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<b>TO:</b>	Jean Fraser, Planner	<b>DATE:</b>	1/25/2018
<b>FROM:</b>	Michael Guethle, PE; Ryan Wingard, PE	<b>PROJECT NO.:</b>	13982A
<b>SUBJECT:</b>	Bramhall St. - 22; MMC East Tower and Visiting Parking (PEZ.2017.289)		

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Wright-Pierce has reviewed the Level III Site Plan Application information provided for the East Tower and Visiting Parking redevelopment proposed at 22 Bramhall Street. The project will include adding three levels of parking to the existing parking garage, relocating the heliport to the East Tower, and adding 2 floors to the East Tower. The work will add 0 square feet of new impervious surfaces, will add 0 square feet of new building surfaces, will add 225 parking spaces, and will add 137,961 square feet of building floor area.

**Documents Reviewed by Wright-Pierce:**

- Level III Site Plan application, dated (most recent) January 8, 2018.
- Engineering Permitting Plans, dated (most recent) January 8, 2018.

**Comments:**

- 1) Level III Site Plan applications with the City of Portland must submit a stormwater plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules. This includes conformance with the Basic, General, and Flooding Standards (Ref: Technical Manual, Section 5. II. Applicability in Portland. C. a.; and Ref: City of Portland Code of Ordinances Sec. 14-526. Site Plan Standards, (b). 3. b.)
  - a. Basic Standard: Project Plans and Application should be provided to address erosion and sedimentation requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with MaineDEP Chapter 500, Appendix A, B, and C. The applicant has provided information that the project will have no disturbance. The applicant shall provide information confirming proposed construction practices for concrete installation, including location of concrete washout, and protection for down-gradient storm drain inlets. Construction

Management Plan submitted includes mention of sweeping sidewalks to remove trash and debris; storm drain inlets shall be protected in sidewalk locations adjacent to the project. The applicant shall provide information relative to the control of construction equipment mud tracking.

- b. General Standard: no additional impervious surfaces are being added to the facility. Applicant shall submit statement and reasoning for the facility not being subject to the General Standard, or report on how the project meets the terms and conditions of the General Standard.
  - c. Flooding Standard: No additional impervious surfaces are being added to the facility. Applicant shall submit statement and reasoning for the facility not being subject to the Flooding Standard, or report on how the project meets the terms and conditions of the Flooding Standard.
- 2) Connection to Existing System:
- a. The existing facility currently discharges to a combined sewer system. The applicant shall provide the following:
    - i. For floor drains not exposed to roof runoff, an oil-water separator connected to the sanitary sewer. Locations of oil-water separator shall be confirmed on the engineering permitting plans, and detailed.
    - ii. For floor drains exposed to roof runoff, a proposed connection to the separated storm sewer system on A Street shall be evaluated.
    - iii. The applicant shall address the potential to separate existing combined sanitary and stormwater flows in the East Tower to help reduce the impact of storm drainage on the existing combined sewer system.
    - iv. It is understood that the sewers adjacent to the facility are near capacity to serve new development. Applicant shall demonstrate opportunity to offset proposed new sewer flows.
    - v. Proposed and existing connections to the sewer and stormwater system shall be indicated on the proposed engineering permitting plans.
    - vi. Details of connections, pipes, structures shall be provided.

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- 3) Confirmation of adherence to the Technical Manual and Site Plan Standards regarding storm drain and sewer shall be provided.

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<b>TO:</b>	Jean Fraser, Planner	<b>DATE:</b>	2/7/2018
<b>FROM:</b>	Michael Guethle, PE; Ryan Wingard, PE	<b>PROJECT NO.:</b>	13982A
<b>SUBJECT:</b>	Bramhall St. - 22; MMC East Tower and Visiting Parking (PEZ.2017.289)		

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Wright-Pierce has reviewed the Level III Site Plan Application information provided for the East Tower and Visiting Parking redevelopment proposed at 22 Bramhall Street, including the updated plans and response to comments received. The project will include adding three levels of parking to the existing parking garage, relocating the heliport to the East Tower, and adding 2 floors to the East Tower. The work will add 0 square feet of new impervious surfaces, will add 0 square feet of new building surfaces, will add 225 parking spaces, and will add 137,961 square feet of building floor area.

