

## DESCRIPTION OF INTENDED USE

### **82 Hanover**

- o Relocate Port Property Management headquarters to 82 Hanover from 104 Grant Street in Parkside
- o Bring in retailers/partners who will contribute to the community as well as the economy
- o Open spaces/commons available for public use
- o Leverage large rooftop for decks and greenspace to add comfortable density to neighborhood
- o Creates opportunity for construction of 23 units on Grant Street and eliminates an office/warehouse that sits in the middle of the Parkside residential neighborhood

### **44 Hanover**

- o 16 separate spaces all with autonomous access to the street.
- o One Central Space of over 3,500SF for a public/communal user like pub, café, eatery
- o Glass OHD to promote openness, and allow for artists and artisans to combine retail display space to their work space. Promote marketplace environment
- o Affordable/accessible to the creative community at under \$1,000/month.

### **Lancaster Court (between 82 Hanover & 44 Hanover)**

- o Commons/courtyard space open to public for public use
- o Available for outdoor recreation including farmers market and small music venue for tenants and managers to promote work/events.
  - Display and value public art and communal aesthetic enhancements
  - Cobble stone street
  - Trees/landscaping
  - Fountain/water wall

### **56 Parris Street**

- o 23 2 BR 2 Bath units
  - Unique product to Portland
  - Create product for families (2 bathrooms) or multiple roommates (making it affordable)
  - At 23 units, 4 stories high it is scaled to the other buildings in the neighborhood

BAYSIDE RFP  
TOM WATSON & COMPANY PROPOSAL FOR THE  
DEVELOPMENT OF  
44 HANOVER STREET, PORTLAND MAINE  
A COMMUNITY OF ARTISTS, ARTISANS &  
FABRICATORS

# BAYSIDE RFP - 44 HANOVER ST. -Rendering PORTLAND, MAINE

MAY 15, 2017

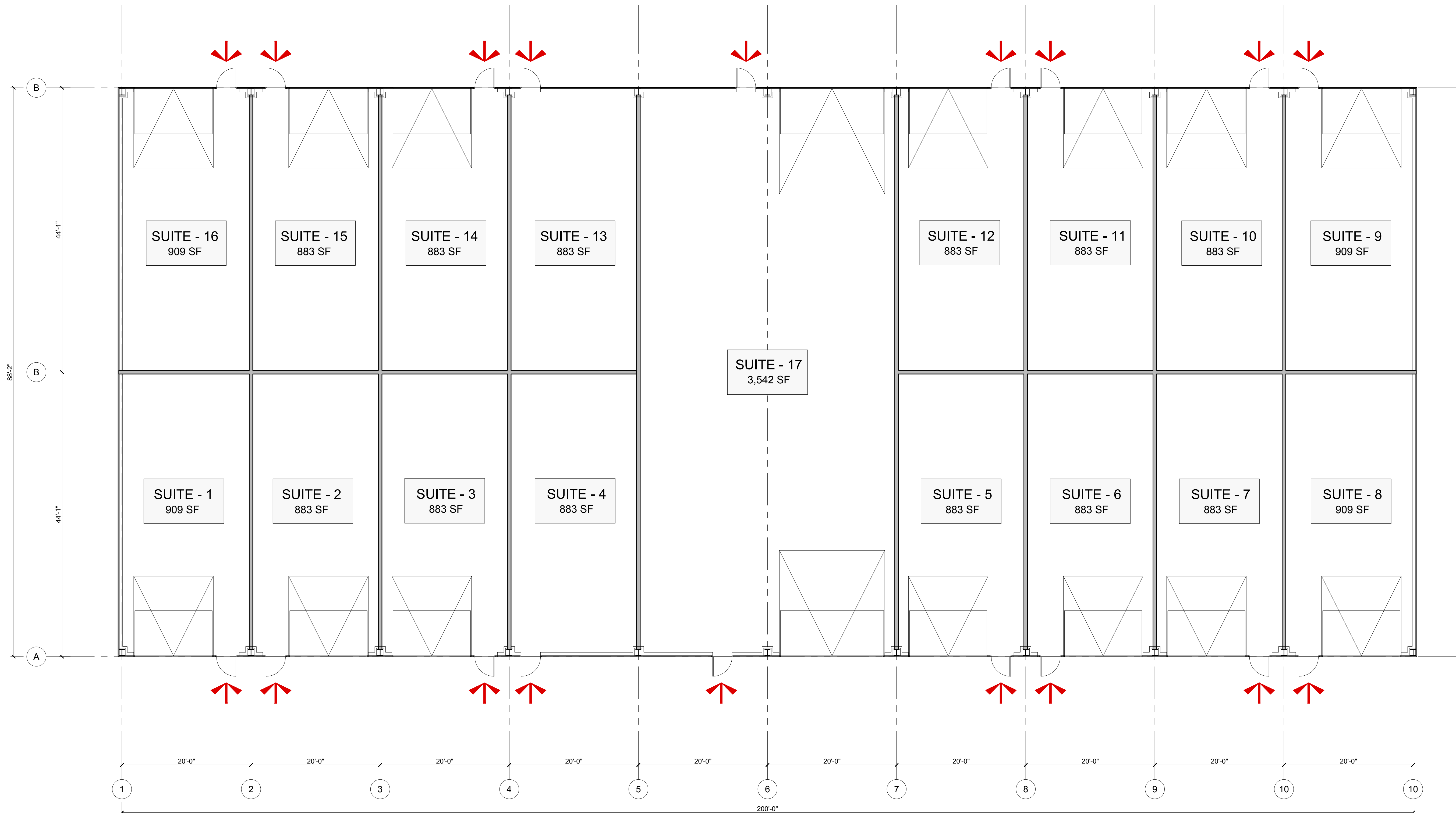


1 VIEW LOOKING SOUTH-EAST ON PARRIS STREET  
N.T.S.

# BAYSIDE RFP - 44 HANOVER ST. - Floor Plan

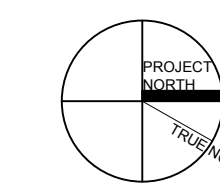
## PORTLAND, MAINE

MAY 15, 2017



BUILDING AREA	
FIRST FLOOR AREA	
SUITE - 1	909 SF
SUITE - 2	883 SF
SUITE - 3	883 SF
SUITE - 4	883 SF
SUITE - 5	883 SF
SUITE - 6	883 SF
SUITE - 7	883 SF
SUITE - 8	909 SF
SUITE - 9	909 SF
SUITE - 10	883 SF
SUITE - 11	883 SF
SUITE - 12	883 SF
SUITE - 13	883 SF
SUITE - 14	883 SF
SUITE - 15	883 SF
SUITE - 16	909 SF
SUITE - 17	3,542 SF
<b>BUILDING TOTAL = 17,774 SF</b>	
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	

1 FIRST FLOOR CONCEPT PLAN  
1/8" = 1'-0"



PROGRESS PRINT ONLY  
Not for Construction