



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

November 2, 2012

Jonathan Culley
Redfern LWS, LLC
PO Box 8816
Portland, ME 04104

Ryan Senatore
Ryan Senatore Architecture
80 Middle Street
Portland, ME 04101

RE: Staff Review Comments for Level III Preliminary Site Plan – Planning Board Review

Project Name: West End Place
Address: 40-44 Pine Street (183-189 Brackett Street)
Applicant: Redfern LWS, LLC
Planner: Shukria Wiar

Project ID: #2012-612
CBL: 45-E-39, 40,41,42,50

Dear Mr. Culley:

Thank you for submitting a Level III application for site plan and subdivision at 40-44 Pine Street, corner of Pine and Brackett Streets. This proposal is being reviewed as a preliminary major development plan requiring Planning Board review and subject to the following applicable Land Use Code provisions:

- Subdivision Ordinance, Article IV
- Site Plan Ordinance, Article V
- Neighborhood Meeting Regulations, Section 14-32
- Historic Preservation Review

The following is the staff review comments on the preliminary plan for Planning Board review:

1. Zoning (Marge Schmuckal, Zoning Administrator)

This project is for a new building consisting of two retail spaces along with parking on the first floor with 39 residential dwelling units above. The full property is located primarily within a B-1 zone with approximately 27 foot of R-6 zone located in the rear of the property abutting Brackett Street. Section 14-51 can be employed so that essentially the entire lot is located within the B-1 zone. There is also a Historic Overlay zone.

The B-1 zone allows the retail uses and multi-family uses. The setbacks work if Pine Street is declared the “front” of the property. The initial information indicates that the maximum building height can be met. However, I would like more detail showing the average grades around the building and how that relates to the height. The maximum impervious surface ratio is being met.

The applicant has asked for a “waiver” of 5 parking spaces from the Planning Board. It is the Board of Appeals that must grant a variance for the parking spaces, not the Planning Board. However, I question whether this is considered to be an “affordable housing” project that would allow for reduction in parking.

All HVAC units shall meet the maximum noise allowance as stated in the B-1 zone. At the time of HVAC permitting this office will require unit information on dBA emissions.

Separate permits are required for any new signage.

2. Transportation Standards

- a. I concur with the trip generation estimate and that there are no High Crash Locations in the study area. The applicant will be providing an evaluation of the Brackett Street/Pine Street intersection and I will provide comments upon receipt of the analysis.
- b. The applicant has indicated a TDM Plan is being prepared and I will review the plan when it is submitted.
- c. The proposed driveway will have a minimum width of 18 feet and therefore does not meet City standards. I support a waiver from the technical standards given low traffic volumes. I will continue to review the design of the garage door system and sight distance issues between vehicles exiting the garage and pedestrians on the sidewalk.
- d. A portion of the sidewalk appears to be in the right-of-way at the corner of Brackett Street and Pine Street. A pedestrian easement should be provided.
- e. The sidewalk ramp illustrated on the plan at the corner of Brackett Street and Pine Street has an apex alignment. The City standard is to provide perpendicular alignment. The applicant should provide justification for the apex configuration.
- f. The pavement markings delineating the no-parking areas at the driveway shall be removed.
- g. The parking lot layout does not meet City design standards for aisle width and the number of compact parking spaces. The applicant has provided vehicle turning templates that illustrates maneuvers into and out of parking spaces is possible. Given that the traffic volumes will be low and the applicant has provided evidence of a functioning garage, I support a waiver from the City's technical standards.
- h. The applicant is proposing both 15-minute on-street parking spaces and U-Share parking. I need to continue to review this and what type of parking regulation to implement.
- i. The applicant shall document who currently parks on the existing site so that the City can assess whether there are any prior site plan approvals that were based on use of the site.

3. Environmental Quality Standards

a. Landscaping

The City Arborist review is pending and comments will be forwarded at a later date.

b. Water Quality, Storm Water Management and Erosion Control

David Senus, Consultant Engineer with Woodard and Curran:

1. The application is preliminary. As such, additional documents will need to be submitted 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. Per Section 13 of the City's Technical Manual, the Applicant is required to submit a Boundary Survey that has been stamped by a Maine Licensed Professional Surveyor; the Boundary Survey submitted by the applicant has not been stamped.
3. Final plans will need to be stamped by a professional engineer (Section 14-527, sub-section (e) of the City of Portland Land Use Ordinance).
4. In accordance with Section 2.1.1 of the City of Portland Technical Manual: *The introduction of non-contaminated water such as rain water...surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer.* The Applicant has proposed a new closed drainage system of catch basins and pipes connected to the City's combined sewer system through a new catch basin and drain manhole in Brackett Street. Although the site will result in a net reduction in impervious area, direct connections of stormwater to a sewer system can result in an increase in the rate of stormwater inflow into the system. The Applicant should confirm that this is an acceptable method of stormwater management with the City Engineer.
5. In accordance with Section 2.7.8 of the City of Portland Technical Manual: *No storm drain lines, with the exception of field inlets and underdrains, shall be connected into a catch basin structure.* The Applicant has

proposed a roof drain connection at the corner of Pine and Brackett Streets to an existing City of Portland catch basin and a storm drain connection to a new catch basin in Brackett Street. The Applicant should propose an alternate concept for these connections that is acceptable to the City Engineer.

