

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2014-020 **Application Date:** 03/04/2014
CBL: 444 A005001 **Application Type:** Level II Site Plan
Applicant: CITY OF PORTLAND /BILL NEEDELMAN
Project Name: Ocean Gateway Amendments for Catwalk, Fencing
Address: 46 COMMERCIAL ST
Project Description: Ocean gateway Facility is to be upgraded with improved line handing by adding a +/- 220-foot"catwalk" ramp between the southerly end of the "pier 2" and an existing morning dolphin. Add a 60 x 40 concrete block"paint building", currently used for storage, will be provided to Nova Star cruises for use in support of passenger service. Riprap stabilization will be added to the perimeter of "Moon Tide Park" and a new waterline is to be extended from the existing "paint building" to serve visiting cruise ships at Pier 2 Berth 2 (the mega berth)
Zoning: EWPZ

Other Required Reviews:		
<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Nennifer Thompson
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 4/17/2014

MEMORANDUM

To: FILE

From: Jean Fraser

Subject: Application ID: 2014-020

Date: 4/10/2014

Comments Submitted by: Marge Schmuckal/Zoning on 4/10/2014

This project is located within the EWPZone where marine terminals are permitted and continued in use. The revisited customs screening area meets the underlying zone requirements,

Separate building permit will be required after the site plan is approved.

Marge Schmuckal

Ocean Gateway Amendments for Catwalk, Fencing, and Security Enhancements
Level II Site Plan Application Narrative
March 2014

The City of Portland Executive Department hereby applies for amendments to the Ocean Gateway Marine Passenger Terminal needed to accommodate the return of international ferry service between Portland and Yarmouth, Nova Scotia. The terminal was originally approved in May of 2004 and was occupied for the 2009 sailing season. With the exception of the amendments described herein, the terminal will continue to be used as in the existing condition and no change of use is proposed.

1. Written Description of Project:

Marine Improvements:

A “catwalk” gangway is proposed between the southerly end of the Ocean Gateway pier to an existing mooring dolphin located +/-220 feet beyond the pier in Portland Harbor. The catwalk is shown as a series of prefabricated ramps, supported by pier “bents”. The purpose of the catwalk is to provide safe line handling allowing more routine use of the mooring dolphin for everyday service. The five-foot wide catwalk is intended to provide pedestrian access only and will only be accessible by authorized staff.

