



# PLANNING BOARD REPORT PORTLAND, MAINE

654 Riverside Street, Homeless Services Center  
PL-001682-2021, Major Site Plan and Conditional Use  
DC Predevelopment LLC and City of Portland, Applicant

<b>Submitted to:</b> Portland Planning Board <b>Public Hearing Date:</b> September 14, 2021	<b>Prepared by:</b> Matthew Grooms, Senior Planner <b>Date:</b> September 10, 2021
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## INTRODUCTION

DC Predevelopment LLC and the City of Portland have submitted a Major Site Plan and Conditional Use application for a new Homeless Services Center (HSC) with on-site kitchen, dining area, staff offices, health clinic, outdoor recreational spaces and capacity for up to 208 overnight guests. The development would be located at 654 Riverside Street within both the Industrial Moderate (I-M) and Industrial High-Impact (I-H) zones in the Riverton neighborhood.

The Planning Board has held two workshops on this application; the first on July 27, 2021 where an initial overview of the project was provided, and the second on August 24, 2021 which focused primarily on the HSC management plan and focused areas of the site plan review. Based upon the completeness of this application and its compliance with relevant site plan and conditional use standards, the City referred this application for a public hearing on September 14, 2021.

This public hearing was noticed to 62 neighbors within 1,000 feet of the project site, and interested parties. The public notice appeared in the *Portland Press-Herald* on August 31<sup>st</sup> and September 7<sup>th</sup>, 2021. As of the writing of this report, the Planning Department has received 24 public comments. The applicant held their required neighborhood meeting on Monday, July 26<sup>th</sup>, and a second neighborhood meeting on August 16,



Figure 1: Project Site off of Riverside Street

2021. Meeting materials are provided as Attachment R.

**Applicant:** DC Predevelopment LLC and City of Portland

**Agent and Civil Engineer:** Steve Bushey, Gorrill Palmer

**Architect:** Winton Scott Architects

**Landscape Architect:** Aceto Landscape Architects

**I. PROJECT REVIEWS**

Applicant's Proposal	Applicable Standards
New construction over 20,000 sf in Industrial Zone	Article 14.6 Site Plan Review Standards
Conditional Use Review for Emergency Shelters	Article 6.5.2 and 6.5.6.B
Site Location of Development Review	Section 14.3 Technical Manual
Waivers	Discussion of Waiver Request
Tech Manual Section 5.III – Ch. 500 Flooding Standard	<p><u>Applicant Request:</u> The site discharges to the low end of the Presumpscot River which is considered a major river segment, therefore quantity control is not required.</p> <p><u>Staff Recommendation:</u> Staff support this waiver request given that the proposed stormwater management system will result in reduction of flow, and incorporates further emergency spillway design into each of the proposed stormwater treatment measures to ensure a stabilized place for overflow in the event that there is a large storm event.</p>

**II. PROJECT DATA**

<i>SUBJECT</i>	<i>DATA</i>
Total area of the site	28.92 acres
Total Disturbed Area	226,512 sq ft
Existing Zoning	I-M (Industrial Moderate), I-H (Industrial High-Impact)
Existing Use	Undeveloped with communications tower
Proposed Use	Emergency Shelter with associated kitchen, dining hall, staff office, recreational facilities and health clinic
Impervious Surface Area	

--Existing	17,021 sq ft
--Proposed	138,573 sq ft
--Net Change	+121,552 sq ft
<b>Building Footprint</b>	
--Existing	0 sq ft
--Proposed	51,690 sq ft
--Net Change	+ 51,690 sq ft
<b>Building Floor Area</b>	
--Existing	0 sq ft
--Proposed	51,690 sq ft
-Net Change	+ 51,690 sq ft
<b>Number of Beds</b>	208
<b>Parking Spaces</b>	56
<b>Bicycle parking Spaces</b>	40

### III. BACKGROUND AND EXISTING CONDITIONS

#### A. Site Selection Process

As described by the City of Portland’s Health and Human Services Department, the current adult shelter at Oxford Street, which is located in the Bayside neighborhood, is poorly configured, does not have sufficient day space to accommodate residents, and is unable to offer meals or sufficient services on site. The building has three floors which require almost double the number of staff who could oversee guests in a single-story building designed specifically to shelter guests. This facility also has cramped sleeping space which necessitates the use of floor mats rather than cots and utilizes a large area for sleeping in the eaves of the building.

Recognizing the need for additional shelter capacity, as well as new, modern shelter facilities, the Portland City Council, in a multi-year process, undertook the effort of identifying a new municipal shelter location in 2017. In support of this effort to site and develop a new municipal shelter facility, and expand opportunities for emergency shelters outside of downtown, the City amended the Land Use Code in 2017 (**Order 252-16/17**) Passage: 8 – 0 (Duson absent) to allow emergency shelters in six additional commercial and industrial zones (the B-4, B-5, I-L, I-Lb, I-M, and I-H zones, in addition to the B-3 zone). At the time, new operational controls, such as requirements for a management plan, basic design guidelines related to facility and site layout, and access requirements for public transportation, were also introduced as conditional use standards.

In 2019, the Portland City Council, in looking at City-owned property well-suited for new shelter development, selected a site off of Riverside Street (654 Riverside Street) for the future development of an emergency shelter with complementary on-site services, **Order 248-18/19** passed 5-4 (Cook, Ali, Costa and Strimling, opposed). During the February 3, 2020 City Council meeting, the City Council passed **Resolve 7-19/20**, 6-2 vote in favor (Cook, Costa opposed, Ali absent) outlining Policy Goals for the City of Portland’s Single Adult Shelter Facility. The resolution outlined policy goals to provide staff with guidance on Council objectives as the City planned for its new homeless service center and included guidance to ensure that the

new facility would be built with ample capacity to accommodate approximately 200 individuals, which was the average nightly census for the years (2017 – 2019).

In early 2021, the City released an RFP soliciting proposals for the private development of a new facility implementing emergency shelter best practices, and on May 18, 2021, selected Developers Collaborative to enter into a public-private agreement to support construction of the proposed Homeless Services Center.

## **B. Site Conditions**

The development site totals approximately 28.92 acres and is located at 638/654 Riverside Street, with the proposed parcel bifurcated by both the I-H and I-M Industrial zones. The surrounding context is predominantly industrial and commercial in nature, characterized by warehouses and expansive yard spaces utilized for vehicle and equipment storage. In addition, there are residential properties proximate to the site along



Figure 2: View of the project site from Riverside Street. Note, public sidewalk along west side of Riverside St. does not continue north of the driveway seen here.

