



# MASTER DEVELOPMENT PLAN & TRAFFIC MOVEMENT PERMIT APPLICATIONS

58 Fore Street  
Portland, Maine

**woodardcurran.com**  
COMMITMENT & INTEGRITY DRIVE RESULTS

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227007.00  
**CPB2 LLC**  
September 2016



September 16, 2016

Christine Grimando, Senior Planner  
City of Portland Planning Division  
389 Congress Street  
Portland, ME 04101

Re: 58 Fore Street Redevelopment  
Master Development Plan & Traffic Movement Permit Application

Dear Christine:

On behalf of CPB2, LLC, Woodard & Curran is submitting a Master Development Plan and Traffic Movement Permit Application for the proposed redevelopment of the former Portland Company Complex located at 58 Fore Street in Portland, Maine. Woodard & Curran will be acting as the agent for CPB2, LLC for this permit application. The permit documents were prepared in accordance with Chapter 14, Land Use Code of Ordinances of the City of Portland, Maine and meet the applicable sections of the City of Portland Design and Technical Manuals. All submission materials (i.e. application, narrative report and attachments, and drawings, etc.) have been uploaded to the City's E-Plan web-site.

We look forward to working with your office on this project, and would be glad to meet to discuss this application in greater detail. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

WOODARD & CURRAN

David Senus, PE  
Project Manager

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## 1. APPLICATION FORM



Jeff Levine, AICP, Director  
Planning & Urban Development Department

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the <sup>a hand delivered check</sup> ~~U.S. Postal Service mail~~ once my application paperwork has been electronically delivered.

\_\_\_\_\_  
Applicant Signature:

September 9, 2016

\_\_\_\_\_  
Date:

\_\_\_\_\_  
I have provided digital copies and sent them on:

\_\_\_\_\_  
Date:

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



# Master Development Plan Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form to be used for a Master Development Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

### Purpose of a Master Development Plan:

- The purpose of a Master Development Plan is to provide for a mix of land uses at designated locations to achieve a land development responsive to the assets of a site. A Master Development Plan is a well-integrated development in terms of land uses, functional activities, and major design elements such as buildings, roads, utilities, drainage systems and open space. The Master Development Plan is deemed appropriate to large scale mixed use projects that are intended to be developed in phases. The Master Development Plan shall be reviewed by the Planning Board and may be reviewed independently or concurrently with review of a Level III site plan application for a phased development.

### A Master Development Plan is applicable as follows:

- A Master Development Plan is applicable for a site with one acre or larger in cumulative lot area that is designed as a cohesive and integral development program consisting of multiple buildings and associated site improvements proposed to be built in phases.
- The Master Development Plan option shall not apply in residential zones, except for institutional uses.

### Planning Board Decision:

- A Master Development Plan approval shall not be construed as final authorization of the development. An approval shall confer pending proceeding status upon the development with the effect of maintaining the applicability of regulations in effect at the time of approval for as long as the Master Development approval remains valid (6 years from date of approval), including permissible extensions if granted (two 2-year extensions may be granted based upon criteria). All Level III site plans for each phase shall be in general conformance with the Master Development Plan.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

#### Planning Division

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8719

#### Office Hours

Monday thru Friday  
8:00 a.m. – 4:30 p.m.



**PROJECT NAME:** 58 Fore Street Master Plan

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**PROPOSED DEVELOPMENT ADDRESS:**

58 Fore Street, Portland, ME

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**PROJECT DESCRIPTION:**

Master Development Plan for the re-development of the former  
Portland Company Complex.

