



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

July 28, 1986

Gilbane Building Co.  
1 Liberty Square  
Boston, Mass.

Re: One Portland Square, Portland, Maine  
(10) Ten-story office building 185,582 sq. ft.

Dear Sir:

Your application to construct a (10) ten-story office building has been reviewed and a building permit is herewith issued subject to the following requirements:

#### Site Plan Requirements

Inspection Services Division	Approved	Mr. W. J. Turner
Fire Department	Approved	Lt. J. P. Collins
Planning Division	Approved with conditions:	
	See memo to Mr. Hoffses from Mr. Meyers dated 7/23/86 (attached).	
Public Works	Approved with conditions:	
	Main building can be built but no occupancy shall be given until all site plan requirements have been approved.	Mr. R. Roy 7/24/86

#### Building and Fire Code Requirements

1. This building has a classification of a High-rise Building, therefore must meet all of the requirements of section 618.0 of the BOCA Building National Building Code/1984 but not limited to just that section.
2. All provisions will be made for the physically handicapped and aged as per section 512.0 of the building code and Maine State Law.
3. A complete automatic fire suppressing system shall be installed throughout the building. The system shall be designed using the parameters set forth in Article 17 and the requirements of Section 618.3.1.1 through 618.3.1.3 of the building code.
4. All alarm systems shall be approved and installed as per the Portland Fire Department and Communications Division requirements. A separate permit is required for the alarm system.
5. Occupancy load to determine exit requirements to be calculated in accordance with the occupancy type.

If you have any questions on these requirements please call this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services  
FROM: Philip L. Meyer, Urban Designer *PLM*  
SUBJECT: Northland - One Portland Square

DATE:  
July 23, 1986

The following conditions of site plan approval have been met by the applicant:

1. City Council approval of the Cross Street discontinuance.
2. The acquisition by the applicant of two City-owned parcels.
3. The submission to and consultation with staff on the final selection of exterior building finishes.
4. Provisions of eight (8) town and country light fixtures along the west side of Union Street.
5. Comments of Carmela Barton regarding landscaping (excluding garden area).

The following condition has not yet been completely resolved, although the applicant has been working with staff on this matter:

1. The submission to and consultation with staff on the final design of the screening wall for the loading and service area.
2. Comments of Carmella Barton regarding garden area.

A letter from Ogden Honeywell is attached which acknowledges these issues are being resolved. These items relate to changes in the site plan which are being considered by the applicant and require administrative review and approval.

In addition, the applicant has proposed several other minor revisions to the site plan which have not yet been approved. These revisions involve curb details, altering a driveway entrance and parking layout, and sidewalk paving. These are site items and will not affect the building construction, and will be reviewed during the course of construction by staff. On this basis, I would provide Planning approval for issuance of building permits for the building only. Any approved site revisions or any new request for building changes will be forwarded to you for your reference.

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner

**APPLICATION FOR PERMIT**

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

00945

JUL 28 1988

ZONING LOCATION .....

PORTLAND, MAINE

July 10, 1988

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... One Portland Square

Fire District #1  #2

1. Owner's name and address Northland Realty Corp.

2150 Washington St. Telephone 617-945-7100

2. Lessee's name and address

Newton, Mass. Telephone

3. Contractor's name and address

Elbans Building Co., 1 Liberty Sq. Telephone 617-423-5600

Boston, Ma.

Proposed use of building office building

No. of sheets

Last use

No. families

Material No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 10,000

Appeal Fees \$

FIELD INSPECTOR—Mr.

@ 775-5451

Base Fee

48,350.00

Late Fee

TOTAL

\$

to construct 10 story office building  
185,362 sq ft. as per plans.  
foundation applied for and issued on separate permit.

