



Helen Donaldson <hcd@portlandmaine.gov>

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## Fw: AC Hotel - Thames Street Sidewalk

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Pat Carroll <pcarroll@carroll-assoc.com>

Mon, Sep 26, 2016 at 10:51 AM

To: Helen Donaldson <HCD@portlandmaine.gov>

Cc: Ara Aftandilian <aa.summit@prodigy.net>, Matthew Phillips <mphillips@carroll-assoc.com>, "Maureen P. McGlone" <maureen.mcglone@ransomenv.com>

Hi Nell,

Attached are my responses to your comments regarding the ramp and sidewalk seating. Please review and then lets talk.

Regards,

Pat

Patrick J. Carroll, Principal

Maine Licensed Landscape Architect

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**From:** Helen Donaldson [<mailto:hcd@portlandmaine.gov>]

**Sent:** Wednesday, September 21, 2016 11:58 AM

**To:** Ara Aftandilian

**Cc:** Pat Carroll; Matt Phillips; Maureen P. McGlone

**Subject:** Re: Fw: AC Hotel - Thames Street Sidewalk

Ara,

We talked about this just now, and folks had the following comments:

- We need to know dimensions (e.g. how much clearance is there from street tree boxes to edge of curb?). We'd like to maintain as close to 8 feet there as possible. **There is a minimum of 5ft of clear sidewalk where the tree boxes are located and 8-9 feet along the other parts of the public sidewalk. This is consistent with the sidewalk dimensions along Fore and Hancock St Extension, as well as what was previously approved along Thames Street when the trees were located along the curbline. We basically just flipped the tree boxes from the curbline to the backside of the r.o.w. The outdoor seating is anticipated to extend to the outer face of the tree box, maintaining 5 ft of clearance, which is allowed by ordinance.**
- Is there a way to put the two easterly trees in the planter? **The planter is too narrow in width to support a tree planting and it would conflict with the overhead canopy that extends along this face of the building.**
- There's some concern about the ramp function when outdoor seating is in use. Can you wrap the seating area around the westerly corner of the building and open up the entry to the ramp? **The ramp functions to provide an accessible route from Thames St up to the main entrance doors at the corner. We anticipate minimal use of this ramp, as the broad steps that wrap around the corner will really function to provide egress for most visitors. The enclosed seating currently allows a 4 ft access aisle from the sidewalk to the base of the ramp, this could be slightly widened (from 4 ft to maybe 5-6'?) to feel more generous but don't want to compromise the ability to provide adequate outdoor seating. The seating area can be expanded around the corner to some extent, (+/- 6-8 ft), but we need to insure that corridor remains accessible for emergency vehicles.**
- The tree boxes should have the rounded corners that Jeff Tarling is now requesting. **We are exploring the idea of raising the tree boxes up approximately 18" to provide a stronger design element that ties into the planter and fencing associated with the outdoor seating area. I will provide a sketch soon for this planter element.**
- On the revised plans, we need to show the modified ramps at the corner(s). **Agreed, this sketch was focused on the entrance/ ramp/ outdoor seating. The corner will remain as previously designed/ permitted.**

Re the construction management plan, I have some comments and am waiting for Fire's review, hopefully today. I'll send you all of these in one email when they're done.

Last, I have Victoria's okay on the license agreement, so I will get that underway with Council. The next agenda I can get this on is unfortunately 10/17. I will write this up and confirm the agenda date with you when that's set.

Nell

On Tue, Sep 20, 2016 at 12:13 PM, Ara Aftandilian <[aa.summit@prodigy.net](mailto:aa.summit@prodigy.net)> wrote:

Nell,

I have attached a plan showing the proposed layout for the Thames Street sidewalk at the AC Hotel. The approved site plans have four standard (and slightly raised) planters and trees at the curb line (including one at the corner bump out). This plan moves these four planters as shown, two to help create a seasonal outdoor seating area and two in front of a raised planter at the edge of an accessible ramp. The ramp provides access from the accessible entrance at elevation 16 to the sidewalk at approximately elevation 15. We are thinking the planters would be about 18 inches high that would better define the seating area. The plan says the planters are movable but after speaking with Pat we both think they should not be movable. The approved plans show an elevation change on the ground floor of the hotel where this portion of the building is at elevation 15. As building design progressed after we obtained approval we determined it would be very problematic to have an elevation change on the hotel ground floor, thus the building is now all elevation 16 FFE. We are sending this to you for your review and comments, and if it is acceptable we would revise and submit a new Grading Plans and new Landscape Plans.

I am in Portland on Thursday of this week if you would like to schedule a quick meeting. Thanks.

[Ara Aftandilian](#)

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On Friday, September 16, 2016 11:33 AM, Matt Phillips <[mphillips@carroll-assoc.com](mailto:mphillips@carroll-assoc.com)> wrote:

Hi Ara.

Attached is a color rendered site plan showing the proposed layout and grading of the Thames Street sidewalk. Please review and get any comments back to me. If this is good please use it to forward to Nell for review/approval.

Thank you.

**Matthew A. Phillips**

Maine Licensed Landscape Architect

Carroll Associates Landscape Architects

[207.772.1552](tel:207.772.1552)

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