

25-B-2

2006-0141

25 Somerset St.

Bowdoin Rail yard / pk. garage

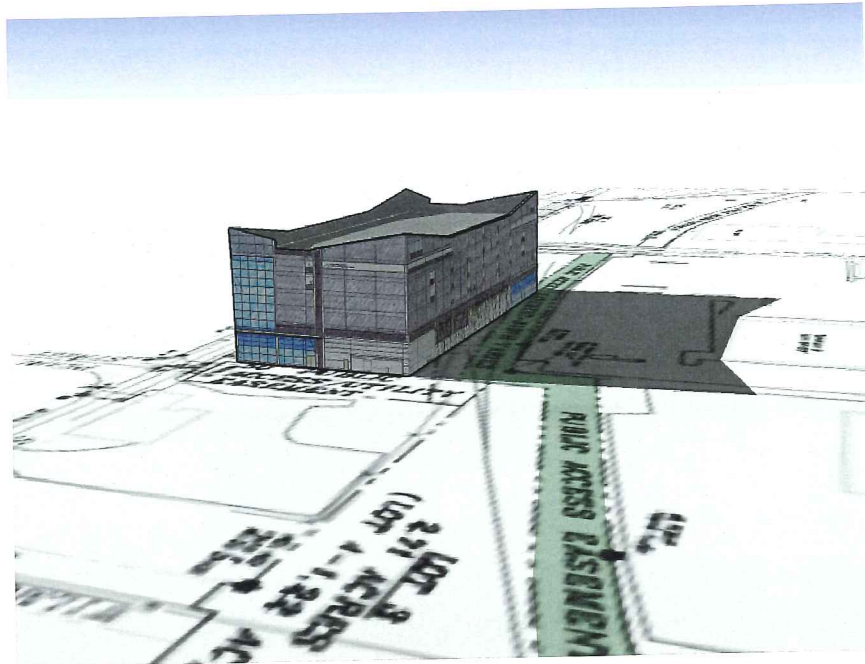
City of Portland

add to Spreadsheet

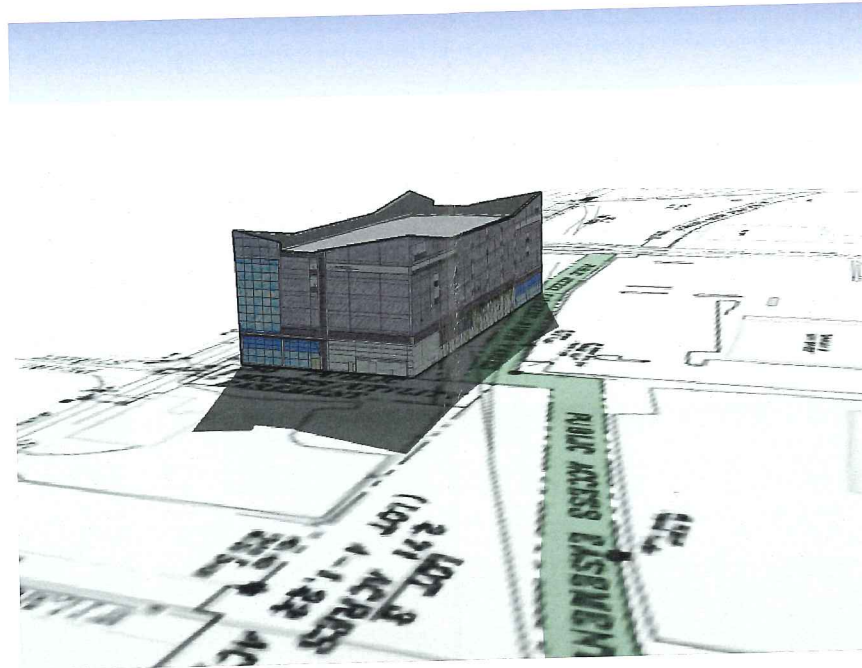
SHADOW STUDY

OCTOBER 20

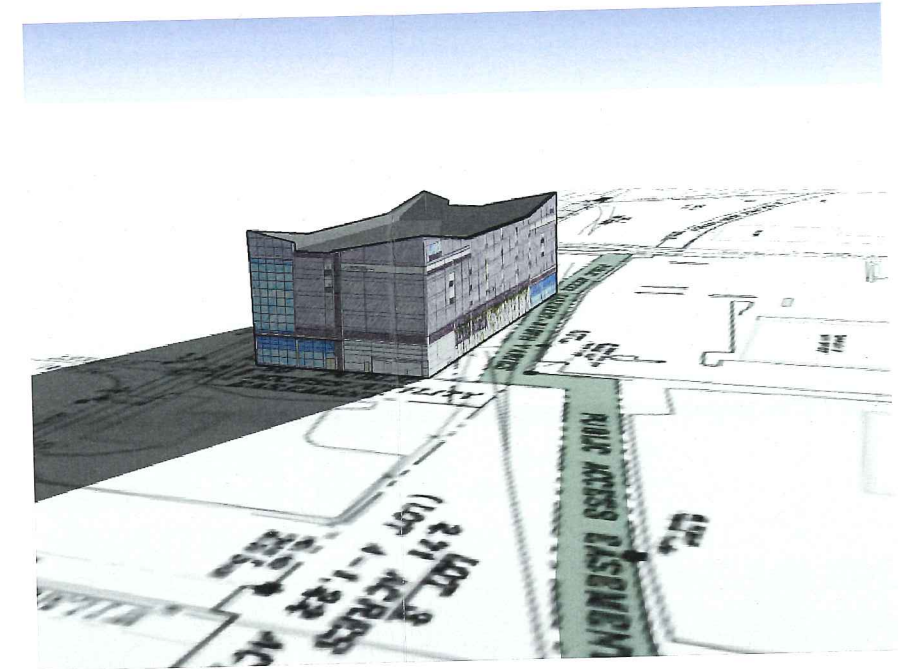
NORTHEAST ELEVATION



8:30 AM

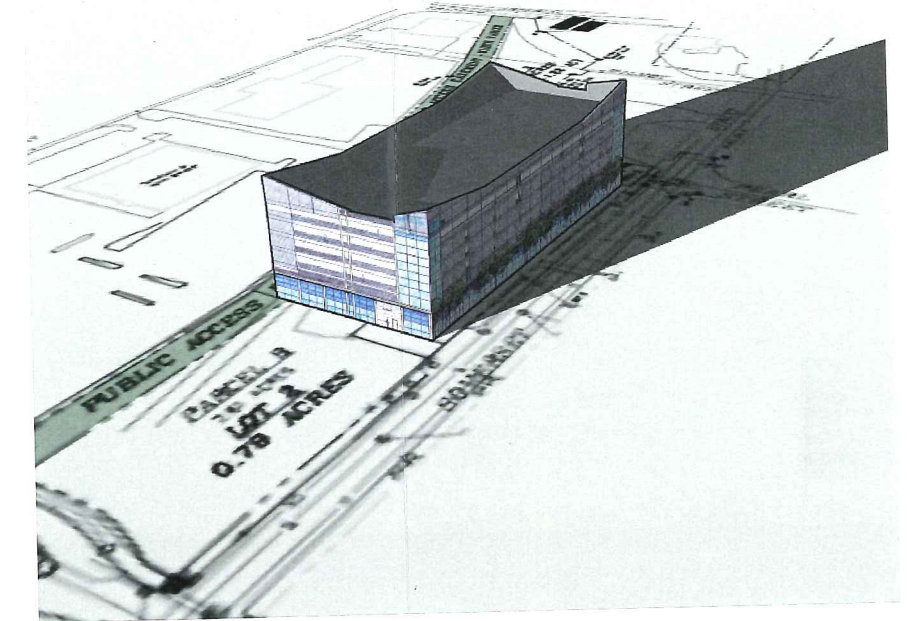


1:00 PM



4:00 PM

SOUTHWEST ELEVATION



Bayside: Parking Garage and Site Planning Technical Services



Akebia quinata
Fiveleaf Akebia



Habit and Form

- a deciduous to semi-evergreen twining vine
- deciduous in zones 4 through 6
- fine textured vine
- grows 20' to 40'
- can grow upright on a structure or along the ground as a groundcover

Summer Foliage

- alternate, palmately compound leaves
- 5 leaflets with rounded or notched leaf tips
- leaflets are up to 3" long
- leaves are 4" to 7" across
- new leaves emerge purple-tinged
- mature leaves an attractive blue-green

Autumn Foliage

- no fall color

Flowers

- small purple-brown flowers
- held in groups of 2 to 5
- blooms in mid-May or earlier
- flower color often gets lost amongst the foliage
- on close inspection, flower are interesting
- fragrant
- flowers with 3 petals (sepals)

Fruit

- sausage-shaped, purplish pods, about 2.5" to 4" long
- seldom sets fruit under cultivation

Bark

- not important

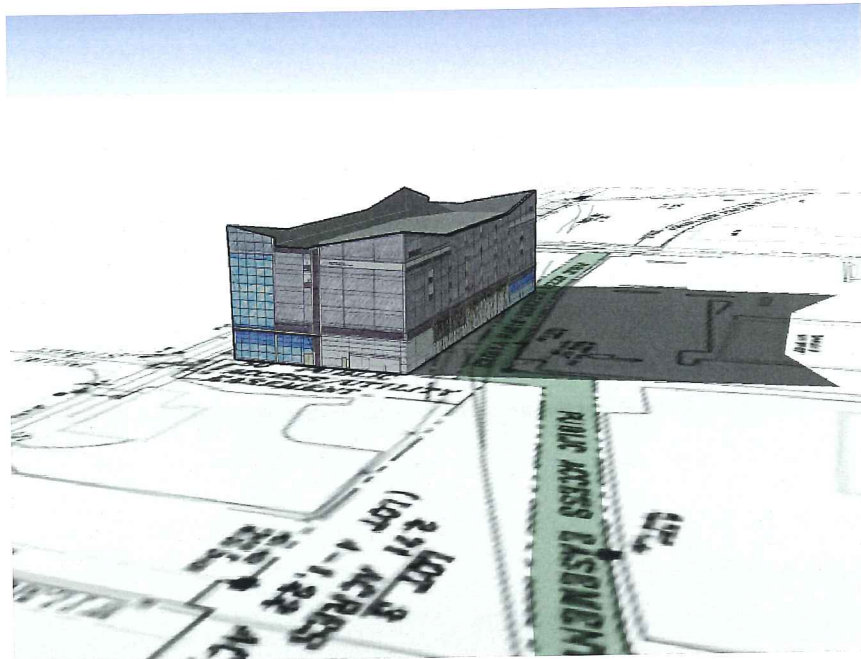
Culture

- prefers moist, fertile, well-drained soils
- tolerates many soil types
- full sun to partial shade