Stamp of Special Conditions

send permit to 1 CALL WHEN READY WILL PICK UP DAN SMITH 772-2671

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

**DETAILS OF NEW WORK**

Is any plumbing involved in this work?  Yes  
Is connection to be made to public sewer?  Yes  
If not, what is proposed for sewage?  
Has septic tank notice been sent?  
Form notice sent?  
Height average grade to top of plate  
Height average grade to highest point of roof  
Size front depth No. stories  
Soil or filled land? earth or rock?  
Material of foundation Thickness top bottom cellar  
Kind of roof Rip rap roof Roof covering  
No. of chimneys Material of chimneys of lining Kind of heat fuel  
Framing Lumber Kind Dressed or full size Corner posts Sills  
Size Girder Columns under girders Size Max. on centers  
Studs (outside walls and carrying partitions) 2x4-16' O.C. Bridging in every floor and flat roof span over 8 feet  
Joists and rafters (on flat roof) 2nd 3rd roof  
on centers (on pitched roof) 2nd 3rd roof  
Maximum span 2nd 3rd roof  
If one story building will not be walls above or below? height?

**IF A GARAGE**

No. cars new accommodation for to be accommodated number commercial cars to be accommodated  
Will automobiles requiring repair or maintenance be stored in the proposed building?

APPROVED BY  
BUILDING INSPECTION DEPARTMENT

**MISCELLANEOUS**

Will work require disturbance of any trees on a public street?  No

ZONING  
BUILDING CODE  
ELECTRICAL  
PLUMBING  
HEATING  
MECHANICAL  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

REPORT #56-88

PLANNING DEPARTMENT REPORT

TWO PORTLAND SQUARE  
DEVELOPMENT REVIEW  
NORTHLAND REALTY, APPLICANT

Submitted to:

Portland Planning Board  
Portland, Maine 04101

July 12, 1988

## I. INTRODUCTION

Northland Realty is seeking approval of a 140,000 square foot office building to be located in the vicinity of Fore and Union Streets adjacent to One Portland Square.

Due to the complexity of the proposal and the phasing of the Portland Square development, the application before the Planning Board requires the following reviews:

**TWO PORTLAND SQUARE** The Two Portland Square requires major site plan  
**SITE PLAN REVIEW,** and height exception review. The height  
**HEIGHT EXCEPTION** exception is needed due to the building's design  
**AND 2 YEAR APPROVAL** height which ranges between 88'-8" and 85'-0"  
**EXTENSION:** within the 85' height buffer area of the B-3 zone  
adjacent to the W-1 zone.

The applicant is also requesting that if the Planning Board approves the project the approval be valid for a two year period. Typically an approval lapses after six months.

**SUBDIVISION:** Required by the division of the property bounded by Spring, Union, Fore and Cotton Streets into three lots within a five year period. The lots are the One Portland Square site (39,393 sq. ft.), Two Portland Square site (39,520 sq. ft.) and the remaining land, including the Cross Street scenic easement (98,355 sq. ft.).

**ONE PORTLAND SQUARE** The current development necessitates revisions to  
**REVISED SITE PLAN:** the One Portland Square site plan including deleting the parking area which is to be the site of Two Portland Square.

**LOWER PARKING LOT,** In conjunction with One Portland Square, the  
**SITE PLAN REVIEW** parking area bounded by Fore, Center and Commercial Streets was granted temporary approval. The approval was granted for a two year period which was extended. As this parking is dedicated to the zoning needs for parking of the Portland Square project, it requires review as a permanent lot.

A set of plans (21 pages) prepared by T.Y. Lin/Hunter Ballew Associates, Stevens, Morton, Rose, and Thompson and The Architects Collaborative is included as Attachment 1.

8. Scenic or Natural Beauty

The proposal will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic site or rare or irreplaceable natural areas. The applicant is proposing to relocate three City street trees to locations determined by the City Arborist. Several pear and Ginkgo trees currently located on the site, will be transplanted to the sidewalk as street trees after construction of the building.

9. Land Plan

The plan as proposed is to be reviewed for conformance with the City Land Use Code.

10. Financial and Technical Capability

The applicant has stated that a letter from Northland attesting to financial capability will be available at the public hearing.

11. Shoreland

The project is not located within 250 feet of any pond, lake, river or tidal water.

**ONE PORTLAND SQUARE SITE PLAN REVISION**

The One Portland Square site plan approved by the Planning Board in 1985 included the entire site bounded by Spring, Union, Fore and Cotton Streets. The location of the Two Portland Square site on lot two of the Portland Square subdivision, and the definition of lot 3 creates the need to revise the former plan. The specific changes include the reduction of 105 parking spaces currently located on the site of the proposed Two Portland Square and the relocation of 11 trees currently on the site. Staff has reviewed and recommends approval of the revisions to the One Portland Square site plan.