Riverside Street within an existing

R-5 zone, including single-family homes and the Terrace Pond Apartment Complex just to north at the intersection of Riverside Street and Forest Avenue. The project site backs up to a forested area that borders the Presumpscot River, which is located to the north and west of the development site and is within a Resource Protection zone (RPZ). This forested area is publicly accessible via a trail that is maintained by Portland Trails, with trailhead located immediately to the north of the subject parcel.

The site itself is largely undeveloped, aside from a City-owned communications tower at the interior corner of the site, which supports municipal emergency operations. The remaining land area is mostly unimproved covered with grass and emergent tree vegetation. Away from the proposed development area, much of the site is heavily forested, and falls within existing conservation easements.

## **IV. PROPOSED DEVELOPMENT**

The new Homeless Services Center is a 51,690 square foot, single-story building with capacity for up to 208 overnight guests, a kitchen equipped to provide all guests with three meals per day, associated dining hall, health clinic managed by Greater Portland Health, a dedicated area for staff offices and meeting spaces, and both guest and staff locker areas. Sleeping areas would be divided between a women's dormitory and a men's dormitory. The entrance to the facility features a secure check point, where guests would be screened, and may deposit belongings within the designated locker area before entering. Within the facility, dedicated observation areas are set up so that staff may efficiently observe activity in all common areas with minimal personnel. Other features of the facility include a bicycle storage room, bathroom and shower

facilities, multi-purpose meeting rooms for guest use, and laundry facilities as well as a day room/cafeteria with 212 seats.

The building's design reflects both its residential and institutional nature, and makes use of a combination of small, scaled windows and larger glass walls to bring in natural light and connect the building to outdoor areas. The building's front entrance is articulated by a large covered porch area that emphasizes the principal entry point and makes the building human scaled.

Looking outside of the building, the development also includes several programmed outdoor areas, including two plazas at the front and south end of the building, that may be utilized by guests for congregation, participation in various activities, and gardening. At the front of the building is a parking lot for use by staff, service providers and clients with space for 56 vehicles. This lot includes 12 electric vehicle charging posts, with conduit run for the remaining spaces to enable future installation of electric vehicle charging posts. Pedestrian access to the site is provided via a 12 foot wide bituminous sidewalk that extends out to Riverside Street, and which runs parallel to a 24 foot wide two-way driveway. Emergency access is provided via a 20-foot-wide, reinforced turf fire lane that provides access to all four sides of the building. The site plan also shows that existing parking for the Portland Trails trailhead will remain at the entrance to the site.

With regards to site landscaping, the project features substantial buffer plantings along its southerly and easterly property boundaries, where the project site directly abuts existing development. The proposed planting schedule features a mixture of evergreen and deciduous trees, shrubs, and ornamental grasses and perennials. Away from property boundaries, landscaping is largely clustered in and around the two plaza areas and then within the front yard space. The development will also provide fencing around much of the perimeter, consisting of existing chain-link fence to the south where the property abuts existing development, a new 6-foot fence along the westerly property boundary, and a 4-foot fence along the northerly property boundary. This fencing is primarily intended to demarcate property limits, and will remain open at the entrance to the site. A gate will be installed which will provide direct access from the HSC campus to the Portland Trails trail system.

This project will result in an increase in newly disturbed area, totaling 5.8 acres, and impervious surface, totaling approximately 3.34 acres. Together, this triggers Site Location of Development (SLODA) review under State statute, in addition to required compliance with Maine DEP Ch. 500 erosion control, flooding and water quality standards. The applicant is requesting a waiver of the Flooding standard, given the project's close proximity to the Presumpscot River and that water body's available receiving capacity. Level lip spreaders are placed so as to direct stormwater away from areas of steep slope and existing water courses down to the Presumpscot River, in order to mitigate against erosion. To ensure water quality, the plan depicts multiple vegetated biofilters, grassed under-drained filters, and an increase in porous surfaces to allow for infiltration.

## **V. PUBLIC COMMENT**

As of the writing of this memorandum, 24 public comments (Attachment 4) have been received regarding this application. These comments are written primarily in opposition to this proposal, and are generally focused on the site's perceived remoteness from social resources and employment opportunities, concerns

regarding the size and open layout of the facility with respect to trauma informed design principles, public transit and pedestrian access, buffering and security between the site and adjacent conservation area, stormwater and erosion concerns at the rear of the site upslope from the Presumpscot River, housing of non-service animals, and questions regarding the Voluntary Response Action Program (VRAP) agreement for the site, dating from 2010. These comments are addressed in detail throughout this report.

**VI. STAFF REVIEW**

**A. Right, Title and Interest**

The subject property is City-owned, and will remain under City ownership once the development is complete. As evidence of right, title, and interest, the applicant has provided the City Council order authorizing DC Predevelopment LLC to pursue conceptual site, building design, and the handling of a public engagement process related to the Homeless Services Center. The City has also provided a quitclaim deed with covenant demonstrating ownership of the property.

**B. Zoning Assessment**

1. **Consistency with I-H and I-M Zoning Standards** - The development site is split between both the Industrial Moderate (I-M) and Industrial High-Impact zone (I-H), both of which permit emergency shelters as a conditional use. With regards to dimensional requirements, the project fully meets all dimensional restrictions for both zones as shown below.

	Required		Proposed
	IH	IM	
Lot Size			28.92 acres
Minimum Street Frontage	60 feet	60 feet	95.1 feet
Front Yard Minimum	25 feet	* 22 feet	608 feet
Rear Yard	35 feet	** 22 feet	50 feet
Side Street Setback	35 feet	** 22 feet	38 feet
Maximum Height	75 feet	75 feet	22 feet
Maximum Impervious Area	85%	75%	11.5%
Pavement Setback	10 feet	10 feet	91 feet
Off Street Parking Spaces	15	15	56

\* 1 foot for each foot of building height

\*\* 1 foot for each foot of building height up to 25 feet except 35 feet when abutting a residential zone.

**C. Conditional Use Review**

1. **General Conditional Use Standards (Section 6.5.2)**
  - a. *The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not*

***substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone (Section 6.5.2.A)***

Staff Finding: The development is expected to result in fewer than 100 peak hour trips, with just 22 a.m. peak hour trips anticipated, less than the threshold for a Traffic Movement Permit (TMP), and will feature 56 parking spaces, primarily for use by staff, though with additional spaces allocated for service providers, short-term delivery vehicles, and shelter clients. This amount of parking is comparable to two nearby uses, Lucas Tree Experts and Schnitzer, both of which involve regular traffic by larger service vehicles and heavy trucks. Given that these characteristics extend to other nearby uses as well, this standard is considered to be met.

