

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 project proposes reuse of part of an existing building as office space. The 57'-5" building height will be within the allowed height standards of 65'. The project will not result in any significant changes to the wind environment proximate to the site specifically as the site is located to the airfield which is a significantly large open expanse.
- b. The bulk location and height of the proposed building expansion is consistent with the B4 requirements and there are no nearby developed lots that may be negatively impacted. The applicant owns the nearby buildings and they are seeking to improve their overall property to best and highest use, as much as possible.
- 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 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 Layout Plan and Grading and Drainage Plan show the proposed site improvements and their relationships to property lines. The grading plan shows the relative elevations of the building with respect to elevations along the property lines. The nearest building is located greater than 100 feet away from the site.

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 entails reuse of the existing office building and expansion. There will be no significant changes to view corridors offered to adjacent properties. Nearby land uses include a cemetery and the airfield runway. Views from the nearby Maine DHHS Building are buffered by a forested area between the properties.

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) All new exterior lighting at the site will be full cutoff LED with no light emitted above the horizontal plane, and in accordance with Section 12

of the Technical Manual. Bartlett Design has completed a site lighting plans that are contained as part of the submission drawings.

b. Architectural and Specialty Lighting

- (i) Not applicable to the project.

c. Street Lighting

- (i) There are existing street lights along Johnson Road and City Line Drive. 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 B4 Zone. All HVAC and mechanical equipment is proposed to be mounted on the roof, or otherwise ground mounted and concealed from nearby properties. The property is located adjacent the Portland International Jetport, thus noise and vibration are considered a low priority relative to the adjacent land use.

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 site is located in the B4 zone and there are no specific design standards that apply as outlined in Section 14-526 d.9.