

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 development will increase the existing non-conforming separation between driveways to a conforming separation. In order to meet the front setback requirements, parking layout and lot coverage requirements places the driveway at approximately 32' from the intersection ROW lines. Based upon the level of development, it is not anticipated that the development will create any significant impacts on the surrounding street system.

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 6 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 are located along the project frontage on both Waterville and Fore Street.

- (ii) The existing concrete sidewalks will be rebuilt with brick sidewalks in accordance with the City of Portland Technical Standard. The existing driveway curb cut will be removed and sidewalk/curb rebuilt.
- (iii) Internal sidewalk 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 and exceeds the required 1 space per unit parking requirement on the peninsula.
- (ii) A parking study is not required.
- (iii) The amount of parking is appropriate for the two three bedroom units, one two-bedroom unit and one one-bedroom unit. The three-bedroom units will have preferred use of two parking spaces each.
- (iv) The parking space and aisles meet the dimensional standards of Section 1 of the Technical Manual.
- (v) The parking lot will be constructed of a permanent and durable surface consisting of concrete 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) The overhead power lines run through the existing 24” diameter deciduous tree canopy along Waterville Street. As such the tree canopy has been significantly altered through the years and appears more in the shape of a “Y”. The tree will be removed as part of the building construction work. The existing landscaping between the project and adjacent condominiums at 7 Waterville Street will be protected during construction.



- (ii) Not applicable.

- (iii) Adequate measures to protect existing vegetation during construction will be provided.

- (iv) The applicant will require a waiver from this standard and the replacement with 2 trees.

- (v) Not applicable.

b. Site Landscaping.

- (i) Landscaped Buffers:

- (a) There are no visible service or loading areas.

(b) The project has 84 ft. of frontage on Waterville and 49 ft on Fore Street. As such 18 shrubs shall be planted or preserved on the site.

(c) Not applicable.

(d) Not applicable.

(ii) Parking Lot Landscaping:

a) Not applicable. The parking is within a garage.

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(iii) Street Trees:

(a) Two new street trees are proposed along Waterville Street. The existing 15” diameter tree will be protected during construction. Several raised planting beds are proposed adjacent to the building exterior along Fore Street. Due to vehicle site lines additional street trees are not proposed adjacent to the intersection.

(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 storm drainage systems in the adjacent street. The project will not create ponding or flooding on adjacent lots.

(ii) All stormwater runoff is proposed to discharge to the City’s storm drainage 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 nor adversely impact adjacent lots or the City street system..

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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 Waterville 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. 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; 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. *Please notify the us if the project is within 100 ft. of a historic 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) Existing street lights on Waterville and Fore Street will be protected during construction and will remain in use. 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.