



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BROWN J B & SONS /Opechee Construction Corp

Located at

311 COMMERCIAL ST

PERMIT ID: 2013-00361

CBL: 040 E003001

has permission to **Phased I for foundations and steel only - separate permits for fleshing out the building will be obtained later**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks

Foundation/Rebar

Plumbing Rough

Electrical - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00361	<b>Date Applied For:</b> 02/22/2013	<b>CBL:</b> 040 E003001
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<b>Location of Construction:</b> 311 COMMERCIAL ST	<b>Owner Name:</b> BROWN J B & SONS	<b>Owner Address:</b> PO BOX 207	<b>Phone:</b> (207) 774-5908
<b>Business Name:</b> Courtyard By Marriott	<b>Contractor Name:</b> Opechee Construction Corp	<b>Contractor Address:</b> 11 Corporate Drive Belmont	<b>Phone:</b> (603) 387-7145
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> to construct new building for 131 Hotel rooms with restaurant and 14 residential dwelling units above	<b>Proposed Project Description:</b> Phased I for foundations and steel only - separate permits for fleshing out the building will be obtained later
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<b>Dept:</b> Historic <b>Note:</b>	<b>Status:</b> Approved	<b>Reviewer:</b> Deb Andrews	<b>Approval Date:</b> 02/25/2013 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Zoning <b>Note:</b>	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/22/2013 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits shall be required for any new signage. 2) Separate permits shall be required for HVAC units which will need to meet the maximum noise allowance in the B-5b zone. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that this is a phased project and that this permit is for the foundation and steel placement only 4) This property shall remain a hotell with 131 rooms with a restaurant and 14 residential dwelling units on the upper floors.. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building <b>Note:</b>	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/21/2013 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This phased foundation permit does not relieve code compliance requirements for the building and life safety of the structure. 2) A final special inspection report with compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken. 3) This permit approves the foundation and structural steel construction only. No shell or building construction is allowed prior to the issuance of the applicable permit. 4) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work. 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
<b>Dept:</b> Fire <b>Note:</b>	<b>Status:</b> Not Applicable	<b>Reviewer:</b>	<b>Approval Date:</b> 03/19/2013 <b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> DRC <b>Note:</b>	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 03/22/2013 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>

<b>Location of Construction:</b> 311 COMMERCIAL ST	<b>Owner Name:</b> BROWN J B & SONS	<b>Owner Address:</b> PO BOX 207	<b>Phone:</b> (207) 774-5908
<b>Business Name:</b> Courtyard By Marriott	<b>Contractor Name:</b> Opechee Construction Corp	<b>Contractor Address:</b> 11 Corporate Drive Belmont	<b>Phone</b> (603) 387-7145
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00361	Issue Date:	CBL: 040 E003001
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Location of Construction: 311 COMMERCIAL ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207 PORTLAND, ME 04112	Phone: (207) 774-5908
Business Name: Courtyard By Marriott	Contractor Name: Opechee Construction Corp	Contractor Address: 11 Corporate Drive Belmont NH 03220	Phone: (603) 387-7145
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B5b
Past Use: Parking Lot	Proposed Use: to construct new building for 131 Hotel rooms with restaurant and 14 residential dwelling units above	Permit Fee: \$19,490.00	Cost of Work: \$1,947,000.00
Proposed Project Description: Phased I for foundations and steel only - separate permits for fleshing out the building will be obtained later		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: A-2/R-1/R-2 Foundation/steel MUBEC 2009/IBC Signature: JMB 3/21/13
		Signature: JMB per B.W.	Signature: JMB 3/21/13
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: gg	Date Applied For: 02/22/2013	Zoning Approval		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision 14 DU. <input checked="" type="checkbox"/> Site Plan #2012-615 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> ok with conditions Date: 2/22/13	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> within <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 2/25/13 D. Andrews

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Applicant: JB Brown / Mainitt

Date: 10/23/12

Address: 311-331 Commercial St

C-B-L: 40-E-3

# CHECK-LIST AGAINST ZONING ORDINANCE

Date -

me and

Zone Location - B-5b with Historic Overlay

Interior or corner lot -

chofuse - current Park lot

Proposed Use/Work - Hotel - 131 rooms & restaurant

subdivision also  
4 res. DU  
on top floor  
one on 1st floor

Sewage Disposal - City

All uses allowed in

B-5b zone

Lot Street Frontage - No min req.

Front Yard - min. front yard - none  
MAX - 10' MAX in B-5b -

Rear Yard -  
Side Yard - } None req.

Projections -

ok Sean says to me 11/13/12  
Height - 65' MAX - 64' 10" shown on elev using 13.5' av. grade  
35' min. OK well over  
Lot Area - 38,770 sq ft given No min req.

