
TO:	Helen Donaldson, Senior Planner	DATE:	9/5/2018
FROM:	Michael Guethle, PE; Ryan Wingard, PE	PROJECT NO.:	13982B
SUBJECT:	St. John St. - 222; MMC Parking Garage (PL-000207-2018)		

Wright-Pierce has reviewed the Level III Site Plan Application information provided for the Employee Parking Garage redevelopment proposed at 222 St. John Street, including the responses to initial and secondary review comments. The project will include redeveloping an existing parking lot into a nine-level parking garage with approximately 2,400 parking spaces; redeveloping another existing parking surface to provide a pedestrian access and vehicle access to levels 1-8 of the building; and redeveloping a third parking surface to provide 52 additional spaces of surface parking. Off-site improvements to St. John Street and D Street are also included in the proposed work. The work will reduce the total impervious surface area on the property.

Documents Reviewed by Wright-Pierce:

- Level III Site Plan application, dated (most recent) August 24, 2018.
- Engineering Permitting Plans, dated (most recent) August 24 2018.
- Construction Management Plan, dated (most recent) August 24, 2018.
- Response to Public Comments, dated July 24, 2018
- Response to Public Comments 2, dated August 24, 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. General Standard: The applicant has provided information regarding the size and scope of the project and has indicated the project is subject to the Redevelopment

Standard within the City of Portland. This standard is more stringent than the Chapter 500 requirements for redevelopment. The following items have been reviewed:

- i. The MaineDEP approval letter dated January 21, 2015 for the Jellyfish Filter requires manufacturer approval for each design, as noted in item 7 of this letter (page 14 of Section 12, original submission). The applicant has noted this letter has been requested and will be forwarded upon receipt.

2) Capacity to Serve:

- a. The applicant has sent Capacity to Serve Letters to Utilities. The applicant has indicated they will be provided to the City as these letters are received. A wastewater capacity review form has been provided by the Department of Public Works indicating down-slope sewers have the capacity to serve the proposed project. An email confirming Capacity to Serve from Central Maine Power has been provided by the applicant. Outstanding capacity to serve letters may become a Condition of Approval for Site Plan Approval.

3) Site Grading

- a. Grading review identified that Pipe 14 between CB15-CB16 has a negative slope. On C-103, the Pipe Table reflects this change to a positive slope, but the Structure Table indicates a negative slope between basins. Please revise.
- b. The applicant has provided a note indicating that crosswalks will not exceed a 2% cross-slope. No further action necessary.

4) Elevator Pit Connection

- a. Drainage for an elevator pit connection is provided. It is recommended this connection enter an oil/water separator prior to entering the storm drain system.