

**21. Written Summary of Project's
Consistency with Applicable
Design Standards**

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Below is a summary of this project's consistency with Section 14-526 of Portland's Land Use Code:

(a) Transportation Standards:

1. Impact on Surrounding Street Systems

There will be no impact on surrounding street systems. This project will simply increase the efficiency of operations within the enclosed IMT site.

2. Access and Circulation

This project improves the access and circulation within the site. Circulation within the terminal near the wharf will improve since fewer obstructions will be present (buildings, canopies, etc.). Greater open space will also be favorable to the Fire Department.

3. Public Transit Access

Public transit access is not required for this site as it is not a residential development or a transit facility.

4. Parking

The applicant has already met the City of Portland's parking requirements based on previous projects. This project does not include a proposed building, thus extra parking is not required.

5. Transportation Demand Management (TDM)

This project is not required to have a TDM plan as it is not in the B7 zone, does not have 50,000 sf or total floor area, and does not change the amount of employees working at the site.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features

There are no significant natural features at this site that will be effected by this project.

2. Landscaping and Landscape Preservation

There is no significant landscaping on this project since it occurs strictly at the industrial waterfront.

3. Water Quality, Stormwater Management and Erosion Control

The contractor is required to submit a Soil Erosion and Water Pollution Control Plan (SEWPCP) per MaineDOT Standard Specification 656.

(c) Public Infrastructure and Community Safety Standards

1. Consistency with City Master Plans

This project aligns with the goals of the City Master Plan based on the Working Waterfront Referendum of 1987, the Waterfront Alliance Report of 1992, and the City's current comprehensive plan (Portland 2030). Please refer to Section 17 of this document for further information.

2. Public Safety and Fire Prevention

This site has previously been approved by the City of Portland for its compliance with fire prevention. The public is not allowed on the site. This project aims to only increase wharf space which provides better access for emergency vehicles, increasing the safety of the site.

3. Availability and Adequate Capacity of Public Utilities

No new water, sewer, or gas lines will be installed as part of this project. One new electrical stanchion will be installed. The electrical lines from the Maintenance Building will no longer be utilized, resulting in no net change in electrical demand.

(d) Site Design Standards

1. Massing, Ventilation, and Wind Impact

There are no proposed buildings or HVAC components of this project.

2. Shadows

A high mast light is being installed at the project site to prevent shadows at the site. Please refer to the photometric plan in this application for further information.

3. Snow and Ice Loading

Not applicable. The work site is self-contained within the IMT.

4. View Corridors

This project fills in wharf that is at the same level as existing wharf. It will not impede and public view corridors as the property that encloses it is a secure marine facility.

5. Historic Resources

This project does not affect any historic resources.

6. Exterior Lighting

The existing lighting at the site is being slightly modified by moving one existing high mast light to a new location to improve site lighting. Please refer to the site photometric plan for further information.

7. Noise and Vibration

Site noise and vibration will not increase as a result of this project.

8. Signage and Wayfinding

This project does not include any new signage that affects public transportation.

9. Zoning Related Design Standards

This project occurs in a WPDZ zone which has no special requirements called out in this section.