SHADOW STUDY

FEBRUARY 21

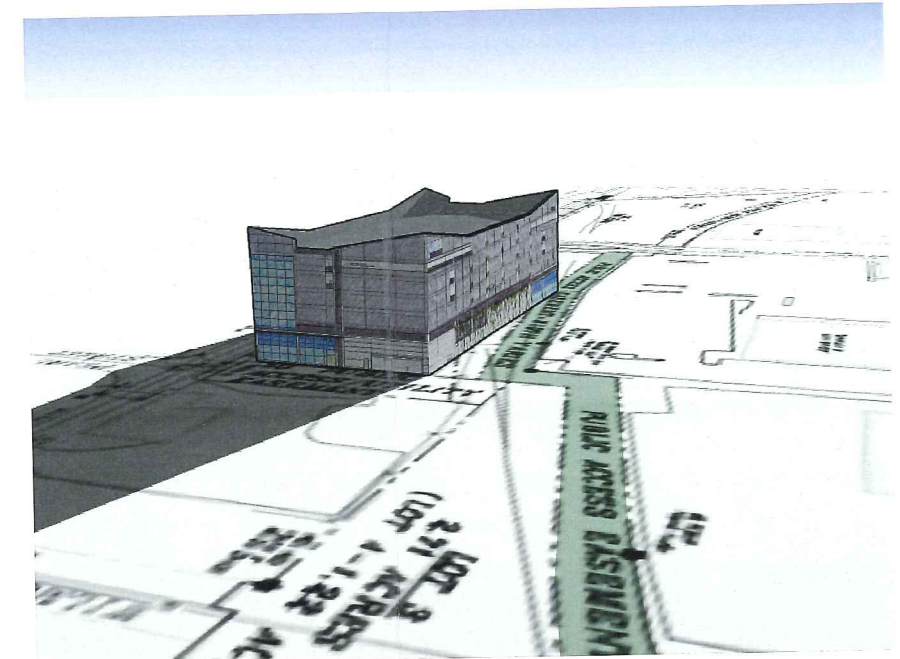
NORTHEAST ELEVATION



8:30 AM



1:00 PM



4:00 PM

SOUTHWEST ELEVATION



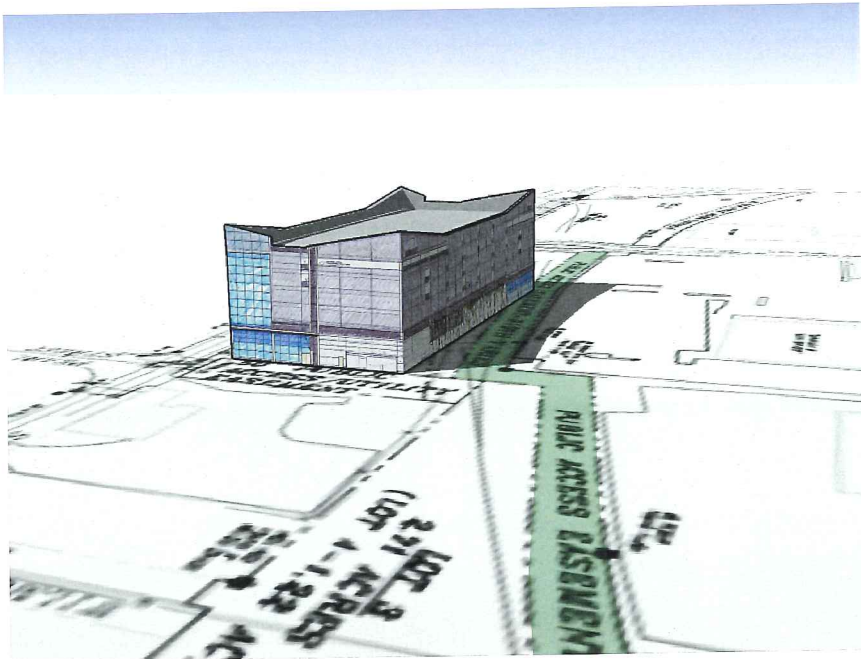
Bayside: Parking Garage and Site Planning Technical Services



SHADOW STUDY

JUNE 21

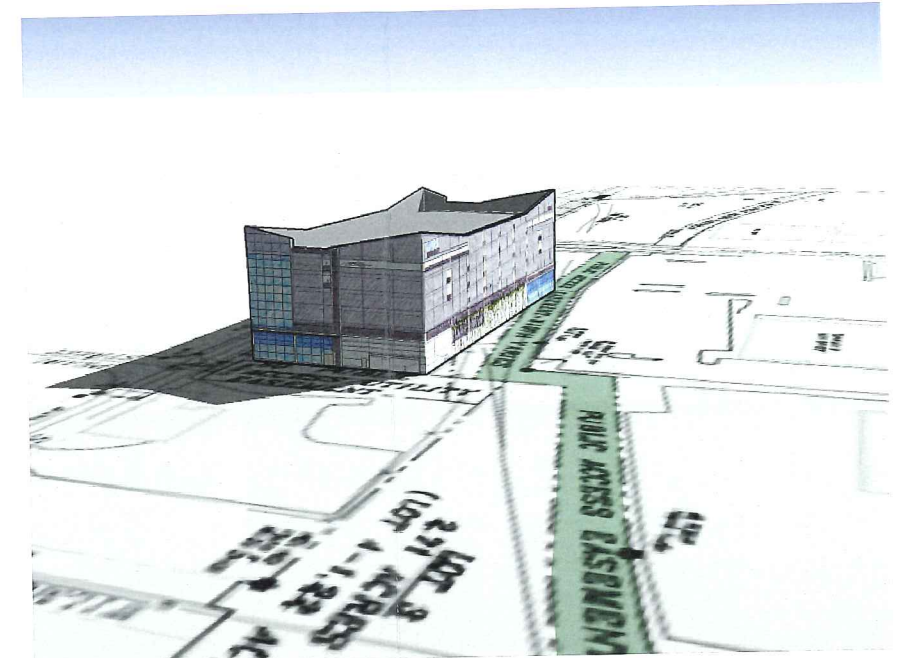
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SOUTHWEST ELEVATION



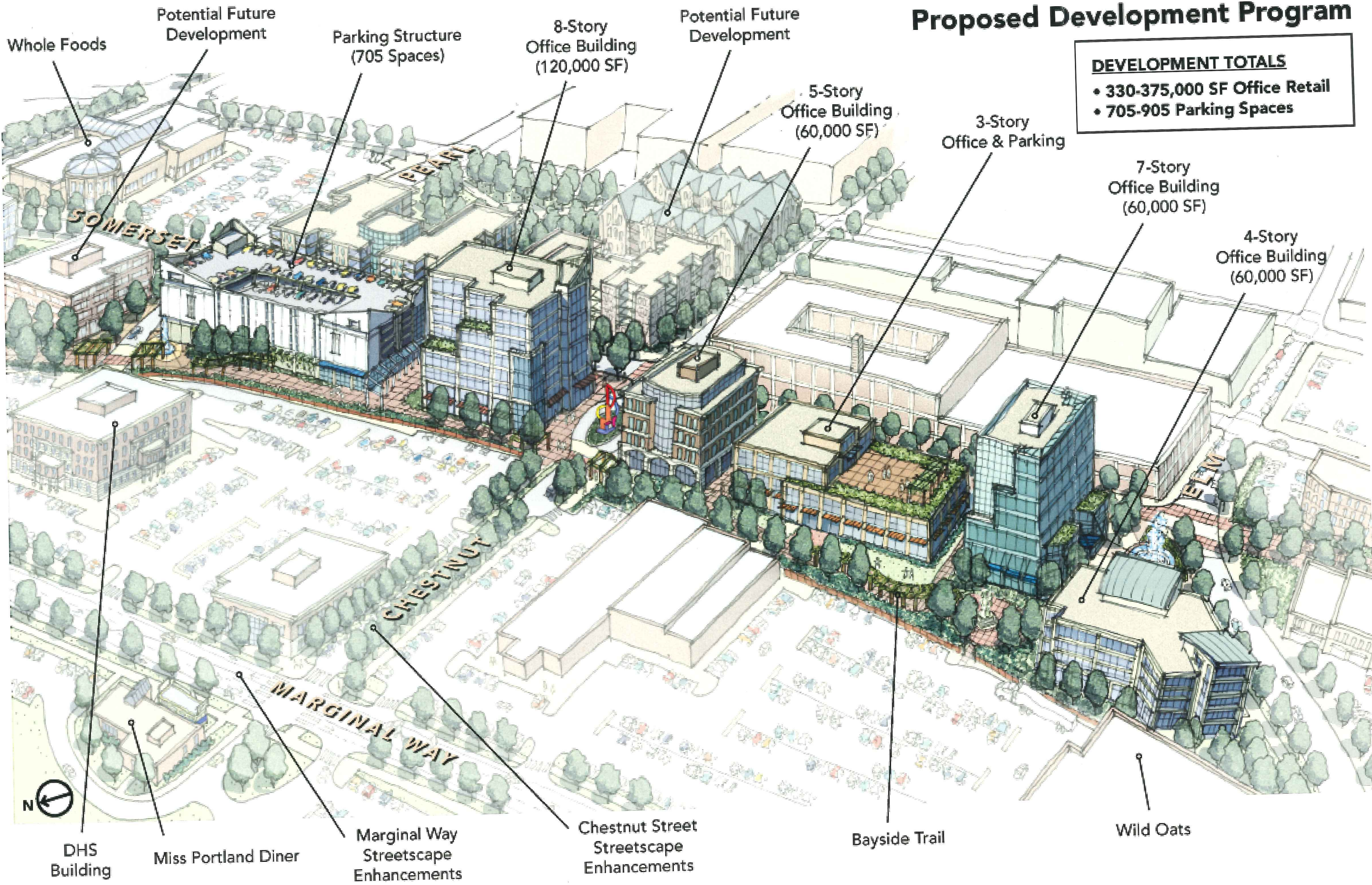
Bayside: Parking Garage and Site Planning Technical Services



