

25-B-5

2003-0199

135 Marginal Way  
Plan Amendment  
Five Liver Co.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2003-0199

Application I. D. Number

09/24/2003

Application Date

**Amendment to Plan**

Project Name/Description

Applicant

Applicant

Box 7525, Portland, ME 04112

Applicant's Mailing Address

135 - 135 Marginal Way, Portland, Maine

Address of Proposed Site

025 B005001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 772-6404

Applicant Fax: (207) 772-9078

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot

Other (specify) **Revised Site Plan**

794 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

**B5**

Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots

PAD Review

14-403 Streets Review

Flood Hazard  Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional Use (ZBA/PB)  Zoning Variance

Other

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

Reviewer \_\_\_\_\_

**DRC Approval Status:**

Approved

Approved w/Conditions See Attached

Denied

Approval Date \_\_\_\_\_

Approval Expiration \_\_\_\_\_

Extension to \_\_\_\_\_

Additional Sheets Attached

Condition Compliance

signature

date

**Performance Guarantee**

Required\*

Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature



September 24, 2003

Lee Urban, Director  
Director of Planning & Economic Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: 135 Marginal Way Site Plan Amendment

Dear Lee,

Enclosed is the application of Five Liver Company ("FLC") for staff review of its revised site plan relating to the property at 135 Marginal Way. A portion of the property subject to the original site plan approval was taken by the City for its proposed Chestnut Street extension. This revised plan relates to the remaining portions of the property retained by FLC. Through a cooperative process with you and your department, this revised site plan has been developed to meet current market needs as we perceive them and to meet the City's goals for the Marginal Way area, including particularly, a multi-story building to anchor the new Chestnut Street corner. As you will see, the enclosed drawings are in nearly final stage, but not for final approval or construction; we look forward to sitting down with your staff as soon as possible to get your department's guidance on revisions which you believe are appropriate to incorporate in the final submission. The attached Table A to this letter highlights some open issues.

The building has been designed to complement the adjacent DHS building—comparable features include its masonry façade, change of materials at the entrance, and operable double hung windows on above the street level. The site has been designed to share entrances and circulation with the DHS building to minimize new curb cuts in the area. Location of the building at the front of the site also might allow in-fill development back from Marginal Way at some future date if the inevitable complexities can be sorted through; we look forward to discussing this issue with you in the future if market forces and the area's development patterns make that appropriate.

This multi-story building on the corner is more in keeping with the City's zoning preferences for this site, in contrast to the building approved in the original site plan, which, to meet the needs of its proposed tenants, was approved as a single story retail building set back from the street. You will recall that, when the Planning Board granted its original site plan approval to FLC, after extensive delays to see if title to the railroad land would be transferred to the City (which might have allowed an alternate plan for the FLC site), we told the Planning Board that we appreciated the approval granted, and would charge ahead, but would also continue to work with Planning Staff on alternatives which were more in keeping with the City's design goals, should the opportunity arise. This revised plan is obviously much closer to what the Planning Board was seeking for this site, and now that the opportunity did arise, we would like to thank you and your

staff for the work and cooperation in preparing and reviewing this revision on the very short schedule required to make all the pieces fall in place.

Finally, while development of this property along the lines proposed in this application will not, by itself, resolve all the issues in the pending litigation over the Chestnut Street taking damages, I do believe that the cooperative effort between your office and ours over the last few months has made it more likely that a cooperative mediation effort would lead to a mutually acceptable resolution. We look forward to those discussions with you after the remaining hard work has been completed to allow Chestnut Street and this development to proceed.

Sincerely,



Peter W. Quesada

Enclosures

Table A  
Site Plan Application and check  
Copies of plans.  
cc: Ron Ward., Drummond Woodsum

### Table A

- Note that this application is for what will presumably eventually be considered by the City to be 2 lots, separated by "Chestnut Street." The enclosed application provides square footage on all of FLC's retained land after the condemnation, and lot information for the single parcel still used on the most recent tax map.
- We have not given you a grading or drainage plans, but have shown vortex units in storm drains in conceptual layouts. Final plans will incorporate agreed changes.
- We have provided a conceptual site plan and landscape plan, and building plans and elevations for 4 sides. Final plans will incorporate agreed changes
- The survey provided is the one being submitted by Sebago Technics relating to the 161 Marginal Way LLC application which is pending. Obviously, the boundaries for the two projects will have to mesh, so minor changes might be required.
- When we meet to discuss the enclosed, we also need to reach agreement on
  1. FLC's and the City's responsibilities for various portions of the work required at and near property boundaries.
  2. Coordination of work between parties as Chestnut Street is built.
- You and I briefly discussed our puzzlement on how to meet the circulation needs of the Whole Grocer at 127 Marginal Way (Back Cove Company). Back Cove Company and FLC share an access easement along their common boundary, which we are proposing to extinguish in conjunction with this amended site plan, replacing it with shared parking in the parking lot between the 127 building and Chestnut Street. Given that we propose to extinguish the existing easement, it is not shown on the attached plan; the new easement will be shown on the final plan once final circulation patterns are determined. The enclosed plan has moved the parking lot's Marginal Way curb cut slightly off center so that it is now 35' from the Chestnut Street intersection, which is acceptable if the City considers Chestnut Street a "local" street, as opposed to a "feeder," which we understand is the shared intention. This would allow traffic to enter and exit the curb cut. The alternative we discussed, one way entrance from Marginal Way, would not work for the Whole Grocer, which needs to orient the trunk pointing toward Marginal Way for unloading—their trucks could back into the lot but could not get out if the curb cut were "enter only."
- This plan would allow us to transfer additional land to the City to allow a wider ROW on Chestnut Street, as contemplated.

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <b>135 Marginal Way</b>		Zone: <b>B-5</b>
Total Square Footage of Proposed Structure: <b>18,794 ± SF</b>	Square Footage of Lot: <b>1.59 ± acres</b>	
Tax Assessor's Chart, Block & Lot:  Chart#            Block#            Lot# <b>025-B-005-001</b>	Property owner's mailing address: <b>Five Liver Company PO Box 7525 Portland ME 04112</b>	Telephone #:  <b>772-6404</b>
Consultant/Agent, mailing address, phone # & contact person: <b>CWS Architects 434 Cumberland Ave. Portland, ME 04101 774-4441 Guy Labrecque</b>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <b>Five Liver Company PO Box 7525 Portland ME 04112 772-6404 772-9078 / fax</b>	Project name:  <b>135 Marginal Way</b>

- Proposed Development (check all that apply)**
- New Building     Building Addition     Change of Use     Residential     Office     Retail
  - Manufacturing     Warehouse/Distribution     Parking lot
  - Subdivision (\$500.00) + amount of lots \_\_\_\_\_ (\$25.00 per lot) \$ \_\_\_\_\_
  - Site Location of Development (\$3,000.00)  
(except for residential projects which shall be \$200.00 per lot \_\_\_\_\_)
  - Traffic Movement (\$1,000.00)     Stormwater Quality (\$250.00)
  - Section 14-403 Review (\$400.00 + \$25.00 per lot)
  - Other revised site plan in response to condemnation

- Major Development (more than 10,000 sq. ft.)**
- Under 50,000 sq. ft. (\$500.00)
  - 50,000 - 100,000 sq. ft. (\$1,000.00)
  - Parking Lots over 100 spaces (\$1,000.00)
  - 100,000 - 200,000 sq. ft. (\$2,000.00)
  - 200,000 - 300,000 sq. ft. (\$3,000.00)
  - Over 300,000 sq. ft. (\$5,000.00)
  - After-the-fact Review (\$1,000.00 + applicable application fee)

- Minor Site Plan Review**
- Less than 10,000 sq. ft. (\$400.00)
  - After-the-fact Review (\$1,000.00 + applicable application fee)

- Plan Amendments**
- Planning Staff Review (\$250.00)
  - Planning Board Review (\$500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Five Liver Company  
PO Box 17525  
Portland ME 04112  
Peter Quesada  
772-6404


Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)  
**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)  
you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

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 Code Official'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.

Signature of applicant: 	Date: 9/24/03
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

RICK:

135 MARGINAL WAY

## ENG. COMMENTS

- 1.) STORMWATER CALLS
- WHERE DOES IT DISCHARGE TO.
  - AMOUNT OF RUNOFF & CAPACITY OF EX. DRAINS.
  - EXCAVATION MAT'L (BROWNFIELD?) FOR DRAINS & CB'S.
  - TREATMENT TANK DETAILS.

- 2.) GRADING PLAN
- SHOW PARKING LOT GRADES
  - SPOT GRADES (ENTRANCE & BLD. FOOTPRINT)

- 3.) UTILITIES
- CAPACITY LETTERS
  - BASEMENTS FROM ABUTTING PROPERTIES.
  - ROOF DRAINS - INTERNAL?

- 4.) LAYOUT
- PARKING STANDARD SIZE 9' x 19' STALL SIZES ALONG MARGINAL ONLY 17' LONG. (ARE THEY DEDICATED FOR COMPACT CARS ONLY) (- ALSO ALONG 127 MARGINAL WAY BLDG.)
  - DROP OFF ENTRANCE LOOKS LIKE TIGHT TURNING RADIUS, (ON MARGINAL WAY SIDE) ↑ DIFFICULT TO ACCESS.

## 5.) GENERAL

- \* SNOW STORAGE / REMOVAL WHERE? HOW?
- \* "NO PARKING" LABELED ALONG SOUTH SIDE OF BUILDING.
- \* WHERE IS SIGNAGE? ANY FREE STANDING SIGNS?
- \* WILL AWNINGS ON CHESTNUT EXT. & MARGINAL WAY EXTEND INTO R.O.W LIMITS? OK WITH ZONING?
- \* LIMITS OF CONSTRUCTION AND HOW PAVING / ISLANDS WILL BLEND TOGETHER FROM DHS PROJECT.

OVER

## 6. Public Works (R.O.W.)

- \* GRANITE RAMP ~~ON~~ ON ENTRANCES.
- \* HANDICAP RAMPS / TIP DOWNS @ ENTRANCES
- \*

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DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Engineering Copy**

2003-0199  
Application I. D. Number

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Application Date

**Amendment to Plan**  
Project Name/Description

**Five Liver Company**  
Applicant  
**PO Box 7525, Portland, ME 04112**  
Applicant's Mailing Address

**135 - 135 Marginal Way, Portland, Maine**  
Address of Proposed Site  
**025 B005001**  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
**Applicant Ph: (207) 772-6404**      **Applicant Fax: (207) 772-9078**  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building    Building Addition    Change Of Use    Residential    Office    Retail  
 Manufacturing    Warehouse/Distribution    Parking Lot       Other (specify) **Revised Site Plan**

**18,794 s.f.**      Acreage of Site      **B5**  
Proposed Building square Feet or # of Units      Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance          |  | <input type="checkbox"/> Other                   |

Fees Paid:      Site Plan      Subdivision      Engineer Review      Date

**Engineering Comments**

**PUBLIC WORKS ENGINEERING REVIEW..10/02/03**

I have reviewed the ammendment dated 9/24/03 and offer the following comments:

- 1.It is not clear from this application whether the applicant of the City will assume responsibility for the requirement of installing granite curbing and sidewalk. Neither element has been included on the plans.
2. The proposed utility service connections in Marginal Way must reflect the proposed excavation limits in accordance with the City's Street Opening Ordinance. Further, the curbing and sidewalk disturbed during the installation of utility services must be specified on the plans.
3. Both right of way and site development construction details need to be included as part of the plan set.

**Performance Guarantee**       **Required\***       **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |      |  |                 |
|---|------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | date | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | date | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | date |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | date | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection                   | date | signature  |                 |



**From:** Rick Knowland  
**To:** Internet:pquesada@forerivercompany.com  
**Date:** Wed, Oct 8, 2003 3:32 PM  
**Subject:** 135 Marginal Way

This email outlines staff comments to date on the site plan submitted for 135 Marginal Way. I am looking forward to meeting with you this Friday at 9:00 to review the comments and the site plan. Many of these are technical issues that resolve themselves as the plan becomes more detailed.

1. Exterior light fixture and catalog cut needed. Height of pole needed. A photometric plan overlay of the site plan needed.
2. Submit final stamped or signed survey.
3. Additional street trees needed along Marginal Way esplanade staggered as in front of DHS property.
4. Show detail of enclosure for dumpster and mechanical unit.
5. Concrete sidewalk needed along Marginal Way.
6. Can't remember, did you do a traffic study before?
7. Building looks great.
8. Is signage proposed?

#### Engineering

1. Stormwater...Where does stormwater discharge to? Amount of runoff and capacity of existing drains? Capacity of drains? Need treatment tank details.
2. Grading Plan...Show parking lot grades. Also spot grades at entrance and building footprint.
3. Utilities...Capacity letters needed. Basements from abutting properties. Roof drains-internal?
4. Layout... Drop off entrance looks like tight turning radius (on Marginal way side). Difficult to access. Explain how it works.
5. General...Snow storage/removal. Where? How?  
Limits of construction and how paving/islands will blend together from DHS project?
6. Public Works (right-ofway)  
Granite radii on entrances  
Handicap ramps/tipdowns at entrances.

**CC:** Lee Urban

stone and black charcoal fence

bench, wood fence detail

poor chair poor

DNJ factor

lighting coordinate lighting  
Long Burton

retail whole sale units

exit

enter on) except t.t

no parking by driveway opening

\* 2nd driveway issue along Marginal Way

Wick K.

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

October 22, 2003

Mr. Peter Quesada  
Fore River Company  
5 Milk Street  
Portland, ME 04101

Re: Commencement of site work at 161 Marginal Way (DHS)

Dear Peter,




I am writing to confirm the City of Portland's understanding that no work whatsoever is to be commenced by the City or its contractors on land of 161 Marginal Way LLC until you have so authorized the City in writing, through me, that it may do so. I have so informed appropriate persons who are involved in such proposed construction work.

The City understands that the reason for prohibiting such work until you have authorized us in writing to proceed is that (i) the property's secured lender, GE Capital, must consent to any alterations to the as-built condition of the property, and (ii) the property's tenant, the Department of Human Services, must consent to the proposed work plan (to assure that the proposed construction activities do not unreasonably interfere with its use of the property, including necessary on-site parking).

Sincerely,

Lee Urban  
Planning and Development Director

cc: Rebecca Nichols, Department of Human Services  
Ron Ward, Esq., Drummond Woodsum

Type	Symbol	Brand Name	Catalog Number	Description	Lamp	Lamp Wattage
D		Halo Architectural	M5355T-650-11311P	150W HPS Sq. Prismatic Drop Lens Downlight (E-23 1/2 Diffuse)	150W E-23 1/2 Diffuse	150
P1			CS7162-2	2(P) on a 25 foot pole with a 2.5 foot pedestal		
P		McGraw-Edison	CS7262-2	HPS Architectural Area Light (400W E-18 Clear)	400W E-18 Clear	400
W		Lumark	HPWL-250	Wall Mount (250W E-18 Clear)	250W E-18 Clear	250

TYPE: CATALOG M5355T-650-11311P

**DESCRIPTION**

13" Square Lens Units offer seven lens/trim combinations for different controlled light distributions. Highly efficient reflector design allows maximum utilization of 100W or 150W Mogul Base HPS HID lamps. Reflector can be removed for ballast and junction box access.

**APPLICATION**

Suitable for providing medium to high levels of general ambient illumination where square apertures are desired.

**SPECIFICATION FEATURES**

**A...Reflector**  
.050 one piece hydroformed and polished aluminum, with clear specular Alzak® finish.

**B...Trim Ring**  
Painted extruded, gasketed aluminum frame.

**C...Socket Cap**  
Die-cast aluminum.

**D...Housing/Mounting Frame**  
Extruded aluminum 1 7/8" deep collar with stamped steel mounting frame (#16 GA. .062).

**E...Universal Mounting Bracket**  
Exclusive universal mounting bracket accepts 1/2" EMT, C channel, T bar fasteners and bar hangers. Adjusts 5" vertically from above or below ceiling.

**F...Conduit Fittings**  
Die-cast screw tight connectors.

**G...Junction Box**

U.L. listed for eight #12 at 90°C pull through branch wiring. Positioned to allow straight conduit runs. Six 1/2" and two 3/4" knockouts are provided. Access to junction box through removal of reflector.

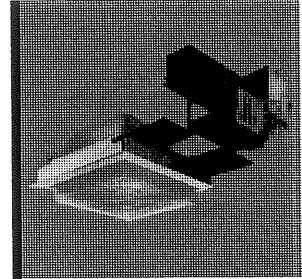
**H...Ballast**  
Quick mount plug-in thermally protected ballast with dual tap for 120/277V. Ballast secures to mounting frame with spring lock.

**I...Torsion Springs**  
Keep lens frame securely in place.

**J...Lens Trim**  
Square prismatic drop or regressed prismatic drop clear glass, 11 5/16" (287mm) sq. x 1 7/8" (48mm) deep.

**Insulation Detector**  
Provides protection against improper use of ceiling insulation.

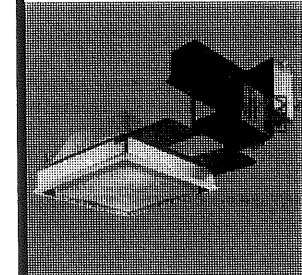
**Labels**  
U.L. listed, C.S.A. certified, standard damp label, IBEW union made.



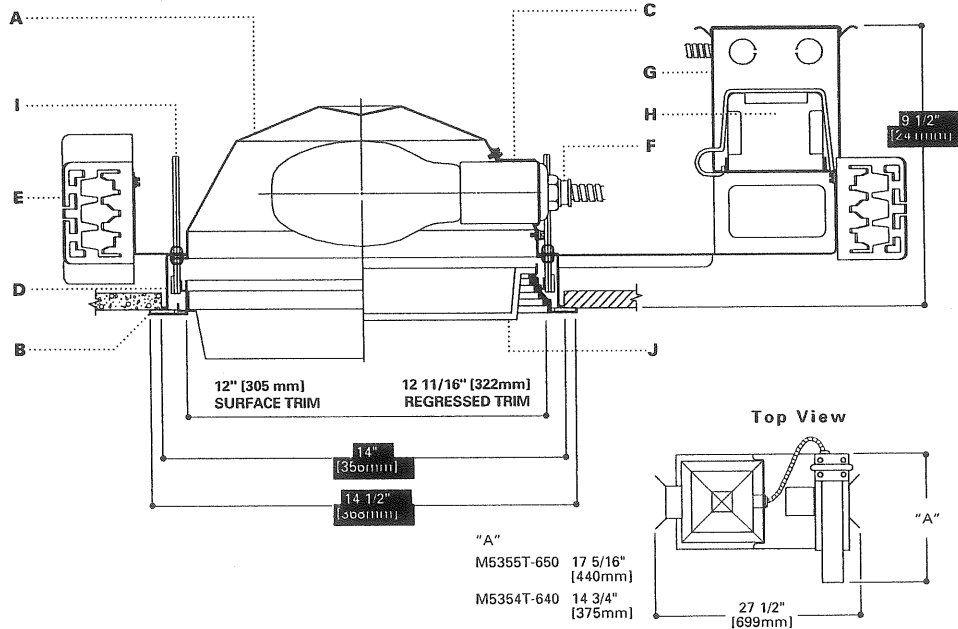
**M5354T-640  
M5355T-650**

**100W  
150W  
HPS**

**13" PRISMATIC DROP  
RECESSED SQUARE**



**13" REGRESSED  
PRISMATIC DROP  
RECESSED SQUARE**



**ORDERING INFORMATION**

SAMPLE NUMBER: M5355T-650-11311P  
Complete unit consists of housing, ballast and trim.

Housing and Ballast	Options	Trims	Accessories
M5354T-640=100W HPS M5355T-650=150W HPS	F=Fuse Q=Quartz X=Quartz (Socket Only)	11311P=Prismatic Drop 11313P=Regressed Prismatic Drop	1 1/2" C Channel Bar Hangers HB26=26" Long HB50=50" Long

**ENERGY DATA**

**100W HPS**  
Input Watts: 125  
Operating/Starting Current:  
120V= 1.10 / 1.45  
277V= 0.50 / 0.65  
Power Factor: 90%

**150W HPS**  
Input Watts: 185  
Operating/Starting Current:  
120V= 1.65 / 2.55  
277V= 0.72 / 1.17  
Power Factor: 90%



TYPE: P

CATALOG #: CS7262-2

**DESCRIPTION**

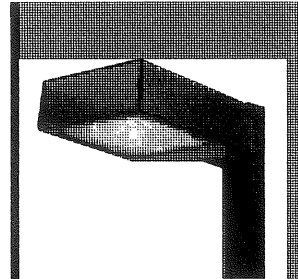
The McGraw-Edison Concourse III is the most versatile, functionally designed, universally adaptable outdoor lighting available. Through a variety of mounting styles, it offers a family of low profile sharp-cutoff luminaires that make optimum use of today's high output HID sources.

**APPLICATION**

Enhancing natural landscapes as well as cityscapes, the Concourse III brings outstanding performance and style to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed for wet locations. CSA certified.

**SPECIFICATION FEATURES**

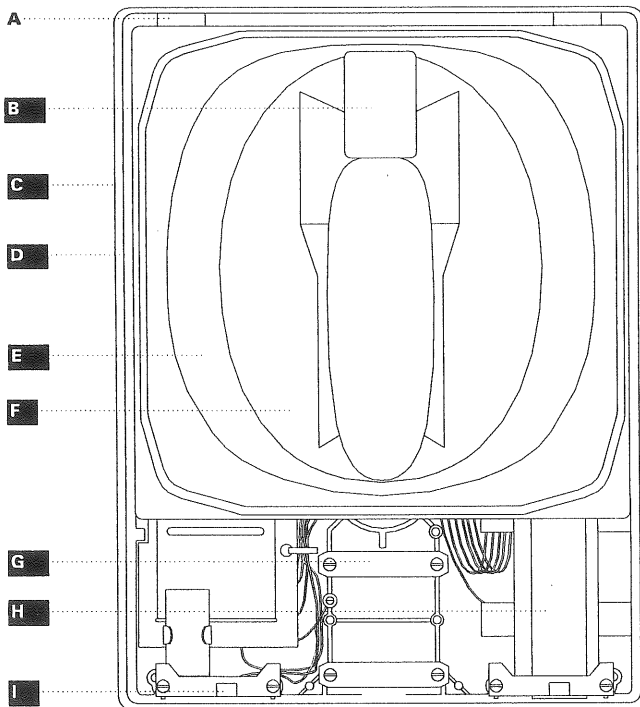
- A---Latches**  
Two spring-steel quick release latches on housing for toolless entry.
- B---Socket**  
Porcelain mogul-base screw shell type lamp socket with spring-loaded center contact.
- C---Housing**  
One-piece, die-cast aluminum housing features aesthetically pleasing soft-corner design.
- D---Gasketing**  
Closed cell gas-filled high temperature silicone gasketing completely seals optical system from dirt, bugs or other foreign material.
- E---Lens**  
Thermal shock and impact-resistant clear tempered glass.
- F---Optics**  
One-piece hydroformed anodized aluminum reflectors provide five different optical distributions and sharp cutoff control.
- G---Mounting**  
Universal mounting clamp concealed in housing fits 1 1/2" to 2 3/8" O.D. horizontal tenons without adapters. Provides a +5° vertical leveling adjustment.
- H---Ballast**  
Easily removable high power factor HID Multi-Tap ballast is standard.
- I---Hinges**  
Integral hinges prevent door rocking and optimize sealing capabilities.



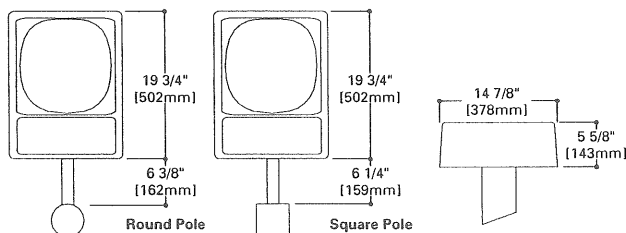
**CSCONCOURSE III**

**70 - 400 W**  
High Pressure Sodium

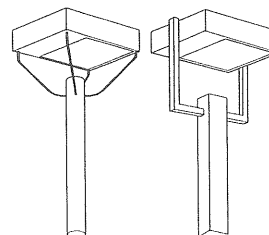
**ARCHITECTURAL  
AREA LIGHT**



**DIMENSIONS**

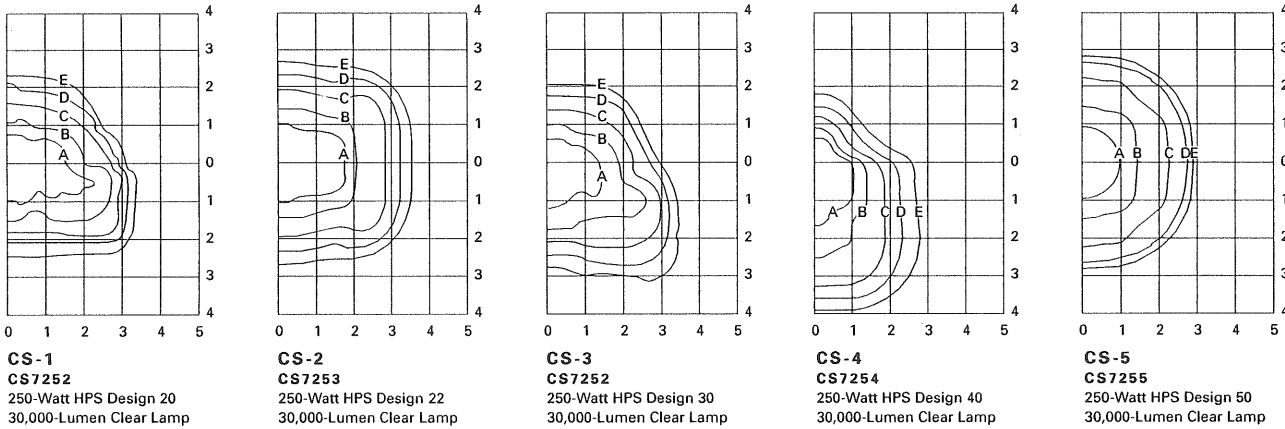


**SPIDER/YOKE MOUNTS**



**ENERGY DATA**

- Hi-Reactance Ballast Input Watts**
- 70W HPS HPF (95 Watts)
- 100W HPS HPF (130 Watts)
- 150W HPS HPF (190 Watts)
- CWI Ballast Input Watts**
- 250W HPS HPF (300 Watts)
- CWA Ballast Input Watts**
- 400W HPS HPF (465 Watts)



**Footcandle Table**

Select mounting height and read across for footcandle values of each isofootcandle line.

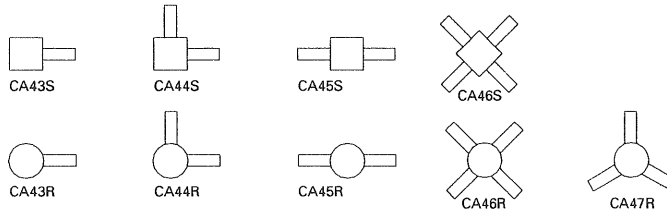
**Mounting**

Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
15'	6.6	3.3	1.4	0.6	0.3
20'	3.7	1.9	0.8	0.3	0.2
25'	2.4	1.2	0.5	0.2	0.1
30'	1.7	0.8	0.3	0.1	0.1

For 400W HPS, multiply footcandle readings by 1.67.

**Pole Top Mounting for Square and Round Poles (order separately)**

Slipfitter accommodates 2 3/8" - 3" O.D. pole top tenons. Catalog number includes slipfitter and mounting arm(s). Square unit height is 6 1/4". Round unit height is 6 3/4".



**ORDERING INFORMATION**

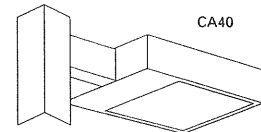
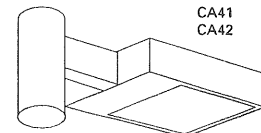
SAMPLE NUMBER: CS72529

<p><b>C</b> Product Family C=Concourse III</p> <p><b>7</b> Housing Series 7=7000</p> <p><b>2</b> Lamp Type 2=HPS</p> <p><b>1</b> Lamp Wattage 1=70 2=100 3=150 5=250 6=400</p> <p><b>S</b> Mounting Method S=Mast Arm Q=Spider</p>	<p><b>20/30</b> Optics 2=Design 20/30 3=Design 22 4=Design 40 5=Design 50</p> <p><b>1=120V</b> Voltage<sup>1</sup> 2=208V 3=240V 4=277V 5=480V 6=Triple-Tap 9=Multi-Tap</p>	<p><b>P</b> Options (add as suffix) P=Button-type Photocontrol, Field Installed. (NEMA Twist-Lock Photocontrol Available Upon Request) <b>L</b>=Level Indicator</p>	<p><b>CA11</b> Accessories (order separately) CA11=House Side Shield—Design 20 CA18=House Side Shield—Design 40 CA14=Wall Mount Adapter CA40=Direct Arm Mount for Square Pole (EPA 0.2) CA41=Direct Arm Mount for 3" Diameter Round Pole (EPA 0.2) CA42=Direct Arm Mount for 3 1/2" - 4" Diameter Round Pole (EPA 0.2)</p>
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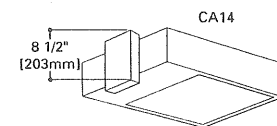
Catalog Number	Lamp Wattage	Lamp Type	Ballast Type/ Power Factor	Optics	Mounting Type <sup>2,3</sup>	EPA <sup>4</sup>	Net Wt. (Lbs.)	Shipping Volume (Cu.Ft.) <sup>5</sup>
CS7212	70	HPS	Hi-React./HPF	20/30	Mast Arm	0.9	26	2.15
CS7222	100	HPS	Hi-React./HPF	20/30	Mast Arm	0.9	28	2.15
CS7232	150	HPS	Hi-React./HPF	20/30	Mast Arm	0.9	28	2.15
CS7252	250	HPS	CW/HPF	20/30	Mast Arm	0.9	34	2.15
CS7262	400	HPS	CWA/HPF	20/30	Mast Arm	0.9	36	2.15
CS7213	70	HPS	Hi-React./HPF	22	Mast Arm	0.9	30	2.15
CS7223	100	HPS	Hi-React./HPF	22	Mast Arm	0.9	28	2.15
CS7233	150	HPS	Hi-React./HPF	22	Mast Arm	0.9	28	2.15
CS7253	250	HPS	CW/HPF	22	Mast Arm	0.9	34	2.15
CS7263	400	HPS	CWA/HPF	22	Mast Arm	0.9	36	2.15
CS7214	70	HPS	Hi-React./HPF	40	Mast Arm	0.9	26	2.15
CS7224	100	HPS	Hi-React./HPF	40	Mast Arm	0.9	28	2.15
CS7234	150	HPS	Hi-React./HPF	40	Mast Arm	0.9	28	2.15
CS7254	250	HPS	CW/HPF	40	Mast Arm	0.9	34	2.15
CS7264	400	HPS	CWA/HPF	40	Mast Arm	0.9	36	2.15
CS7215	70	HPS	Hi-React./HPF	50	Mast Arm	0.9	26	2.15
CS7225	100	HPS	Hi-React./HPF	50	Mast Arm	0.9	28	2.15
CS7235	150	HPS	Hi-React./HPF	50	Mast Arm	0.9	28	2.15
CS7255	250	HPS	CW/HPF	50	Mast Arm	0.9	34	2.15
CS7265	400	HPS	CWA/HPF	50	Mast Arm	0.9	36	2.15

NOTES: <sup>1</sup> Multi-Tap ballast is 120/208/240/277V. Triple-Tap ballast is 120/277/347V.  
<sup>2</sup> For Spider Mount, substitute "Q" for "S" in the catalog number.  
<sup>3</sup> Bracket arms are not included with standard unit. One bracket arm must be ordered for each standard unit (see Accessories).  
<sup>4</sup> EPA is 1.3 with Spider Mount.  
<sup>5</sup> Shipping volume is 5.50 cu. ft. for Spider Mount version.

**DIRECT ARM MOUNTINGS**



**WALL MOUNT ADAPTER**





TYPE: W

CATALOG #: HPWL-250

**DESCRIPTION**

The Lumark Wal-Pak provides a durable and efficient exterior light source for any application requiring maximum performance and minimum maintenance. The rugged, die-cast aluminum housing, stainless steel hardware and sealed and gasketed optics compartment combine to make the Wal-Pak virtually impenetrable to contaminants. U.L. listed and CSA certified.

**APPLICATION**

Easy to install, the Wal-Pak complements any environment and is ideal for loading docks, underpasses, tunnels, stairways, building entrances, vehicle ramps and schools.

**SPECIFICATION FEATURES**

**A...Housing**

Die-cast aluminum housing is finished in dark bronze polyester powder coat.

**B...Optical System**

Glass lens combines with dual reflectors for repeatable photometrics.