Lot Coverage / Impervious Surface - 100%

Area per Family - 60 DU per Acre -

Parking Analysis  
Off-street Parking - based parking not on entire lot - will be hotel & necessary parking  
→ 14-332.1(g) no off street parking req

Loading Bays -

Site Plan - 2012 - 615

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

in Historic Area  
Chapter 6 → Zoning Analysis



# General Building Permit Application

enter electronic file

2013 0036/

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 311-331 Commercial Street		
Total Square Footage of Proposed Structure/Area 113,321 sq. ft.		Square Footage of Lot 38,770 sq. ft.
Tax Assessor's Chart, Block & Lot Chart# 40 Block# E Lot# 3	Applicant <b>*must be owner, Lessee or Buyer*</b> Name J. B. Brown & Sons Address PO Box 207 City, State & Zip Portland, ME 04112	Telephone:  207-774-5908
Lessee/DBA (If Applicable) <b>RECEIVED</b> <b>FEB 22 2013</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>\$1,947,000</u> C of O Fee: \$ <u>          </u> Total Fee: \$ <u>\$19,490</u>
	Current legal use (i.e. single family) <u>Gravel parking lot</u> If vacant, what was the previous use? <u>not condos</u> Proposed Specific use: <u>Multi use. Retail, hotel and residential condominiums</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>          </u> Project description: <u>Phased permit for foundations and steel structure for a six story multi use building. Retail and hotel uses on the first floor, hotel uses on floors 2-5 and 14 residential condominiums on the sixth floor. Cost of Work above is for this work only.</u>	
Contractor's name: <u>Opechee Construction Corp., Attn: Jason Blais</u>		
Address: <u>11 Corporate Drive</u>		
City, State & Zip <u>Belmont, NH 03220</u> 603-527-9090 Telephone: <u>603-387-6916(c)</u>		
Who should we contact when the permit is ready: <u>Jason Blais</u> 603-527-9090 Telephone: <u>          </u>		
Mailing address: <u>Opechee Construction Corp., Attn: Jason Blais</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Jason Blais Date: 2/22/13

**This is not a permit; you may not commence ANY work until the permit is issue**



# Certificate of Design Application

From Designer: JNS Associates

Date: February 4, 2013

Job Name: Commercial & Maple Street Mixed Use Development

Address of Construction: 311-331 Commercial Street

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) R-1, R-2, A-2

Type of Construction First floor IA, Second through sixth floor IIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Yes

### Structural Design Calculations

Yes Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Retail	100 PSF
Corridors Public	100 PSF
Residence/Hotel	40 PSF
Corridors Resi/Hotel	40 PSF

### Wind loads (1603.1.4, 1609)

1609.1.1	Design option utilized (1609.1.1, 1609.6)
100 mph	Basic wind speed (1809.3)
II Iw=1.0	Building category and wind importance Factor, $I_w$ (table 1604.5, 1609.5)
Exposure C	Wind exposure category (1609.4)
+/- 0.18	Internal pressure coefficient (ASCE 7)
47 PSF	Component and cladding pressures (1609.1.1, 1609.6.2.2)
P = 27	Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

ASCE 7.05	Design option utilized (1614.1)
II	Seismic use group ("Category")
0.32 / 0.123	Spectral response coefficients, $S_D$ & $S_{D1}$ (1615.1)
D	Site class (1615.1.5)

<u>Yes</u>	Live load reduction
20 PSF	Roof live loads (1603.1.2, 1607.11)
39 PSF	Roof snow loads (1603.7.3, 1608)
50 PSF	Ground snow load, $P_g$ (1608.2)
39 PSF	If $P_g > 10$ psf, flat-roof snow load $P_f$
1	If $P_g > 10$ psf, snow exposure factor, $C_e$
1	If $P_g > 10$ psf, snow load importance factor, $I_s$
1.1	Roof thermal factor, $C_t$ (1608.4)
—	Sloped roof snowload, $P_s$ (1608.4)
B	Seismic design category (1616.3)
CAT 8	Basic seismic force resisting system (1617.6.2)
R=3 CD=3	Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (1617.6.2)

Equal lateral force Analysis procedure (1616.6, 1617.5)

344Y - 144X Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

No	Flood Hazard area (1612.3)
14.0 ft	Elevation of structure

### Other loads

—	Concentrated loads (1607.4)
—	Partition loads (1607.5)
—	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)





*Strengthening a Remarkable City Building a Community for Life*

**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

1/11/13

February 8<sup>th</sup>, 2013

Jason Blais, Project Manager  
Opechec Construction Corporation  
11 Corporate Drive  
Belmont, NH 03220

**Project Name:** Request for approval to advance site work for  
Mixed Use Development at 321 Commercial Street (corner Maple Street)  
**Project ID:** 2012-615 CBL: 40-E-3  
**Address:** 321 Commercial Street  
**Applicant:** J B Brown & Sons  
**Planner:** Jean Fraser

Dear Mr Blais:

Thank you for your letter dated February 4<sup>th</sup>, 2013 requesting approval to undertake site work prior to the receipt of a building permit.

