CONFORMITY WITH APPLICABLE DESIGN STANDARDS
PREPARED JANUARY 30, 2017

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Section 14-526. As indicated in Section 14-524 – Level I Site Plan Applications are only subject to select applicable standards.

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.

   The project associated with this site plan application will not affect or contribute the existing transportation system.

2. Access and Circulation:

   a. Site Access and Circulation.

      (i) 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 project associated with this site plan application will not affect or contribute the existing site access or circulation.

3. Parking:

   a. Location and Required Number of Vehicle Parking Spaces:

      (i) The applicant has retained Unified Parking Partners to manage the existing parking lots on site in a safe and efficient manner. This project will restore the existing gravel parking lot currently being occupied by stockpiled borrow material.

      (ii) The applicant has prepared a TDM strategy and previously submitted the document for review to City Officials. This project is not associated with a use that creates parking demand.

      (iii) N/A.

      (iv) N/A.

(v) Existing gravel parking lots will be retained. The applicant does not propose the construction of gravel 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.

(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.

(i) The area being cleared and filled does not contain population of trees and plants listed on the Official List of Endangered and Threatened Plants in Maine.

(ii) N/A

(iii) N/A to this area of the site

(iv) N/A

(v) The area being cleared and filled does not contain waterbodies identified in this requirement.

b. N/A

c. The applicant is not requesting a waiver from this standard.

2. Landscaping and Landscaping Preservation:

b. 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 application shows the Mature Red Oak Trees which will be protected and preserved as approved in the Master Development Plan.

(ii) The applicant will mark the proposed clearing limits and can perform a site walk with the City's arborist upon request.

(iii) The applicant has prepared 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.

c. 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.

(iii) All stormwater runoff is proposed to discharge directly to the Fore River. The project will not adversely impact adjacent lots.

(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. The proposed earthwork construction plan includes BMP provisions for erosion and sediment control as described in section 6 of the City of Portland Technical Manual

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.

(d) Site Design Standards.

1. Massing, Ventilation and Wind Impact: N/A

2. Shadows: N/A

3. Snow and Ice Loading: N/A

4. View Corridors: N/A

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 lighting is not proposed/warranted at this time.

7. Noise and Vibration: N/A

8. Signage and Way finding: N/A

9. Zoning Related Design Standards:

   a.(i) The proposed earthwork is permitted in the B-5 Zone.