**C...Gasketing**

Foam-in-place high-temperature silicone gasketing seals out external contaminants.

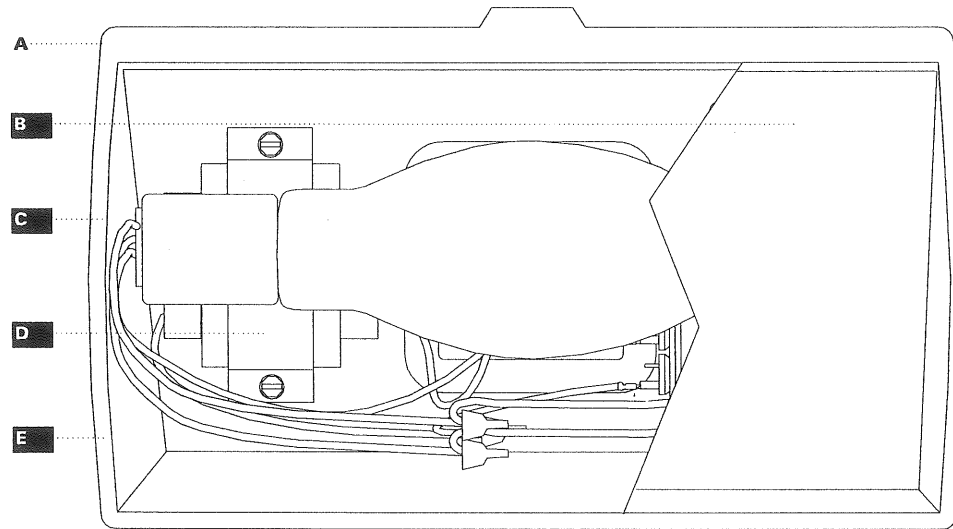
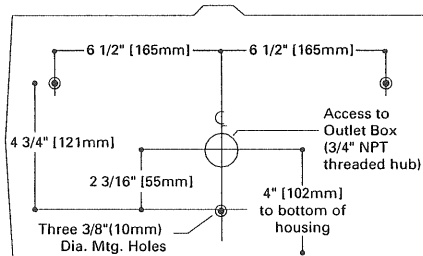
**D...Ballast**

High power factor ballast with class H insulation. Minimum starting temperature is -40° C for HPS and -20° C for MH.

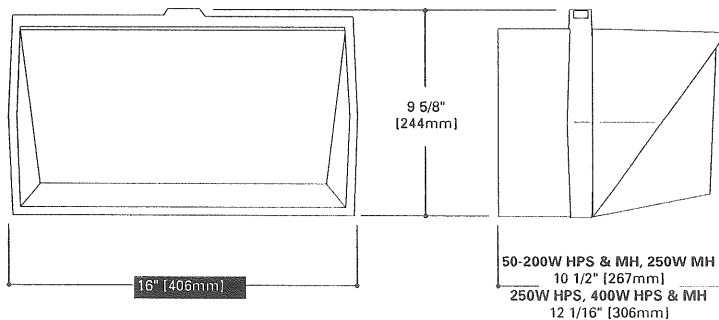
**E...Lens Assembly**

Lens assembly is hinged at bottom for easy installation and relamping. Refractor is of impact-resistant borosilicate prismatic glass or polycarbonate.

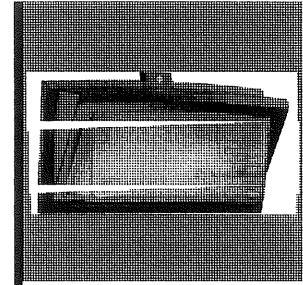
**MOUNTING DETAIL**



**DIMENSIONS**



COOPER LIGHTING



**WLWAL-PAK**

**50 - 400 W**  
 High Pressure Sodium  
 Metal Halide  


---

  
 WALL MOUNT

**ENERGY DATA**

**Reactor Ballast Input Watts**  
 50W HPS NPF/HPF (58 Watts)  
 70W HPS NPF/HPF (82 Watts)  
 100W HPS NPF/HPF (118 Watts)  
 150W HPS NPF/HPF (175 Watts)

**High Reactance Ballast Input Watts**  
 50W MH HPF (69 Watts)  
 70W MH HPF (94 Watts)  
 100W MH HPF (129 Watts)  
 150W HPS HPF (190 Watts)

**CWI Ballast Input Watts**  
 250W HPS HPF (300 Watts)

**CWA Ballast Input Watts**  
 175W MH HPF (210 Watts)  
 200W MH HPF (250 Watts)  
 250W MH HPF (295 Watts)  
 400W MH HPF (455 Watts)  
 400W HPS HPF (465 Watts)

MEMORANDUM		DATE: October 5, 1998
TO: Rick Knowland, Senior Planner Planning Department City of Portland 389 Congress Street Portland, ME 04101	SUBJECT: New Building at 161 Marginal Way Portland Water District Service Metro Bus Service Signage Landscaping	
REMARKS:  Portland Water District:  The attached service inquiries shows the site is currently served by an 8" and 6" service. We are planning to reuse the 8" service. This should be adequate for sprinkler and domestic water needs.  Metro Bus:  Metro Bus has stopped serving Marginal Way because of a lack of demand. They used to go to Marginal Way when Trailways was a tenant at 161 Marginal Way. Metro found picking up and dropping off passengers at the City bus shelter worked best for the 161 Marginal Way site. If service were reinstated to Marginal Way, the bus route #8 would probably travel south on Marginal Way.  Signage:  At this time we do not have a tenant or tenants for this building. Because different tenants require different signage, proposing signage at this point would more than likely not meet the needs of a tenant. Therefore we will require the tenant(s) to secure their own permits for signage as permitted/required by the City's Land Use Code.  Landscaping:  The visibility of the Marginal Way facade from Marginal Way or I-295 will be important to most office or retail users. Therefore, in keeping with the other properties along Marginal Way and to minimize obstructions, the proposed landscaping plan along Marginal Way is composed of mostly smaller trees, shrubs, and bushes, and the larger trees are towards the rear and sides of the building.		

29-SEP-1998 10:30:42

SERVICE INQUIRY

Munic: P Reg: P260

Book: 55 Page: 360

Address: 165 MARGINAL WAY  
 PORTLAND ME 04101-2438

Lot block: 000 - -000  
 Related:  
 Ground Box:  
 Meter Size: 6  
 Next Bill:

Descrip:

Bill cycle: F  
 Service type: C  
 Water rate: CSM  
 Sewer rate:  
 Sewer muni:  
 Sewer Group:  
 Pr. Zone: A  
 Surcharge:  
 Amount: 0.00000  
 Service Vacant?:

SELECT CUSTOMER RECORD TO RETRIEVE:

CUST#	STAT	NAME	BALANCE
3	A	SOUTHERN MAINE PROPERTIES	28.49
2	I	CHAMPION BUICK	0.00
1	I	HAVERTY DEV. CORP.	0.00

29-SEP-1998 10:30:51

SERVICE INQUIRY

r 6

Munic: P Reg: 3454

Book: 55 Page: 2520

Address: 165 MARGINAL WAY  
PORTLAND

ME 04101-2438

Lot block: 000 - -000

Related:

Ground Box:

Meter Size: 8

Next Bill:

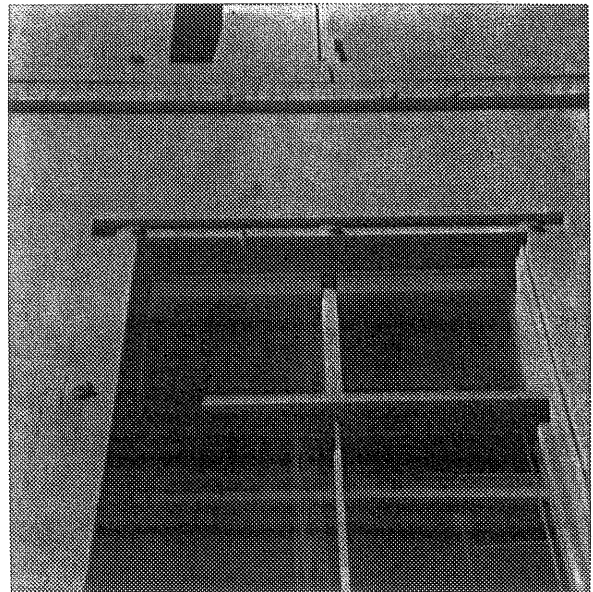
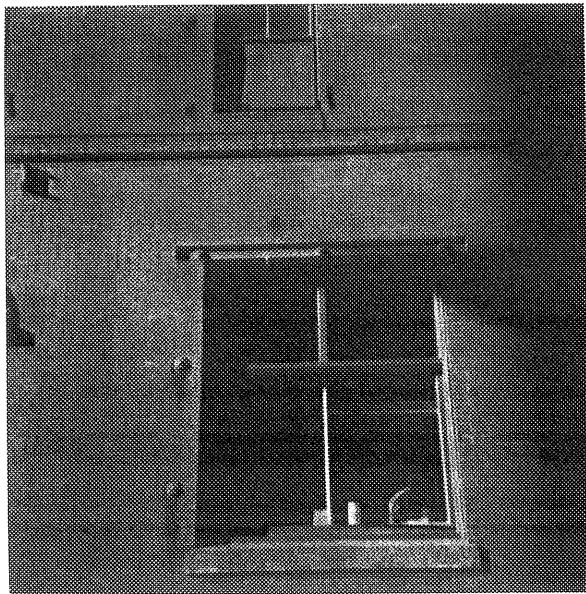
Descrip:

Bill cycle: F  
Service type: C  
Water rate: CSM  
Sewer rate:  
Sewer muni:  
Sewer Group:  
Pr. Zone: A  
Surcharge:  
Amount: 0.00000  
Service Vacant?:

SELECT CUSTOMER RECORD TO RETRIEVE:

CUST#	STAT	NAME	BALANCE
2	A	SOUTHERN MAINE PROPERTIES	50.64
1	I	HAVERTY BUICK COMPANY	0.00

PROPOSED OFFICE BUILDING  
161 MARGINAL WAY, PORTLAND  
TYPICAL WINDOW HEAD LINTEL  
10.2.98



TYPICAL WINDOW HEAD LINTEL TO BE SIMILAR TO ABOVE

**PROPOSED OFFICE BUILDING**  
**VICINITY OF 161 MARGINAL WAY**  
**SOUTHERN MAINE PROPERTIES AND**  
**FIVE LIVER COMPANY, APPLICANTS**

Submitted to:

Portland Planning Board  
Portland, Maine

October 27, 1998

## I. INTRODUCTION

On October 13, 1998, the Planning Board voted (4-0) to table consideration of the proposed office building at 161 Marginal Way. Please review the staff reports from the previous meetings.

A status report of the previous conditions of approval is shown below.

Condition 1 . . . Property survey prepared by a professional land surveyor.

A land survey has been submitted, and found to acceptable

Condition 2 . . . Photometric plan of exterior lighting, lowering of lighting poles.

Material has been submitted referencing a 25-foot high light pole, rather than the 40-foot poles previously proposed. Six (6) poles are shown on the plan with double fixtures. The light fixture will be a McGraw-Edison "shoebox" model, high-pressure sodium with a 400-watt rating. Photometrics were submitted with values superimposed on the site plan. The lighting plan for the pole-mounted fixtures appears acceptable.

Four (4) wall-pack units are shown mounted on the building. As these fixtures do not have a cut-off feature, we would recommend replacement with a more appropriate fixture.

Condition 3 . . . Landscaping plan.

Several issues remain on landscaping.

- \* The applicant is showing a limited number of street trees along the 350-foot street frontage of Marginal Way. The Board would normally require street trees along the frontages of all commercial and residential properties. Currently the landscaping plan is composed of under story material. The issue of street trees becomes important to frame the street, since the building is set back about 80 feet from the street.
- \* The interior parking lot is void of any vegetation. Normally the Board requires some type of landscaping to break up the large expanse of blacktop within the parking lot. The applicant, however, wishes to have some flexibility because he believes that parking may be reconfigured in a future redevelopment plan for adjacent parcels.
- \* Condition #5 was drafted to address the applicant's concern for flexibility (see below). In talking with the applicant this week, he indicated this condition may pose a problem for a financing company, because of future uncertainty.

To address this issue, we would suggest the following condition:

[Within five (5) years of site plan approval] the applicant shall plant eight (8) trees within the interior of the parking lot in a well distributed pattern, subject to review and approval of the location and species by planning staff.

Note that under this provision, the Board can either require the trees up-front or give the applicant up to five (5) years to plant them so that landscaping can be considered in the redevelopment plan of adjacent properties. At Tuesday's meeting, we will present some sketches on possible locations for these trees to break up the expanse of blacktop.

Condition 4 . . . Comments of the Development Review Coordinator and Public Works.

A revised plan was submitted this week. We will hopefully have comments for Tuesday's meeting.

Condition 5 . . . Any future development of the vacant lot shall include as part of the site plan approval, a comprehensive review of both sites (161 Marginal Way and vacant lot) to ensure that the parking layout and landscaping are coordinated and integrated, and that an appropriate amount of landscaping is planned for both parking areas.

We are suggesting that this condition be eliminated and addressed by condition #3.

Condition 6 . . . That the Marginal Way sidewalk be constructed of concrete.

The site plan shows a bituminous surface.

Other Issues: Pedestrian circulation

At the previous meeting, a revised plan showed a new walkway , running from the Marginal Way public sidewalk into the property. The sidewalk lines up with the front door, but a painted crosswalk or other material should be used across the parking lot to highlight it as a pedestrian walkway.

There are no interior crosswalks or sidewalks (except along the building's edge) to serve the large parking lot to the rear.

Building elevations

Building elevations were submitted with some revisions at the last meeting. The new plan clarifies that the westerly elevation has anodized bronze aluminum storefront windows and entrance. The second revision indicates that the "architectural cornice" will be a formed break metal. The third change indicates that the lintels will be made of steel. A picture of the lintels was submitted in the last packet.



The stair tower on the roof was labeled as having T-111 siding in the previous submission. Attachment B indicates that it is stained wood siding. It is not clear what type of siding is proposed. T-111 siding is not appropriate.

## II. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #47-98, the Planning Board finds:

A. To waive the requirements of Sec. 14-526(26).

*consider  
Kmitz  
4-2*

1. Move to waive the Site Plan requirement of section 14-526(26)(b), that "buildings and uses shall be located close to the street where practicable" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as desired) needs of the user of the property. ✓

*waiver was  
unnecessary  
4-2*

2. Move to waive the Site Plan requirement of section 14-526(26)(c), that "buildings shall be oriented toward the street" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as designed) needs of the user of the property.

*not needed*

3. Move to waive the Site Plan requirement of section 14-526(26)(c), that "buildings shall include prominent facades with windows and entrances toward the street" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as designed) needs of the user of the property.

*4-2*

4. Move to waive the Site Plan requirement of section 14-526(26)(d), that "parking lots shall be located to the maximum extent practicable toward the rear or side of the property and shall be located along property lines where joint use or combined parking areas with abutting properties are proposed or anticipated" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as designed) needs of the user of the property.

B. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code:

Potential Conditions of Approval:

1. That the exterior lighting plan shall be revised for staff review and approval, substituting the wall-mounted fixtures with a cut-off fixture.
2. That the landscaping plan shall be revised for staff review and approval, including new trees along Marginal Way and three evergreen trees in the rear corners of the parking lot.

*25 feet high  
Poles  
Photometric  
Values  
acceptable*

Board can review landscaping  
or within five years or some  
other number

- 3. ~~[Within five (5) years of site plan approval]~~, the applicant shall plant eight (8) trees within the interior of the parking lot in a well distributed pattern, subject to review and approval of the location and species by planning staff.
- 4. That the site plan be revised reflecting the comments of the Development Review Coordinator and Public Works (see previous comments.)
- 5. That the Marginal Way sidewalk shall be constructed of concrete.

purpose to provide flexibility but within certain time frame

plan was revised did not address all the technical engineering comments

John's park  
painted crosswalk  
T-111 wood siding

Attachments:

Post October 13th Public Hearing Submissions

- A. Site Plan
- B. Building Elevations
- C. Exterior Lighting

3. Because of future redevelopment applicant wished to have flexibility potential of adjacent properties in parking lot could be reconfigured <sup>at a later date</sup> did not want to invest in landscaping or other improvements

previous condition #5, accepted <sup>large expense</sup> block but would allow future Board review as adjacent properties came for review. applicant has written letter to the Board raising concerns about ~~no~~ to address these  
Substitute

6-0 passes

**REALTY FINANCE  
CORPORATION, LLC**

December 3, 1997

Department of Human Services  
State of Maine  
Augusta, Maine

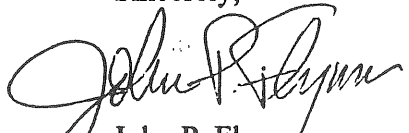
RE: Fore River Company/ Marginal Way Property

To whom it may concern:

We have been asked to provide you with an indication of Fore River Company's ability to finance the construction of the proposed "DHS" building on Marginal Way in Portland. I have personally known Peter and Rick Quesada, the principals of Fore River Company, for over fifteen years. Based upon my knowledge, Fore River Company clearly has the ability to finance this project in it's entirety. The Quesadas have successfully completed a number of development projects in Southern Maine over the past decade and are highly regarded in their field of expertise.

We are prepared to work with Fore River Company and one of our lenders to obtain debt financing for a portion of the project development cost, and based on our knowledge of these lenders' parameters, we believe a new DHS facility on Marginal Way is financable.

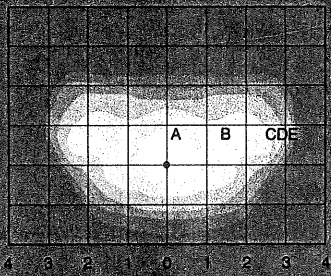
Sincerely,

  
John P. Flynn  
Senior Vice President

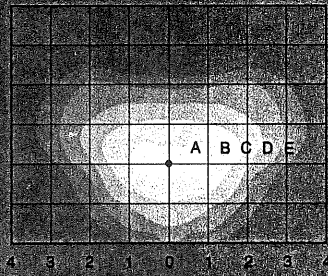


**PHOTOMETRICS**

**Catalog Number GMX402293D**  
 400-Watt HPS  
 50,000-Lumen Clear Lamp  
 Type III Distribution



**Catalog Number GLX401293D**  
 400-Watt Metal Halide  
 40,000-Lumen Clear Lamp  
 Type III Distribution



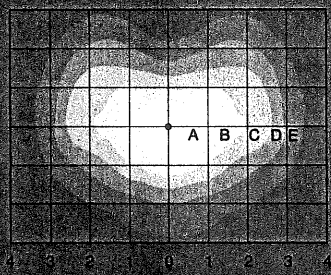
**Lateral and Longitudinal Distances in Units of Mounting Height**

**Footcandle Table**

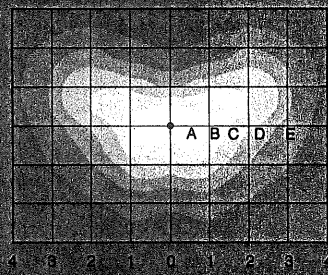
Select mounting height and read across for lateral and down for longitudinal values of footcandle lines.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20	11.25	4.50	2.25	1.12	0.56
25	7.20	2.88	1.44	0.72	0.36
30	5.00	2.00	1.00	0.50	0.25
35	3.65	1.46	0.73	0.37	0.18
40	2.80	1.12	0.56	0.28	0.14

**Catalog Number GLX912293D**  
 1000-Watt HPS  
 140,000-Lumen Clear Lamp  
 Type III Distribution

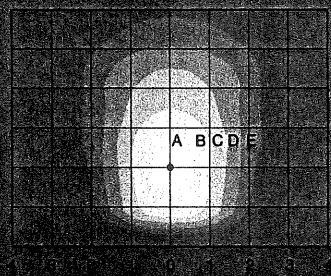


**Catalog Number GLX911293D**  
 1000-Watt Metal Halide  
 107,800-Lumen Clear Lamp  
 Type III Distribution

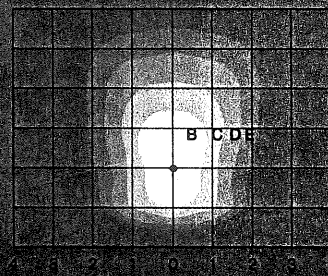


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30	8.85	3.54	1.77	0.88	0.44
35	6.50	2.60	1.30	0.65	0.32
40	5.00	2.00	1.00	0.50	0.25
45	3.95	1.58	0.79	0.39	0.20
50	3.20	1.28	0.64	0.32	0.16

**Catalog Number GMX40229FT**  
 400-Watt HPS  
 50,000-Lumen Clear Lamp  
 Forward Throw Distribution

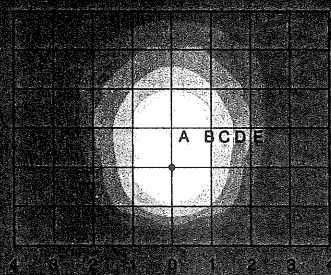


**Catalog Number GMX40129FT**  
 400-Watt Metal Halide  
 40,000-Lumen Clear Lamp  
 Forward Throw Distribution

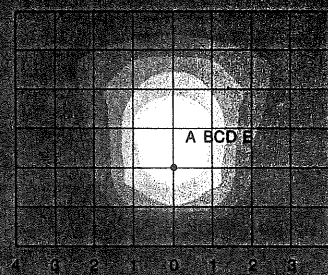


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20	11.25	4.50	2.25	1.12	0.56
25	7.20	2.88	1.44	0.72	0.36
30	5.00	2.00	1.00	0.50	0.25
35	3.65	1.46	0.73	0.37	0.18
40	2.80	1.12	0.56	0.28	0.14

**Catalog Number GLX91229FT**  
 1000-Watt HPS  
 140,000-Lumen Clear Lamp  
 Forward Throw Distribution



**Catalog Number GLX91129FT**  
 1000-Watt Metal Halide  
 107,800-Lumen Clear Lamp  
 Forward Throw Distribution

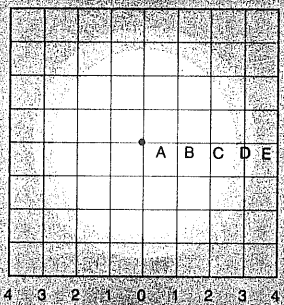


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30	8.85	3.54	1.77	0.88	0.44
35	6.50	2.60	1.30	0.65	0.32
40	5.00	2.00	1.00	0.50	0.25
45	3.95	1.58	0.79	0.39	0.20
50	3.20	1.28	0.64	0.32	0.16

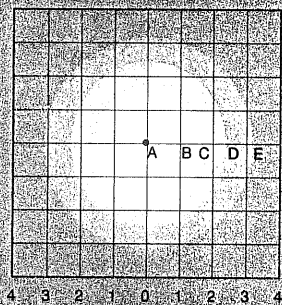


**PHOTOMETRICS**

**Catalog Number GMX40229AR**  
400-Watt HPS  
50,000-Lumen Clear Lamp  
Area Round Distribution



**Catalog Number GMX40129AR**  
400-Watt Metal Halide  
40,000-Lumen Clear Lamp  
Area Round Distribution

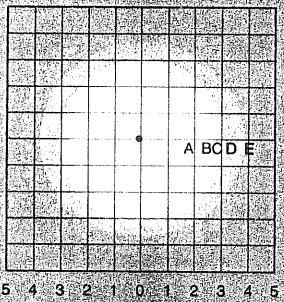


**Lateral and Longitudinal Distance in Units of Mounting Heights**

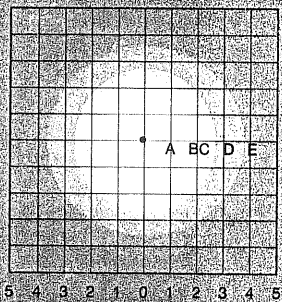
**Footcandle Table**  
Select mounting height and read across for footcandle values of each isofootcandle line.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	4.50	2.25	1.13	0.56	0.23
25'	2.83	1.44	0.72	0.36	0.14
30'	2.00	1.00	0.50	0.25	0.10
35'	1.47	0.73	0.37	0.18	0.07
40'	1.12	0.56	0.28	0.19	0.06

**Catalog Number GLX91229AR**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Area Round Distribution

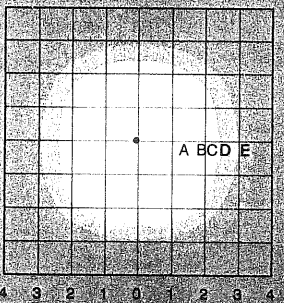


**Catalog Number GLX91129AR**  
1000-Watt Metal Halide  
110,000-Lumen Clear Lamp  
Area Round Distribution

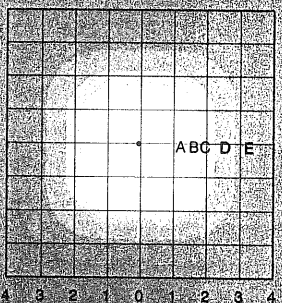


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

**Catalog Number GLX91229AS**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Area Square Distribution

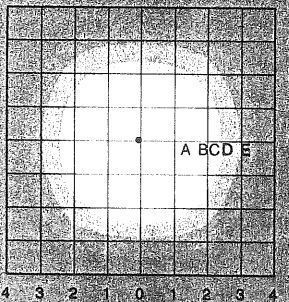


**Catalog Number GLX91129AS**  
1000-Watt Metal Halide  
110,000-Lumen Clear Lamp  
Area Square Distribution

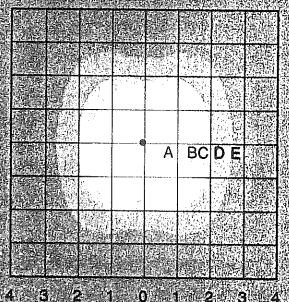


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

**Catalog Number GLX91229RW**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Rectangular Wide Distribution



**Catalog Number GLX91129RW**  
1000-Watt Metal Halide  
110,000-Lumen Clear Lamp  
Rectangular Wide Distribution



Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

8/11/98

**Site Plan Review - Written Statements**  
**New Office Building Facility at 161 Marginal Way, Portland, Maine**

Below are responses to written statement requirements as set forth in Portland's Land Use §14-525c. The numbers below correspond to the numbers given in the code.

14-525c: Owners

Southern Maine Properties Company (SMPC)  
P.O. Box 7525  
Portland, ME 04112

Five Liver Company (FLC)  
P.O. Box 7525  
Portland, ME 04112

- 1) See "Proposed Site Plan with Property Lines", "Site Plan 'A'".

DHS site area - office building for DHS or another user.

Remaining SMPC area - surface parking (no improvements).

Remaining FLC area - Atlantic Hardwoods (exist. use to remain).

2)	<u>Owner</u>	<u>Land Area</u>	<u>Coverage</u>
	SMPC/FLC	DHS site area = 123,186 ±SF	13,200 ±SF
	SMPC	Remaining SMPC area = 15,026 ±SF	Ø SF
	FLC	Remaining FLC area = 47,448	5,806 ±SF

- 3) See site plan for existing 1/2 interest by each company and for a portion of the FLC property to be leased to SMPC.

- 4) DHS site area - normal office waste.

Remaining SMPC area expected not to generate solid waste.

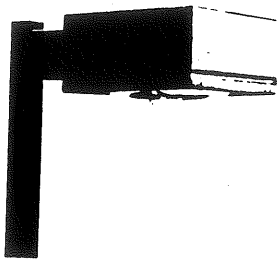
Remaining FLC area expected no change in solid waste generation.

- 5) Site is currently served by:  
PWD - water & sprinklers  
Portland Sewer Department - sewer & storm  
CMP - electrical  
Northern Utilities - natural gas  
Bell Atlantic - telephone

- 6) DHS site area - office site currently 100% impervious: Install new catch basins for surface drainage.

Remaining SMPC area and remaining FLC area - existing drainage systems to remain.

- 7) Permitting - 2 months  
Construction - 9 months
  - Demolition
  - Site work
  - New building construction
- 8) Perhaps traffic review stats (100-200 PCEs?).
- 9) See letter from Realty Finance Corp. dated 12/3/97.
- 10) See attached tax bills.
- 11) None.
- 12) Any plans in this format will follow.



**GMGALLERIA**

**250W - 400W**

High Pressure Sodium  
Metal Halide

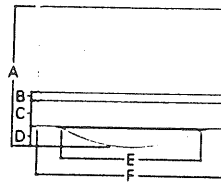
ARCHITECTURAL  
AREA LIGHT

- Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in polyester powder coat
- Ballast tray is hard-mounted to housing interior for cooler operation
- Long-life core and coil ballast
- Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units
- Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in polyester powder coat (Spider mount unit has steel door)
- Convex tempered glass lens
- Mogul-base porcelain socket
- Approximate net weight: 64-69 lbs. (29-31 kgs.)

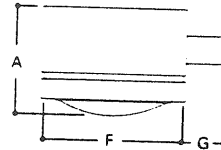
DESCRIPTION

The Galleria achieves superior light distribution by utilizing a seamless reflector system, making it the optimum choice for almost any small or medium area lighting application. U.L. listed for wet locations. CSA certified.

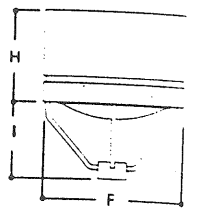
DIMENSIONS



ARM MOUNT



SPIDER MOUNT



	A	B	C	D	E	F	G	H	I
Medium	15"	3/4"	3"	4"	18 3/4"	21 3/4"	6" or 14"	12"	21"
	(381mm)	(19mm)	(76mm)	(102mm)	(476mm)	(552mm)	152 356mm)	(305mm)	(533mm)

EPA-Effective Projected Area: 2.4

ORDERING INFORMATION

SAMPLE NUMBER: GMA251292D

**G M A 40 1 2 4 3D**

Product Family	Housing Size	Mounting Method	Lamp Wattage/Base	Lamp Type	Ballast Type (5)	Distribution	Color	Options & Accessories (See Below)
G= Galleria	M=Medium	A=Arm (1) B=Spider for 2 3/8" O.D. tenon C=Spider for 3 1/2" O.D. tenon	25=250W/ Mogul 40=400W/ Mogul	1=MH 2=HPS	2=CWA 5=CWI  Voltage (5) 1=120V 2=208V 3=240V 4=277V 5=480V 6=Triple-Tap (4) wired 347V 9=Multi-Tap (4) wired 277V	1D=Type I MCO Horizontal 2D=Type II MCO Horizontal 3D=Type III MCO Horizontal FT=Forward Throw Horizontal AR=Area Round Vertical AS=Area Square Vertical RW=Rectangular Wide Vertical 3V=Vertical Type III	BZ=Bronze BG=Beige BK=Black BL=Blue GR=Green AP=Grey RD=Red SY=Silver WH=White YL=Yellow	

*Handwritten notes:* 400 watt shoe box, 40' pole

PRODUCT INFORMATION

Catalog Number (2)	Lamp Wattage	Lamp Type (3)	Options (add as suffix)	Accessories (order separately)
<b>Arm Mount (Order arm separately)</b>				
GMA25229XX	250	HPS	F=Single Fuse (120, 277 or 347V)	MA1004=14" Arm for Square Pole. 1.0 EPA
GMA40229XX	400	HPS	FF=Double Fused (208, 240 or 480V)	MA1005=6" Arm for Square Pole. 0.5 EPA
GMA25129XX	250	MH	R=NEMA Twistlock Photocontrol Receptacle	MA1006=Direct Mount Kit for Square Pole
GMA40129XX	400	MH	Q=Quartz Restrike (Limit to 150W max. quartz lamp only. Lamp not included)	MA1007=14" Arm for Round Pole. 1.0 EPA
<b>Spider Mount (For 2 3/8" O.D. Tenon)</b>				
GMB25229XX	250	HPS	HS=House Side Shield	MA1008=6" Arm for Round Pole. 0.5 EPA
GMB40229XX	400	HPS	VS=Vandal Shield	MA1009=Direct Mount Kit for Round Pole
GMB25129XX	250	MH	FG=Flat Glass (Reduced Lamp Envelope required AR, AS, RW and 3V)	MA1010=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
GMB40129XX	400	MH		MA1011=2 @ 90° Tenon Adapter for 3 1/2" Tenon
GMC25129XX	250	MH		MA1012=3 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
GMC40129XX	400	MH		MA1013=4 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
<b>Spider Mount (For 3 1/2" O.D. Tenon)</b>				
GMC25229XX	250	HPS		MA1014=2 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
GMC40229XX	400	HPS		MA1015=2 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
				MA1016=3 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
				MA1017=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
				MA1018=2 @ 180° Tenon Adapter for 2 3/8" O.D. Tenon
				MA1029=Wall bracket
				OA1016=Photocontrol-Multi-Tap
				OA1027=Photocontrol-480V
				OA1201=Photoelectric Control, 347V NEMA Type
				LL=Lamp Included

NOTES: (1) Arm not included. See accessories. (2) Designate distribution by changing 9th and 10th digits. (3) All lamps are mogul base. Lamps are not included. (4) Multi-Tap ballast is 120/208/240/277V. Triple-Tap ballast is 120/277/347V. (5) Products also available in non-US voltages and 50Hz for international markets. Consult Literature for details.



