a. Non-Applicable.

   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 proposed parking lot meets the one space per unit after three units parking requirement. With the proposed nineteen units, nineteen parking spaces meets this minimum.

      (ii) A parking study is not required.

      (iii) The amount of parking exceeds 10% by one parking space. However, allocating space for nineteen spaces, one per unit, is more appropriate than proposing eighteen spaces by allowing for equal parking access for both the non-workforce and workforce units and reducing the demand for on-street parking along Sheridan Street.

      (iv) The proposed parking garage layout incorporates the design standards as set in the Technical Manual including two compact sized parking space (8' X 15') to increase accessibility to the solid waste storage room. Incorporating two compact spaces stays below the maximum 20% compact to standard sized space requirement.

      (v) The parking lot will be constructed of a permanent and durable concrete surface that is not subject to ponding or erosion.

   b. Location and Required Number of Bicycle Parking Spaces:

      (i) Per Technical Manual requirement, a minimum of eight (8) bike storage spaces will be provided within the second-floor storage area meeting the required two (2) spaces per five (5) units. There will also be space for two (2) exterior bicycle parking spaces provided along the Sheridan Street frontage.

   c. Motorcycles and Scooter Parking:

      (i) The project does not provide designated motorcycle/scooter parking but on-street opportunities exist within Sheridan Street.

   d. Snow Storage:

      (i) Snow storage space will be provided in the landscaped areas surrounding the driveway aprons and front walkway entrances.

      (ii) Snow storage shall not be located where it will adversely impact the functionality of the stormwater management system nor the structural integrity of the proposed landscaping of the storage area.

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) The existing site is made up primarily of untamed and unmaintained overgrowth with a high density of invasive Norway Maple trees; refer to the Tree Report by Rene Noel, Jr. for a tree count and approximate location and size of identified trees. It is proposed that the contractor make efforts to preserve the existing Apple (non-native) and Linden trees to the rear of the property outside of the retaining wall to the greatest degree feasible without impacting construction activities.

      (ii) There are three (3) existing trees with a DBH of 10" or greater that are within the property setbacks, of which one (1) is proposed to be preserved during construction. Refer to the Landscape Plan for existing tree locations.

      (iii) Existing trees are to be preserved and protected during construction per standards detailed in the Technical Manual. Refer to the Site Details plan for additional information.

      (iv) Not applicable.

      (v) Not applicable.

   b. Site Landscaping.

      (i) Landscaped Buffers:

         (a) The proposed exterior transformer pad location is to be bordered by a six-foot cedar fence and will not visible from the public sidewalks, street, and adjacent properties.

         (b) The project has 176 linear feet of frontage along Sheridan Street; per requirement, it is proposed that a minimum of twenty-four (24) 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.

b) Not applicable.

c) Not applicable.

d) Not applicable.

e) Not applicable.

(iii) Street Trees:

(a) Four (4) new street trees are proposed to be planted within the City ROW along Sheridan Street. Trees are to be a maple variety as to minimize potential impacts with overhead services while maintaining a bright red tree presence in the fall.

(b) An additional eight (8) evergreen trees are proposed to front the property within twenty (20) feet of the building surrounded by native grass features and perennial planting beds. This additional landscaping is proposed to meet the requirement for the nineteen (19) total street trees per Technical Manual requirement.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

(i) Stormwater runoff produced by the roof area is to be conveyed into an underdrained subsurface sand filter (USSF) designed to the MDEP Stormwater Best Practices design standards; all remaining site stormwater is to be directed offsite and into the existing municipal stormwater system within Sheridan Street. There is no anticipated ponding or flooding using this design nor runoff redirected onto the abutting properties.

(ii) The roof runoff from the site is proposed to be treated using filtration via the USSF system. All remaining runoff will be redirected into the stormdrain line within Sheridan Street. The redirected runoff is less than what is currently produced within the site. Therefore, the project will not increase the net rate of runoff nor adversely impact adjacent lots.

(iii) The project will not increase the stormwater flows directly within the Sheridan Street separated sewer system nor create adverse impacts to the Munjoy Hill neighborhood or wastewater treatment plant when compared to existing conditions.

(iv) The City's separated storm sewer system is anticipated to accommodate the increase in stormwater flow; any increase will not exceed the capacity of the existing system within Sheridan Street.

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 a public wastewater 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. The proposed emergency vehicle access to the site is designed to City Technical Standards.

   c. Fire hydrants are located within the Sheridan Street system as noted on the Utility Plan. The new building will have fire suppression.

3. Availability and Adequate Capacity of Public Utilities:

   a. Public utilities near the site have been contacted to confirm 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 electrical service 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 Sheridan 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 on-site storage of trash and recyclables temporarily until waste is removed from the site via a private hauler.

(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. This design and application has been developed in compliance with the Fort Sumner Park Height Overlay (14-139(d)).

b. The proposed building is designed to minimize bulk and height and is positioned as such to affect abutting properties as little as possible.

c. Proposed HVAC venting will be designed to direct all exhaust away from the abutting public park and residential properties.

2. Shadows:

a. Not applicable.

3. Snow and Ice Loading:

a. The proposed building will have a flat roof thus eliminating the risk of accumulated snow and ice unloading onto adjacent properties or City right-of-way.

4. View Corridors:

a. The project site is located outside the Downtown Vision View Corridor Protection Plan.

b. The project has also been designed to be compliant with the. Fort Sumner Park Height Overlay (14-139(d)). The building will not interfere with the view from the Park as outlined in the ordinance.

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 and a photometric plan have been provided for onsite lighting.

(ii) All proposed exterior lighting will employ house-side shielding per requirement.

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. 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.