



May 6, 2016
02088

Ms. Barbara Barhydt
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Maine Eye – Retina & Surgery Center, 161 Marginal Way
Administrative Authorization Application

Dear Barbara:

On behalf of Maine Eye Center - Retina & Surgery Center, we are pleased to submit the enclosed Site Plans and Administrative Authorization Application to repurpose the former Department of Health and Human Services Building at 161 Marginal Way into a surgery center.

Maine Eye is planning the addition of a patient drop off area along the westerly face of the existing building that will displace the existing parking in this area. A 10'x20' storage shed is proposed. The parking and esplanade at the rear of the building will be reconfigured to accommodate an emergency generator and specific equipment needs for the applicant. During the design process, the two primary tenants requested to have their own separate generators; however, only one generator is being proposed as part of the design. The proposed generator will be constructed within a sound attenuated housing and placed behind the screened mechanical space. The proposed layout change will result in net decrease of 16 parking spaces. Additionally, a punch-code access gate is proposed along the rear fence-line abutting the Bayside Trail, at a place to be determined.

Project History

The existing site last received Site Plan approval for relocation of existing parking in September 2003. The attached site plans are based on the approved site plans and have been amended based on the proposed improvements.

The enclosed package includes:

- Administrative Authorization Application
- Architectural renderings
- Generator Cut Sheets
- Site Plans and Details of the proposed site improvements

We have enclosed an Administrative Authorization Application in accordance with Section 14-523(c) of the Land Use Ordinance (the Ordinance). The following items summarize conformance with the standards of this section.

1. *The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;*

The proposed site improvements will include both interior and exterior construction. A 10x20', 200 square-foot, storage shed is proposed at the rear of the building.

The site work associated with this project will include construction of a patient drop off area, installation of a generator and equipment pad along the rear wall of the building, reconstruction of the sidewalk will be required along the drop off area and in the vicinity of the northerly building entrance to comply with ADA standards. There will be no increase in the sites impervious area.

2. *Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;*

The proposed storage shed has a 200 square-foot footprint.

3. *The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;*

The proposed site plan does not add any new curb cuts, driveways, or parking areas. The existing parking will be reconfigured to accommodate the patient drop off area and emergency generator and specific equipment needs for the applicant, which will result in a decrease of 16 parking spaces. There will be no changes to existing curb cuts or traffic circulation. There are no existing or proposed drive-through services.

4. *The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;*

The granite curb and existing sidewalk along the site frontage is complete and in good repair.

5. *The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;*

Although the function of the building will change from general office to medical, the site use per zoning definition will remain business. The existing parking exceeds the requirements of the ordinance for business use. In order to accommodate the proposed patient drop off area, generator and equipment pad, the total parking will decrease by 16 spaces. The total number of spaces provided with the proposed improvements, will continue to exceed the requirement per the zoning use.

Traffic will not increase as a result of the site improvements.

6. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;*

The impervious area will not increase as a result of the improvements; therefore, there will be no measureable impact to the site's stormwater runoff.

7. *There are no evident deficiencies in existing screening from adjoining properties; and*

There are no evident deficiencies in existing screening from adjoining properties. The proposed generator at the rear of the building will be properly screened.

8. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.*

There are no new utility services proposed.

9. *There are no current zoning violations;*

We are unaware of any zoning violations.

10. *Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and*

The proposed emergency generator is located at the rear of the building. Testing of the generator will occur within the permitted hours. A cut sheet for the generator and housing is attached.

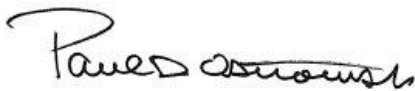
11. *There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.*

Other than the noise impacts of the generator as noted above, there are no anticipated noise, vibration, glare, fume or other impacts associated with the proposed improvements.

Thank you for your time and attention to this application. Please call if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, Inc.



Paul D. Ostrowski, PE
Project Engineer

PDO/gjh/llg
Enc.