

MAINE INTERNATIONAL COLD STORAGE FACILITY (MICSF)

Neighborhood Meeting



June 10, 2020

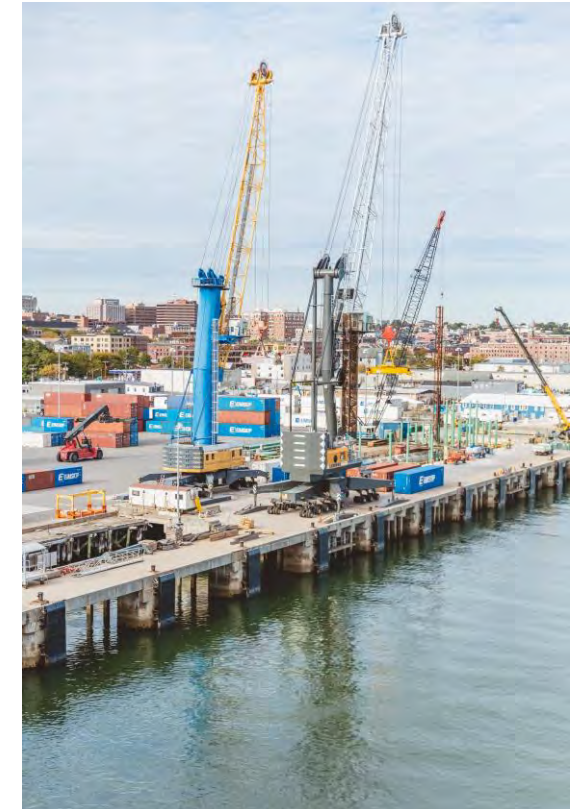
INTRODUCTION – KAY RAND

- Welcome
- Zoom Format and Logistics

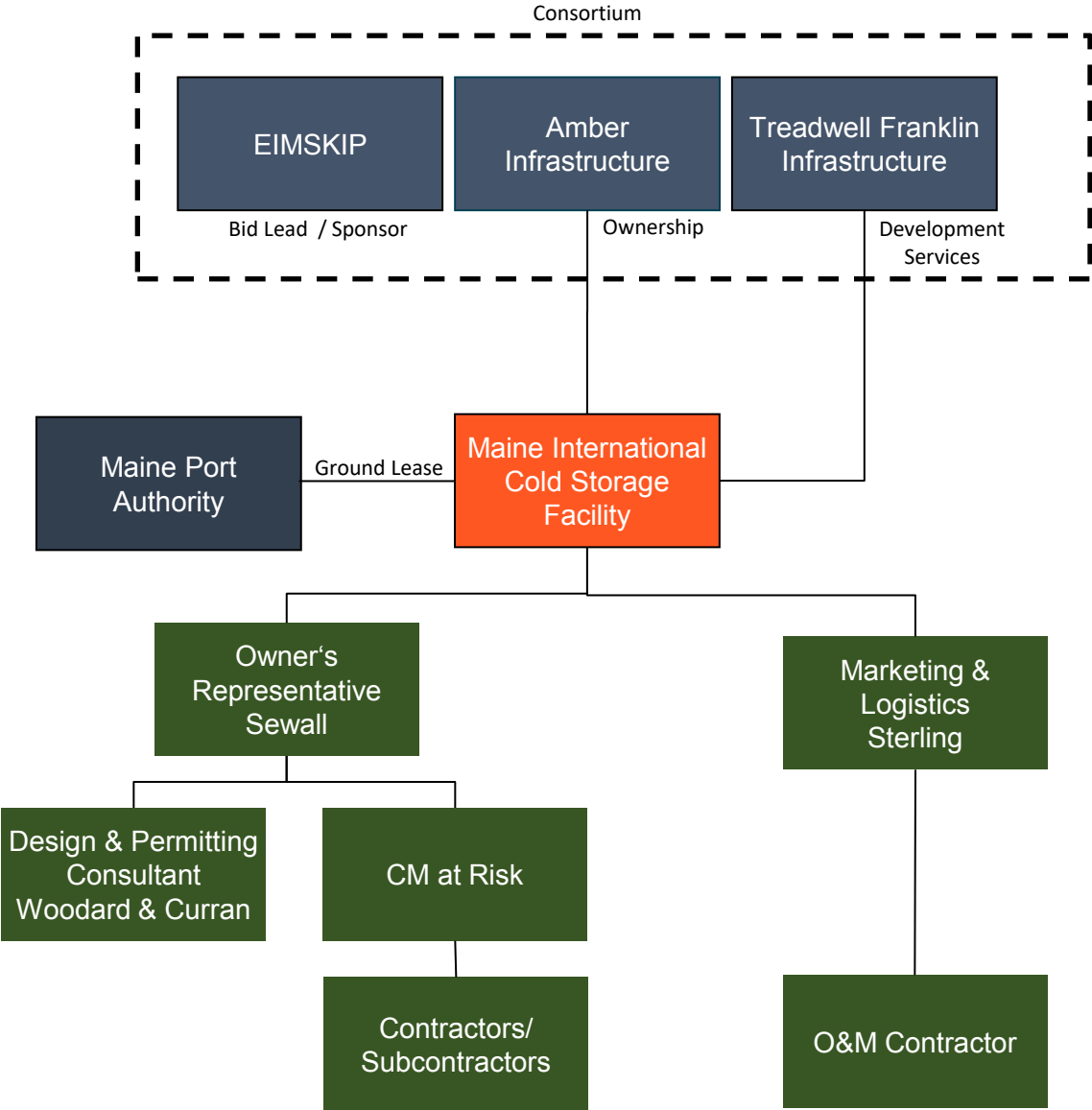


PROJECT OVERVIEW – ANDREW NELSON

- ❖ Purpose of Maine International Cold Storage Facility
- ❖ Types of Products Stored and Customers Served
