

Comments Submitted 1/22/14

City of Portland

Development Review Application
Planning Division Transmittal Form

Application Number: 2013-269 Application Date: 12/16/2013
 CBL: 192 C001001 Application Type: Level I Site Alteration
 Applicant: CITY OF PORTLAND /Doug Roncarati
 Project Name: Rockland Avenue Outfall
 Address: 0 CAPISIC ST
 Project Description: Capisic Pond park, on the north side of Capisic Street, west Stevens Avenue, in the Rosemont Neighborhood.
 Zoning: *ROS*

Other Required Reviews:

- Traffic Movement
- Storm Water
- Subdivision
- Site Location
- 14-403 Streets
- # Units _____
- Flood Plain
- Shoreland
- Design Review
- Housing Replacement
- Historic Preservation
- Other:
- # Lots _____
- # Unit _____

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 12/27/2013

level 1 site plan

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-269
Date: 1/22/2014

Comments Submitted by: Marge Schmuckal/Zoning on 1/22/2014

This Rockland Avenue Outfall is part of the Capisic Pond clean-out and replanting as outlined under site plan #2013-268. The same conditions as outlined on that project are also in affect with this part of the project. All Best Management Practices shall be followed during the reconstruction of this outfall.

Marge Schmuckal
Zoning Administrator
City of Portland

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-268
Date: 1/22/2014

Comments Submitted by: Marge Schmuckal/Zoning on 1/22/2014

This project is located in an ROS zone with floodplain and shoreland overlay. Floodplain regulations [14-450.8(c)] state: "All development associated with altered or relocated portions of a watercourse shall be constructed and maintain in such a manner that no reduction occurs in the flood carrying capacity of the watercourse." This project is to specifically open up the closed in areas by overproductive cat-o-nine tails. The pond is being brought back to a healthier state with this "clean-out".

Shoreland/Stream protection also allows clearing within the pond to historically open areas [14-14-449(e)3 & 4]. 14-449(d) allows the excavation or similar activities, however that section of the Shoreland Zone goes on to list best management practices that must be met and within the time frames given in the Ordinance. The applicant shall follow these required practices during the construction work.

Zoning approves the work being proposed.

Marge Schmuckal
Zoning Administrator
City of Portland

2. PROJECT DESCRIPTION

2.1 PROJECT SITE & BACKGROUND

The Rockland Avenue Outfall is located in Capisic Pond Park, which is located on the north side of Capisic Street, west of Stevens Avenue in the Rosemont neighborhood of Portland. A location map is enclosed in Appendix A. The Rockland Avenue stormwater outfall discharges surface runoff (collected via storm drains) from approximately 160-acres of highly developed residential and commercial area into Capisic Pond, which lies in the lowest portion of the Capisic Brook watershed, and drains south to the tidal Fore River. Capisic Pond is the City of Portland's largest freshwater water body and the adjacent Park is a favorite destination for area residents and bird watchers.

The stormwater runoff from the Rockland Avenue outfall carries pollution from the upstream developed areas into Capisic Pond. Erosion of the channel below the outfall has also been identified as a problem, as undermining of the outfall pipe may compromise infrastructure, and the erosion adds to sedimentation in the Pond. The following photograph shows the existing outfall:

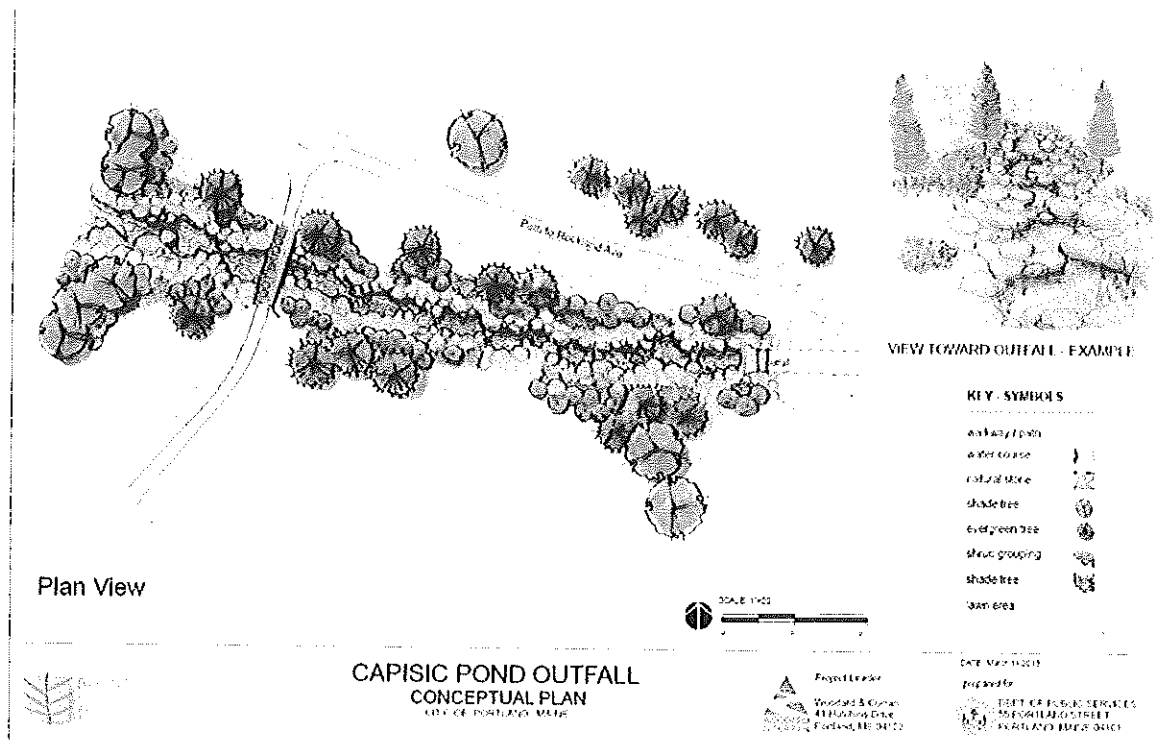
Figure 2-1: Photograph of Rockland Avenue Outfall



In recent years, visitors to the Park have expressed concerns to the City about the visible impacts associated with the outfall, most notably the trash and sediment that collects in the channel below the outfall, erosion that occurs along the banks of the channel during high flow/high velocity storm events, and the overall "look" of the outfall pipe and associated aluminum trash rack. Park visitors and concerned citizens have also expressed concerns over what impact the stormwater discharges from this outfall have on the overall water quality of the Pond and the wildlife that relies on the habitat that the park offers. In February of 2012, project stakeholders (via a public meeting) expressed a desire to identify a stormwater quality treatment retrofit solution for the outfall which would stabilize the channel and provide trash and sediment removal.

The current stormwater quality controls for the outfall consist primarily of deep sump catch basins and Casco Traps on the outlets of many of the upstream connected catch basins. Deep sump catch basins provide limited non-floatable trash and sediment reduction, and Casco Traps provide limited control for floatable trash and oils and grease. Non-structural stormwater management in this watershed primarily consists of public education and outreach programs, catch basin cleaning programs, and street sweeping. The system is fully separated, so the primary sources of pollutants are roadways, yards, and parking lots. Pollutants in stormwater can be variable and broad ranging; however, the pollutants that are visibly present at the outfall and channel include floatable and non-floatable trash and sediment. Less visible, but common, pollutants in stormwater runoff are metals, petroleum by-products, chlorides, bacterial indicators, and nutrients.

Figure 7-1 Rockland Avenue Outfall Conceptual Rendering



7.3 PUBLIC INFRASTRUCTURE AND COMMUNITY SAFETY STANDARDS

7.3.1 Consistency with City Master Plans

The City has made significant investment over the past 15 years in improving the Capisic Brook watershed through combined sewer overflow abatement and stormwater management and planning. With recent Capisic Pond Park habitat enhancements through the West Side Interceptor Sewer Separation project and planned improvements to watershed quality under the Capisic Brook Watershed Management Plan, the proposed work will ensure that the value and benefit of this work to the Capisic Pond is not diminished. The Rockland Avenue Outfall project will provide benefits to the pond and help increase the likelihood of success for the pond enhancement project, the permit application for which is being submitted concurrently and under separate cover.

7.4 SITE DESIGN STANDARDS

7.4.1 Historic Resources

The Rockland Avenue Outfall was installed in 2001. The proposed project will not impact any known archaeological resources or designated landmarks within designated historic districts or historic landscape districts.

The Maine Department of Inland Fisheries and Wildlife (MDIFW) rates Inland Waterbird and Waterfowl Habitats (IWWHs) based on five categories. For each potential habitat, points are assessed in the following categories: dominant wetland class, wetland diversity, size of the wetland, interspersion of different wetland types, and percentage of open water. All points are tallied, and a score is given to the habitat to determine its ranking as a low-, moderate-, or high-value. Capisic Pond is currently ranked as moderate value, but is trending quickly towards a low-value rating. Cattail encroachment is causing a loss of open water habitat, and is slowly leading to a degradation of the IWWH habitat and a reduction of the scenic and recreational aspects of the pond. With cattail encroachment, the pond is losing its ranking points for percent open water.