**TWO PORTLAND SQUARE SITE PLAN REVIEW**

1/1A. Parking/Circulation

Parking needs for the Two Portland Square project are proposed to be met partially on site with 42 parking spaces under the building and 242 spaces in the lower parking lot (located between Fore and Commercial Streets). As the building site is located in the B-3 Business zone, the parking requirements of Division 20 of the Land Use Code do not apply. However, the Planning Board is authorized by the site plan ordinance to deny the project unless the Planning Board is satisfied that the "reasonable foreseeable demand for parking which shall be generated by the proposed new construction" is supplied.

The applicant is proposing to provide 234 parking spaces in association with the Two Portland Square development. The total floor area of Two Portland Square building is approximately 138,291 sq. ft. The proposed parking ratio as determined by staff, is therefore 1.8 spaces per thousand square feet of gross area. This calculation does not separate the ground floor retail/office use from the remaining office use. Mr. William Bray, City Traffic Engineer, recommends that the Planning Board require 2.38 spaces per thousand feet for Two Portland Square.

Therefore, staff recommends that 659 total parking spaces be provided: 330 spaces for One Portland Square and 329 Spaces for Two Portland Square.

The total current parking count provided is 564 spaces therefore, the staff recommendation is that an additional 95 parking spaces be provided, or that the applicant provide an in lieu contribution of \$66,500 to alternative public parking. Mr. Bray's comments are included in attachment 5.

Included as Attachment 6 is the developer's comments regarding the parking issue. The Developer has noted that One Portland Square was approved with 2.05 spaces per thousand square feet of net (rentable) area and that the market demand so far is somewhat less than that. In summary, the Developer has stated that 2.0 parking spaces per thousand square feet of leasable area supplies the "reasonable anticipated demand" for Two Portland Square. Using the Developers premise, 253 parking spaces are needed for Two Portland Square. It should be noted that the applicant has agreed to Mr. Bray's suggestion that \$66,500 in lieu contribution be provided. In conclusion, the staff recommends that this solution adequately meets the site plan parking requirement.

## 2. Bulk, Location, Height and Public Facilities

The proposed building is designed as being six to seven stories tall with a portion along Fore street proposed at five stories. The building height above grade along Union Street varies from 88'-8" to 81' with an average height of 84'-10". Each floor provides approximately 23,000 sq. ft. of gross area.

Utilities serving the building include a 12 inch diameter combined sewer and eight inch water main. Both lines are located in Union Street and provide adequate capacity to serve the project. Storm water will be collected and directed to the combined sewer. In reviewing the engineering aspects of the plan, Steve Harris, Planning Engineer, has approved the plan.

## 3. Landscaping

The landscape plan for the site consists of relocating the three existing healthy street trees along Union Street to sites designated by the City Arborist. The Bradford Pear and Ginkgo trees which were planted as part of One Portland Square, will be transferred to a nursery during the construction period of the building and then planted as street trees along Union and Fore Streets. In addition, new Bradford Pears and Ginkgos will be planted along the Cross Street corridor.

Landscaping is also proposed at the pedestrian plaza located on the north west side of the building. The plaza landscaping consists of the following plantings:

<u>Species</u>	<u>Quantity</u>
European Hornbeam	4
Meserve Holly	52 total shrubs
Bar Harbor Juniper	
Sea Green Juniper	
Spreading Yew	

Additional annuals and groundcovers are also provided.

The landscape plan has been reviewed and the following recommendation was provided by Ben O'Reilly, Superintendant of Parks. Mr. O'Reilly's comments are included as Attachment 8.

1. The plant material is to be inspected before installation by the City Arborist.

#### PARKING LOT SITE PLAN REVIEW

1. Parking and Circulation

Primary access to the site will be from Commercial and Fore Streets. 242 parking spaces are provided.

Mr. William Bray, City Traffic Engineer, has reviewed and approved the parking lot plan.

2. Bulk, Location, Height and Utilities

The bulk and location of paved areas and the proposed uses will not be detrimental to other private development in the area. The parking lot is not anticipated to be detrimental to other development in the area.

