

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, PE
DATE: October 27, 2015
RE: AC Hotel, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed hotel located at 158 Fore Street in Portland, Maine. The project involves the construction of a new building to provide hotel rooms, retail space, and residential condominiums.

Documents Reviewed by Woodard & Curran

- Preliminary Level III Site Plan Application and attachments, dated September 29, 2015, prepared by Carroll Associates, on behalf of Portland Norwich Group, LLC, & Essex North Hospitality, LLC.
- Engineering Plans, Sheets 1-10, dated September 29, 2015, prepared by Ransom Consulting Engineers & Scientists, on behalf of Portland Norwich Group, LLC, & Essex North Hospitality, LLC.

Comments

- 1) The application is preliminary. As such, additional documents will be required for the final application, including letters from utilities confirming capacity to serve the proposed development and a Construction Management Plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.
- 2) In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:
 - a) Basic Standards: The Applicant has noted that erosion and sedimentation control measures are detailed within the design plans; however, it does not appear that appropriate plans, notes, and details have been provided at this time to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500 and Chapter 32 of the City of Portland Code of Ordinances. We anticipate that this information will be provided with a final application submittal, and we will review the project for conformance with the Basic Standards at that time.
 - b) General Standards: The Applicant has noted that the entire parcel is considered impervious with concrete pads or gravel surfaces and that future development on the remaining property is anticipated to consist of multiple structures for retail/office/residential use, with landscaped areas and walking paths. With the addition of landscaped areas, it is anticipated that the proposed development will decrease the Site's overall impervious area. The project will not result in an increase in impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control. However, the Applicant has proposed permeable pavers with a filter system to provide some level of treatment. The Applicant should address the following comments, per Chapter 7.7 of Volume III of the MaineDEP Stormwater BMP Manual:
 - Infiltration rate should be confirmed with a double ring infiltrometer test to determine the soils ability to accept water.
 - Provide calculations demonstrating that the proposed filter system has been adequately sized.
 - Appropriate notes should be provided on the proposed detail specifying filter media and reservoir course.
 - c) Flooding Standard: The project will not result in an increase in impervious area. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site. However, the Applicant has proposed an R-Tank



system below a portion of the permeable pavers filter system to provide storage for stormwater runoff. The Applicant has demonstrated that the proposed development will not result in an increase in the peak rate of runoff from the Site; however, it appears that a time of concentration of 0 was utilized in the Existing Conditions model, while a Time of Concentration of five minutes was utilized in the Proposed Conditions model. In addition, it appears the 2, 10 and 25 year, 24-hr storm depths utilized in the model do not reflect the most recent requirements of the updated Chapter 500 flooding standards.

- 3) The separated storm drain system in Hancock and Thames Streets has specific capacity considerations, as it routes through a stormwater treatment unit on the Ocean Gateway site that is regulated under a Site Location of Development permit granted to the City by the MaineDEP. In 2006, the City hired Woodard & Curran to provide an analysis of the contributing development parcels that abut and contribute drainage to Hancock Street. That analysis considered development on this parcel with a subsurface storage system to control the rate of runoff from the site (and to allow for additional input to the system from uphill development). The subsurface storage system proposed by the applicant appears to result in similar discharge rates for the modeled storm events as the prior analysis conducted in 2006, and is therefore an acceptable approach for redevelopment of the site.
- 4) The Applicant should show the proposed storm drain pipes and structures on the plans, including connections into the public storm drain system.
- 5) The Applicant should show details for the proposed R-Tank System.
- 6) The plans should note locations for snow storage.
- 7) At this time, development and landscaping plans have been provided for Lot 1-1 of the subdivided Site; the Applicant should clarify the intent for the interim surface condition of Lot 1-2 between completion of this project and development of a future project on that lot. At minimum this area should be cleared, loamed and seeded.
- 8) The Applicant should provide the following details in accordance with the City of Portland Technical Manual for work within the City Right-of-Way:
 - a) Vertical Granite Curb;
 - b) Brick Sidewalk;
 - c) Brick Driveway Apron; and
 - d) ADA Pedestrian Ramps.
- 9) Sheet C-0.1 – Existing Conditions Plan – The existing conditions plan should show existing utilities in the adjacent roadways.
- 10) Sheet C-1.1 – Utility Plan
 - a) Two existing catch basins are shown in the sidewalk (CB5 & 10) at the intersection of Hancock and Thames; however, no catch basins exist in the sidewalk in this area.
 - b) A catch basin exists at the apex of the radius (in the crosswalk) at the intersection of Hancock and Thames; however, this structure is not noted on the plans.
 - c) Three catch basins exist along the proposed reconstructed curb line in Fore Street, these structures should be reconstructed as part of the project.
 - d) Refer to memo from Mike Farmer, Project Engineer with the Department of Public Services dated October 19th for comments specific to the proposed electrical service.
 - e) The 1,500 gallon grease trap in the Hancock Street roadway ROW appears to conflict with an existing electrical/communications duct bank.
 - f) Utility saw cuts/trench limits should be depicted on the plans.
 - g) Water services should be coordinated with the Portland Water District; we would anticipate that a domestic and fire protection service will be required with valves on each.
 - h) The “Below Grade Electrical Transformer Vault” is depicted on Lot 1-2 of the subdivision. There is no easement shown for this vault on the subdivision plan. The location of the vault may conflict with future development plans for this lot.