



Level I Site Alteration Application City of Portland, Maine

for

**Florida Avenue Extension
Florida Avenue
Portland, Maine 04103**

March 9, 2018

Applicants

Kelsey Grover
271 Bath Road
Wiscasset, ME 04578

Bob & Christine Rodney
121 Walton Street
Portland, ME 04103

Prepared By

Walsh Engineering Associates, Inc.
1 Karen Drive, Suite 2A
Westbrook, Maine 04092



March 9, 2018

Ms. Barbara Barhydt
Development Review Manager
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

RE: Level I Site Alteration Application
Florida Avenue Extension
Chart 402, Block G, Lot 5
Chart 407, Block L, Lot 3
Chart 402, Block G, Lots 3-4
Chart 407, Block L, Lot 2

Dear Barbara,

Walsh Engineering Associates, Inc. (WEA) is pleased to submit this Level I Site Alteration Application for the proposed improvements to the southwest end of Florida Avenue on behalf of Kelsey Grover and Bob and Christine Rodney (Applicants). The Applicants own two adjacent undeveloped parcels (CBL 402-G/3/4/5 and 407-L-2/3) in the R-3 Residential Zone, located along an unimproved gravel section of Florida Ave. Per City regulation, the Applicants will first need to improve approximately 200 linear feet of Florida Avenue to City standards in order to develop the lots.

Existing Conditions

The subject section of Florida Avenue currently consists of an approximately 16'± wide gravel road providing access to three existing homes. The Applicants' undeveloped lots are located on the northwest side of the street between the addresses of 18 and 38 Florida Ave. Existing utilities in the street consist of subsurface water and sewer mains and overhead electric and communications. An abandoned gas line also exists within the ROW, but no active gas mains currently extend down this section of Florida Ave.

Proposed Design

The current design consists of a full-depth reconstruction to provide a 28-foot wide paved road to the extents of the subject parcels frontage. The applicants respectfully request a waiver from installing the curb and sidewalk, per ordinance section 14-506(b). Analysis of each waiver criteria is provided in the waver section of this site plan application. As curb and sidewalk will likely not be installed, 2-foot grassed shoulders are proposed. An underdrain will be provided on each side of the road as ditches are not proposed. An underdrained soil filter is proposed to treat an area equal to the increased impervious area the additional impervious pavement.

Utilities

The Portland Water District (PWD) has requested that the existing 2-inch galvanized water main in the street be replaced with a 4-inch ductile iron main. The PWD has indicated that they will provide a financial contribution to the water main replacement. Each affected house on the street will be

reconnected to the main and service stubs will be provided to the Applicants' lots. The existing fire hydrant at the corner of Florida Ave and Texas Street will be shifted southwest to make room for the paved radius at the intersection of the Florida Ave and Texas Street.

The utility pole at the intersection of Florida Ave and Texas Street will also be relocated to make room for the paved radius at the intersection of the roads.

Sewer service stubs will be installed to the ROW line for the applicants' lots.

A gas main extension is not proposed at this time.

Stormwater

The project will result in approximately 2,320 square feet of new impervious area. Of this area, 1,740 square feet requires treatment (75% of the linear portion of the project). An underdrained soil filter is proposed to be constructed along the northern shoulder of the road, and will treat the required area. Due to elevation restrictions, 12" of filter media is proposed instead of the typical 18" of filter media. A catch basin is proposed upgradient of the soil filter to route upgradient runoff around the filter basin. A new type 'C' drain line is proposed along the northern shoulder, and will serve as an underdrain and drainage conveyance. The drain will outlet in the vicinity of an existing swale within the Florida Avenue ROW. An underdrain is also proposed along the southern shoulder, and will tie into the northern drainage line and discharge at the same point.

Level I Site Alteration Criteria

Level I Site Alteration is subject to the review criteria outlined in Section 14-526 of the City of Portland Land Use Ordinance. Each of these review standards is discussed below:

a. Transportation Standard

Impact on Surrounding Street Systems: Where a dead end section of Florida Ave is proposed to be improved, we expect no significant changes to the surrounding street systems.

Access and Circulation: The existing streets circulation is not proposed to be impacted with the reconstruction. The road will simply be wider and conforming to City standards, and as it is proposed to be wider, should be an improvement over existing conditions.

Parking: No designated on street parking is proposed as part of this project.

b. Environmental Quality Standards

Preservation of Significant Natural Resources: Significant Natural Resources will not be disturbed as part of this road improvement project.

Landscaping and Landscape Preservation: Disturbance of existing vegetation will be minimal, as there are no trees within the limits of the proposed road upgrades. There may be trees removed on the subject lots to provide a staging area for the road construction and to construct the underdrained soil filter. Given the tree coverage of the existing lots, these will be well below the 30% threshold.

A small number of trees may need to be removed within the ROW to install the drainage pipe outlet and level spreader.

Water Quality, Stormwater Management and Erosion Control: All construction activities will be in accordance with the attached Construction Management Plan, and Stormwater Management Report. And Erosion and Sediment Control notes provided in the planset.

c. Public Infrastructure and Community Safety Standards

Existing utilities will be impacted by the proposed site improvements. The existing 2” water main on Florida Ave will be upgraded to a 4” water main and an existing hydrant will have to be relocated. These efforts will be coordinated with Portland Water District, and the district has indicated that they will provide partial funding for these improvements. Temporary services to neighboring properties impacted by the upgrades will be provided.

An existing utility pole at the intersection of Florida Ave and Texas Street will need to be relocated with the proposed upgrades, but impacts to service should be minimal. The pole will be relocated in the same general vicinity, and only minor shifts to the existing overhead utilities are anticipated.

The existing sewer will not be impacted by the proposed site improvements with the exception of adding two new residential services. There is no existing natural gas infrastructure in the area of impact.

The proposed site plan is consistent with City public safety standards, Section 3 of the City of Portland Technical Manual.

d. Site Design Standards

Historic Resources: The project is not located on or adjacent to a designated landmark or archaeological resource.

Exterior Lighting: No new street lighting is proposed.

Signage and Wayfinding: A stop sign will be provide at the intersection of Florida Ave and Texas Street, providing a stop condition from the dead end section to either continue on Florida Ave or to turn right on to Texas Street. The existing through condition from Texas Street to the through section of Florida Ave will not be modified.

Zoning Related Design Standards: Not applicable.

e. Evidence of Financial and Technical Capability

Financial Capability: The Applicants propose to complete the project with existing funds, a project loan, or a combination of both.

Technical Ability: The Applicants have retained Walsh Engineering Associates Inc. to provide technical design and permitting services through the site alteration process. Walsh Engineering Associates, Inc. has extensive experience in land development projects in Maine.

f. Evidence of Right, Title or Interest

Attached are copies of the deeds for the two parcels on Florida Avenue (Cumberland County Registry of Deeds Book 31524, Page 323; Book 32879, Page 142). Correspondence with city staff related to the ownership of Florida Avenue ROW is also attached.

Construction cost for the proposed site alterations is estimated to be **\$70,000±**.

Waiver Requests

Sidewalks and Curbs:

The Applicants are respectfully requesting that the requirement to construct a sidewalk and install curb along all frontages, per section 14-526(a)2.c(i) of the City of Portland Code of Ordinances, be waived. The site meets waiver requirements per section 14-506(b) by the following:

1. Sidewalks

a. *14-506(b)(Sidewalks)3: A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.*

- Currently, the paved section of Florida Ave to the East does not include sidewalk or curbing. As this portion of Florida Ave is and will likely remain a dead end local street serving only residential properties, the traffic volume is not expected to significantly increase from the existing condition. In addition, the street is not located within a designated school walking route. Therefore, the safety of pedestrians utilizing Florida Ave will not be affected by the development.

b. *14-506(b)(Sidewalks)6: Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.*

- Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping and topography that are deemed to be of greater public value. These site features include the additional vegetation and existing lot lawn area that would be required to be removed in order to install the sidewalk.

2. Curbing

a. *14-506(b)(Curbing)4: Strict adherence to the curb requirement would result in the loss of significant*

site features related to landscaping or topography that are deemed to be of a greater public value.

- Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping and topography that are deemed to be of greater public value. These site features include the additional vegetation and existing lot lawn areas that would be required to be removed in order to install the curb. The increase in elevation at the edge of the road due to curb installation would also require significant regrading of the existing lots to maintain drainage from the lots toward the road.

b. 14-506(b)(Curbing)6: The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.


- Installation of curbing new 200' section of roadway would necessitate additional grading and restoration of neighboring properties. This would also require the expense of easements. The cost of providing curb and restoration of lawn and garden areas along the proposed section of Florida Ave would well exceed 5% of the overall project cost.

The application materials and plan sets have been submitted electronically. I trust you will find the information sufficient for review. We look forward to working with the Planning Staff to make this project successful.

Respectfully,



Silas Canavan, PE
Walsh Engineering Associates, Inc.



Christopher MacDonald, PE
Walsh Engineering Associates, Inc.

Enc. Application Materials (submitted electronically)
Plan Set (submitted electronically)

cc. Bob & Christine Rodney, Applicant
Kelsey Grover, Applicant