

D. Conformity with Applicable Zoning 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.

OVERVIEW

This project conforms with all 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 197 Spring Street which is a minor arterial road. The average daily traffic volume is 5,600 vehicles. Adding one additional parking spot will have no impact on current traffic patterns along Spring Street.

2. Access and Circulation:

a. Site Access and Circulation.

This project conforms with all applicable design standards of Section 14-526 as demonstrated in the following narrative.

- (i) The development will provide safe access and internal circulation for both pedestrians and vehicles.
- (ii) No changes are proposed to the access and egress.
- (iii) The site does not feature drive up services as mentioned in this requirement.

b. Loading and Servicing:

- (i) Not required.

c. Sidewalks:

- (i) The existing sidewalk along Spring Street is comprised of brick with granite curb. During utility trenching, some parts of the Spring Street sidewalk will be disturbed as seen on the plans. They will be reconstructed to City standards. Any unforeseen disturbance will be reconstructed to City standards as part of the project. Granite curb that is disturbed will be reset to City standards.
- (ii) The sidewalks are currently in adequate condition and will not need repair.
- (iii) The current internal sidewalk providing public access to the property will remain. A new sidewalk will be installed, providing pedestrian access from the rear of the building to the parking lot.

3. Public Transit Access:

- a. Not 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 renovation will provide 5 parking stalls, exceeding the city's requirement for the property.
- (ii) A parking study is not required.
- (iii) The amount of parking exceeds the requirements by more than 10% to accommodate the additional parking for the 7 unit conversion. This is to accommodate off-street parking. An analysis using an industry standard computer program, AutoTurn, confirms that this proposal will provide sufficient circulation.
- (iv) The parking spaces and drive aisle are such that the plans are in conformance with the City of Portland Technical Manual. The driveway width will remain as it currently exists due to the location of the building.
- (v) The parking lot will be reconstructed and resurfaced with bituminous pavement, which is not subject to ponding or erosion.

b. Location and Required Number of Bicycle Parking Spaces:

- (i) Space for securely parking for the required three (3) bicycle will be provided along the guard rail along the exterior stairs leading to the ground level units. Tenants will be able to lock the bicycles to the permanent guardrail. Units have also been appropriately sized to store bicycles in the units as well.

c. Motorcycles and Scooter Parking:

- (i) The project does not provide designated motorcycle/scooter parking but there is ample parking within the site for motorcycle and scooter motorists. There is also available on-street parking.

d. Snow Storage:

- (i) The snow storage and removal will continue as it currently does. During minor snow events, snow will be stored on landscape areas as seen on the site plan. After large snow events, snow will be hauled off site to an approved storage area.
- (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 issues related to the preservation of these features applies.
- b. Not applicable.

2. Landscaping and Landscaping Preservation:

a. Landscape Preservation.

- (i) There are no existing trees on the property.
- (ii) There are no trees within the setbacks that will be removed.
- (iii) There are no existing trees on the property.
- (iv) A waiver is not requested.
- (v) Not applicable.

b. Site Landscaping.

(i) Landscaped Buffers:

- (a) The solid waste will be stored within each unit and then distributed to the street side for the City's weekly curbside pickup.
- (b) The project has 51.75 linear feet of frontage along Spring Street; per requirement, it is required that a minimum of six shrubs or shrub alternatives per 45 feet of frontage are planted. This ratio equates to 7 shrubs. The requirement is surpassed through a combination of landscaping within the property. Refer to Sheet C-10 for more information.
- (c) Not applicable.
- (d) Not applicable.

(ii) Parking Lot Landscaping:

- a) The two tree or one tree & three shrubs per five parking space requirement is met within the site.
- b) There is no proposed area with greater than 40 parking spaces without interrupted pavement.



- c) Not applicable.
- d) Not applicable.
- e) Not applicable.
- f) Not applicable.

(iii) Street Trees:

- (a) The existing structure along the street frontage is to remain. There are currently no trees existing along the street. The current street tree condition is to remain. As there is not room to provide any.
- (b) A contribution to the tree fund will be made in lieu of planting the required trees along the street frontage.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

- (i) The site currently receives stormwater from its southern abutter. The site is proposed to be graded in such a way to direct the site's and abutter's stormwater into a catch basin equipped with a hood and sump which is considered a Best Management Practice (BMP). The catch basin hood will prevent large objects from entering the city's stormwater system. The sump will allow heavy solids to separate out of stormwater, which provides cleaner water than is currently entering the City's sewer system from the site. There is no anticipated ponding or flooding during a small or large rain event. Stormwater will not be redirected to adjacent lots.
 - (ii) No increase in runoff is proposed.
 - (iii) No increase in runoff is proposed.
 - (iv) No increase in runoff is proposed.
- 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 Sheet C-30 and the Stormwater Report for more information.
 - c. The project is not located in a watershed of an urban impaired stream as listed by the MEDEP.
 - d. Not applicable.
 - e. The development is not anticipated to pose a contamination risk to groundwater during or after construction. The project is serviced by a public wastewater system.
 - f. The development will provide for adequate and sanitary disposal of 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 access.
 - b. No changes to emergency access conditions within the surrounding streets are proposed.
 - c. A fire hydrant is located at the corner of Spring Street and Winter Street. The proposed renovation and improvements will provide a 2" fire suppression line running along the South side of the building.
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. Please refer to document L and the accompanying letters.
 - b. The current underground electric line that serves the building will remain. If the current service is deemed insufficient by the MEP or Central Maine Power (CMP), then it will be upgraded per CMP standards.
 - c. The existing sewer infrastructure will remain and service the renovation. The new stormwater and water infrastructure will meet the provisions of the Technical Manual.
 - d. The project will maintain the existing sewer system which is connected to the public sewer system within Spring Street.
 - e. The sanitary sewer collection system meets all applicable sections of the Technical Manual. The stormwater management system is also designed to meet the standards of Chapter 500.
 - f. Not applicable.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact:
 - a. Not applicable.
 - b. Not applicable.
 - c. Not applicable.
2. Shadows:
 - a. Not applicable.

3. Snow and Ice Loading:

- a. The existing and proposed building features a gabled roof. The proposed renovations will mimic the existing snow and ice loading which does not distribute snow and ice onto adjacent properties.

4. View Corridors:

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

5. Historic Resources:

- a. The development is located in the “West End” section of the Historic District.
- b. The development is not located adjacent to designated landmarks, or historic landscape district; it is in 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.
- (ii) Not applicable.

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. Any mechanical equipment shall be accordance with the applicable zoning requirements.

8. Signage and Wayfinding:

- a. No street signage is proposed for this development.

- (i) Not applicable.
- (ii) Not applicable.



(iii) Not applicable.

9. Zoning Related Design Standards:

a. The project will be designed to meet the design standards within the R-6 Zone.