6. 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 Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:
 - i. Basic Standards: Notes and details have been provided 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. The proposed locations and/or methods of erosion control measures should also be indicated on the site plans.
 - ii. General Standards: It appears that the project will result in net decrease in impervious areas. As such, the project is not required to include any specific stormwater management features for stormwater quality control.
 - iii. Flooding Standards: It appears that the project will result in net decrease in impervious area. However, the direct connection of stormwater to the combined sewer system can result in an increase in the rate of inflow entering the system. As such, the Applicant should consider detaining stormwater onsite or propose a means of discharging stormwater from the site through a design that is acceptable to the City Engineer.
7. The following details should be provided in accordance with the City of Portland Technical Manual for work within the City Right-of-Way:
 - i. Catch Basins should be per Figure II-2.
 - ii. The Detectable Warning Tile should be per Figure I-7A for brick sidewalks.
 - iii. Sewer Manholes should be per Figure II-1.
 - iv.

David Margolis-Pineo, Deputy City Engineer, Department of Public Services

1. Please consider installing bike parking racks for four additional bikes in the sidewalk area. The proposed internal bike parking configuration does not allow for convenient access for parking of bikes. Consider different location or configuration.
 2. Please be aware that if a restaurant is proposed, a properly size external grease trap will be required. See Technical Manual Figure II-19 for design and sizing.
 3. A backflow preventer is required on the sewer lateral.
 4. To avoid the installation of a sanitary manhole, please consider using a 6" sewer lateral to service the complex. If it is desired to install an 8" lateral, a manhole will be required, but not a "doghouse" style manhole. The contractor shall cut a section of the 15" VC pipe out and drop a manhole on line using 15" PVC pipe straight through the manhole with a Fernco style connector on each side of the manhole adapting from 15"VC to 15" PVC. The top half of the 15" pipe within the manhole shall be cut out with the bottom half remaining as the channel and form to construct shelf area.
 5. Curb ramp should reflect historic detail for detectable warning panel. Current detail is incorrect.
 6. Consider motorcycle parking in proposed area to be stripped beside drive entrance.
 7. Drive apron detail (there is no esplanade) is not totally desirable. It is preferred to have the sidewalk slope perpendicular to the drive vs. being angled towards the street.
 8. A Wastewater Capacity Application needs to be submitted.
 9. The applicant is requesting to reconfigure the street parking. City Council action may be required.
 10. As indicated by the applicant, stormwater currently sheet flows from the site. It is requested to maintain that practice after the site is developed since direct connections to the sewer system for stormwater are not permitted. Please see comment by David Senus.
 11. Plans are required to be stamped.
 12. Please add note that all work within the road right of way will meet City of Portland Technical Manual standards.
 13. Show the State Plane Coordinates for the four (4) property corners to be set, and for the three foot offset monument held at the easterly corner of Pine Street and Brackett Street.
 14. Title. Minor detail. The property is on the "Northeasterly Sideline of Brackett Street" and not the "Northwesterly Sideline" as noted.
4. Public Infrastructure and Community Safety Standards
 - a. Public Safety and Fire Prevention

Captain Chris Pirone of the Fire Department review is pending and comments will be forwarded at a later date.

b. Availability and Adequate Capacity of Public Utilities

Submit letters from utilities confirming capacity to serve the proposed development.

5. Site Design Standards

a. Snow and Ice Loading

Explain how will snow and ice removal on site be handled? Show the snow area on the site plan.

b. Exterior Lighting

Submit lighting/ Photometric Plan for review. Also submit catalogue cuts for all proposed lighting fixtures.

c. Noise and Vibration

The B-1 zoning has noise standards that need to be met. Please submit catalogue cuts and noise emissions for the all proposed mechanical units.

d. Signage and Wayfinding

Signage and Wayfinding plan needs to be submitted for all proposed traffic signs.

e. Trash Removal

Explain how will trash removal be handled at the site. Will it be private or public?

f. Zoning Related Design Standards

g. Documentation Requested

Staff will need the following to be submitted for review: Financial and Technical Capacity letter, Right. Title and Interest (deeds for the properties), Purchase and Sale Agreement, and draft language for the Building Overhangs (Associate Corporate Counsel will need to review and approve the language).

The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit one (1) complete paper set of revised final plans and upload the digital plans and documents to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made.

If you have any questions, feel free to contact me at 756-8083 or by email at shukriaw@portlandmaine.gov

Sincerely,



Shukria Wiar
Planner

Electronic Distribution:

Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
Katherine Earley, City Engineer, Public Services

David Margolis-Pineo, Deputy City Engineer
Captain Chris Pirone, Fire Department
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard & Curran