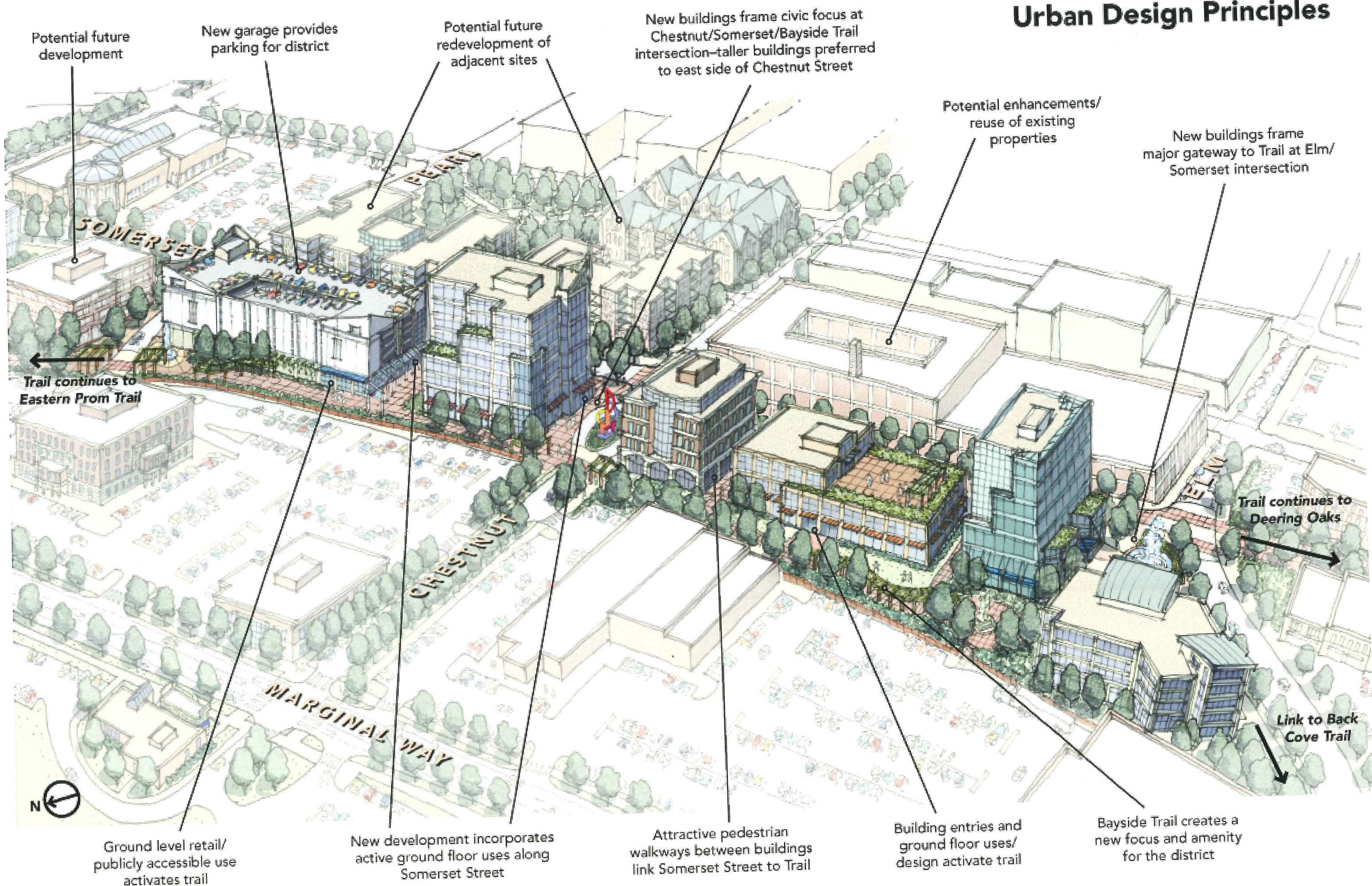
Proposed Development Program

DEVELOPMENT TOTALS

- 330-375,000 SF Office Retail
- 705-905 Parking Spaces



Urban Design Principles



Potential future development

New garage provides parking for district

Potential future redevelopment of adjacent sites

New buildings frame civic focus at Chestnut/Somerset/Bayside Trail intersection—taller buildings preferred to east side of Chestnut Street

Potential enhancements/reuse of existing properties

New buildings frame major gateway to Trail at Elm/Somerset intersection

Trail continues to Eastern Prom Trail

Trail continues to Deering Oaks

Link to Back Cove Trail



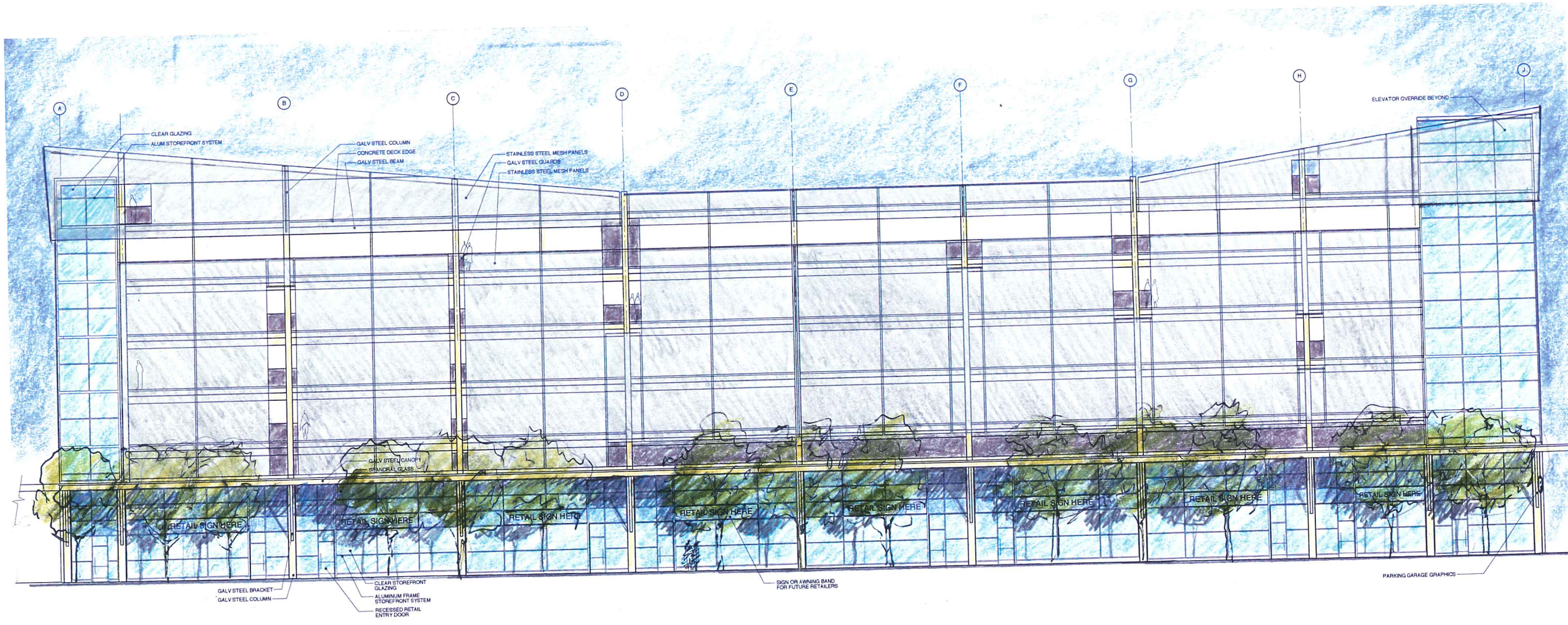
Ground level retail/publicly accessible use activates trail

New development incorporates active ground floor uses along Somerset Street

Attractive pedestrian walkways between buildings link Somerset Street to Trail

Building entries and ground floor uses/design activate trail

Bayside Trail creates a new focus and amenity for the district



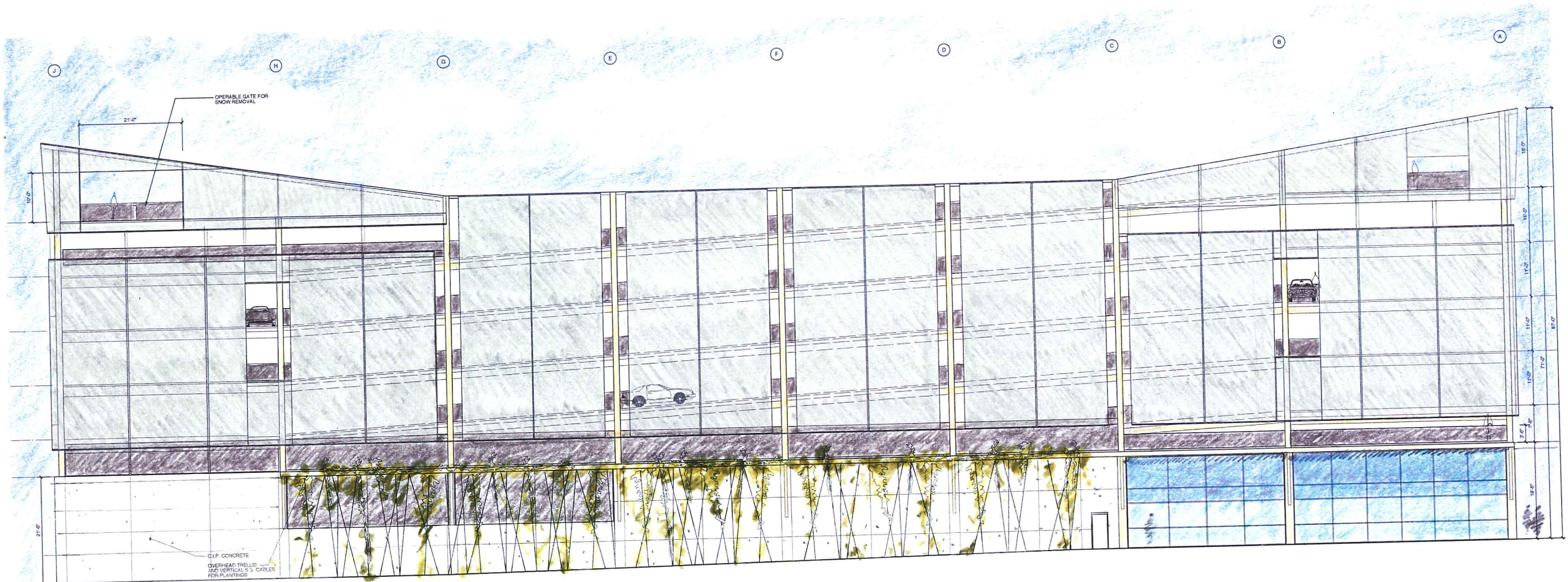
1 SOUTH ELEVATION
A-202 SCALE: 1/8" = 1'-0"