- ❖ Modes of Transportation
- ❖ Connection to Emskip and Maine Port Authority
- ❖ Impact of COVID-19
- ❖ Commitment to Sustainability and Resiliency
- ❖ Development Team



WHO'S DEVELOPING THE FACILITY?



DESIGN OVERVIEW – Jedd Steinglass

- Civic and Site Design
- Architectural Design



PROJECT ORIENTATION – Darrin Stairs



- **IMT Container Yard**
- **IMT Intermodal Lot**
- **Proposed Cold Storage Site**
- **Portland Yacht Services**
- **IMT Rail Siding and Loading Platform**



Maine International Cold Storage Facility





EXISTING CONDITIONS





PROPOSED CONDITIONS



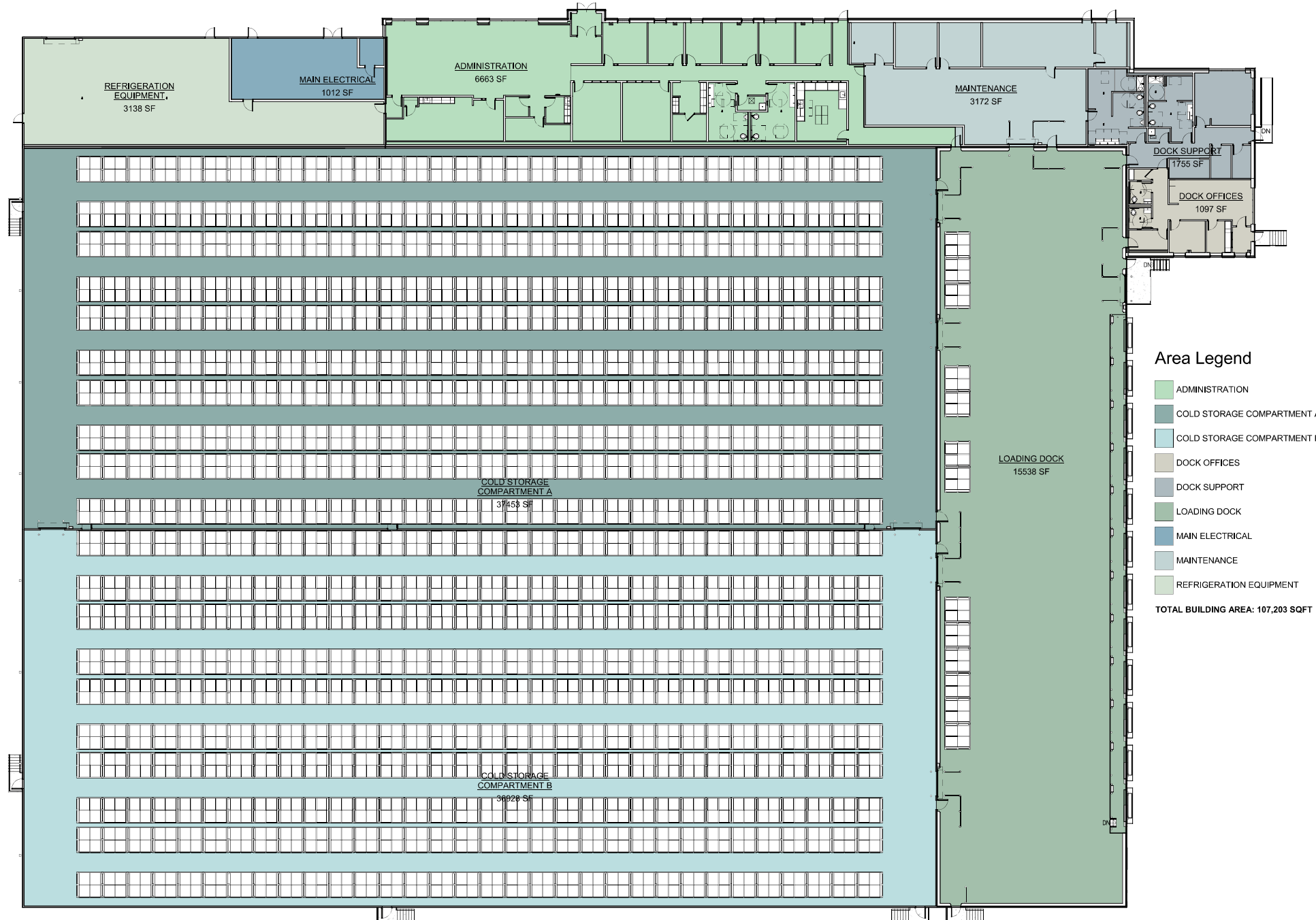
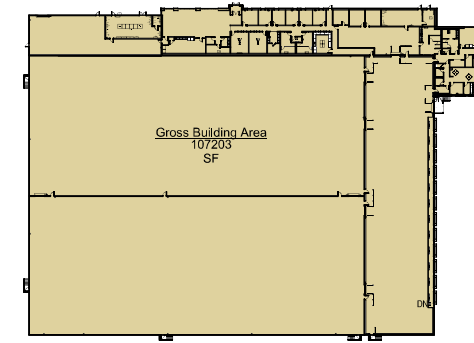
COLD STORAGE FACILITY - ILLUSTRATIVE SITE PLAN

PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY



PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

AREA FLOOR PLAN



Area Legend

- ADMINISTRATION
- COLD STORAGE COMPARTMENT A
- COLD STORAGE COMPARTMENT B
- DOCK OFFICES
- DOCK SUPPORT
- LOADING DOCK
- MAIN ELECTRICAL
- MAINTENANCE
- REFRIGERATION EQUIPMENT

TOTAL BUILDING AREA: 107,203 SQFT



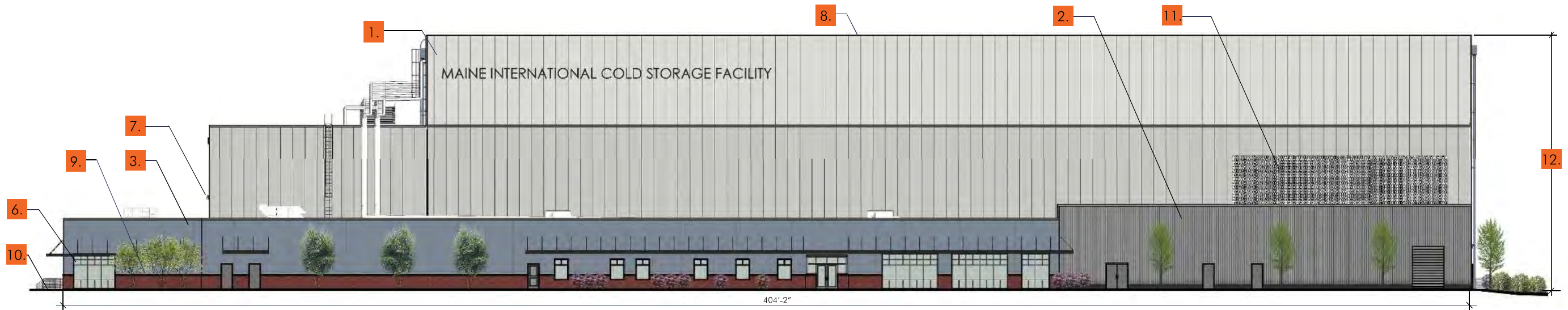
Plan North

COLD STORAGE COMPARTMENT A: 10,196 PALLET POSITIONS
COLD STORAGE COMPARTMENT B: 10,192 PALLET POSITIONS

PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING ELEVATIONS

1. INSULATED METAL PANEL - COLOR NO. 1 - OFF WHITE
2. INSULATED METAL PANEL - COLOR NO. 2 - CHARCOAL
3. INSULATED METAL PANEL - COLOR NO. 3 - DUSTY BLUE
4. INSULATED METAL PANEL - COLOR NO. 4 - LIGHT GRAY
5. METAL DOWNSPOUT
6. ALUMINUM STOREFRONT WINDOW SYSTEM
7. OVERHEAD DOORS AND DOOR SEAL ASSEMBLIES BEYOND
8. TPO ROOFING SYSTEM BEYOND
9. RED NARROW FLASHED MODULAR BRICK WAINSCOT WITH PRECAST CONCRETE CAP
10. EXPOSED CONCRETE FOUNDATION SYSTEM
11. SCREENING AT TALLER ROOF TOP EQUIPMENT
12. MAXIMUM BUILDING HEIGHT AS MEASURED ABOVE THE AVERAGE GRADE SHALL BE 73'-10".



NORTH ELEVATION

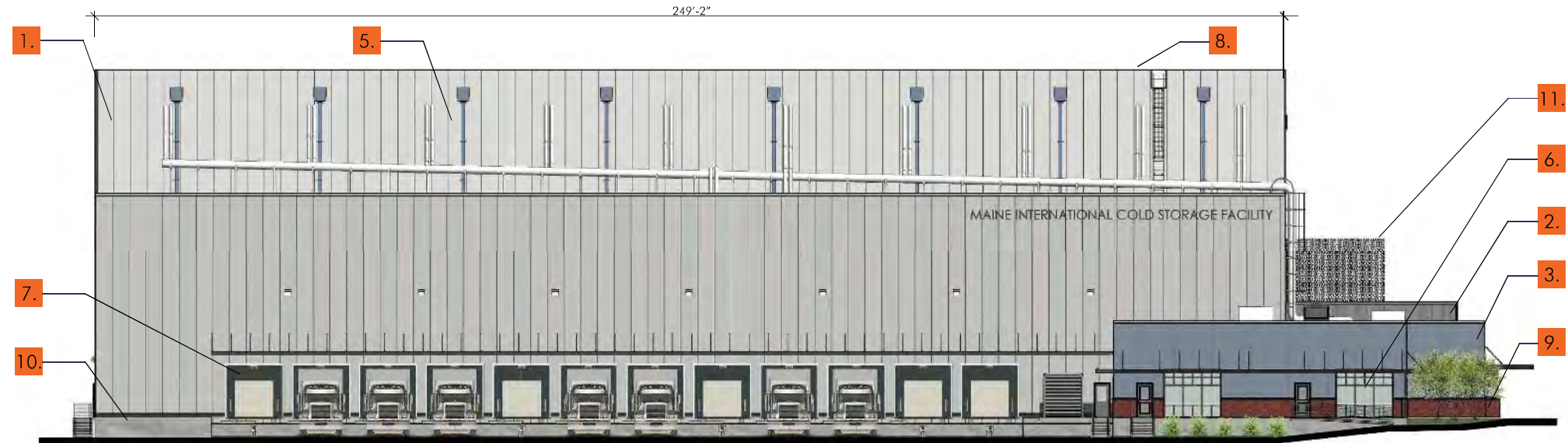


SOUTH ELEVATION

PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING ELEVATIONS

1. INSULATED METAL PANEL - COLOR NO. 1 - OFF WHITE
2. INSULATED METAL PANEL - COLOR NO. 2 - CHARCOAL
3. INSULATED METAL PANEL - COLOR NO. 3 - DUSTY BLUE
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EAST ELEVATION



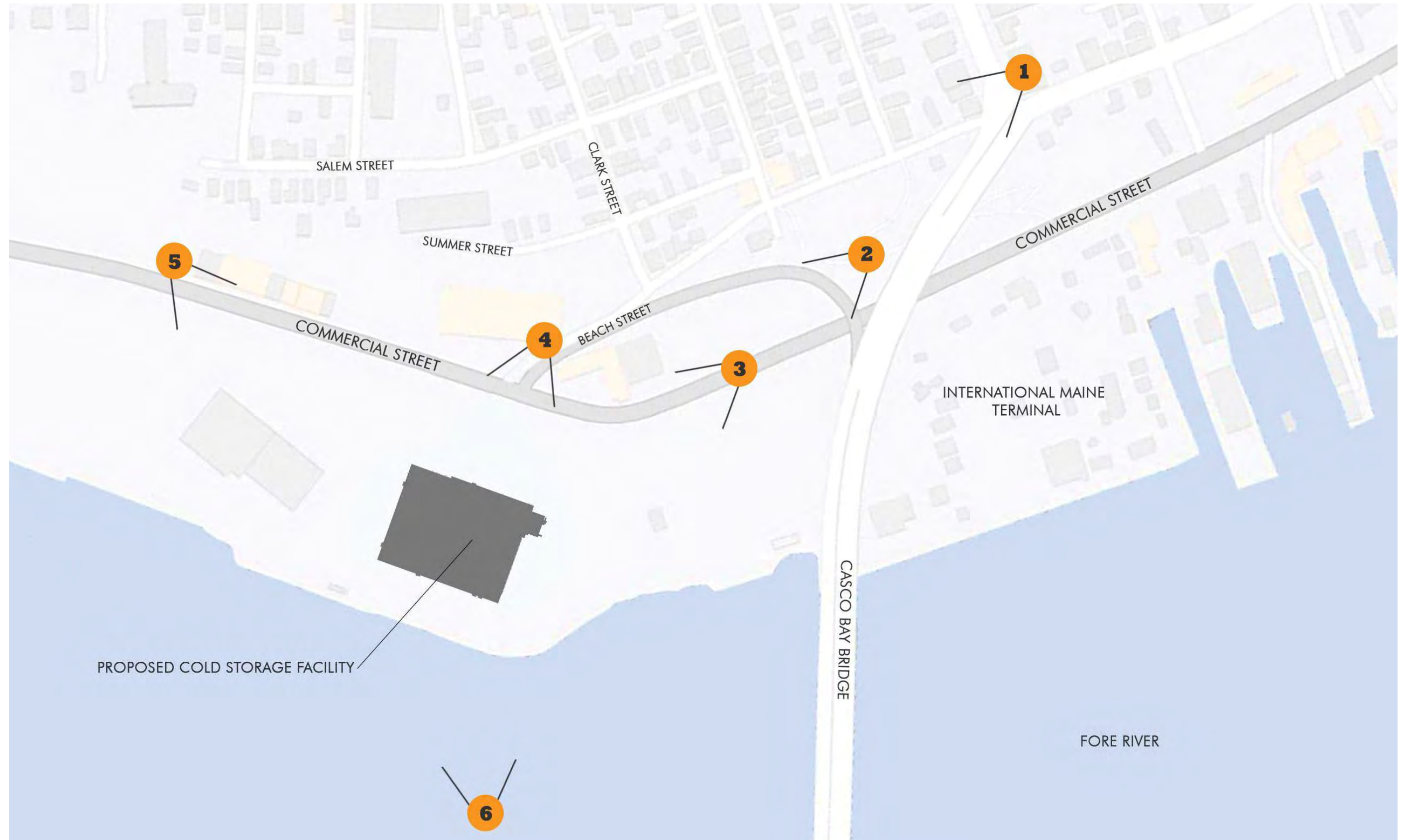
WEST ELEVATION

PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING VIEW LOCATION MAP

264 US Route One, Suite 100-2A
Scarborough, ME 04074
(207) 774-4441

CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN



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PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING VIEW 1: AERIAL VIEW - LOOKING SOUTHWEST



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PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING VIEW 2: VIEW FROM HARBOR VIEW MEMORIAL PARK



PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY



BUILDING VIEW 3: VIEW FROM COMMERCIAL STREET - LOOKING SOUTHWEST



BUILDING VIEW 4: VIEW FROM BEACH STREET (AT COMMERCIAL STREET)

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CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN

PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING VIEW 5: VIEW FROM COMMERCIAL STREET - LOOKING EAST



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CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN

PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

BUILDING VIEW 6: VIEW FROM SOUTH PORTLAND - THOMAS KNIGHT PARK



PROPOSED MAINE INTERNATIONAL COLD STORAGE FACILITY

SOLAR INFORMATION

Solar Array

- Number of modules – Over 1,600
- Total system size – 664 kWdc
- Annual kWh production – 828,700 kWh

Annual Greenhouse Gas Equivalents

- Equivalent of powering 67.6 average US homes for one year.
- Taking 127 passenger vehicles off the road
- 645,608 pounds of coal burned
- 24,931 trash bags of waste recycled in stead of landfilled



QUESTIONS