The proposed Rockland Avenue Outfall project will help to reduce the amount of pollution and sediment being discharged into Capisic Pond. This will help to ensure the success of future Capisic Pond enhancement projects that aim to increase the open water area of the pond and diversify the pond's wetland species. In addition, the project will address structural pipe issues by resetting and structurally securing displaced sections of pipe near the outfall end and will provide a means of channel stabilization to remediate the existing scour and erosion that is occurring within the drainage channel.

2.3 PROPOSED PROJECT

The Rockland Avenue Outfall work will help increase the likelihood of the success of the Capisic Pond Enhancement project by helping to manage pollutants and sediment discharged to the pond from a large drainage area. Improvements planned for the outfall include stabilization of the channel below the Rockland Avenue outfall using natural rounded river stone and plantings consistent with previous park restoration work.

An underground, in-line trash and sediment control structure will also be installed near the park entrance at Rockland Avenue, uphill of the outfall. This system will require quarterly inspections in the first year to monitor sediment and debris loading, followed by at minimum annual cleaning via vac-truck thereafter. The damaged end of the existing 60-inch reinforced concrete outfall pipe will be repaired, reset and structurally secured. All areas within the project limit of work will be temporarily impacted and restored.

This project is part of the overall enhancement plan for Capisic Pond, and that a Preliminary Level III Site Plan Application for additional work for the Capisic Pond Enhancement project is being submitted concurrently and under separate cover.

2.4 LEVEL I SITE ALTERATION APPLICATION

Due to the size of the proposed land disturbance (less than one acre, including stripping, grading, grubbing, filling, and excavation), the project qualifies for review under a Level I Site Alteration. The following Report is presented in conformance with the requirements of a Level I Site Alteration Application. Attachments are included with the Report in support of various sections. Civil and landscaping plan sheets showing the proposed design of the project have been attached for your reference.

6. ASSESSMENT OF ZONING

The project is located within the City of Portland Recreation and Open Space Zone (R-OS), and the Stream Protection Overlay Zone, and will be designed to comply with the standards and intent of Divisions 8.5 and 26.7 of the Land Use regulations, respectively. The proposed activities will not result in any changes to the site's existing use.

6.1 RECREATION AND OPEN SPACE ZONE (LAND USE CODE DIVISION 8.5)

The project consists of enhancements to an existing municipal park. In accordance with Division 8.5 of the Land Use Code, municipal parks are a permitted use within the R-OS zone.

6.1.1 Space and Bulk Requirements (Land Use Code Section 14-157)

No building or structure of a permanent nature will be erected, altered, enlarged, rebuilt, or used as part of the proposed project. This section of the Land Use Code is not applicable.

6.1.2 Development Standards for Recreation and Open Space Zone (Land Use Code Section 14-158)

The proposed project is not a new development, and no buildings or parking areas will be constructed or modified as part of this project. The work will be enhancement of an existing municipal park through improvements to an existing outfall and stream. The project shall comply with the development standards outlined in Section 14-158 of the Land Use Code. Per the City's standards, vegetated areas not left in their natural state will be suitably landscaped, and natural features will be preserved to the greatest possible extent. A landscaping plan for the area has been provided as part of the plan set.

6.1.3 Shoreland and Flood Plain Management Regulations (Land Use Code Section 14-159)

The proposed project is located in a flood hazard zone, and shall comply with the requirements of Division 26.5, as discussed below.

6.2 FLOOD PLAIN MANAGEMENT REGULATIONS (LAND USE CODE DIVISION 26.5)

The project is required to comply with the flood plain management regulations because the proposed work will be taking place within an area of special flood hazard (14-450.3). Areas of special flood hazard are defined as "the land in the flood plain having a one (1) percent or greater chance of flooding in any given year as specifically identified in the Flood Insurance Study" (14-450.5). The attached FEMA FIRM map shows that a portion of the project area is located within the AE Zone.

The requirements of a flood hazard area development permit shall be met as required for this project (14-450.6). The project will conform to the following standards of the flood plain management regulations (14-450.8):

- No new development is proposed as part of this project (14-450.8(a)).
- There are no new or existing public water supplies associated with the proposed project (14-450.8(b)).
- There are no new or existing public sanitary sewage systems associated with the proposed project (14-450.8(c)).