

# NARRATIVE

## Project Narrative

The following narrative presents the information required for the Preliminary Level III Site plan application.

### Project Description:

The site is located adjacent to the northeast corner of the intersection of Marginal Way and Forest Avenue in Portland. The existing site is currently occupied by Northern Pride Car Wash and Detailing Center. The Car Wash is located approximately 250' from the above referenced intersection. There are currently two curb cuts for the car wash site. The existing easterly driveway for the car wash is located at the beginning of a two way left turn lane within Marginal Way.

Bangor Savings Bank intends to demolish the existing building and construct a 2,100 sf footprint branch with 2 drive-thru lanes. The structure would also include two additional stories of approximately 2,800 sf each for use as office space. One curb cut is proposed adjacent to the easterly property line. Based on the City of Portland zoning map, the property is zoned B-7, Mixed Development District Zone. On April 14, 2015 the Planning Board voted to send a text change application from the Applicant to the City Council for review. The change would allow a bank drive thru in a building less than 20,000 as a conditional use. A conditional use permit application has been filed with this preliminary site plan application in anticipation of the text change approval.

### Right, Title and Interest:

Bangor Savings Bank intends to lease the parcel from the current owner. Attachment I contains a notice of intent to lease for the subject parcel.

### State and Federal Permits:

No state or federal permits are required for this project. The project disturbs less than one acre and results in an impervious area of less than one acre.

### Zoning Assessment:

The project is located in the B-7 zone. A bank and office space is a permitted use within the zone. The project proposes a double drive through for the bank. The zoning ordinance lists a bank drive through as a conditional use for banks greater than 20,000 sf of floor area. Since the proposed project has a floor area less than 20,000 sf, an application for a text change to the zoning was submitted to the City. On April 14, 2015 the Planning Board voted to send a text change application from the Applicant to the City Council for review. The change would allow a bank drive thru in a building less than 20,000 sf as a conditional use. A conditional use permit application has been filed with this preliminary site plan application in anticipation of the text change approval.

### Easements or Other Burdens:

There are no existing or proposed easements on-site.

### Proposed Waivers:

The following waivers are requested:

- The applicant requests a waiver from the dimensional requirements for bicycle parking. The City technical standards show a minimum distance for a bike rack from a building to be 24". Due to limited site area, the applicant is proposing to place the bike racks 12" from the building. The 12" dimension will allow for bicycle parking on one side of the bike racks rather than the two sides available with a 24" spacing. The required number of bicycle spaces for this project is 3. The applicant meets the requirement of three spaces by providing three racks with a single bike per rack.
- Due to limited site area the applicant requests a waiver pursuant to 14-526.b.2.b.ii.e *Where site constraints prevent implementation of all or a portion of required parking lot landscaping, as*

*determined by the Reviewing Authority, the requirements may be all or partially waived and the applicant shall contribute an amount proportionate to the cost of required parking lot trees to the City of Portland Tree Fund.*

**Evidence of Financial and Technical Capacity:**

Bangor Savings Bank has constructed numerous banks throughout Maine and has hired Professional Engineers and Architects to prepare construction plans for this project, therefore the Applicant possesses sufficient technical capacity. Attachment 2 contains evidence of the financial capacity for this project.

**Construction Management Plan:**

A construction management plan will be prepared by the General Contractor prior to demolition work at the site as noted on the demolition plan and site plan contained within the plan set. The management plan will address the anticipated start and end date of the project, discuss the construction sequence, and provide a pedestrian circulation plan. The management plan will be submitted to the City Planning Division prior to demolition work.

**Traffic:**

Attachment 3 contains the Traffic Report for this project.

**Significant Natural Features:**

The project site is currently developed with a car wash and associated parking and drive aisles. The parcel size is 17,862 sf with an existing non-vegetated area of 15,769 sf. The remainder of the site is landscaped or grass. No significant natural features are present on-site. There are no wetlands on-site.

**Stormwater:**

Section 14-526.b.3.b of the Land Use Ordinance states that all development other than Level I residential shall comply with Section 5 of the Technical Manual including Basic, General, and Flooding standards as applicable to prevent and control the release of pollutants to waterbodies, watercourses, wetlands and groundwater, and reduce adverse impacts associated with increases or changes in flow, soil erosion and sedimentation.

Section 5.II.c of the Technical Manual states that Level II and III site plans shall be required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including Basic, General and Flooding standards.

The **Basic Standard** is met by the Erosion and Sedimentation Control Report submitted with this application.

**General Standards:** The project site is not tributary to an Urban Impaired Stream. Section 5.III.4.B.1 States when general Standards must be met for areas not tributary to Urban Impaired Streams: A project disturbing one acre or more and resulting in any of the following must meet the general standards:

5.III.4.B.1.b - Other stream, coastal and freshwater wetland watersheds. One acre or more of impervious area, or 5 acres or more of developed area, in any other stream, coastal, or wetland watershed.

Section 5.III.4.B.3.e contains requirements for redevelopment; Stormwater Management Law project including

redevelopment. For a project requiring a Stormwater Management Law permit that includes redevelopment of impervious area that was in existence as of November 16, 2005 (the effective date of Chapter 500 revisions), the redevelopment of that impervious area is not required to meet General standards provided the department determines that the new use of the existing impervious area is not likely to increase stormwater impacts resulting from the proposed project's stormwater runoff beyond the level of impact already caused by the runoff from the existing impervious area. The requirements of Appendix D must still be met, if applicable.

