

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: March 16, 2015
RE: 195 Kennebec Street, Preliminary Level II Site Plan Application

Woodard & Curran has reviewed the Preliminary Level II Site Plan Application for the proposed commercial redevelopment project located at 195 Kennebec Street in Portland, Maine. The project involves redevelopment of the former Century Tire site to provide mixed-use retail and restaurant uses and associated pedestrian and vehicular access, parking, and utility infrastructure. The project will result in a net decrease in impervious area.

Documents Reviewed by Woodard & Curran

- Preliminary Level II Site Plan Application and attachments, dated February 13, 2015, prepared by FST Engineers on behalf of Northland Enterprises, LLC.
- Engineering Plans, Sheets C-1.0, C-1.1, C-2.0, C-2.1, C-3.0, C-4.0, C-5.0, C-6.0, C-7.0, C-7.1, C-7.2, C-7.3, dated February 13, 2015, prepared by FST Engineers on behalf of Northland Enterprises, LLC.

Comments

- 1) In accordance with Section 5 of the City of Portland Technical Manual, a Level II 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, Flooding and Urban Impaired Stream (UIS) Standards. We offer the following comments:
 - a) Basic Standards: A site plan and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standards: The project will result in a net decrease in impervious area of approximately 6,232 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control. As with all redevelopment projects, the City of Portland encourages the integration of stormwater quality treatment systems and low impact development design concepts into the design. Also, it should be noted that the City of Portland is considering adopting a stormwater user fee which is likely to be assessed based on square footage of impervious area on a commercial site. It is anticipated that annual credits may be offered to reduce the fee for properties that incorporate certain acceptable forms of stormwater quality treatment and/or quantity detention. Please consult the Portland Department of Public Services for more information regarding this potential future stormwater fee.
 - c) Flooding Standard: The project will result in a net decrease in impervious area of approximately 6,232 square feet. Based on the reduction of impervious area, and the Pre- and Post-Development stormwater analysis provided in the Applicant's submittal, the project is not required to include any specific stormwater management features to control the rate of stormwater runoff from the site.
 - d) UIS Standard: The project is not located within the watershed of a listed urban impaired stream, therefore the project is not required to mitigate or compensate to meet the UIS standard.
- 2) The Applicant proposes to install a new storm drain collection system for the majority the site that will discharge to a catch basin connected to the combined sewer in Marginal Way. The Applicant proposes to preserve an existing Catch Basin "A" on the south side of the site, which connects to the Kennebec Street combined sewer system. The City anticipates installing a new, separated storm drain system in Marginal Way in the coming years; as such, the City requests that existing Catch Basin "A" be connected into the proposed system discharging to Marginal Way.