- b. ***The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter (Section 6.5.2.B)***

Staff Finding: The proposed development is not anticipated to result in adverse impacts related to noise, glare, dust, sewage disposal, emissions to the air, odor, lighting or litter. The HSC Management Plan provides information on the facilities staffing detail. Facilities staff will be on-site between 6:00 a.m. and 2:00 a.m., with duties to include general cleaning, trash removal, cleaning of bathrooms, floor care, waiting rooms, laundry, light maintenance, grounds work, routine facility maintenance, and routine exterior maintenance, to maintain the facility in peak condition. Trash will be stored on-site in an enclosed dumpster, located at the edge of the loading and delivery area.

- c. ***The Design and Operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone (Section 6.5.2.C)***

Staff Finding: As the development is to be located in the I-M and I-H zones, which already allow for high intensity industrial land uses with significant impact to surrounding property, this standard is considered to be met. The loading and delivery of goods are to occur within a designated loading area that provides adequate space for maneuvering. The development is anticipated to have limited or no impact on surrounding property, and any potential impacts are further mitigated through extensive vegetative buffering, the installation of a full perimeter fence to restrict unauthorized access onto adjacent property, and a provision in the HSC management plan that commits shelter staff to regular checks of the surrounding property and nearby trail network. The perimeter fence will consist of existing fencing along the Lucas Tree and Suburban Propane sites, new 6-foot fencing at the rear of the property

to restrict access to the nearby Presumpscot River and steep areas of slope, and a new 4-foot post and beam fence along the northerly property boundary to demarcate the property limit and encourage guests to access the trail at either the trailhead at the entrance of the site, or the newly proposed access point adjacent to the HSC parking area, that would be accessible via a gate open during daytime hours.

- d. *The proposed use will meet any additional zone or use-specific standards identified in Tables 6-A to 6-F and Subsections 6.5.6 and 6.5.7m (Section 6.5.2.D)- See conditional use standards below.*

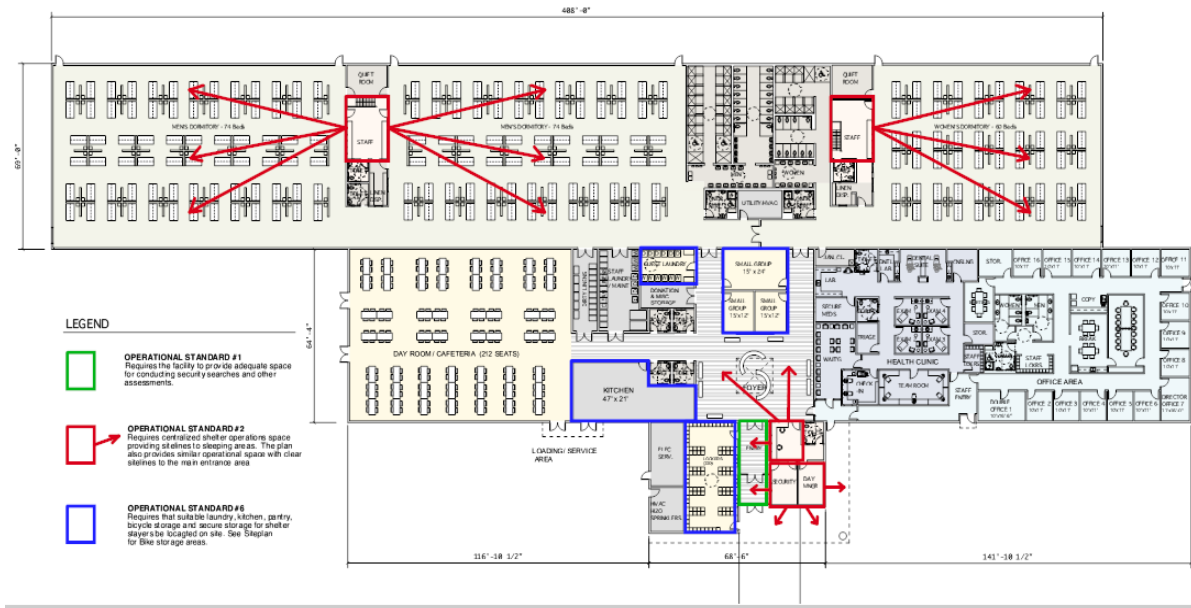


Figure 3: Operational Plan highlighting compliance with conditional use standards

2. **Emergency Shelter Conditional Use Standards (Section 6.5.6.B)**

- a. *The facility shall provide adequate space for conducting security searches and other assessments*

Staff Finding: A dedicated security space is provided within the building’s main vestibule, where guests may be screened and may deposit belongings in a secure locker area also accessible via the main vestibule before entering the facility. This standard is considered met.

- b. *The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas*

Staff Finding: Two separate observation areas are to be developed, where staff will have clear lines of sight to the building’s sleeping and common areas. This standard is considered met. Common areas will further be monitored via CCTV security cameras



posted around the facility. Camera placement locations are to be coordinated with the Portland Police Department as a condition of approval.

- c. ***A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.***

Staff Finding: A management plan has been provided which outlines the Homeless Services Center's commitments and protocols for all of these listed elements. This plan has been reviewed by the Portland Police Department, and the Maine State Housing Authority, and has been found to be fully in compliance with this conditional use standard.

A synopsis of the Management Plan's key elements can be found under Section VI.D of this report.

- d. ***The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs***

Staff Finding: On-site support services are discussed in the Management Plan and include employment services, housing assistance, regular access to a number of community partners (listed within plan), peer support services, and on-site health care clinic managed by Greater Portland Health. This standard is considered met.

- e. **Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site**

Staff Finding: The proposed building would include laundry, kitchen, pantry, bicycle-storage, and secure storage facilities for shelter stayers. An approximately 980 square foot kitchen would be included as well as a guest laundry area with washers and dryers, both accessible via the main foyer. A locker area for guests is proposed and accessed via the main vestibule. An outdoor pavilion is provided in the plaza towards the entrance of the site that includes space for 40 bicycles and bicycle repair station. This standard is considered met.