**Documents Reviewed by Wright-Pierce:**

- Level III Site Plan application, dated (most recent) February 5, 2018.
- Engineering Permitting Plans, dated (most recent) February 5, 2018.
- Construction Management Plan, dated (most recent) February 1, 2018

**Comments:**

- 1) Level III Site Plan applications with the City of Portland must submit a stormwater plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules. This includes conformance with the Basic, General, and Flooding Standards (Ref: Technical Manual, Section 5. II. Applicability in Portland. C. a.; and Ref: City of Portland Code of Ordinances Sec. 14-526. Site Plan Standards, (b). 3. b.)
  - a. Basic Standard: The applicant has confirmed that no additional impervious surfaces are being added to the facility, the proposed work is not causing a change of use, and no site disturbance is proposed. As such, the project is not subject to the requirements of the Basic Standard. Information provided in the updated

Construction Management Plan indicates that downstream catch basin inlets will be protected.

- b. General Standard: The applicant has provided information that no additional impervious surfaces are being added to the facility and that the proposed work is not causing a change of use. As such, the project is not subject to the requirements of the General Standard.
  - c. Flooding Standard: The applicant has provided information that no additional impervious surfaces or changes of use are occurring as part of the proposed development. As such, the project is not subject to the requirements of the Flooding Standard.
- 2) East Tower Expansion Connections:
- a. The applicant has provided information confirming that the East Tower storm runoff currently discharges to a separated storm sewer system, and that the proposed construction will also discharge to the separated storm sewer system. The roof connections are internal to the facility and no additional information regarding the East Tower Expansion is requested at this time.
  - b. It is understood that the sewers adjacent to the facility are near capacity to serve new development. The applicant has indicated that increases to dry-weather sanitary flows are minimal, and has submitted a Wastewater Capacity Application for review by the Department of Public Works.
- 3) Visitor Garage Expansion
- a. The existing facility currently discharges to a combined sewer system within Congress Avenue. The applicant has provided a Stormwater Management Report from 2004, indicating stormwater rates to the separate storm sewer in the A-Street corridor.
    - i. The information provided indicates that the separate storm drain within the A-street corridor is at or near capacity during the modeled 10-year, 24-hour rain event, but that capacity may be available for lower interval rain events.

- ii. Plan 2D Boundary Survey indicates a connection or stub connection leading from the catch basin on the south side of the Visitor Garage that may allow for connection from the Visitor Garage roof drain into the separate storm drain system. The applicant shall provide the following:
    1. An updated boundary survey in the vicinity of “Plan 2D Boundary Survey” with utility elevations, pipe sizes, and pipe materials in accordance with the City’s Chapter 14 and Technical Manual requirements for a Boundary Survey. Anecdotal information regarding the difficulty for construction in this corridor was discussed in the February 1 meeting. However, a sewer pipe crossing currently exists in this corridor, as does a storm drain or storm drain stub. City staff need additional information regarding existing utilities to confirm if a connection to the separate storm drain will be feasible or not.
    2. If a connection from the Visitor Garage roof to the separate storm drain that conveys flows to the A Street corridor is feasible, then the applicant shall provide:
      - a. A connection that allows for a 1” rain event to be conveyed to the separate storm drain on A Street, consistent with the City’s Long-Term CSO Control Plan.
      - b. An overflow connection that conveys larger interval storm events towards the combined sewer on Congress Avenue.
  - iii. For floor drains not exposed to roof runoff, flows shall be conveyed to an oil-water separator connected to the combined sewer. Locations of oil-water separator shall be confirmed on the engineering permitting plans, and detailed.
- 4) If new connections to the municipal system are constructed, then confirmation of adherence to the Technical Manual and Site Plan Standards regarding storm drain, sewer, and connections to the existing system shall be provided.

5) General Comments:

- a. Ability to Serve letters from affected utilities are required as part of the Level III Application process. Ability to Serve Letter from Central Maine Power has been provided.
- b. The plans should note a location for snow storage or provide a written snow storage plan. The proposed conditions are very similar to the existing conditions. If all snow is removed from the site in the existing conditions, then a statement from the applicant indicating method of removal and that snow removal protocol will not be changed will suffice for this item. If snow is stored on site, snow storage locations shall be indicated.