

From: Jean Fraser
To: angel.robinson@guggenheimpartners.com; dfenstermacher@vhb.com
Date: 2/16/2016 2:38 PM
Subject: Re: Taco Bell at 1363 Washington Avenue
Attachments: 2016.02.15 Washington Ave Peer Review Memo.pdf

Angel and David

I attach the comments of the Peer Engineer Reviewer from Woodard & Curran (they focus on site stormwater and utilities). I would be grateful if you could also address or respond to these comments.

We have our regular internal development review meeting tomorrow (Wed) morning at 9:00 AM and it would be helpful for me to have some idea of how you are planning to respond regarding the earlier comments, particularly traffic.

We would like to work with you to find a compromise that facilitates the project, but this is best achieved with a telephone conversation or a meeting I think.

Thank you
Jean

*Jean Fraser, Planner
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>>> Jean Fraser 2/11/2016 6:29 PM >>>
Angel and David,

I have some further preliminary comments on the project:

Sewer and ROW: Please see DPW comments attached.

Zoning: Please provide the before and after impervious surface areas and the calculation of the % of the site that is impervious. The Zoning requires this to be 80% maximum and it looks like the site is around 90%. You need to reduce the non-conformance as far as possible and there are opportunities on the site to create more pervious areas. Also under zoning is the requirement (see under Dimensional Requirements 14-185 footnote) for trees and a 4 foot wide planted area along the frontage. This will be interpreted with flexibility as this is an existing site and there are other factors.

Landscaping and B2 Design Standards re screening: the entire site is subject to landscape and screening standards and there are also street tree requirements - please see 14-526 (b)2 b *Environmental Quality Standards* (attached) and the *B2 Design Standards* para 8 (attached). There is also guidance in the City's Technical Manual (Section 4) which is on the Website at <http://www.portlandmaine.gov/documentcenter/view/2211> The City Arborist will be reviewing the plan and may suggest specific improvements, but I think this might need to wait until the access question is resolved. In any case the dumpster would need to be enclosed and parking lot landscaping be enhanced; snow storage areas should be identified.

Lighting: The proposals for lighting should identify both the wall-mounted and free standing light fixtures and both should be shown on the photometric plan. The light levels should meet the standards set out in the Technical Standards and I attach the relevant section. (the submitted photometric plan shows levels above the standard)

Signs: In Portland signs are not reviewed as part of the site plan review (Planning Division) but require a separate sign permit through the Inspections Division and Zoning Administrator. There is a very detailed sign ordinance that specifies sizes and numbers of signs for each use and zone, so the permit application is first reviewed in the context of that ordinance. If for a good reason the applicant wants to do something that does not quite fit into the sign ordinance, there is a waiver process where the Planning Division gets involved in the review and in the issue of whether a waiver should be granted.

I suggest that once the site plan review is a bit farther along, that you submit a sign permit application (perhaps copy to me so I can ensure coordination at our end) and see how that goes. The Application form is on the City's website at: <https://me-portland.civicplus.com/DocumentCenter/Home/View/2315>

Please do not hesitate to contact me with any questions, and bear in mind these are preliminary comments to highlight areas where further information and consideration is needed.

Thank you
Jean

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>>> Jean Fraser 2/11/2016 2:00 PM >>>
Hello Angel and David

As mentioned in yesterday's e-mail, I just received the formal preliminary traffic comments and attach them for your information.

Based on these comments we are not able to approve the proposals as they are currently designed.

I will send a further e-mail outlining the other issues I mentioned, but they are relatively minor and may to some extent depend on how the traffic and access piece is resolved.

Please do not hesitate to contact me if you have any questions regarding the standards or the process.

thank you
Jean

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>>> Jean Fraser 2/10/2016 6:14 PM >>>
Hello Angel

We did complete a preliminary review of this project and there are a number of minor issues, but I am writing to advise you of what might be a more significant issue that probably needs to be resolved before spending alot of time on more detailed questions.

The Traffic Engineering Reviewer agrees that this project does not trigger a Traffic Movement Permit (State permit, but we are delegated to review), but has the following comments related to the key issues of traffic and pedestrian safety at this location (this is a designated route to school). This e-mail is more a head's up; I am awaiting more detailed written comments:

The two way full access drive as proposed is not safe and another approach needs to be incorporated. Our preferred option is to utilize the Rite Aid access drive that runs along the side of the site. If that is

not feasible, then a right-in right-out restriction at the drive entrance on Washington would be required. The sidewalk along this frontage needs to be widened so that it extends to the site property line along the entire frontage. This is so that it is safe in the context of the more intense level of traffic proposed. This would be the applicant's responsibility as per our ordinance. I will forward the written comments as soon as they are received.

If you feel a meeting would be helpful, please let me know and I will set that up- please note that a meeting would incur additional fees to cover reviewers time.

I am preparing a further e-mail that outlines the additional information/site improvements requested regarding other site plan review standards and will send that tomorrow.

Thank you
Jean

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