
2. PROJECT DESCRIPTION

Woodard & Curran is submitting this Level III Site Plan Application for the Center Street Hotel on behalf of the Applicant, Fathom CC, LLC, and will be acting as their Agent for all project permitting services. An Agent letter is attached.

2.1 INTRODUCTION

The proposed Center Street Hotel project is located on a 23,795 +/- SF site on the corner of Commercial Street and Center Street in Portland, Maine (Site) at 1 Center Street. The attached Location Map and Tax Maps show the project location. The project is located within the City of Portland B-3 zone, Pedestrian Activity District overlay zone, and Historic Preservation District 0 -The Old Port. The site is currently comprised of a paved parking lot surrounded by a landscaped esplanade and sidewalk with street trees. The proposed project includes redevelopment of the existing surface parking lot with a 135-room boutique hotel. The project will also include the relocation of traffic signal infrastructure and utility poles, reconstruction of the sidewalk along the project's frontage with adjustments to the curb alignment on Center Street to accommodate hotel guest pick-up/drop-off and vehicle valet services, and addition of street trees and street lights.

2.2 PROJECT PURPOSE AND NEED

The proposed project is intended to support local businesses and stimulate local economy by providing a place for visitors to stay overnight within the downtown area. The project will also provide additional restaurant and bar space along Commercial Street and at the rooftop. The underutilized and visually unappealing parking lot will be replaced by an attractive structure that fills a void along the frontage on Commercial Street. Additionally, the project is designed to work in concert with surrounding development to enhance pedestrian circulation, and to fully utilize space by strategically positioning vehicle drop-off and service access locations.

2.3 EXISTING CONDITIONS

The Existing Conditions Plan, included in the drawings submitted with this application, depicts the existing conditions of the project area, based on a ground-level survey and site observations completed by Owen-Haskell on October 12, 2018 and Woodard & Curran on December 12, 2018. No portion of the development is within the 100-year flood plain; a FEMA flood zone map has been attached for your reference. The Site is currently fully developed as a surface parking lot. There are no significant natural features or wetlands due to the intense level of existing development. Topography slopes gently from northwest to southeast towards Commercial Street, from approximate elevation 18' down to 11'.

2.4 PROPOSED DEVELOPMENT

The Center Street Hotel is situated on the northeast corner of Commercial Street and Center Street within the Old Port District of Portland, sited between the existing Richardson Wharf Company Building and the Baxter Davis Block building. As the parcel sits today, the hotel will be positioned in the Southern corner of an existing surface parking lot among the surrounding streets of Commercial, Center, Fore and Cross. Fathom CC, LLC holds an Agreement of Purchase and Sale with North River IV, LLC, to acquire this 23,795 +/- SF portion of the larger parcel.

The proposed redevelopment project includes the construction of a 6-story, 135-room boutique hotel, that includes a rooftop bar and ground-floor restaurant that will be positioned along the Commercial Street frontage. The proposed hotel will be situated in such a way as to optimize the site footprint and set no more than 5'-0" back from the property boundaries in order to maximize the pedestrian zone along Center and Commercial Streets. The project will also include associated utility and site improvements.

2.4.1 Civil Engineering Approach

The hotel has been designed to fill the parcel with minimal setback to adjacent property lines. The site work will consist primarily of utility improvements to support the hotel use and site layout for guest and service access for the hotel. Utility requirements are described in further detail in Section 13 of this report.

Primary guest access into the hotel is located along the Center Street façade with vehicular arrivals curbside along Center Street. The project also includes reconfiguration and widening of the Center Street sidewalk to support pedestrian circulation and create a well-defined guest arrival and drop off/loading area and valet space to improve visibility and safety of pedestrians, hotel guests, and hotel staff. Guest and staff parking will be located offsite; valet service will transport guest vehicles offsite to a parking area provided by North River IV, LLC as part of the Agreement of Purchase and Sales. Hotel service access will be provided via Cross Street through a service access easement along the rear of the adjacent Richardson Wharf Company building.

A set of project design plans showing the proposed Center Street Hotel is attached to this application. The set includes site, utility, grading and drainage plans, and details to support the site design.

