

FINAL SITE PLAN
WRITTEN STATEMENT BY APPLICANT

FOR: PARKING GARAGE
CONGRESS SQUARE

BY: GARAGE ASSOCIATES OF PORTLAND
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a. Description

Garage Associates of Portland are proposing to construct eight (8) office and/or commercial condominium units under the existing Congress Square Parking Garage. These spaces are labelled condominium units 1-8. There will also be two additional condominium units created for two separate parking areas. At ground level, there will be 30 additional parking spaces created as condominium unit 9. The existing parking area above the new condominiums will be condominium unit 10.

The plan also proposes a covered walkway between Forest Avenue and High Street along the southern boundary. In addition, there will be a new pedestrian link created through the parking garage which will start at the entrance to the Sonesta Hotel and will continue under the parking garage through to Cumberland Avenue.

All four elevations will have a new facade treatment up to the first level of the existing parking decks. The elevations have been designed to be compatible with the surrounding residential neighborhood. The streetscape will be enhanced with additional street trees and planting areas.

The garage ramp on Forest Avenue has been redesigned to allow for easy access to the upper parking decks. This revision to the existing garage will allow vehicles to enter on a more gradual and safe slope.

The proposed changes to the parking garage have been designed to add neighborhood character and human scale.

b. Total land area of site:	1.6 acres.
Total floor area of building:	136,305 square feet.
Present ground coverage of building:	54,922 square feet.
Proposed ground coverage of building with projection into easement area	60,143 square feet.
without projection into easement area:	59,515 square feet.

c. Existing and Proposed Easements

There is presently an existing easement benefitting the Sonesta Hotel which is shown on the attached survey.