3. Landscaping

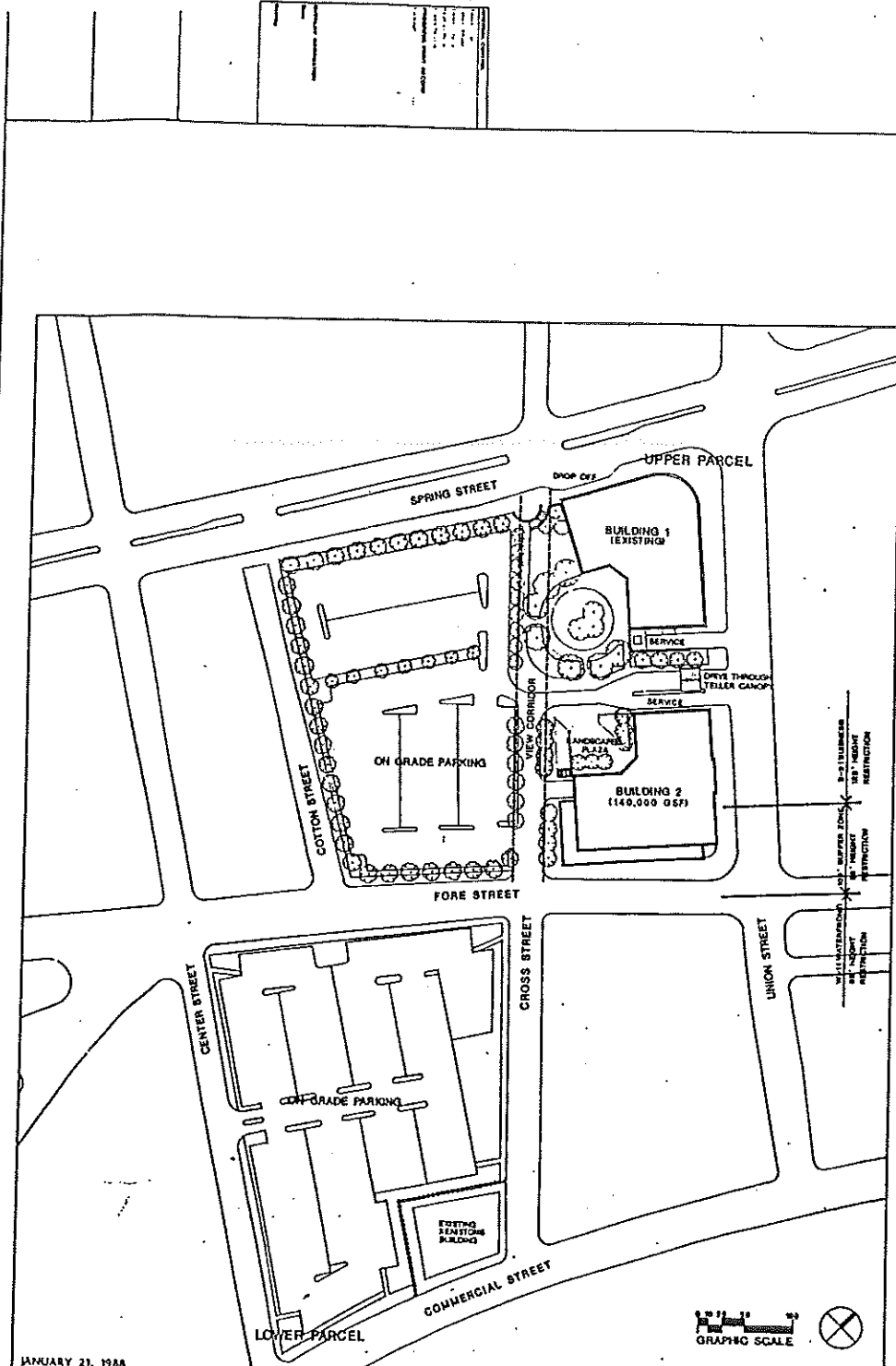
The applicant proposes to preserve the existing landscaping on the parking lot site. The landscape plan is included as part of Attachment 1.

Mr. Ben O'Reilly has reviewed and approved the plan. His comments are included as attachment 8.

4. Soils and Drainage

The geologic conditions do not pose an undue hindrance to developing the site.





JANUARY 21, 1988

**MASTER PLAN  
PHASE 2**

ARCHITECT: THE ARCHITECTS COLLABORATIVE  
DEVELOPER: NORTHLAND INVESTMENT CORPORATION

**PHASE TWO**

In Phase Two, a 140,000 S.F. office building will be added to the north-east corner of the upper parcel, establishing the corner at Union and Fore Streets. A main entry off of Union Street will connect through a two-story glass entry, similar in aspect to Building One. An elevated outdoor plaza will connect to the existing plaza at Building One. The existing drive-through teller and canopy will remain, with the one exit line utilized for Building Two service. Both the western portion of the upper parcel, and the lower parcel will remain unchanged. A retail strip will activate the lower level at Fore Street, combining the mercantile nature of Fore Street, and Tending a home scale of street level. The lower sub-grade levels of Building Two will house parking, while the cornice line will reflect the Portland zoning restrictions, causing the building to step up the site along Union Street, easing the transition between Building One and the lower waterfront buildings.

<p><b>MP-2</b></p>	<p>MASTER PLAN PHASE 2</p>	<p>SCHEMATIC DESIGN # 4</p>	<p>TWO PORTLAND SQUARE PORTLAND, MAINE</p>	<p><b>Northland</b> The Northland Investment Corporation 205 Washington Street Portland, Massachusetts 04102 (617) 452-7100</p>	<p><b>TAC</b> The Architects Collaborative 100 State Street Portland, Maine 04101 (603) 771-1100</p>	<p>APPROVALS</p> <table border="1"> <tr> <th>Number</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Number	Description	Date										<p>DATE: 1/21/88</p>
	Number	Description	Date																
<p>PORTLAND SQUARE</p>																			

CITY OF PORTLAND  
M E M O R A N D U M

TO: David Klenk, Planner

FROM: William Bray, Traffic Engineer

DATE: July 8, 1988

SUBJECT: Two Portland Square

This memo revises my June 29, 1988 memo to you regarding the above project.

After discussion with the developer and an on site inspection, I recommend the following:

1. Curbs and sidewalks

After our on site inspection, I recommend that the Center Street curbing and sidewalk be replaced with new granite curb and bituminous sidewalk along the frontage of the lower lot for a distance of approximately 50' from the Fore/Center intersection.

The developer is also responsible for new granite curb and brick sidewalk along the entire Commercial Street frontage of the lower lot.

It is my understanding that the developer has agreed to these improvements.

2. Traffic Improvements

In my professional opinion, the priority traffic improvements associated with this project are completion of the Gorham's Corner (York/Danforth) improvements consisting of additional traffic signals, lane striping and channelization. The next priority is the installation of traffic signals at the Union/Commercial intersection. these improvements are necessary to allow this project to go forward while maintaining adequate levels of service and roadway safety in the project vicinity.

It is my understanding that the developer has agreed to provide a sum of \$50,000 to the upgrading of these priority traffic improvements by the City.

In order for the City to complete these improvements prior to occupancy of the building the \$50,000 must be received upon issuance of a building permit.

David Klenk  
Page 2  
Two Portland Square Memo

3. Parking

Our calculations show the development to have a deficit of parking. Based on the City standard of 2.38 spaces per 1,000 sq. ft. of gross floor area, the Two Portland Square building has a short fall of 95 spaces. I recommend that the developer provide an additional 95 parking spaces to serve this project or that the Planning Board accept an in lieu contribution toward alternate off site public parking. One possible solution, may be construction of the Marginal Way shuttle parking lot. It is my understanding that the developer has agreed to contribute a sum of \$700/deficit space or a net sum of \$66,500 towards alternate public parking. The estimated cost of \$700/space was determined by the cost estimate of the Marginal Way shuttle lot.

Please contact me with any questions.

cc: Traffic File

/lab

ATTACHMENT 6

# Northland

2150 Washington Street  
Newton, Massachusetts 02162  
Telephone • (617) 965-7100  
Telecopier • (617) 965-4259

July 8, 1988

Mr. David Klenk  
Planning Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: Traffic and Parking issues - Two Portland Square

Dear David:

I am writing as a follow-up to yesterday's meeting. This letter will outline our understandings of our discussions during this meeting.

