
3. PROJECT DESCRIPTION

3.1 INTRODUCTION

The project Site is located in the open space referred to as Zero Canal Plaza in Portland, Maine. A majority of the project includes the reconstruction of the plaza space located on Parcel 32-I-7. Improvements will also be made to the space in front of 3 Canal Plaza (Parcel 32-I-23), primarily consisting of the continuation of the proposed granite pavers into this space. The project area is bounded by existing buildings 1, 2, and 3, Canal Plaza, and Middle Street. The boundary survey included in Section 19 of this Report shows the full plaza area and the Location Map attached to this Section shows the project location. The property is located within the downtown Business Zone, B-3.

The proposed project includes the construction of a small building as well as significant enhancements to the plaza, inclusive of the area that fronts on Middle Street, and steps that link the plaza to surrounding areas. Enhancements to the plaza include the replacement of the Site's existing brick pavers and concrete sidewalks with new granite pavers, the planting of new trees, and the installation of stormwater management systems. The project also includes a stand-alone 1,536 square-foot structure located within the plaza area, along with utility connections between this building and the existing adjacent 3 Canal Plaza building. The proposed single story structure will be constructed with transparent walls and has a unique "guitar pick" shape that has been designed to fit into and enhance the plaza space.

3.2 PROJECT PURPOSE AND NEED

The proposed project is intended to enhance the aesthetics of Canal Plaza and add value to the space for both the City and the occupants of the offices in the buildings adjacent to the plaza. The pedestrian-scale building, and other amenities like benches, tables, and chairs will help to encourage more pedestrian use of the space.

3.3 EXISTING CONDITIONS

The Existing Conditions Plan, included in the drawings attached to this Section but bound separately, depicts the existing conditions in Canal Plaza and the surrounding site. The Site is currently developed as an open space with brick pavers and landscaped planters. The space is integrated with the Middle Street sidewalk to the north, and connects to Union Street to the west and to an access pathway that leads to Exchange Street to the east via sets of stairs. The existing drainage system includes catch basins within the plaza that drain to the combined sewer on Middle Street, as well as drainage in the stair areas that ultimately drain to the existing combined sewers in Fore Street and Union Street.

3.4 PROPOSED DEVELOPMENT

The proposed project includes the reconstruction of the Canal Plaza space with the inclusion of a small building and landscape elements to enhance the plaza. The project will also include associated utility and site work. The redesign of this urban landscape strives to improve the overall quality of the space, improve light conditions, strengthen physical and visual connections to Middle Street and other adjacent spaces, and enhance pedestrian movement through the space. The design plans, including civil, architectural, and landscaping design, are attached to this Section but bound separately. The various project features are described below.

3.4.1 Building

The proposed building has a footprint of approximately 1,500 square feet, with an internal floor area of 1,314 square feet. At 12'-8" tall, the building has been designed as a pedestrian-scale structure that will be integrated into the plaza, between the 2 and 3 Canal Plaza buildings, approximately 11 feet back from the existing brick sidewalk on Middle

Street. The new building has been designed to provide ample circulation space between it and the adjacent structures, and the curvilinear shape of the proposed new building encourages circulation into and through the plaza while relieving some of the rectilinear character of the existing office buildings.

Concrete exterior wall segments contrast with a custom designed and fabricated glass wall system. The concrete will relate to the concrete elements of the existing office buildings. Low iron glass will make the glass wall system exceptionally transparent.

3.4.2 Utilities

All proposed building utilities will be routed through the adjacent 3 Canal Plaza Building. Certain components of the HVAC systems for the new building will also be installed on the roof of the 3 Canal Plaza Building, with underground connections made to the new building, helping to reduce the amount of visible utility systems and allowing the building to be completely integrated into the plaza space.

3.4.3 Trees

Native shade and ornamental trees, ranging in size at the time of planting from 5-6" caliper to 10-12" caliper, will be planted throughout the site. Seven large canopy trees will be distributed throughout the plaza and two groups of small-scale trees will be planted alongside the two stairs located at the southern corners. The selected canopy trees will have an open, interesting branching habit to provide visual interest in the winter. They will also allow dappled light to pass to the oftentimes shady plaza below. They will be positioned throughout the plaza to define and unify the space, and to create a sense of canopy without adding excessive shade.

