

MIXED USE BUILDING  
(SEE SHEET C11 FOR INTERIOR LAYOUT AND USES)

**ZONING SUMMARY:**

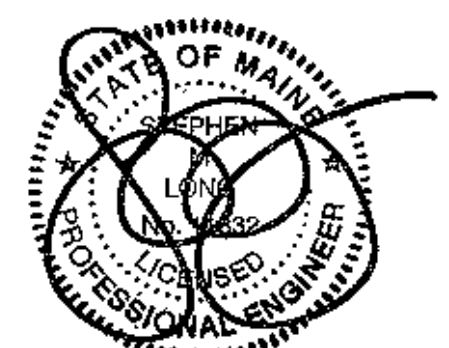
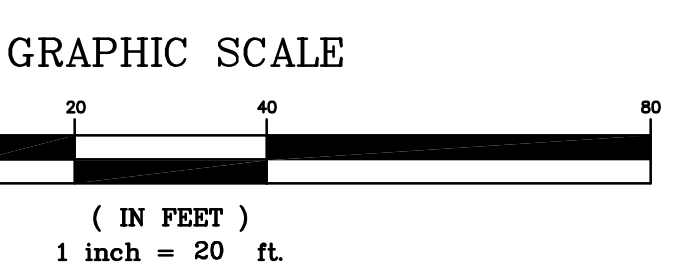
- SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK L ON THE CITY OF PORTLAND TAX MAP 28. THE TAX MAPS HAVE NOT YET BEEN UPDATED TO REFLECT THE SUBDIVISION PLAN THAT DEFINES THE SUBJECT PROPERTY (SEE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK 210 PG 194).
- TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 47,473 SQ FT.
- ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B-3 DOWNTOWN BUSINESS DISTRICT AND ALSO IN THE DOWNTOWN ENTERTAINMENT OVERLAY ZONE. THE MIDDLE STREET AREA ADJUTING THE SUBJECT PROPERTY IS IN THE "PEDESTRIAN ENCOURAGED AREA" WHICH IS NOT MANDATORY.
- SPACE AND BULK CRITERIA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT ARE AS FOLLOWS:
  - MIN. LOT SIZE: NONE
  - MIN. STREET FRONTAGE: 15 FT.
  - STREET WALL TO BUILD LINE: 5' FIT. (SEE SEC. 14-220, CHAPTER 14, OF THE CITY LAND USE ORDINANCE)
  - MIN. YARD DIMENSIONS: NONE
  - MIN. LOT WIDTH: NONE
  - MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY:
    - PAD OVERLAY ZONE: 15 FT.
    - ALL OTHER AREAS: 30 FT.
  - MAX. LOT COVERAGE: 100%
  - MIN. BLDG. HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 35 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REMOTE TELLER FACILITIES
  - MAX. HEIGHT OF BUILDING: 65' PER THE DOWNTOWN HEIGHT OVERLAY MAP. (SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE).

**PARKING:**

- PURSUANT TO SEC. 14-526(A)(4)(A) OF THE CITY LAND USE ORDINANCE, THE PLANNING BOARD HAS DETERMINED THE OFF-STREET PARKING REQUIREMENTS FOR THIS PROJECT TO BE 192 SPACES.
  - 63 SPACES ARE LOCATED IN THE PROPOSED MIDDLE STREET LEVEL GARAGE, ALL OF WHICH ARE DEDICATED TO USE FOR THE PROPOSED PROJECT.
  - 115 SPACES ARE LOCATED IN THE PROPOSED FORE STREET GARAGE, WHICH WILL BE PRIMARILY USED TO REPLACE THE EXISTING SURFACE PARKING LOT ON THE SUBJECT PROPERTY THAT SERVES THE ADJACENT EXISTING HOTEL AND RESIDENTIAL CONDOMINIUM UNITS. BASED ON THE APPLICANT'S PARKING STUDY, THE FORE STREET GARAGE WILL PROVIDE THE PROPOSED PROJECT WITH 14 SPACES ON A FULL-TIME BASIS AND 44 SPACES ON A SHARED BASIS MONDAY THROUGH FRIDAY 9:00 AM TO 6:00 PM.
  - THE NET TOTAL OF 121 ON-SITE PARKING SPACES PROVIDED IS A SHORTFALL OF 71 SPACES LESS THAN REQUIRED.
  - BASED ON DISCUSSIONS WITH CITY OF PORTLAND STAFF, THE FOLLOWING PROCEDURES ARE EXPECTED FOR SECURING AND PAYING THE FEE IN LIEU OF PARKING, PURSUANT TO SECTION 14-345 OF THE LAND USE ORDINANCE, THE APPLICANTS WILL PROVIDE A PERFORMANCE GUARANTEE FOR PAYMENT OF \$140,000 OF FEES IN LIEU OF PARKING, BASED ON THE PRELIMINARY CALCULATION FOUND IN THE APPLICANT'S PARKING STUDY THAT WAS UPDATED ON JULY 19TH, 2012. BECAUSE NUMEROUS SEPARATE CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR THE SEPARATELY OWNED SPACES IN THE MIXED-USE PROJECT, THE PLANNING DEPARTMENT WILL TRACK THE ACTUAL DOCUMENTATION OF LEASED SPACES SATISFYING THE REQUIREMENTS OF SECTION 14-334, AND FROM TIME TO TIME MAY REDUCE THE PERFORMANCE GUARANTY IF APPROPRIATE. UPON THE SOONER OF (a) ISSUANCE OF ALL C.O.'S FOR THE PROJECT OR (b) THREE YEARS AFTER THE ISSUANCE OF THE FIRST C.O., THE FINAL FEE IN LIEU WILL BE CALCULATED BASED ON THE NUMBER OF DOCUMENTED OFF-SITE LEASES AND THE FEE WILL BE PAID.

**GENERAL NOTES:**

- SNOW MAY BE STORED ON ANY OF THE GRASSED OR LANDSCAPED AREA ON THE PROJECT SITE. SNOW SHALL BE REMOVED FROM THE SITE AND TRUCKED TO PROPER LOCATION AT ANY TIME THAT ACCUMULATED SNOW IMPAIRS ACCESS TO ANY ENTRANCE/EXIT, IMPAIRS PEDESTRIAN CIRCULATION ON ANY OF THE SIDEWALKS OR PAVED AREAS, OR OTHERWISE PRESENTS A HAZARD.
- GLASS SHALL BE SELECTED FOR THE WINDOWS TO ACHIEVE COMPLIANCE WITH SECS. D-6, D-7, AND E-13 OF THE CITY OF PORTLAND DESIGN MANUAL ADOPTED MAY 11, 2010 UNLESS OTHERWISE APPROVED BY THE PLANNING AUTHORITY.
- ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ALL PROPOSED SIDEWALK ADA RAMPS AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY BRUCE HYMAN (207-400-9243) PORTLAND'S BIKE/PED COORDINATOR.



DATE	REVISION	SCHEDULE
07-23-12	PER CITY COMMENTS	
08-07-12	PER THE APPLICANT'S PARKING STUDY UPDATED ON JULY 19, 2012.	

**COPECHEE**  
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**SITE PLAN**

PROJECT: PHASE II MIXED USE REDEVELOPMENT OF THE FORMER JORDAN'S MEATS SITE, PORTLAND, ME

DATE: 05-01-12  
SCALE: 1"=20'  
DRAWN BY: SML

**C04**  
SHEET: 4 OF 11