

ATTACHMENT B

CONFORMITY WITH APPLICABLE DESIGN STANDARDS

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PREPARED MARCH 26, 2015**

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Section 14-526.

OVERVIEW

This project conforms with all the applicable design standards of Section 14-526 as demonstrated in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

The applicant has obtained a Traffic Movement Permit which addresses impacts on surrounding street systems. The project provided improvements and/or partial funding under the EDA Grant Program for collaborative improvements with the City of Portland to maintain an acceptable level of service. These offsite improvements were completed late 2014.

2. Access and Circulation:

a. Site Access and Circulation.

- (i) The Thompson's Point site is accessed via Thompson's Point Connector Road. The applicant has worked with fire safety and city officials to make access and circulation easy and safe for all vehicular and pedestrian users. The existing road is currently being widened and improved as depicted on recently completed EDA Grant Program plans. This work was substantially complete in August 2014.
- (ii) Existing access and egress have been designed to avoid conflicts with existing turning movements and traffic flows.
- (iii) The site does not feature drive up services as mentioned in this requirement.

b. Loading and Servicing.

- (i) Formal loading and servicing is not proposed at this time. Interim servicing for the portable bathrooms, propane refueling, food deliveries and solid waste disposal will all happen from the existing gravel road adjacent to the proposed structure by small single unit trucks. This drive is wide enough and has the appropriate turning movements to be used as a service drive.

c. Sidewalks.

- (i) A stone dust sidewalk is proposed from the designated parking area to the ordering/pickup counter area. Formal sidewalks from the building area to the public ROW are not proposed at this time. Pedestrians will share the existing access and egress circulation of the site and connect to offsite pedestrian access.
- (ii) The development will benefit from new sidewalks from the intersection of Fore River Parkway and Thompson's Point Connector Road into the site.

- (iii) The development provides pedestrian access to adjacent trailways (Portland Trails), Portland Transportation Center, and abutting land uses (commercial and residential).
- 3. Public Transit Access:
 - a. The development will be served by an existing transit stop at the Portland Transportation Center.
 - b. The transit stop will include a pull-off space and shelter.
 - c. The existing stop is connected to the public pedestrian system.
 - d. Waiver: Waivers for this section have not been requested for this project.
- 4. Parking:
 - a. Location and Required Number of Vehicle Parking Spaces:
 - (i) The applicant has shown that approximately 35+/- spaces are present directly adjacent to “The Point”. Should additional overflow parking be required additional gravel parking is available on-site. At a few select times during events the designated parking area will be off-limits to parking for “The Point” and Event Management Plan practices will be required.
 - (ii) The applicant has prepared a TDM strategy and previously submitted the document for city officials to review.
 - (iii) The applicant is not proposing to exceed the minimum parking requirements.
 - (iv) The approximate parking layout shown on the Layout Plan meets the City’s Technical Standards for stall sizes and aisle width.
 - (v) Existing gravel parking lots will be retained. The applicant does not propose the construction of parking areas at this time.
 - b. Location and Required Number of Bicycle Parking Spaces:
 - (i)(b) N/A.
 - c. Motorcycles and Scooter Parking.
 - (i) N/A.
 - d. Snow Storage.
 - (i) On-site snow storage around the perimeter of the site.
- 5. Transportation Demand Management (TDM):
 - a. The applicant has developed a TDM Plan pursuant to the City of Portland’s Code of Ordinances.

- b. The TDM Plan incorporates the City's goals by integrating elements described in the Technical Manual.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features:
 - a. The development is designated to maintain a 25' foot buffer from the annual mean high tide to all building structures. Grading and stormwater quality improvements are proposed inside of this setback.
 - b. The applicant is not requesting a waiver from this standard.
2. Landscaping and Landscaping Preservation:
 - a. Landscape Preservation.
 - (i) The site's existing tree population is limited to the northwest corner of the site. The project proposed plans to preserve trees as required by the Shoreland Zoning Ordinance and original Level III Site Plan approval. This is not applicable to the proposed area included with this scope of work.
 - (ii) The applicant has performed a site walk with the City's arborist and will meet this criteria.
 - (iii) The applicant has previously prepared a Demolition and Removal Plan, and an Erosion and Sedimentation Control Plan which require protection of existing vegetation as required by the City's Land Use Ordinance.
 - (iv) The applicant will not require a waiver from this standard.
 - b. Site Landscaping.
 - (i) Landscaped Buffers:
 - a) The applicant does not propose landscaped buffers at this time.
 - (ii) Parking Lot Landscaping:
 - a) The applicant does not propose permanent parking lots at this time.
 - (iii) N/A
3. Water Quality, Stormwater Management and Erosion Control:
 - a. Stormwater:
 - (i) All stormwater draining onto the site from adjacent properties drains to an existing storm drain system. The storm drainage system will not be altered at this time.