Where planted in stone paving, a special paving detail will be employed to prevent soil compaction and to maximize root conditions and overall tree health. Drip irrigation will be provided to all trees.

3.4.4 Vegetated Groundcover

Low-growing, native groundcover will be planted beneath the smaller trees in the planters along the stairs. Drip irrigation and 3" organic black mulch will be provided to all vegetated groundcover areas.

3.4.5 Pavers

All pavers throughout the plaza will be Freshwater Pearl granite paving stones, a light gray stone from Maine that has a distinctive and rich grain. Individual paving stones will be approximately 12" x 18", set in a series of rotated squares, each with a running bond pattern.

3.4.6 Benches

A group of three, custom, wood benches will serve as the primary seating area within the main plaza. The benches will be crafted in three segments, each 18" high, of varied width and length, as shown on the plans. Moveable chairs and tables will also be provided adjacent to the pavilion and elsewhere in the space. A monolithic stone bench at the northwest corner of the Site immediately adjacent to the steps leading down to Middle Street will provide sidewalk seating; this bench is to be solid Freshwater Pearl granite, as well.

3.4.7 Stairs

Stairs negotiate the site's grade changes at the two southern corners, as well as the northwest corner. All steps are to be monolithic Freshwater Pearl granite. Handrails will be provided at all stairs and will be custom, high-quality, stainless steel.

3.4.8 Walls

Stone walls retain the grade along two sets of granite steps. All walls are to be veneered with Freshwater pearl granite. The existing concrete walls will be retained where possible and will support the granite veneer.

3.4.9 Bicycle Racks

Parking for 25 bicycles will be provided on-site. Bike racks will be simple, high-quality, stainless steel.

3.4.10 Trash/Recycling Receptacles

High quality metal trash and recycling receptacles will be provided in pairs at convenient locations throughout the site. There will be a total of 6 trash receptacles and 6 recycling receptacles.

3.4.11 Stormwater Management

A system of small drain inlets will be installed throughout the plaza area to help collect stormwater runoff. Many of these inlets will be integrated with the proposed tree grates so that the trees can take advantage of stormwater runoff for watering, while providing a place for stormwater infiltration and some level of treatment. Stormwater will be collected at stairways utilizing trench drain systems. A majority of the site's stormwater runoff will now be redirected from the combined sewer system in Middle Street to the combined sewer system in Union Street. The proposed stormwater management system will allow for the work to be constructed without impacting the pavement in both Middle Street and Union Street.

3.5 WAIVER REQUESTS

Waivers are being requested as described below.

3.5.1 Street Build-To Line Setback Increase

We are requesting that the proposed building be permitted to be constructed further from the property boundary (back edge of sidewalk on Middle Street) than the 5 feet that the ordinance requires. A discussion of the rationale for this request is included as part of the Zoning discussion on dimensional requirements provided in Section 6 of this Report.

3.5.2 Building Height

We are requesting confirmation that the project qualifies for an exception to the minimum building height requirement of 35 feet. Further discussion of building height is included as part of the Zoning discussion on dimensional requirements provided in Section 6 of this Report.

