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## 3. PROJECT DESCRIPTION

### 3.1 INTRODUCTION

This project is located at the International Marine Terminal (IMT) leased property located at 454 Commercial Street. The project site is located in the Waterfront Port Development Zone (WPDZ) and partially within the Shoreland Overlay Zone; however, the specific location of the project on the IMT site falls outside of the Shoreland Zone. The boundary survey is included in Section 19.

The proposed project includes the construction of new Maintenance and Operations Building on the northeast corner of the International Marine Terminal Site. This new building will improve facility operations and allow for reprogramming of the space that is currently occupied by the existing maintenance and operations building for better efficiency in handling and storing of freight on the site. There is no change in use or expansion of operations as a result of this project.

### 3.2 PROJECT PURPOSE AND NEED

The proposed project is intended to improve the facility operations of the International Marine Terminal. The proposed new maintenance and operations building is intended to replace the existing building while adding additional office spaces and training facilities to better serve the exiting site users. Once this new building is constructed, the existing maintenance and operations building will eventually be removed. The current Maintenance building is located near the port's crane. Relocating the maintenance & operations building near the site entrance it will open valuable space, increasing overall site efficiency.

### 3.3 EXISTING CONDITIONS

The IMT Facility is the largest container seaport in the state of Maine closest to Europe and the headquarters of the Maine Port Authority. The IMT Facility is comprised of multiple parcels that make up the overall Facility, and currently comprises of:

- 9.75 acre container yard and pier
- 6 acres developable for cold storage
- 7.5 acres of drop-and-pick yard
- 3.75 acres of rail use.

The project site is located on a 1.59 acre parcel at the northeastern portion of the overall Facility and is currently used as an area for shipping container storage. the project site is fully developed and is comprised of 100% impervious area. The existing M & O building is located adjacent to the pier and the facilities crane. The Existing Conditions plan, which is included in the drawings attached to this section, depicts the existing conditions of the project site for the proposed M & O building.

### 3.4 PROPOSED DEVELOPMENT

The project includes the construction of a new Maintenance and Operations building on the northeast corner of the International Marine Terminal Site. The project will also include associated utility and site work. The architecture and exterior building finishes for the M & O will closely match the adjacent existing administration building constructed in 2011; the intent is to provide visual connection between the two buildings. The design plans, including civil,

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architectural, and landscaping design, are attached to this section but bound separately. The various project features are described herein.

### **3.4.1 Building**

The proposed building has a footprint of approximately 9,935 square feet. At 28'-0" tall, the building is height less than the maximum allowable height of 45'-0" within the WPDZ. The height is due to requirements for the proposed maintenance operations that will take place within the building. The new building has been designed to closely match the existing office building onsite, with a free-standing canopy proposed between the two buildings to show continuity between them and "link" them together.

### **3.4.2 Utilities**

The utilities for the proposed building will connect to existing, on-site utility services with the exception of one new electrical utility pole proposed at the northeaster portion of the property. The new drop pole is required, as existing poles along the property have existing drops to service other existing needs.

Water, gas, sanitary sewer, and storm drains will not require any additional work within the City's right of way, connections will be made internally via services that currently exist onsite.

A new electrical service transformer and three (3) HVAC units are proposed along the northern corner of the proposed M&O building. Landscaping is proposed surrounding these units to help reduce the amount of visible utility systems from Commercial Street.

### **3.4.3 Vegetated Groundcover**

Native ornamental trees will be planted along the building and walks in the proposed grassed islands. Low-growing, native groundcover will be planted beneath the smaller trees, along the building and walks.

### **3.4.4 Stormwater Management**

A storm drain collection and conveyance system currently exists onsite. Many of the inlets and pipes associated with this system will remain unchanged due to the proposed construction. Additional proposed drain inlets will collect stormwater runoff from the redeveloped parking lot for water quality treatment and connect into the existing storm drain system. The majority of the site's stormwater runoff is currently directed towards the Fore River, this will remain unchanged following the proposed construction activities.

## **3.5 ATTACHMENTS**

- Design Plans