

Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

RE: Curb Waiver Request – Additional Information
Old Barn Estates - 1062 Ocean Avenue & Ledgewood Drive
January 25, 2013

Per Chapter 14, Section 14-506, (b) Curbing of the City of Portland Land Use Code we respectfully request a waiver for curbing along the south side of the proposed subdivision street. It is our understanding that the Planning Board has the authority to waive the curbing requirement should two or more of the following conditions exist.

- 1. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.*
The estimated project infrastructure cost as proposed is approximately \$300,000. The addition of 660 l.f. of vertical granite curb with associated underdrain and stormdrain pipe, and two additional catch basins would cost an estimated \$40,000 or approximately 13% of the project.
- 2. The reconstruction of the street is specifically identified and approved in the first or second year of the current capital Improvement Program or has been funded through an earlier CIP or through other sources.*
Not applicable
- 3. The street has been rehabilitated without curbing in the last 60 months.*
Not applicable
- 4. Strict adherence to the curb requirement would result in loss of significant site features related to landscaping or topography that are deemed to be of public value.*
It is our belief that the installation of vertical granite curb on the south side of the proposed subdivision street in place of the grassed swale would alter the landscape in a visual sense from a more pleasing “softer” rural section with woods, lawns and street trees adjacent to the paved street to a “harder” more urban feel which is inconsistent with the adjacent land uses (open space of the Dog Park and the Falmouth Land Trust) and adjacent residential developments (Slocum Drive, Charlotte Drive and North Ledge Terrace). We believe the visual aesthetic of this softer more natural landscape is of public value.
- 5. Runoff from the developed site does not require curbing for stormwater management.*
The curbing is not required for stormwater management. Water conveyance is proposed to be done with a grass swale which we believe is more in keeping with the more “rural” setting of this residential housing project. A grassed swale also provides for minimizing the impact of stormwater runoff through cooling and infiltration.