On January 22<sup>nd</sup>, 2013, the Portland Planning Board approved with conditions a Mixed Use Development at 321 Commercial Street (corner Maple Street) to construct a six story mixed use condominium building comprising up to 113,321 sq ft, including restaurant space, a 131 room hotel, and up to 14 residential units along with 33 on-site parking spaces.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work on this project prior to the issuance of a building permit and prior to posting the performance guarantee. The commencement of site work is limited to the extent of work outlined in your letter dated February 4, 2013 (attached) as listed below and is subject to the conditions outlined in this letter:

**Extent of Work**

- 1) Install erosion and sedimentation control as shown on (approved) Sheet CO7;
- 2) Perform demolition work shown on (approved) Sheet CO3 that falls within the site property lines. No demolition work to take place beyond the property lines prior to a building permit.
- 3) Cut/fill of the building footprint to an elevation of 12 feet.
- 4) Install a rammed aggregate ground improvement system within the building footprint (using Helical Drilling).

**Conditions**

- 1) That all cobblestones located on the site shall be carefully removed and salvaged, stored in a secure location and reused in the construction of the new access drive at Foundry Lane.

- 2) That a Construction Management Plan (at least one that relates to this phase of the work) shall be submitted, reviewed and approved prior to the pre-construction meeting and commencement of the site work subject of this letter. This Plan should include the broad program of the work and address management of vehicle access; traffic management arrangements including for current users of the site and the routes for demolition and site work vehicles; pedestrian accommodations; control of dust, noise and vibration; proposed methods for preventing material from being deposited on the streets; and a plan for keeping neighbors informed of any activities that may have adverse impacts on them.

Please be advised that you must obtain any permits that may be required from Public Works for the temporary closing of any sidewalks, any street openings and any temporary loss of on-street parking. Building permits must be obtained from the Inspections Division, and the performance guarantee must be posted, prior to the commencement of any construction of any buildings, foundations or structures. Also please see attached the City's Ordinance regarding construction activities and the associated Department of Public Services waiver request form re hours of work.

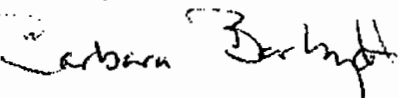
Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The approval to proceed with the demolition and site work is based on the submitted request of February 4, 2013 and the approved subdivision/ site plan as referenced in the Planning Board approval letter dated January 28, 2013 (attached). If you need to make any modifications to the approved subdivision/site plan, you must submit revised plans for staff review and approval.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting.

If you have any questions, please contact Jean Fraser on 874 8728.

Sincerely,



Barbara Barhydt  
Acting Planning Division Director

Attachments:

1. Request letter from Opechee Construction Corporation dated February 4, 2013;
2. Planning Board Subdivision and Site Plan Approval letter;
3. City Ordinance regarding Construction, and DPS Waiver request form re hours of work.

CC:

Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pinco, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services

Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Danielle West-Chuhta, Corporation Counsel  
Thomas Enrico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File  
Applicant (Vincent Veroneau of J B Brown & Sons)

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

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Carol Morrisette, Chair  
Stuart G. O'Brien, Vice Chair  
Elizabeth Boepple  
Timothy Dean  
Sean Dundon  
Bill Hall  
David Silk

2/4/13

January 28<sup>th</sup>, 2013

Vincent Veroneau  
J B Brown & Sons  
PO Box 207  
Portland, ME 04112

Project Name: **Mixed Use Development at 321 Commercial Street (corner Maple Street)**  
Project ID: 2012-615 CBL: 40-E-3  
Address: 321 Commercial Street  
Applicant: J B Brown & Sons  
Planner: Jean Fraser

Dear Mr Veroneau:

On January 22<sup>nd</sup>, 2013, the Planning Board considered the Level III application for the Mixed Use Development at 321 Commercial Street (corner Maple Street) to construct a six story mixed use condominium building comprising up to 113,321 sq ft, including restaurant space, a 131 room hotel, and up to 14 residential units along with 33 on-site parking spaces. The Planning Board reviewed the proposal for conformance with the standards of the Traffic Movement Permit, Subdivision Ordinance and Site Plan Ordinance.

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 02 -13 (Attachment 3) for the Mixed Use Development at 321 Commercial Street (corner Maple Street) relevant to the Site Plan and Subdivision reviews and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 to approve the application with the following waivers and conditions as presented below:

### WAIVERS

The Planning Board voted 7-0 to approve the following waivers:

1. *Location and Spacing of Driveways*

The Planning Board waives Technical Standard, Section 1.20.1, to allow a two way site entrance on Maple Street approximately 80 feet from the existing access to the adjacent lot.

2. *Parking Aisle:*

The Planning Board waives Technical Standard, Section 1.14, Figures I-28 to I-32 which requires a 24 foot wide drive aisle, to allow a reduction to 20 feet width behind the 5 parking spaces adjacent to the drive access near Foundry Lane.