3.5.3 General and Flooding Stormwater Standards

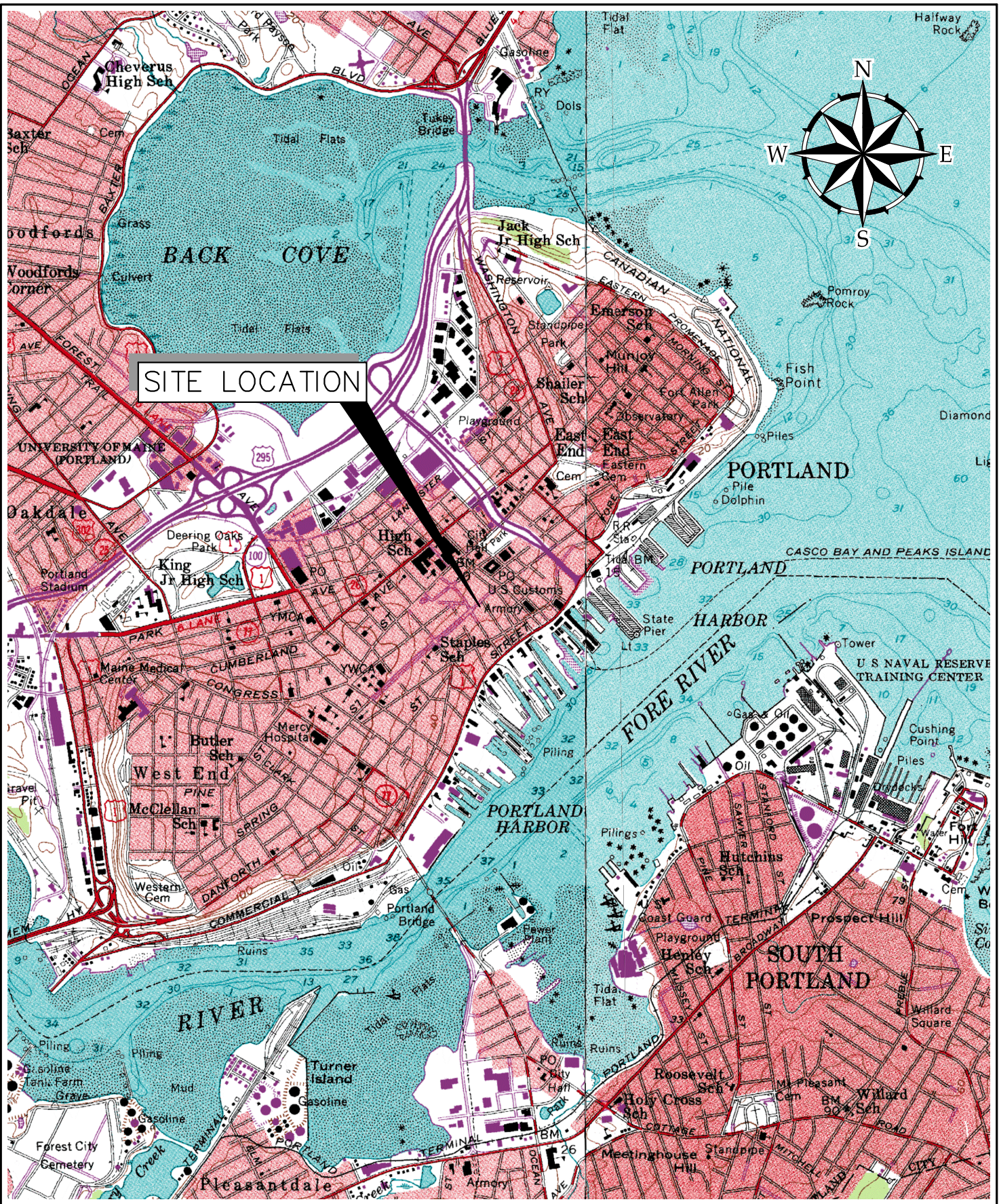
We are requesting a waiver from providing additional treatment and storage of stormwater for the General and Flooding Standards, due to the fact that the project will only result in a de minimus increase in impervious surface (940 square feet). Further discussion of stormwater management is included in Section 12 of this Report.

3.5.4 Stormdrain Connection Location

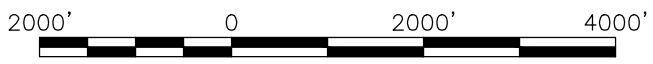
We are requesting that the site's proposed stormwater management system be permitted to connect to the existing combined sewer system in Union Street via a connection to an existing catch basin located on Union Street. Further discussion of this connection is included in Section 12 of this Report.

3.6 ATTACHMENTS

- Location Map
- Architectural Renderings
- Design Plans (Bound Separately)



SITE LOCATION




41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

COMMITMENT & INTEGRITY DRIVE RESULTS

SITE LOCATION MAP

DESIGNED BY: JBC	CHECKED BY: LJS
DRAWN BY: JBC	229311-USGS.DWG

CANAL5STUDIO

ZERO CANAL PLAZA DEVELOPMENT

JOB NO: 229311.01
DATE: JUNE 2016
SCALE: 1" = 2000'

Figure 1