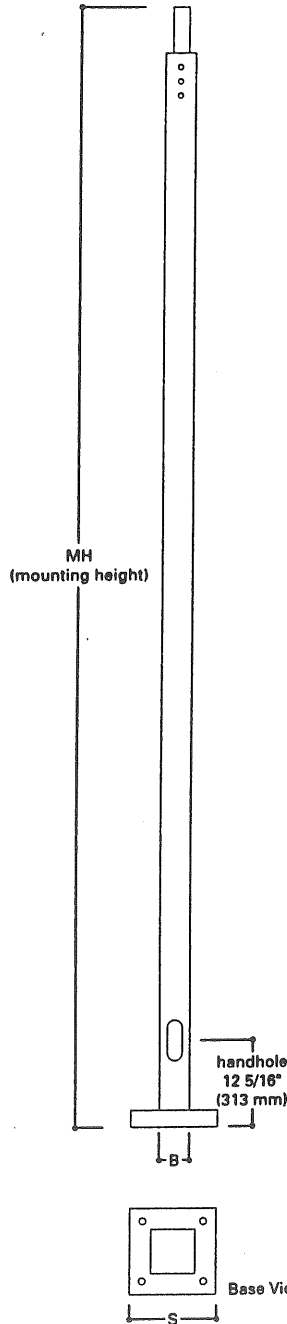
DETAILS

REFER TO CHART FOR DIMENSIONAL INFORMATION

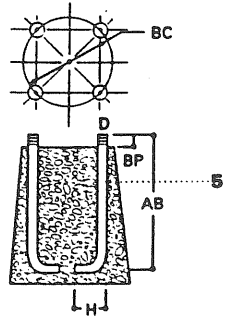
SSSSQUARE  
STRAIGHT STEEL

10' - 39'  
Mounting Height

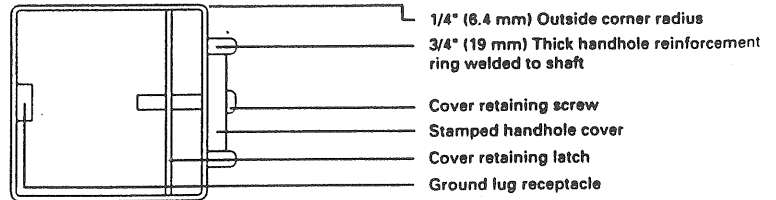
SQUARE STRAIGHT  
STEEL



39' poles



HANDHOLE (section through standard handhole)



FINISH COLORS

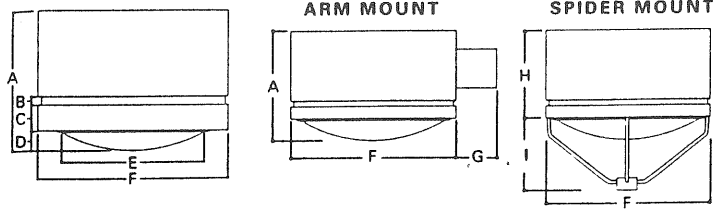
- F=Dark Bronze
- G=Galvanized
- H=Red
- I=Royal Blue
- L=Buttercup Yellow
- N=Olive Green
- P=Prime
- Q=Designer Beige
- S=Silver
- V=Grey
- W=White
- X=None
- Y=Black

POLE SPECIFICATIONS

- 1...ASTM Grade steel base plate with ASTM A366 base cover.
- 2...Handhole assembly 3" x 5" (76 x 127 mm) on 5" (127 mm) and 6" (152 mm) pole; and 2" x 4" (51 x 102 mm) on 4" (102 mm) pole.
- 3...ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.
- 4...Drilled or Tenon (specify).
- 5...Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized 3" (76 mm) hook for 3/4" (19 mm) bolt. 4" (102 mm) hook for 1" (25 mm) bolt.

2-H

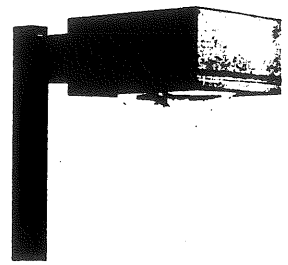
**DIMENSIONS**



	A	B	C	D	E	F	G	H	I
Large	18 1/2"	3/4"	3 3/8"	4"	12 7/8"	27"	6" or 14"	14 1/2"	12"
	(464mm)	(19mm)	(85mm)	(102mm)	(327mm)	(686mm)	(152 or 356mm)	(362mm)	(305mm)

**DESCRIPTION**

The Galleria achieves superior light distribution by utilizing a seamless reflector system, making it the optimum choice for almost any large area lighting application. U.L. listed for wet locations. CSA certified.



**GLGALLERIA**

**400W - 1000W**  
High Pressure Sodium Metal Halide

ARCHITECTURAL AREA LIGHT

EPA-Effective Projected Area: 3.9

**ORDERING INFORMATION**

SAMPLE NUMBER: GLA911292D

**G L B 91 1 2 4 AR**

Product Family	Housing Size	Mounting Method	Lamp Wattage/Base	Lamp Type	Ballast Type	Distribution	Color	Options & Accessories
G = Galleria	L = Large	A = Arm (1) B = Spider for 2 3/8" O.D. tenon C = Spider for 3 1/2" O.D. tenon	40 = 400W/ Mogul 91 = 1000W/ Mogul	1 = MH 2 = HPS	1 = 120V 2 = 208V 3 = 240V 4 = 277V 5 = 480V 6 = Triple-Tap (4) wired 347V 9 = Multi-Tap (4) wired 277V	1D = Type I MCO Horizontal 2D = Type II MCO Horizontal 3D = Type III MCO Horizontal FT = Forward Throw Horizontal AR = Area Round Vertical AS = Area Square Vertical RW = Rectangular Wide Vertical 3V = Vertical Type III	BZ = Bronze BG = Beige BK = Black BL = Blue GR = Green AP = Grey RD = Red SY = Silver WH = White YL = Yellow	(See Below)

1000 watt pole top  
40' pole

- Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in polyester powder coat
- Ballast tray is hard-mounted to housing interior for cooler operation
- Long-life core and coil ballast
- Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units
- Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in polyester powder coat (Spider mount unit has steel door)
- Convex tempered glass lens
- Mogul-base porcelain socket
- Approximate net weight: 66-83 lbs. (30-37 kgs.)

**PRODUCT INFORMATION**

Catalog Number (2)	Lamp Wattage	Lamp Type (3)	Options (add as suffix)	Accessories (order separately)
<b>Arm Mount (Order arm separately)</b>				
GLA40229XX	400	HPS	F=Single Fuse (120, 277 or 347V) FF=Double Fused (208, 240 or 480V)	MA1004=14" arm for square pole. 1.0 EPA MA1005=6" arm for square pole. 0.5 EPA
GLA91229XX	1000	HPS	R=NEMA Twistlock Photocontrol Receptacle	MA1006=Direct mount kit for square pole MA1007=14" arm for round pole. 1.0 EPA MA1008=6" arm for round pole. 0.5 EPA
GLA40129XX	400	MH	Q=Quartz Restrike (Limit to 150W max. quartz lamp only. Lamp not included)	MA1009=Direct mount kit for round pole MA1010=Single-arm tenon adapter for 3 1/2" O.D. tenon
GLA91129XX	1000	MH	HS=House Side Shield VS=Vandal Shield (400W maximum)	MA1011=2 @ 90° tenon adapter for 3 1/2" O.D. tenon MA1012=3 @ 120° tenon adapter for 3 1/2" O.D. tenon MA1014=2 @ 90° tenon adapter for 3 1/2" O.D. tenon MA1015=2 @ 120° tenon adapter for 3 1/2" O.D. tenon MA1016=3 @ 90° tenon adapter for 3 1/2" O.D. tenon
<b>Spider Mount (For 2 3/8" O.D. Tenon)</b>				
GLB40229XX	400	HPS		
GLB91229XX	1000	HPS		
GLB40129XX	400	MH		
GLB91129XX	1000	MH		
<b>Spider Mount (For 3 1/2" O.D. Tenon)</b>				
GLC40229XX	400	HPS		
GLC91229XX	1000	HPS		
GLC40129XX	400	MH		
GLC91129XX	1000	MH		
<b>Accessories (order separately)</b>				
				OA1016=Photocontrol-Multi-Tap OA1027=Photocontrol-480V OA1201=Photoelectric Control, 347V NEMA Type LL=Lamp Included

NOTES: (1) Arm not included. See accessories. (2) Designate distribution by changing 9th and 10th digits. (3) All lamps are mogul base. Lamps are not included. (4) Multi-Tap ballast is 120/208/240/277V. Triple-Tap ballast is 120/277/347V. (5) Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.

MAINE TEST BORINGS, INC.  
BREWER, MAINE 04412

CLIENT  
ALLIED CONSTRUCTION

2-E  
SHEET 1 OF 1  
HOLE NO. 83

DRILLER  
HEL COFFIN

PROJECT NAME  
MARGINAL WAY BORINGS

LINE & STATION

M.T.B. JOB NUMBER  
97-184

LOCATION  
PORTLAND, ME

OFFSET

GROUND WATER OBSERVATIONS

AT FT. AFTER HOURS  
AT FT. AFTER HOURS

TYPE  
SIZE I.D.  
HAMMER WT.  
HAMMER FALL

CASING

SAMPLER

CORE  
BARREL

DATE START

DATE FINISH

12/01/97

12/01/97

SURFACE ELEVATION

CASING BLOWS PER FOOT	SAMPLE				DEPTH @ BOT.	BLOWS PER 6" ON SAMPLER			VANE READING	DEPTH	STRATUM DESCRIPTION
	NO.	O.D.	PEN.	REC.		0-6	6-12	12-18			
										0.3	TAR
										17.0	BROWN SAND, GRAVEL AND COAL ASH
										36.5	GRAY SILTY CLAY
										39.2	GRAY SILTY SAND AND GRAVEL

SAMPLES

- D = SPLIT SPOON
- C = 2" SHELBY TUBE
- S = 3" SHELBY TUBE

SOIL CLASSIFIED BY:

- DRILLER-VISUALLY
- SOIL TECHNICIAN-VISUALLY
- LABORATORY TESTS

REMARKS: REFUSAL @ 39.2'

HOLE NO.

MAINE TEST BORINGS, INC.  
BREWER, MAINE 04412

CLIE.  
ALLIED CONSTRUCTION

SHEET 1 OF 1  
HOLE NO. 82

DRILLER  
MEL COFFIN

PROJECT NAME  
MARGINAL WAY BORINGS

LINE & STATION

M.T.B. JOB NUMBER  
97-184

LOCATION.  
PORTLAND, ME

OFFSET

GROUND WATER OBSERVATIONS

AT FT. AFTER HOURS  
AT FT. AFTER HOURS

TYPE  
SIZE I.D.  
HAMMER WT.  
HAMMER FALL

CASING

SAMPLER

CORE  
BARREL

DATE START

DATE FINISH

HS  
2 1/2"

12/01/97

12/01/97

SURFACE ELEVATION

CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6" ON SAMPLER			VANE READING	DEPTH	STRATUM DESCRIPTION
	NO.	O.D.	PEN.	REC.	DEPTH @ BOT.	0-6	6-12	12-18			
										0.3	TAR
										15.0	SAND, GRAVEL, COOL ASH AND BRICKS
										32.0	GRAY SILTY CLAY
										36.7	GRAY SILTY SAND AND GRAVEL
											REFUSAL @ 36.7'

SAMPLES

- D = SPLIT SPOON
- C = 2" SHELBY TUBE
- S = 3" SHELBY TUBE

XX

SOIL CLASSIFIED BY:

- DRILLER-VISUALLY
- SOIL TECHNICIAN-VISUALLY
- LABORATORY TESTS

REMARKS:

MAINE TEST BORINGS, INC.  
BREWER, MAINE 04412

CLIENT  
ALLIED CONSTRUCTION

SHEET 1 OF 1  
HOLE NO. 81

DRILLER  
MEL COFFIN

PROJECT NAME  
MARGINAL WAY BORINGS

LINE & STATION

M.T.B. JOB NUMBER  
97-184

LOCATION  
PORTLAND, ME

OFFSET

GROUND WATER OBSERVATIONS  
  
AT FT. AFTER HOURS  
  
AT FT. AFTER HOURS

TYPE  
SIZE I.D.  
HAMMER WT.  
HAMMER FALL

CASING  
HS  
2 1/2"

SAMPLER

CORE BARREL

DATE START  
12/01/97

DATE FINISH  
12/01/97

SURFACE ELEVATION

CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6" ON SAMPLER			VANE READING	DEPTH	STRATUM DESCRIPTION
	NO.	O.D.	PEN.	REC.	DEPTH @ BOT.	0-6	6-12	12-18			
									0.3	TAR	
									20.0	SAND, GRAVEL, BRICKS AND ASH	
									33.5	GRAY SILTY CLAY	
									38.7	GRAY SILTY SAND AND GRAVEL	
										REFUSAL @ 38.7'	

SAMPLES

- D = SPLIT SPOON
- C = 2" SHELBY TUBE
- S = 3" SHELBY TUBE
- D = 4" SHELBY TUBE

DRILLER-VISUALLY  
 SOIL TECHNICIAN-VISUALLY  
 LABORATORY TESTS

SOIL CLASSIFIED BY:

REMARKS:

HOLE NO. 81

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

John Carroll, Chair  
Jaimey Caron, Vice Chair  
Kenneth M. Cole III  
Cyrus Y. Hagge  
Deborah Krichels  
Erin Rodriguez  
Mark Malone

October 14, 1998

Mr. Ricardo Quesada  
Fore River Company  
P O Box 7525  
Portland ME 04112

RE: Proposed Office Building at 161 Marginal Way

Dear Mr. Quesada:

On October 13, 1998, the Planning Board voted 4-0 (Cole absent, Rodriguez absent, Caron abstained) to table consideration of the proposed office building at 161 Marginal Way. This application will appear on the Board's October 27th agenda. Please work with the planning staff to ensure that your application is complete.

Should you have any questions concerning this letter, please call the planning staff.

Sincerely,

  
John H. Carroll  
Planning Board Chair

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office

8/11/98

**Site Plan Review**  
**New Office Building Facility at 161 Marginal Way, Portland, Maine**

Below are responses to contents requirements as set forth in Portland's Land Use §14-525b. The numbers below correspond to the numbers given in the code.

§14-525(b)1)

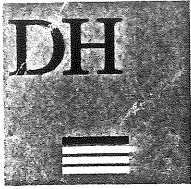
- a. Applicant: Southern Maine Properties Company  
 P.O. Box 7525  
 Portland, ME 04112

Development Name: 161 Marginal Way  
 New Office Building

- b. See Site Plan.  
 c. See Site Plan.  
 d. See written statement.  
 e. See Site Plan.

§14-525(b)2)

- a. Existing soils - sand, gravel, bricks, ash, grey silty clay, grey silty sand, and gravel. See attached test borings and Site Plan "B".
- b. Site is 100% impervious and without rock outcroppings. See Site Plan "A" for easements, right of ways, and drainage.
- c. See Site Plan "B" and "Perspective Rendering", elevations to follow.
- d. See Site Plan.
- e. See Site Plan.
- f. See Site Plan and Site Plan "A".
- g. See Site Plan.
- h. Landscape plan to follow.
- i. See Site Plan.
- j. See Site Plan for pole locations and attached pole, fixture specifications, and photometric data.
- k. See Site Plan.
- l. N/A.
- m. See attached test borings and Site Plan "B".
- n. To follow.



DeLUCIA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

---

## MEMORANDUM

**TO:** Rick Knowland, Senior Planner  
Jim Dunn, R. J. Grondin and Sons  
Tony Lombardo, P.E., Public Works

**FROM:** Jim Wendel, P.E. Development Review Coordinator

**DATE:** July 14, 1999

**RE:** Site Plan Review  
DHS Building  
Marginal Way

---

The applicant has made a request to substitute an "or equal" for the stormwater water quality unit in the project.

The approval was based on the use of a Vortechincs 5000 unit. The applicant has requested to substitute the Downstream Defender manufactured by HIL Technology, Inc., Portland Maine, for the approved unit.

The Downstream Defender has received acceptance and a rating from the MeDEP for removal of TSS. The HIL unit is rated at 70% TSS removal and the Vortechincs unit is rated at 80% removal. However, the shop drawing for the HIL unit states that it can remove smaller particles and will provide 90% removal of TSS particles down to 150 microns in diameter with a specific gravity of 2.65.

As long as the unit is sized in accordance with the conditions of approval by the MeDEP, it is our opinion that it is an "or equal".

Should you have any questions please call.



**SEBAGO TECHNICS, INC.**  
 12 Westbrook Common  
 P.O. Box 1339  
 WESTBROOK, ME 04098-1339

**LETTER OF TRANSMITTAL**

Phone (207) 856-0277 FAX (207) 856-2206

TO RICK KNOWLAND  
CITY OF PORTLAND  
399 CONGRESS ST

DATE	9/3/98	JOB NO.	98430
ATTENTION			
RE:	161 MARGINAL WAY		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
7	9-3-98		GRADING & DRAINAGE PLAN (PROGRESS)
1	9-3-98		Stormwater Runoff EVALUATION

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS  
Rick - Attached is a preliminary (Hand Drafted)  
Grading plan for 161 Marginal Way &  
Stormwater Narrative for your Review.  
We will be submitting cleaner copies  
upon further Refinement of the plan

COPY TO Bruce Kistler

SIGNED: Steve Doe

**Site Plan Review - Written Statements**  
**New Office Building Facility at 161 Marginal Way, Portland, Maine**

Below are responses to written statement requirements as set forth in Portland's Land Use §14-525c. The numbers below correspond to the numbers given in the code.

14-525c: Owners

Southern Maine Properties Company (SMPC)  
P.O. Box 7525  
Portland, ME 04112

Five Liver Company (FLC)  
P.O. Box 7525  
Portland, ME 04112

1) See "Proposed Site Plan with Property Lines."

DHS site area - office building for DHS or another user.

Remaining SMPC area - surface parking (no improvements).

Remaining FLC area - Atlantic Hardwoods (exist. use to remain).

2) Owner	Land Area	Coverage
SMPC/FLC	DHS site area = 123,186 ±SF	13,200 ±SF
SMPC	Remaining SMPC area = 15,026 ±SF	Ø SF
FLC	Remaining FLC area = 47,448	5,806 ±SF

3) See site plan for existing 1/2 interest by each company and for a portion of the FLC property to be leased to SMPC.

4) DHS site area - normal office waste.

Remaining SMPC area expected not to generate solid waste.

Remaining FLC area expected no change in solid waste generation.

5) Site is currently served by:  
PWD - water & sprinklers  
Portland Sewer Department - sewer & storm  
CMP - electrical  
Northern Utilities - natural gas  
Bell Atlantic - telephone

6) DHS site area - office site currently 100% impervious: Install new catch basins for surface drainage.

Remaining SMPC area and remaining FLC area - existing drainage systems to remain.

- 7) Permitting - 2 months  
Construction - 9 months
  - Demolition
  - Site work
  - New building construction
- 8) Perhaps traffic review stats (100-200 PCEs?).
- 9) See letter from Realty Finance Corp. dated 12/3/97.
- 10) See attached tax bills.
- 11) None.
- 12) Any plans in this format will follow.

**REALTY FINANCE**  
**CORPORATION, LLC**

December 3, 1997

Department of Human Services  
State of Maine  
Augusta, Maine

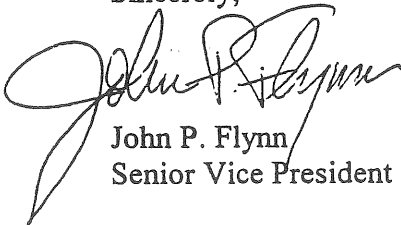
RE: Fore River Company/ Marginal Way Property

To whom it may concern:

We have been asked to provide you with an indication of Fore River Company's ability to finance the construction of the proposed "DHS" building on Marginal Way in Portland. I have personally known Peter and Rick Quesada, the principals of Fore River Company, for over fifteen years. Based upon my knowledge, Fore River Company clearly has the ability to finance this project in its entirety. The Quesadas have successfully completed a number of development projects in Southern Maine over the past decade and are highly regarded in their field of expertise.

We are prepared to work with Fore River Company and one of our lenders to obtain debt financing for a portion of the project development cost, and based on our knowledge of these lenders' parameters, we believe a new DHS facility on Marginal Way is financable.

Sincerely,



John P. Flynn  
Senior Vice President

**PROPOSED OFFICE BUILDING  
VICINITY OF 161 MARGINAL WAY  
SOUTHERN MAINE PROPERTIES AND  
FIVE LIVER COMPANY, APPLICANTS**

Submitted to:

Portland Planning Board  
Portland, Maine

October 13, 1998

## I. INTRODUCTION

On September 22, 1998, the Planning Board held a public hearing and tabled consideration of a proposed office building in the vicinity of 161 Marginal Way. A representative of the applicant (Southern Maine Properties and Five Liver Company), requested that the proposal be tabled. Material submitted by the applicant since the public hearing is attached to this report. Please also refer to the previous staff report on this project.

The Board's primary concerns focused on the incompleteness of the site plan. Below is a list of conditions of approval outlined in the previous staff report, as well as other issues that arose at the meeting.

Condition 1 . . . Property survey prepared by a professional land surveyor.

A survey arrived on Friday. We have not reviewed it.

JIM W. OK

Condition 2 . . . Photometric plan of exterior lighting, lowering of lighting poles.

NO

The revised plan submitted on Wednesday does not indicate lighting photometric values nor a lowering of the light poles. The applicant's representative did say they were considering a 25-foot high pole.

Condition 3 . . . Landscaping plan.

A revised landscaping plan was submitted on Wednesday. See Attachment A-2. It included a standard note referencing the city's arboricultural standards. An original booklet for the proposed hurricane slat chainlink fence was submitted. (Attachment D-1.)

Jeff Tarling, City Arborist, recommends that street trees be introduced along Marginal Way. Currently, the site plan shows only five (5) street trees near the 350-foot Marginal Way street frontage. Mr. Tarling also recommends that an evergreen tree be planted in each (vacant) corner of the rear parking lot. This would total three (3) trees.

Condition 4 . . . Comments of the Development Review Coordinator and Public Works.

The plan submitted on Wednesday did not address all their comments. A revised drainage plan with more engineering detail is expected to be delivered on Friday. We have not reviewed this new material.

NO

Condition 5 . . . Any future development of the vacant lot shall include as part of the site plan approval, a comprehensive review of both sites (161 Marginal Way and vacant lot) to ensure that the parking layout and landscaping are coordinated and integrated, and that an appropriated amount of landscaping is planned for both parking areas.

This is a condition of approval that the Board could impose if it were dissatisfied with the landscaping for the interior areas of the parking lot, while allowing flexibility for future redevelopment of the adjacent lot.

The interior parking lot is void of any vegetation. Normally the Board requires some type of landscaping to break up the large expanse of blacktop within parking lots. At the last workshop, the Board and applicant discussed landscaping issues in the context of this parcel and the adjacent vacant land. Attachment 9B shows the potential for a series of landscaped islands along the westerly side of the property that seems to work well in the context of an integrated plan

Condition 6 . . . That the Marginal Way sidewalk be constructed of concrete.

The site plan submitted on Wednesday reflects a bituminous sidewalk.

Other Issues: Pedestrian circulation

A new walkway is shown on the plan, running from the Marginal Way public sidewalk into the property. The sidewalk lines up with the front door, but a painted crosswalk or other material should be used across the parking lot to highlight it as a pedestrian walkway.

There are no interior crosswalks or sidewalks (except along the building's edge) to serve the large parking lot to the rear.

Building elevations

Building elevations were submitted with some revisions (see Attachment B ). The new plan clarifies that the westerly elevation has anodized bronze aluminum storefront windows and entrance. The second revision indicates that the "architectural cornice" will be a formed break metal. The third change indicates that the lintels will be made of steel. A picture of the lintels is shown on Attachment B-2.

The stair tower on the roof is labeled having T-111 siding. A more appropriate material should be considered.



II. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #47-98, the Planning Board finds:

A. BUILDING SGTBACK ISSJG  
To waive the requirements of Sec. 14-526(26).

1. Move to waive the Site Plan requirement of section 14-526(26)(b), that "buildings and uses shall be located close to the street where practicable" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as desired) needs of the user of the property.
2. Move to waive the Site Plan requirement of section 14-526(26)(c), that "buildings shall be oriented toward the street" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as designed) needs of the user of the property.
3. Move to waive the Site Plan requirement of section 14-526(26)(c), that "buildings shall include prominent facades with windows and entrances toward the street" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as designed) needs of the user of the property.
4. Move to waive the Site Plan requirement of section 14-526(26)(d), that "parking lots shall be located to the maximum extent practicable toward the rear or side of the property and shall be located along property lines where joint use or combined parking areas with abutting properties are proposed or anticipated" based upon a finding that the waiver is reasonably necessary to the operational/marketing (choose one or choose both as designed) needs of the user of the property.

B. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code:

Potential Conditions of Approval:

1. That a survey of the property prepared by a professional land surveyor be submitted. HAJ BOG W SUBMITTIO
2. That a photometric plan for the exterior lighting be submitted, that the applicant explore lowering the height of the light poles, and that the lighting plan be subject to staff review and approval.
3. That a revised landscaping plan be submitted for staff review and approval. 3 ISSJG  
① STREET TREE  
② EVERGREENS IN CORNER  
③ WESTSIDE OF PARKING LOT
4. That the site plan be revised reflecting the comments of the Development Review Coordinator and Public Works (see previous comments and Attachment E of this report.)



5. Any future development of the vacant lot shall include as part of the site plan approval, a comprehensive review of both sites (161 Marginal Way and vacant lot) to insure that the parking layout and landscaping is coordinated and integrated, and that an appropriate amount of landscaping is planned for both parking areas.
6. That the Marginal Way sidewalk be constructed of concrete.

Attachments:

Post September 22nd Public Hearing Submissions

- A. Site Plan
- B. Building Elevation
- C. Background Information
- D. Chainlink Fence Detail
- E. Memo from Anthony Lombardo, Public Works
- F. Memo from Penny Littell, Corporation Counsel

## TRAFFIC

- added more space
- Larry Ash reviewed traffic report
- timber curbs <sup>added</sup> ... presumably they will have spikes,  
<sup>pedestrian curbs</sup> sidewalks along the perimeter of the building no painted  
 crosswalks

## LANDSCAPING

- LANDSCAPING PLAN WAS SUBMITTED ON FRIDAY
- 6 FT high chainlink fence with horizontal slats in catalog  
 cut submitted 550 FT LINEN FENCE  
 260 FT C.F. DIMENSIONS WEREN'T SHOWN
- CONCERN ADEQUATE PLANTING AREA BASED ON THE MOST

RECENT PLAN 8 FT IN FRONT PLANTING AREA  
 7 FT IN REAR  
 7 FT ON EASTERN SIDE PLINGED BY A  
 STORM DRAIN SO MAY NEED TO  
 BORROW A FOOT OR TWO

UNLESS NO  
 SURVEY

PRIMARY

LANDSCAPING ALONG THE PERIMETER OF THE SITE AND BUILDING

- MIGHT HAVE PUT MORE STREET TREES ALONG THE STREET

### FRONTAGE BUSHES

BOARD LIKES TO SEE MORE INTERIOR LANDSCAPING WITHIN PARCELS LOT

HYPOTHETICAL SITE PLAN WOULD LIKE FLEXIBILITY BECAUSE OF

FUTURE REDEVELOPMENT OPPORTUNITIES ATTACHMENT 9 B

SHOWS A LANDSCAPED ISLAND ALONG WESTERN SIDE OF

PROPERTY

Monument was  
SEPT 22

Deb agrees with John

would not support a waiver → the case has not  
been made

no pedestrian amenities

concerned about 40' <sup>high</sup> poles

Ken

Erin site plan needs work

a benchmark for the remainder of Mary  
table until items are.

\* Clear handicap entry way, crosswalks from the  
sidewalk to the front door  
doesn't have a problem with a setback

Mark supports the waiver

raised or painted crosswalk

Fire River report 1st meeting in October

6-0 next mtg

## MARGINAL WAY

12-C

building elevations

brick, steel lintels over windows

elev./stair penthouse ... bulky, other-shapes <sup>locating sign</sup> relative elevation to exposure  
I-295 exterior of T-111 <sup>not a proposed margin</sup>

architectural aluminum face plate around canopy

"architectural cornice"

### CHANGES IN PLAN SINCE LAST WORKSHOP

- did submit hypothetical site plan shown as Attachment 8
- timber curb (- is it spiked?) to contain cars
- added parking area
- front yard parking area setback 8'
- easterly property line 7'
- standard site plan notes put on the plan
- checklink slatting submitted
- changes do not address technical details of ORC and Public Works
- landscaping plan submitted
- room for landscaping

Attachment 9B westerly landscaped 10' area

Special B-5 standards

JGFR

COULD YOU CALL

MGM ON TRAIL?

RE MARGINAL WAY  
OFFICE BUILDING

THANKS  
RICK K

## Landscape Plan

for: Fore River Company  
Five Milk Street  
Portland, Maine

9-21-98

by: Davis Landscape Co., Inc.  
78 Lisbon Street  
Lisbon, Maine



# City of Portland, Maine Planning Department

City Hall  
389 Congress Street, 4th Floor  
Portland, Maine 04101  
Fax Number: 756-8258

## FAX TRANSMISSION COVER SHEET

TO:

ROSEN QUEJADA ✓

COMPANY:

FAX #:

772-9078

FROM:

R. KNOWLTON

# OF PAGES:

2

DATE:

9-17-98

RE:

ANOTHER DETAIL - SIDEWALK ALONG

MARGINAL WAY SHOULD BE CONCRETE NOT

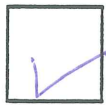
ASPHALT, SEE ATTACHED MEMO FROM

PUBLIC WORKS DATED 9-16-98

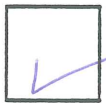
If you do not receive all of the pages, please call 874-8721 or 874-8719.

## SITE PLAN AND SUBDIVISION NOTES

Listed below are notes typically required on all site plans. These notes are listed in an effort to assist the applicant in preparing a site plan. This list is intended to supplement but not substitute the specific submission requirements of the site plan, subdivision, and other ordinances. The specific submission requirements are found in each ordinance and should be reviewed carefully by the applicant. Please note that different sites and developments may pose different site plan issues which affect the content of a site plan submission.



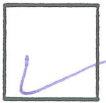
Landscaping shall meet the "Arboricultural Specifications and Standards of Practice and Landscape Guidelines" of the City of Portland Technical and Design Standards and Guidelines.



The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.



All powerline utilities shall be underground.



Sidewalks and curbing shall be designed and built with tip down ramps at all street corners, crosswalks and driveways in conformance with the City of Portland Technical and Design Standards and Guidelines.



All erosion and sediment control measures shall be designed in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 1991 or latest edition. [Note: the site plan should specify the erosion control device to be employed (silt fence, hay bale, etc.) as well as their location.]



All erosion control measures shall be installed prior to any site excavation or regrading.



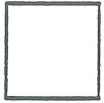
All disturbed areas on the site not covered by buildings or paved areas shall be stabilized with loam and seed or other methods as required by Best Management Practices [see above.]

Post-it® Fax Note	7671	Date	9-9-98	# of pages	3
To	BRUCE KISTLER	From	R. K. NORTON		
Co./Dept.	FORG RIVER CO	Co.			
Phone #		Phone #	874-8725		
Fax #	772-9078	Fax #			





Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.



Existing vegetation shall be conserved in areas shown on this site. Fencing or other protective barriers shall be erected outside the drip-line of individual, groupings of trees designated for preservation prior to the onset of construction. Regrading shall not take place within the drip-line of trees designated for preservation. No storage or construction materials shall be permitted within the drip-line of trees to be preserved.

[For subdivisions]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be neither transferrable nor waivable by the developer.

[For Single Family Lots]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design.

## OTHER SITE PLANNING RESOURCES

The site plan and subdivision ordinances require specific submission requirements. To assist an applicant in preparing the technical submissions of a development plan, the City of Portland Technical and Design Standards and Guidelines have been developed. This document outlines technical standards pertaining to a wide range of construction details, including sidewalk and driveway construction, stormwater management, landscaping, roadway and utility design standards. This guidebook should be used in the preparation of all development plans.

Other resources include the Historic Resources Design Manual for construction activities in the historic districts and the Urban Design Standards and Guidelines for site and building alterations in the B-3 zone (downtown).

In low lying flood prone areas along streams and the shore, the Flood Insurance Rate Map (FIRM) can assist a property owner in determining whether their property is in a flood zone.

