



Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

July 9, 2018

Ms. Barbara Barhydt
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: Application for Level III Site Plan Application
90 Johnson Road
Tax Map 214A/Block A/Lot 1**

Dear Barbara:

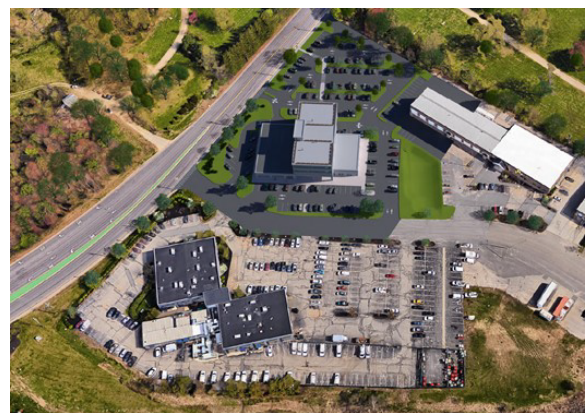
On behalf of **Transport Leasing Corp.** (Applicant), our office is pleased to provide the accompanying package of submission materials for a Level III Site Plan Application. This submission package is intended to meet the City's Level III Site Plan Submission requirements as outlined in the Level III Site Plan Checklist as well as Section 14-526 of the Code of Ordinances.

PROJECT OVERVIEW

Transport Leasing Corp. proposes to construct an expansion of their existing 17,482 SF office/warehouse building with an additional 22,064± SF to increase the building capacity for a Class A Office space within the 2.66 acres of land located at 90 Johnson Road. The site is currently in the B4 Commercial Business Zone. The building is currently occupied by Charter Communications (aka Spectrum or Time Warner Cable) and they use the space for both office and warehouse functions. Charter will shift these programs to other building space they already occupy on the City Line Drive Campus, if the applicant successfully leases the space to another office user.



Existing Site



Proposed Site



The development will also include new parking lot construction and ancillary site improvements including electrical utility upgrades, drainage etc., for the site. Approximately 3,500 SF of the existing building will be demolished to make way for some parking area on the north end of the site. The following is a summary of the existing and proposed building spaces:

Description	Size (SF)
Existing Ground Level	20,135
Existing Mezzanine	4,114
Total Existing	24,249
Proposed Ground Level	17,262
Proposed Mezzanine	4,757
Proposed Second Level	10,246
Proposed Third level	10,246
Total Proposed	42,511
Net Increase	18,262

Right, Title or Interest

The project site is currently owned by Transport Leasing Corp. and consists of 2.67 acres of land that is included in the City of Portland's Tax Assessors records as Tax Map 214A/Block A/Lots A001 and A003 and included in the June 2014 Subdivision Plan Prepared by Owen Haskell, Inc. A copy of the deed is included in Attachment B. The land has been under common ownership for a long period of time and includes City Line Drive, which is a private way, also owned and maintained by the Applicant.

Zoning Assessment

The project is located in the B4 Commercial Corridor Zone and the proposed general office use identified as an allowable use.

PERMITTED USES

- *General, business and professional offices*
- The following dimensional requirements apply in the B4 Commercial Corridor Zone with the applicable as provided information for the proposed layout:

B4 Space and Bulk Dimensional Requirements		
Dimensional Requirements	Required	Provided
Minimum Lot Size	10,000 SF	202,554 SF
Minimum Street Frontage	60'	447.82'
Minimum Front Yard	20'	41'±
Minimum Side Yard	12'	77'±
Minimum Rear Yard	20'	278'±
Minimum Lot Width	60'	448'±



B4 Space and Bulk Dimensional Requirements		
Maximum Building Height	65'	57"-5'±
Maximum Impervious Surface Ratio	80%	45.7%
Maximum Floor Area Ratio	0.65	0.34
Parking Spaces (1 spaces/400 SF) ¹	95	188

SHORELAND ZONING

The site is not located within the Shoreland Zoning District.

Existing development in the area includes the following:

- Charter Communications occupies the existing building at Lot 7.
- Lobsters Now occupies space within the existing building at 54 City Line Drive. The East Coast Christian Church also continues to control leased area within the 54 City line Drive building although they are not currently occupying the space.
- Canteen Services and SiteOne Landscape supply occupy space at 70 City Line Drive.
- The Portland Jetport and Department of Human Services are located east of the site along the Jetport Boulevard.
- Signalized access at the intersection of Johnson Road, Skyway Drive and the Jetport Boulevard is the primary connection to the Turnpike and points south in South Portland.

The Zoning Assessment table is included in Attachment C to this submission.

PROPOSED DEVELOPMENT

The development program includes the following components:

- Expansion of the remaining 17,234 SF building to include a 1,574 SF addition on the first floor; and
- Construction of a second and third floor to include 10,245 + SF of space on each level for a total of 20,490 SF.
- Vehicular access and circulation throughout the site will be from City Line Drive and Johnson Road. Left turns are prohibited from City Line Drive onto Johnson Road and there is a raised island in Johnson Road prohibiting this movement. Southbound traffic from the site or traffic to/from the Turnpike will typically flow thru the signalized intersection. Local traffic from Johnson Road will also use the signalized intersection or may turn left or right in/out of the proposed parking area, as the proposed access drives are located beyond the median island in Johnson Road.

¹ See Section 14-332 (j)



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A total of 188 spaces will be provided for the project with six ADA spaces. This will provide a ratio of 5 spaces per 1,000 SF GLA as is typically required for Class A professional office space in the Portland region.

The site improvements include new parking area construction to consist primarily of porous asphalt pavement. Most of the existing parking area along City Line Drive and near Johnson Road will be rebuilt to make slight grades adjustments and to also provide a new pavement surface. Drainage patterns in the existing parking areas will remain basically unchanged. The new parking area will drain runoff to an existing municipal drainage system in Johnson Road, which ultimately conveys runoff northerly along Johnson Road and Congress Street to a culvert outlet located on Congress Street, opposite the cemetery entrance. From this point a natural drainage tributary conveys any water to the Stroudwater River and ultimately the Fore River. The proposed porous asphalt parking area will consist of materials that will provide both water quality treatment and stormwater runoff storage and control. This approach is nearly identical to the pavement section that was constructed at the Department of Human Services site off Jetport Boulevard, in South Portland, in 2014. The design of that porous pavement section was reviewed and approved by the Maine Department of Environmental Protection and the City of South Portland.



Department of Human Services – South Portland, ME

(Porous asphalt areas appear darker in the image and regular asphalt areas, primarily in the access drives, appear lighter in color. Source – Google™)

WAIVER REQUESTS

The table is included in Attachment D.



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FINANCIAL CAPACITY

The Applicant has the means at its disposal for financing the proposed project. A letter from Bangor Savings Bank is included in Attachment E.

A breakdown of the preliminary project cost includes the following:

- Site Work <\$900,000
- Structures \$3,000,000+

These values are considered preliminary and approximate and are subject to change as actual contractor pricing is obtained. The applicant has owned and managed the property for greater than 30 years and they have maintained a tenant relationship with Charter/Time Warner Cable for greater than 15 years. The applicant should be considered as more than able to financial support the project.

TECHNICAL CAPACITY

The applicant has retained a highly-qualified team of professionals to undertake planning, permitting and design tasks on this project. Services will be provided by the following companies and their respective team leaders

<i>Civil Engineer</i>	Stephen R. Bushey, P.E. Stantec Consulting Services, Inc. 482 Payne Road Scarborough, ME 04074 (207) 887-3478 – Work (207) 756-9359– Cell stephen.bushey@stantec.com
<i>Surveyor</i>	Owen Haskell, Inc. John Swan 390 US Route 1 Falmouth, ME 04105 (207) 774-0424 – Work jswan@owenhaskell.com
<i>Architect</i>	Alpha Architects 17 Chestnut Street Portland, ME 04101 (207) 761-9500 Mark@alphaarchitects.com
<i>Lighting/Electrical</i>	Bartlett Design Inc. 942 Washington Street Bath, ME 04530 (207) 443-5447



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The team of consultants retained has expertise and experience in the design of similar commercial projects. Resumes of key personnel for development team can be provided upon request.

The Applicant also has significant experience in the development and management of commercial projects having managed Transport Leasing for many years and specifically, owned and managed all of the property off City Line Drive over the course of several decades. The applicant should be considered an exemplary landlord and landowner, who have owned and managed commercial property in the Portland region highly successfully. They also own locally, commercial properties in Scarborough at 95 Pleasant Hill Road and Muzzy Road, among others.

STATE AND FEDERAL PERMITS

The project as presented does not require any additional Federal or State level site permits.

CLOSURE

Accompanying this cover letter are the following materials to complete Tab 1 – General Application Documents:

- Attachment A: Level III Site Plan Application Completed Checklist
- Attachment B: Right, Title and Interest
- Attachment C: Zoning Assessment
- Attachment D: Waiver Requests
- Attachment E: Financial Capability

In addition to the information listed above, we are also providing the following materials with our submission:

- Tab 2 – Transportation
- Tab 3 – Environmental and Landscape Features
- Tab 4 – Environmental and Stormwater
- Tab 5 – Public Infrastructure and Safety
- Tab 6 – Site Design
- Tab 7 – Construction Management Plan
- Plan Sheets



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On behalf of the Transport Leasing Corp., we look forward to your continued assistance on the project and we look forward to the next available workshop meeting with the Planning Board. As is required, once we complete the Planning Board workshop, the applicant will be conducting a Public Informational Meeting. We anticipate this meeting will be conducted prior to the Public Hearing.

If you have any questions regarding the materials being submitted, please contact this office.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Stephen R. Bushey, P.E.
Associate
Tel: 207-887-3478
Stephen.bushey@stantec.com

Attachments

c: Mark Sanborn, Transport Leasing Corp.

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