The proposed project will disturb a maximum of 17,862 sf (0.41 acres) and is a redevelopment of an existing developed site. The proposed bank and associated parking will not increase the stormwater impacts beyond the level of the existing car wash. As discussed with Dave Margolis-Pineo of the City of Portland, the Applicant proposes to maintain the current runoff characteristics by having a portion of the site draining forward to the Marginal Way stormdrain system and the remainder of the site draining to the rear where it will sheet flow through vegetation before crossing the rear property line.

Since the proposed impervious and developed area are less than the Chapter 500 thresholds and the project is a redevelopment which will not increase stormwater impacts, the General Standards have been met.

Since the disturbed area is less than one acre, neither a Construction General Permit nor MDEP Stormwater Permit are required.

**Flooding Standard:** Section 5.III.4.E states: If required, the flooding standard applies in addition to the basic standards, general standards, phosphorus standards and urban impaired stream standards.

When the flooding standard must be met. If a project results in three acres or more of impervious area or 20 acres or more of developed area, requires review pursuant to the Site Law, or is a Site Law modification of any size, the flooding standard must be met.

The project proposes 0.37 acres of impervious area and 0.41 acres of developed area. The proposed project will result in an insignificant increase in impervious area on-site (0.005 acres). The current impervious area is approximately 15,769 square feet. The proposed project will result in approximately 15,976 sf (0.37 acres) of impervious area. The project results in an insignificant increase in impervious area, therefore there is no increase in the runoff from the site as a result of development.

Since the proposed impervious and developed area are less than the Chapter 500 thresholds and there is no increase in runoff, the Flooding Standard is met.

**Conclusion:** The proposed project results in a redevelopment of an existing car wash site and will not increase the stormwater impacts from the site. The disturbed area of 0.41 acres and the proposed impervious area of 0.37 acres are well below the Chapter 500 standards included in Chapter 5 of the Portland Technical Standards. As discussed with Dave Margolis-Pineo the runoff from the site will enter the Marginal Way stormdrain or sheet flow to the rear of the site. The proposed project will not have an adverse impact due to the stormwater runoff from the site.

#### **Master Plan:**

The proposal aligns with the relevant goals and objectives of the City's Master Plan for Marginal Way. The building is located adjacent to the Right-of-Way with parking located to the rear of the site. As shown on the Master Plan for the area, the sidewalk is proposed adjacent to the building with an esplanade adjacent to Marginal Way. One access drive to the site is proposed as shown on the Master Plan, and the building is three stories tall.

#### Utility Capacity:

Attachment 5 contains letters sent to the Portland Water District and Portland Public Services requesting confirmation of their ability to serve the project. Responses will be forwarded to the City upon receipt.

#### Solid Waste Management:

An enclosed dumpster pad is shown on the proposed plans. The project is anticipated to produce the following quantities of solid waste.

- Demolition – Approximately 27 c.y.
- Construction Waste – Approximately 49 c.y.
- Commercial Solid Waste, Non-Recyclable – 18 c.y. per month

Commercial Solid Waste, Recyclable – 15 c.y. per month

Attachment 5 contains a letter sent to Pine Tree Waste requesting their ability to serve the project. The response from Pine Tree Waste will be forwarded to the City upon receipt.

#### NFPA:

A code summary is included in Attachment 6. An existing fire hydrant is located approximately 180 feet from the Marginal Way Right-Of-Way.

#### Design Standards:

The development is in conformance with the design standards of Section 14-526 of the City Land Use Code as noted below. Waiver requests from the standards are also noted below.

14-526 a Transportation Standards – See Traffic Report contained in Attachment 3. The required offstreet parking is shown on the plans. Three bicycle parking spaces are shown on the plan. A waiver from the dimensional requirements of the bicycle parking spaces is requested. Due to limited site area snow will not be stored on-site and will be removed by the snow removal contractor as noted on the site plan.

14-526 b Environmental Quality Standards – The site is currently developed and there are no significant natural features on-site. The dumpster is screened from view by the proposed enclosure, and mechanical systems will be roof mounted and screened from view. Due to limited site area, a waiver from the parking lot landscaping requirements is requested as noted in the waiver request noted previously. Stormwater management is discussed above.

14-526 c Public Infrastructure and Community Safety Standards – The orientation of the building, parking, and access drive is in conformance with the City Master Plan. The site is within 180 feet of an existing fire hydrant. The proposed electric service is underground and the applicant has contacted the Portland Water District and the Department of Public services to obtain ability to serve letters for water service and wastewater service. The proposed utility connections are shown on the Site and Utility plan of the plan set.

14-526 d Site Design Standards – The proposed building location and height is in conformance with the Marginal Way master plan. Attachment 7 contains the proposed building elevations. All site lighting will be full cut off and will not impact adjoining properties. A lighting plan and catalog cuts of the proposed lighting will be provided in the final submission. HVAC units shall comply with applicable state and federal emission requirements. Signage will comply with City of Portland regulations. The signage information will be submitted at a later date.

**HVAC Verification:**

The actual HVAC units are to be determined. All units used on the project will comply with all applicable state and federal emissions standards.

**Boundary Survey**

A boundary survey is included within the plan set.

**Plan Set**

A plan set containing the required information is included with this application.