

November 24, 2014

Ms. Susan Redmond,  
Assistant Planner  
City of Augusta  
16 Cony Street  
Augusta, ME 04330-5298

Subject: Proposed Courthouse Satellite Parking Lot  
Perham Street, Augusta  
Narrative Section S - Y

Dear Susan:

Per your email dated November 14, 2014, the following is the narrative for sections s through y of the Site Plan Application based upon Section 6.3.4.1 of the Land Use Ordinance.

**s. Neighborhood Compatibility**

**6.3.4.1.a**

i. *Land Uses:*

The proposed parking lot is a permitted use in zone BD.

ii. *Architectural Design:*

Not applicable

iii. *Scale Bulk and Building Height:*

Not applicable

iv. *Identity and Historical Character:*

The project is located adjacent to two other parking areas; therefore the proposal is compatible with the character of the neighborhood.

v. *Disposition and orientation of buildings on the lot:*

Not applicable

vi. *Visual integrity:*

The proposed lot will include the construction of retaining walls with vine plantings, intended to cover portions of the wall, as well as vegetation in available greenspace within the lot.

**6.3.4.1.b** *Are the elements of the site plan (e.g., buildings, circulation, open space and landscaping) designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?*

The parking lot is located within a fully developed area with no adjacent residential uses.

**6.3.4.1.c** *Will the proposal maintain safe and healthful conditions within the neighborhood?*

The parking lot will not adversely affect the safety and health within the neighborhood.

**6.3.4.1.d** *Will the proposal have a significant detrimental effect on the value of adjacent properties (which could be avoided by reasonable modifications of the plan)?*

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The adjacent properties are owned by either the County or State, and the proposed parking lot would not have a detrimental effect on the value of those properties.

**t. Compliance with plans and policies**

**6.3.4.2.a** *Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?*

Yes.

**u. Traffic pattern, flow, and volume analysis**

**6.3.4.3.a** *Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?*

A Traffic Impact Study was submitted for the Courthouse, and the construction of the parking lot will not result in additional traffic beyond that projected in the Traffic Study.

**6.3.4.3.b** *Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting?*

Access to the site has been designed to be safe for entering and exiting vehicles; sight distances and curb cuts are in compliance with City and MaineDOT requirements where applicable.

**6.3.4.3.c** *Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?*

Access for emergency vehicles has been accommodated for in the parking/access drive layout.

**6.3.4.3.d** *Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?*

The parking system provides for the smooth and convenient movement of vehicles on and off of the site. The parking area is a supplement to the courthouse parking in order to provide additional parking spaces to meet the City requirements.

**v. Public Utilities – Including Stormwater**

*Is the proposal served by utilities with adequate capacity or have arrangements been made for extension and augmentation of the following services:*

**6.3.4.4.a** *Water Supply*

Water service is not proposed for the parking lot.

**6.3.4.4.b** *Sanitary Sewer/subsurface waste disposal system*

Sanitary service is not proposed for the parking lot.

**6.3.4.4.c** *Electricity/telephone*

Telephone service is not proposed. Electrical service for the lighting will be provided from the courthouse.

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**6.3.4.4.d Storm Drainage**

Storm drainage is provided as shown in the plan set and in the Stormwater Management Plan included in Attachment J of the Site Plan Application.

**w. Resource Protection and the Environment**

**6.3.4.5.a** *If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?*

The steep slope limitation will be overcome by the use of vegetated and riprapped slopes and retaining walls designed by a Maine licensed Professional Engineer.

**6.3.4.5.b** *Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?*

The proposed project is not anticipated to produce air quality contaminants other than those typically produced from the operation of an office building; therefore the project will conform to applicable local, state, and federal air quality standards.

**6.3.4.5.c** *Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?*

The project will require approval by the City of Augusta Planning Board and a MDEP Stormwater Permit minor revision which will ensure that the project conforms to all applicable local, state, and federal water quality standards. The parking lot will not produce solid wastes. The construction of the parking lot will utilize the waste disposal being used for the courthouse project. The production of hazardous substances is not anticipated from this project.

**6.3.4.5.d** *Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?*

The construction of the satellite parking area will not result in additional sewer or industrial wastes.

**6.3.4.5.e Shoreland and wetland districts**

The project is not located in a shoreland or wetland district.

**x. Performance Standards**

**6.3.4.6.a** *Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?*

The proposal complies with the standards of the ordinance. It is noted that the 3 western parking bays are proposed as 16 feet, which was acceptable to City Staff as these bays are adjacent to a curb, allowing a 2' overhang which meets the spirit of the ordinance. The parking bay immediately adjacent to the proposed retaining wall is 18 feet and the barrier free spaces were relocated to this bay based on discussions with City Staff to provide additional clearance.

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**6.3.4.6.b** *Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.*

It is not anticipated that the proposed use will generate noise above that level generally associated with parking lots.

**6.3.4.6.c** *If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.*

The project is not anticipated to produce glare or heat.

**6.3.4.6.d** *Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?*

The proposed lighting will consist of full cutoff luminaires which will not produce excessive glare. A photometric plan is provided in the Major Plan Application in Section M.

**6.3.4.6.e** *Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?*

Landscaping will be provided to screen areas of low visual interest. A Landscaping Plan is in the Major Plan Application in Section M.

**6.3.4.6.f** *Are all the signs in the proposal in compliance with provisions of this ordinance?*

Signage is not proposed for the satellite parking area, with the exception of traffic control signs (i.e. stop signs) which are exempt from the Ordinance.

#### **y. Financial and Technical Ability**

**6.3.4.7.a** *Does the applicant have adequate technical ability to meet the terms of the ordinance?*

Yes, see Section D of the Site Plan Application

**6.3.4.7.b** *Does the applicant have adequate financial ability to construct the development in compliance with the terms of the ordinance?*

Yes, see Section C of the Site Plan Application.

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### Conclusion

The narrative above presents the information required in sections s-y of the site plan application.

A survey plan is included with this letter.

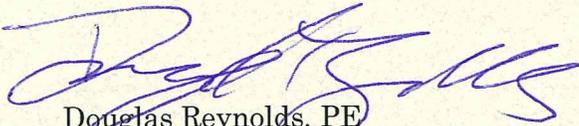
The following number of copies is being sent to your office:

- 4 full-sized copies of the survey
- 7 reduced-sized copies of the survey
- 11 copies of the Narrative, section S through Y
- Adobe pdf documents of both will be emailed

Please feel free to contact our office with any questions you may have or if additional information is needed.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Douglas Reynolds, PE  
Senior Engineer

Enclosure

Copy: Philip Johnston, MGFA  
Alan Kuniholm, PDT  
Keith Smith, DeWan

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