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**CHART/BLOCK/LOT:** Tax Map 18A, Lots 1, 2, & 3

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: CPB2 LLC, c/o Jim Brady Business Name, if applicable: CPB2, LLC Address: PO Box 7987 City/State: Portland, ME Zip Code: 04112	<b>Applicant Contact Information</b> Work # 207-558-3704 Home# Cell # Fax# e-mail: jameshbrady@gmail.com
<b>Owner – (if different from Applicant)</b> N/A Name: Address: City/State : Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell # Fax# e-mail:
<b>Agent/ Representative</b> Woodard & Curran, Name: c/o David Senus, PE & c/o Mary McCrann, AICP Address: 41 Hutchins Drive City/State: Portland, ME Zip Code: 04102	<b>Agent/Representative Contact information</b> Work # Dave Senus 207-558-3704 Mary McCrann 207-558-3783 Cell # e-mail: dsenus@woodardcurran.com mmccrann@woodardcurran.com
<b>Billing Information</b> SAME AS APPLICANT Name: Address: City/State : Zip Code:	<b>Billing Information</b> Work # Cell # Fax# e-mail:

<b>Engineer</b> SAME AS AGENT Name: Address: City/State : Zip Code:	<b>Engineer Contact Information</b> Work # Cell # Fax# e-mail:
<b>Surveyor</b> Name: Owen Haskell Address: 390 US Route 1, Unit 10 Falmouth, ME 04105 City/State : Zip Code:	<b>Surveyor Contact Information</b> Work # 207-774-0424 Cell # Fax# e-mail:
<b>Architect</b> Name: Perkins + Will Address: 225 Franklin St. Suite 1100 Boston, MA 02110 City/State : Zip Code:	<b>Architect Contact Information</b> Work # 617-478-0300 Cell # Fax# e-mail:
<b>Attorney</b> Bernstein Shur Name: Mary Costigan Address: 100 Middle Street City/State : Portland, ME Zip Code: 04101	<b>Attorney Contact Information</b> Work # 207-228-7147 Cell # Fax# 207-774-1127 e-mail: mcostigan@bernsteinshur.com

**APPLICATION FEES:**

**Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)**

<b>Master Development Plan (check applicable reviews)</b>  <input checked="" type="checkbox"/> Application Fee (\$1,000.00)	The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p>
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**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Documents-Submittal>
2. **In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.**

**The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:**


1. **One (1) full size site plans** that must be **folded**.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

**Please refer to the application checklist (attached) for a detailed list of submission requirements.**

**APPLICANT SIGNATURE:**

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement’s authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for a Master Development Plan review. It is not a permit to begin construction. An approved Level III site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

<b>Signature of Applicant:</b> 	<b>Date:</b> September 9, 2016
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## PROJECT DATA

The following information is required where applicable, in order complete the application.

<b>Total Area of Site</b>	433,000	sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	433,000	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
<b>Impervious Surface Area</b>		
Impervious Area (Total Existing)	335,000	sq. ft.
Impervious Area (Total Proposed)	409,000	sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>		
Building Footprint (Total Existing)	111,822	sq. ft.
Building Footprint (Total Proposed)	215,306	sq. ft.
Floor Area (Total Existing)	167,500	sq. ft.
Floor Area (Total Proposed)	958,679	sq. ft.
<b>Zoning</b>		
Existing	B6 & EWPZ w/Shoreland Overlay	
Proposed, if applicable	N/A	
<b>Land Use</b>		
Existing	Warehouse & Parking	
Proposed	Mixed-Use	
<b>Residential, If applicable</b>		
# Residential Units (Total Existing)	None	
# Residential Units (Total Proposed)	638	
# Number of Lots (Total Proposed)	to be determined	
# Affordable Housing Units (Total Proposed)	Compliance with 14-487	
<b>Proposed Bedroom Mix</b>		
# Efficiency Units (Total Proposed)	to be determined	
# One-Bedroom Units (Total Proposed)	to be determined	
# Two-Bedroom Units (Total Proposed)	to be determined	
# Three-Bedroom Units (Total Proposed)	to be determined	
<b>Parking Spaces</b>		
# Parking Spaces (Total Existing)	105 +/-	
# Parking Spaces (Total Proposed)	736 spaces	
# Handicapped Spaces (Total Proposed)	will meet ADA requirements	
<b>Bicycle Parking Spaces</b>		
# Bicycle Spaces (Total Existing)	0 formally designated	
# Bicycle Spaces (Total Proposed)	38 racks (or 76 bike spaces)	
<b>Estimated Cost of Project</b>	to be determined	