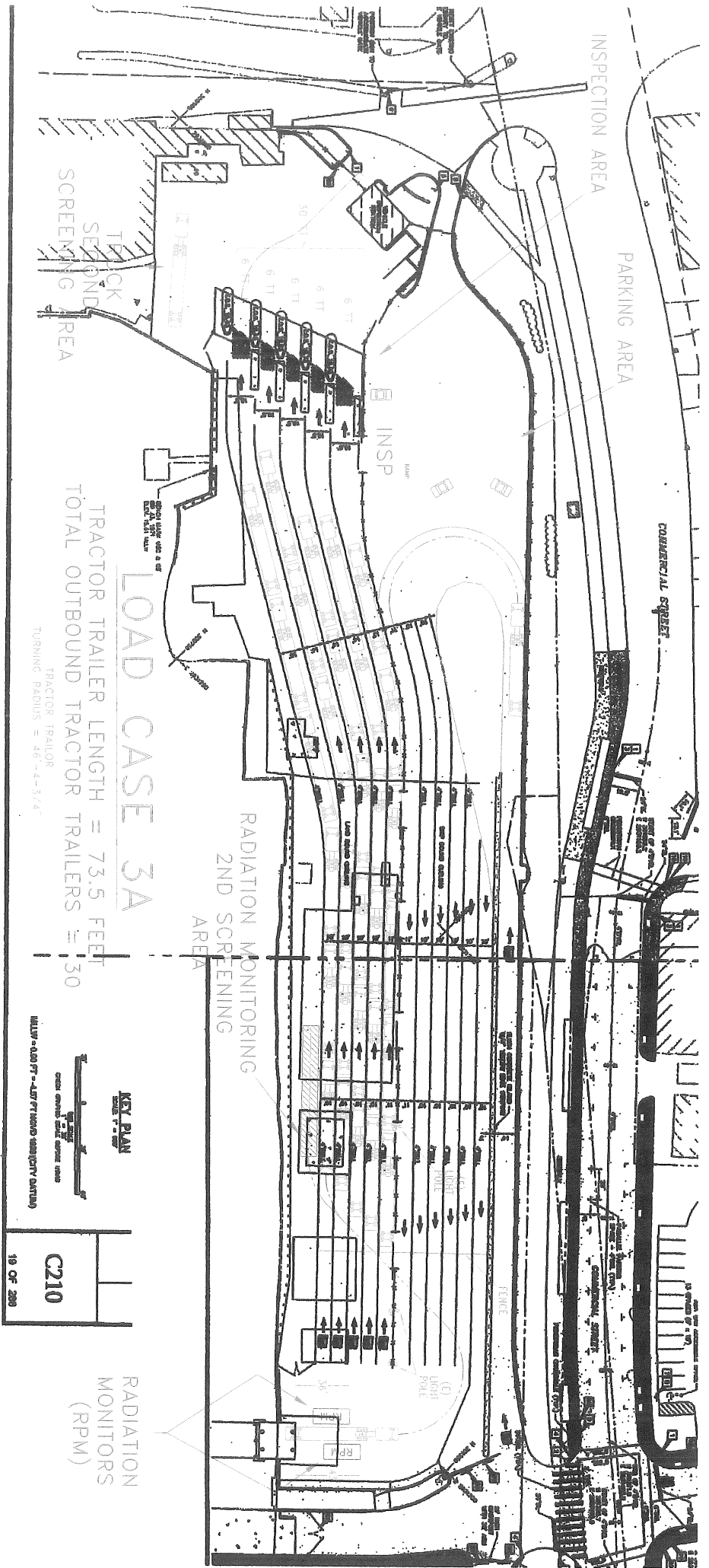
On the primary Ocean Gateway Pier, a gangway system providing passenger pedestrian access to berthed vessels is also contemplated, but such a gangway would be a wheeled based and considered equipment and not a feature subject to site plan review.

In addition to the catwalk, this application includes a riprap stabilization project around the perimeter of “Moon Tide Park.” While not needed for the resumption of international ferry service, the structural stability of Moon Tide park has been a long-time concern. The project proposes to stabilize the existing wooden pile containment walls of the park with the addition of perimeter riprap to prevent further structural decline and erosion of contained soils.

Finally, a new waterline is proposed to extend from the existing “paint building” to serve visiting cruise ships landing at Ocean Gateway’s Pier 2, Berth 2, aka, the megaberth.

Readers of the application material will note reference to seawall repair in the material produced by TEC Associates. While this repair is included with the NRPA applications, such maintenance activity is not subject to site plan review as it will only be stabilizing an existing condition for the currently approved use.

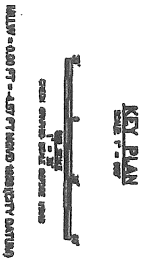
Landside Improvements:



