



**Stantec Consulting Services Inc.**  
482 Payne Road – Scarborough, ME 04074

May 31, 2016

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

**Subject: Union Wharf Mixed-Use Development  
Level III Preliminary Site Plan Application**

Dear Barbara:

On behalf of Proprietors of Union Wharf/Poole Group of Companies, we are pleased to provide the accompanying package of submission materials related to the proposed Union Wharf Mixed-Use Development project. These uses include office space in a Phase 1 building and mixed used consisting of retail/market/restaurant uses for two future phase structures. This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. The proposed development consists of the multi-phase development of up to three (3) new buildings on the property generally bounded by Union Wharf and Widgery Wharf. The property is identified on City of Portland Tax Map 31, Block K, Lots 003 and 103 and Block L, Lots 035, 038, and 135. The property size is approximately 5.0 acres according to a boundary survey completed by Downeast Surveying & Development that is made part of the development plan set accompanying this submission. On behalf of the applicant, we previously participated in a Preapplication meeting on December 23, 2015.

The development site is located within the City's WCZ (Waterfront Central Zone), and the proposed land uses comply with the permitted uses within the zone.

The Applicant is proposing to construct an approximately 6,094 SF footprint building as part of Phase 1 development. The building will contain three (3) stories plus a mezzanine level for a total GLA of 18,745 SF. This Phase 1 building will be located nearly in the same footprint as an existing single story metal warehouse building located on the south side of the Widgery Wharf Lane. The existing building will be demolished and the foundation removed to make way for the new structure.

The development includes two future phase buildings to be constructed along the Commercial Street frontage. These buildings are summarized as follows:



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<b>Building #</b>	<b>First Floor</b>	<b>Second Floor</b>	<b>Third Floor</b>
2	4,855 SF Open Market/ Restaurant	4,855 SF Restaurant	---
3	5,175 SF Restaurant	5,175 SF Food Court/ Market	4,465 SF Office

Specific elements of the site improvements plan include the following:

- Demolition of an existing 6,000 SF single story metal structure to make way for Building #1. Site improvements include utilities including water, sewer, underground power, and natural gas to this new building. Parking area improvements will be modest in nature and include some new pavement markings and brick sidewalk around the building perimeter.
- The future phase building development will include the demolition of the existing single story structure at 230 Commercial Street (now occupied by Sapporo Restaurant) and this space will be replaced with a multi-story mixed used structure that is currently contemplated as a combination open market/restaurant. This building may include direct pedestrian access from the Commercial Street frontage and may involve typical sidewalk enhancements related to pedestrian access. Building #2 will contain approximately 4,855 SF of GLA per the current schematics prepared by Archetype.
- The future phase activity may also include a second new structure along the Commercial Street frontage. This new multi-story structure will be located within what is now parking area along Widgery Wharf Lane. This 5,175 SF multi-story building will align with the Commercial Street frontage and also rely on pedestrian access from Commercial Street. Additional street side enhancements including bike racks, etc. are contemplated. The future phase buildings will require utility improvements that will rely on the existing utility infrastructure on the wharfs or within Commercial Street

The Development Team will include the Proprietors of Union Wharf as the Developer and Owner; Stantec providing civil engineering and permitting assistance; and Archetype Architects as Architect.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Section 1: Written Description of Project
- Section 2: Evidence of Right, Title and Interest



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- Section 3: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements
- Section 4: Contact with State and Local Agencies
- Full and Reduced Sized Plans

You will find in the accompanying materials, information including the Preliminary Site Layout Plan that provides greater detail for the proposed site development activities. Preliminary information pertaining to the project's utilities needs and statements regarding compliance with the City's Standards are contained within this submission.

On behalf of the Union Wharf Development Team, we look forward to your continued assistance on the project and we look forward to the earliest available workshop meeting with the Planning Board. All materials have been uploaded electronically in accordance with the City's new submission filing requirements. If you have any questions regarding these materials please contact this office.

Sincerely,

**STANTEC CONSULTING SERVICES, INC.**

Stephen R. Bushey, P.E.  
Associate  
Phone: 207-883-3478  
Fax: 207-883-3376  
stephen.bushey@stantec.com

Attachments

c: Malcolm Poole, Proprietors of Union Wharf  
David Lloyd, Archetype, PA

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