<b>MASTER DEVELOPMENT PLAN SUBMISSIONS</b>			
Applicant Checklist	Planner Checklist	# of Copies	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST Sec. 14-527 (c) and (e)</b>
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	A written statement and/or plan as to the general impact of the proposed Master Development plan upon the area, relationship to surrounding properties, and measures to create appropriate transitions and access to abutting public properties and neighboring tracts.
X		1	Evidence of right, title and interest
X		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
X		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
X		1	Written requests for waivers from site plan or technical standards, if applicable
X		1	Evidence of financial and technical capacity
X		1	General statements concerning storm water management techniques.
X		1	Traffic Analysis and recommendations prepared by a registered professional engineer, including current traffic counts, existing street capacity, traffic generation projections, and ability to absorb the increased traffic. If Traffic Movement Permit applies, the TMP submissions and review supersede. (Section 14-527 (e) xii)
X		1	Utilities analysis and recommendations prepared by registered professional engineer. (see utility plan below) Analysis shall assess capacity, identify deficiencies and recommend improvements, including timing, funding mechanisms and coordination with City (14-527 (e) xiii)
Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST Sec. 14-527 (c) and (e)</b>
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	<b>Master Development Plan Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase) – scale not less than 1 inch equaling 50 feet</b>
X			Neighborhood context map, at a scale not less than 1 inch 100 feet
X			Approximate boundary lines of existing and proposed lots with areas and dimensions
X			Plan show north arrow, date, scale, legend, title Master Development Concept Site Plan, followed by project name, applicant, engineer, designer, and/or agents
X			For residential areas, proposed density, lot configuration, circulation and plot plan
X			Analysis of natural features of the site, including natural waterways, wetlands, floodplains, topography, soil conditions and other natural features
X			Analysis of designated view corridors, historic resources, and archeological resources associated with the site
X			Existing/proposed buildings and other significant structures, building groupings, exterior building elevations and entrances, parking areas and other significant physical features of the site

X		Context drawings, perspective renderings, photographic montages, or computer generated graphics depicting the proposed development within the surrounding building and environmental context
X		Building elevation drawings shall include: <ul style="list-style-type: none"> <li>• Illustration of all sides of the structures</li> </ul>
		<ul style="list-style-type: none"> <li>• Views of major entries or prominent building features</li> </ul>
		<ul style="list-style-type: none"> <li>• Illustration of building articulation and elements</li> </ul>
		<ul style="list-style-type: none"> <li>• Building finish composition</li> </ul>
		<ul style="list-style-type: none"> <li>• Pedestrian and streetscape elements of the Master Development Plan</li> </ul>
		Digital 3-D model tied to specific location that is submitted as a KML, KMZ, DXF or DWG file on a CD or DVD or such format as approved by the Planning Authority (Sec. 14527 (e)2)
X		Major circulation patterns surrounding and serving the site, existing and proposed street lines, ways, easement and public areas within or next to the site
X		Major landscaping elements, features, open space, and plans for preservation of natural features
X		Analysis of the public safety services needed to support the Master Development Plan
X		Analysis of the anticipated impacts on the public school system to support the Master Development Plan
X		Generalized drainage plan for the site, drainage ways, flows, points of outfall and indicating impacts of development on affected drainage basins. Contour information at not less than 2 ft. intervals and document run-off characteristics
X		Inventory of existing utilities (storm water, sanitary, electrical , fire alarm boxes & lines, gas, water, lighting, curb and gutter and etc.) illustrating locations, sizes, diameters carrying capacity and present load



September 16, 2016

Keith Gautreau  
City of Portland Fire Department  
380 Congress Street  
Portland, Maine 04101

Re: 58 Fore Street Re-development  
Master Development Plan Application– Fire Department Review

Dear Keith:

Thank you for coordinating the City of Portland Fire Department's review of the 58 Fore Street Re-development project. Woodard & Curran is filing a Master Development Plan Application with the City of Portland on behalf of CPB2, LLC. The project Site encompasses three parcels of land totaling an area of approximately 9.93 acres located between Fore Street and the waterfront. A plan set showing the proposed development is attached to this application. The set includes site, utility, and grading and drainage plans, as well as architectural and rendered landscaping. As a Master Development Plan, the plans show schematic level build-out of the site, and are not intended to serve as detailed design. Detailed design plans will be developed at a future date, and reviewed under future Site Plan reviews by the City Planning Office and the Portland Fire Department.

The items in the Portland Fire Department Site Review Checklist area addressed as follows:

- Name, address, telephone number of applicant:
  - CPB2, LLC, c/o Jim Brady
  - PO Box 7987, Portland, ME 04112
  - Applicant's Agent – Woodard & Curran, Attention David Senus – 207-558-3704
- Name, address, telephone number of architect:
  - Perkins + Will
  - 225 Franklin Street, Suite 1100, Boston, MA 02110
  - 617-478-0300, Attention Jeff Kim
- Proposed uses of any structures [NFPA and IBC classification]:
  - The proposed building uses have been included in the table below and will include a mix of residential units, office space, retail space, hotel, restaurant, and a full service marina. The NFPA and IBC classification will be determined prior to submission of a Site Plan Application.
- Square footage of all structures [total and per story]:
  - The proposed development block characteristics are indicated in the table below.



**Table: Development Block Proposed Characteristics**

Development Block	Allowable Height by Zoning	Proposed Use	Current GFA (as of September 2016)	Proposed Parking Areas
B1	35 feet	retail, residential, office	169,278	Structured parking beneath B1
B2	35 – 45 feet	retail, residential, office	72,941	Structured parking beneath B4/B5/B6
B3	35 feet	retail, office	30,800	Structured parking beneath B4/B5/B6
B4	45 - 65 feet	residential, retail	247,860	Structured parking beneath B4/B5/B6
B5	45 – 55 feet	residential, hotel, restaurant, function	247,650	Structured parking beneath B4/B5/B6
B6	45 – 55 feet	residential, B4-B6 connector	187,550	Structured parking beneath B4/B5/B6
B7 – Marina		marina	2,600	Structured parking beneath B4/B5/B6
<b>Subtotal*</b>			<b>958,679</b>	
Parking			435,200	
<b>Total Project</b>			<b>1,393,879</b>	
<b>*Subtotal Breakdown by Use</b>				
Total Residential GSF			656,739	
Total Retail GSF			50,273	
Total Office GSF			123,917	
Total Hotel GSF			98,000	
Total Restaurant GSF			3,800	
Total Function GSF			5,800	
Total B4-B6 Connector GSF			17,550	
Total Marina Facilities GSF			2,600	

- Elevations of all structures:
  - Architectural plans showing the elevations of the proposed structures are included in the attached plan set.
- Proposed fire protection of all structures:
  - Internal sprinkler systems will be provided for the proposed buildings.
- Hydrant locations:
  - Existing hydrant locations are indicated on the attached Utility Plan.
- Water main size and location:
  - Water mains within the municipal ROW are noted on the Utility Plan including size and location. Water services into the site are being coordinated with the Portland Water District. Exact size, location and connections will be identified for future Site





Plan application. Existing water mains located in Fore Street and Thames Street are 8 inch and 12 inch respectively.

- Access to all structures [min. 2 sides]:
  - All structures will be accessible on a minimum of two sides.
- A code summary shall be included referencing NFPA 1 and all fire department technical standards:
  - A code summary referencing NFPA 1 and all fire department technical standards will be provided in advance of a Site Plan Application. The building tenant and use has not yet been selected, and the building interior (and associated code references) will depend on the final requirements for the structure.

We appreciate your comments and look forward to discussing this project further. If you have any questions or require additional information, please contact me at any time.

Sincerely,

WOODARD & CURRAN INC.

A handwritten signature in black ink, appearing to read "D. Senus".

David Senus, PE  
Project Manager

Enclosures: Full Plan Set

Cc: Christine Grimando, Senior Planner, City of Portland Planning Division