All of the above documents are available in the Planning Department office. The City of Portland Technical and Design Standards and Guidelines is also available at Public Works office at 55 Portland Street.

Planning &amp; Urban Development

Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 14, 1998

Mr. Peter Quesada  
Fore River Company  
P O Box 7525  
Portland ME 04112

re: Marginal Way Office Development

Dear Peter:

As we discussed previously on the phone, I am enclosing a memo from Corporation Counsel regarding the issue you raised about local review fees and state projects. I think it's clear that this project is not exempt from such fees. We would greatly appreciate you formally applying at the Building Inspection Department with the project site plans and a check for \$500.

When we met on July 29, after the Planning Board workshop, we discussed with you the possibility of moving the building up and introducing angled parking along Marginal Way. Based on your expression of interest in this idea, we had Tom Gorrill evaluate its feasibility. I would like to meet with you as soon as possible to show you what Tom has come up with.

This letter is intended also to summarize and update you on staff comments regarding the proposed office building at 161 Marginal Way. Some of the comments were previously discussed with you, referenced in the staff workshop or were generated from the site plan (one page) submitted on August 11th.

1. A traffic study needs to be submitted.
2. Dimensioned elevations of the proposed building (on all four sides) indicating proposed material.
3. Lighting . . . Photometric pattern of the light fixtures superimposed on the site plan. Have you looked into the possibility of lower light poles?
4. Details of stormwater treatment from the parking lot (i.e.; location and type of device, such as oil and grit separator.)

O:\PLAN\DEVREV\MARG161\LETTERS\QUESADA.LEC

5. Landscaping plan . . . size, number, type of plant material species.
6. Catalog cut of chain link fence with hurricane slots. What will be used to screen the dumpster?
7. Show in better detail existing curb openings for the adjacent parcel (by Atlantic Hardwood)
8. Site plan should include notes from the site plan development review checklist previously distributed to you.
9. Indicated surface material of the plaza . . . landscaping, concrete.
10. Sidewalk adjacent to parking spaces and building. Please show whether sidewalk is elevated or if there is a curb stop so cars don't roll into pedestrians on the sidewalk.
11. Sanitary sewer connection into Marginal Way.
12. Surface material of parking area. I assume blacktop, but indicate on the plan.
13. Indicate power and telephone lines are underground.
14. Please refer to the Technical and Design Standards and Guidelines for details on sidewalk construction cross section, curb radius with granite curb, handicapped tip down, or driveway opening. These details should be shown on the plan.
15. Typical parking space dimensions and aisle width.
16. Erosion and sedimentation control.

I would anticipate there will be technical engineering comments that will arise as the Development Review Coordinator and Public Works review the updated plan.

We will forward other staff comments when they become available, or when the plans are revised.

Please call me should you have any questions.

Sincerely,

Alexander Jaegerman  
Chief Planner

Enc.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Richard Knowland, Senior Planner  
Bruce Kistler; Fore River Company

**To:** Rick Knowland  
**CC:** Joe Gray  
**From:** Penny Littell  
**Date:** August 13, 1998  
**Re:** Permit fees for "state" projects

# memo

Rick: At your request I pulled out the current section of 5 M.R.S.A. §1742-B which deals with "state construction projects and public improvements." I attach a copy of the same for your review. Please be aware that a municipality involved in reviewing such a project is entitled to collect permit fees, engineering review fees, site plan review fees, etc. according to the terms of the local ordinance.

In addition, note the statutory requirement to notify the State Bureau of General Services (formerly the Department of Administration) of the municipality's intention to review and permit a state construction project or public improvement. The contact person at the Bureau is William Stoddard.

O:\WP\PENNY\MEMOS\PDPT\QQUESADA.WPD

from the desk of...

**Penny Littell**  
Associate Corporation Counsel

Fax:



PUBLIC IMPROVEMENTS  
Ch. 153

5 § 1742-C

**1995 Amendment.** Laws 1995, c. 665, § G-1, in subsec. 7, added provision authorizing the Bureau of General Services to assess school administrative units the reasonable cost of services provided by the bureau for school construction projects for which budgets have been established subsequent to July 1, 1995.

**1997 Amendments.** Laws 1997, c. 90, § 2, repealed subsec. 10, which related to an inventory of all removable state equipment.

Laws 1997, c. 499, § 1, in subsec. 24, substituted "ASHRAE Standard 62-1989 entitled, Ventilation for Acceptable Indoor Air Quality," for "the ANSA ASHRAF Indoor Air Quality and Ventilation Standards contained in the proposed revision, 1981 R, July 15, 1986," and made another nonsubstantive change.

§ 1742-B. Municipal building ordinances

If a municipality intends to review and issue building permits on state construction projects and public improvements, the municipality must file a notice of intent with the Department of Administration, Bureau of Public Improvements. Once the required notice is filed, the projects and improvements to state-owned or leased buildings must comply with municipal ordinances governing the construction and alteration of buildings, provided that the municipal building code standards are as stringent as, or more stringent than, the code for state buildings. Prior to requesting bids, the bureau shall obtain or it shall require the project designer to obtain municipal approval of the project plans and specifications. Contractors and subcontractors shall obtain all necessary municipal building permits and the project must be subject to municipal inspections.

Fees may be assessed for any permit obtained for any state construction project or public improvements to state-owned buildings.  
1991, c. 577.

Historical and Statutory Notes

Amendments

**1991 Amendment.** Laws 1991, c. 577, substituted requirement that municipality intending to review and issue building permits file a notice of intent with the Department of Administration, Bureau of Public Improvements, for requirement that

a notice of intent be filed with the Bureau of Public Improvements, directed compliance with municipal ordinances governing construction and alteration once such notice is filed, and in paragraph beginning "Fees may be assessed", deleted reference prohibiting assessment of fees, notwithstanding this section.

§ 1742-C. Institutions of higher education

The Department of Administration, through the Bureau of Public Improvements, shall provide the following services to institutions of higher education.

**1. University of Maine System.** Notwithstanding section 1742, the Bureau of Public Improvements is not required to provide services to the University of Maine System.

**2. Maine Vocational-Technical Institute System; Maine Maritime Academy.** The Bureau of Public Improvements shall provide any of the services set out in section 1742, subsections 1 to 9, 12 to 14, 19 and 23 to the Maine Vocational-Technical Institute System and the Maine Maritime Academy. Application of section 1742, subsection 23 to these institutions is limited to all public improvements:

A. Costing \$25,000 or more; or

B. Costing less than \$25,000 when building codes or other legal requirements exist.

**3. Public improvements budget submission; Maine Technical College System.** In accordance with section 1665, subsection 5 and Title 20-A, section 12706, subsection 4-A, the Bureau of Public Improvements shall advise and assist the Maine Technical College System in developing a prioritized public improvements budget for the system. This budget must be presented to the Governor and the Legislature as separate from the public improvements budget developed by the Bureau of Public Improvements for the departments and agencies of State Government.

1989, c. 483, § A, 16, eff. June 27, 1989; 1991, c. 376, § 22, eff. June 18, 1991.

CHAPTER 153  
PUBLIC IMPROVEMENTS

Subchapter	Section
I. Powers; Bids and Contracts Generally .....	1741
I-A. Energy Conservation in Buildings Act .....	1761
II. Public Ways and Parking Areas [Repealed] .....	1771

Cross References

Surety bonds for public improvements, see title 14 § 871.

WESTLAW Electronic Research

See WESTLAW Electronic Research Guide following the Preface.

SUBCHAPTER I

POWERS; BIDS AND CONTRACTS GENERALLY

Section	
1741.	Definitions.
1742.	Powers and duties.
1742-A.	Repealed.
1742-B.	Municipal building ordinances.
1743.	Competitive bids.
1743-A.	Competitive bids; advertisement; bonds.
1743-B.	Design of buildings.
1744.	Repealed.
1745.	Advertisements for sealed proposals.
1746.	Retention of part of contract price.
1747.	Questionnaire as prebid qualification.
1748.	Procedure if answers unsatisfactory.
1749.	Procedure for contractor.
1750.	Repealed.
1751.	Employment of a clerk-of-the-works.

Cross References

Liens arising from furnishing labor or materials, see title 10 § 3251 et seq.  
 Public works, preference to Maine workers and contractors, see title 26 § 1301 et seq.  
 Radioactive waste evaluation fund, availability of funds in accordance with this chapter, see title 38 § 1454.  
 State departments or agencies, competitive bid process, rules, see § 1831 of this title.

§ 1741. Definitions

Whenever the words "public improvement" or "public improvements" shall appear in chapters 141 to 155,<sup>1</sup> they shall be held to mean and include the construction, major alteration or repair of buildings or public works now owned or leased or hereafter constructed, acquired or leased by the State of Maine or any department, officer, board, commission or agency thereof, or constructed, acquired or leased, in whole or in part with state funds, and including the construction, major alteration or repair of school buildings, in excess of \$25,000, by any school administrative unit and for which state school construction aid is

\$1,000,000,  
appropriated  
by attained.  
1972; 1983, c.

c. 349, § 17,  
"board".

shall cause  
conformance with  
code of insured

not less than \$250 and

Administration,  
payment of losses,  
adjustment ex-



to be paid, provided that sections 1743 and 1745 shall not be applicable to construction, major alteration or repair of school buildings. Nothing in this section may apply to the construction, improvement or repair of any and all ways, roads or bridges with appurtenances and other public improvements which, by law, are under the supervision of the Department of Transportation.

The word "person" as used in this section and sections 1745 to 1749 shall mean and include any individual, copartnership, association, corporation or joint stock company, their lessees, trustees or receivers appointed by any court whatsoever. R.S.1954, c. 16, § 49; 1957, c. 340, § 1; 1971, c. 542, § 1; 1971, c. 593, § 22; 1973, c. 154, § 1; 1979, c. 541, § A, 38, eff. June 22, 1979; 1985, c. 130.

<sup>1</sup> Section 1501 et seq. of this title.

#### Historical Note

##### Amendments

**1971 Amendments.** Laws 1971, c. 542, § 1, provided that public improvements would include the construction, major alteration or repair of school buildings in excess of \$25,000.

Laws 1971, c. 593, § 22, substituted "Department of Transportation" for "State Highway Commission".

**1973 Amendment.** Laws 1973, c. 154, § 1, limited definition of public improvements relating to construction, major alteration or repair of school buildings to such improvements in excess of \$25,000 and made §§ 1743 and 1745 of this

title inapplicable to the construction, major alteration or repair of school buildings.

**1979 Amendment.** Laws 1979, c. 541, § A, 38, in sentence beginning "The word", substituted reference to "this section" for "section 1741", and "1749" for "1750".

**1985 Amendment.** Laws 1985, c. 130, in sentence beginning "Nothing in this section," substituted "may" for "shall" and inserted "any other public improvements".

##### Derivation:

R.S.1954, c. 15-A, §§ 24, 33.

#### Cross References

School construction projects, funding, see title 20-A § 15901 et seq.

#### Library References

States ⇨86.  
C.J.S. States § 147.  
Words and Phrases (Perm. Ed.).

### § 1742. Powers and duties

The Department of Administration, through the Bureau of Public Improvements, shall have authority:

1. **Programs.** To require the development of overall long range public improvement programs for all departments and agencies of the State Government and to coordinate and present recommendations pertaining thereto to the Governor, the Governor-elect, the State Budget Officer and the Legislature;

2. **Inspection.** To regularly inspect state-owned and leased buildings in the State and report to the controlling department head whatever construction, repairs, alterations and improvements are deemed necessary. If the Commissioner of Administration considers it advisable, he shall make a similar report to the Governor;

3. **Advise.** Upon request to advise all state departments, agencies and school administrative units in connection with engineering and architectural questions and matters pertaining to any and all public improvements;

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Therefore the Board should continue to focus on the current proposal and if further analysis indicates an angled parking concept is appropriate, we could work with the applicant to pursue implementation of this concept.

Attachments:

1. Staff Memo Dated 7-28-98
2. Applicant Submission
3. Revised Site plans
4. Traffic Report
5. Building Elevations
6. Drainage Information
7. Development Review Coordinator Memo
8. Staff Memo

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Fore River Company      5 Milk Street      P.O. Box 7525      Portland, ME 04112      (207) 772-6404

July 20, 1998

Joe Gray  
Director of Planning & Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: 161 Marginal Way Site Plan Workshop

Dear Joe,

In preparation for our Planning Board workshop relating to the Site Plan Application for 161 Marginal Way (the former Haverty Buick), you have asked us for a written analysis of the building siting decision. Among the variables we considered were the following, based on the operational needs of the user with which we are now in negotiations, and the marketing and financing needs, given the possible termination of this user's lease at any time:

To maximize available parking on the lot, all parking rows have been designed as double loaded. Single loaded parking on this site would lose a row of parking and increase the land area which must be devoted to parking. Given this constraint, in theory the building could be located either on the street, on the back lot line, on the Noyes property line, or any number of units of double loaded parking to the west. We have located the building as close to the Noyes property and the street as possible with one double loaded row on the street and one on the property line. A location farther west (closer to the Whole Grocer) limits future flexibility on the remainder of the site. A location on the back lot line was deemed inconsistent with the pattern elsewhere on the street and limiting of future development options. A location on the Noyes lot line was inefficient from a circulation point of view, and unnecessarily put the windows facing east at risk of future development on the adjacent property. A location on the street was inconsistent with the current and future user needs and therefore not practicable, as explained below.

The Department of Human Services (DHS), as a prospective user, requires that customer and employee entrances and related parking be separate and distinct. A consistent theme of the design program of DHS is separation of client service areas from administrative employee areas. Our design puts the main public entrance and public parking at the front, facing the street, with the employee parking and entrance at the side and rear. Client parking on the side and rear, with the client entrance at the front was deemed to be confusing for clients, who might enter through the wrong door (see "DHS Security Policy" enclosed).

The DHS lease is terminable by the State at any time during its 15 year term or two 5 year option periods. We assume that future office users may not need the entire building. We have designed the building so that separate floor users can potentially have their own building entrance—one on the front, one on the side. If DHS terminates its lease, the assumption of our lender and ourselves is that the termination will occur at the bottom of an economic cycle when the State is "out of money." At such a time, if past is a guide to future, other leasing and subleasing alternatives will be available, and convenient parking will be a critical variable. A building located on the street, with all parking remote from the main entrance for that tenant, will not be perceived as convenient. Not everybody has to park right in front of the door, but the view that no one can will be immensely detrimental to marketing. It would not be practicable to put an entrance on the street without some adjacent parking.

Given DHS' termination option, the building has also been located to allow reuse of the ground floor as retail space if that is where the market is when DHS terminates its lease. The primary attraction of this location for retailers is on-site parking, and that on-site parking is vastly preferable if some of it is in front of the building. Hence we have located the building to allow some parking in front.

In summary based on our desire to have an entrance facing the street and to preserve the remainder of the site, on the current needs of DHS, on the prospective needs of future users, whether retail or office, and on the concerns of lenders with releasing in the event of DHS lease termination, we have located the building as shown on the site plan. We and DHS appreciate your willingness to schedule a prompt workshop and look forward to discussing this exciting Marginal Way redevelopment project with the Planning Board and staff.

Sincerely,



Peter W. Quesada

enclosure


Fore River Company

5 Milk Street

P.O. Box 7525

Portland, Maine 04112

(207) 772-6404

TRANSMITTAL NOTICE		DATE: August 11, 1998
TO: P. Samuel Hoffses Chief of Inspection Services Building Inspection City of Portland 389 Congress Street Portland, ME 04101		SUBJECT: Southern Maine Properties Company 161 Marginal Way
NO. OF COPIES: 7 7 7	DESCRIPTION: Site Plan 1"=30' 8/11/98 Additional Information (Site Plan "B" and test boring data, SMRT Perspective Rendering, and parking lot light pole, fixture, and photometric data). Responses to §14-525(b)1 and §14-525(b) 2 Written Statements	
REMARKS:  Dear Mr. Hoffses,  Attached is our application for Major Site Plan Review for a proposed new office building on Marginal Way for the State of Maine Department of Human Services. We have been working with Rick Knowland in the Planning Department. Plans to follow include a landscape plan, a final drainage plan including erosion and sedimentation control measures, and building elevations; a traffic study may be required. Because this is a project for a state building I believe by statute no municipal permit fees may be assessed; Rick is investigating this issue. Please call if you have any questions or problems.  Sincerely,  Bruce Kistler  cc: Rick Knowland, Planner w/o attachments		

Fore River Company

5 Milk Street

P.O. Box 7525

Portland, Maine 04112

(207) 772-6404

TRANSMITTAL NOTICE - BY HAND		DATE: 1.21.98
TO: RICK KNOWLAND PLANNING DEPT CITY OF PORTLAND		SUBJECT: NEW OFFICE BLDG @ 161 MARGINAL WAY PORTLAND
NO. OF COPIES:	DESCRIPTION:	
1	SITE PLAN REVIEW - COMMENTS	
1	SITE PLAN "A" DATED 1.21.98	
1	" " "B" " "	
1	" " "C" " "	
1	PERSPECTIVE RENDERING	
REMARKS:		
DEAR RICK,		
PLEASE REVIEW THE ENCLOSED & LET ME KNOW IF YOU NEED ADDITIONAL INFORMATION FOR NEXT WEEK'S WORKSHOP. CALL IF YOU HAVE ANY QUESTIONS OR COMMENTS.		
SINCERELY,		
BRUCE KISTLER		

Fore River Company

5 Milk Street

P.O. Box 7525

Portland, Maine 04112

(207) 772-6404

TRANSMITTAL NOTICE		DATE: 9/20/98
TO: Rick Knowland City of Portland.		SUBJECT: 161 MARGINAL Way
NO. OF COPIES: 1 1 1 1	DESCRIPTION: Site PLAN - 9/17/98 LANDSCAPING PLAN - 9/17/98 CURB CUT PLAN - 9/17/98 FENCE CATALOG CUT - 9/17/98	
REMARKS:  Rick -  I believe these plans are complete except for Revisions to the Grading / Drainage Plans to follow. Please call if you have any questions or problems. Thanks.  Sincerely,  Bruce Kester		



Phone: (207) 772-6404

**FORE RIVER COMPANY**

Fax: (207) 772-9078

P.O. Box 7525, Portland, ME 04112

TO: RICK Knowland, SENIOR PLANNER

FAX NO.: 756-8258

FROM: BRUCE KISTLER

DATE: 9/18/98

# OF PAGES: 1 (Including This Page)

RE: 161 MARGINAL Way site plan dated 9.17.98  
REMARKS:

RICK -

The AREAS for the site ARE:

IMPERVIOUS =	107,920 +/- S.F.
LANDSLAPED =	12,408 +/- S.F.
<hr/>	
TOTAL =	120,328 +/- S.F.

Please CALL IF you HAVE ANY questions or problems.

Original to Follow Via:

- Regular Mail
- Overnight Delivery
- Hand Delivery
- Other

Original Will Not Follow

Sincerely,

BR

TRANSMITTAL NOTICE		DATE: 9.11.98
TO: RICK KNOWLAND CITY OF PORTLAND		SUBJECT: 161 MARGINAL WAY
NO. OF COPIES: 1 SET OF 3	DESCRIPTION: HYPOTHETICAL SITE PLANS 135/161 MARGINAL WAY - 9.10.98	
REMARKS:  DEAR RICK,  I BELIEVE THESE SKETCHES ARE WHAT THE PLANNING BOARD REQUESTED. PLEASE CALL WITH ANY QUESTIONS OR COMMENTS.  SINCERELY,  BRUCE KISTLER		

Fore River Company

5 Milk Street

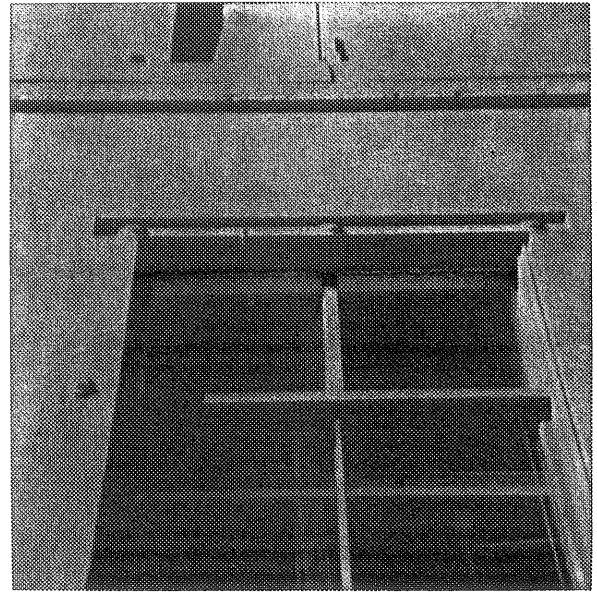
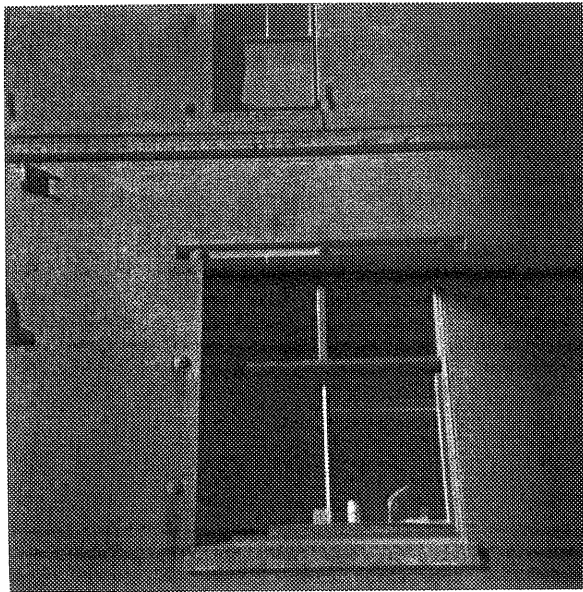
P.O. Box 7525

Portland, Maine 04112

(207) 772-6404

TRANSMITTAL NOTICE <b>BY HAND</b>		DATE: <b>9.3.98</b>
TO: <b>RICK KNOWLAND</b>		SUBJECT: <b>161 MARGINAL WAY</b>
NO. OF COPIES: <b>7</b>	DESCRIPTION: <b>11 x 17 SITE PLANS DATED 8.28.98</b>	
REMARKS:		

PROPOSED OFFICE BUILDING  
161 MARGINAL WAY, PORTLAND  
TYPICAL WINDOW HEAD LINTEL  
10.2.98



TYPICAL WINDOW HEAD LINTEL TO BE SIMILAR TO ABOVE

Fore River Company

5 Milk Street

P.O. Box 7525

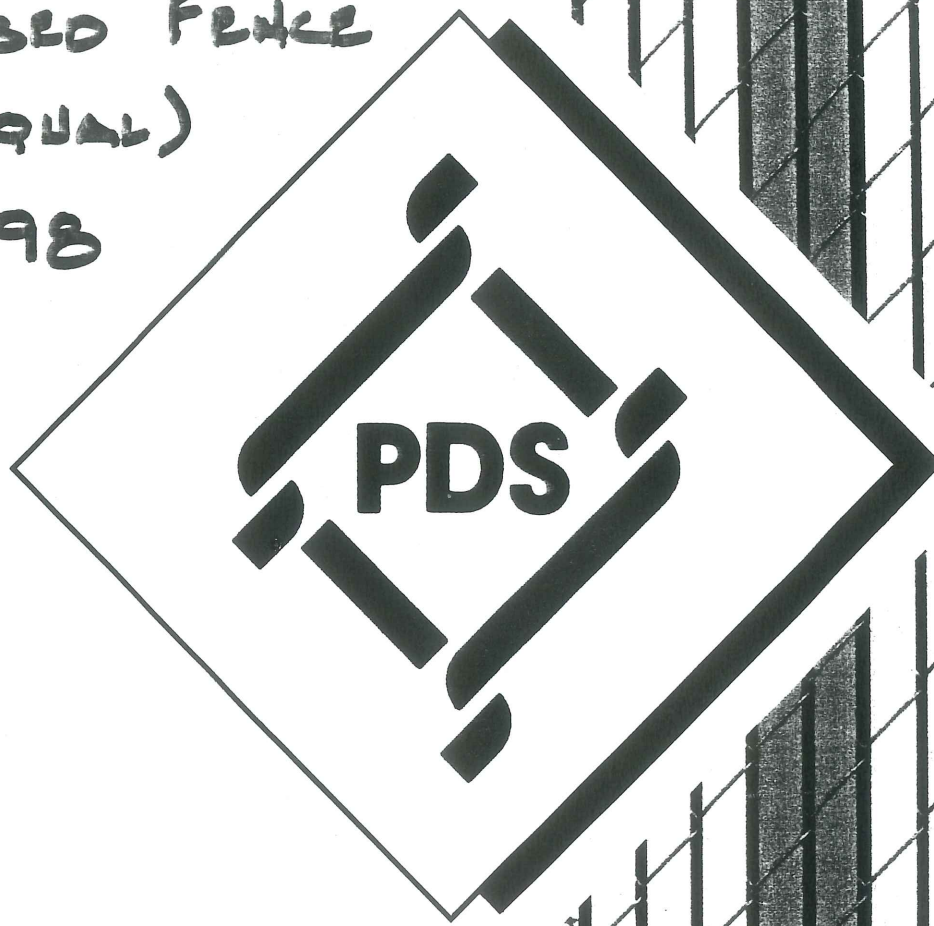
Portland, Maine 04112

(207) 772-6404

MEMORANDUM		DATE: October 5, 1998
TO: Rick Knowland, Senior Planner Planning Department City of Portland 389 Congress Street Portland, ME 04101	SUBJECT: New Building at 161 Marginal Way Portland Water District Service Metro Bus Service Signage Landscaping	
REMARKS:		
<p>Portland Water District:</p> <p>The attached service inquiries shows the site is currently served by an 8" and 6" service. We are planning to reuse the 8" service. This should be adequate for sprinkler and domestic water needs.</p> <p>Metro Bus:</p> <p>Metro Bus has stopped serving Marginal Way because of a lack of demand. They used to go to Marginal Way when Trailways was a tenant at 161 Marginal Way. Metro found picking up and dropping off passengers at the City bus shelter worked best for the 161 Marginal Way site. If service were reinstated to Marginal Way, the bus route #8 would probably travel south on Marginal Way.</p> <p>Signage:</p> <p>At this time we do not have a tenant or tenants for this building. Because different tenants require different signage, proposing signage at this point would more than likely not meet the needs of a tenant. Therefore we will require the tenant(s) to secure their own permits for signage as permitted/required by the City's Land Use Code.</p> <p>Landscaping:</p> <p>The visibility of the Marginal Way facade from Marginal Way or I-295 will be important to most office or retail users. Therefore, in keeping with the other properties along Marginal Way and to minimize obstructions, the proposed landscaping plan along Marginal Way is composed of mostly smaller trees, shrubs, and bushes, and the larger trees are towards the rear and sides of the building.</p>		

161 MARGINAL WAY  
PROPOSED FENCE  
(OR EQUAL)  
10.7.98

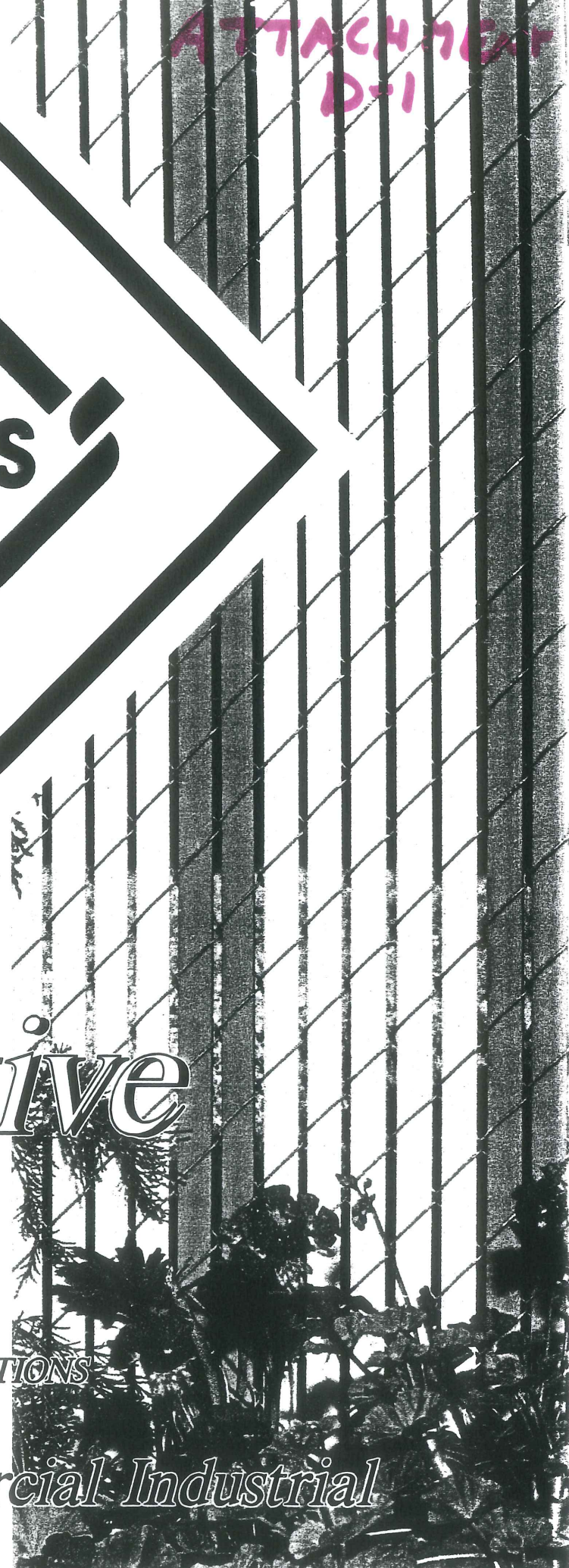
ATTACHMENT  
D-1



*Privacy  
Decorative  
Slatting*

FOR ALL CHAIN LINK APPLICATIONS

*Residential Commercial Industrial*





# Privacy



# Beauty

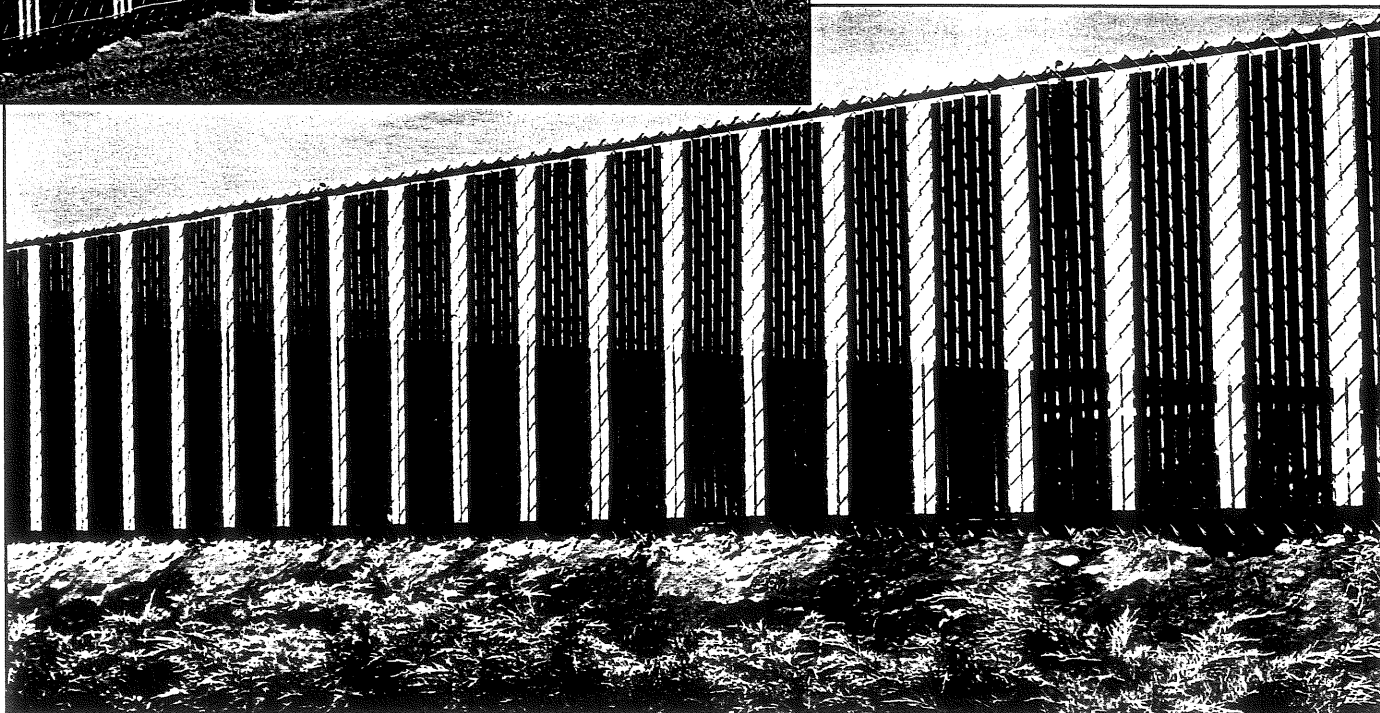
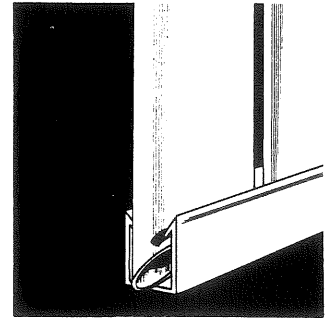
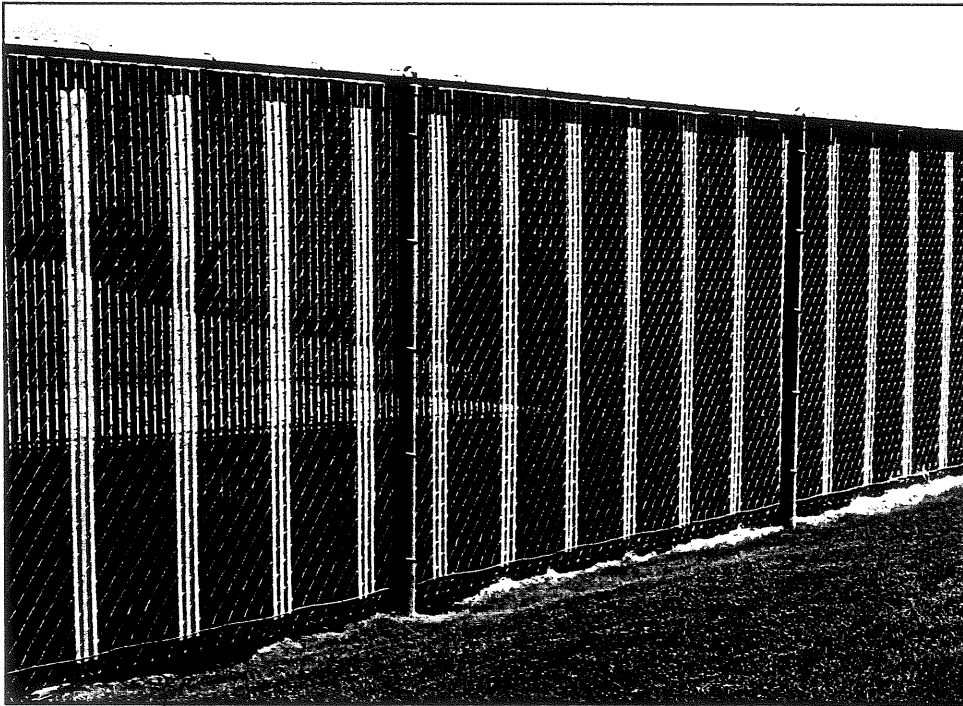


Now the utmost in privacy and beauty from both sides of the fence. P.D.S. slats are designed to retain their original color and beauty without cracking or fading. A chain link fence with P.D.S. slats is virtually maintenance free. To clean, just spray with water, P.D.S. is an exclusive patented

slat that comes precut to any length in six different widths that will fit any chain link fence. P.D.S. gives more value for the money. You can start with one of our eight decorator colors, then mix and match to complement any fenced area, inside and out!

