

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

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Stuart O'Brien, Chair  
Elizabeth Boepple, Vice Chair  
Sean Dundon  
Bill Hall  
Carol Morrissette  
Jack Soley  
David Eaton

March 25, 2015

The Federated Companies  
Jonathan Cox  
P.O. Box 370008  
Miami, FL 33137

FST Consultants  
Stephen Bushey  
778 Main Street, Suite 8  
South Portland, Maine 04106

<b>Project Name:</b>	Midtown	<b>Applicant:</b>	FEDEQ DV001, LLC.
<b>Project ID:</b>	#2014-203	<b>Planner:</b>	Richard Knowland
<b>Address:</b>	59 Somerset Street		
<b>CBL:</b>	34-B-2, 3, 4, 5, 22 and 34-D-3, 9, 10		

Dear Mr. Cox,

On March 24, 2015, the Planning Board reviewed revised architectural elevations and renderings for Midtown Three. This submission was intended to address a specific condition of approval from the Planning Board's March 3, 2015 public hearing decision which is listed below.

The massing and building articulation Standards E-3 and E-4 (B-7 Design Standards) are subject to the following condition of approval:

- a. That Midtown Three revised architectural elevations and renderings shall be submitted for Planning Board review and approval to address the large expanse of undifferentiated façade, to break up the monolithic run of façade and rooftop, and to create a human scale of the building at street level.

Bill Hall moved and Sean Dundon seconded the following motion at the March 24<sup>th</sup> public hearing:

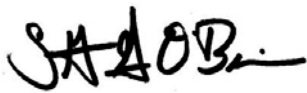
On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report for application 2014-203 relevant to the Site Plan Ordinance and the B-7 Design Standards, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearings, the Planning Board finds the following:

That the Midtown Three elevation and rendering plan is in conformance with the massing and articulation Standards E-3 and E-4 of the B-7 Design Standards and therefore voted 5 to 1 (Soley opposed; Eaton recused) that the condition of approval related to these standards from the Planning Board March 4, 2015 public hearing has been addressed, provided that the applicant submit revised elevations and renderings in keeping with the observations of the Board as expressed in the comments and discussion tonight.

As outlined in the Board's discussion, the revised plans should address the B-7 Design Standards E-3 Massing and E-4 Articulation with changes, such as a distinctive variation in the roofline and plane or height of the cornice of towers 1, 2, 5 and 6. The Board emphasized that the corners of Midtown Three successfully exemplify the design quality, proportions and character as outlined in the standards.

The approval is based on the submitted plans and the findings related to site plan and B-7 review standards as contained in Planning Report for application #2014-203 which is attached (Midtown Three elevation and rendering review). Note that this letter of approval pertains only to the condition of approval referenced above. For your convenience attached is the Planning Board approval letter for the March 3, 2015 public hearing which references approvals, conditions and other requirements for the Midtown development. Note that specified conditions of approval must be met prior to the issuance of a building permit unless otherwise stated. If there any questions, please contact Richard Knowland at (207) 874-8725.

Sincerely,



Stuart O'Brien, Chair  
Portland Planning Board

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
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