
7. CONFORMANCE WITH SITE PLAN STANDARDS

Section 14-524 of the City of Portland's Land Use Code outlines the site plan standards that must be met by Level I Site Alteration projects. These standards are defined in Section 14-526 of the Code. Level I Site Alteration plans shall only be subject to the following site plan standards, as applicable:

7.1 TRANSPORTATION STANDARDS

In general, there are no proposed changes to off-site transportation systems. Construction access to the site will be managed to minimize impact to local streets and parking.

7.1.1 Impact on Surrounding Street Systems

No alterations to off-site circulation are proposed as part of this project.

7.1.2 Access and Circulation

No changes are proposed to existing site access and circulation.

7.1.3 Parking

No changes are proposed to existing parking. The proposed work will not result in any changes of use that would warrant a change in the quantity of parking.

7.2 ENVIRONMENTAL QUALITY STANDARDS

7.2.1 Preservation of Significant Natural Features

Significant natural features shall be preserved and protected. Adequate erosion and sedimentation control shall be utilized to prevent sediment from polluting the Fore River during construction. The square footage of fill in the Fore River has been minimized to reduce impact.

7.2.2 Landscaping and Landscape Preservation

No existing landscaping will be impacted, and no new landscaping is proposed as part of this project.

7.2.3 Water Quality, Stormwater Management, and Erosion Control

The proposed project will not alter existing stormwater drainage patterns as existing topography will remain largely unchanged. Approximately 270 square feet of additional fill will be added to the end of the existing landing. This small increase in impervious surface will have minimal impact on stormwater quality or quantity.

Groundwater contamination is not anticipated to occur as a result of this project.

Adequate erosion and sedimentation control will be utilized, as outlined in the plan included in Appendix E.

7.3 PUBLIC INFRASTRUCTURE AND COMMUNITY SAFETY STANDARDS

7.3.1 Consistency with City Master Plans

The Ricker's Wharf facility is a part of the City of Portland's working waterfront, a feature that is an important part of the City's Comprehensive plan. The proposed work will not change the existing use of the facility, and will enhance Cianbro's ability to perform marine repair work. The proposed project will not result in any impacts to other waterfront properties.

7.4 SITE DESIGN STANDARDS

7.4.1 Historic Resources

The proposed project will be in an area that has been filled within the past fifty years, and it is not anticipated that there are any archaeological features within the project area. The project is being submitted to the Maine Historic Preservation Commission for review, and correspondence will be forwarded upon receipt.

7.4.2 Exterior Lighting

No exterior lighting is proposed as part of this project.

7.4.3 Signage and Wayfinding

No signage is proposed as part of this project.

7.4.4 Zoning Related Design Standards

Narrative regarding how the proposed project will comply with zoning related design standards has been provided in Section 6 of this Report.