## NEW LOCKING SYSTEM

The new Locking PDS slats feature **EASIER INSTALLATION** and provide added **SECURITY** with Locking retention of the vertical slats and the horizontal channel.





# Durability

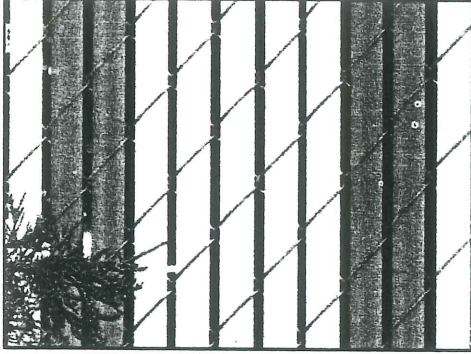


# Economy

0.5

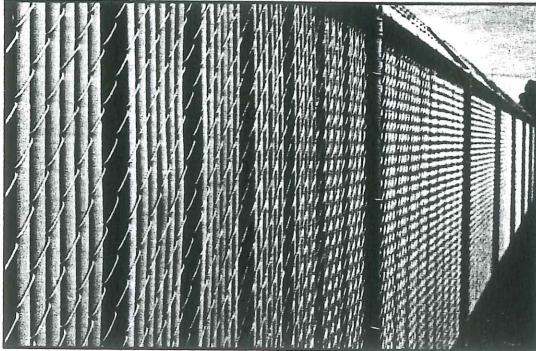
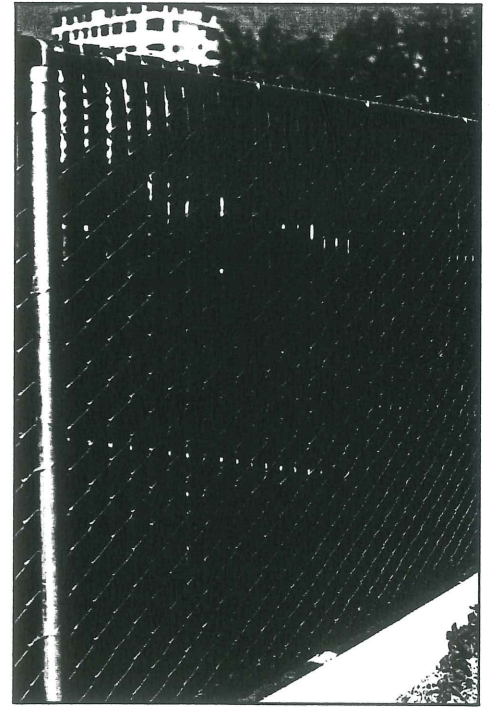
## Residential

Whether you seek to improve an existing chain link fence or build a new one from the ground up, Privacy Decorative Slatting may be the perfect answer. P.D.S. can turn a dull backyard into a private, personal sanctuary. P.D.S. is designed for the homeowner as well as the professional landscaper, so installation is a breeze. Wherever you require a fence, P.D.S. will do the job beautifully. And keep on doing it for years, despite the harshest weather.



## Industrial Western Weave

P.D.S. can give an unsightly industrial area a bright, new face lift. The 2 3/8" wide P.D.S. slat was designed specifically for industrial and commercial fencing. This slat fits into the 3"x5" mesh chain link fabric and comes pre-woven from your chain link manufacturer. The factory assembled slats are fastened with monel-clinch-lock staples to assure a maintenance free fence. This fence is available in heights of 4, 5, 6, 7, 8, 10 and 12 feet. The industrial slat can also be ordered separately for on-the-job installation.



## Commercial

Easy installation, low maintenance, durability, and beauty make P.D.S. ideal for commercial applications. Privacy Decorative Slatting can do wonders in commercial and industrial areas where zoning laws require sight obscuring fences. P.D.S. is also ideal for use around parking lots, apartment entrances, playgrounds, swimming pools and tennis courts.

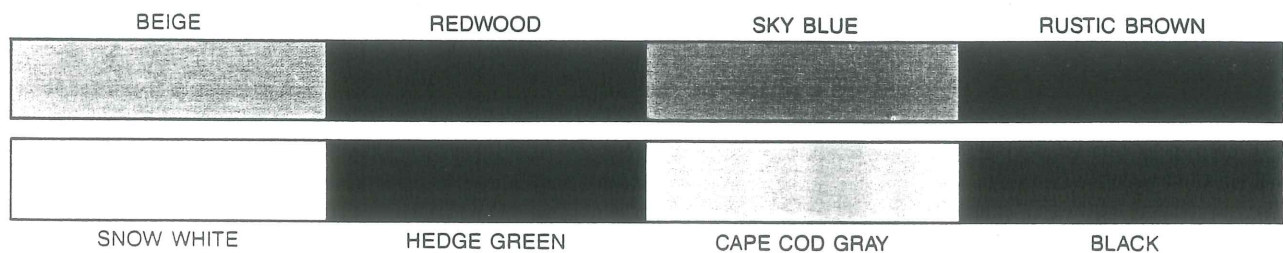
## General Specifications

The P.D.S. fence slats are flat tubular in shape with a wall thickness of .030" ± .003". The slats come in six different widths: .875" ± .030", 1.00" ± .030", 1.062" ± .030", 1.125" ± .030", 1.250" ± .030" and 2.375" ± .035". The size specification chart shows the fence mesh to slat width specs. The depth of all six slats is .3125 ± .025". The length of the slats are 3 1/2" ± 1/4" shorter than the height of the chain link fence to allow for the installation of the bottom retaining channel and the top channel if wanted. The fence slats are manufactured from a combination of quality base high density virgin polyethylene, color pigments and ultra violet inhibitor, specifically designed to retard the harmful effects of sunlight and lengthen the useful life of the product. The P.D.S. slats have a wind load factor of 75% when installed.

## Size Specifications

SLAT TYPE	MESH	GAUGE	SLAT WIDTH	COVERAGE (LINEAL FEET/BAG)
"A"	2"	11	1-1/8"	10
"B"	2"	9	1-1/16"	10
"L"	2"	6	1"	10
"C"	2-1/4"	11-1/2	1-1/4"	10
"TC"	1-3/4"	9 & 11	7/8"	10
Industrial	3"x5"	9 & 11	2-3/8"	20

## Color Selection

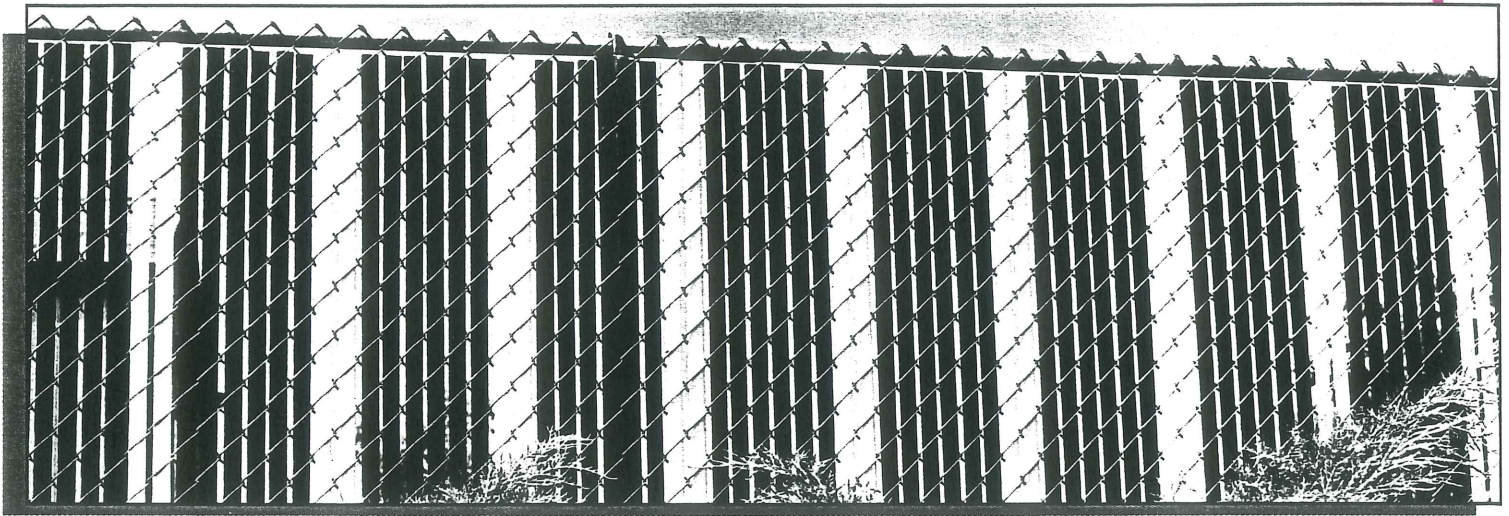


COLORS SHOWN ARE APPROXIMATE. WRITE OR CALL FACTORY FOR COLOR AND SLAT SAMPLES.



# Not just another Pretty Fence.

0-4



## Toughness

P.D.S. slatting can stand up to 3800 pounds of pressure per square inch, making it nearly indestructible under normal use. We even tried driving a car through it and it bounced right back! Normal temperatures don't affect P.D.S. slatting at all. In fact it boasts a brittleness point of  $-76^{\circ}\text{F}$ ., and a heat distortion of  $250^{\circ}\text{F}$ .

## Beauty

Special formulations of color and ultra-violet inhibitors are used in the manufacture of P.D.S. slats to give amazing weather resistance and color fastness. P.D.S. slats are resistant to rain and snow, heavy duty detergents, including those containing ammonia, salt water, water treatment chemicals, alcohol, acids and alkalines as well as petroleum products. P.D.S. slats can be easily cleaned with plain water. So you can see our beauty is more than skin deep.

## Installation

P.D.S. slatting is designed for the homeowner as well as the professional landscaper and fence installer. Slats are tailored in six widths to slide easily into chain link fences. And pre-cut in lengths to meet your exact needs. In most cases, you can be enjoying the results the same afternoon.

## Warranty

P.D.S. carries a 10 year pro-rata warranty against fading and breakage under normal use. Write the factory for full warranty information.

**P.D.S.**

Division of A&B Plastics, Inc.

Custom Extrusions and Standard Shapes

50 W. Arlington St.  
Yakima, Washington 98902

P.O. Box 10747  
Yakima, Washington 98909-1747

(509) 248-9955

FAX (509) 248-4750

## Material Specifications

**Property**  
Melt Index  
.34

Density  
.951

Low Temperature  
Brittleness  
Temperature  $-76^{\circ}\text{F}$

Tensile Strength  
3700 P.S.I.

Resistance to heat  
 $250^{\circ}\text{F}$

### Effect

Low melt index values indicate improved stress and crack resistance which produce a longer lasting slat.

In the range of polyethylene density from .914 to .960 the .951 was chosen because it yields the required stiffness without danger of brittleness.

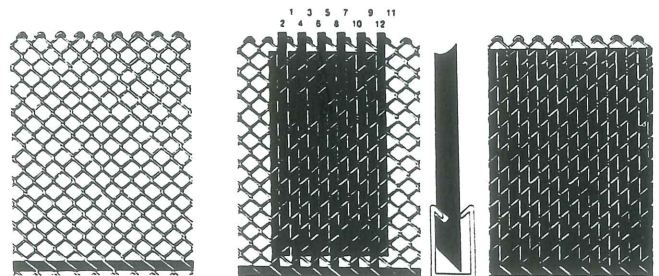
Polyethylene does not become brittle at low temperatures like many materials such as vinyl.

This insures the materials will not distort under load or impact.

This insures a long life without distortion under high temperature.

**10** YEAR WARRANTY

## Installation Instructions



**STEP 1** — Insert bottom horizontal channel open side up. Leading end of channel may be trimmed to a  $45^{\circ}$  angle to make installation easier.

**STEP 2** — Insert vertical slats with the angled and notched end down.

**STEP 3** — Push the vertical slat into the horizontal channel to Lock-In place.

MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING PATENTS:  
U.S. PAT. 4085954, 4995591

**PUBLIC WORKS ENGINEERING**  
**MEMORANDUM**

**To:** Rick Knowland, Senior Planner  
**From:** Anthony Lombardo, P.E., Project Engineer  
**Date:** October 9, 1998  
**Subject:** 161 Marginal Way.....Proposed DHS Building

*The following comments were generated during Public Works Engineering review of proposed DHS building as submitted by Southern Maine Properties Co. This set of plans are dated October 8, 1998.*

- *applicant needs to supply "construction details" of the following:*
  1. *spiked timber curb*
  2. *granite curb installation within the Marginal Way r/w*
  3. *bituminous sidewalk detail within Marginal Way r/w*
  4. *conc. curb installation*
  5. *proposed sanitary connection into existing City sewer*
  6. *proposed connection into existing City storm manhole structure*
  7. *stormwater treatment tank*
- *applicant needs to include a "Temporary & Permanent Erosion and Sediment Control Plan" as part of the plan set.*

**From:** Penny Littell  
**To:** RICK KNOWLAND  
**Date:** Thu, Oct 8, 1998 6:32 PM  
**Subject:** DHS application

Attached please find the Motion I suggest be incorporated into the Planning Board packets. I did not recall 14-526(26) subsection (a) as being applicable to this matter but if it is, simply draft a fifth motion to waive the requirements of (a). Further, the Planning Board should be aware that they may choose to "modify" to requirements rather than "waive" them, although I think it is a matter of semantics since functionally the result is the same.

I will be in on Tuesday. Have a nice long weekend!

**CC:** Joe Gray

175-4601

Fore River Company

5 Milk Street

P.O. Box 7525

Portland, Maine 04112

(207) 772-6404

TRANSMITTAL NOTICE		DATE: August 28, 1998
TO: City of Portland. Planning Dept. Attn: Rick Knowland		SUBJECT: Proposed Bldg. 161 Marginal Way.
NO. OF COPIES:	DESCRIPTION:	
REMARKS:		
<p>7 copies 11x17 ELEVATIONS. (xerox).</p> <p>7 copies 24x36 SITE PLAN (blueprints)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> add parking area</li> <li><input type="checkbox"/> timber curb spiked?</li> <li><input type="checkbox"/> parking setback further &amp; fr</li> <li><input type="checkbox"/> easterly property line shows 7ft setback but there is a storm drain line and a fence may need another foot or two to plant trees</li> <li><input type="checkbox"/> note put on</li> <li><input type="checkbox"/> but did not address comments from DAC + Public Works</li> <li><input type="checkbox"/> landscaping plan no street trees shown along Marginal Way</li> </ul>		

29-SEP-1998 10:30:42

SERVICE INQUIRY

Munic: P Reg: P260

Book: 55 Page: 360

Address: 165 MARGINAL WAY  
 PORTLAND ME 04101-2438

Lot block: 000 - -000  
 Related:  
 Ground Box:  
 Meter Size: 6  
 Next Bill:

Descrip:

Bill cycle: F  
 Service type: C  
 Water rate: CSM  
 Sewer rate:  
 Sewer muni:  
 Sewer Group:  
 Pr. Zone: A  
 Surcharge:  
 Amount: 0.00000

SELECT CUSTOMER RECORD TO RETRIEVE:

CUST#	STAT	NAME	BALANCE
3	A	SOUTHERN MAINE PROPERTIES	28.49
2	I	CHAMPION BUICK	0.00
1	I	HAVERTY DEV. CORP.	0.00

Service Vacant?:

29-SEP-1998 10:30:51

SERVICE INQUIRY

Munic: P Reg: 3454

Book: 55 Page: 2520

Address: 165 MARGINAL WAY  
PORTLAND

ME 04101-2438

Lot block: 000 - -000

Related:

Ground Box:

Meter Size: 8

Next Bill:

Descrip:

Bill cycle: F

SELECT CUSTOMER RECORD TO RETRIEVE:

Service type: C

Water rate: CSM

Sewer rate:

Sewer muni:

Sewer Group:

Pr. Zone: A

Surcharge:

Amount: 0.00000

Service Vacant?:

CUST#	STAT	NAME	BALANCE
2	A	SOUTHERN MAINE PROPERTIES	50.64
1	I	HAVERTY BUICK COMPANY	0.00



Fore River Company

5 Milk Street

P.O. Box 7525

Portland, Maine 04112

(207) 772-6404

TRANSMITTAL NOTICE		DATE: 9.21.98
TO: RICK KNOWLAND	SUBJECT: 161 MARGINAL WAY	
NO. OF COPIES: 5 5	DESCRIPTION: Site Plan dated 9/17/98 (24" x 36") Landscaping Plan dated 9/17/98 (24" x 36")	
REMARKS:  Rick - We do not have Brick Samples at this time. Please call if you have any questions or problems. Thanks for you help.  Sincerely, Bruce Kistner  Linda Frazee 781-3981		

**SEBAGO TECHNICS, INC.**  
 12 Westbrook Common  
 P.O. Box 1339  
 WESTBROOK, ME 04098-1339

**LETTER OF TRANSMITTAL**

Phone (207) 856-0277 FAX (207) 856-2206

TO

Rick Knowlton  
 City of Portland

Hand Carried

GL

DATE	9/4/98	JOB NO.	98430
ATTENTION			
RE:	DHS		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	9/13/98		Reduced Greasy Plan 11x17

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: Steve Doe

**GORRILL-PALMER  
CONSULTING ENGINEERS, INC.**

P.O. Box 1237  
GRAY, MAINE 04039

**(207) 657-6910  
FAX (207) 657-6912**

TO Rick Knowland  
Planning Department  
Portland City Hall  
389 Congress Street  
Portland ME 04101-3503

**LETTER OF  
TRANSMITTAL**

1

JOB NUMBER/PHONE	DATE
98035	9/2/98
ATTENTION	
RE:	

WE ARE SENDING YOU  Attached  Under separate cover via the following items.

Shop drawings  Prints  Plans  Specifications  Samples

Copy of letter  Change order  Other Traffic Impact Study For Marginal Way Bldg.

COPIES	DATE	NUMBER	DESCRIPTION
7	9/2/98		Traffic Impact Study For Proposed Office Bldg. Marginal Way

THESE ARE TRANSMITTED as checked below:

- |   |   |   |   |
|---|---|---|---|
| <input checked="" type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit                         | <input type="checkbox"/> _____ copies for approval                |
| <input type="checkbox"/> For your use                 | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit                           | <input checked="" type="checkbox"/> _____ copies for distribution |
| <input type="checkbox"/> As requested                 | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return                           | <input type="checkbox"/> _____ corrected prints                   |
| <input type="checkbox"/> For review and comment       | <input type="checkbox"/> Other                    |   |   |
| <input type="checkbox"/> FOR BIDS DUE/DATE:           | 9/2/98  | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS

COPY TO

SIGNED 

**PROPOSED OFFICE BUILDING  
VICINITY OF 161 MARGINAL WAY  
SOUTHERN MAINE PROPERTIES AND  
FIVE LIVER COMPANY, APPLICANTS**

Submitted to:

Portland Planning Board  
Portland, Maine

September 22, 1998

## I. INTRODUCTION

A public hearing has been scheduled to consider a proposed office building in the vicinity of 161 Marginal Way, proposed by Southern Maine Properties and Five Liver Company. This property is part of a larger landholding owned along Marginal Way by the Fore River Company. The proposed building is expected to be the area offices for Maine Department of Human Services. Background information, site plan, and building elevations are attached. Updated information is shown on Attachment 12.

Seventy-three notices were sent to area residents.

## II. SUMMARY OF FINDINGS

Zoning:	B-5 Urban Commercial Mixed Used Zone
Proposed Use:	Office Space
Building Floor Area:	52,800 sq. ft.
Building Footprint:	13,200 sq. ft.
Building Height:	4 Stories
Land Area:	123,186 sq. ft.
Parking:	269 Spaces

The site presently includes a large shed, the former Steego Auto Parts, and Concord Trailways building, which will all be removed from the site.

The proposed building will be four stories high. Building elevations are shown on Attachment C and 12C. The exterior facade will consist of brick. A steel canopy is proposed along portions of the southerly and westerly facade which provides cover for the visitors' and employees' entrances. There appears to be some type of lintel treatment above the windows. An "architectural cornice" is labeled on the plan above the fourth floor windows. The submitted elevation does not specify all the facade materials such as the window lintels, the top cornice, window frames and entrance. Note: A revised elevation was submitted on Friday. A comment at the Planning Board workshop was that the entrance should be designed so that it is more prominent.

The building will have the capability to accommodate a fifth story. If the addition were to be built, it is at least three years away; so it could not be incorporated into the current review process, since site plan approval lapses after two years. Any future addition will require site plan review. The building setback is about 83 feet from Marginal Way.

### Site Location of Development Law

The applicant's submission indicates that the land area of the site totals 123,186 sq. ft. A land survey by a registered land surveyor has not been submitted as of the writing of this report. We have advertised this public hearing for local review under the site location of development because the applicant had previously indicated interest in providing 14 additional parking spaces directly adjacent to the site. Staff became concerned that these spaces if added would bring the development site to 3 acres (non revegetated) which would trigger the site location of development law. In a phone conversation to planning staff this week, Bruce Kistler of the Fore River Company, indicated that the

parking spaces were included in the 123,186 sq. ft. Based on this information it appears that site location review is not required assuming the total development area is less than 3 acres as stated by the applicant.

The development will require a traffic permit from the Maine Department of Environmental Protection under the site location law because of traffic volumes generated by the proposed use.

### III. STAFF REVIEW

This development has been reviewed for conformance with the review standards of the site plan ordinance.

#### 1/2. Traffic

The site will be served by two driveways along Marginal Way. 269 spaces are shown on the site plan. Visitor parking (49 spaces) is proposed in the front yard, between the building and Marginal Way. The visitors' entrance is located along the front of the building.

The remainder of the parking is for staff. A staff entrance is shown near the rear of the building.

A traffic study has been submitted. The following is a summary of the major findings of the traffic study:

1. The proposed development is forecast to generate 110 and 184 trip-ends during the a.m. and p.m. peak hours respectively. ( A trip-end is defined as a trip in or out of the site. Thus, one round trip equals two trip-ends.) This level of trip generation will require filing an application for a traffic permit with the Maine Department of Environmental Protection. This trip forecast is based on development of the building as retail on the first floor, and office on the remaining floors. Development of the building as all-office will generate slightly less traffic, but still require a traffic permit. The former uses were estimated to generate 59 p.m. peak hour trip-ends; thus, the proposed project represents a net increase of 125 trip-ends.
2. The level of service analyses show that the proposed development can be accommodated by the existing street system.

3. In the opinion of Gorrill-Palmer Consulting Engineers, Inc., the proposed site is not forecast to generate sufficient traffic to justify a left or right turning lane into the site.
4. The intersection of Preble Street and Marginal Way is defined by the Maine Department of Transportation (MDOT) as a High Accident Location (HAL). Based on examination of the collision diagram for the intersection, Gorrill-Palmer Consulting Engineers, Inc. recommends that the city consider reducing the number of hours the signal is in the flash mode, since several accidents occurred during this period.
5. The sight lines at the proposed driveways are adequate.

Larry Ash, City Traffic Engineer, has reviewed the traffic report, and finds it acceptable. However, he does recommend that the proposed parking lot have a barrier around it, in order to prevent haphazard entrances/exits to this development and that the driveway openings (adjacent lot) be consolidated.

The parking lot will be defined by concrete curbs along the perimeter of the site, except for the area adjacent to the vacant land owned by the applicant (southwesterly side of the property). This "open area" will be striped, and constitutes about 560 ± linear feet. The concern is that with no wheel stops or curb guard, vehicles could therefore travel back and forth through the vacant lot to Marginal Way, bypassing the designated driveway entrances. Note: A revised plan delivered on Friday indicates a timber curb along this area.

The applicant indicates that this arrangement provides flexibility for further development of adjacent properties. As requested, he has submitted three hypothetical site plans, showing alternative building and parking lot layouts (see Attachment 9).

At the last workshop, there was discussion of consolidating driveway openings for the vacant lot. With the installation of a timber curb along the remainder of the parking lot, discussion of driveway consolidation can wait until a redevelopment plan is submitted.

As we discussed at the September 8th workshop, staff had discussions with the applicant about the possibility of moving the building closer to Marginal Way and introducing angled parking along Marginal Way. We have had some preliminary work done by a traffic engineer consultant to study whether angled parking can work along Marginal Way. Our research shows that this option is technically feasible. The applicant is considering this alternative, but has not yet reached a conclusion. It will require further analysis and review that goes beyond the applicant's site plan review time frame.

Therefore, the Board should continue to focus on the current proposal, and if further analysis indicates an angled parking concept is appropriate, we could work with the applicant to pursue implementation of this concept.



There are sidewalks around the perimeter of the building and a new sidewalk along Marginal Way, but the sidewalks and the parking areas are not interconnected by crosswalks.

A new sidewalk is proposed by the applicant along Marginal Way. Rather than using bituminous, it is suggested that the sidewalk be constructed of concrete.

3. Bulk, Location, Height of Proposed Building, and Proposed Uses Health or Safety Problems

There are no known health or safety problems associated with this development. The proposed building is 65 feet from the nearest property line not controlled by the applicant.

4. Bulk, Location, Height of Proposed Building Minimizes any Substantial Diminution in the Value or Utility to Neighboring Structures

The proposed redevelopment of this site should increase the value of neighboring structures.

5. Sewers, Storm Drains, Water/Solid Waste Disposal

All utility services will come from Commercial Street. Applicant will need to get a storm and sewer capacity letter from Public Works to verify the capacity of the Marginal Way sewer.

Seven (7) catch basins (existing and proposed) are shown on the site plan. A 12-inch storm drain connects these catch basins to the city storm drain in Commercial Street.

The existing site is almost entirely impervious, so there appears to be a slight reduction in impervious area with the new plan.

Dirty storm water will be addressed by installation of a Vortechs stormwater treatment system.

A dumpster is indicated to the rear of the property.

For engineering related comments, see memos from the Development Review Coordinator (Attachment 7) and Public Works (Attachment 10).

6/7. Landscaping

A landscaping plan has not been submitted as of the writing of this report. An early concept plan had been submitted showing street trees, trees in front of the building and some interior plantings within the parking lot. A revised landscaping plan was submitted on Friday (see Attachment 12).

Along the rear and westerly sides of the property line, a six-foot high chainlink fence (with hurricane slats) is proposed. It would be preferable to have the fence softened by trees, since the fence lines are very long; 550 linear feet and 260 linear feet, respectively. We have

requested a catalog cut of the hurricane slats but it has not been submitted to date.

Unfortunately, along the rear property line there appears to be very little room for landscaping. Space for a landscaped area in the rear could be accomplished by "borrowing" space from the front. For example, there is an 11-foot wide green space or plaza in front of the building (exclusive of the sidewalk). If the building were shifted forward three to five feet, a landscaping area could be created along the rear property line. The building could also be shifted a foot or two to the west to provide a wider landscaping area along the easterly property line. It is important that there be a wide enough area to plant vegetation.

The interior parking lot is void of any vegetation. Normally the Board requires some type of landscaping to break up the large expanse of blacktop within parking lots. At the last workshop, the Board and applicant discussed landscaping issues in the context of this parcel and the adjacent vacant land. Attachment 9B shows the potential for a series of landscaped islands along the westerly side of the property that seems to work well in the context of an integrated plan.

To address the applicants concern for flexibility, we would suggest that any future redevelopment of the vacant lot should include a comprehensive review of both sites to insure that the parking layout and landscaping is coordinated and integrated and that an appropriate amount of landscaping is planned for both parking areas. This is suggested as a condition of approval.

8. Soil and Drainage

An erosion and sedimentation control plan has not been submitted. For drainage information, see #5 above.

9. Exterior Lighting

The proposed lighting fixtures are shown, starting on Attachment 2-G. Thirteen light fixtures are proposed. Although they will be shoebox fixtures, the mounting height will be up to forty feet high. We had previously requested that the applicant explore the possibility of lowering the poles. We had also requested that the photometric patterns (with values) be shown on the plan, which was not done.

10. Fire

The Fire Department has reviewed the plan and finds it acceptable.

11. Off-Premises Infrastructure

As proposed, the development is consistent with any existing or planned infrastructure by the city. We would suggest that the applicant run conduit from the building to the rear property line. The Bayside plan will explore the possibility of eliminating overhead power lines along Marginal Way and moving it to the railroad right-of-way.

12. Special B-5 Standards

The site plan ordinance has a series of standards for the B-5 Urban Commercial Mixed zone {Sec.14-526(26)}. These standards are shown later in this section.

Since the applicant is proposing an 83-foot building setback from Marginal Way and incorporates parking within the building setback, review of standards (b), (d), and (e) is particularly relevant. These provisions are highlighted in shade. The Board may modify or waive these standards "as may be reasonably necessary to suit the operational or marketing needs of the user(s) of the property." Attachment D includes a narrative by the applicant in support of this modification.

To summarize, the applicant is proposing a more suburban form of development with an extended building setback from the street and parking in the front, as contrasted with the B-5 related standards that encourage a more urban form of development (building close to street line, parking in rear and side rather than the front yard).

(26) Development located in the B-5 and B-5b zones shall meet the following additional standards:

- a. Shared infrastructure: Shared circulation, parking, and transportation infrastructure shall be provided to the extent practicable, with utilization of joint curb cuts, walkways, service alleys, bus pull out areas, and related infrastructure shared with abutting lots and roadways. Easements for access for abutting properties and shared internal access points at property lines shall be provided where possible to facilitate present or future sharing of access and infrastructure.
- b. Building and uses shall be located close the street where practicable. Corner lots shall fill into the corner and shall provide an architectural presence and focus to mark the corner.
- c. Building shall be oriented toward the street and shall include prominent facades with windows and entrances oriented toward the street. Uses that include public access to a building or commercial/office uses in mixed-use developments shall be oriented toward major streets whenever possible.
- d. Parking lots shall be located to the maximum extent practicable toward the rear or side of the property and shall be located along property lines where joint use or combined parking areas with abutting property are proposed or anticipated.
- e. *Modifications to siting standards for the B-5 zone.* In the B-5 zone, the planning board may modify or waive stands (a)-(d) of the subsection as may be reasonably necessary to suit the operational or marketing needs of the user(s) of the property.

#### IV. SITE PLAN ISSUES AND CONDITIONS OF APPROVAL

The Board will notice there are a number of conditions of approval with this project. Virtually all of the conditions relate to comments for additional information or clarification of issues previously communicated to the applicant. See previous staff memos.

As of the writing of this report, the only new material we have received since the last workshop is Attachment 9 (hypothetical site plan for 135-161 Marginal Way). Note: New material was submitted on Friday morning, see Attachment 12. Staff will attempt to review any newly submitted material and give the Board an update for Tuesday's meeting.

#### V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #43-98, the Planning Board finds:

- A. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code:

Potential Conditions of Approval:

1. That a survey of the property prepared by a professional land surveyor be submitted.
2. That a photometric plan for the exterior lighting be submitted, that the applicant explore lowering the height of the light poles, and that the lighting plan be subject to staff review and approval. (45')
3. That a revised landscaping plan be submitted for staff review and approval.
4. That the site plan be revised reflecting the comments of the Development Review Coordinator and Public Works (see Attachments 7 and 10).
5. Any future development of the vacant lot shall include as part of the site plan approval, a comprehensive review of both sites (161 Marginal Way and vacant lot) to insure that the parking layout and landscaping is coordinated and integrated, and that an appropriate amount of landscaping is planned for both parking areas.
6. That the Marginal Way sidewalk be constructed of concrete.

REVISED PLAN  
DOW NOT ADDRESS  
THEIR ORIGINAL  
COMMENTS

Attachments:

July 28, 1998 Staff Memo

- A. Background Information
- B. Site Plan
- C. Building Elevations
- D. Applicant B-5 Siting Narrative
- E. Public Works Comments
- F. Lighting

September 8, 1998 Staff Memo

- 2. Background Information
- 3. Site Plans
- 4. Traffic Study
- 5. Building Elevations
- 6. Stormwater Runoff Evaluation
- 7. Memo from Development Review Coordinator
- 8. Planning Staff Letter to Applicant on Submissions

Post September 8 Workshop Submissions/Memos

- 9. Hypothetical Site Plan for 135-161 Marginal Way
- 10. Memo from Larry Ash, City Traffic Engineer
- 11. Memo from Anthony Lombardo, Public Works
- 12. Site Plan Material Submitted on September 18

**PUBLIC WORKS ENGINEERING**  
**MEMORANDUM**

**To:** Rick Knowland, Senior Planner  
**From:** Anthony Lombardo, P.E., Project Engineer  
**Date:** September 16, 1998  
**Subject:** DHS Building.....161 Marginal Way

The following comments were generated during Public Works Engineering review of proposed DHS building proposed at 161 Marginal Way.. The application and plans, submitted by Southern Maine Properties Co. and Sebago Technics Inc. were dated August 28, 1998 and September 3, 1998, respectively.

**SITE PLAN.....dated 8/28/98**

- The applicant needs to separate the westerly and northerly edge of proposed parking with curbing or concrete stops. This will eliminate the potential problem of cars exiting the proposed site from entering the parking area of 135 Marginal Way.
- Standard Boundary information specific to this site needs to be submitted by the applicant .
- Until the applicant decides to submit a complete set of plans and calculations, Public Works can only make very general comments.

**GRADING & DRAINAGE PLAN.....dated 9/3/98**

- The proposed connection in the existing basins on Marginal Way will not be approved by Public Works. The applicant must connect into outlet pipe exiting the catch basin and not directly into the City's catch basin.
- The applicant must obtain a "Storm and Sanitary Sewer Capacity Letter" from the Environmental Engineering Division of Public Works verifying the capacity of downstream receiving sewers in Marginal Way.

ATTACHMENT 11

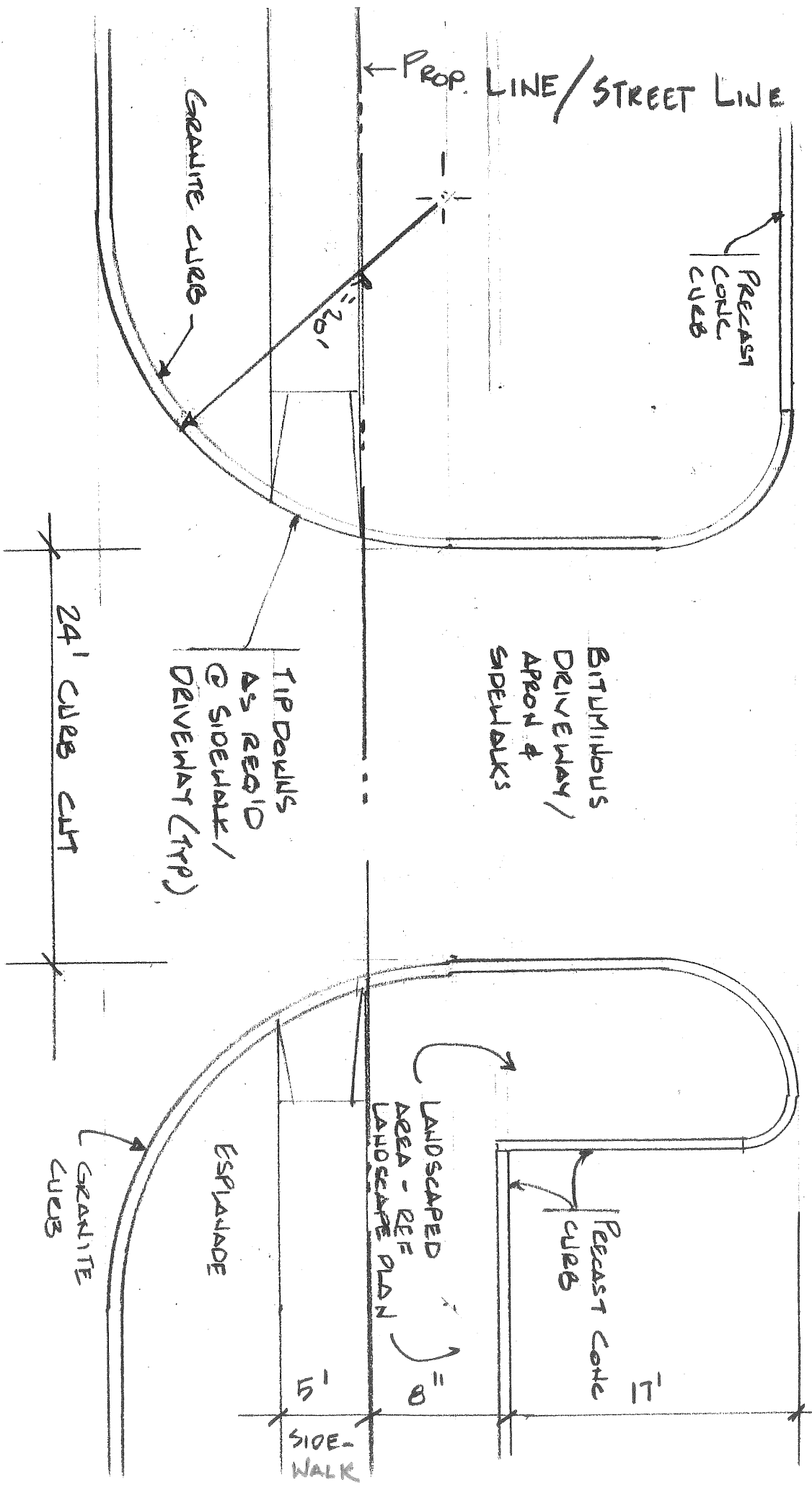
**From:** Larry Ash  
**To:** Rick Knowland  
**Date:** Fri, Sep 11, 1998 7:44 AM  
**Subject:** DHS on Marginal Way

Rick: As I have previously noted I would recommend that the proposed parking lot have a barrier around it so as to prevent haphazard entrances/exits to this development. If you have any questions please call.



NEW CURB CUT PLAN  
 161 MARGINAL WAY  
 PORTLAND, MAINE  
 NTS 9.17.98

NOTE: REF SINE PLAN FOR  
 ADDITIONAL NOTES

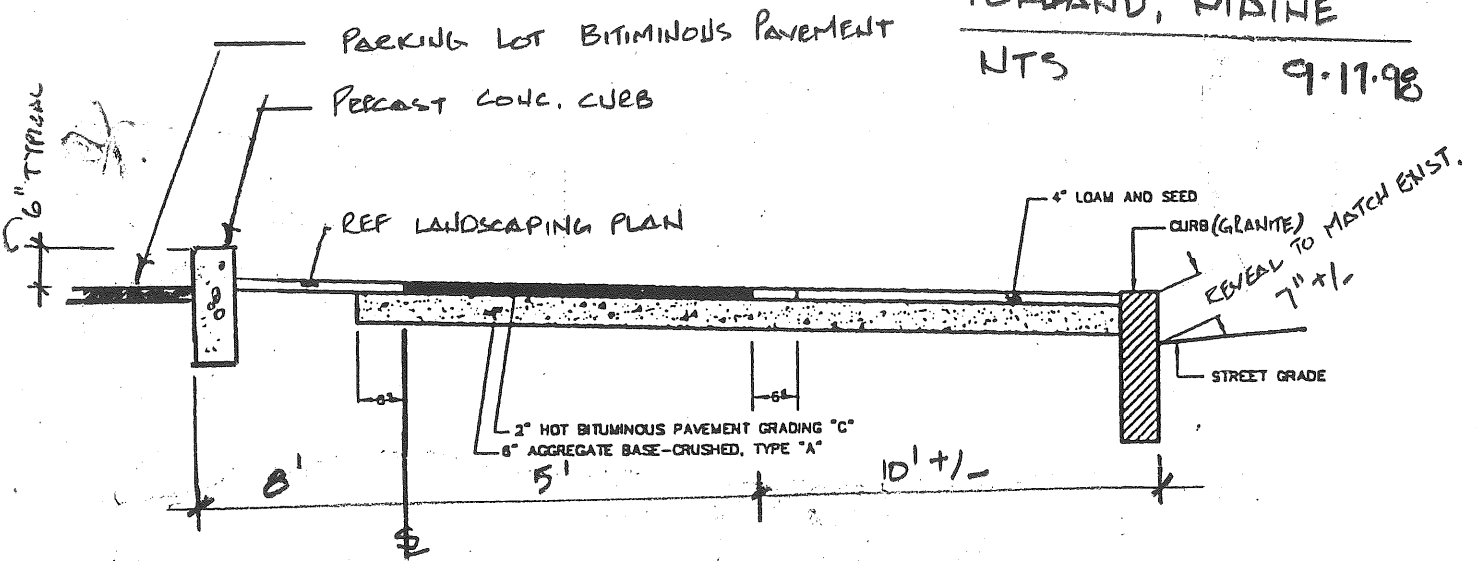


SECTION I -- STREET DESIGN STANDARDS

NEW CURB CUT PLAN  
 161 MARGINAL WAY 12-E  
 PORTLAND, MAINE

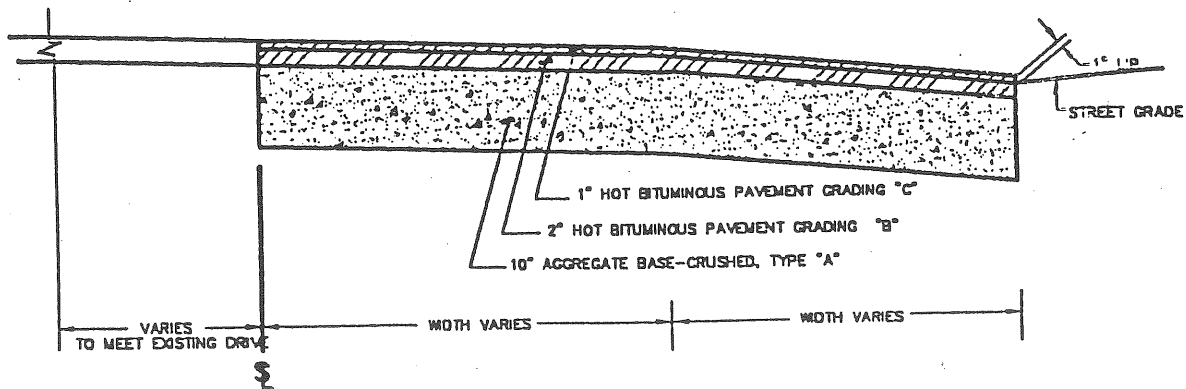
NTS

9.17.98



SECTION AT SIDEWALK

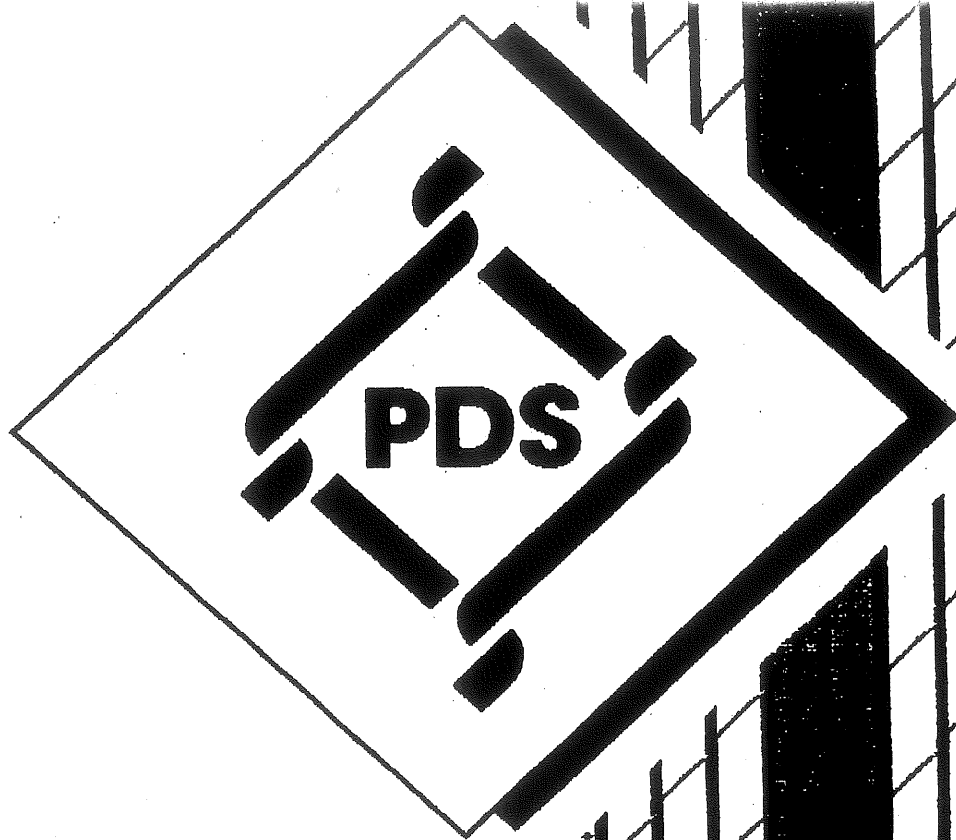
NOT TO SCALE



SECTION AT DRIVEWAY

NOT TO SCALE

**FIGURE I - 12**  
**BITUMINOUS SIDEWALK AND DRIVEWAY CONSTRUCTION**



RF

*Privacy  
Decorative  
Slattting*

FOR ALL CHAIN LINK APPLICATIONS

*Residential Commercial Industrial*

9.11.98

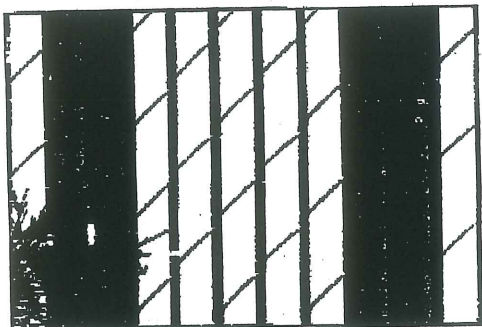
PROPOSED "HURRICANE SLATS" FOR 161 MARGINAL WAY

# Durability Economy

12-6

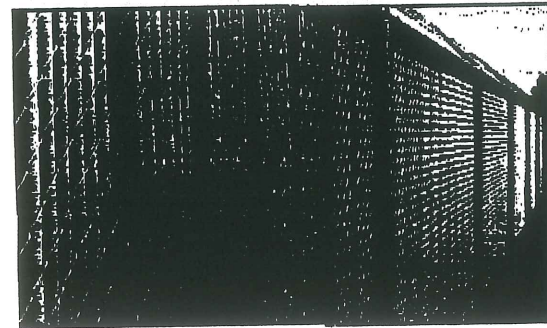
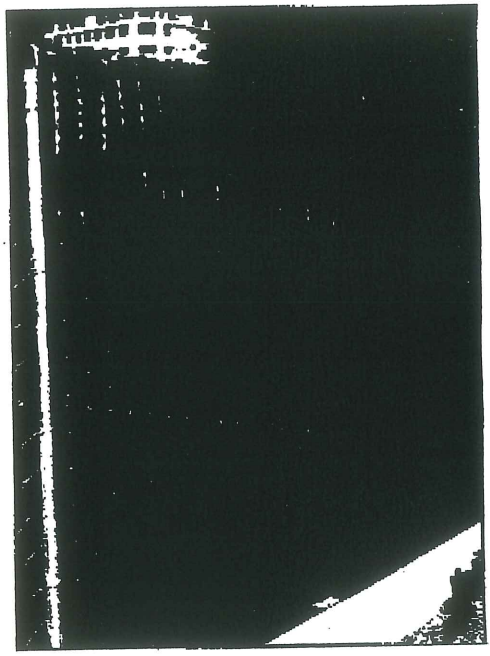
## Residential

Whether you seek to improve an existing chain link fence or build a new one from the ground up, Privacy Decorative Slatting may be the perfect answer. P.D.S. can turn a dull backyard into a private, personal sanctuary. P.D.S. is designed for the homeowner as well as the professional landscaper, so installation is a breeze. Wherever you require a fence, P.D.S. will do the job beautifully. And keep on doing it for years, despite the harshest weather.



## Industrial Western Weave

P.D.S. can give an unsightly industrial area a bright, new face lift. The 2 3/8" wide P.D.S. slat was designed specifically for industrial and commercial fencing. This slat fits into the 3"x5" mesh chain link fabric and comes pre-woven from your chain link manufacturer. The factory assembled slats are fastened with monel-clinch-lock staples to assure a maintenance free fence. This fence is available in heights of 4, 5, 6, 7, 8, 10 and 12 feet. The industrial slat can also be ordered separately for on-the-job installation.



## Commercial

Easy installation, low maintenance, durability, and beauty make P.D.S. ideal for commercial applications. Privacy Decorative Slatting can do wonders in commercial and industrial areas where zoning laws require sight obscuring fences. P.D.S. is also ideal for use around parking lots, apartment entrances, playgrounds, swimming pools and tennis courts.

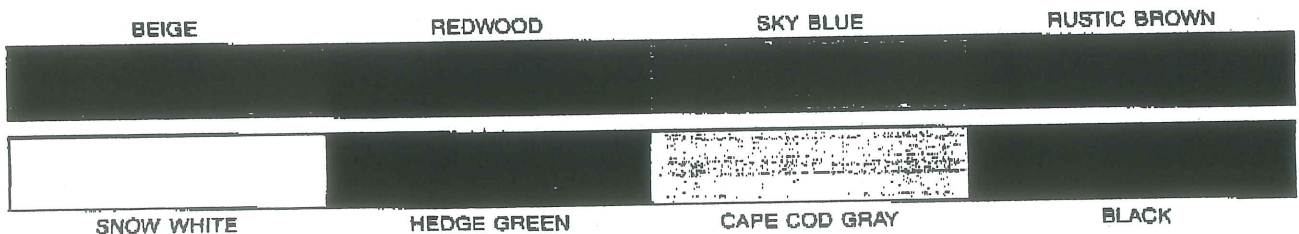
## General Specifications

The P.D.S. fence slats are flat tubular in shape with a wall thickness of .030" ± .003". The slats come in six different widths: .875" ± .030", 1.00" ± .030", 1.062" ± .030", 1.125" ± .030", 1.250" ± .030" and 2.375" ± .035". The size specification chart shows the fence mesh to slat width specs. The depth of all six slats is .3125 ± .025". The length of the slats are 3 1/2" ± 1/4" shorter than the height of the chain link fence to allow for the installation of the bottom retaining channel and the top channel if wanted. The fence slats are manufactured from a combination of quality base high density virgin polyethylene, color pigments and ultra violet inhibitor, specifically designed to retard the harmful effects of sunlight and lengthen the useful life of the product. The P.D.S. slats have a wind load factor of 75% when installed.

## Size Specifications

SLAT TYPE	MESH	GAUGE	SLAT WIDTH	COVERAGE (LINEAL FEET/BAG)
"A"	2"	11	1-1/8"	10
"B"	2"	9	1-1/16"	10
"L"	2"	6	1"	10
"C"	2-1/4"	11-1/2	1-1/4"	10
"TC"	1-3/4"	9 & 11	7/8"	10
Industrial	3"x5"	9 & 11	2-3/8"	20

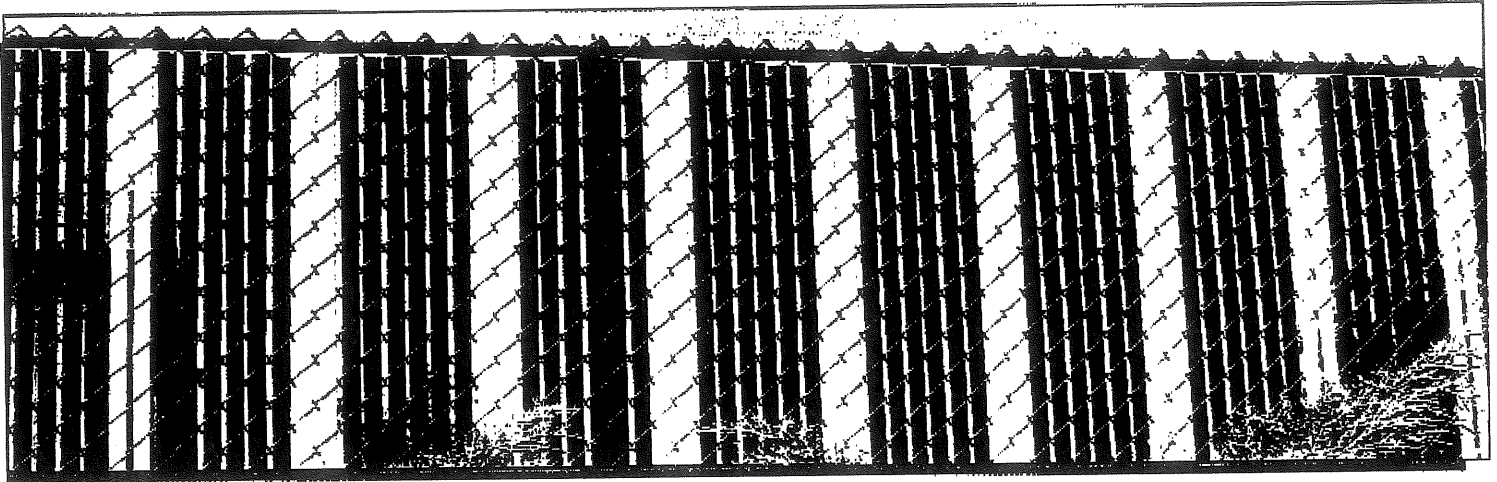
## Color Selection



COLORS SHOWN ARE APPROXIMATE. WRITE OR CALL FACTORY FOR COLOR AND SLAT SAMPLES.

# IT'S NOT JUST ANOTHER IT'S BETTER IT'S BETTER.

12-14



## Durability

P.D.S. slatting can stand up to 3800 pounds of pressure per square inch, making it nearly indestructible under normal use. We even tried driving a car through it and it bounced right back! Normal temperatures don't affect P.D.S. slatting at all. In fact it boasts a brittleness point of -76°F, and a heat distortion of 250°F.

## Beauty

Special formulations of color and ultra-violet inhibitors are used in the manufacture of P.D.S. slats to give amazing weather resistance and color fastness. P.D.S. slats are resistant to rain and snow, heavy duty detergents, including those containing ammonia, salt water, water treatment chemicals, alcohol, acids and alkalines as well as petroleum products. P.D.S. slats can be easily cleaned with plain water. So you can see our beauty is more than skin deep.

## Installation

P.D.S. slatting is designed for the homeowner as well as the professional landscaper and fence installer. Slats are tailored in six widths to slide easily into chain link fences. And pre-cut in lengths to meet your exact needs. In most cases, you can be enjoying the results the same afternoon.

## Warranty

P.D.S. carries a 10 year pro-rata warranty against fading and breakage under normal use. Write the factory for full warranty information.

**P.D.S.**

Division of A&B Plastics, Inc.

Custom Extrusions and Standard Shapes

50 W. Arlington St.  
Yakima, Washington 98902

P.O. Box 10747  
Yakima, Washington 98909-1747

(509) 248-9955

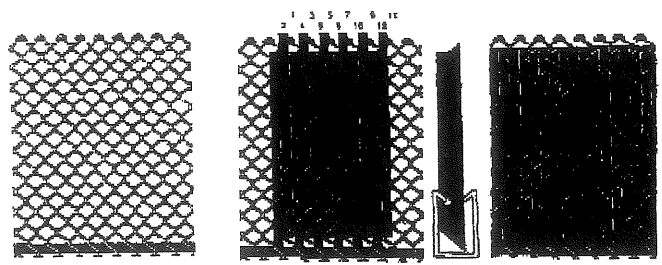
FAX (509) 248-4750

## Material Specifications

Property	Effect
Melt Index .34	Low melt index values indicate improved stress and crack resistance which produce a longer lasting slat.
Density .951	In the range of polyethylene density from .914 to .960 the .951 was chosen because it yields the required stiffness without danger of brittleness.
Low Temperature Brittleness Temperature -76°F	Polyethylene does not become brittle at low temperatures like many materials such as vinyl.
Tensile Strength 3700 P.S.I.	This insures the materials will not distort under load or impact.
Resistance to heat 250°F	This insures a long life without distortion under high temperature.

## 10 YEAR WARRANTY

## Installation Instructions



**STEP 1**— Insert bottom horizontal channel open side up. Leading end of channel may be trimmed to a 45° angle to make installation easier.

**STEP 2**— Insert vertical slats with the angled and notched end down.

**STEP 3**— Push the vertical slat into the horizontal channel to Lock-In place.

MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING PATENTS:  
U.S. PAT. 4085984, 4996691



**NEMA LLC**

25 - 39 Somerset Street ~ Portland, Maine 04101  
Phone (207) 772-8328 ~ Fax (207) 874-2940

September 07, 1998

Joseph E. Gray Jr.  
Director of Planning and Urban Development  
City Hall  
4th Floor, 389 Congress St  
Portland, ME 04101

RE: Proposed development, 161 Marginal Way.

Dear Mr Gray,

My Company, New England Metal Recycling LLC, is a scrap iron and metal processing facility located adjacent to the railroad tracks, east of the proposed development. We were formally known as H. Finkleman Co., Inc. which has operated here for over 50 years.

Our Company is not opposed to the proposed development at 161 Marginal Way. However, we do believe the proposed plan should include a natural vegetation buffer strip at the rear of the property, which should be high enough to provide adequate screening of our facility. We feel that this strip should be between 25 - 50 feet wide for best results. This would alleviate potential conflicts between our operation and the proposed development.

Thank you for your time and attention to this matter. I will be at the meeting on Tuesday, September 8, 1998, at 3:30 p.m. If you have any questions please feel free to contact me either at my office or at the meeting. Once again, thank you.

Sincerely,



Michael A. Zaitlin  
Manager

STATE OF MAINE  
DEPARTMENT OF HUMAN SERVICES

Angus S. King, Jr.  
Governor

Kevin W. Concannon  
Commissioner

September 22, 1998

City of Portland  
Planning Board  
389 Congress Street  
Portland, Maine 04101

Dear Ladies and Gentlemen:

Please accept this letter as expressing the Department of Human Services' full support for the proposal before you from the Fore River Company for construction of an approximately 50,000 square foot office building at 161 Marginal Way in Portland.

The Department of Human Services is in final negotiations with the Fore River Company to lease the aforementioned new building for a period of 15 years. It is my expectation that the Department of Human Services will remain in this location for the 15 years and much longer into the future. DHS has been actively pursuing a new office in Portland for some two years now, as you are aware. Numerous issues, concerns, and problems have ensued that have precluded bringing earlier attempts to fruition. It is very critical that Fore River Company be allowed to construct this building as soon as possible, as the current DHS lease at 509 Forest Avenue will run out the end of August of 1999. DHS has been advised by that building's owners that they have no interest in pursuing any additional short term leases, but rather, want to lease that building to other tenants on a long term basis, or sell it.

DHS provides crucial child protective, adult protective, public health, and welfare-to-work programs from the Portland facility for all of Cumberland County. As such, this office represents the largest direct client services office in the state of Maine, with close to 300 employees, visits by over 100 clients daily, and thousands of phone calls daily. Simply put, our services cannot be obtained from any other public or private organization, and it is essential that DHS have the most efficient, effective, and centrally located facility possible to carry out its mission. I am totally convinced that both the location on Marginal Way and the proposed building will meet all of these requirements. It will further be a testament to the state and the community's great commitment to its Portland area citizens.

Thank you for your time and consideration of this very important building for the Department of Human Services. If I may provide any additional information to you, please do contact me.

Sincerely,

  
Kevin W. Concannon  
Commissioner



**CITY OF PORTLAND, MAINE  
MEMORANDUM**

**TO:** Chair Carroll and Members of the Portland Planning Board

**FROM:** Richard Knowland, Senior Planner

**DATE:** September 8, 1998

**SUBJECT:** New Office Building at 161 Marginal Way

At Tuesday's workshop, the applicant will update the Board on the latest revisions to the site plan. This item was initially reviewed at the Board's July 28th workshop. Please refer to the staff memo for that meeting.

Traffic

A traffic report has been submitted. The City Traffic Engineer is in the process of reviewing the report. The projected traffic forecast (110 and 184 tripends during peak hours) triggers an application for a traffic permit with the Maine Department of Environmental Protection under the site location law.

The report indicates that the proposed development can be accommodated within the existing roadway system and that a left or right turning lane into the site is not needed.

Building Elevations

Building elevations have been submitted. The drawing will need to clarify all of the materials proposed along the facade.

Drainage

A drainage plan has been submitted. It indicates spot grades and location of proposed catchbasins. An oil and grit separator will be used to treat dirty stormwater.

Comments from the Development Review Coordinator on the revised plan are shown on Attachment 7.

Alternative

The Board should be aware that staff has had discussions with the applicant about the possibility of moving the building closer to Marginal Way and introducing angled parking along Marginal Way. We have had some preliminary work done by a traffic engineer consultant to study whether angled parking can work along Marginal Way. Our research shows that this option is technically feasible. The applicant is considering this alternative, but has not yet reached a conclusion. It will require further analysis and review that goes beyond the applicant's site plan review timeframe.

# City of Portland Planning Department

---

389 Congress Street, 4th Floor  
Portland, ME 04101  
207-874-8721 or 207-874-8719  
Fax: 207-756-8258

## FAX TRANSMISSION COVER SHEET

---

Date: 5-24-99

To: BRUCE KWITON

From: RICK KNOWLTON

Fax: 772-9078

Re: COMMENTS ON REVISED DMJ SITE PLAN.  
A FINAL (SIGNED) LETTER WILL FOLLOW  
SILENTLY.

---

YOU SHOULD RECEIVE 5 PAGE(S),  
INCLUDING THIS COVER SHEET.  
IF YOU DO NOT RECEIVE ALL THE PAGES,  
PLEASE CALL 207-874-8721 or 207-874-8719.

---

May 17, 1999

Mr. Bruce Kistler  
Fore River Co.  
P O Box 7525  
Portland ME 04112

Dear Bruce:

Thank you for your recent submission for the office building at 161 Marginal Way. Staff has reviewed the revised plan relative to the Planning Board site plan approval. Below is a list of the conditions, and a response on whether the revised plan meets the conditions.

Condition i: The exterior lighting plan shall be revised for staff review and approval, substituting the wall-mounted fixtures with a cut-off fixture.

The revised plan does not appear to specify a wall-mounted fixture.

Condition ii: That the landscaping plan shall be revised for staff review and approval, including new trees along Marginal Way and three (3) evergreen trees in the rear corner of the parking lot..

Six additional street trees need to be planted. See attached plan that was presented at the October 27, 1998, Planning Board meeting that was used as the basis for this condition of approval. The three evergreen trees were supposed to be in each of the rear three corners. Putting all of them in one corner does not meet this condition of the approval.

Condition iii: The applicant shall plant eight (8) trees within the interior of the parking lot in a well distributed pattern, subject to review and approval of the location and species by planning staff.

Although the front landscaped island extended, there are no new landscaped islands created within the parking lot. See attached plan.

Condition iv: That the site plan shall be revised, reflecting the comments of the Development Review Coordinator and Public Works.

Comments from Jim Wendel:

1. Pipe from CB #5 not defined for slope and size.
2. Provide detail on dumpster enclosure.
3. The thickness of the base pavement noted in detail 3, sheet 2 of 2 should be two-inch, minimum; total pavement thickness should be three inches.

Anthony Lombardo of Public Works indicates his comments have been addressed.

Condition v: That the Marginal Way sidewalk shall be constructed of concrete.

The plan does indicate a concrete sidewalk on Marginal Way.

Condition vi: That the revised plan for the exterior of the penthouse structure shall be submitted for planning staff and review and approval, and the plan shall reflect a high quality and durable material.

Should you have any questions on this letter, please call me.

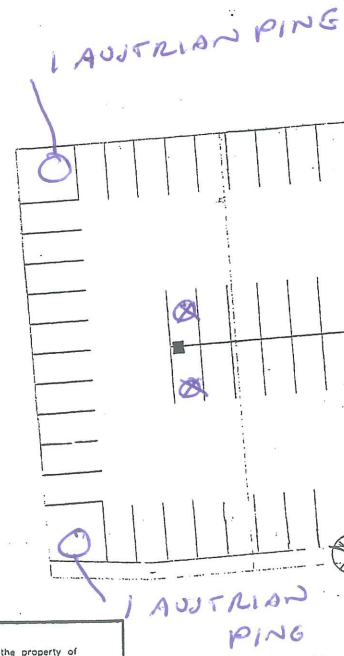
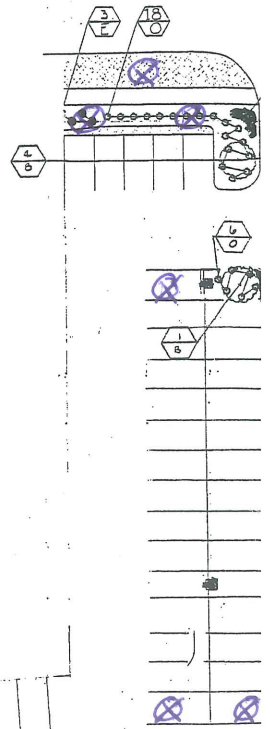
Sincerely,

Richard Knowland  
Senior Planner

cc: Joseph E. Gray, Director of Planning and Urban Development  
Alexander Jaegerman, Senior Planner

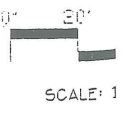
## PLANT LIST

SYMBOL	Item	Size
A	Brouwer's Beauty Andromeda	2-2.5' ht.
B	Cleveland Flowering Pear	2.5-3' cal.
C	Cranberry Cotoneaster	15-18' sprd.
D	Doublefile Viburnum	3-4' ht.
E	Dwarf Burning Bush	2-2.5' ht.
F	Emerald Queen Maple	2.5-3' cal.
G	Euonymus 'Country Gold'	18-24' sprd.
H	Fairview Honeylocust	2.5-3' cal.
J	Karpick Red Maple	2.5-3' cal.
K	Redvein Enkianthus	4-5' ht.
L	Miss Kim Lilac	2-2.5' ht.
M	Cornelian Cherry	5-6' ht.
N	Summit Ash	2.5-3' cal.
O	Scandia Juniper	2-2.5' sprd.
P	Spreading Yew	2-2.5' sprd.
Q	Microbiota decussata	4' pots
R	Stella de Oro Daylily	1 gallon



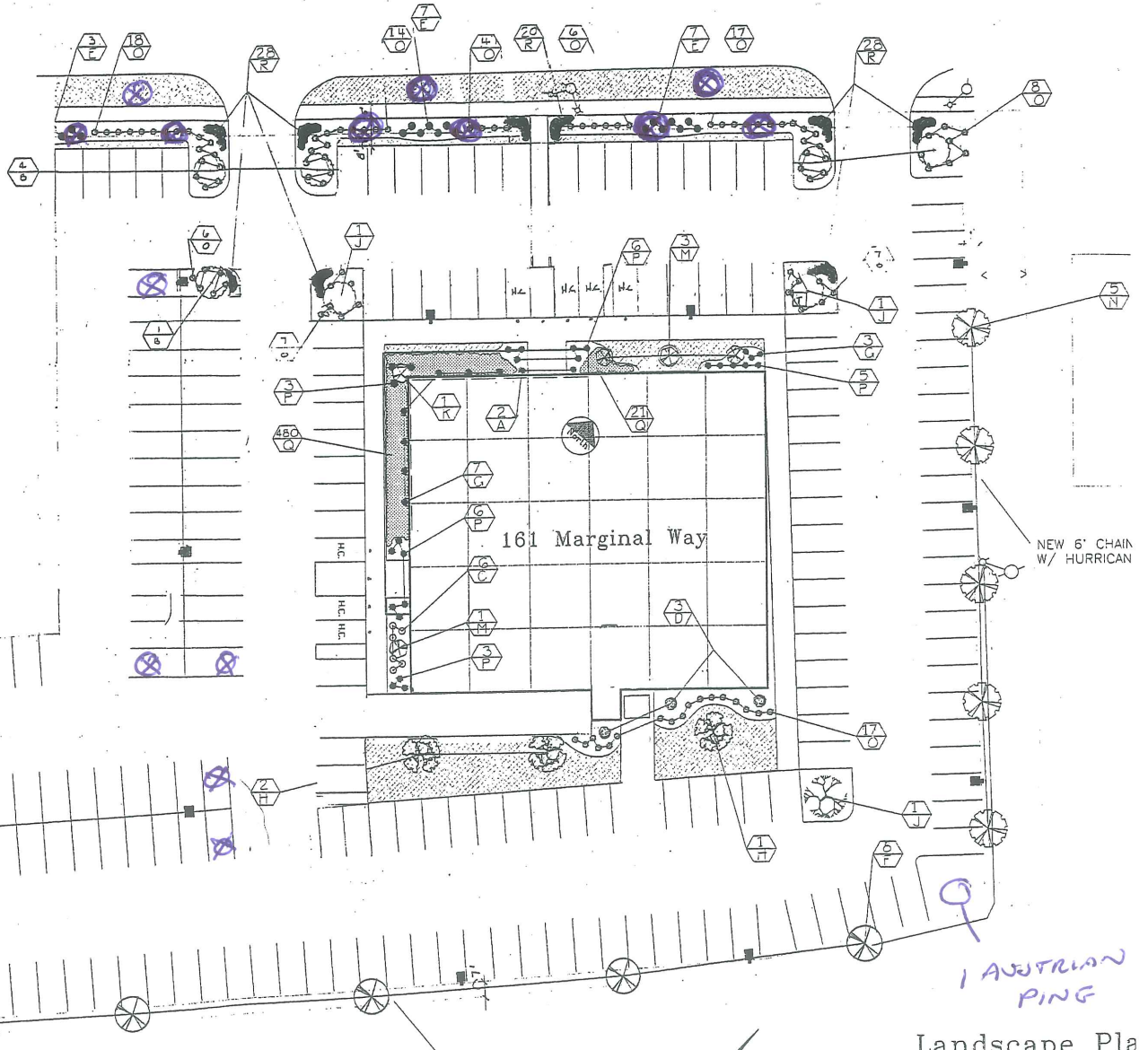
These drawings are the property of DAVIS LANDSCAPE CO., INC. Whether the work for which they were made be executed or not, they are not to be reused and/or copied except by written agreement with Conrad P. Davis II, President

NOTE: KEEP SITE PLAN FOR EXACT SITE DIMENSIONS + PARKING LAYOUT  
 GENERAL / ADDITIONAL NOTES:  
 LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND, MAINE. TECHNICAL AND DESIGN STANDARDS ARE OTHERWISE SPECIFIED.

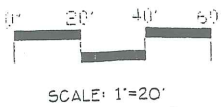




Size
2-2.5' ht.
2.5-3' cal.
15-18' sprd.
3-4' ht.
2-2.5' ht.
2.5-3' cal.
18-24' sprd.
2.5-3' cal.
2.5-3' cal.
4-5' ht.
2-2.5' ht.
5-6' ht.
2.5-3' cal.
2-2.5' sprd.
2-2.5' sprd.
4' pots
1 gallon



SEE REF. SITE PLAN FOR EXACT SITE DIMENSIONS + PARKING LAYOUT  
 GENERAL / ADDITIONAL NOTES:  
 LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND, MAINE. TECHNICAL AND DESIGN STANDARDS ALC GUIDELINES.



NEW 6' CHAINLINK FENCE W/ HURRICANE SLATS TO BE LOCATED ON PROPERTY LINE.

### Landscape Plan

for:	Fore River Company Five Milk Street Portland, Maine
by:	Davis Landscape Co., 78 Lisbon Street Lisbon, Maine REVISED 9/30/98
Design By:	PJB
Date:	9/15/98

Comments from Jim Wendel:

1. Pipe from CB #5 not defined for slope and size.
2. Provide detail on dumpster enclosure.
3. The thickness of the base pavement noted in detail 3, sheet 2 of 2 should be two-inch, minimum; total pavement thickness should be three inches.

Anthony Lombardo of Public Works indicates his comments have been addressed.

Condition v: That the Marginal Way sidewalk shall be constructed of concrete.

The plan does indicate a concrete sidewalk on Marginal Way.

Condition vi: That the revised plan for the exterior of the penthouse structure shall be submitted for planning staff and review and approval, and the plan shall reflect a high quality and durable material.

Should you have any questions on this letter, please call me.

Sincerely,

Richard Knowland  
Senior Planner

cc: Joseph E. Gray, Director of Planning and Urban Development  
Alexander Jaegerman, Senior Planner



REVIEW OF DHS REV 1 SUB PLAN.

1. PIPE FROM CBS NOT DEFINED FOR SIZES & SIZES. ~~PIPE MAY NOT ALLOW CB CONNECTION TO DMH 2~~

2. PROVIDE DETAIL OF DUMPSTER ENCLOSURE

3. THE THICKNESS OF THE BASE PAVEMENT NOTED IN DETAIL 3, SH 2 OF 2 SHOULD BE 2" MINIMUM; TOTAL PAVEMENT THICKNESS SHOULD BE 3"

~~CB at the entrance basin is sitting out of the curb. back against the curb potential~~

TONY OK WITH REVISED PLAN FOR ONJ  
BY PHING 5-19-99

846  
5829

8/11/98

**Site Plan Review**  
**New Office Building Facility at 161 Marginal Way, Portland, Maine**

Below are responses to contents requirements as set forth in Portland's Land Use §14-525b. The numbers below correspond to the numbers given in the code.

§14-525(b)1)

a. Applicant: Southern Maine Properties Company  
P.O. Box 7525  
Portland, ME 04112

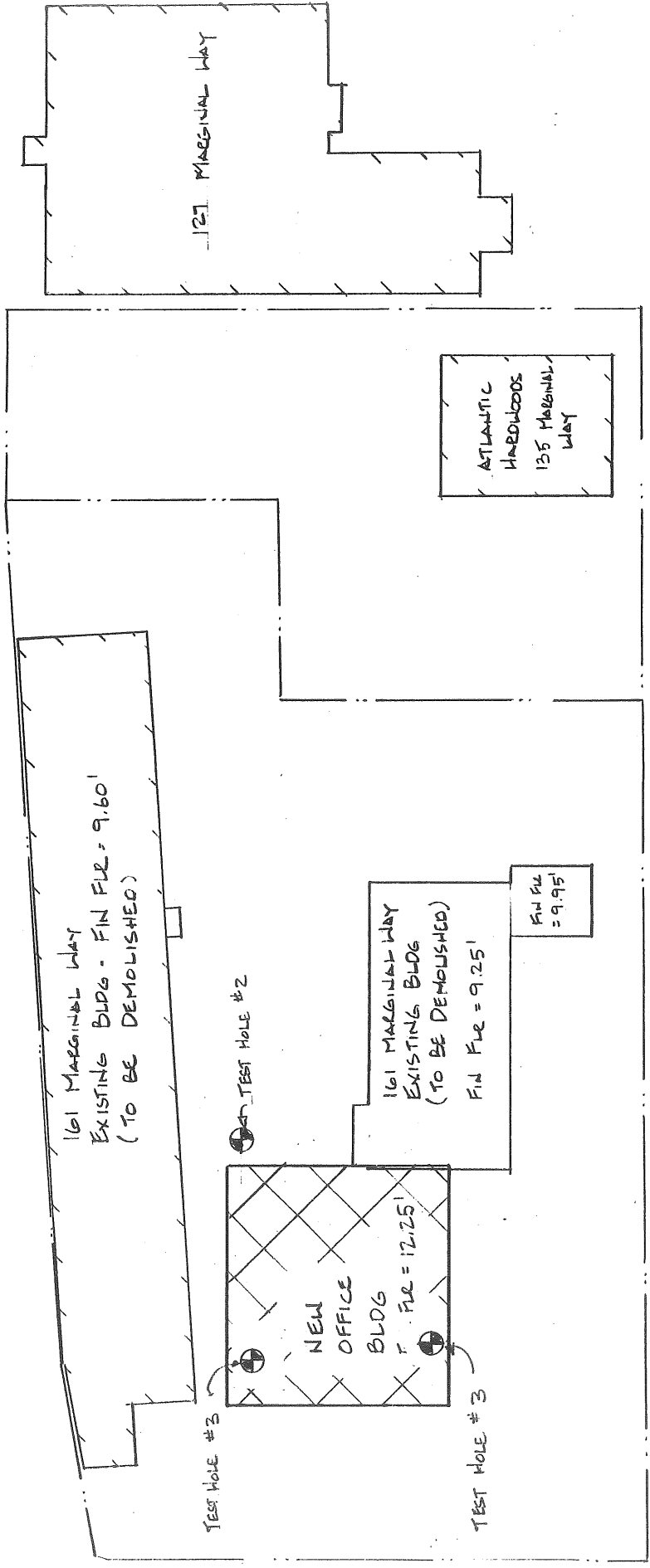
Development Name: 161 Marginal Way  
New Office Building

- b. See Site Plan.
- c. See Site Plan.
- d. See written statement.
- e. See Site Plan.

§14-525(b)2)

- a. Existing soils - sand, gravel, bricks, ash, grey silty clay, grey silty sand, and gravel. See attached test borings and Site Plan "B".
- b. Site is 100% impervious and without rock outcroppings. See Site Plan "A" for easements, right of ways, and drainage.
- c. See Site Plan "B" and "Perspective Rendering", elevations to follow.
- d. See Site Plan.
- e. See Site Plan.
- f. See Site Plan and Site Plan "A".
- g. See Site Plan.
- h. Landscape plan to follow.
- i. See Site Plan.
- j. See Site Plan for pole locations and attached pole, fixture specifications, and photometric data.
- k. See Site Plan.
- l. N/A.
- m. See attached test borings and Site Plan "B".
- n. To follow.

NOTE: TEST PACING HOLES SHOWN IN APPROX. LOCATIONS.



SITE PLAN "B" - 135 + 161 MARGINAL WAY - 0' 25' 30' 11" - 8.11.98

MAINE TEST BORINGS, INC.  
BREWER, MAINE 04412

CLIENT  
ALLIED CONSTRUCTION

SHEET 1 OF 1

HOLE NO. 81

DRILLER  
MEL COFFIN

PROJECT NAME  
MARGINAL WAY BORINGS

LINE & STATION

M.T.B. JOB NUMBER  
97-184

LOCATION  
PORTLAND, ME

OFFSET

GROUND WATER OBSERVATIONS

AT FT. AFTER HOURS  
AT FT. AFTER HOURS

TYPE  
SIZE I.D.  
HAMMER WT.  
HAMMER FALL

CASING	SAMPLER	CORE BARREL
HS 2 1/2"		

DATE START	DATE FINISH
12/01/97	12/01/97
SURFACE ELEVATION	

CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6" ON SAMPLER			VANE READING	DEPTH	STRATUM DESCRIPTION
	NO.	O.D.	PEN.	REC.	DEPTH @ BOT.	0-6	6-12	12-18			
										0.3	TAR
										20.0	SAND, GRAVEL, BRICKS AND ASH
										33.5	GRAY SILTY CLAY
										38.7	GRAY SILTY SAND AND GRAVEL
											REFUSAL @ 38.7'

SAMPLES

- D = SPLIT SPOON
- C = 2" SHELBY TUBE
- S = 3" SHELBY TUBE

XX

SOIL CLASSIFIED BY:

- DRILLER-VISUALLY
- SOIL TECHNICIAN-VISUALLY
- LABORATORY TESTS

REMARKS:

HOLE NO. 81

**MAINE TEST BORINGS, INC.**  
**BREWER, MAINE 04412**

CLIENT  
 ALLIED CONSTRUCTION

SHEET 1 OF 1  
 HOLE NO. B2

DRILLER  
 MEL COFFIN

PROJECT NAME  
 MARGINAL WAY BORINGS

LINE & STATION

M.T.B. JOB NUMBER  
 97-184

LOCATION  
 PORTLAND, ME

OFFSET

GROUND WATER OBSERVATIONS  
 AT FT. AFTER HOURS  
 AT FT. AFTER HOURS

TYPE SIZE I.D. HAMMER WT. HAMMER FALL	CASING	SAMPLER	CORE BARREL
	HS 2 1/2"		

DATE START	DATE FINISH
12/01/97	12/01/97
SURFACE ELEVATION	

CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6" ON SAMPLER			VANE READING	DEPTH	STRATUM DESCRIPTION
	NO.	O.D.	PEN.	REC.	DEPTH @ BOT.	0-6	6-12	12-18			
										0.3	TAR
										15.0	SAND, GRAVEL, COOL ASH AND BRICKS
										32.0	GRAY SILTY CLAY
										36.7	GRAY SILTY SAND AND GRAVEL
											REFUSAL @ 36.7'

SAMPLES  
 D = SPLIT SPOON  
 C = 2" SHELBY TUBE  
 S = 3" SHELBY TUBE

SOIL CLASSIFIED BY:  
 DRILLER-VISUALLY  
 SOIL TECHNICIAN-VISUALLY  
 LABORATORY TESTS

REMARKS:  
 HOLE NO. 03

**MAINE TEST BORINGS, INC.**  
**BREWER, MAINE 04412**

CLIENT  
 ALLIED CONSTRUCTION

SHEET 1 OF 1

HOLE NO. 83

DRILLER  
 MEL COFFIN

PROJECT NAME  
 MARGINAL WAY BORINGS

LINE & STATION

M.T.B. JOB NUMBER  
 97-184

LOCATION  
 PORTLAND, ME

OFFSET

**GROUND WATER OBSERVATIONS**

AT \_\_\_\_\_ FT. AFTER \_\_\_\_\_ HOURS  
 AT \_\_\_\_\_ FT. AFTER \_\_\_\_\_ HOURS

TYPE  
 SIZE I.D.  
 HAMMER WT.  
 HAMMER FALL

CASING  
 SAMPLER  
 CORE BARREL

H5  
 2 1/2"

DATE START DATE FINISH  
 12/01/97 12/01/97

SURFACE ELEVATION

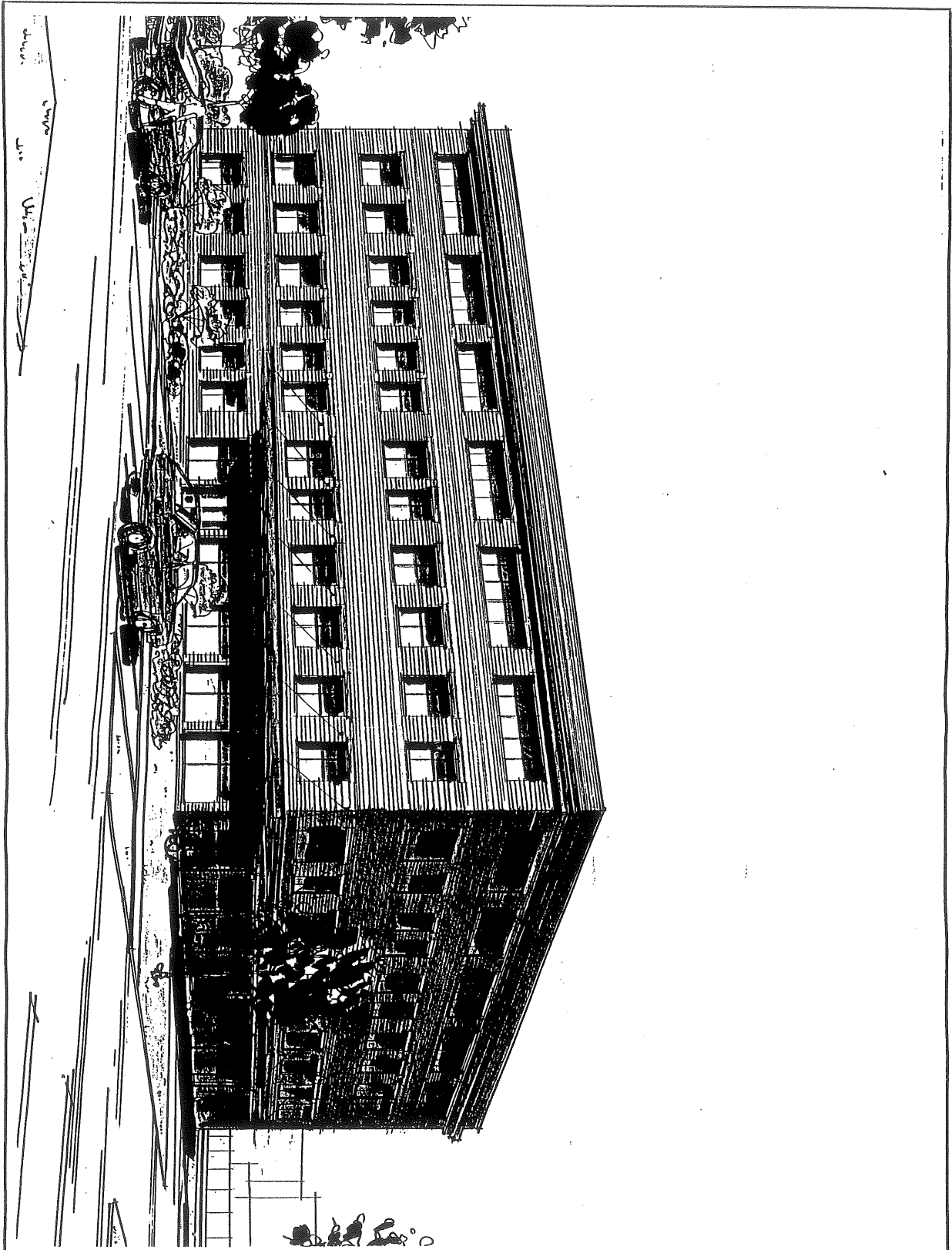
CASING BLOWS PER FOOT	SAMPLE					BLOWS PER 6" ON SAMPLER			VANE READING	DEPTH	STRATUM DESCRIPTION
	NO.	O.D.	PEN.	REC.	DEPTH @ BOT.	0-6	6-12	12-18			
										0.3	TAR
											BROWN SAND, GRAVEL AND COAL ASH
										17.0	GRAY SILTY CLAY
										36.5	GRAY SILTY SAND AND GRAVEL
										39.2	

SAMPLES  
 D = SPLIT SPOON  
 C = 2" SHELBY TUBE  
 S = 3" SHELBY TUBE

SOIL CLASSIFIED BY:  
 DRILLER-VISUALLY  
 SOIL TECHNICIAN-VISUALLY  
 LABORATORY TESTS

REMARKS: REFUSAL @ 39.2'

HOLE NO.



## DHS MARGINAL WAY SITE

PROJECT No. 97118  
SCALE: 1/16"=1'-0"  
DATE: 12/8/97

**FORE RIVER COMPANY**  
5 MILK STREET / P.O. BOX 7525  
PORTLAND, MAINE 04112  
tel. (207) 772-6404 / fax. (207) 772-9078

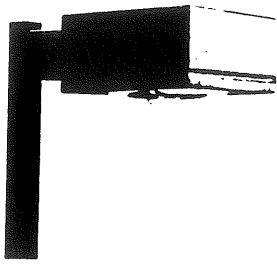
**SMRT**  
ARCHITECTURE ENGINEERING PLANNING  
144 Fore St./P.O.Box 618 PORTLAND, MAINE 04104  
tel. (207) 772-3846 / fax. (207) 772-1070



SUBJECT: PERSPECTIVE RENDERING

SMRT CAD FILE: PERSPECTIVE.DWG





**GMGALLERIA**

**250W - 400W**

High Pressure Sodium  
Metal Halide

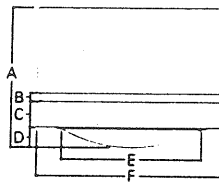
ARCHITECTURAL  
AREA LIGHT

- Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in polyester powder coat
- Ballast tray is hard-mounted to housing interior for cooler operation
- Long-life core and coil ballast
- Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units
- Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in polyester powder coat (Spider mount unit has steel door)
- Convex tempered glass lens
- Mogul-base porcelain socket
- Approximate net weight: 64-69 lbs. (29-31 kgs.)

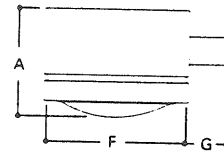
**DESCRIPTION**

The Galleria achieves superior light distribution by utilizing a seamless reflector system, making it the optimum choice for almost any small or medium area lighting application. U.L. listed for wet locations. CSA certified.

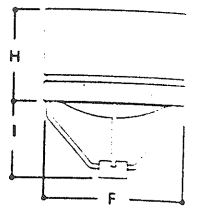
**DIMENSIONS**



**ARM MOUNT**



**SPIDER MOUNT**



	A	B	C	D	E	F	G	H	I
Medium	15" (381mm)	3/4" (19mm)	3" (76mm)	4" (102mm)	18 3/4" (476mm)	21 3/4" (552mm)	6" or 14" (152 356mm)	12" (305mm)	21" (533mm)

EPA-Effective Projected Area: 2.4

**ORDERING INFORMATION**

SAMPLE NUMBER: GMA251292D

**G M A 40 1 2 4 3D**

Product Family	Housing Size	Mounting Method	Lamp Wattage/Base	Lamp Type	Ballast Type (5)	Distribution	Color	Options & Accessories
G = Galleria	M = Medium	A = Arm (1) B = Spider for 2 3/8" O.D. tenon C = Spider for 3 1/2" O.D. tenon	25-250W/ Mogul 40-400W/ Mogul	1 = MH 2 = HPS	5 = CWI	1D = Type I MCO Horizontal 2D = Type II MCO Horizontal 3D = Type III MCO Horizontal FT = Forward Throw Horizontal AR = Area Round Vertical AS = Area Square Vertical RW = Rectangular Wide Vertical 3V = Vertical Type III	BZ = Bronze BG = Beige BK = Black BL = Blue GR = Green AP = Grey RD = Red SY = Silver WH = White YL = Yellow	(See Below)

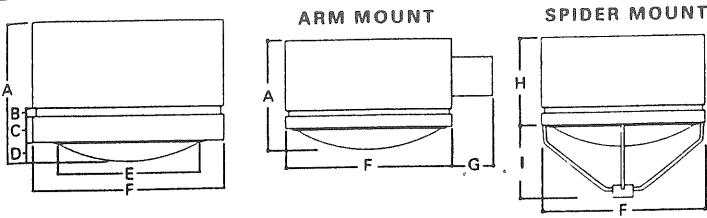
400 watt shoe box  
40' pole

**PRODUCT INFORMATION**

Catalog Number (2)	Lamp Wattage	Lamp Type (2)	Options (add as suffix)	Accessories (order separately)
<b>Arm Mount (Order arm separately)</b>				
GMA25229XX	250	HPS	F=Single Fuse (120, 277 or 347V)	MA1004=14" Arm for Square Pole. 1.0 EPA
GMA40229XX	400	HPS	FF=Double Fused (208, 240 or 480V)	MA1005=6" Arm for Square Pole. 0.5 EPA
GMA25129XX	250	MH	R=NEMA Twistlock Photocontrol Receptacle	MA1006=Direct Mount Kit for Square Pole
GMA40129XX	400	MH	Q=Quartz Restrike (Limit to 150W max. quartz lamp only. Lamp not included)	MA1007=14" Arm for Round Pole. 1.0 EPA
<b>Spider Mount (For 2 3/8" O.D. Tenon)</b>				
GMB25229XX	250	HPS	HS=House Side Shield	MA1008=6" Arm for Round Pole. 0.5 EPA
GMB40229XX	400	HPS	VS=Vandal Shield	MA1009=Direct Mount Kit for Round Pole
GMB25129XX	250	MH	FG=Flat Glass (Reduced Lamp Envelope required AR, AS, RW and 3V)	MA1010=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
GMB40129XX	400	MH		MA1011=2 @ 90° Tenon Adapter for 3 1/2" Tenon
GMC25129XX	250	MH		MA1012=3 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
GMC40129XX	400	MH		MA1013=4 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
<b>Spider Mount (For 3 1/2" O.D. Tenon)</b>				
GMC25229XX	250	HPS		MA1014=2 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
GMC40229XX	400	HPS		MA1015=2 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
				MA1016=3 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
				MA1017=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
				MA1018=2 @ 180° Tenon Adapter for 2 3/8" O.D. Tenon
				MA1029=Wall bracket
				OA1016=Photocontrol-Multi-Tap
				OA1027=Photocontrol-480V
				OA1201=Photoelectric Control, 347V NEMA Type
				LL=Lamp Included

NOTES: (1) Arm not included. See accessories. (2) Designate distribution by changing 9th and 10th digits. (3) All lamps are mogul base. Lamps are not included. (4) Multi-Tap ballast is 120/208/240/277V. Triple-Tap ballast is 120/277/347V. (5) Products also available in non-US voltages and 50Hz for international markets. Consult factory for details.

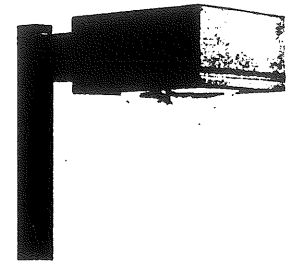
**DIMENSIONS**



	A	B	C	D	E	F	G	H	I
Large	18 1/2"	3/4"	3 3/8"	4"	12 7/8"	27"	6" or 14"	14 1/2"	12"
	(464mm)	(19mm)	(85mm)	(102mm)	(327mm)	(686mm)	(152 or 356mm)	(362mm)	(305mm)

**DESCRIPTION**

The Galleria achieves superior light distribution by utilizing a seamless reflector system, making it the optimum choice for almost any large area lighting application. U.L. listed for wet locations. CSA certified.



**GLGALLERIA**

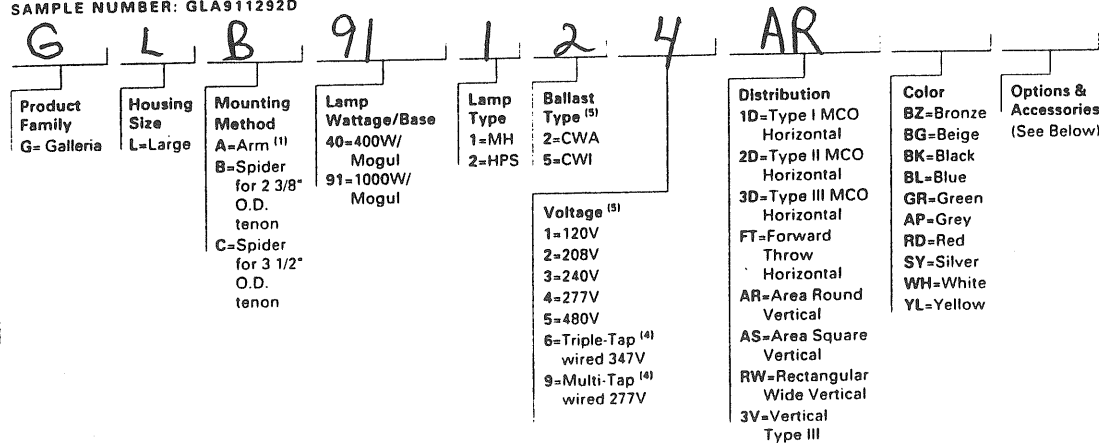
**400W - 1000W**  
High Pressure Sodium  
Metal Halide

ARCHITECTURAL  
AREA LIGHT

EPA-Effective Projected Area: 3.9

**ORDERING INFORMATION**

SAMPLE NUMBER: GLA911292D



1000 watt pole top  
40' pole

- Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in polyester powder coat
- Ballast tray is hard-mounted to housing interior for cooler operation
- Long-life core and coil ballast
- Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units

- Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in polyester powder coat (Spider mount unit has steel door)
- Convex tempered glass lens
- Mogul-base porcelain socket
- Approximate net weight: 66-83 lbs. (30-37 kgs.)