2.4.2 Architectural Approach

Being one of the more historic streets in the Old Port District, Commercial Street's appearance is one of uniformity in scale and harmony of materials. Most of the existing structures were built in the mid 1850's on infilled land. Due to the introduction of the railroad to Portland in the 1840's, there was a necessity for the land downhill of Fore Street to be filled to create a "mile-long, 100' wide street" to support all the intricacies involved with the expanding economy and incoming traffic. This timeframe sets the stage for Commercial Street architecture, since it happened relatively quickly, in a very short era in time. The scale of the buildings and the regularity of forms and openings has created a structured and continuous street façade that captures the eye the entirety of Commercial Street.

HKS Architects, has been working closely with the project team, the Historic Preservation Board and Fathom CC, LLC to ensure the overall vision is contextual to Portland and the lineage established within the Old Port District. To set the context for the architectural vision of the Center Street Hotel, HKS Architects looked very closely at the proportions, scale, heights and rhythms of the historic buildings running the length of Commercial Street. In particular, the two adjacent buildings sitting either side of the proposed Center Street Hotel site carried a heavy weight in the influence and recognition of the architectural context.

The Richardson Wharf Company building, constructed in 1860, sits to the east side of the proposed hotel while the Baxter Davis Block building, constructed in 1902, sits to the west. One of the main architectural challenges for the proposed site was finding a relationship and an acknowledgement to our neighbors, who respectively were built in different styles, different scales and different eras. The Richardson Wharf Company building follows the more traditional form built during the in-fill stage of the Commercial Street architectural style. Following the typical gambrel roof form, the rhythmic articulation of the vertical openings and the predominant use of brick façades with a granite base, the Richardson Wharf Company building is a reminder of the original construction topping out at 4 floors plus 5th floor attic areas now enhanced with dormers. On the other side, the Baxter Davis Block was built 40 years later following a slightly different rhythm of openings with architecture more along the style of Classical Revival and is a floor taller than the Richardson Wharf Company building at 5 full stories above the Commercial Street grade.

Architectural design plans have also been provided and reflect the design approach.

2.4.2.1 Building Organization

Keeping that architectural approach above in mind, HKS Architects immersed their study into the defining characteristics of Commercial Street. The building planning has been organized to push all "guest-facing amenities" forward to align with both Commercial and Center Street. The hotel is configured in such a way that the pedestrian encouragement zone will be greatly enhanced by the prospect of the hotel and the internal space planning that engages

at the street level. Nearly the entirety of the site is encompassed by the hotel footprint so that the overall scale of the building relates to the neighboring context to create a continuous façade along both Commercial and Center Street.

Working within the overall 65'-0" height limit, the Architect has established the Center Street Hotel at 6 floors, one public base level with four levels of guestrooms and the top floor mixed with a rooftop bar amongst guestrooms. HKS is also exploring the potential for an open-air roof terrace at Level 07. In a balanced hierarchy between the two existing buildings (Richardson Wharf at 4 stories and the Baxter Davis Block at 5 stories) – the Center Street Hotel proposes to have a flat roof system which balances the overall scale amongst the adjacent roof forms of the slightly lower buildings either side.

2.4.2.2 Principal Façades

The main two façades proposed for the Center Street Hotel align to Commercial and Center Street respectively, with the main guest arrival to the hotel occurring off Center Street. The architectural language along these two façades pays homage to the neighboring context with a continuous brick base acting as the anchor to the organized rhythm of the guestroom windows above. The desire to have the guest vehicular arrival occur off Center Street is to help lessen the vehicular impact to Commercial Street by utilizing the slower Center Street to provide a safe arrival sequence for hotel guests to load/unload without impacting the main traffic flow. The arrival sits evenly in the middle of the Center Street façade, thus offering a balanced architecture and even form. The Commercial Street façade follows on with this language allowing the public base, tucked snugly behind a brick façade with guestrooms running smoothly on the upper levels above with an elegant rooftop bar and terrace acting as the jewel at the top.

2.4.2.3 Scale, Form, & Composition

The typical architectural base found running along Commercial Street is highlighted as mentioned above with a brick façade over the first two floors. This base helps to create a strong datum as it is capped at the top of the second floor, that relates strongly to the base architecture of the Baxter Davis Block Building. At this datum, HKS proposes to start the transition to a more contemporary interpretation of the surrounding context with a change in materials. While recognizing the overall “red” undertone that lies within the City as a whole, HKS proposes a more contemporary metal panel system that follows within a complimentary earth-tone family. Now, as the building starts to take form in relationship to the Commercial Street architecture, the overall palette pays a strong homage to the historic palette but sits itself nicely among the surrounding buildings in a style that is of this current era.

