



SITE PLAN APPLICATION

**To
City of Portland**

For

**Valet Parking Lot
Jetport Boulevard
Portland, ME 04102**

Prepared for

Toye Realty Holdings III, LLC
P.O. Box 6285
Cape Elizabeth, ME 04107

April 2017



April 26, 2017
88125

Barbara Barhydt, Development Review Manager
City of Portland
Planning and Urban Development Department
389 Congress Street
Portland, ME 04101

**Re: Site Plan Submittal – Valet Parking Lot
Jetport Boulevard, Portland, ME, Map 210A, Lot 006A**

Dear Barbara:

On behalf of our client, Toye Realty Holdings III, LLC, we are pleased to submit the enclosed Level III Site Plan Application for the above referenced project. Toye Realty Holdings III, LLC proposes to construct a parking lot as an extension to its existing valet service at the Jetport. A stormwater management treatment system will be constructed in association with the parking lot improvements.

Existing Site

The development site is a vacant parcel of property which is a 1.97 acre tract of land on the south side of Jetport Boulevard approximately 600' east of the intersection with International Parkway Drive. The site was mostly cleared in the Fall of 2015 during which time some wetlands were inadvertently impacted. As these wetlands were isolated and their quality was marginal, permits were obtained from both the Maine Department of Environmental Protection (MDEP) and Army Corps of Engineers for permanent impacts.

Predevelopment Meetings

Late in Fall/Early Winter of 2015, we had initial meetings with the City and MDEP relative to required permitting for the project. The ultimate goal for the property is to develop with an allowed use that would be complementary to Jetport's main purpose. As the applicant currently runs a valet car service on adjacent properties, it was considered to extend the existing parking area from the adjacent property to provide for additional parking capacity until ultimate development of the parcel.

As the applicant has several adjacent adjoining properties including those of the valet service, we coordinated with Marybeth Richardson of the MDEP relative to the level of permitting required for the property. It was determined that the parcels to the south, the valet parcels which were developed before ownership by the applicant, would not count towards the 3 acre threshold for the definition of a structure under the Site Location of Development Act (SLODA). Nevertheless,

the applicant owns two properties on the north side of Jetport Boulevard. One of these parcels which was developed in late 2001, early 2002 is leased to Avis Rent A Car. As this development occurred after the applicant's ownership of the parcel, it was determined that its development (impervious) acreage, 2.89± acres, would be counted against the threshold. Accordingly, the development acre for this project, 1.06 acres, will trigger the 3 acre threshold.

In addition, a preliminary meeting was held with City staff about this time as well as a pre-application meeting in the Summer of 2016. Based upon the proposed use, it was determined that the project would not have significant impact to adjacent roadways as it would involve the trips from vehicles that would already be in the Jetport for travel purposes. In addition, although the property has frontage on Jetport Boulevard and an entrance (entrance only) has been provided off the internal Jetport loop road to this parcel, no access onto to these roadways are proposed at this time. Rather, all traffic to the parcel will access through the adjacent property of the applicant and will only be accessed by employees of the valet service. When the parcel is developed in the future, it is expected that the main access will be on Jetport Boulevard with the secondary entrance from the loop road.

As the proposed use by the valet service is intended to be a temporary use until the ultimate development of the parcel, the owner desired to provide a durable surface that also have a structural component without the cost of asphalt paving. Accordingly, there was an initial discussion with staff on the use of a fine graded gravel surface. Upon further consideration, the applicant has decided that a surface of reclaimed asphalt millings would provide a more structural surface which would be expected to bind better with the installation and compaction during the summer. As the millings are not considered a traditional pavement surface course, we have requested a waiver as part of the project submission.

Site Design

Although the project is only intended for use by the valet service, a layout of the parking area has been developed to show the maximum number of vehicles that could be temporary parked on the site. Based upon the potential for 134 vehicles, the proposed project is required to be reviewed under the Site Plan Level III process. As this area is intended for overflow for the valet service, it is not expected to be at full usage based upon the coming and goings of patrons of the service. The site has been graded to match the existing topography of the site with the grading from the parking extents on the Jetport Boulevard side of the property towards the southern property line.

Runoff from stormwater will sheet flow towards a proposed treatment area and be intercepted by a stabilized pretreatment swale. Runoff will discharge to the under drained soil filter which provides treatment and detention per requirements of the MDEP Chapter 500 Stormwater Standards and the stormwater requirements of the City. Discharge from the site will occur through a discharge structure designed to meet the water quality requirements and the pre vs post discharge limitations.

Our client is are looking forward to the continued working relationship that we have had with the City of Portland and City staff as this project moves through the Planning Board review process.

If you have any questions, relative to this submission, do not hesitate to contact me. Thank you once again for your time relative to our application.

Sincerely,

SEBAGO TECHNICS, INC.



Robert A. McSorley, P.E.
Senior Project Manager

RAM:ram/llg
Enc.

cc: Thomas Toye

Site Plan Application

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