**PRODUCT INFORMATION**

Catalog Number <sup>(2)</sup>	Lamp Wattage	Lamp Type <sup>(3)</sup>	Options (add as suffix)	Accessories (order separately)
Arm Mount (Order arm separately)			F=Single Fuse (120, 277 or 347V)	MA1004=14" arm for square pole. 1.0 EPA
GLA40229XX	400	HPS	FF=Double Fused (208, 240 or 480V)	MA1005=6" arm for square pole. 0.5 EPA
GLA91229XX	1000	HPS	R=NEMA Twistlock Photocontrol Receptacle	MA1006=Direct mount kit for square pole
GLA40129XX	400	MH	Q=Quartz Restrike (Limit to 150W max. quartz lamp only. Lamp not included)	MA1007=14" arm for round pole. 1.0 EPA
GLA91129XX	1000	MH	HS=House Side Shield	MA1008=6" arm for round pole. 0.5 EPA
Spider Mount (For 2 3/8" O.D. Tenon)			VS=Vandal Shield (400W maximum)	MA1009=Direct mount kit for round pole
GLB40229XX	400	HPS		MA1010=Single-arm tenon adapter for 3 1/2" O.D. tenon
GLB91229XX	1000	HPS		MA1011=2 @ 90° tenon adapter for 3 1/2" O.D. tenon
GLB40129XX	400	MH		MA1012=3 @ 120° tenon adapter for 3 1/2" O.D. tenon
GLB91129XX	1000	MH		MA1014=2 @ 90° tenon adapter for 3 1/2" O.D. tenon
Spider Mount (For 3 1/2" O.D. Tenon)				MA1015=2 @ 120° tenon adapter for 3 1/2" O.D. tenon
GLC40229XX	400	HPS		MA1016=3 @ 90° tenon adapter for 3 1/2" O.D. tenon
GLC91229XX	1000	HPS		OA1016=Photocontrol-Multi-Tap
GLC40129XX	400	MH		OA1027=Photocontrol-480V
GLC91129XX	1000	MH		OA1201=Photoelectric Control, 347V NEMA Type
				LL=Lamp Included

NOTES: <sup>(1)</sup> Arm not included. See accessories. <sup>(2)</sup> Designate distribution by changing 9th and 10th digits. <sup>(3)</sup> All lamps are mogul base. Lamps are not included. <sup>(4)</sup> Multi-Tap ballast is 120-208-240-277V. Triple-Tap ballast is 120-277-347V. <sup>(5)</sup> Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.

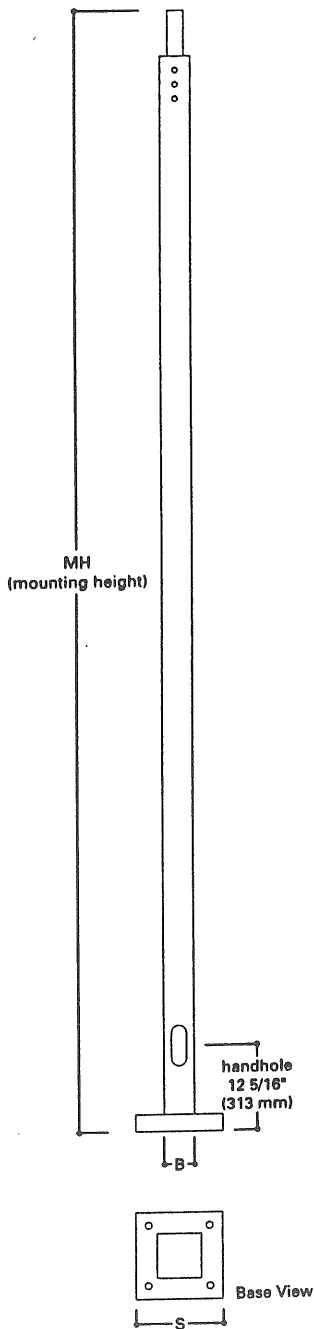
# COOPER LIGHTING

## SSSSQUARE STRAIGHT STEEL

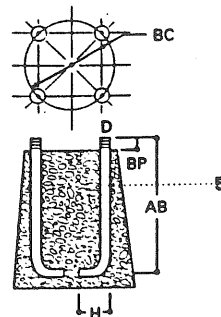
10' - 39'  
Mounting Height

SQUARE STRAIGHT STEEL

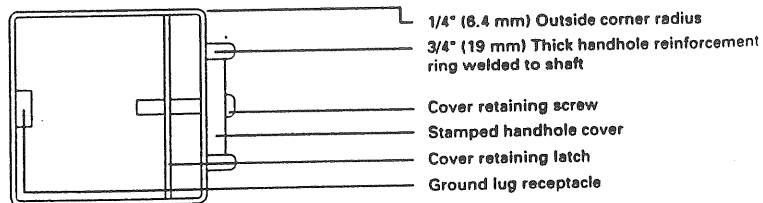
DETAILS  
REFER TO CHART FOR DIMENSIONAL INFORMATION



*39' poles*



### HANDHOLE (section through standard handhole)



### FINISH COLORS

- F=Dark Bronze
- G=Galvanized
- H=Red
- I=Royal Blue
- L=Buttercup Yellow
- N=Olive Green
- P=Prime
- Q=Designer Beige
- S=Silver
- V=Grey
- W=White
- X=None
- Y=Black

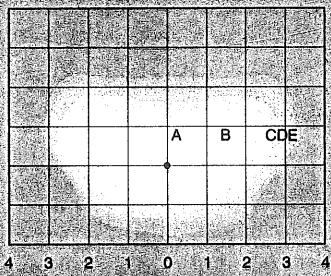
### POLE SPECIFICATIONS

- 1...ASTM Grade steel base plate with ASTM A366 base cover.
- 2...Handhole assembly 3" x 5" (76 x 127 mm) on 5" (127 mm) and 6" (152 mm) pole; and 2" x 4" (51 x 102 mm) on 4" (102 mm) pole.
- 3...ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.
- 4...Drilled or Tenon (specify).
- 5...Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized 3" (76 mm) hook for 3/4" (19 mm) bolt. 4" (102 mm) hook for 1" (25 mm) bolt.

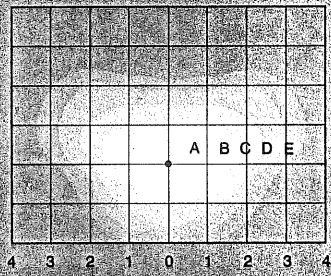


**PHOTOMETRICS**

**Catalog Number GMX402293D**  
400-Watt HPS  
50,000-Lumen Clear Lamp  
Type III Distribution



**Catalog Number GMX401293D**  
400-Watt Metal Halide  
40,000-Lumen Clear Lamp  
Type III Distribution



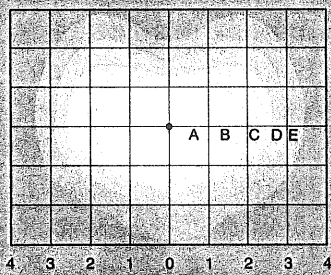
**Lateral and Longitudinal Distance in Units of Mounting Heights**

**Footcandle Table**

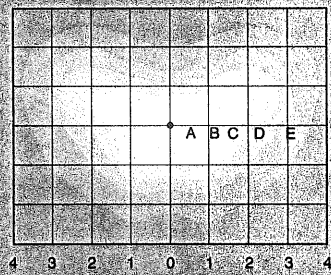
Select mounting height and read across for footcandle values of each isofootcandle line.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	11.25	4.50	2.25	1.12	0.56
25'	7.20	2.88	1.44	0.72	0.36
30'	5.00	2.00	1.00	0.50	0.25
35'	3.65	1.46	0.73	0.36	0.18
40'	2.80	1.12	0.56	0.28	0.14

**Catalog Number GLX912293D**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Type III Distribution

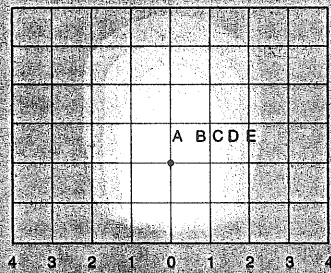


**Catalog Number GLX911293D**  
1000-Watt Metal Halide  
107,800-Lumen Clear Lamp  
Type III Distribution

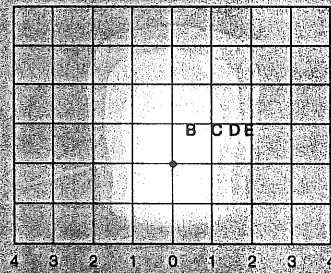


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	8.85	3.54	2.66	0.88	0.44
35'	6.50	2.60	1.95	0.65	0.32
40'	5.00	2.00	1.50	0.50	0.25
45'	3.95	1.58	1.18	0.39	0.19
50'	3.20	1.28	0.96	0.32	0.16

**Catalog Number GMX40229FT**  
400-Watt HPS  
50,000-Lumen Clear Lamp  
Forward Throw Distribution

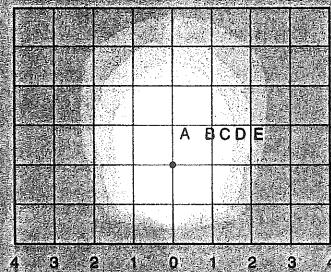


**Catalog Number GMX40129FT**  
400-Watt Metal Halide  
40,000-Lumen Clear Lamp  
Forward Throw Distribution

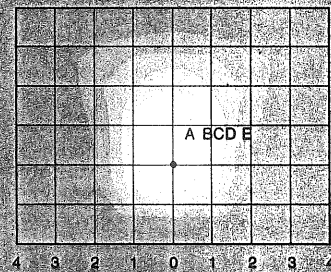


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	11.25	4.50	2.25	1.12	0.56
25'	7.20	2.88	1.44	0.72	0.36
30'	5.00	2.00	1.00	0.50	0.25
35'	3.65	1.46	0.73	0.36	0.18
40'	2.80	1.12	0.56	0.28	0.14

**Catalog Number GLX91229FT**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Forward Throw Distribution



**Catalog Number GLX91129FT**  
1000-Watt Metal Halide  
107,800-Lumen Clear Lamp  
Forward Throw Distribution

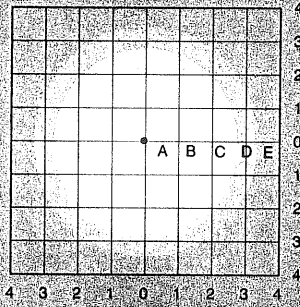


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	8.85	3.54	2.66	0.88	0.44
35'	6.50	2.60	1.95	0.65	0.32
40'	5.00	2.00	1.50	0.50	0.25
45'	3.95	1.58	1.18	0.39	0.19
50'	3.20	1.28	0.96	0.32	0.16

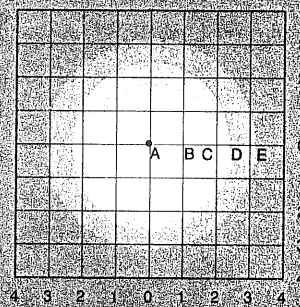


**PHOTOMETRICS**

**Catalog Number GMX40229AR**  
400-Watt HPS  
50,000-Lumen Clear Lamp  
Area Round Distribution



**Catalog Number GMX40129AR**  
400-Watt Metal Halide  
40,000-Lumen Clear Lamp  
Area Round Distribution



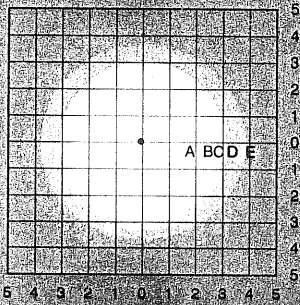
**Lateral and Longitudinal Distance in Units of Mounting Heights**

**Footcandle Table**

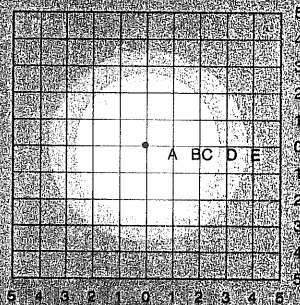
Select mounting height and read across for footcandle values of each isofootcandle line.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	4.50	2.25	1.13	0.56	0.23
25'	2.83	1.44	0.72	0.36	0.14
30'	2.00	1.00	0.50	0.25	0.10
35'	1.47	0.73	0.37	0.18	0.07
40'	1.12	0.56	0.28	0.19	0.06

**Catalog Number GLX91229AR**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Area Round Distribution

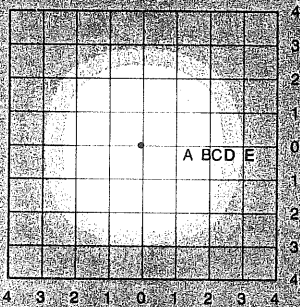


**Catalog Number GLX91129AR**  
1000-Watt Metal Halide  
110,000-Lumen Clear Lamp  
Area Round Distribution

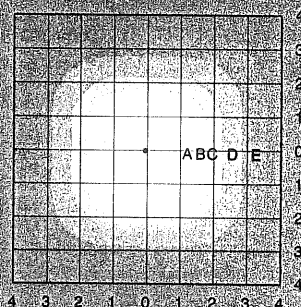


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

**Catalog Number GLX91229AS**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Area Square Distribution

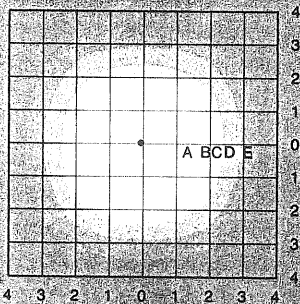


**Catalog Number GLX91129AS**  
1000-Watt Metal Halide  
110,000-Lumen Clear Lamp  
Area Square Distribution

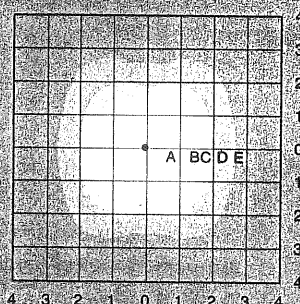


Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

**Catalog Number GLX91229RW**  
1000-Watt HPS  
140,000-Lumen Clear Lamp  
Rectangular Wide Distribution



**Catalog Number GLX91129RW**  
1000-Watt Metal Halide  
110,000-Lumen Clear Lamp  
Rectangular Wide Distribution



Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
30'	3.54	2.66	1.77	0.88	0.44
35'	2.60	1.95	1.30	0.65	0.32
40'	2.00	1.50	1.00	0.50	0.25
45'	1.58	1.18	0.79	0.39	0.19
50'	1.28	0.96	0.64	0.32	0.16

8/11/98

**Site Plan Review - Written Statements**  
**New Office Building Facility at 161 Marginal Way, Portland, Maine**

Below are responses to written statement requirements as set forth in Portland's Land Use §14-525c. The numbers below correspond to the numbers given in the code.

14-525c: Owners

Southern Maine Properties Company (SMPC)  
P.O. Box 7525  
Portland, ME 04112

Five Liver Company (FLC)  
P.O. Box 7525  
Portland, ME 04112

1) See "Proposed Site Plan with Property Lines", "Site Plan 'A'".

DHS site area - office building for DHS or another user.

Remaining SMPC area - surface parking (no improvements).

Remaining FLC area - Atlantic Hardwoods (exist. use to remain).

2)	<u>Owner</u>	<u>Land Area</u>	<u>Coverage</u>
	SMPC/FLC	DHS site area = 123,186 ±SF	13,200 ±SF
	SMPC	Remaining SMPC area = 15,026 ±SF	Ø SF
	FLC	Remaining FLC area = 47,448	5,806 ±SF

3) See site plan for existing 1/2 interest by each company and for a portion of the FLC property to be leased to SMPC.

4) DHS site area - normal office waste.

Remaining SMPC area expected not to generate solid waste.

Remaining FLC area expected no change in solid waste generation.

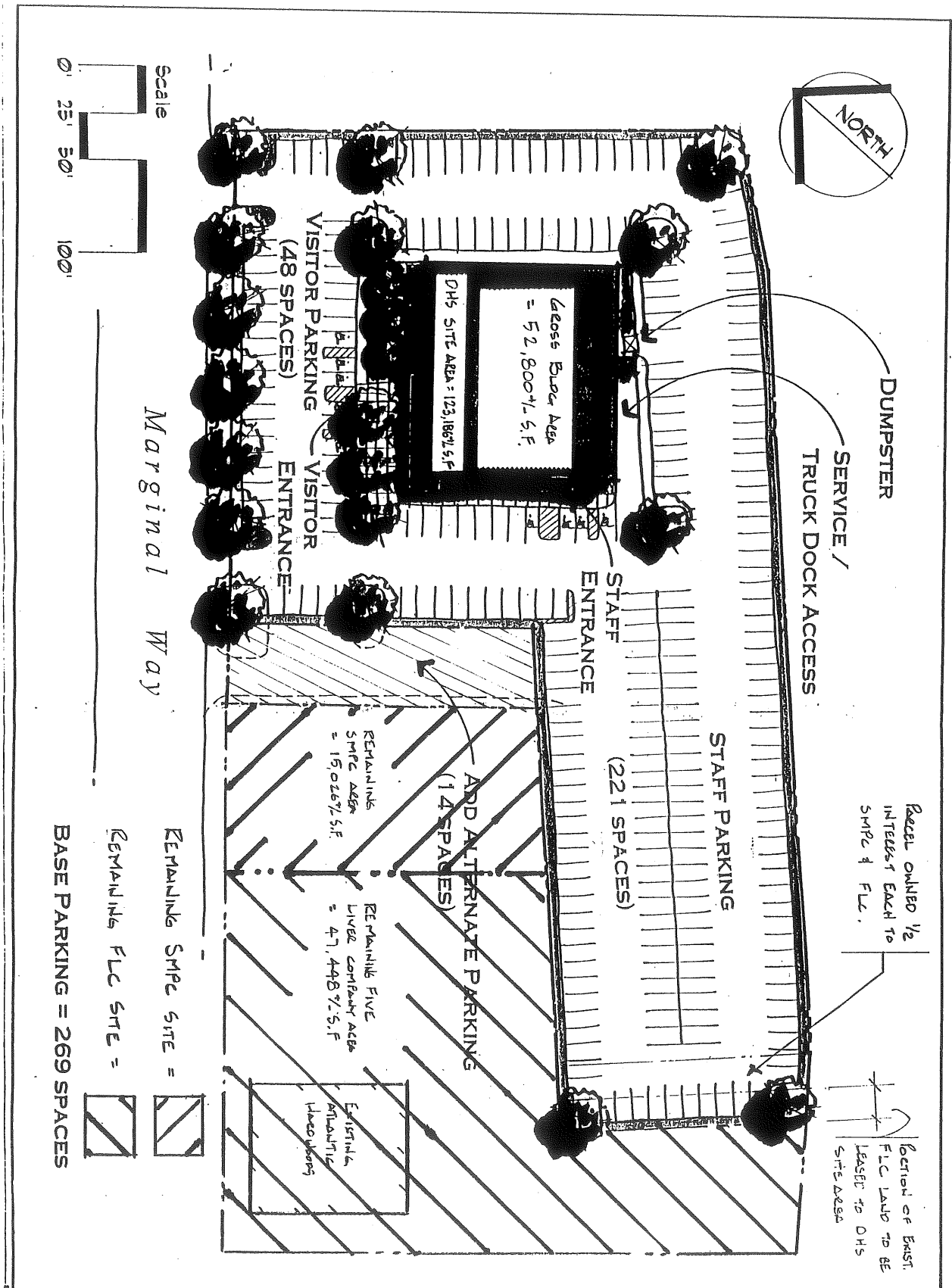
5) Site is currently served by:  
PWD - water & sprinklers  
Portland Sewer Department - sewer & storm  
CMP - electrical  
Northern Utilities - natural gas  
Bell Atlantic - telephone

6) DHS site area - office site currently 100% impervious: Install new catch basins for surface drainage.

Remaining SMPC area and remaining FLC area - existing drainage systems to remain.

- 7) Permitting - 2 months  
Construction - 9 months
  - Demolition
  - Site work
  - New building construction
- 8) Perhaps traffic review stats (100-200 PCEs?).
- 9) See letter from Realty Finance Corp. dated 12/3/97.
- 10) See attached tax bills.
- 11) None.
- 12) Any plans in this format will follow.





SITE PLAN "A"

<p>PROJECT No. 97118          SCALE: 1/16" = 1'-0"          DATE: 12/8/97 8/11/98          11/19/98</p>	<p><b>FORE RIVER COMPANY</b>          6 MILK STREET / P.O. BOX 7625          PORTLAND, MAINE 04112          Tel. (207) 772-6404 / fax. (207) 772-9070</p>	<p><b>SMRT</b>          ARCHITECTURE ENGINEERING PLANNING          144 Fore St./P.O.Box 616 PORTLAND, MAINE 04104          tel. (207) 772-3846 / fax. (207) 772-1070</p>	
<p><b>SUBJECT: PROPOSED SITE PLAN w/ PROPERTY LINES</b></p>			

**REALTY FINANCE**  
**CORPORATION, LLC**

December 3, 1997

Department of Human Services  
State of Maine  
Augusta, Maine

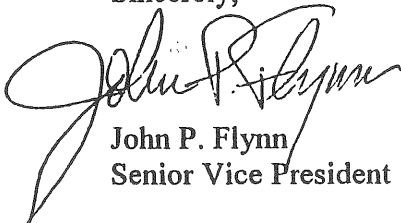
RE: Fore River Company/ Marginal Way Property

To whom it may concern:

We have been asked to provide you with an indication of Fore River Company's ability to finance the construction of the proposed "DHS" building on Marginal Way in Portland. I have personally known Peter and Rick Quesada, the principals of Fore River Company, for over fifteen years. Based upon my knowledge, Fore River Company clearly has the ability to finance this project in its entirety. The Quesadas have successfully completed a number of development projects in Southern Maine over the past decade and are highly regarded in their field of expertise.

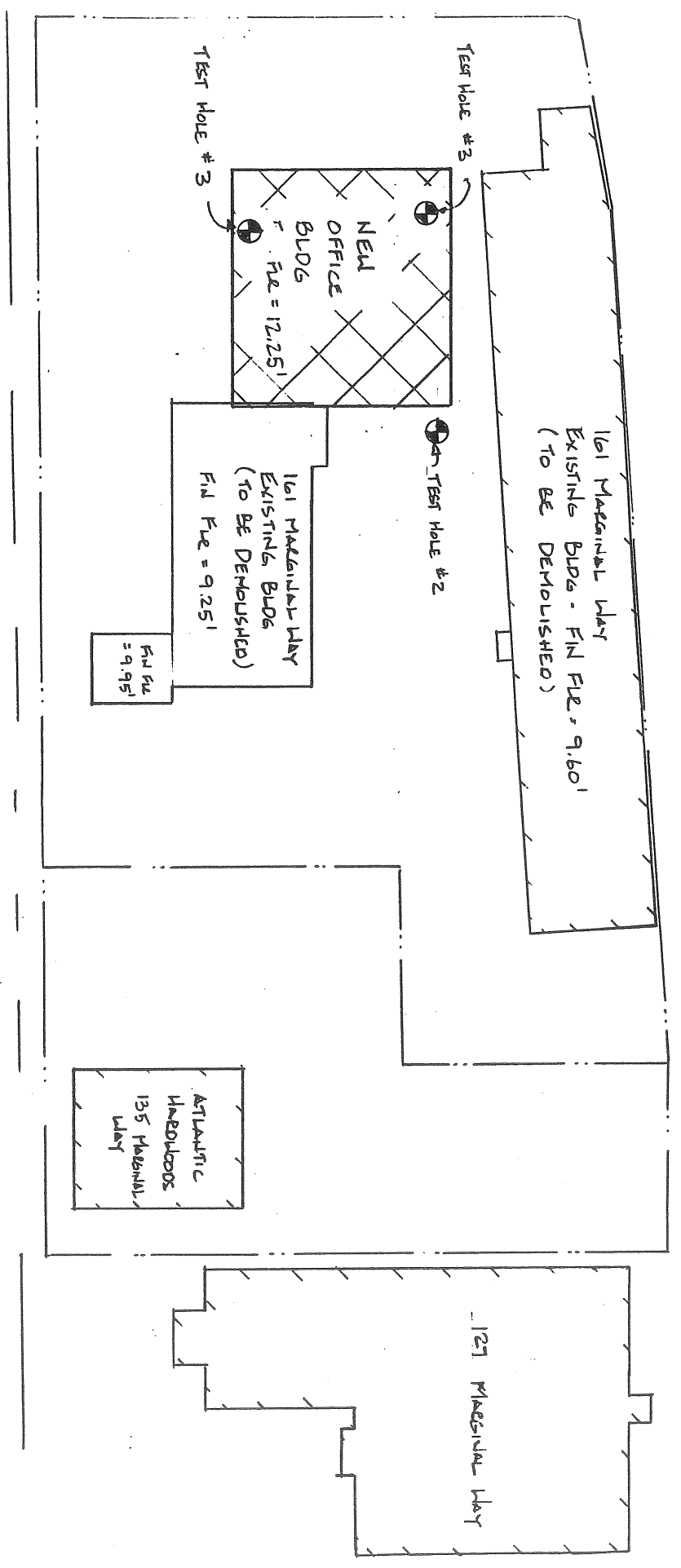
We are prepared to work with Fore River Company and one of our lenders to obtain debt financing for a portion of the project development cost, and based on our knowledge of these lenders' parameters, we believe a new DHS facility on Marginal Way is financable.

Sincerely,



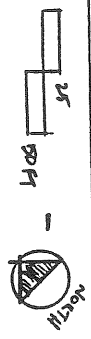
John P. Flynn  
Senior Vice President

NOTE: TEST BOILING HOLES SHOWN IN APPROX. LOCATIONS.



Marginal Way

SITE PLAN "B" - 135 + 161 MARGINAL WAY -



8.11.98

8/11/98

**Site Plan Review**  
**New Office Building Facility at 161 Marginal Way, Portland, Maine**

Below are responses to contents requirements as set forth in Portland's Land Use §14-525b. The numbers below correspond to the numbers given in the code.

§14-525(b)1)

a. Applicant: Southern Maine Properties Company  
P.O. Box 7525  
Portland, ME 04112

Development Name: 161 Marginal Way  
New Office Building

- b. See Site Plan.
- c. See Site Plan.
- d. See written statement.
- e. See Site Plan.

§14-525(b)2)

- a. Existing soils - sand, gravel, bricks, ash, grey silty clay, grey silty sand, and gravel. See attached test borings and Site Plan "B".
- b. Site is 100% impervious and without rock outcroppings. See Site Plan "A" for easements, right of ways, and drainage.
- c. See Site Plan "B" and "Perspective Rendering", elevations to follow.
- d. See Site Plan.
- e. See Site Plan.
- f. See Site Plan and Site Plan "A".
- g. See Site Plan.
- h. Landscape plan to follow.
- i. See Site Plan.
- j. See Site Plan for pole locations and attached pole, fixture specifications, and photometric data.
- k. See Site Plan.
- l. N/A.
- m. See attached test borings and Site Plan "B".
- n. To follow.

City of Portland

July 1, 1997 - June 30, 1998

DUE SEPT. 5, 1997

\$6,394.68

DUE MARCH 6, 1998

\$6,394.68

AMOUNT PAID

\$6,394.68

INTEREST DUE

PAY THIS AMOUNT

\$6,394.68

SECOND BILLING  
S38420-98

LENDING INST:

Assessed Property Description

ACCOUNT NUMBER

S38420-98

025- - B-001-001

25-B-1  
MARGINAL WAY 149-171  
52355 SQ FT



BRING COMPLETE TAX BILL WHEN  
PAYING IN PERSON.

Please Make Your Check Payable to:  
City of Portland

Send Copy of Bill to Mortgage Holder

PARTIAL PAYMENTS MAY BE MADE  
AT ANY TIME.

Change of Address

Name:



SOUTHERN MAINE PROPERTIES  
COMPANY  
5 MILK ST P O BOX 7525  
PORTLAND ME 04112

161 Main Building  
(R)

**RETURN THIS TOP PORTION WITH PAYMENT**

Credit cards are not accepted for property tax payments.

KEEP THIS PORTION

ACCOUNT NUMBER

S38420-98

1998 REAL ESTATE PROPERTY TAX STATEMENT  
City of Portland

CBL

025- - B-001-001

LENDING INST.

Fiscal Year 1998

July 1, 1997 - June 30, 1998

Owner of Record as of April 1, 1997

Assessed Property Description

SOUTHERN MAINE PROPERTIES  
COMPANY  
BOX 7525 DTS, 5 MILK ST  
PORTLAND ME 04112

25-B-1  
MARGINAL WAY 149-171  
52355 SQ FT

CURRENT BILLING DISTRIBUTION

School	\$ 6,676.06
Public Works	\$ 920.83
Parks & Recreation	\$ 358.10
Fire	\$ 1,125.46
Police	\$ 1,163.83
Debt Repayments	\$ 1,099.88
General Government	\$ 473.21
County	\$ 422.05
Health & Human Services	\$ 319.73-
Library	\$ 422.05
Metro Transit District	\$ 306.94
Enterprise Funds	\$ 51.16-
Regional Waste Systems	\$ 191.84

CURRENT BILLING INFORMATION

Land Value	\$ 146,520.00
Building Value	\$ 374,220.00
Total Value	\$ 520,740.00
Exemptions	\$ .00
Taxable Value	\$ 520,740.00
Tax Rate	\$ 24.56
TOTAL TAX	\$ 12,789.36
AMOUNT PAID	\$ 6,394.68

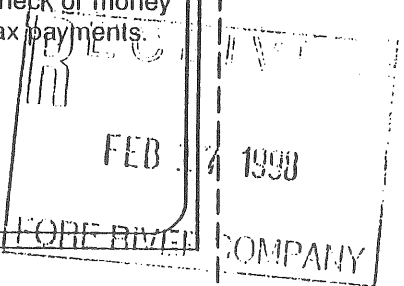
Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland  
P.O. Box 544  
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.



DUE SEPT. 5, 1997 <b>\$155.83</b>	DUE MARCH 6, 1998 <b>\$155.83</b>	AMOUNT PAID <b>\$155.83</b>	INTEREST DUE	PAY THIS AMOUNT <b>\$155.83</b>
--------------------------------------	--------------------------------------	--------------------------------	--------------	------------------------------------

**SECOND BILLING  
S38425-98**

LENDING INST:

Assessed Property Description

ACCOUNT NUMBER

**S38425-98**

**025-- B-006-001**

**25-B-6  
R MARGINAL WAY 137  
2676SF**

CBL



**SOUTHERN MAINE PROPERTIES  
COMPANY  
5 MILK ST P O BOX 7525  
PORTLAND ME 04112**

*161 Land behind  
lines (NR)*

BRING COMPLETE TAX BILL WHEN  
PAYING IN PERSON.

Please Make Your Check Payable to:  
City of Portland

Send Copy of Bill to Mortgage Holder

PARTIAL PAYMENTS MAY BE MADE  
AT ANY TIME.

**RETURN THIS TOP PORTION WITH PAYMENT**

Credit cards are not accepted for property tax payments.

KEEP THIS PORTION

ACCOUNT NUMBER

**S38425-98**

**1998 REAL ESTATE PROPERTY TAX STATEMENT  
City of Portland**

CBL

Fiscal Year 1998  
July 1, 1997 - June 30, 1998

**025-- B-006-001**

LENDING INST.

Owner of Record as of April 1, 1997

Assessed Property Description

**SOUTHERN MAINE PROPERTIES  
COMPANY  
BOX 7525 DTS, 5 MILK ST  
PORTLAND ME 04101**

**25-B-6  
R MARGINAL WAY 137  
2676SF**

**CURRENT BILLING DISTRIBUTION**

School	\$	162.70
Public Works	\$	22.44
Parks & Recreation	\$	8.73
Fire	\$	27.43
Police	\$	28.36
Debt Repayments	\$	26.80
General Government	\$	11.53
County	\$	10.28
Health & Human Services	\$	7.79-
Library	\$	10.28
Metro Transit District	\$	7.48
Enterprise Funds	\$	1.25-
Regional Waste Systems	\$	4.67

**CURRENT BILLING INFORMATION**

Land Value	\$	8,820.00
Building Value	\$	3,870.00
Total Value	\$	12,690.00
Exemptions	\$	.00
Taxable Value	\$	12,690.00
Tax Rate	\$	24.56
TOTAL TAX	\$	311.66
AMOUNT PAID	\$	155.83

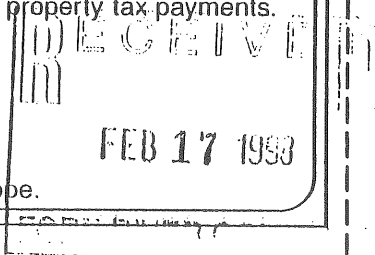
**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland  
P.O. Box 544  
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.



Change of Address

Name: