



February 5, 2019
Revised February 12, 2019

Ms. Barbara Barhydt
 Planning and Development Department
 City of Portland, Maine
 389 Congress Street
 Portland, Maine 04101-3509

**Subject: Revised Application for Level II Site Plan Application
 For Drydock Restaurant Kitchen Renovations
 84 Commercial Street
 Tax Map 030/Lot D005
 Supplemental Information**

Dear Barbara:

On behalf of **84 Commercial Street LLC** (Applicant), our office is pleased to provide the accompanying updated materials in support of a proposal to add an **851 SF Unfinished Basement space**, 851 SF first floor kitchen area and 413 SF of second floor restroom space to the existing Drydock Restaurant at 84 Commercial Street. **As outlined in the Area Calculation table below, the proposed additional area is 2,115 SF which is slightly less than the existing 2,124 SF basement space that will be transitioned to basic storage space from its previous more active use associated with the restaurant.**

Area Calculation

	Existing, sf		Addition, SF		Total:
	Deck	Interior	Deck	Interior	
Basement		2124		851	2975
1st Floor	741	2124		851	3716
2ns Floor	578	2124		413	3115
Total:	1319	6372	0	2115	

This proposal reflects recent discussions we have conducted with City Staff revolving around the waterfront moratorium and what will be allowed by the City for proposed activity during the moratorium period. The applicant is formally requesting a change to the previously submitted Site Plan application materials. The current proposal involves simply a small building renovation/expansion onto the Drydock Restaurant to increase the first-floor kitchen size by 851 SF and to provide new bathrooms and office/storage space on the 2nd floor. The basement space will be expanded as part of the renovation/addition and this space will simply be unfinished storage. We have also dropped any modifications to the existing deck areas at the rear of the building. The building renovation area footprint lies entirely within the existing property and within an area of existing paved surface.



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The proposed kitchen renovations and additional restroom space are needed to modernize the space for the restaurant use so the owner/operator can continue to operate the space in a competitive manner. A typical unfinished basement will support the addition area. The building has long been a well-known restaurant and destination for Old Port visitors and residents alike; however, like all businesses, it is time for some renovations and improvements to make the building and space more suitable for its intended use and to keep up with competing restaurants and taverns in the Old Port.

We have included revised site and architectural plans to support this request.

A list of the updated material includes the following:

- General Application Documents
 - Cover Letter/Project Description – **Updated**
 - Level II Application Checklist – **No Change**
 - Right, Title and Interest – **Updated**
 - Zoning Assessment – **No Change**
 - Existing and/or Proposed Easements (survey plan) – **No Change**
 - Waiver Request and Waiver Table – **No Change**
 - Financial Capacity – **No Change**
 - Technical Capability – **No Change**
- Transportation – **Updated**
- Environmental and Landscape Features – **Updated**
- Environmental and Stormwater – **Updated**
- Public Infrastructure and Safety – **Updated**
- Site Design – **Updated**
- Construction Management Plan – **Updated**
- Site Plan and Architectural Plans – **Updated**



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If you have any questions regarding the materials being submitted, please contact this office.

Sincerely,

STANTEC CONSULTING SERVICES INC.

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Enclosure

c: Bill Hopkins, Archetype
Dale Akeley - 84 Commercial Street

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