



PLAN CORRECTIONS REPORT PL-00012-2018 FOR CITY OF PORTLAND

PLAN ADDRESS:	300 Allen Ave Portland, Maine 04103	PARCEL:	344 E006001
APPLICATION DATE:	03/20/2018	SQUARE FEET:	0.00
EXPIRATION DATE:		VALUATION:	\$0.00

DESCRIPTION: Construction of three duplex units, two triplex units and 2400 SF professional office building

CONTACTS	Name	Company	Address
Agent/Representative	Doug Reynolds	Gorrill Palmer	707 Sable Oaks Drive, Suite 30 So. Portland, ME 04106
Applicant	Drew Gagnon	Gorrill Palmer	707 Sable Oaks Drive South Portland, ME 04106

Corrections Required

City Arborist Jeff Tarling

Civil Engineering - Third Party Reviewer Lauren Swett

v.1.00 - Not Resolved

Correction: Stormwater Management

The proposed condition peak flow rates of the 2- and 10-year storm events exceed the existing conditions peak flow rates at Point of Interest #2. We agree that the proposed total flow and the proposed increase in these storm events is minor. This point of interest is for the connection of new stormdrain to an existing stormdrain system. The Applicant should confirm that there are no existing condition or capacity issues with that system.

Corrective Action: Confirm existing conditions, and modify as necessary.

Correction: Stormwater Management

The HydroCAD model uses very small time of concentration values that are less than the 5-6 minute minimum typically utilized for the modeling methods. The TC values may not have a significant impact on the overall modeling results, but please clarify the TC values and either adjust or provide justification for the small values.

Corrective Action: Clarify model conditions

Correction: Stormwater Management

The total area of the pre-development model (140,820 SF) is not equal to the total area of the post-development model (137,344 SF). The Applicant should evaluate the total watershed areas and provide a model with equal pre- and post-development areas.

Corrective Action: Clarify model conditions.

Correction: General

Verification of utility ability to serve is required.

Corrective Action: Provide final letters from utilities when available.

Correction: Stormwater Management

The Applicant provides three ponds, identified as P14, P15, and P17 in the model, which receive no inflow or discharge any outflow.

These ponds are not identified on the Routing Diagram or in the report. The Applicant should clarify the purpose of these pond nodes.

Corrective Action: Clarify model conditions.

Correction: Significant Natural Features

Applicant has submitted a NRPA permit application to the Maine DEP for wetland impacts. Copies of correspondence that results in changes to the project, and copies of the final permit should be provide to the City when available. A copy of the Maine Construction General Permit Notice of Intent should also be provided when available.

Corrective Action: Provide final permits when available.

Correction: General

The Applicant should note a location for snow storage or provide a plan for snow management. The snow storage location should be sited outside of existing and proposed drainage courses.

Corrective Action: Provide Snow Storage information.

Correction: General

The City of Portland Technical manual only allows for 12.5 mm HMA surface material for work within the ROW. The detail for asphalt pavement currently calls for 9.5 mm HMA.

Corrective Action: Provide updated detail.

Correction: Stormwater Management

The Stormwater Management Plan should include a stormwater inspection and maintenance plan and a Stormwater Agreement developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

Corrective Action: Provide a stormwater inspection and maintenance plan and Stormwater Agreement.

Fire Pool Fire

Parking John Peverada

Planning Matt Grooms

v.1.00 - Not Resolved

Correction: Significant Natural Features

The project site includes significant natural features. The site plan should be revised to the extent possible to better preserve and protect significant natural features by incorporating them into site design.

Corrective Action: Update applicable plan sheets.

Correction: Street Trees

Based upon specifications listed under Section 4.6 of the City's Technical Manual, street trees are required at a rate of two street trees per residential unit for PRUDs for a total requirement of 24 trees. In the event that site constraints prevent the planting of all required trees, the applicant shall provide an acceptable alternative as listed in the site plan ordinance.

Corrective Action: Update applicable plan sheets or provide written response

Correction: General

Please note, the proposed development is being reviewed as a Multiplex development. The proposed development appears to meet most of the dimensional standards for the R-5 and R-P zone, with the exception of the front-yard setback. The applicant's analysis shows average setback based upon 278 and 292 Allen Avenue, for an average yard depth of 12.5' feet. Given that the structure at 292 Allen Avenue is being demolished as part of this proposal, that property cannot be referenced under the alternative standard. The standard also requires that the measurement be taken from the property on either side of the lot to be developed, which would be 308 Allen Avenue. Based upon the site plan, the front yard setback appears to be approximately 22.63' feet. This would provide an average front yard setback of 17.8' feet. The site plan shall be revised to reflect this requirement.

Corrective Action: Update applicable plan sheets and include revised calculations for front yard setback.

Correction: Snow Storage

Snow storage areas shall be indicated on the site plan.

Corrective Action: Update applicable plan sheets.

Correction: Utility Capacity

Prior to the issuance of any building permits, a copy of all 'ability to serve' letters shall be provided to the Planning Authority, which demonstrate adequate utility capacity for the project.

Corrective Action: Provide relevant documentation

Correction: Exceeds Required Parking

Based upon the proposed parking count which exceeds zoning requirements by 10% or more, the applicant shall provide a parking analysis justifying the need for additional parking. Staff further recommends that parking be reduced to the extent practicable to reduce wetland impacts on-site.

Corrective Action: Update applicable plan sheets and or provide written response justifying excess parking.

Correction: Landscape Protection During Construction

The construction management plan shall include adequate measures to protect vegetation that is to be preserved within the project site.

Corrective Action: Update applicable plan sheets.

Correction: Site Lighting

The applicant shall indicate the location and type of all site lighting on applicable plan sheets, and shall include lighting details. All proposed lighting shall be full cutoff and shall be in compliance with Section 12 of the City's Technical Manual.

Corrective Action: Provide lighting cut sheet

Correction: Landscape Preservation

The applicant's site plan and documentation shows vegetation removal within the required building setbacks. The applicant shall provide evidence that 30% of existing trees sized ten inches DBH or greater within those required setbacks are being preserved.

Corrective Action: Update applicable plan sheets.

Public Works Engineering Keith Gray

Public Works Water Resources Engineering Doug Roncarati

Traffic - Third Party Reviewer Tom Errico

v.1.00 - Not Resolved

Correction: General

The Applicant should provide an opinion on the location of the driveway as it relates to the Allen Avenue cross-section and the transition from a two-lane section to a three-lane section.

Corrective Action: N/A

Correction: General

Sight distance from the driveway shall be provided.

Corrective Action: N/A

Correction: General

The Applicant shall provide a parking analysis that documents parking demand. Shared parking should be a consideration.

Corrective Action: N/A

Correction: General

A pedestrian sidewalk shall be provided between the Duplex buildings and Allen Avenue.

Corrective Action: N/A

Correction: General

Crash data for Allen Avenue in the vicinity of the project should be provided with a safety analysis of conditions.

Corrective Action: N/A

Correction: General

The parking layout generally meets City Technical standards with the exception of the parking aisle width where a 20-foot width is provided. The Applicant should formally request a waiver and provide supporting documentation.

Corrective Action: N/A

Correction: General

A trip generation estimate shall be provided.

Corrective Action: N/A

Transportation/Planning

Bruce Hyman

Zoning

Pool Zoning

Conditions Required

Planning and Urban Development Department Planning Division



Subject: RP Design Review – 300 Allen Avenue
Written by: Caitlin Cameron, Urban Designer
Date of Review: Wednesday, May 2, 2018

The multi-family and office development at 300 Allen Avenue was reviewed against the *R-P Residential-Professional Zone* as well as the *Multiple-Family* standards in a context with a mix of commercial and residential character. Reviewers: Caitlin Cameron, Urban Designer, Matt Grooms, Planner, and Shukria Wiar, Planner, Planning Division of the Department of Planning & Urban Development.

Design Review Comments (*red text denotes standards that are not met*):

- A more thorough design review will be conducted when the applicant provides the office building submission. **The design review does not include review of the office building.**

(a) *R-P Residential Professional Zone*

(1) *Standard: For development within the R-P zone where there is a consistent established architectural style or character to the existing structures in the immediate vicinity in which the development is proposed, that the concurrently visible architectural style or character of the proposed development would not be incongruous to that established style or character.*

- The established residential character uses articulation and massing elements such as gable and hip roofs, elevated ground floor, bay windows, extended porches, and overhanging eaves and cornices. To this end, the gable roof, shingle siding, shutters, and covered entries are appropriate. However, the staff review found that the project **does not go far enough to meet the standard of consistency with the established architectural character** – additional elements such as extended porches, bay windows, elevated entry, or similar should be incorporated.
- The building and front doors have a direct relationship to the street similar to the other houses nearby.
- **The slope of the roof is too shallow** compared with the context.
- The gable dormers do not have windows – **are these occupied space? Why are they provided if they are not functional?**
- **The window sizes and alignment create awkward façade compositions facing the street.** Since these are townhouses, additional elements should be used to **better articulate each unit and rationalize the façade composition.**
- Parking areas are placed away from the street. **They should be screened from abutting properties according to this standard as well as the Site Plan standards.**

300 Allen Avenue Proposal

Christopher Ellingwood <cellingwood@berrydunn.com>

Apr 24, 2018 11:48 AM

Posted in group: **Planning Board**

Good day Matt,

My name is Chris Ellingwood, I own the home on 19 Pennell Avenue in Portland and would be directly abutting the proposed development of 280-300 Allen Avenue. (our back/side yard is open to the vacant lot of 300 Allen).

We have discussed this plan with our neighbors and have reviewed the proposed documents and site plan that was provided on the web portal. We do have several questions and some concerns.

- 1) What will the type of residences be? (we understand they will be duplexes and triplexes), but will these be condos or apartments for rent? Will there be an established homeowners association for property maintenance and to (ideally) restrict rentals?
- 2) We are unclear on the size of the proposed triplexes – the project description narrative says 2-story, however the site plan indicates 3-story buildings.
- 3) Will there be outdoor decks/porches that would face our neighborhood and homes? If so, will these only be on ground level/first floor?
- 4) Will drawings of the proposed building/site become available?

As far as concerns go – the neighborhood is most concerned about three items –

- 1) The site plans show zero consideration for privacy of us, the current homeowners. There are no proposed fences (6 to 8-foot solid fence (non-see-through) on the homes on Pennell and Short Street. Also, we do not see any consideration of landscaping such as trees or hedges. Our biggest concern is with the parking lot in the rear of plan, headlights and other foot traffic would be directly in our backyards. We currently get a lot of foot traffic that cuts through the lots, with additional residences and guests, we'd like that addressed. Lighting of the lots and driveways is also a concern of ours.
- 2) The other concern would be if the proposed units exceed 2 stories. The neighborhood consists of a high majority of single residence homes. If the buildings were to be three stories in nature, they would stand tall over our homes and reduce our privacy.
- 3) We also do not agree that a traffic study is not necessary. An additional drive with potential of 12-residences would increase traffic on an already very busy street. (Allen). It is already exceedingly difficult to pull out of our street (Pennell) in peak times, and the traffic often does backup as far as Walgreens when school buses are dropping of students at Casco Bay High School.

We appreciate responses to our questions and would also request we are informed of planning board meetings on this matter. We don't generally oppose new development, however we want to ensure that our property value is maintained and that the quality of our peaceful neighborhood is not adversely impacted.

Thank you,

Chris

Christopher S. Ellingwood, CISA | Senior Manager

Information Technology Assurance Services

d/f: 207.541.2290 | **c:** 802.310.0361

berrydunn.com