Bayside: Parking Garage and Site Planning Technical Services



SIMON DESIGN ENGINEERING LLC

42 Washington Street, Suite 500 781.237.2226 tel
Wellesley, Massachusetts 02481 781.237.2272 fax
www.sde-us.com info@sde-us.com

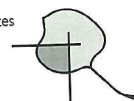


1 NORTH ELEVATION
A-201 SCALE: 1/8" = 1'-0"

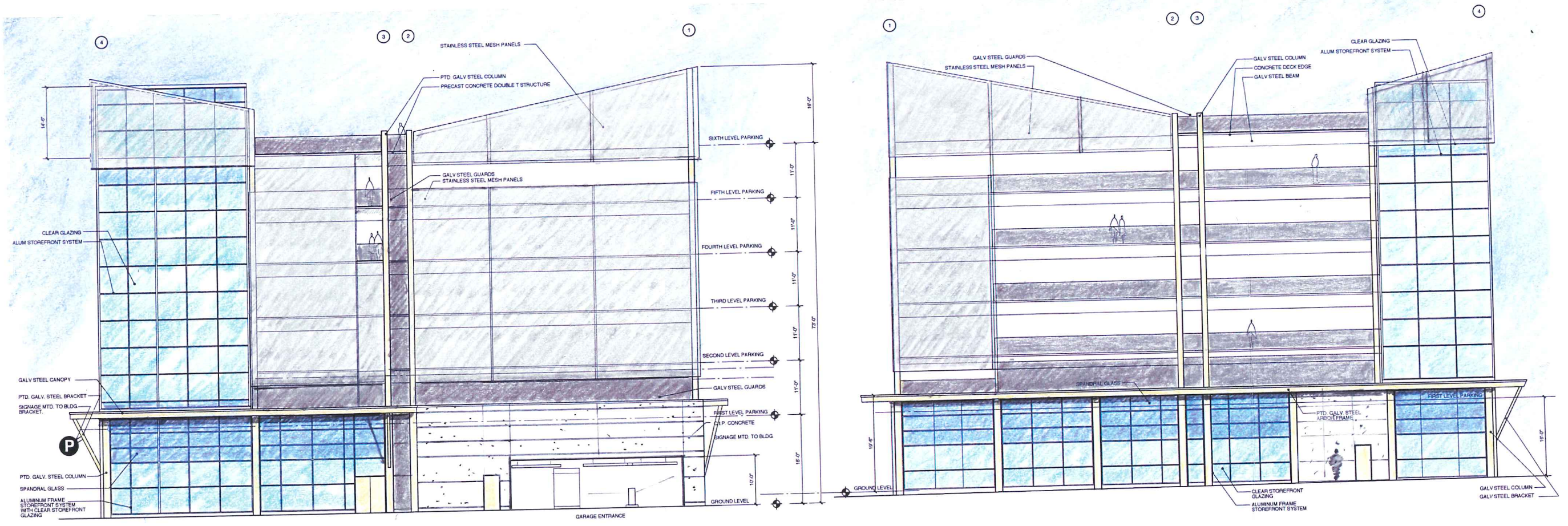
Bayside: Parking Garage and Site Planning Technical Services



Richardson & Associates
Landscape Architects
11 Middle Street
Saco, Maine 04072
207-286-9291



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1 EAST ELEVATION
A-203 SCALE: 1/8" = 1'-0"

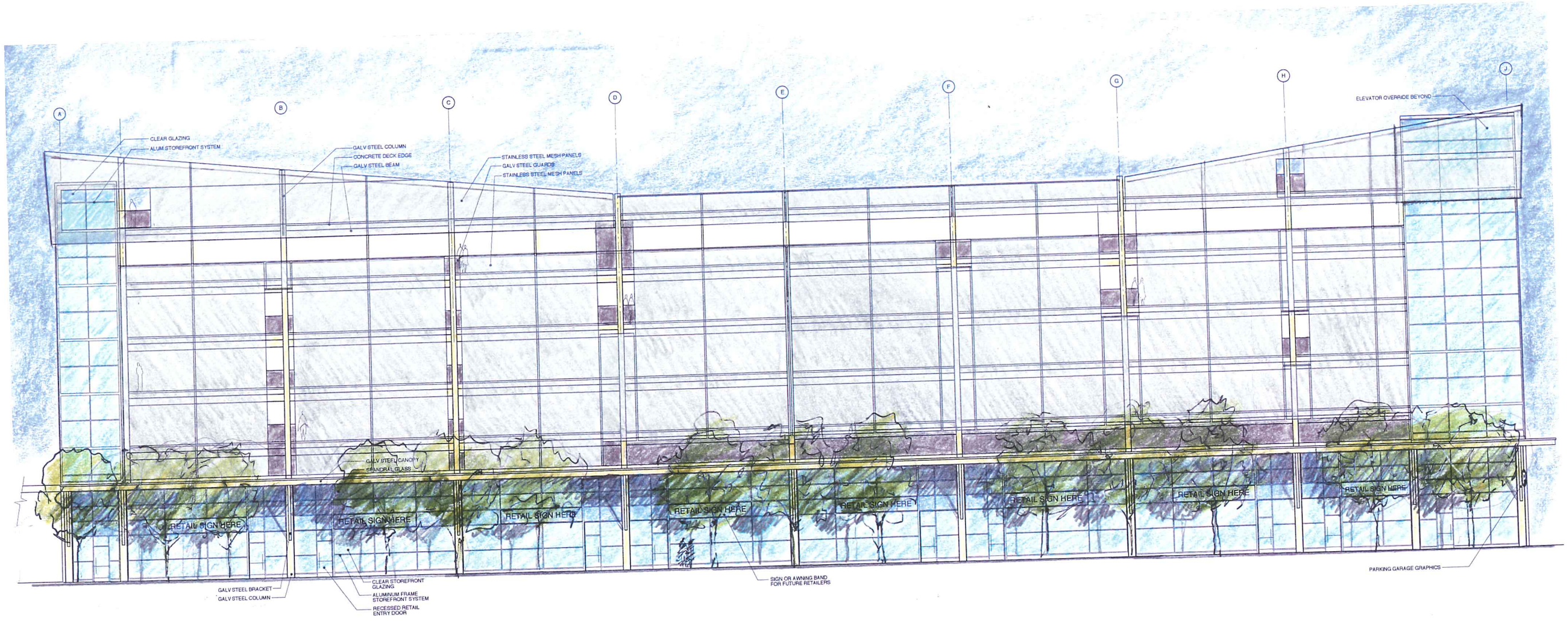
2 WEST ELEVATION ALLEY
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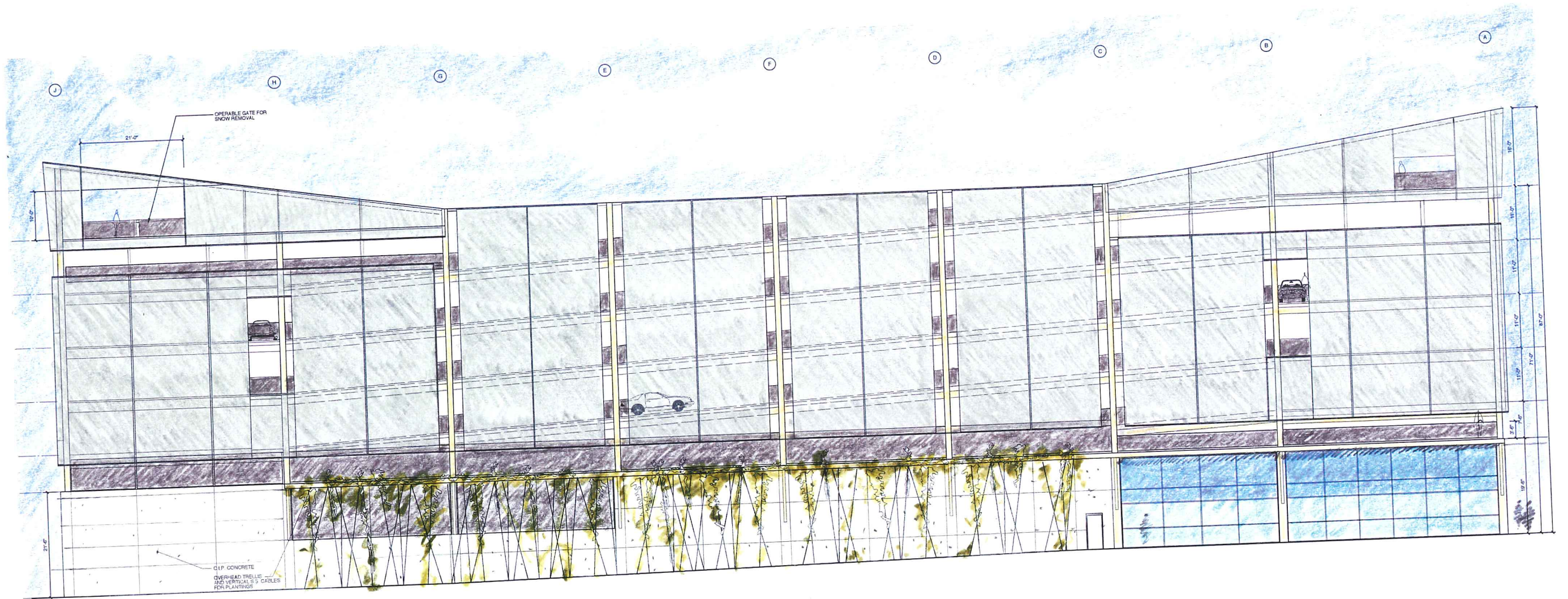


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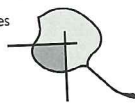


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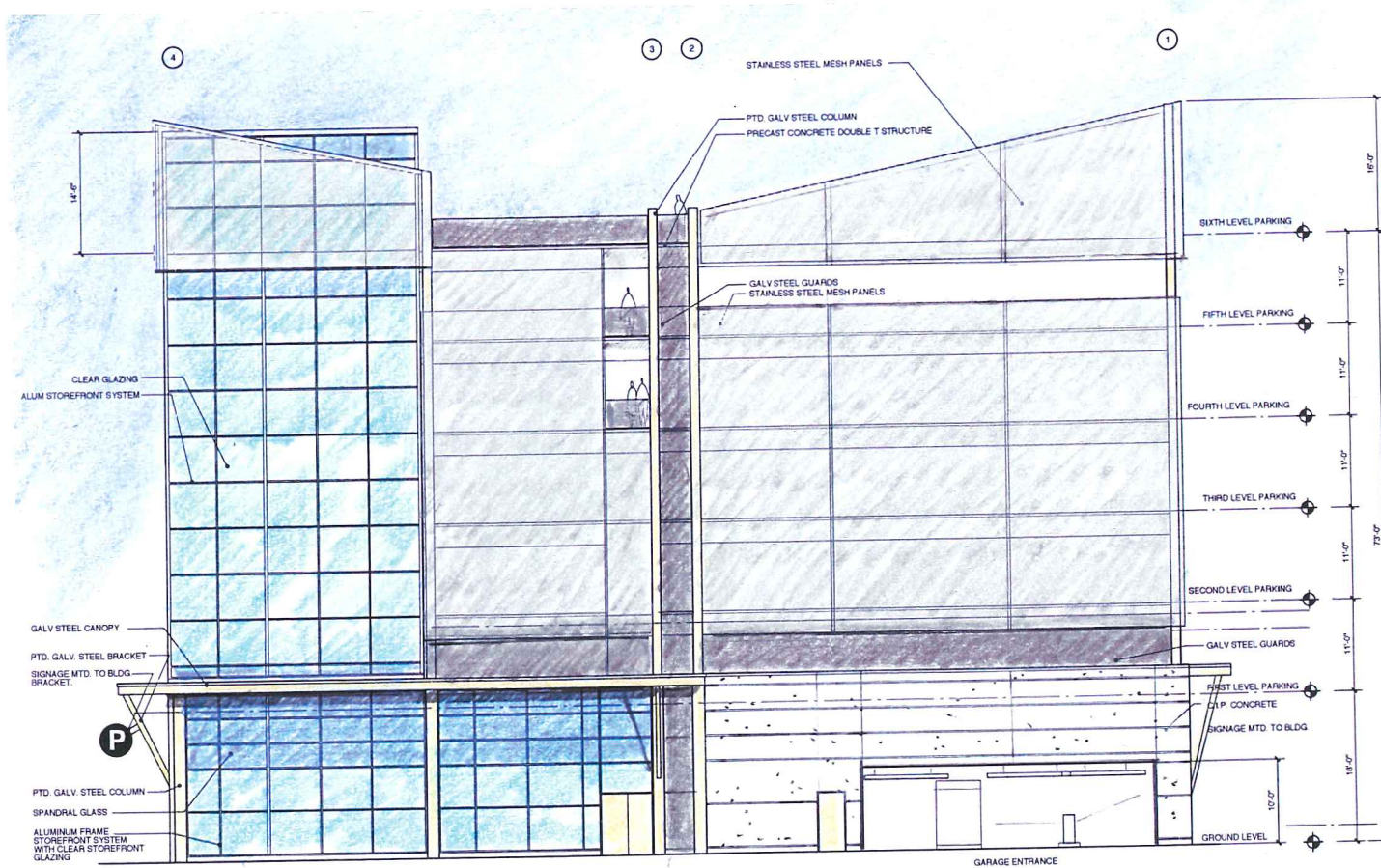
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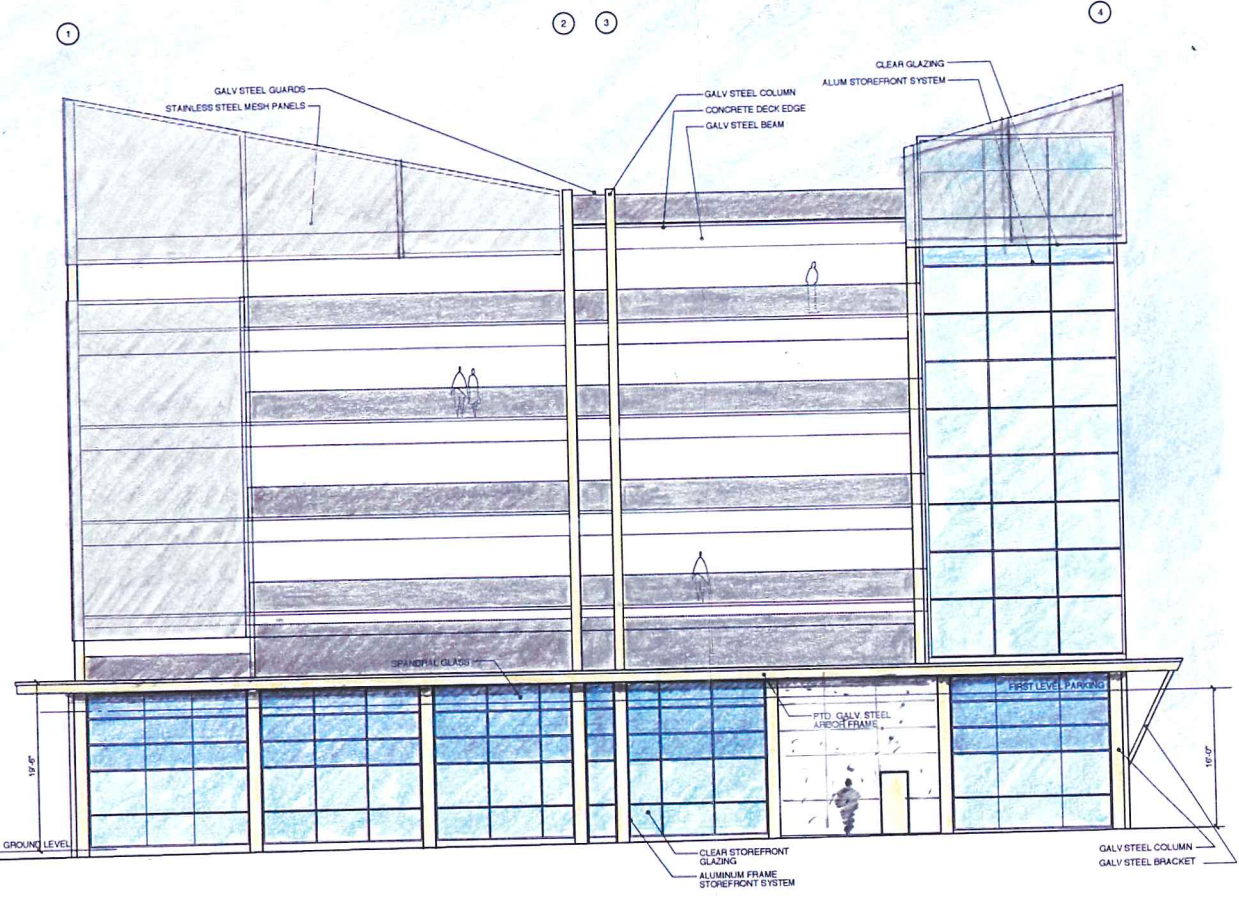
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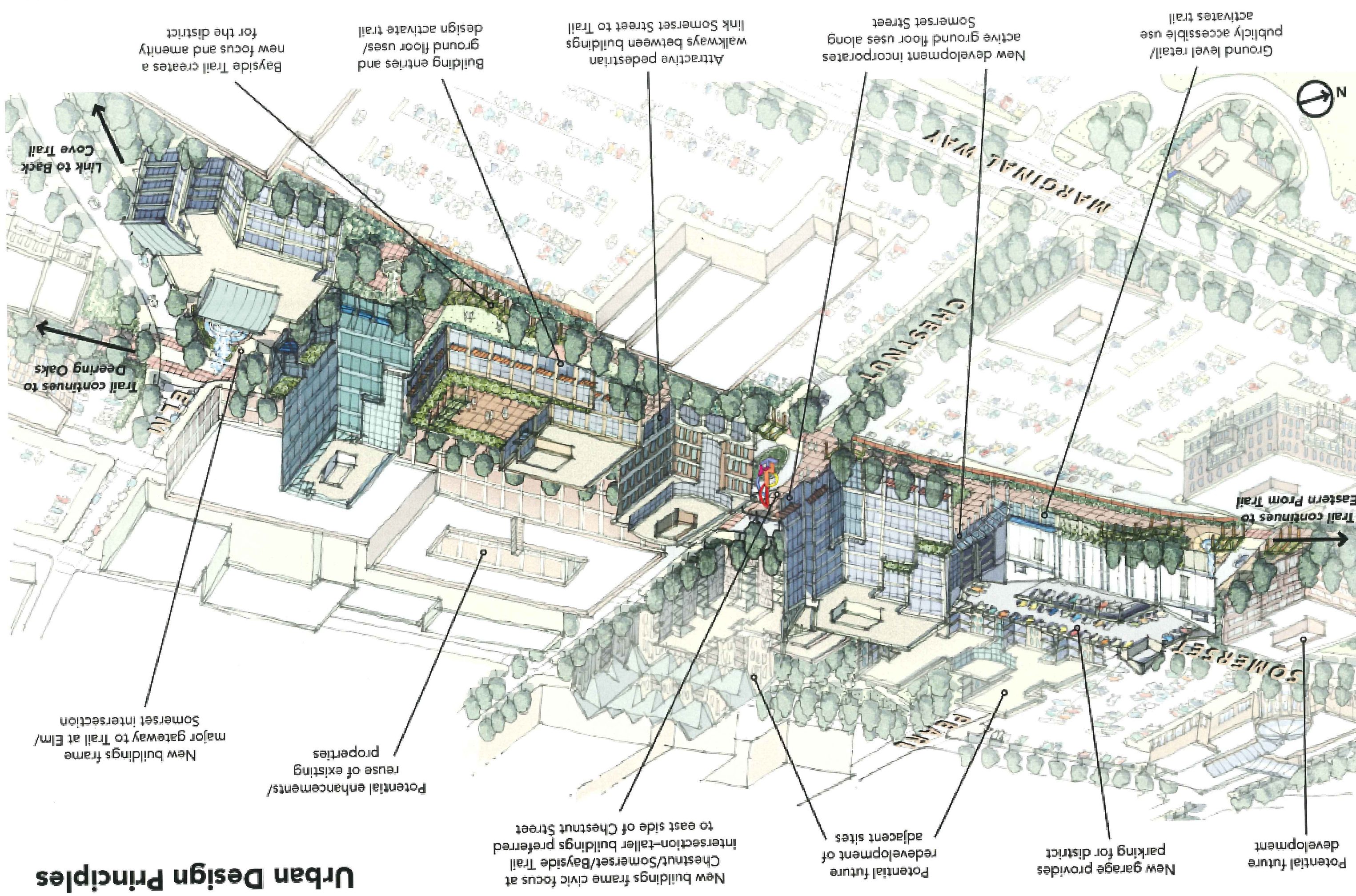


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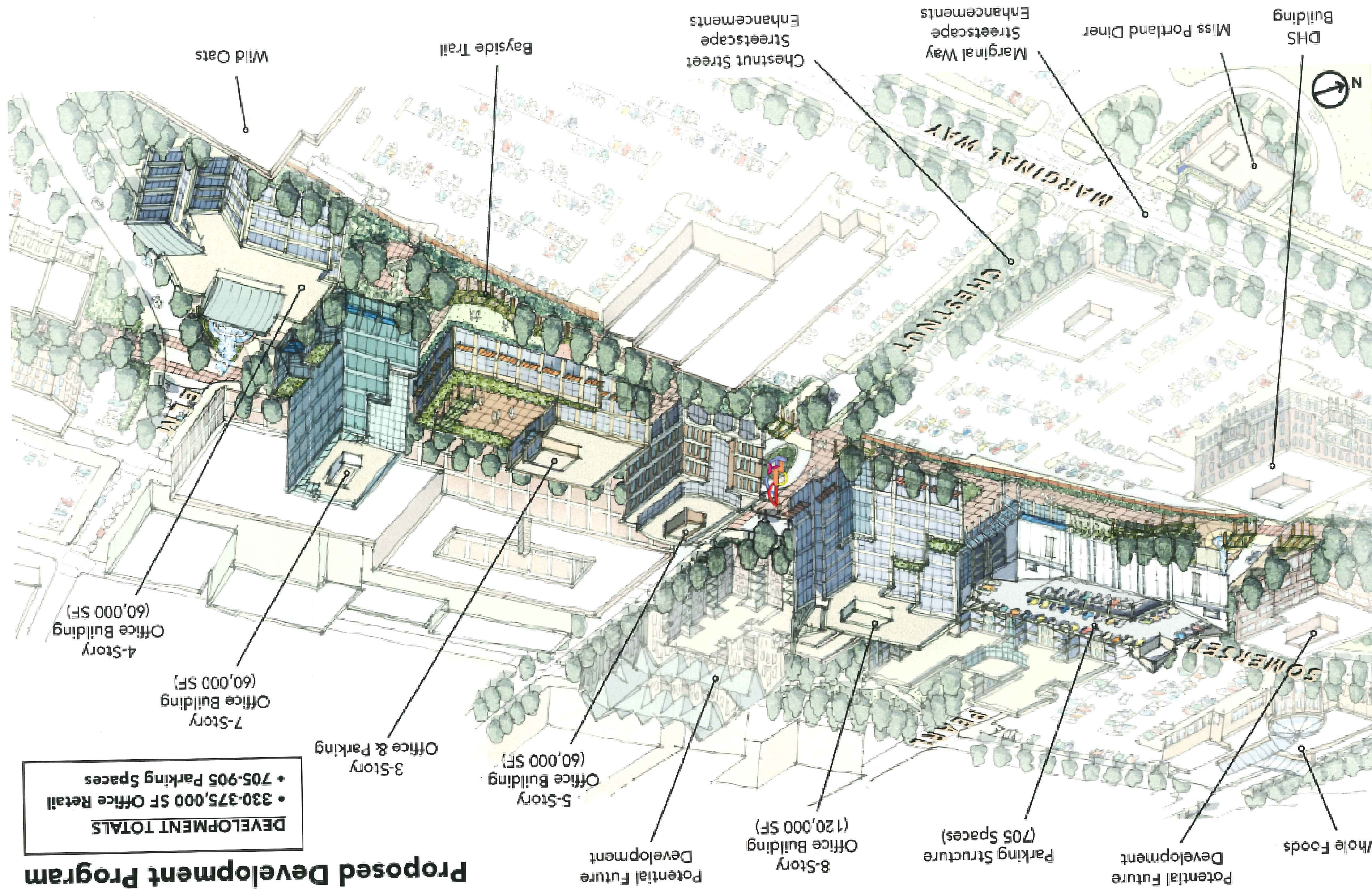
Link to Back Cove Trail

Trail continues to Deering Oaks

Proposed Development Program

DEVELOPMENT TOTALS

- 330-375,000 SF Office Retail
- 705-905 Parking Spaces



Whole Foods

Potential Future Development

Parking Structure (705 Spaces)

8-Story Office Building (120,000 SF)

Potential Future Development

5-Story Office Building (60,000 SF)

3-Story Office & Parking

7-Story Office Building (60,000 SF)

4-Story Office Building (60,000 SF)

DHS Building

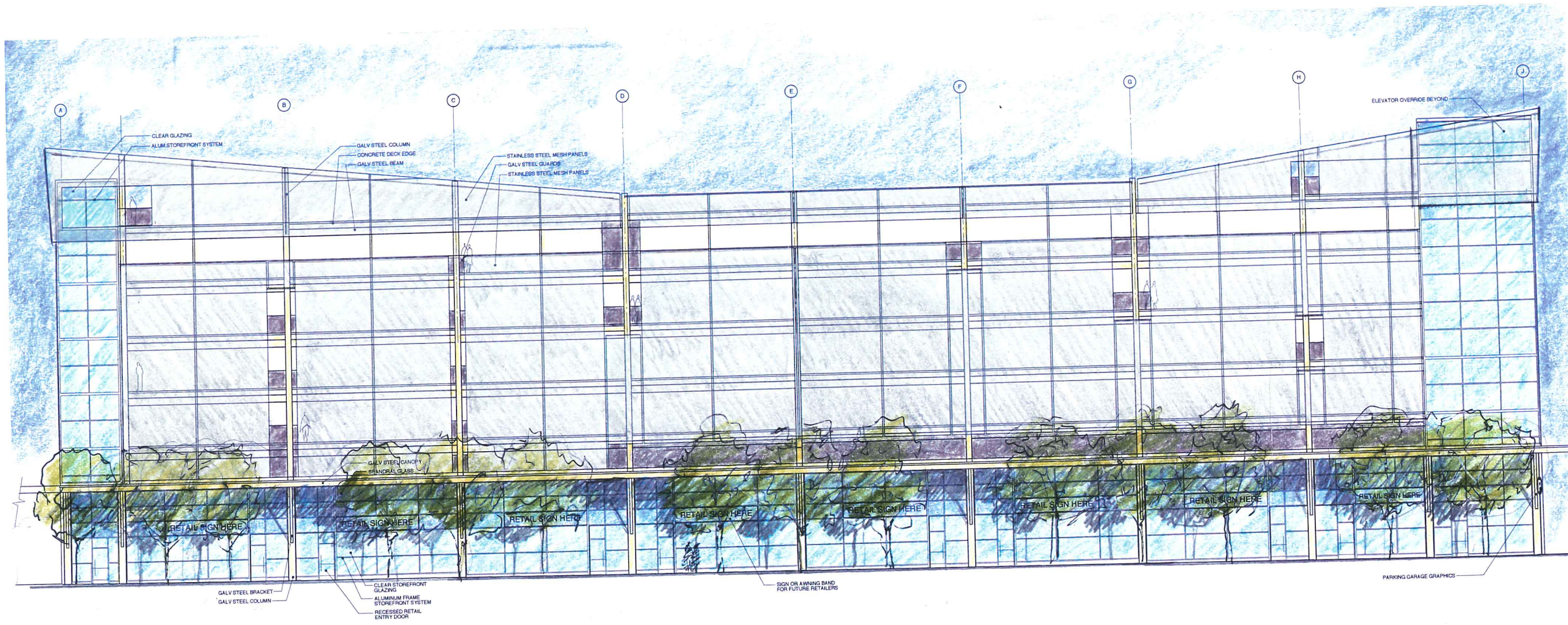
Miss Portland Diner

Marginal Way Streetscape Enhancements

Chestnut Street Streetscape Enhancements

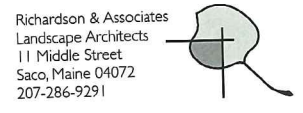
Bayside Trail

Wild Oats



1 SOUTH ELEVATION
A-202 SCALE: 1/8" = 1'-0"

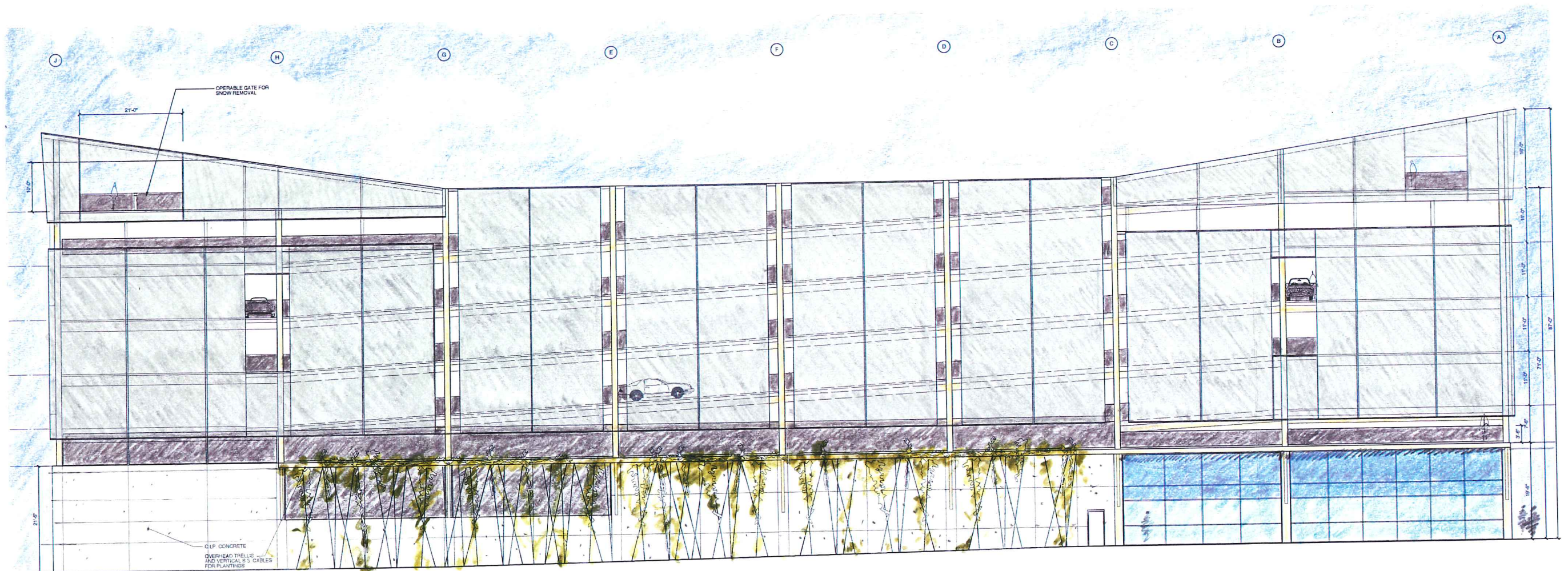
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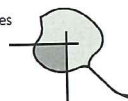


1 NORTH ELEVATION
A-201 SCALE: 1/8" = 1'-0"

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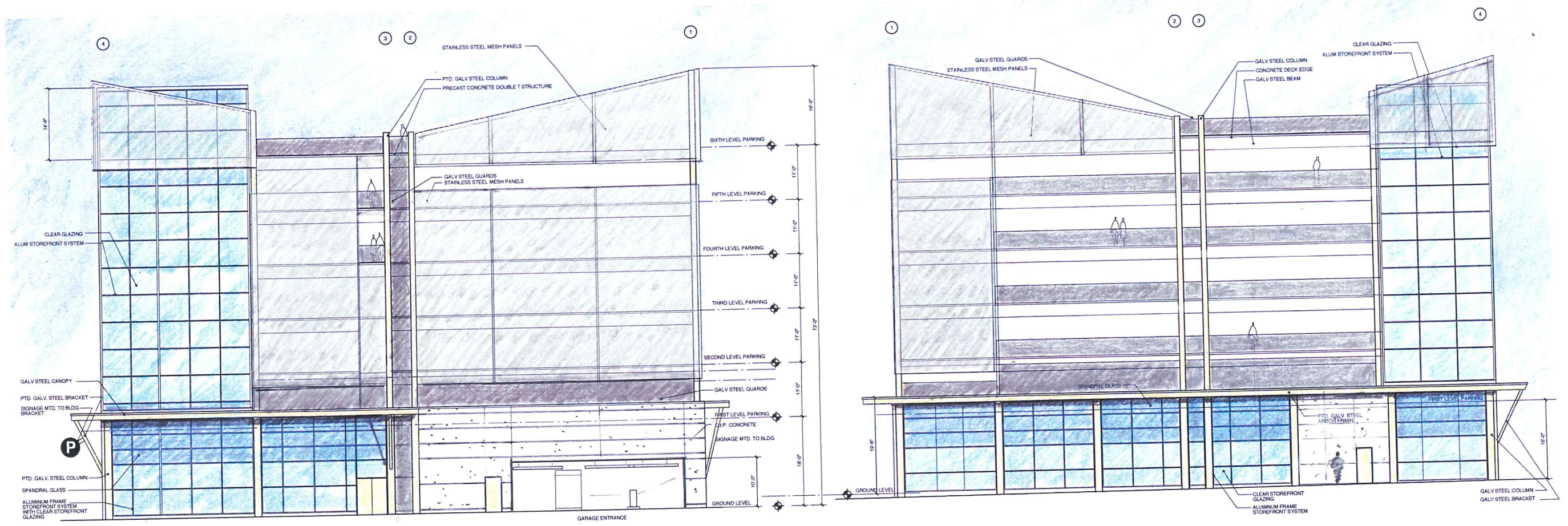
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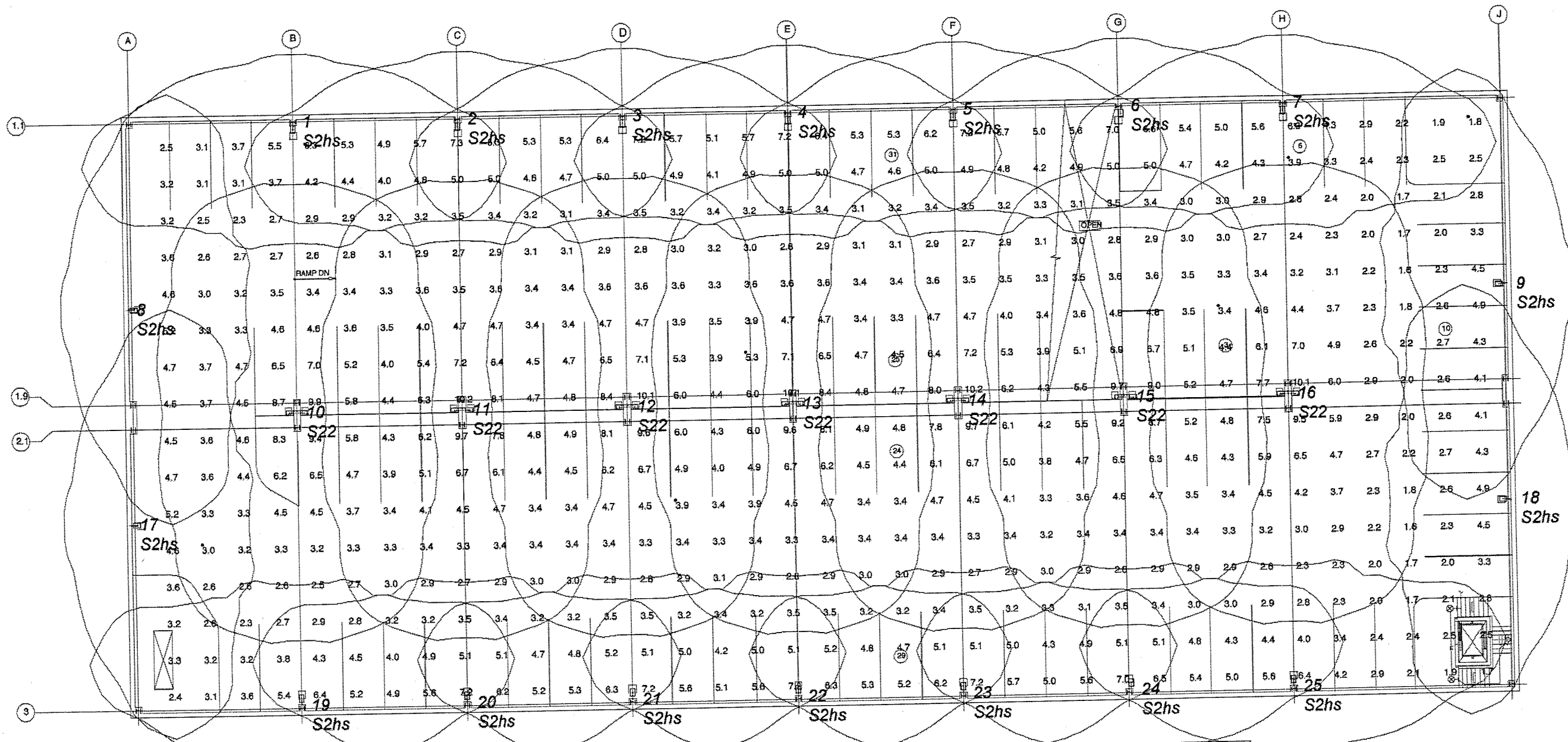
2 WEST ELEVATION ALLEY
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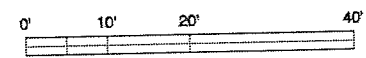


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3	On	S2hs	103.5	121.5	15	270	0
4	On	S2hs	137.5	121.5	15	270	0
5	On	S2hs	171.5	121.5	15	270	0
6	On	S2hs	206	121.5	15	270	0
7	On	S2hs	239.5	121.5	15	270	0
8	On	S2hs	0.5	83.5	15	0	0
9	On	S2hs	38.5	83.5	15	180	0
10	On	S22	35.5	62	15	0	0
11	On	S22	69.5	62	15	0	0
12	On	S22	103.5	62	15	0	0
13	On	S22	137.5	62	15	0	0

SeqNo	Status	Label	X	Y	Z	Orient	THt
14	On	S22	171.5	62	15	0	0
15	On	S22	206	62	15	0	0
16	On	S22	239.5	62	15	0	0
17	On	S2hs	0.5	39.5	15	0	0
18	On	S2hs	38.5	39.5	15	180	0
19	On	S2hs	95.5	2	15	90	0
20	On	S2hs	69.5	2	15	90	0
21	On	S2hs	103.5	2	15	90	0
22	On	S2hs	137.5	2	15	90	0
23	On	S2hs	171.5	2	15	90	0
24	On	S2hs	206	2	15	90	0
25	On	S2hs	239.5	2	15	90	0

Symbol	Qty	Label	Description	Lumens	LLF	Filename
[Symbol]	7	S22	2SB/SAR2_150MHxxx_xx	12600	0.720	SAR2-150M.ies
[Symbol]	18	S2hs	1SA/SAR2_150MHxxx_xx_HS	12600	0.720	SAR2-150M-HS.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
top deck	Illuminance	Fc	4.26	10.2	1.6	2.66	6.38



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 263 MAIN STREET BURLINGTON, MA 01803
 PH: 781-272-2000 FAX: 781-272-6750 www.omnilite.com

