

Addition to Gateway Garage

Project Description:

The Ocean Gateway Garage footprint is 32,660 s.f. which includes a 1 story section of 2,200 s.f. fronting on Fore Street. We propose to add a 5 story addition above this 2,200 s.f. section. There will be no increase in foot print nor impervious surface. There will be a reduction 120+/- s.f. to the space reserved for retail on the 1st floor. There will be a reduction in the number of parking spaces from 770 to 765. The uses of the 5 stories will be office on floors 2 thru 4 and residential on floors 5 and 6. The number of residential units will be 1 per floor or 2 total. By the building code there will an addition of 33 office workers and 10 residents to the building.

Conformity with Applicable Design Standards:

Sec. 14-275.4

The project falls under Building Addition. We are increasing building volume. There is no increase to the existing building footprint.

Sec. 14-275.6

- a. Project does not fall under description of any prohibited uses for the site.
- b.
 1. Mid-Block Permeability – N/A
 2. Frontage Requirements – N/A (no increase in building length/frontage)
 3. Setbacks – N/A
 4. Landscaping and Screening – N/A
 5. Building Additions
 - a. Building does not exceed the footprint of the existing building
 - b. Building addition does not exceed the length of the existing building
 - c. Building addition matches the height of the existing building
 1. Building falls under UT Subdistrict. We are allowed 65'-0" and 6 stories.
 2. Addition 5 stories above existing first floor (6 total stories) and height of addition is under 65'-0"
 3. Height Bonus – N/A
 - d. Building meets all parking requirements

Sincerely,



William Hopkins
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