- (ii) All stormwater runoff is proposed to discharge directly to the Fore River. The project will not adversely impact adjacent lots.
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 - (iv) All stormwater runoff is proposed to discharge directly to the Fore River. The project will not adversely impact adjacent lots.
- b. The Stormwater Management Plan meets the requirements and goals stated in Section 5 – Permit by Rule of the Technical Manual.
 - c. The project is not located in a watershed of an urban impaired stream as listed by the MaineDEP.
 - d. N/A
 - e. N/A
 - f. N/A

(c) Public Infrastructure and Community Safety Standards.

1. Consistency with City Master Plans:

- a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.
- b. The project site proposed the conveyance of land to the City for the sole purpose of public access to the site. The City has successfully petitioned for a Public Railroad Crossing at the entrance to the site.

2. Public Safety and Fire Prevention:

- a. The site has been designed to promote safe and inviting public meeting and gathering spaces.
- b. The existing site allows for emergency response vehicles to move around all areas of the site.
- c. The project will utilize existing on-site fire hydrants. All hydrants have been tested for flow capacity.

3. Availability and Adequate Capacity of Public Utilities:

- a. The interim building condition will use a self-contained grey water holding tank and will discharge to the existing utility infrastructure periodically. A new small water service will be provided from the existing on-site private water line.
- b. The interim building will be served by existing overhead power supply.
- c. N/A
- d. The existing site sanitary sewer system is connected to the Thompson's Point sanitary pump station.
- e. N/A

- f. The project will use screened exterior receptacles to store trash and recyclables temporarily until a contracted waste management company can pick up and dispose of the solid waste. The project proposes to remove all temporary trash receptacles at regular intervals.

(d) Site Design Standards.

1. Massing, Ventilation and Wind Impact:

- a. The Interim building location will not result in reduced ventilation to abutting structures or negatively affect the existing wind climate.
- b. N/A
- c. HVAC venting is not proposed at this time. Venting associated with kitchen appliances will be vented through the roof.

2. Shadows:

- a. The development is located in the B5 Zone and this standard is not applicable.

3. Snow and Ice Loading:

- a. N/A

4. View Corridors:

- a. The project site is located outside the Downtown Vision View Corridor Protection Plan.

5. Historic Resources:

- a. The development is not located in a historic district, historic landscape district or City designated landmark; however, the project is seeking Federal Grant money and consequently a Section 106 review was prepared and accepted by the Maine Historic Preservation Office.
- b. The development is not located adjacent to or within 100 feet of a designated landmark, historic district, or historic landscape district.
- c. There are no known archaeological resources on the site.

6. Exterior Lighting:

a. Site Lighting.

- (i) Permanent Exterior pole mounted lighting is not proposed at this time. Temporary exterior lighting will be building mounted.

7. Noise and Vibration:

a. HVAC and Mechanical Equipment.

- i. The HVAC equipment is anticipated to be electrical air exchange heat pumps and will be located on the roof. The equipment will be a significant distance from the closest

abutting residential properties. The equipment will be screen appropriately from any public streets.

- ii. The applicant does not anticipate having an emergency generator.

The project noise levels are not anticipated to exceed the permitted levels as outlined in the B-5 Zone.

8. Signage and Way finding:

- a. All onsite way finding and directional signage will be temporary and designed to direct a patron to the food counter.

- (i) The project is not located in a historic district or subject to Article IX.

- (ii) A commercial identification sign is proposed to be affixed to the roof of the building and will meet all of the requirements of Division 22. A separate sign permit application will be provided under a separate cover.

- b. All onsite way finding and directional signage will be temporary.

9. Zoning Related Design Standards:

- a.(i) The use at the proposed food service building is permitted in the B-5 Zone and will provide for street level pedestrian environment.