

ATTACHMENT 5

ZONING COMPLIANCE AND APPLICABLE DESIGN STANDARDS

Zoning Compliance and Applicable Design Standards

The project consists of the historic renovation of Alumni Hall, and the reconstruction of the existing connector building, shown as the Annex. Alumni Hall is a 1834 painted brick building with wood trim and wood cupola that will be restored to the 1890 period, which will include returning the building to a lighter color.

The existing Annex is a one story structure with a crawl space that is not structurally stable. The replacement building will be similar in massing and materials. However, instead of a crawl space under the Annex, a habitable space will be created.

The project is located at the westerly end of the green on the campus, southerly of College Street. The restored Alumni Hall and Annex will become a central hub and celebratory home for the Portland campus and its students, with a number of small, mid-level and spacious rooms to host academic events, lectures and receptions, inter-professional education activities, and alumni gatherings. The lower level will be reserved for student study and lounge areas. On the second level a suite of offices will be constructed to support some of UNE's executive staff.

Site work associated with the project will include construction of a ramp in the existing green area within the courtyard to provide an accessible route to the building entrances, as noted on the site plan. The ramp will replace an existing stairway. The courtyard will be regraded to accommodate the new ramp grades. The southerly entrance will be reconstructed as shown on the site plan.

Section 14-526 of the Land Use Ordinance outlines the standards for Site Plan Approval. The following discussion outlines how this project will comply with the site plan standards.

14-526. (a) Transportation

1. *Impact on Surrounding Street Systems:* There will be no discernible increase in peak hour trip generation associated with the renovations. Vehicular and pedestrian traffic patterns will remain unchanged.
2. *Access and Circulation:* There are no known safety concerns with the existing site access. Site access will remain essentially unchanged. The existing sidewalk easterly of the courtyard, located on UNE's property, will be reconstructed to accommodate the new ramp grades.
4. *Parking:* UNE has previously demonstrated that the existing parking on campus is adequate. There will be no reduction in parking associated with the project.

14-526. (b) Environmental Quality Standards

1. *Preservation of Significant Natural Features:* There are no significant natural features, as defined in the ordinance, located within the project area.

2. *Landscaping and Landscape Preservation:* The courtyard will be landscaped in general conformance with the conceptual landscape plan provided.
3. *Water Quality, Stormwater Management, and Erosion Control:* The increase in impervious area associated with the project, 670 sf., is minimal. There will be no increase in the rate of stormwater runoff from the site. The increased impervious area consists of roof and walk areas. The runoff from these areas is generally tributary to an existing dry well system. There will be no change to the general characteristics of the stormwater runoff quantity or quality due to the development as proposed.

14-526. (c) Public Infrastructure and Community Safety Standards

1. *Consistency with City Master Plans:* We are unaware of any city master plans which would impact the nature of the development as proposed.

14-526. (d) Site Design Standards

5. *Historic Resources:* This project is located within the City of Portland's Westbrook College Historic District. The building and site designs were reviewed by the city Historic Preservation Committee, and approval was granted on March 18, 2015.
6. *Exterior Lighting:* The exterior lighting for the facility will consist of residential scale fixtures located at the doorways, lighting mounted within the brick wall along the courtyard, and the existing bollard lights in the courtyard area, which will be maintained. The proposed lighting was reviewed and approved by the Historic Preservation Committee.
8. *Signage and Wayfinding:* There is no new freestanding signage associated with the project.
9. *Zoning Related Design Standards:* Not Applicable.