

PUBLIC INFRASTRUCTURE AND SAFETY

The following statements are provided in accordance with the submission and Section 14-526 of the ordinance.

(c) Public Infrastructure and Community Safety Standards.

Consistency with City Master Plans (14-526 (c) 1)

- *Identify consistency with master plans*
- *Proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable*

1. Consistency with City Master Plans:

- a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure plans. The restaurant land use has been in existence for at least three decades and it is consistent with the NMUOZ overlay conditions that cover this small property. The expanded kitchen and restroom spaces simply satisfy the operational and code needs of the building and will help modernize and maintain the space for the long term, as the owner/operator seek to provide continued high level restaurant space that is competitive with other spaces in the Old Port.
- b. Sanitary sewer flows from the development will go to the Portland WWTP.

Public Safety and Fire Prevention (14-526 (c) 2)

- *Address Crime Prevention through Environmental Design (CPTED) (Technical Manual, Section 3)*
- *Emergency vehicle access*
- *Address consistency with public safety standards (Technical Manual, Section 3)*
- *Submit a code summary referring NFPA 1 and all Fire Department standards (Technical Manual, Section 3) – Fire Checklist*

2. Public Safety and Fire Prevention:

- a. The site has been designed to promote a safe and welcoming restaurant environment on a site that has historically been the same land use for well over three decades.
- b. The site provides access from Commercial Street for emergency vehicles.
- c. A fire hydrant is located in front of the building. The building will be fully sprinklered. A summary letter to Division Chief Thompson is included at the end of this section.

Availability and Adequacy of Public Utilities (14-526 (c) 3) (Technical Manual, Sections 2 & 9)

- *Electrical services, including providing underground services*

- *Identify existing and proposed connections for public utilities and required public utility upgrades*
 - *Sewer line connections are required, if there is a main within 200 feet*
 - *Proposed solid waste management facilities on-site and management for the site*
 - *Written evidence of the ability to serve from utility companies, as applicable*
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- a. The Applicant is securing letters from the applicable utilities stating their ability to continue to serve the site. The project will require new or updated electrical, gas, and water services to the site.
 - b. All new electrical services to the site will be underground.
 - c. All new utility infrastructures from the existing overhead lines will meet the provisions of the Technical Manual.
 - d. The project will utilize an existing service connection to the public sewer system within Commercial Street.
 - e. All new sewer and stormwater infrastructure will meet City standards. Backflow prevention and a grease separator for the restaurant will be provided.
 - f. A solid waste collection and storage area will be provided at the rear of the building with adequate capacity for the needs of the development. The owner will contract with a waste removal vendor as part of the onsite management of waste collection and recycling.

Ability to serve letters will be forwarded to the planning office upon receipt.