TRACTOR TRAILER LENGTH = 73.5 FEET
 TOTAL OUTBOUND TRACTOR TRAILERS = 30

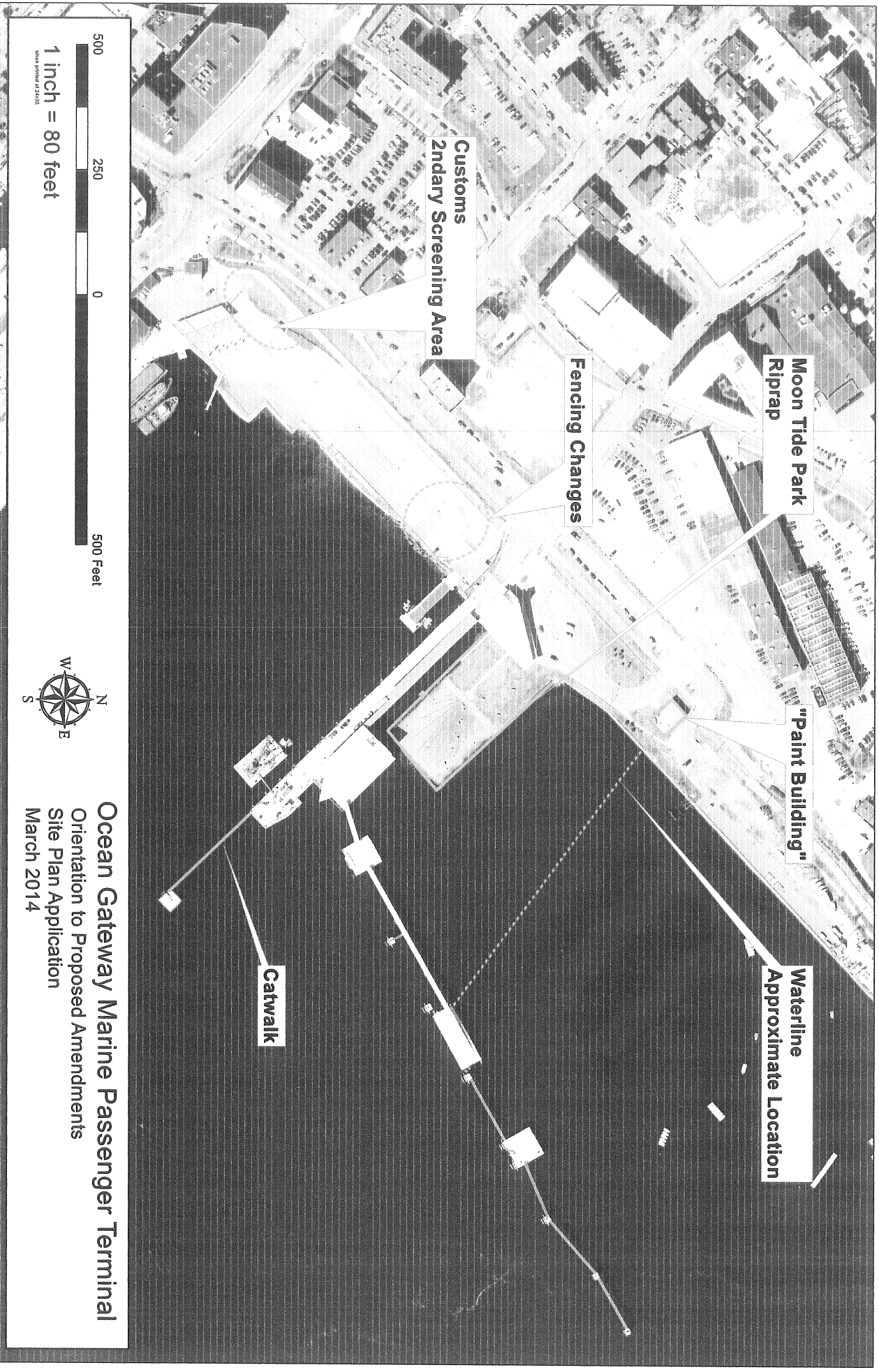
LOAD CASE 3A

TRACTOR TRAILER
 TURNING RADIUS = 46 - 4 1/4'



C210
 19 OF 289

RADIATION MONITORS (RPM)



Customs
2ndary Screening Area

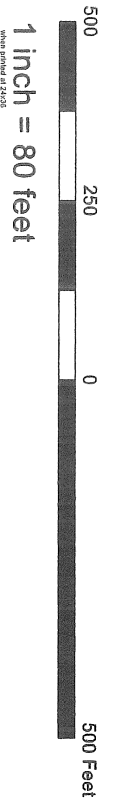
Fencing Changes

Moon Tide Park
Riprap

"Paint Building"

Waterline
Approximate Location

Catwalk



Ocean Gateway Marine Passenger Terminal
Orientation to Proposed Amendments
Site Plan Application
March 2014