2.4.2.4 Materials

There are two principle building materials - a brick base and an upper metal panel system. The form is simple and regular with vertical openings articulated by a simple surrounding metal trim, grouped together over several floors. The brick base captures an accent around the brick openings which pull the more contemporary detailing of the metal panels above down to the streetscape below. This is a nice introduction at the street level to help inform pedestrians that this is a new development, of this age in time, that is not trying to copy what is old, but rather to interpret into a fresh vision, in today's contemporary and quality materials. It is a consistent, uniform and limited material palette, but one of our era, to provide architectural interest to the street.

2.4.2.5 Summary

Commercial Street is a predominantly developed street with only one or two larger parcels remaining to be developed. To help complete the original “mile-long corridor,” the development of the Center Street Hotel offers a wonderful opportunity to embrace the historic street with a contemporary interpretation that blends contextually with the surroundings. The proposed simple architecture, clean palette of materials and respective nod to the history of the Old Port District, the Center Street Hotel strives to create a harmonious environment to the surrounding while remaining current and of this point in time. HKS Architects and Fathom CC, LLC are currently working with the City's Historic Preservation Board to refine the design in anticipation of a future Public Hearing and to obtain Certificate of

Appropriateness for the proposed hotel. The landscape plan and associated details are included in the attached design plans.

2.4.3 Landscaping Approach

Carroll Associates Landscape Architects have been working closely with the project team to develop a landscape concept for the Center Street Hotel that focuses on two distinct areas of the site, the public streetscape and the hotel courtyard.

2.4.3.1 The Public Streetscape

Proposed sidewalk improvements include new brick sidewalks and curbing with widened pedestrian flares at the Center-Commercial Street intersection and along the south face of the hotel, providing enhanced pedestrian zones and improved crosswalk function. Planned improvements will include new streetlights meeting the City of Portland Standards. Proposed street trees will be located approximately 50 feet on center along the curblines, located in flush mounted tree grates to provide maximum pedestrian movement along the sidewalk. Bike racks will be proposed in strategic locations within the right-of-way along Commercial Street.

2.4.3.2 Hotel Courtyard

The other defined landscape area is the rooftop courtyard located at the second level of the hotel. This courtyard is designed primarily for viewing from adjacent rooms which front onto this space and has no direct access from the hotel except for maintenance.

The courtyard is designed as a roof garden over first floor service uses, providing a protective cover for the roof and color/interest for hotel guests. The landscape plan proposes a series of curvilinear beds of different heights and textures. Close to the building, the bed consists of a dense ground cover to provide a clear buffer and privacy to the guest rooms. As the courtyard extends out to the north, there will be a series of landscape bands consisting of sedum planting, riverstone (to provide a central location for surface drainage to collect prior to collection), and a slightly raised bed of shrubs. At the northwest corner of the courtyard, a raised planting area of trees and small lawn could connect to any future development of the adjacent North River IV, LLC parcel.

2.4.3.3 Materials

Trees, shrubs, and ground covers are selected based on exposure, type of use, color/flowering characteristics, and growing conditions. The street trees along Commercial and Center Streets are proposed to be columnar Armstrong Maple and Zelkova, robust trees able to tolerate urban conditions. Courtyard trees are proposed to be medium size deciduous trees such as Redbud or Flowering Cherry, providing color and interest and in scale with the adjacent plaza and buildings. Shrubs and groundcovers will be a mixture of evergreen and deciduous plants, providing year-round interest and appropriate to the shady microclimate of the courtyard. Sedum plantings may be installed in a planting medium or in trays typical to other roof applications. We anticipate working closely with the City Arborist on the final selection of these plant species.

2.5 ATTACHMENTS

- Agent Letter
- Location Map
- Tax Map
- FEMA Map
- Civil, Landscape, & Architecture Design Plans (uploaded to Drawings folder in Eplan)
- Architectural Renderings (uploaded to Drawings folder in Eplan)

Fathom

COMPANIES

December 21, 2018

Re: 1 Center Street Hotel- Agent Authorization

To Whom it May Concern:

Woodard & Curran is acting as our agent for all project permitting associated with the Center Street Hotel development (1 Center Street) project located in Portland, Maine.

Please contact me if you have any questions.

Sincerely,



Fathom CC, LLC

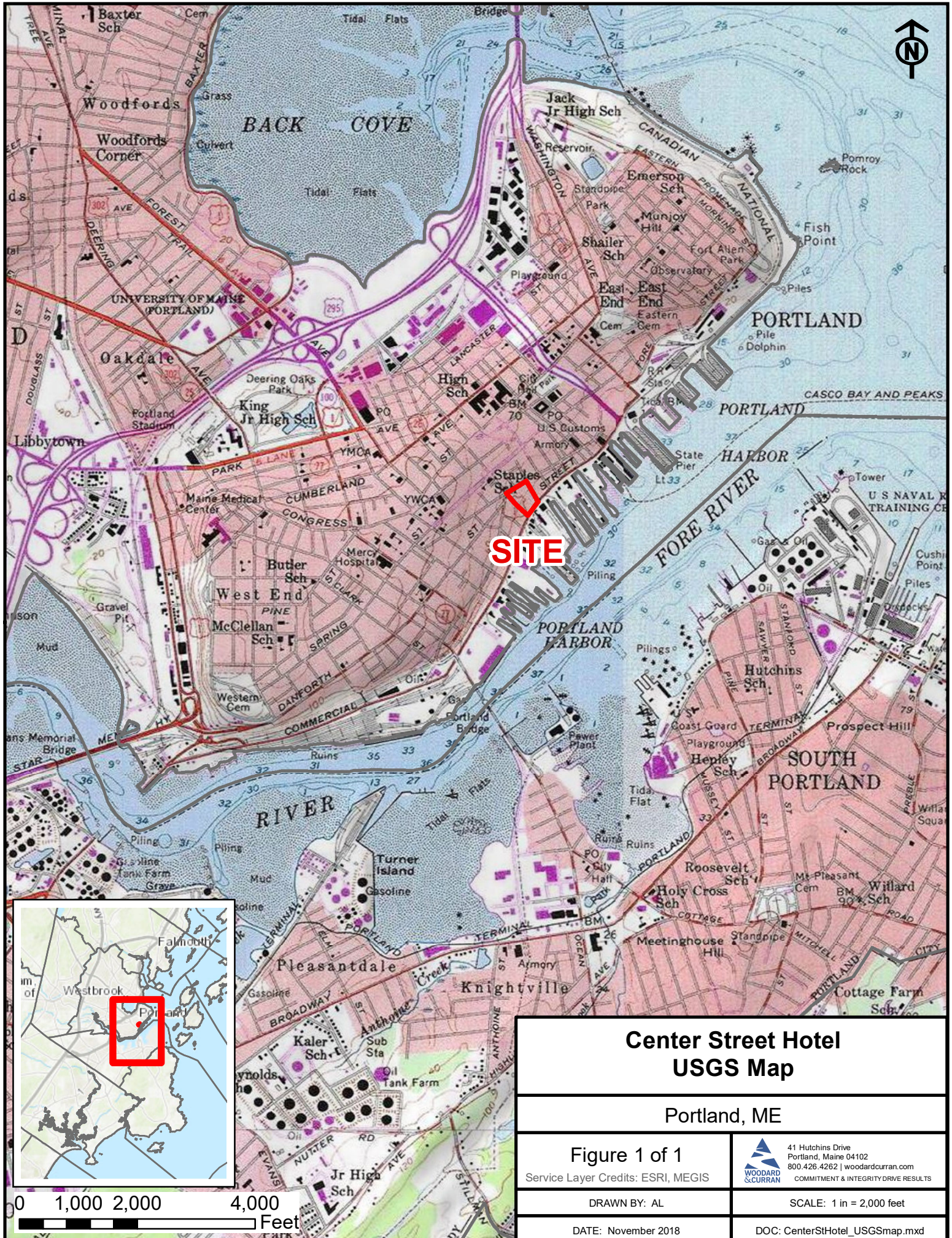
Its Manager:

Name: James H Brady

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Tel | 207.808.8787

www.Fathomcompanies.com



SITE

**Center Street Hotel
USGS Map**

Portland, ME

Figure 1 of 1

Service Layer Credits: ESRI, MEGIS



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COMMITMENT & INTEGRITY DRIVE RESULTS

