

## **Section 19: Compliance with Site Plan and Parking Standards**

### **19.0 Consistency with City of Portland Design Manual**

Portions of the City of Portland City Code, Chapter 14, include Site Plan Standards (14-526), and Parking (Division 20). The following information discusses these items, with the understanding that most information is either not applicable to this particular development, or has been included in another specific section of this permit application.

#### **19.1 Site Plan Standards:**

Transportation standards have been addressed in Section 17 of this application addressing impacts on abutting streets, site circulation, sidewalk use, and incorporation of school busses. Snow storage has been indicated as part of the permitting plans. Information regarding any Transportation Demand Management plan is identified in Section 10 of this application.

The site is located a distance of 1,180 feet from a bus stop along the right-of-way. This is within the minimum of within 1,320 feet of a bus stop. Therefore, no new bus stops are required for the proposed development.

Proposed signage is in accordance with MUTCD standards.

Locations of significant natural features have been identified on the existing conditions plan. 4 of the 10 trees greater than 10" DBH that were identified within the property setbacks are to be removed. This meets the standard stating that 30% of existing trees 10" DBH or greater are to remain.

Parking lot landscaping has been provided for the proposed project. The City requires 2 trees per 5 spaces. A continuous strip of trees will remain along the northeastern edge of the proposed parking lot. 47 parking spaces will be provided in the large parking lot, and providing 2 trees for every 5 would require a minimum of 20 trees. Whereas trees will remain along this continuous edge, and islands are to be populated with clusters of three shrubs, the proposed project meets this standard. There are no sections of parking lot where 40 continuous spaces exist without planted islands.

A total number of parking spaces on-site has been calculated in the plan application.

Screening in the form of plantings will be completed around the proposed transformer. Screening will be provided by the ledge wall for new parking areas. Plantings have been incorporated in front of the proposed building at a rate of 6 shrubs per 45 feet of frontage. Red Maple, Karpick variety, trees have been proposed at 25' spacing along the developed portion of the Ocean Avenue. This meets the requirement of providing street trees at a maximum of 45' spacing within the developed roadway corridor, and has been designed with shrubs to provide a higher level of screening and blending the landscape in to what is present in the surrounding community. No street trees are not proposed within the site, as no new roadway construction is proposed.

No modifications to the existing solid waste layout/management are proposed.

A letter from the Historic Preservation Commission stating that the proposed development will not impact know historic or archaeological resources is attached to this section.

## **19.2 Parking Standards**

Bicycle Parking, in the form of two 2-bicycle racks, has been provided at a location adjacent to the building entrance. These improvements include for a total of 4 new bicycle parking spaces. The City standard is for 2 bicycles per 10 parking spaces for the first 100 parking spaces, and then 1 bicycle for each additional 10 parking spaces. With 13 new spaces provided, this would total 2.6 bicycle parking spaces. This standard is met for the proposed improvements.

There are 142 existing standard parking spaces, 18 existing garage spaces, and 10 existing handicap accessible parking spaces on-site. For the proposed development, Division 20, Chapter 14 of Portland City Code requires 1 new parking space is per 5 beds in institutional developments; this amounts to 4 required new parking spaces from the 20 new beds. The proposed development will create 9 new peak-hour employees, and as such 9 new parking spaces are provided for employees.

The proposed development includes 11 additional standard parking spaces and 2 handicap accessible parking spaces total to 13 additional parking spaces (not including the 1 motorcycle/scooter parking space). The new parking layout for the site is 18 garage spaces, 12 handicap accessible spaces, and 153 standard parking spaces for a total of 183. Parking lots are to be curbed.

No proposed parking spaces are sized for compact spaces, and therefore the site meets the 20% maximum compact parking space standard.



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November 6, 2017

Mr. Michael A. Guethle  
Wright-Pierce  
75 Washington Ave, Suite 202  
Portland, ME 04101

Project: MHPC# 1466-17      The Cedars Long Term Facility; 630 Ocean Ave  
Demolish Existing Building; Construct New Long Term Facility

Town:      Portland, ME

Dear Mr. Guethle,

In response to your recent request, I have reviewed the information received October 24, 2017 to initiate consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register listed or known National Register eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Hopkin of our staff, at [megan.m.hopkin@maine.gov](mailto:megan.m.hopkin@maine.gov) or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney  
State Historic Preservation Officer