- f. ***An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests***

Staff Finding: The development features two multi-purpose plaza areas set aside for client usage that include flex space, seating walls, an outdoor pavilion with seating, a chalk wall and both raised garden and healing garden. These areas are well screened

using vegetative buffers and fenced in to ensure the security and privacy of clients, and together total approximately 70,000 square feet of outdoor recreational space. This standard is considered met.

#### **D. HSC MANAGEMENT PLAN**

At the July 27<sup>th</sup> workshop, Health and Human Services staff presented the Oxford Street Shelter Management Plan, which served as a rubric for developing the emergency shelter conditional use standard, and which would directly inform the management plan for the proposed Homeless Services Center. Members of the Planning Board requested that the City create an altogether new management plan, specific to the proposed HSC facility, and have it reviewed by a qualified third party to ensure that it employs best practice.

In response to this request, Health and Human Services staff prepared a revised version of the Management Plan specific to the proposed facility at 654 Riverside Street. This plan was reviewed by the Maine State Housing Authority who found the management plan to be fully compliant with the City's conditional use standards and shelter operations best practices. The Portland Police Department also reviewed the management plan, and had minor comments related to security camera and call box placement, the recommendation to erect perimeter fencing, and confirmation that crime prevention through environmental design (CPTED) principles are employed. This plan was presented to the Planning Board at their August 24<sup>th</sup> workshop. For reference, the conditional use standard pertaining to the emergency shelter management plan is as follows:

*A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.*

At the August 24<sup>th</sup> workshop, members of the Board requested that additional detail be provided on the HSC's conflict and neighborhood resolution procedures, and that the management plan include a commitment to monitor activity on nearby Portland Trails.

This feedback, in addition to feedback from the Police Department, has been incorporated into the newest version of the HSC Management Plan, which is detailed below.

1. Staffing and Management Responsibilities:

A summary of the facility's proposed staffing schedule is provided as part of the management plan, which states that a member of the management team, comprised of the Shelter Director, Assistant Director of Shelter Operations and Assistant Director of Housing Services, will be present at the facility between 6 am and 11 pm, and thereafter one of these members will be on call during overnight hours. The shelter itself will have staff present 24 hours a day.

The City has adopted a housing-first approach where placement of individuals into permanent housing is the top priority, and will have a dedicated team of staff on-site focused on helping guests

retain existing housing, navigate landlord relationships, access household needs such as food and furniture, connect with qualified healthcare professionals, and locate new housing.

The Homeless Services Center will employ a dedicated facilities team, who will be on-site between 6 am and 2 am each day, who will be responsible for ensuring that the facility is safe, clean and inviting for guests, staff and visitors. This team will be available to respond to all maintenance emergencies and coordinate with third party vendors and contractors to ensure that the facility is operating well.

Security staff will be available 24 hours a day, who will regularly perform well-being checks of the facility, patrolling both inside and outside of the shelter every 30 minutes.

In terms of training and development, the City commits that all staff, regardless of role, will undertake job specific training, which includes new employee orientation, CPR and first aid, Narcan and Overdose Reversal/Response, mental health training, housing training, language access training, diversity and inclusion training, and conflict resolution, among still other training types.

2. Client Access, Assessments and Access Restrictions

Prior to entering the Homeless Services Center, individuals will be directed to meet with City staff at the City's Health and Human Services Office at 39 Forest Avenue. Here, staff will be focused on assisting individuals in mitigating any emergencies that may necessitate entrance into the shelter facility. If no reasonable alternative option is available, individuals will be referred to the HSC and will be provided with transportation to the facility. Due to the confidential nature of the shelter's services, access to the facility is limited to service providers, staff, and guests of the facility. Once on-site, all externally accessible, non-fenced-in building entrances, shall feature security controls.

The HSC allows for individuals to select dormitory space based upon their self-identified gender. For individuals who self-identify as trans, nonbinary or gender-diverse, and who are uncomfortable in either the men's or women's dormitory, will have access to a separate sleeping space.

Programmed outdoor spaces will be fenced in, in order to maintain site control and provide a higher level of protection to those seeking emergency shelter. This fencing will be designed to fit within the facility's trauma informed design.

In accordance with the Americans with Disabilities Act (ADA), all service animals are welcome within the facility, though are required to remain on a leash or harnessed at all times. The shelter does not permit non-service animals, though does commit to assisting guests find reasonable alternative accommodation for pets and other animals during an individual's stay.

3. Transportation

The Homeless Services Center will operate a 15-passenger shuttle that will be accessible to facility guests for accessing appointments, or for guests being referred to the facility. For safety reasons, this shuttle is always operated in pairs while transporting guests. The City also commits to using

taxi vouchers, and incentivizing usage of METRO services. As part of the TDM plan, the applicant states that the HSC is working with METRO to develop a program that would provide discounted METRO bus fare, and will make bus schedules readily visible both inside and outside the facility.

4. On-Site Surveillance

Security staff will be present on-site 24 hours a day, and the facility is designed with clear lines of sight to all sleeping and common areas to help maintain safety within the facility. Security personnel will also complete regular wellbeing checks of the facility, both inside and outside. The facility will also be fully monitored using surveillance of all common non-private areas, which will be monitored at all times from the building's security office. External lighting will also be placed around the perimeter of the building to ensure that it is well lit for arriving guests, and staff conducting safety checks.

5. Safety Measures

All guests entering the facility are required to sign a resident contract, which outlines rules and behavioral expectations. All staff working at the facility are to be trained in verbal de-escalation tactics, are partnered with the Opportunity Alliance Crisis Response Services, and will coordinate and contact emergency first responders as necessary. In addition, all workstations are to be equipped with panic alarms for any potential emergencies.

6. Controls for Client Behavior and Noise Levels

The Homeless Services Center is designed using trauma-informed design principles, and is open and inviting for clients so as to empower them to become fully self-reliant, and to ensure safety, security, and privacy for those seeking shelter.

The City will continue the shelter's model of being a low barrier shelter, meaning that no identification is required at time of entry, nor income verification, or sobriety. A series of 'reasonable rules' are provided, which will be shared with shelter guests upon entry. These rules list requirements around the use of alcohol or illegal substances, smoking, weapons, violence, harassment and vandalism. If guests violate any of these rules, the shelter will reserve the right to remove that guest.

7. Neighborhood Concerns

The Management Plan provides a neighborhood engagement strategy, which outlines steps to be taken to ensure site security, and maintain a good relationship with the surrounding neighborhood. This strategy outlines commitments for engagement within the community by shelter staff, regular attendance at a minimum of 75% of neighborhood association meetings at the request of the neighborhood association, and processes for addressing off-site incidents involving shelter guests.

The City will also create an advisory group, consisting of representatives from the neighborhood, area businesses, Portland Trails, Portland Police Department, Homeless Services Center staff, Homeless Services Center clients, and an elected official or her/his designee. In its first year of operation, this group will meet monthly, and be chaired by a representative of the City's Executive

staff. This group will review complaints made during the prior month and recommend operational changes to reduce neighborhood impacts. This group would then meet quarterly after year one.

The HSC management plan outlines a series of mechanisms that are intended to resolve neighborhood complaints which includes:

- Half-hour perimeter checks of the facility, grounds and surrounding areas, and daily checks of nearby areas of the Portland Trails system.
- Provide a 24/7 telephone number that connects neighbors and community members directly to staff at any time of the day or night. A member of the management team will also be available 24/7.
- HSC will have developed relationships with other community partners that will be available to address concerns, which include The HOME Team, TOA Crisis Response Team, Portland Police Department, MEDCU and Fire Department.

#### 8. Monitoring

The Homeless Shelter Services management team will provide the City of Portland's Health and Human Services Department with reports on a regular basis, detailing information such as the number of unique individuals at the shelter on a given day/night, length of stay, and incident reports. Other data collected includes:

- Total number of bednights accessed at the shelter.
- Number of intakes during a reporting period.
- Total number of individuals who had previously been unsheltered and staying outside in Portland.
- Total number of individuals who are defined as having long time stayer status.
- Average length of stay.
- Number of housing placements.
- Record of neighborhood concerns and resolutions.
- Summary of meetings with individual neighbors, neighborhood associations and businesses.
- Number of Criminal Trespass Orders (CTO) issued, the reasons for those CTOs, the length of those CTOs, and whether the person issued the CTO has been issued a CTO previously.
- Record of police calls for service related to mental health, substance use, crime or other reasons and outcomes.
- Additional information requested by the Department of Health and Human Services and/or HHS Public Safety Committee, and various housing related boards and committees of the City.

#### E. Site Plan Review Standards – Section 14.6

##### Transportation Standards (Section 14.6.1)

1. ***Traffic - Access, Circulation, Loading and Servicing*** – The project site features a single point of ingress/egress from a two-way, 24-foot-wide driveway that extends approximately 600 linear feet into the development site, with circulation provided through the available parking area.

The development features a loading/servicing area at the front of the building to the west of the main entrance.

There is also a reinforced turf access road around the entire building, which is provided for emergency vehicle access.

Staff Finding: Per the City of Portland Technical Manual, Section 1.1, a traffic scoping meeting with City staff was held on August 5, 2021, as the development generates greater than 25 peak hour trips and is located within 0.5 miles of a high crash location. City staff facilitated this meeting and provided feedback on the construction of sidewalk, crosswalk signal and equipment improvements at the intersection of Forest Avenue and Riverside Street, and wayfinding. Staff also requested additional information on anticipated trip generation and parking demand, and site loading and servicing.

In response to this feedback, the applicant has provided a transportation demand management plan (TDM) that includes relevant information on trip generation and parking demand, and have been working closely with City staff to develop the ADA accessible route between the HSC facility and nearest transit stops. This involves the construction of a new 6-foot bituminous sidewalk along the west side of Riverside Street between the HSC site and existing extent of sidewalk near the Forest Avenue and Riverside Street intersection. In addition, portions of the existing sidewalk along the designated route would need to be repaired or replaced in order to meet City standards, and the crosswalk at this intersection would also need to be improved. A wayfinding plan has also been provided, which outlines the location of both sidewalk pavement markings, fixed sign locations, and potential signage details. Staff is recommending that finalization of this plan be made a condition of approval.

Staff also received turning templates and a written narrative describing the operation of the loading and servicing area, which staff found to be acceptable given that they demonstrated adequate space for maneuvering by service vehicles expected to service the site.

2. ***Sidewalks and Public Transit Access*** – The development provides direct pedestrian access between Riverside Street and the building’s entrance via a 12-foot-wide bituminous sidewalk with 12-foot-wide raised crosswalks across driveway areas. In addition, the applicant is providing a new 6-foot bituminous sidewalk along the west side of Riverside Street between the HSC site and current extent of existing sidewalk. In addition, the existing sidewalk and crosswalk are to be repaired or replaced to City standards.

An important component of the emergency shelter conditional use standards is that new emergency shelters are sited within 0.5 miles of fixed public transit, and that such transit is adequately accessible. The nearest public transit route is located approximately 0.4 miles from the project site, near the intersection of Riverside Street and Forest Avenue. This requirement is met. At present, there is no accessible pedestrian route from the project site to this transit stop, as the sidewalk along the west side of Riverside Street is discontinued for approximately

875 feet to the north of the project site. Similarly, there are no defined crossing points along Riverside Street in the vicinity of the project that would enable users to access the sidewalk along the east side of Riverside Street.

Staff Finding: The applicant has agreed to construct a 6-foot wide bituminous sidewalk along the west side of Riverside Street, to fill the existing gap, and has committed to making other improvements as necessary to ensure that this route is fully ADA compliant. This will involve reconstruction of portions of the existing sidewalk along the west side of Riverside Street, and



Figure 4: Depiction of Access to Available Public Transit

replacement of existing crosswalk equipment as specified by the City’s Traffic Engineer. The applicant has submitted a proposed wayfinding signage program that is intended to direct transit users to the preferred pedestrian route along the west side of Riverside Street, and deter pedestrians away from the existing sidewalk along the east side of Riverside Street. Finalization of the sidewalk plans and wayfinding plan are proposed as conditions of approval.

***Parking and EV Charging*** – The development features parking for 56 vehicles, with 12 EV charging posts being provided to satisfy the City’s requirement that 20% of new off-street surface parking be equipped with Level 2 EV chargers. Electrical conduit will be run to the remaining spaces in order to satisfy the City’s requirement that all spaces be made EV-ready. In addition, an outdoor pavilion with racking space for 40 bicycles and a bicycle repair station are also provided within the outdoor plaza towards the entrance of the site.

Staff Finding: In the first workshop on this application, staff requested additional information on the proposed parking count, citing the RFP issued by the City, which called for approximately 28-30 vehicle parking spaces, and Article 18 of the Land Use Code, which specified one space per two employees for emergency shelters, which amounted to 25 parking spaces. Staff also requested additional information in order to provide a recommendation on a waiver requested from providing a transportation demand management (TDM) plan, required for commercial development exceeding 50,000 square feet of floor area.

In response, the applicant rescinded the waiver request and provided a TDM based upon the City's standard template, detailed below. This plan provided an updated staffing chart, and acknowledged that a number of parking spaces would be set aside for use by clients, service providers, facility shuttles, and delivery vehicles. The parking count was evaluated by the City's traffic engineer who found the 56 spaces provided to be appropriate.

With regards to EV charging infrastructure, this proposal fully meets City site plan and technical manual standards.

Bicycle parking is provided well in excess of what is required under Article 19 of the Land Use Code, which requires two bicycle spaces for every ten vehicle parking spaces for this use. The minimum requirement therefore is twelve bicycle spaces.

3. ***Snow Storage*** – The site plan defines several locations for snow storage. In the event that snow storage areas reach capacity, the HSC management plan commits the facility to have excess snow removed from the site.

Staff Finding: The proposed snow storage strategy complies with the City's site plan standard.

4. ***Transportation Demand Management*** – Per Article 14.6.1.E, all commercial, institutional, or mixed-use development totaling 50,000 square feet or greater are required to provide a Transportation Demand Management (TDM) plan. This standard would apply to this project as the building's square footage totals 51,690 square feet. The applicant has provided a TDM plan based upon the template developed by the City, which estimates 22 AM peak hour trips, and 13 PM peak hour trips. The plan outlines incentives for ride sharing, discounted METRO bus fare for Center guests and employees, and bicycle storage for up to 40 bikes in an outdoor pavilion with bicycle repair station, along with shower and locker facilities for those accessing the site by bicycle.

Staff Finding: A draft TDM plan was provided in advance of the August 24<sup>th</sup> workshop, which staff found to be generally acceptable. Staff provided feedback requesting that parking reduction targets be identified in the plan, that reduction strategies and incentives be described in greater detail, that additional discussion of nearby high crash locations at the Riverside Street and Forest Avenue intersection be provided, that carpool spaces be designated on the plan, and that bicycle storage and repair facility details be provided.

The applicant has fully responded to staff comments in the revised TDM Plan, providing additional information on nearby high crash locations, incentive programs, and timeline for



meeting parking reduction targets (Attachment Z), Staff finds the plan as presented to meet the City's requirements.

#### **Environmental Quality Standards (Section 14.6.2)**

5. ***Landscape Preservation / Site Landscaping and Screening*** – The project site is bordered by forested conservation area to both the north and west, which is not anticipated to be impacted as a result of this development. Stormwater features include emergency spillways in the form of rip rap channels that will ensure water flow does not compromise the down-site slope and riverbank within the conservation area.

With regards to site landscaping, substantial buffer plantings, comprised of trees, shrubs, ornamental grasses and perennials are proposed along the southerly and easterly property boundary, with additional landscaping proposed within the two plaza areas, a healing garden to the north of the building, at the building's rear, and within the front yard area.

Staff Finding: In reviewing the proposed landscape plan, staff have noted that CPTED informed design necessitates the use of low bushes and shrubs in certain locations to ensure adequate visibility by facility staff. Aside from this observation, staff note the site is generously landscaped, and that substantial buffer plantings are provided along all developed property boundaries. The plan shows no areas of disturbance within on-site conservation areas, and as stated in the project description, the development area at present is almost entirely cleared. In addition, the project has a requirement to provide a minimum of five street trees, based upon approximately 200 feet of property frontage. The landscape plan shows two new trees provided at the entrance of the site along the driveway, and three existing trees immediately along the property line to the north of the driveway. Staff find these site plan and technical manual requirements for site landscaping and preservation of natural features to be met.

6. ***Water Quality, Stormwater Management and Erosion Control*** – This development will result in approximately 3.44 acres of new impervious surface, triggering Site Location of Development Act (SLODA) Review, for which the City has delegated review. This project is subject to Maine DEP Ch. 500 stormwater standards, related to flooding, water quality and erosion control.

The applicant requests a waiver of the flooding standard, citing the receiving capacity of the Presumpscot River. Waivers of this type have previously been granted for other projects proximate to major waterways, including the Presumpscot River. The applicant notes that level lip spreaders will direct water flow away from areas with the steepest grade, and has incorporated emergency spillways to ensure that the slope at the rear of the property remains stable.

A full stormwater management report was provided in advance of the August 24<sup>th</sup> workshop, which outlined several stormwater BMPs to be employed, including multiple vegetated biofilters, grassed under-drained filters, and porous surfaces. The plan includes level lip

spreaders at drainage outfalls to assure that the existing conditions are satisfactorily stable and acceptable for flow discharges from the development.

Staff Comment: The City finds the proposed stormwater management plan to be generally acceptable as provided and is recommending that the Board waive the Maine DEP Ch. 500 Flooding standard given the receiving capacity of the Presumpscot River and measures taken by the applicant to ensure the stability of the Presumpscot River bank and adjacent slope area (Attachment 2). Staff are requesting that the FocalPoint design worksheet, completed by the applicant's engineer be verified by the manufacturer. Staff have added a draft condition of approval to have this verified prior to the issuance of any building permits. Staff have also added an additional draft condition requiring that the stormwater maintenance agreement be finalized and executed prior to the issuance of any building permits.

### **Public Infrastructure and Community Safety Standards (Section 14.6.3)**

7. **Public Safety** – The overall site is designed to ensure that both indoor and outdoor spaces can be efficiently monitored; with observation vestibules that provide staff with clear lines of sight in sleeping and common areas, low shrubbery in outdoor areas to maintain better visibility, fenced-in outdoor areas intended to provide clients with a feeling of safety and security, and security cameras monitored by security staff. Vegetated buffers also provide clients with additional privacy and a greater sense of security. A copy of the Homeless Services Center management plan has been shared with the Police Department, who provided written comment on that plan. The Police Department found the plan to be acceptable, and has agreed that their comments are either addressed or will be addressed as a condition of approval. Please see Section VI.D of this report for more information.

The site plan also includes a 20-foot reinforced turf emergency vehicle lane that surrounds the entire building. This lane features collapsible bollards that restrict unauthorized vehicle access.

Staff Finding: Staff reviewed the application for compliance with crime prevention through environmental design (CPTED) principles and emergency vehicle access, and provided a copy of the site plan and HSC management plan to the police department for their review. The Police Department found the plan to be acceptable, and has agreed that their comments are either addressed or will be addressed as a condition of approval. The plans provide sufficient emergency vehicle access, and staff found that the design of the site with open sight lines, low shrubbery, site lighting, and use of fencing to provide defined spaces was consistent with CPTED principles.

8. **Fire Prevention and Public Utilities** – The project site will be serviced by new underground electrical service, a 4-inch main water line with additional 6-inch fire line, 12-inch sanitary sewer and natural gas. The City has received all applicable utility 'ability to serve' letters.

Staff Finding: The utility plan has been reviewed by City staff and found to be acceptable as provided. Staff had initially provided comments asking for additional detail on the location of a

grease trap servicing the kitchen. This information has now been provided. This standard is considered to be met.

**Site Design Standards (Section 14.6.4)**

9. **Massing, Ventilation and Wind Impact and Shadows** – The proposed building is one-story with significant separation between the proposed building and adjacent property or public spaces. Therefore, no adverse impacts related to massing, ventilation, wind or shadows are anticipated.

Staff Finding: This site plan standard is considered met. The proposed building would be one-story and significantly separated between adjacent properties. The property does contain an existing 180-foot communications tower that is approximately 72 feet at its closest point from the HSC building. In speaking with the Fire Department, staff determined that there are no relevant setback or fall zone requirements that apply to this project.

10. **Snow and ice loading** – The site plan defines several locations for snow storage. In the event the snow storage areas reach capacity, the HSC management plan commits the facility to have excess snow removed from the site.
11. **View Corridors** – *Not applicable. The site is not located within any designated view corridors.*
12. **Historic Resources** – *Not applicable. The development site is not located within or proximate to any identified historic resources.*

Staff Finding: This standard is not applicable.

13. **Exterior Lighting** – The development features 14 pole mounted fixtures largely clustered within the parking area, two plazas and along the driveway. The building's exterior is lit by 22 wall pack fixtures, which are evenly spread around the building's exterior for security. The City also requested that the off-site pedestrian route between the HSC and nearest transit stop be evaluated for adequate lighting. Based upon this analysis, the applicant proposed to add four additional cobrahead fixtures to existing utility poles along this route.

Staff Finding: All lighting elements comply with site lighting standards, with lumen counts of no more than 6,696 for pole mounted fixtures (maximum permitted is 15,000 lumens), and a maximum light trespass of approximately 1.8 footcandles at the driveway entrance. Section 12.3.4 of the City Technical Manual identifies an exception for light trespass within industrial zones. All fixtures proposed are full cut-off, and installed at less than 30 feet which is the maximum permitted within an industrial zone. The requirement for site lighting and street lighting is considered met.

14. **Noise and Vibration** – All new HVAC equipment will be located greater than 100 feet from any nearby residential uses, and no equipment will be located within 25 feet of a property line.

Staff Finding: This development is not expected to result in adverse conditions related to noise or vibration.

15. ***Construction Management Plan*** – The application provides a draft construction management plan.

Staff Finding: Staff are requesting that the applicant utilize the City’s template for construction management, and as well provide additional information on whether dewatering is required and if so, where it would occur. Staff recommend that finalization of the construction management plan be a condition of approval to be met prior to issuance of any building permits.

16. ***Signage and Wayfinding*** – A wayfinding plan has been provided for the City’s review, which details the location of both pavement markings and fixed signage intended to direct transit users from the nearest public transit stops to the HSC facility along a designated preferred route. This would have pedestrians routed along the west side of Riverside Street, so as to have access to a signalized crosswalk.

Staff Finding: Staff find the proposed locations of pavement markings and fixed signs to be appropriate. Staff have included a draft condition of approval to finalize the signage detail prior to issuance of a certificate of occupancy.

17. ***Design Standards*** – The new Homeless Services Center is a 51,590 square foot single-story building custom designed based upon the program requirements outlined in the City RFP for emergency shelter operational best practices. Given the unique mixed institutional and residential nature of the shelter, it is unlike any existing development within the vicinity. The building is articulated by a large canopy that highlights the building entrance, and makes use of small, scaled windows and larger glass walls to bring in natural light and connect the building to the outdoor areas.

Staff Finding: This proposal underwent design review by Caitlin Cameron, Urban Designer, Matthew Grooms, Senior Planner, and Kevin Kraft, Deputy Director, against the Two-Family, Special Needs Independent Living Units, Multiple Family, Lodging Houses, Bed and Breakfasts, and Emergency Shelters Standards (Section (d) of the Design Manual). For complete review comments, please see Attachment 1.

Staff find that the proposed design fully meets all applicable design criteria for this type of use and this standard is found to be met.

#### **F. Site Location of Development Act (SLODA) Review**

The new Homeless Services Center development will result in more than three acres of ‘structure’, which by the Maine DEP Site Law definition is buildings, parking lots, roads and other paved areas.

Given this fact, this application is required to undergo SLODA review, for which the City of Portland has delegated review authority.

A summary of the project's consistency with applicable review standards has been included as part of this memorandum, which can be found below. Site Location review standards are listed under Section 14.3 of the Technical Manual, and are as follows:

**1. *Financial and Technical Capacity***

Staff Finding: The applicant has provided evidence of both the financial and technical capacity to complete this project. Gorham Savings Bank has provided a letter indicating their commitment to finance this project. With regards to technical capacity, the applicant has provided details on the full consultant team, composed of a qualified civil engineer, architect, surveyor, geotechnical engineer, landscape architect, and construction firm.

**2. *Traffic Movement***

Staff Finding: This standard specifically refers to the state's traffic movement permit process, which is triggered when there are more than 100 peak hour trips. This development will result in 22 a.m. and 13 p.m. peak hour trips and as such, this standard is not applicable.

**3. *No Adverse Effect on the Natural Environment***

Staff Finding: As stated in the application, the development will almost entirely be confined to previously developed, cleared land. Upon evaluation of the stormwater management plan, staff found that the proposed BMPs are highly unlikely to result in any erosion of the slope at the rear of the site, which has been called out by the Board and members of the public. The applicant has also committed to erecting a perimeter fence to restrict unauthorized access and use of surrounding conservation land. The HSC Management Plan also commits shelter staff to regular monitoring of nearby trails.

**4. *Soil Types***

Staff Finding: The site's soil layers are generally characterized as uncontrolled fill from three to 25 feet deep, with stable native deposits of glaciomarine clay, glacial outwash sands and glacial till, and ledge generally 30 feet or more below grade. According to the application, the site's conditions may warrant ground improvements for foundation support and the placement of onsite soils in berms or otherwise within cover conditions so as to comply with the Maine DEP Voluntary Response Action Program (VRAP).

**5. *Ground water***

Staff Finding: Based upon test pit data, the groundwater table throughout the site is approximately six to nine feet below the existing grade, which is considered ample separation from any underlying groundwater resources.

## **6. *Infrastructure***

Staff Finding: Proposed utility connections are expected to adequately serve the facility and all required utility capacity letters have been received.

## **7. *Flooding***

Staff Finding: Given the site's topography and proximity to the Presumpscot River, flood risks are not anticipated to be exacerbated by this development. According to the City's Flood Map Viewer the buildings footprint is not located within a flood zone.

## **8. *Storm Water Management and Erosion and Sedimentation Control***

Staff Finding: As mentioned under site plan review, the stormwater management plan provides for on-site stormwater quality treatment through the use of bioretention filters, grassed underdrained soils filters, a roof line drop edge filter and a FocalPoint Bio-filtration system. vegetated biofilters and grassed underdrained soil filters spread throughout the site. Once treated, stormwater will be directed to the Presumpscot River, either through the existing on-site pipe drainage system, or to the vegetated northerly bank of the river, where it would sheet flow to the river. Given that the Presumpscot River will receive this treated water, the applicant has requested a waiver of the Maine DEP Ch. 500 Flooding standard. Staff have reviewed the stormwater management plan and found it to meet state and municipal standards for stormwater management, and are recommending that the Planning Board approve the waiver of the Flooding standard..

## **VII. STAFF RECOMMENDATION**

Subject to the proposed motions and conditions of approval listed below, Planning staff recommends that the Planning Board find that the proposed site plan and conditional use applications for 654 Riverside Street meet the applicable standards of Portland's Land Use Code.

## **VIII. MOTIONS FOR THE PLANNING BOARD TO CONSIDER**

### **A. WAIVERS**

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on September 14, 2021 for application PL-001682-2021 relevant to Portland's technical standards and other regulations; and the testimony presented at the Planning Board hearing.

1. The Planning Board **[finds/does not find]** that extraordinary conditions exist or undue hardship may result from strict compliance with Technical Manual Section 5.III – Maine DEP Ch.

500 Flooding Standard. The Planning Board **[waives/does not waive]** Technical Manual Section 5.III – Maine DEP Ch. 500 Flooding Standard to allow treated water to directly outfall to the Presumpscot River.

## **B. SITE PLAN REVIEW AND SITE LOCATION OF DEVELOPMENT**

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on September 14, 2021 for application PL-001682-2021 relevant to the site plan and Site Location of Development Act regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **[is/is not]** in conformance with the site plan standards of the Land Use Code and **[approves/does not approve]** the application, subject to the following conditions of approval:

### **PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**

1. The applicant shall coordinate with the Department of Public Works and Corporation Counsel to finalize and execute the stormwater maintenance agreement for this development.
2. The applicant shall finalize the construction management plan for the project and identify whether or not dewatering is required and if so, where it would occur. The updated construction management plan shall be submitted to the Planning Authority and Department of Public Works for review and approval.
3. The applicant shall confirm the design of the FocalPoint stormwater system with the product manufacturer, and provide confirmation of this verification to the Planning Authority.
4. The SLOD application materials shall be updated to reflect the most recent plan changes and provided to the Planning Authority to include in the post approval findings to be sent to Maine DEP.

### **PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**

5. The applicant shall finalize the design and construct an ADA accessible sidewalk between the HSC facility and nearest fixed transit route stops along Forest Avenue. This plan shall be submitted to the Planning Authority and Department of Public Works for review and approval.
6. The wayfinding signage plan shall be finalized to include a selected sign detail. This plan shall be submitted to the Planning Authority for review and approval.
7. The pedestrian signal equipment at the intersection of Forest Avenue and Riverside Street will need to be upgraded to meet current city standards. The applicant shall coordinate with the Planning Authority and Department of Public Works to evaluate and implement signal improvements.

### **ONGOING CONDITIONS OF APPROVAL**

8. The maximum number of persons staying at the shelter at any one time shall be no more than 208 persons.

## **C. CONDITIONAL USE REVIEW**

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on September 14, 2021 for application PL-001687-2021 relevant to the conditional use standards listed under Ch. 14, Articles 6.5.2 and 6.5.6.B of the City's Land Use Code; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **[is/is not]** in conformance with the conditional use standards of the Land Use Code and **[approves/does not approve]** the application.

## **IX. ATTACHMENTS**

### **Planning Board Report Attachments**

1. Design Review Memo
2. Woodard and Curran Stormwater Comments
3. T.Y. Lin Traffic Engineering Review Comments
4. Public Comment Compiled

### **Applicant's Submittals**

- A. Cover Letter
- B. Major Site Plan & Conditional Use Checklist
- C. Right, Title & Interest
- D. Zoning Analysis
- E. Waiver Requests
- F. Financial Capacity
- G. Technical Capacity
- H. Transportation Narrative
- I. Environmental Narrative
- J. Public Infrastructure & Community Safety Narrative
- K. Site Design Narrative
- L. Conditional Use Standards Narrative
- M. Construction Management Plan
- N. AutoTurn Analysis
- O. Architectural Narrative Update
- P. Stormwater Report
- Q. HSC Survey and Listening Session Notes
- R. Neighborhood Meeting Certification
- S. HSC Management Plan
- T. Letter of Response I (8.12.21)
- U. Letter of Response II (8.31.21)
- V. MHPO Response
- W. MNAP Response
- X. Public Meeting Sign Certification
- Y. SLODA Delegated Review Submission
- Z. HSC TDM Plan



## Plans

- P1. Cover
- P2. General Notes
- P3. Existing Conditions and Removals Plan
- P4. Site Layout Plan
- P5. Riverside Street Sidewalk Extension
- P6. Grading & Drainage Plan
- P7. Grading & Drainage Scale Enlargement I
- P8. Grading & Drainage Scale Enlargement II
- P9. Wayfinding Plan
- P10. Utility Plan
- P11. Overall Stormwater Plan
- P12. Stormwater BMP Plan View I
- P13. Stormwater BMP Plan View II
- P14. Stormwater Details I
- P15. Stormwater Details II
- P16. Stormwater Details III
- P17. Site Details I
- P18. Site Details II
- P19. Stormdrain & Utility Details
- P20. Water Details
- P21. Electrical Details
- P22. Erosion Control Notes
- P23. Site Cross Sections I
- P24. Site Cross Sections II
- P25. Utility Profiles
- P26. Site Landscaping Plans
- P27. Site Lighting Plan
- P28. Architectural Plans