

## TAB 6 – SITE DESIGN

---

### Section 14-526. Site Plan Standards

The following statements are provided in accordance with the submission checklist Tab 6 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 bulk, location and height of the proposed Building E has been designed to not result in adverse impacts to abutting properties.
- b. The bulk location and height of the proposed building is consistent with the WPDZ requirements and there are no nearby developed lots that may be negatively impacted. The IMT expansion area is an industrial waterfront use. There is currently no development on the opposite side of Commercial Street. Land to the west includes more waterfront industrial land uses and buildings.
- c. HVAC venting, if necessary, will be directed through rooftop 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 development is located in the WPDZ Zone and this standard is not applicable.

##### 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 has been designed and located such that accumulated snow and ice will not fall onto adjacent properties or public ways.

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

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

4. *View Corridors:*

- a. The project site is located outside the Downtown Vision Corridor Protection Plan.

**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 ft. of a designated landmark, historic district, or historic landscape district.
- c. There are no known archaeological resources on the site except for the location of the former Cumberland and Oxford Canal and the former Portland Glassworks. There are no known aspects of the Canal visible at the site. The Applicant has been cooperating with officials from MHPO as they conducted an archaeological investigation of the Glass Works site. Their findings can be provided under separate cover, if necessary.

**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) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual.

b. Architectural and Specialty Lighting

(i) Not applicable to the project.

(ii) Not applicable to the project.

c. Street Lighting

(i) There are existing street lights along Commercial Street. No changes are currently contemplated to the existing street light conditions.

**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:*

The project noise levels will be designed to meet the permitted levels as outlined in the WPDZ Zone. All HVAC and mechanical equipment is proposed to be mounted on the roof, or otherwise ground mounted and concealed from nearby properties.

**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:*

- a. The project is within the WPDZ and zoning related design standards are not applicable.