3. *Crosswalk Sight Distance:*

The Planning Board waives Technical Standard, Section 1.20.1, to allow a reduction in the required sight distance to the centerline of the crosswalk on the east side of Commercial Street, subject to the removal of an additional parking space nearest to the crosswalk, as based on Plan CO4 Rev 1.15.2013.

4. *Flooding:*

The Planning Board waives Technical Standard, Section 5 III 4 E (2) (a) and (b), to allow the minor increase in post-development stormwater flows to the tidal Fore River, a tributary to Casco Bay (the Atlantic Ocean).

5. *Site Lighting:*

The Planning Board waives Technical Standard, Sections 12.2.3 Illumination Levels and 12.2.5 Light Trespass, to allow 10 locations near the building where maximum light levels are exceeded by up to 4 foot candles, and to allow some minor trespass at the property boundaries that benefit the pedestrian areas.

## **TRAFFIC MOVEMENT PERMIT**

Based on the City of Portland's Delegated Review authority, the Planning Board voted 7-0 that the proposed plan is in conformance with 23 MRSA 704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits, subject to the following condition:

1. That the applicant shall contribute \$12,500 to an account maintained by the City that will be used to fund traffic improvements to the intersection at Commercial Street / High Street.

## **SUBDIVISION**

The Planning Board voted 7-0 that the plan is in conformance with the subdivision standards of the land use code, subject to the following five (5) conditions of approval:

1. That the Subdivision Plat shall be finalized and submitted to the satisfaction of the Planning Authority, Department of Public Services and Corporation Counsel and include references to the hotel and restaurant (retail) floorspace maximums, off-site parking requirement, stormwater management, waste collection, maintenance responsibilities for the Foundry Lane area, easements, street trees, Condominium Association documents and relevant conditions; and
2. That the following shall be finalized to the satisfaction of the Corporation Counsel prior to the issuance of a Certificate of Occupancy:
  - a. Pedestrian access easement for the areas of the sidewalk that are not in the right of way;
  - b. Public Access Easement for Foundry Lane;
  - c. Stormwater management agreement;
  - d. Easement or agreement (permanent) to allow access to waste collection and service delivery area over a different lot and access;
  - e. Access Easement Agreement (applicant and Baxter Place) for Foundry Lane to reflect final proposals; and
3. That the Condominium Association documents be revised to include references to the Stormwater Management Plan (inspection and reporting requirements), TDM Plan, HVAC requirements, management and maintenance arrangements for the Foundry Lane area, solid waste collection, floorspace of each of the units, and the detail of site plan/subdivision approvals, and shall be finalized to the satisfaction of the Planning Authority, Department of Public Services and Corporation Counsel prior to the issuance of a Certificate of Occupancy; and
4. That the Condominium Association shall develop, implement and manage the approved Transportation Demand Management (TDM) plan as set out in the submitted October 22, 2012 TDM Plan and the response to comments letter prepared by John Adams dated January 9, 2013, which include a Post-Development Monitoring Phase; and
5. That the applicant shall submit a revised Landscape Plan that demonstrates the provision of 14 street trees, however the applicant need not place a street tree within the patio, and shall otherwise address the comments of the City Arborist dated January 11, 2013, and include details of the sidewalk construction and associated replacement planting along Maple Street between the new site entrance and York Street, for review and approval by the City Arborist and Planning Authority prior to the issuance of a building permit; and

6. That the applicant and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the submitted Stormwater Management and Stormwater Pollution Prevention Plans (dated October 22, 2012 and updated January 2, 2013) and the approved plans, and meet City standards and state guidelines.

## **SITE PLAN**

The Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following nine (9) condition(s) of approval:

1. That the parking required for the proposed mixed use development has been determined by the Planning Board to be 110 spaces for the proposed uses within the mixed use building, as based on a total floorspace of 113,321 sq ft (7,185 sq ft floorspace for restaurant/retail; 86,608 floorspace for hotel; and up to 14 residential units), of which 33 parking spaces are located on site; 10 parking spaces are located off site; and 76 valet-only parking spaces are located off site. The off-site parking spaces shall be located at 50-70 Danforth Street (where previous site plan approvals for parking are in place) unless an alternative site is submitted for review and approval by the Planning Authority; and
2. That vehicle deliveries and collection of waste shall take place on the site, on the adjacent site, or on Commercial Street, and that delivery vehicles shall not be allowed to park on Maple Street in order to serve the development; and
3. That the building architecture and material details, including lighting, retaining walls, signage, fencing and enclosure of roof top mechanical equipment, shall be reviewed and approved by the Historic Preservation Board/Program Manager (as appropriate) for conformance with Historic Preservation Board approvals, prior to the issuance of a Building Permit; and
4. That the proposed crosswalk in Commercial Street shall be revised in accordance with the comments of the Traffic Engineering Reviewer, Tom Errico dated 1.16.2013, for review and approval by the Planning Authority, Department of Public Services and the Crosswalk Committee prior to any construction related to the crosswalk; and
5. That the applicant shall arrange for a revised parking schedule for on-street parking on Commercial and Maple Streets to be approved by the City Council; and
6. That the applicant shall submit, for review and approval by the Planning Authority and the Department of Public Services, a revised Construction Management Plan that addresses the comments of Tom Errico, Traffic Engineering Reviewer, dated 1.16.2012 prior to the start of construction; and
7. That the applicant shall obtain a license from the City, subject to review and approval by the Corporation Counsel's office, for any canopies that extend over the City right-of-way, prior to the issuance of a Certificate of Occupancy; and
8. That the Stormwater Planter underdrains shall not be tied into the existing catch basin in Maple Street, but shall be directly connected to the City's 18inch RCP stormdrain in Commercial Street via an insert-tee connection; and
9. That the applicant shall submit for review and approval by the Planning Authority a signage and wayfinding plan that would assist the different users of the site; and
10. All HVAC systems and external mechanical equipment shall meet the maximum allowable noise requirements of the zone; each unit shall submit documentation of dBA output to confirm compliance of both the unit and the building in respect of rated noise levels and cumulative noise levels, to the satisfaction of the Zoning Administrator prior to the issuance of a Building Permit for that unit. This requirement shall be included in the Condominium documents.

## STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Subdivision Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee.
2. **Subdivision Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
4. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
5. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
6. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.
7. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
8. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
9. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
10. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
11. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
12. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,



Carol Morrisette, Chair  
Portland Planning Board

**Attachments:**

1. Traffic Engineering Review comments, e-mail from Tom Errico dated 1.16.2013
2. City Arborist comments, e-mail from Jeff Tarling dated January 11, 2013
3. Planning Board Report #02-13
4. City Code, Chapter 32
5. Performance Guarantee Packet

**Electronic Distribution:**

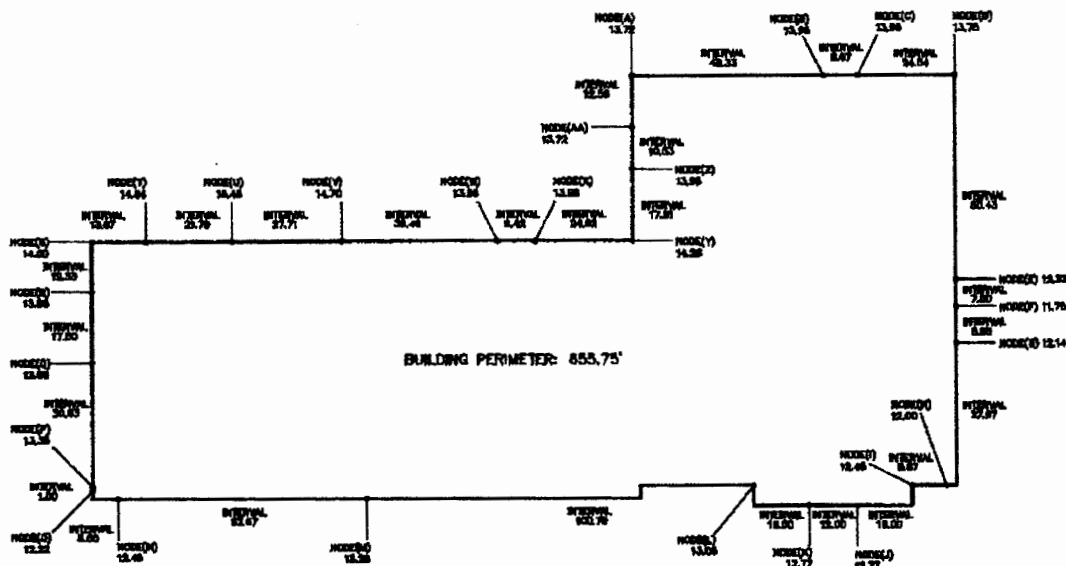
cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File

Project: Mixed-Use Redevelopment  
 Applicant: 321 Commercial Street, Portland, Maine  
 Date: 10/11/2012

**Average Building Grade Calculation**

Node	Spot Elevation	Nodes	Average Grade	Interval
A	13.72	A-B	13.8	48.33
B	13.96	B-C	14.0	8.87
C	13.56	C-D	13.9	26.54
D	13.75	D-E	13.6	58.83
E	12.33	E-F	12.0	7.64
F	11.75	F-G	11.9	8.85
G	12.44	G-H	12.1	37.97
H	12.00	H-I	12.2	8.67
I	12.45	I-J	12.6	19.90
J	12.77	J-K	12.8	71.66
K	12.77	K-L	12.9	19.30
L	13.05	L-M	13.0	700.79
M	13.28	M-N	13.0	62.87
N	12.46	N-O	13.3	6.50
O	12.22	O-P	13.8	1.00
P	13.38	P-Q	13.7	30.83
Q	13.96	Q-R	13.9	17.30
R	13.88	R-S	13.9	13.33
S	14.00	S-T	14.1	13.87
T	14.84	T-U	15.2	21.79
U	15.46	U-V	15.1	27.71
V	14.70	V-W	14.3	39.46
W	13.86	W-X	14.0	9.42
X	13.96	X-Y	14.1	24.62
Y	14.28	Y-Z	14.1	17.31
Z	13.56	Z-AA	13.8	38.93
AA	13.72	A-AA	13.7	15.38