DRAWN BY: AL

SCALE: 1 in = 2,000 feet

DATE: November 2018

DOC: CenterSHotel_USGSmap.mxd

0 1,000 2,000 4,000 Feet



F9SE

F10SW

F10SE

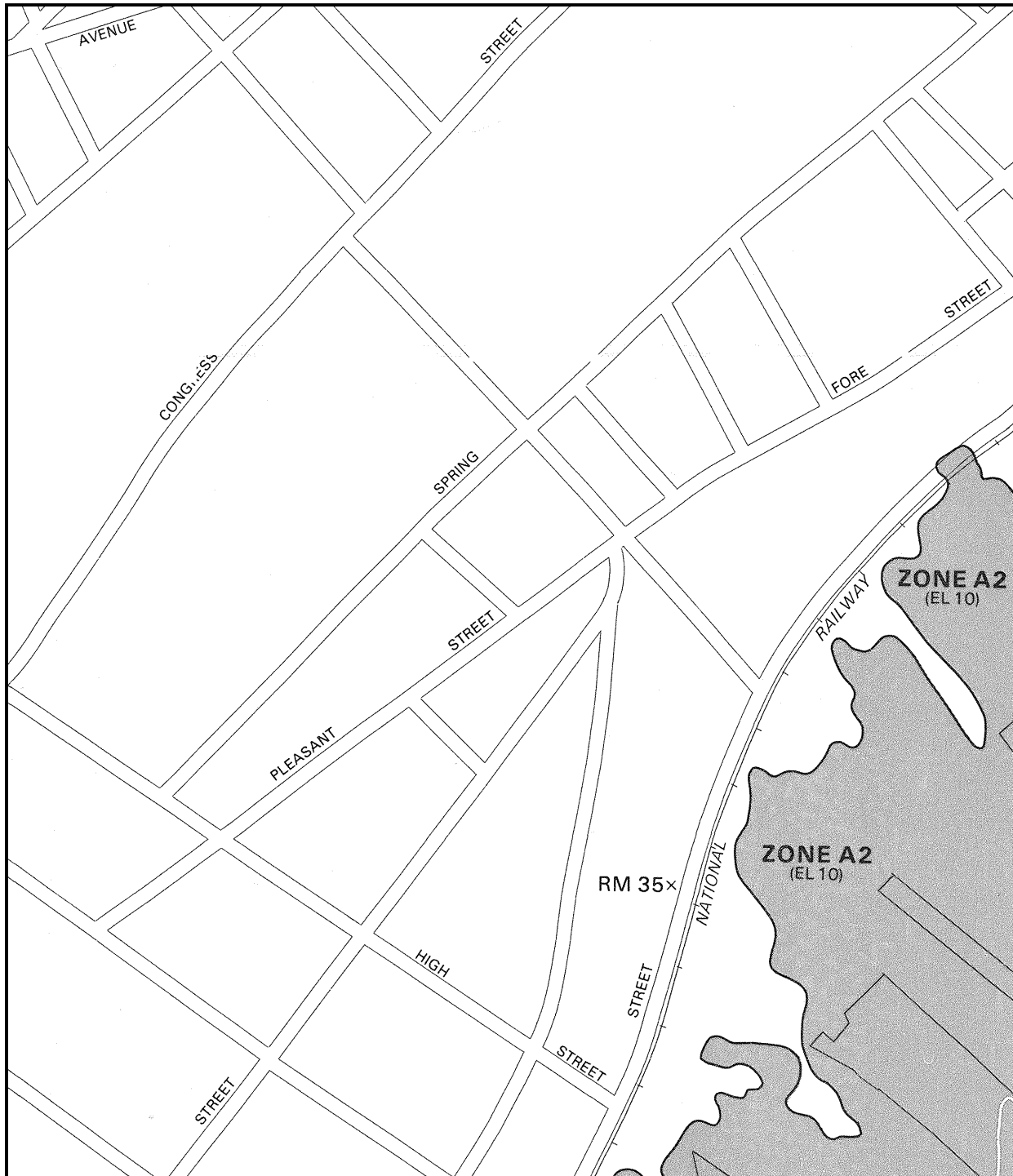
E9NE

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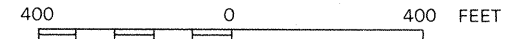
E10SW

E10SE

1 inch = 50 feet



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 13 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230051 0013 B

EFFECTIVE DATE:
JULY 17, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov