
Section 18. Assessment of Consistency with Design Standards

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The following is an assessment of the conformance with the design standards of Section 14-526:

(a) Transportation Standards

1. Impact on Surrounding Street Systems

The segment of Ocean Avenue to which the project accesses is currently not operating at over capacity. Based upon the generation of traffic from the proposed project and the peak traffic generated off the time of the roadway peaks, the project is not expected to have a significant impact on the adjacent streets and public ways.

2. Access and Circulation

The project provides adequate access and internal circulation. The location of the driveway has been chosen to minimize the slope of the access road, 3.5% at the connection and approximately 5.0% up to the building/parking areas of the site. The site access is located approximately at the crest of Ocean Avenue on the outside of a slight curve in the roadway to the east. The design speed of Ocean Avenue in this location is 35 mph. Sight distance from this access location to the south is well over the 305 feet listed for this speed in the Maine Department of Transportation Entrance Rules. Sight distance to the north extends down to the entrance to Summer Place which is approximately 600' from the proposed entrance.

The traffic from this project is not expected to have an impact on adjacent driveways or street connections as the peak trips would be at a different time from these other access locations.

3. Public Transit Access

The project is not located on a local or minor arterial roadway as shown n the City's Federal Street Classification Map. Nevertheless, the project will provide bus shuttle serviced for its residents to shopping, doctor appointments, volunteer activities, etc.

4. Parking

The project provides more than adequate parking as shown in the zoning Assessment Section. Because of the elderly nature of the project's resends, the applicant is requesting a waiver for required bicycle parking.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features

No specific habitats or natural features were noted in our coordination with the Departments of Conservation and Inland Fisheries. Nonetheless, there is substantial portion of the property (8.16 acres) that is being maintained in the R-OS zoning in its current nature state.

2. Landscaping and Landscape Preservation

Of the 10.17 acres of the development property, only 4.93 acres will be impacted with the creation 2.86 acres of impervious area. The remaining property will remain in its current nature state. This preservation includes significant buffers including understory vegetation from neighboring properties.

The project proposes a substantial site landscaping plan to enhance the developed portion of the site and to blend the development with the natural surroundings. This includes interior islands within the parking areas, street trees along the entrance roadway and numerous canopy and evergreen trees throughout the developed portion of the property.

3. Water Quality, Stormwater Management and Erosion Control

The project is designed to meet the current Chapter 500 Standards of Maine Stormwater Law as recently updated by the Maine Department of Environmental Protection. Please refer to the Stormwater Section of this submission.

(c) Public Infrastructure and Community Safety Standards

1. Consistency with City Master Plans

There are no known master plans for this area. Project is consistent with the Comprehensive Plan, see section on Statement of Project's Consistency with City Master Plans.

2. Public Safety and Fire Prevention

The site is proposed with limited access and for areas to be observable from the central building of the site. The site proposes accesses that meet the requirements for emergency vehicles including access way width, minimum height clearance and adequate maneuvering. The project will connect to the existing 12" water main on Ocean Avenue, provide a booster pump system to provide adequate fire flow, and hydrant and fire development connections for fire protection systems.

3. Availability and Adequate Capacity of Public Utilities

The project will connect to the existing public water and sanitary systems. Adequate public utilities exist for the project, please see enclosed letters from the Portland Water District and the City's Public Services Department relative to sewer. The applicant has also coordinated with Central Maine Power, Unitil and telcomm/cable providers.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact

The proposed building is sufficiently setback from property lines and adjacent neighboring buildings such that the building will have minimum adverse effects on these adjacent facilities. The project uses individual heating/cooling systems for the suites that do not produce emissions. Other mechanical equipment will be located away from property lines and meet the applicable state and federal emission standards.

2. Shadows

The proposed building is such that the highest elevations will; be at approximately the same elevations as the nature canopies on the site at the proposed location of the building . Based upon the nature of the sun position in Maine, it is expected that the greatest impacts from shadows would be to the west, north and east of the building. In each of the these directions, because of the proposed height being at about the height of the natural canopies and the placement of the building, the building will not cast significant shadows onto to neighboring properties.

3. Snow and Ice Loading

Snow storage areas are shown of the proposed site plan. As the project will retain the services of a commercial landscaping maintenance company, it is anticipated that snow management will be provided by the same company. If snow amount exceeds the ability of the site to retain it, the maintenance company will be engaged to remove excess snow from the property.

4. View corridors

Based upon the proposed height of the building and the amount of natural vegetation that exists, the project will not affect any existing view corridors.

5. Historic Resources

Coordination with the Maine State Historical Preservation Office did not note any adjacent or on-site historical resources will be impacted by the development.

6. Exterior Lighting

All site lighting will be energy efficient LED fixtures. All general lighting for the site areas will be cut off type fixtures. All up-lighting of architectural features and landscaping will comply with Section 12 of the Technical Manual.

7. Noise and Vibration

The individual nature of the heating/cooling elements for the suite are chosen based upon the minimum noise/sounds from vibration that they produce. Because of the individual units of the suites, the mechanical facilities for the common areas are smaller than for a similar sized building and are isolated away from the adjacent property lines.

8. Signage and Wayfinding

The project will provide identification sign along the Ocean Avenue frontage at the project's entrance. Signage will meet the requirements of the City's code relative to size, scale, proportions, design, materials, placements and lighting.

9. Zoning Related Design Standards

There are no other known zoning related design standards that affect the property.