
Section 18. Assessment of Consistency with Design Standards

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The following is an assessment of the conformance with the design standards contained in Section 14-526 and in the City of Portland Technical Manual.

(a) Transportation Standards

1. Impact on Surrounding Street Systems

As the proposed use is a parking lot for an existing valet services at the Jetport and most of the historically kept vehicles have a stay of several days, this project is not intended to be a significant traffic generator.

2. Access and Circulation

The project provides adequate access and internal circulation. There will be no direct access to any thoroughfare streets. The site will only be accessed by employees of the valet parking service that will park vehicles on the property through the adjacent property owned by the applicant. Adequate access aisles will be provided for emergency vehicles.

3. Public Transit Access

Patrons of the valet service will be shuttled to and fro the Jetport from check-in on the adjacent property.

4. Parking

There is no use proposed for the site that requires parking; parking will be patrons of the valet service on the adjacent property. Snow storage will be as indicated on the site plan.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features

No specific significant habitats or natural features were exist on the site.

2. Landscaping and Landscape Preservation

As part of the site clearing operations, the owner had a buffer of trees and vegetation left along the property line of the adjacent hotel as well as street along Jetport Boulevard to act as screening. There is also a significant buffer between the property and the internal loop road of the Jetport. Disturbed areas that as not part of the proposed parking surface will be loamed and seeded.

3. Water Quality, Stormwater Management and Erosion Control

The project is designed to meet the current Chapter 500 Standards of Maine Stormwater Law as required by the Maine Department of Environmental Protection and the City's stormwater standards. Please refer to the Stormwater Section of this submission (Section 13). As this project will provide water quality treatment and detention, an application is enclosed for credits to the City's stormwater fees.

(c) Public Infrastructure and Community Safety Standards

1. Consistency with City Master Plans

There are no known master plans for this area. Project is consistent with the Comprehensive Plan, see section on Statement of Project's Consistency with City Master Plans.

2. Public Safety and Fire Prevention

As the project will consist of a parking area, the site will have good visibility. However, the property will have restricted access and will not be accessible by the general public.

3. Availability and Adequate Capacity of Public Utilities

The project does not propose any building construction at this time; therefore, utility service is not required.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact

The project will have no buildings at this time.

2. Shadows

The project will have no buildings at this time.

3. Snow and Ice Loading

All snow and ice will be kept on-site..

4. View corridors

The project will have no buildings at this time; the project will not affect any existing view corridors.

5. Historic Resources

A submission has been made to the Maine State Historical Preservation Office relative to their database. There exist no buildings older than 50 old, historical sites or landmarks adjacent to the site.

6. Exterior Lighting

The site will; only be accessed by employees of the valet services; the owner intends to coordinate with CMP relative to the placement of two new cut cutoff lights at the northern corners of the new parking lot.

7. Noise and Vibration

The proposed project is not anticipated to create significant noise or vibration past the property lines.

8. Signage and Wayfinding

The project does not propose any signage.

9. Zoning Related Design Standards

There are no other known zoning related design standards that affect the property.