## Curbing and Sidewalks -

It was agreed that certain improvements were required to upgrade our lower lot for permanent parking for Two Portland Square.

- Portland Square Limited Partnership will replace 40 - 50 feet of curbing and associated asphalt sidewalk along Center Street in the area near the Forest Street intersection.
- Portland Square Limited Partnership will improve the Commercial Street sidewalk in front of our property with new granite curbing and brick paver sidewalk.

## Traffic Light Signalization -

It was agreed that there is currently a deficient traffic condition at the intersections of Union - Commercial Streets and York - Danforth Streets. While we have already improved Gorham's Corner with full signalization, it was felt that we would be required by the Planning Board to signalize these other two intersections in order to obtain approvals for Two Portland Square. Consequently, we agreed to the outlined generally terms:

- Portland Square Limited Partnership will contribute \$50,000 at the time of issuance of a building permit.
- This money is our full obligation for this work and Bill Bray has indicated that it is sufficient money to accomplish both intersection signalizations.
- Bill Bray will keep accurate time and material sheets for this work and forward them to us on a weekly or monthly basis.
- The labor rates will be at the usual internal amount which are charged by his department.
- To the extent that the cost of work is less than \$50,000, Portland Limited Partnership will be reimbursed for this difference.
- Portland Square Limited Partnership will be entitled to a proportionate reimbursement (up to 50% of the cost of the work) by other future development projects of a significant size (over 60 - 80,000 square feet) that have a significant comparable impact (at least 3-4% impact on traffic volumes) on either of these intersections.

#### Parking -

As we have indicated, we continue to believe that we can accommodate the "reasonably foreseeable demand" for parking with 234 spaces in conjunction with Two Portland Square. However, Bill Bray continues to believe we are deficient by 95 parking spaces in this regard. Consequently, we agreed to the following general proposal outlined by the city:

- Portland Square Limited Partnership will contribute \$66,500 to alternate public parking.
- This money will be paid at the time of issuance of the Certificate of Occupancy for Two Portland Square.
- Two Portland Square will be considered to have met the reasonably foreseeable demand with 234 parking spaces and will be recommended for approval as such.

I believe that the above summary correctly reflects our understandings. Please let this letter serve as an acknowledgment that we intend to enter into a mutually satisfactory agreement committing to these activities in conjunction with the construction of Two Portland Square.

Thank you for your assistance in this matter.

Yours truly,

PORTLAND SQUARE LIMITED PARTNERSHIP  
Northland Union Street Limited Partnership, General Partner  
Northland Realty Corporation, General Partner



Ogden Hunnewell  
Corporate Vice President

OH/dk

cc: Bill Bray  
Joseph E. Gray, Jr.  
Alex Jaegerman  
Philip L. Meyer  
Mark Massey  
Bob Shaw, Vanasse Hangen

File

CITY OF PORTLAND, MAINE

PLANNING BOARD

---

Jack D. Humeniuk, Chairman  
Barbara A. Vestal, Vice Chairman  
John L. Barker  
Joseph R. DeCoursey  
Michael J. Fenton  
Jadine R. O'Brien  
Kenneth M. Cole, III

July 18, 1988

Ogden Hunnewell  
Northland Realty, Inc.  
2150 Washington Street  
Newton, MA 02162

RE: Two Portland Square Project

Dear Mr. Hunnewell:

On July 12, 1988 the Portland Planning Board voted on the following motions regarding the Two Portland Square Project:

- i. Unanimously (7-0) that the Two Portland Square building is in conformance with the following height exception standards (14-430) of the Land Use Code:
  - i. That project will not create undue adverse effects on light, solar access, or air provided to surrounding properties and open spaces, or create significant adverse wind or other undesirable micro-climatic effects on the local area;
  - ii. That the project will not unduly obstruct or adversely affect significant public scenic views; or will not obstruct or adversely affect scenic views which would result in undue loss in property value to private properties;
  - iii. That the project will be compatible in scale, bulk, and massing with neighboring buildings, structures, open spaces, and pedestrian ways;
  - iv. That the project, if located on the Portland peninsula, will preserve the existing natural slope of the peninsula's topography and the graduated scale of buildings on the peninsula, including lower developments nearer the water or central peninsula saddle area and higher developments nearer the easterly and westerly ends of the central spine of the peninsula; and

