



March 20, 2017
16078

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Application for Level II – Site Plan Permit
Proposed Office Building

Dear Ms. Barhydt:

On behalf of the Acadia Lending Group, we have prepared a Level II – Site Plan application for review and approval of a proposed office building to be located at 473/ 483 Riverside Street in Portland, Maine. Proposed development for the commercial building will include the construction of a 5,133 square foot building footprint.

Project Description: Proposed improvements include construction of a new professional office building, paved walkways, paved parking areas and associated utilities and stormwater drainage. The building will be divided into three units; two units of 1,500 square feet and a third unit of 2,133 square feet. The applicant Acadia Lending Group will occupy the third unit. An additional 19,502 square feet of concrete and paved areas will be created, for a total impervious area of 24,635 square feet. There are no existing easements or covenants that will be a burden to this project. The only known natural features located on the site are wetlands.

Project's Compliance with Zoning: The project is located within the Industrial (IM) District that is identified as a Moderate Impact Industrial Zone in Division 14 of Chapter 14. This zone largely extends along Riverside Street in the project vicinity. Development of an office building which will generally comply with specific zoning dimensional requirements, and will fall under the general, business and professional use as permitted within the IM District.

The office building will be constructed through the design-build process. DiDonato Architects has provided the floor plans and elevations of the building to include a 5,133 square foot footprint constructed on a concrete slab with frost walls. Interior space will be divided into three units. The façade will be comprised of a treated wood (t.w.) shingle siding and a partial stone façade, and siding along the sides and rear will be a t.w. shingle siding. When completed, the building and surrounding site amenities will be consistent with the applicable City zoning regulations for appearance.

Traffic and Parking: The office development will be accessed from the easterly side of Riverside Street in Portland. A 31-space parking lot including two (2) handicap spaces is proposed to serve the development. City standards require a minimum of one (1) parking space per 400 square feet for a total of 13 parking spaces. A traffic memo was prepared to address traffic impacts associated with the project. Overall, a

maximum of seventeen (17) peak trips during weekdays are estimated which is below the threshold of twenty-five (25) trips that would require a traffic study per Section 1 – Transportation Systems and Street Design of the City of Portland Technical Manual, latest revision.

The subject site directly abuts an unimproved public right-of-way known as Rankin Street that has not been abandoned. In a 35 mph speed zone, the City requires a 150 foot separation from Rankin Street per § 1.7.2.7. The proposed site layout was designed to provide a maximum separation of 154 feet between centerlines of Rankin Street and the new site entry. Please refer to the Site Plan for general compliance with this standard.

Utilities: Utilities serving the project site include public water and sewer. Individual water and sewer services will serve the three units for separate metering. Enclosed is a Portland Water District (PWD) ability to serve letter that confirms the District will be able to serve the project. Also enclosed as part of the application for is a Wastewater Capacity Application for the City engineer's review and approval. Single-phase electric, telecommunications and cable will extend overhead from the opposite side of Riverside Street to a new utility pole. Utility services to support the building and exterior lighting will be extended underground from the new utility pole along Riverside Street.

Stormwater Management and Erosion Control: An Erosion and Sedimentation Control Plan has been developed for the project site placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. The Erosion Control Plan is incorporated into the design plans and includes the locations of the erosion control provisions (i.e., silt fence, construction entrance) along with a narrative and construction details for reference by the contractor during construction. The Erosion Control and Sedimentation Plan calls for permanent or temporary measures to be in place on any disturbed ground resulting from construction by use of riprap, seed, mulch, or other ground cover within one week from the time it was actively worked.

The proposed development will include the construction of stormwater BMPs which will provide treatment and detention of runoff from the majority of new impervious and developed surfaces. The level of water quality treatment provided will generally satisfy the City's standard for stormwater quality, Section 5 – Portland Stormwater Management and Maine DEP Ch. 500 of the City of Portland Technical Manual, latest revision. Also, a Maine DEP Stormwater PBR will be filed since impervious area will remain below one acre. Runoff from the project site will continue to discharge directly to the same identified study point(s). Increases in post-development peak flow rates during the 2-, 10-, and 25-year storm events are anticipated to have negligible impact on flow characteristics of drainage ways immediately downstream of the site. Please refer to the enclosed stormwater narrative that further evaluates stormwater impacts associated with this project.

Natural Resources: A wetland delineation was performed by Sebago Technics in March 2017. Two small pockets of wetlands were identified. Disturbance of wetlands as a result of the project will be minimal and below the thresholds that would trigger Maine DEP review, however an Army Corps Category 1 permit will be filed for the impact.

Solid Waste: This project will generate a minimal amount of cardboard, paper and other recyclable materials each week. Solid waste generated will be stored the dumpster at the back of the site. Waste removal for the project will subcontracted with certified waste hauler. Waste will be picked up based on a regular schedule and transported to Ecomaine in Portland, or similar facility.

Anticipated Project Schedule: The timing of project construction schedule has not been established, however construction is anticipated to commence spring of 2017 upon receiving City approval.

Closure: We look forward to working with you and your staff to permit this project. As you consider the application, please contact us if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Craig Burgess".

Craig A. Burgess, P.E.
Senior Project Engineer

CAB/llg
Enc.