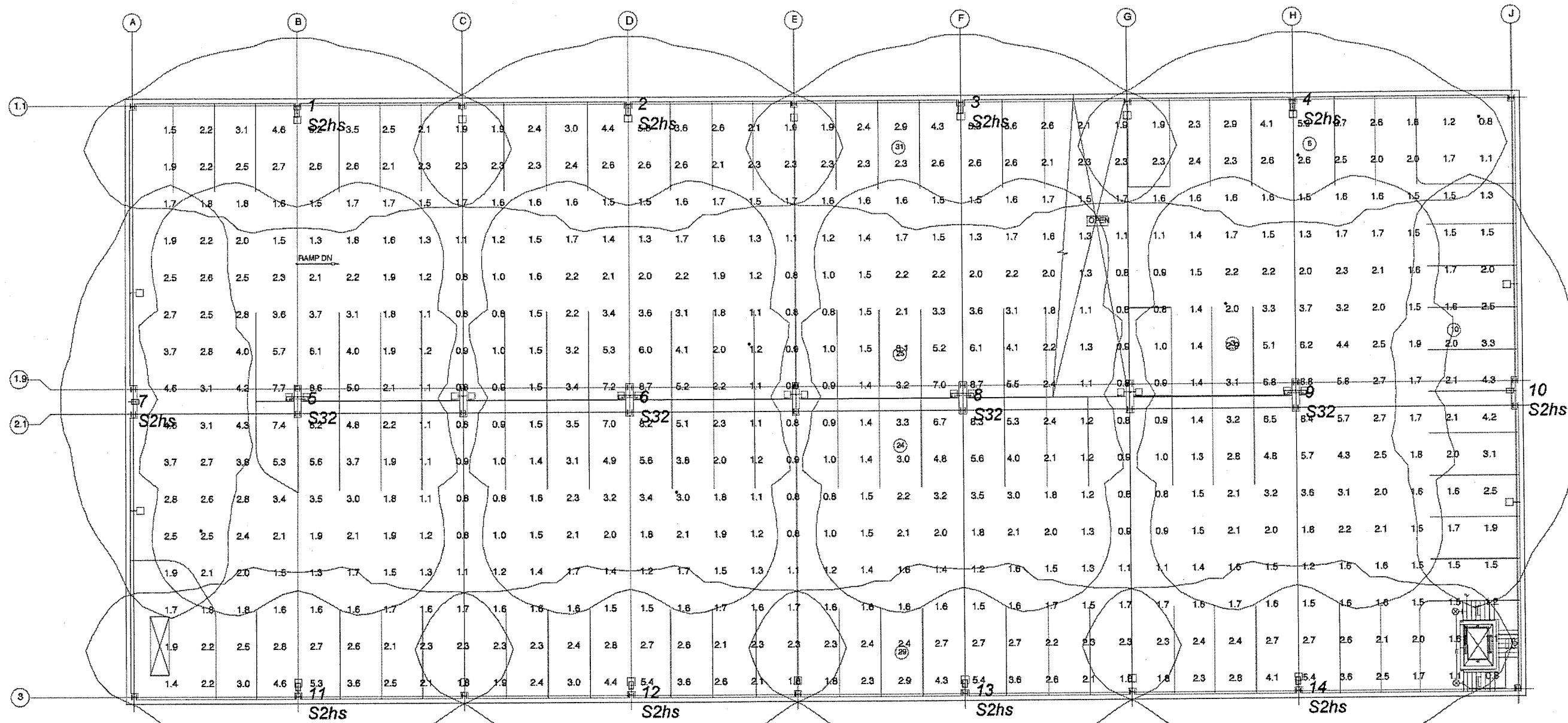
PROJECT: **Bayside Parking**

CLIENT: **XXX**

SCALE: **FEET** FILE: **omni bayside 30.adm**

DATE: **08/31/2006** SALES PERSON: **John Cuoco**

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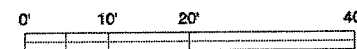


SeqNo	Status	Label	X	Y	Z	Orient	TH
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2	On	S2hs	103.5	121.5	15	270	0
3	On	S2hs	171.5	121.5	15	270	0
4	On	S2hs	239.5	121.5	15	270	0
5	On	S32	35.5	62	15	0	0
6	On	S32	103.5	62	15	0	0
7	On	S2hs	0.5	61.5	15	0	0

SeqNo	Status	Label	X	Y	Z	Orient	TH
8	On	S32	171.5	62	15	0	0
9	On	S32	239.5	62	15	0	0
10	On	S2hs	285	62	15	180	0
11	On	S2hs	35.5	2	15	90	0
12	On	S2hs	103.5	2	15	90	0
13	On	S2hs	171.5	2	15	90	0
14	On	S2hs	239.5	2	15	90	0

Symbol	Qty	Label	Description	Lumens	LLF	Filename
[Symbol]	10	S2hs	1SA/SAR2_150MHxxx_xx_HS	12600	0.720	SAR2-150M-HS.ies
[Symbol]	4	S32	2SB/SAR3_150MHxxx_xx	12600	0.720	SAR3-150M.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
top deck	Illuminance	Fc	2.35	8.8	0.8	2.94	11.00



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 283 MAIN STREET, BURLINGTON, MA 01803
 PH: 781-272-3300, FAX: 781-272-0789, www.omnilite.com

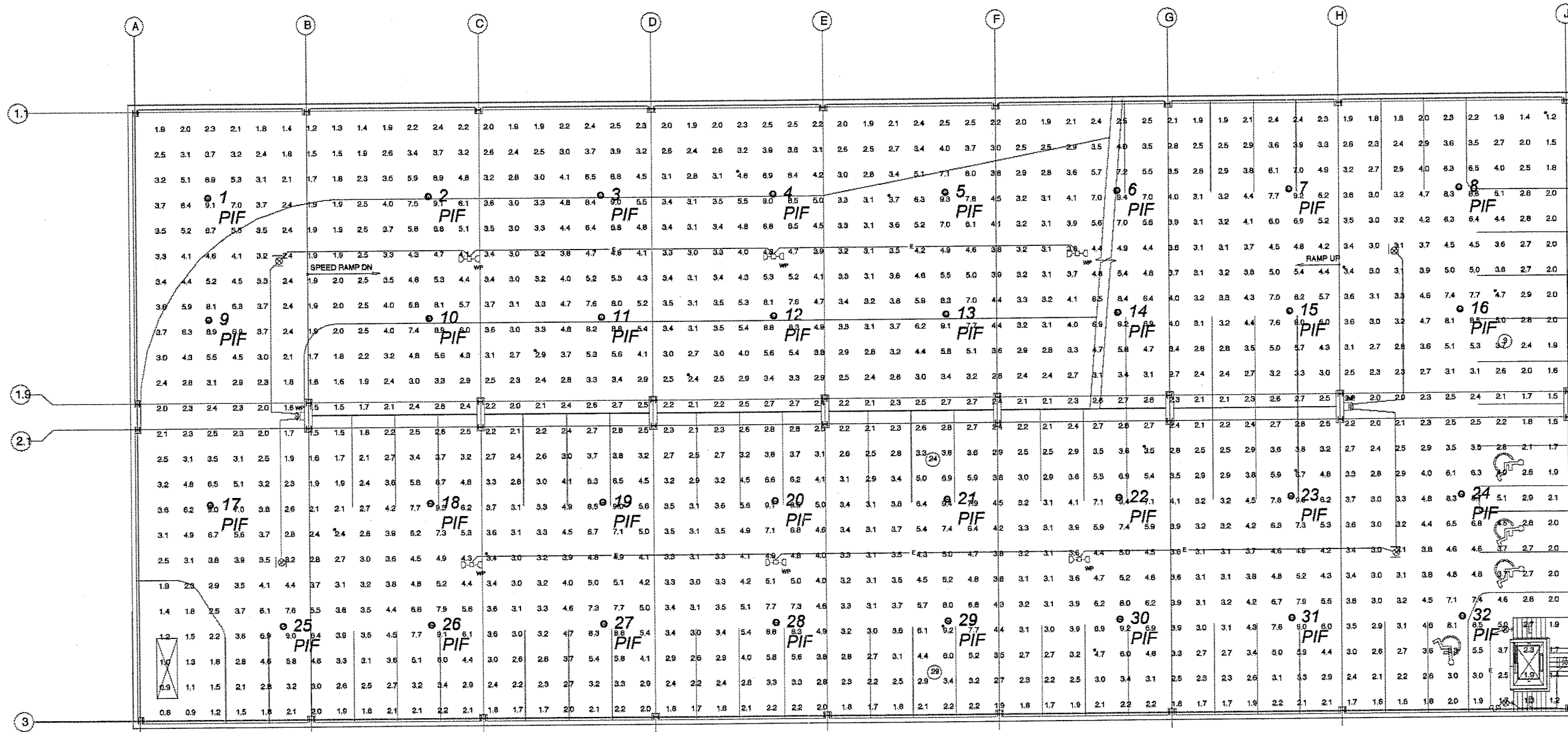
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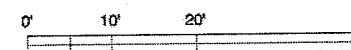


Luminaire Location Summary							
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4	On	PIF	127.5	104.5	8.5	0	0
5	On	PIF	161.5	104.5	8.5	0	0
6	On	PIF	195.5	104.5	8.5	0	0
7	On	PIF	229.5	104.5	8.5	0	0
8	On	PIF	263.5	104.5	8.5	0	0
9	On	PIF	16	80.5	8.5	0	0
10	On	PIF	59.5	80.5	8.5	0	0
11	On	PIF	93.5	80.5	8.5	0	0
12	On	PIF	127.5	80.5	8.5	0	0
13	On	PIF	161.5	80.5	8.5	0	0
14	On	PIF	195.5	80.5	8.5	0	0
15	On	PIF	229.5	80.5	8.5	0	0
16	On	PIF	263.5	80.5	8.5	0	0

Luminaire Location Summary							
SeqNo	Status	Label	X	Y	Z	Orient	Tilt
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18	On	PIF	59.5	44	8.5	0	0
19	On	PIF	93.5	44	8.5	0	0
20	On	PIF	127.5	44	8.5	0	0
21	On	PIF	161.5	44	8.5	0	0
22	On	PIF	195.5	44	8.5	0	0
23	On	PIF	229.5	44	8.5	0	0
24	On	PIF	263.5	44	8.5	0	0
25	On	PIF	30	20	8.5	0	0
26	On	PIF	59.5	20	8.5	0	0
27	On	PIF	93.5	20	8.5	0	0
28	On	PIF	127.5	20	8.5	0	0
29	On	PIF	161.5	20	8.5	0	0
30	On	PIF	195.5	20	8.5	0	0
31	On	PIF	229.5	20	8.5	0	0
32	On	PIF	263.5	20	8.5	0	0

Luminaire Schedule						
Symbol	Qty	Label	Description	Lumens	LLF	Filename
⊙	32	PIF	PGL61-85Fxxx_A	6000	0.810	PGL61-85F-A.lsp

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Illuminance	Fc	3.78	9.4	0.8	4.70	11.75



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203 MAIN STREET BURLINGTON, MA 01803
PH: 781-272-2200 FAX: 781-272-0150 www.omnilite.com

PROJECT:
Bayside Parking

CLIENT:
XXX

SCALE: **FEET** FILE: **omni bayside 05.adm**

DATE: **08/31/2006** SALES PERSON: **John Cuoco**

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