- v. That the project will not unduly dominate or obscure natural or man-made prominent visual landmarks.
2. Unanimously (7-0) that the Portland Square subdivision is in conformance with the subdivision ordinance of the Land Use Code with the condition:
  1. That the applicant contribute to the cost of intersection improvements as outlined in their July 8 correspondence.
3. 6-1 (DeCoursey) that the revisions to the One Portland Square site plan are in conformance with the site plan ordinance of the Land Use Code.
4. 6-1 (DeCoursey) that the Two Portland Square site plan is in conformance with the site plan ordinance of the Land Use Code with the following conditions:
  - i. Finding that because of a parking deficit of 95 parking spaces, the applicant will contribute \$66,500 toward the provision of alternative public parking. The contribution is based on unique circumstances of a pending plan of the Marginal Way Shuttle Lot, and the decision is made while relevant traffic and parking studies are pending so that the sum of money approved in this situation will not be precedent for what may be required of future applicants; and
  - ii. That adequate handicap access be provided at the corner of Union and Fore Streets.
5. Unanimously (7-0) that the plan of the Portland Square parking lot located on Commercial and Fore Streets is in conformance with the site plan ordinance of the Land Use Code.
6. 5-2 (O'Brien and Cole) that the site plan approval extension be reduced from two (2) years to zero (0) months.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Report #56-88, which is attached. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance guarantee covering the public improvements as well as inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public Works prior to the recording of the plat. The subdivision approval is valid for three (3) years. Finally, Board action may be subject to a motion for reconsideration at the next regularly scheduled Board meeting, which is July 26, 1988.

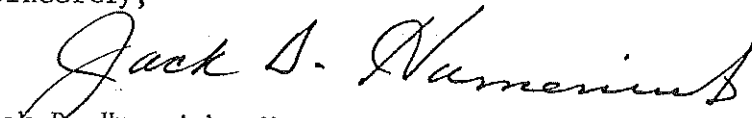


Two Portland Square Project  
Page 3  
July 18, 1988

The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

  
Jack D. Humeniuk, Chairman  
Portland Planning Board

DK/lb

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
David Klenk, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Warren J. Turner, Zoning Administrator  
George Flaherty, Director of Parks & Public Works  
Thomas Eaton, City Engineer  
William Boothby, Principal Engineer  
Steve Harris, Planning Engineer  
William Bray, City Traffic Engineer  
Benjamin O'Reilly, Superintendent of Parks and Islands  
Natalie Burns, Associate Corporation Counsel  
Michael Baillargeon, Supervisor of Delivery and Collection  
125 Forest Avenue, Portland, ME 04101

CITY OF PORTLAND, MAINE  
PLANNING BOARD

August 12, 1988

Jack D. Humenluk, Chairman  
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Joseph R. DuCourcey  
Michael J. Fenton  
Jadine R. O'Brien  
Kenneth M. Cole, III

Ogden Hunnewell  
Northland Properties  
2150 Washington Street  
Newton, MA 02162

RE: Two Portland Square

Dear Mr. Hunnewell:

On August 11, 1988 the Portland Planning Board reconsidered the site plan approval of the Two Portland Square building. Specifically, the Board amended the condition relating to the required parking associated with the project. In its deliberations, the Planning Board made the following findings of fact:

The Board finds that Portland Square Two has a total parking requirement of 329 parking spaces, based on a ratio of 2.38 spaces per 1,000 square feet of office space. That finding is based on the memorandum from William Bray, City Traffic Engineer, in which he cites national standards and the findings of the City of Portland parking consultant.

The Planning Board then voted unanimously (7-0) to approve the following motion:

That the applicant be required provide 329 parking spaces in a manner acceptable to the City prior to the issuance of a certificate of occupancy in order to fulfill the deficit found by the Planning Board. The Board further indicated that if these spaces are to be provided through a lease arrangement, the lease is to indicate exclusive control of the spaces for a minimum of five (5) years.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #56-88 and supplemental materials which are attached. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.