

**Brown Street Garage Zoning Review**

48 Brown Street, Portland, Maine 04101  
 August 4th, 2017

**Compliance with Zoning**

**Purpose:**

One of the specified purposes of the B-3 zone is to “provide adequate parking and transportation facilities which promote accessibility, enhance and encourage development opportunity, and enhance and protect the pedestrian environment”. The proposed 48 Brown Street project would utilize the site of an existing surface parking lot, and provide an additional four levels of parking in a fitting structure that would serve adapted (ADA), compact, and full-sized vehicles with a total of 257 available parking spots. Through sidewalk-level landscaping, lighting, and other design features, the project will enhance the pedestrian environment.

**Permitted Uses:**

A multi-story parking facility is permitted in the B3 downtown business zone, as prescribed in the Downtown Urban Design Guide, with the first story having vehicle access in from Cumberland Avenue, out to Brown Street, and the top four levels having vehicle entry, and exit access at Casco Street. The project proposes full pedestrian access to all ground levels, with accessibility (ADA) parking at both the Brown Street, and Casco Street levels adjacent to sidewalk interfaces.

**Dimensional Requirements:**

The proposed 48 Brown Street project conforms to standards as outlined below:

	Requirement	Proposed
Min. lot size	None	39,039 square feet
Min. street frontage	15 ft.	280 ft. Brown St. / 63 ft. Cumberland Ave.
Min. front setback	None	1 ft.
Max. front setback	5 ft. on frontage	1 ft.
Min. back setback	None	10 in.
Min. side setback	None	1 ft.
Max. lot coverage	100%	54% (20,805 sq. ft.)
Min. lot width	None	65.9 ft.
Min. structure height	50 ft.	57 ft.
Max. structure height	210 ft. after 100' from center of Cumberland Ave. 65 ft. within 100 ft. from center of Cumberland Ave. (90' if stepped back)	57 ft. total structure height