

SITE DESIGN

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

(d) Site Design Standards.

Massing, Ventilations and Wind Impact (14-526 (d) 1)

- *Wind and ventilation impacts on adjoining structures and/or adjacent public spaces. Wind study, if applicable.*
- *Bulk, location or height impacts on adjoining structures*
- *Identify and locate HVAC equipment and venting away from public spaces and residential properties*
- *Identify screening and manufacturing specifications for noise, if applicable*

1. *Massing, Ventilation and Wind Impact:*

- a. The project proposes construction of a new multi-story building addition onto an existing building. The expansion scale is considered relatively modest at only 851 SF in the basement and on the first floor levels and then only 413 SF on the second floor level. The overall expansion height remains below the existing building as well as the higher Portland Science Center building located on the Maine Wharf, to the rear of the site as evidenced by the renderings prepared by Archetype PA. The project will not result in any significant changes to the wind environment proximate to the site.
- b. The project will not result in any significant impacts to abutting properties and is consistent with the Eastern Waterfront Master Plan and other zoning considerations.
- c. HVAC venting, if necessary, will be directed through building roof top mounted units and will not impact any adjacent public spaces.

Shadows (14-526 (d) 2), if applicable

- Shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)
- #### 2. *Shadows:*
- a. The proposed building at the site will not cast significant shadows onto neighboring properties, or block access to direct sunlight for structures utilizing solar energy. The Site and Utility Plan shows the proposed site improvements and their relationships to property lines. The architectural plans show the relative elevations of the building with respect to elevations along the property lines.

Snow and Ice Loading (14-526 (d) 3)

- *Building design to prevent snow and ice from loading or falling onto adjacent properties or public ways.*

3. *Snow and Ice Loading:*

- a. The proposed building expansion contains a flat roof that has been designed and located such that accumulated snow and ice will not fall onto adjacent properties or public ways. Snow will be removed from the immediate site vicinity and will require contracted services to remove from the property, when required.

View Corridors (14-526 (d) 4), if applicable

- *Protection of designated view corridors (Portland Design Manual, Appendix 1)*

4. *View Corridors:*

- a. The project entails construction of a multi-story building at the site in manner that is compliant with the Downtown Vision View Corridor protection plan, the waterfront central zone plans and objectives. The building expansion will not extend beyond the Maine Wharf Building lines, located behind the former Drydock building space, thus views of the water will not be interrupted.



Historic Resources (14-526 (d) 5), if applicable

- *Identify developments within Historic Districts or affecting Designated Landmarks*
- *Certificate of Appropriateness or other evidence*
- *Identify Developments within 100 feet of Historic Districts or affecting Designated Landmarks. Advisory HP review may be required*
- *Address preservation and documentation of Archaeological Resources*

5. *Historic Resources:*

- a. The development is not located in a historic district, historic landscape district or City designated landmark.
- b. The development is not located adjacent to or within 100 feet of a designated landmark, historic district, or historic landscape district.
- c. There are no known archaeological resources on the site

Exterior Lighting (14-526 (d) 6)

- *Cut sheets of on-site light fixtures and any architectural or specialty lights (Technical Manual, Section 12)*
- *Engineered details for any lights proposed in street right-of-way (Technical Manual, Section 10)*

6. *Exterior Lighting:*

a. *Site Lighting*

- (i) Any new exterior building mounted lighting at the site will be full cutoff with no light emitted above the horizontal plane, and in accordance with Section 12 of the Technical Manual. No new pole mounted lights are proposed. There are existing street lights located on utility poles at the front of the site on Commercial Street.

b. *Architectural and Specialty Lighting*

- (i) Not applicable to the project.

c. *Street Lighting*

- (i) There are existing street lights along Commercial Street mounted on the existing power poles. No new street lights are proposed.

Noise and Vibration (14-526 (d) 7)

- *Evidence of noise levels for equipment, such as equipment specifications, to demonstrate consistency with zoning requirements*

7. *Noise and Vibration:*

Project noise levels will be designed to meet the permitted standards within the zone. HVAC units will be located on the ground adjacent the building or on the roof top. Equipment cut sheets can be provided upon request.

Signage and Wayfinding (14-526 (d) 8), if applicable

- *Signage plan showing the location, dimensions, height and setback of all existing and proposed signs. Signs in Historic Districts are reviewed by Historic Preservation staff*
- *Proposed commercial and directional signage on site*

8. *Signage and Wayfinding:*

- a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

- (i) The project is not located in a Historic District or subject to Article IX.

- (ii) Proposed commercial signage is still being designed and subject to a condition of approval.
- (iii) All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

Zone Related Design Standards (14-526 (d) 9)

- Address Historic Preservation Design Review, if applicable
- Address any applicable design review standards by zone
- Address submission requirements from Design Manual, page 1, addressing neighborhood context
- Description of exterior materials, color, finish, and samples

9. *Zoning Related Design Standards:*

Information regarding the building will be provided by Archetype, PA. This includes the accompanying Marine vs. nonmarine use diagram.