
Section 14. Statement of Project's Consistency with City Master Plans

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There are no City of Portland Master Plans for the subject area. Nevertheless, the Portland Retirement Residence is in harmony with the Portland's Comprehensive Plan. Our proposed development addresses the planning goals of the Portland Comprehensive Plan (November 2002, updated 2005) as follows:

Goal "A" – Encourage Orderly Growth

This Development will contribute to the inventory of Senior Housing in the Greater Portland Area. The growing senior demographic both nationally and in Portland and the surrounding area is increasing demand for this and other senior housing options. The proposed site design carefully considers the most efficient layout, emphasizing minimal impact to environmentally sensitive areas.

Goal "B" – Accommodate Anticipated Growth

Senior Housing, as stated in Goal "A", is a critical segment of future housing inventory options for Portland. Our proposed Congregate Care Facility allows for lower impact on traffic, utilities, schools, and other public infrastructures compared with other possible uses for this site.

Goal "C" – Promote Economic Development

Short Term: The development and construction budget for the proposed Portland Retirement Residence is approximately \$18,000,000. A large amount of these funds will be spent locally- hiring local trades and consultants as well as purchasing building materials and services.

Long Term: Upon completion, the Portland Retirement Residence will provide:

18 - Full time employees

17 - Part time employees

Estimated local contributions annually:

Wages, taxes and benefits costs of approximately \$675,000

Expenditures for energy and utility cost of approximately \$175,000

Local contracts for services and supplies estimated at \$36,000.

Property Tax contribution \$280,000

Goal "D" –Encourage Decent Housing

The Portland Retirement Residence will meet the "wide variety of new housing" recommendation as called out in Goal "D". It also addresses the policy objective of "insuring a diverse mix of housing types that offers a continuum of options" and the goal to Identify vacant and redevelopment land opportunities throughout the city to facilitate the construction of new housing".

More specifically, this site will address a portion of item viii: "Housing with a range of services and medical support for the elderly and special needs population, including assisted living, congregate care, group homes and nursing homes".

Goal “E” – Protect Water Resources

The design of the onsite stormwater facilities will serve to protect water resource areas from increased or negative impact. Sanitary Sewer outflow volumes are much less than other possible development on this site, creating less overall impact than other allowed uses.

Goal “F” – Protect Critical Natural Resources

The site design protects the onsite natural resources, by:

- A) Setting aside over 8 acres under a ROS, Residential Open Space zoning designation
- B) Minimizing the building footprint and hard surfaces to avoid wetlands and other sensitive areas
- C) Site design allows for approximately 84% of the site to stand as landscaped and open spaces, providing ample opportunity and protection for flourishing wetlands, wildlife and natural resources.

Goal “G” – Protect Marine Resources

The location of this site does not create any direct impact on local marine resources. The onsite stormwater facilities will include pretreatment features to stormwater discharge lessening any downstream impact on Casco Bay.

Goal “H” – Safeguard Agricultural and Forest Resources

The ROS zoning designation as well as the substantial amount of open and landscape areas of the overall site contributes to further safeguarding the forest resources on the site.

Goal “I” – Protect Historic and Archeological Resources

As a part of the early development process we have contacted the Maine Historical Commission and confirmed that this site does not have any historical or archeological significance. Note: Near the north central portion of the site a USGS Reference Disk and two additional reference markers are located. These are identified as the “West Graves” USGS marker. The site design will leave this area untouched but accessible.

Goal “J” – Promote Outdoor Recreation

The ROS zoned portion of the site (8.16 acres) establishes over 45% of the Portland Retirement Residence site as undisturbed open space for future recreational opportunities.

Compatibility with the Portland Comprehensive- Summary:

Our Congregate Care Facility will be an important part of future housing in the Greater Portland area. The Portland Retirement Residence uses careful site placement to complement the surrounding community and to co-exist with the natural environment. Additionally, it meets housing needs for local seniors and contributes to the local economy.

Statement of Solid Waste Generation

Upon completion of construction, the project will have a trash compactor and recycling program including waste oils and greases from meal preparations.

A. Estimated Quantities of Solid Waste

The proposed 150-suite facility is expected to generate average quantities of waste as follows:

Construction Phase: The site is primarily wooded and construction of the proposed development will require clearing that will generate stumps and grubblings. Stumps and grubblings will be ground on site and the grindings will be incorporated into erosion control mix if possible. Any material not deemed to be inert by the Solid Waste Management Regulations will be source separated and disposed at a local construction material recycling facility.

Type	Estimated Quantity
Stumps/Grubbings (assume 4.93 ac @ 400 CY/ac.)	1,972 CY
Construction debris (assume 20 CY/wk for 16 months1 year)	1,400 CY

Municipal Solid Waste:

Type	Estimated Quantity
Normal residential waste (assume 2 ½ CY/month/unit)	375 CY/month

B. Off-Site Disposal of Construction/Demolition Debris

Any material not suitable for on-site disposal will be source separated and transferred by a licensed non-hazardous waste transporter to a local construction material recycling facility.

Local waste management providers include:

- *Casella Waste Systems*, 87 Pleasant Hill Road, Scarborough
- *Troiano Waste*, 10 Filmike Way, South Portland

Local disposal sites include:

- Riverside Recycling Facility, Portland
- Community Recycling Center (CPRC Group), Scarborough

C. On-Site Disposal of Wood Waste/Land Clearing Debris

Stumps and grubblings will be chipped or ground on site. The grindings will be used for erosion control mulch whenever possible.

D. **Special or Hazardous Waste**

Oils used in cooking are separated and stored for recycling by a commercial recycling company. Furthermore, kitchen waste lines will be treated through the use of an on-site grease trap.

No Hazardous Waste will used or generated by this facility.