$300.21 \div 27 = 11.12$   
 Building Perimeter: 655.75  
 $13.34$  Weighted Average Grade: 11.5 ?  
 higher



DATE: 10-22-12  
 SCALE: 1"=20'  
 DRAWN BY: E.S.  
 SHEET: 1 OF 1

PROJECT:  
**MIXED-USE  
 REDEVELOPMENT**  
 PORTLAND, ME

**AVERAGE BUILDING GRADE  
 CALCULATION**

**COPECHEE**  
 CONSTRUCTION CORPORATION  
 11 CHESTER DRIVE, SAUMNET, MA 01854  
 PHONE (603) 521-9999 FAX (603) 527-9191

REVISIONS		BY



## Marge Schmuckal - Re: 311-221 Commercial Street

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 11/8/2012 5:00 PM  
**Subject:** Re: 311-221 Commercial Street  
**Attachments:** Extracts from submission.pdf; RE res floorspace 321 Commercial St- Site Plan Review.rtf

Marge

They have provided info in the original submission to clarify re a couple of points; I have made pdfs of the pages and attached them as follows:

- calculations re height
- floorspaces areas per floor; the 944 sf on the first floor is a lobby with elevators for the residences (as confirmed to me in an e-mail; copy attached too)

Let me know if you want to update your comments; they go to print soon after lunch on Friday.

Thanks  
Jean

>>> Marge Schmuckal 11/8/2012 12:38 PM >>>  
One Solution is not working, so here is an e-mail:

311-331 Commercial Street - 040-E-003  
#2012-615 B-5b and Historic Overlay  
11/8/2012

This project is proposing a structure with 131 Hotel units with restaurant/retail and 14 residential dwelling units. The entire project is located in the B-5b Zone. All the proposed uses are allowed in the B-5b zone.

The zoning analysis stated that an average building grade calculations were attached. I could not find that page. Please direct me to where that information is located or provide separately. The elevations indicate that the average grade is 13.5 elevation. Based on that unverified information, the height of the building is given as 64' 10". The maximum building height is 65'.

The application stated that there were 14 residential dwelling units. However the information on the floors breakdown stated that there was a 944 sq. ft. dwelling unit on the first floor. Where is that located? Is that still part of the project? The sixth floor is currently showing 14 residential dwelling units. Are there really 15 residential units? I want to confirm the type of residential units. Are these leased or condominium units?

14-332.1 (g) in the parking section of the Ordinance states that there are no zoning parking requirements.

Separate permits will be required for any signage. All HVAC systems must meet the maximum allowable noise requirements of the zone. At the time of permits, it will be necessary to submit data concerning the dBA out-put for individual units.

Marge Schmuckal  
Zoning Administrator

## **Marge Schmuckal - 311-331 Commercial St**

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 12/7/2012 9:33 AM  
**Subject:** 311-331 Commercial St

Hi Jean One Solution is still not operating correctly to enter my comments. So here's the old fashion way:

311-331 Commercial Street                      040-E-003  
#2012-615                      B-5b and Historic Overlay  
12/7/2012

I have received further documentation and information concerning my initial comments. I have been given the sheet that averages the grades around the proposed building. With these calculations, the maximum height limit for the new building is being met.

The applicant also further fleshed out the apartment question. The first floor area designated to the apartment condo is for access and egress. They have confirmed 14 rental units on the top floor. The apartments are leased and not individually condominiumized.

I am giving this project my final zoning approval with my original conditions concerning signage and HVACs.

Marge Schmuckal  
Zoning Administrator

**satisfies there current needs. They do not use any of the spaces in the gravel lot proposed for valet parking.**

**Department of Public Services comments dated 11/07/12**

The Department of Public Services has the following preliminary comments concerning this proposed project. Final comments may be forthcoming.

1. I disagree with the applicant's assessment that very few hotel occupants will bring bicycles and do not support the request for a waiver for less bike parking. I feel the full 26 required bike parking spaces should be provide since Portland already is and will continue to be more bike friendly. The applicant should try to find spaces for bike parking on Commercial Street side of the property.  
***We are still requesting a waiver of bicycle parking spaces. See previous response.***
2. It is noted that the stormwater drainage system will be removed from the site. How will drainage on to the site from the pipe to be plugged be affected? Please refer to the City of Portland Technical Manual Section 2.4.11. for the requirements to abandon sewer pipes in the City right of way. Please indicate on the plans how the contractor will meet this requirement.  
***Details and notes will be added to the final plans indicating how the contractor will plug and abandon existing pipes.***
3. It would be desirable to use portion(s) of the proposed bump outs for green area stormwater treatment.  
***A green area stormwater treatment area is now being proposed within the bump out at the Commercial Street site entrance. Please see attached plan showing the treatment area and the area to be treated.***
4. The applicant is proposing to install a brick sidewalk the entire length of Maple St. near York St there is a utility pole and fire hydrant. If possible it would be desirable to install an esplanade with this sidewalk.  
***We are not proposing an esplanade in this area in order to match the surrounding sidewalk layouts. In the vicinity of the site there are no existing esplanades.***
5. A pedestrian easement is shown on the south side of the former Foundry Lane. A sidewalk is now proposed on the north side of the former Foundry Lane. Will a new easement be necessary?  
***We are working with the Historic Preservation Board to determine the layout of Foundry Lane. When this is finalized a Public Access/Pedestrian Easement will be defined and recorded in the location of the proposed sidewalk.***
6. Please refer to the City of Portland Technical Manual, Figure II-19 for sizing and design of the proposed an external grease trap.  
***The external grease trap will be sized appropriately as per the City of Portland Technical Manual. The final plans will indicate the appropriate size and calculations used to determine the size.***

## **Marge Schmuckal - 311-221 Commercial Street**

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 11/8/2012 12:38 PM  
**Subject:** 311-221 Commercial Street

One Solution is not working, so here is an e-mail:

311-331 Commercial Street - 040-E-003  
#2012-615 B-5b and Historic Overlay  
11/8/2012

This project is proposing a structure with 131 Hotel units with restaurant/retail and 14 residential dwelling units. The entire project is located in the B-5b Zone. All the proposed uses are allowed in the B-5b zone.

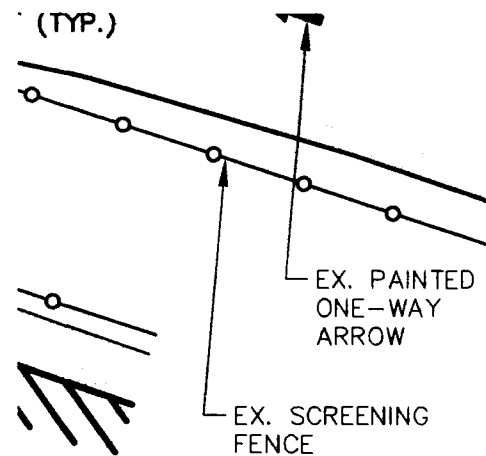
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14-332.1 (g) in the parking section of the Ordinance states that there are no zoning parking requirements.

Separate permits will be required for any signage. All HVAC systems must meet the maximum allowable noise requirements of the zone. At the time of permits, it will be necessary to submit data concerning the dBA out-put for individual units.

Marge Schmuckal  
Zoning Administrator



### ZONING SUMMARY:

1. SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
2. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 0.8932 ~~SQ. FT.~~ *Acres not Sq Ft*
3. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B5b URBAN COMMERCIAL MIXED USE DISTRICT.
4. SPACE AND BULK CRITERIA FOR THE B5b URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
  - (a) MINIMUM LOT SIZE: NONE
  - (b) MINIMUM STREET FRONTAGE: NONE
  - (c) YARD DIMENSIONS:
    1. MINIMUM YARDS IN THE B-5 AND B-5b ZONES:  
FRONT SETBACK: NONE  
SIDE SETBACK: NONE  
REAR SETBACK: NONE
    2. MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: 10 FEET
    3. MAXIMUM STREET SETBACK: NOT APPLICABLE
  - (d) MAXIMUM LOT COVERAGE: 100 PERCENT
  - (e) MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
  - (f) MAXIMUM BUILDING HEIGHT: 65 FEET
  - (g) MINIMUM BUILDING HEIGHT: NOT APPLICABLE

### 3. Project Description

J.B. Brown & Sons is proposing a mixed-use development at the corner of Maple Street and Commercial Street. The site is shown on the site plan which is attached to this application. The proposal includes a 131 room hotel, 7,000 sf of restaurant use, and 14 residences. The proposed development is located on the west side of Commercial Street on the site of an existing gravel surface parking lot (#311-331 Commercial Street). The site is bordered by Commercial Street to the east, Maple Street to the south, a commercial building and parking lot to the north and a parking lot to the west. The project site is identified on City of Portland tax maps as Map 40, Block E, Lot 3. The site is surrounded by a mix of business, commercial, and residential uses including; hotels, parking lots, restaurants, office space, apartments, condominiums and other commercial uses.

The following summarizes the proposed building floor space:

- The Restaurant will occupy:  
7,460 sq.ft. on the first floor.
- The 131 room Hotel will occupy  
10,920 sq.ft. on the first floor  
18,365 sq.ft. on the second floor  
18,365 sq.ft. on the third floor  
18,365 sq.ft. on the fourth floor  
18,365 sq.ft. on the fifth
- 14 Residential Units  
944 sq.ft. on the first floor  
18,396 on the sixth floor
- Total gross building area = 111,180 sq.ft.

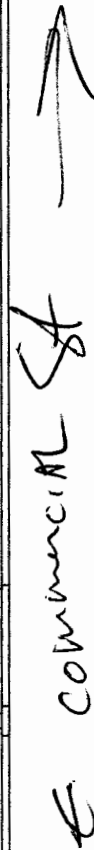
? where → Elevator & stairway access  
14 shown there

opposite Commercial St

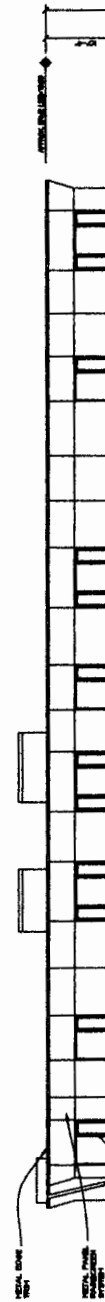
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**APPROX PAYE LINE=70.50**

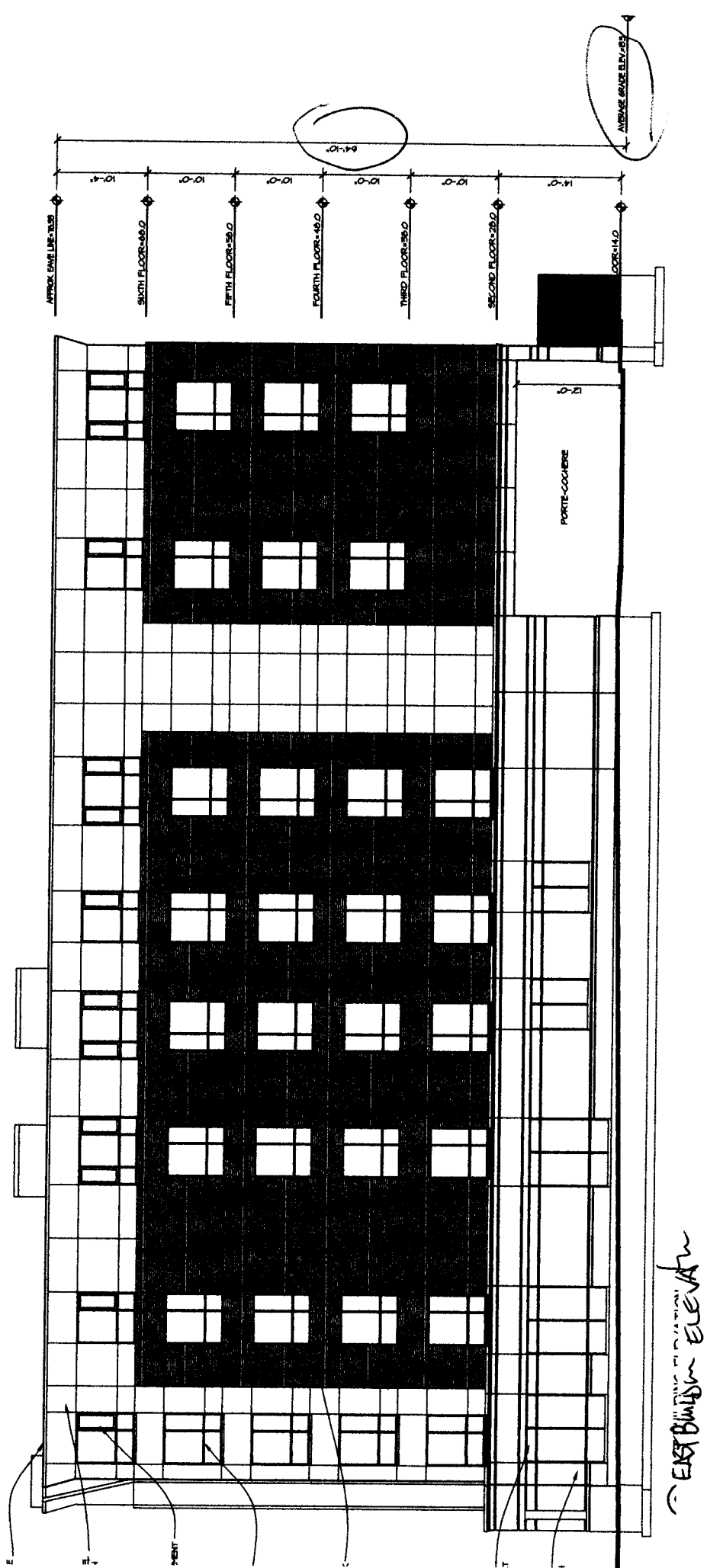
John A. Smith



SOUTH BUILDING ELEVATION







Hotel



Copyright 2011 Esri. All rights reserved. Thu Nov 8 2012 11:28:08 AM.

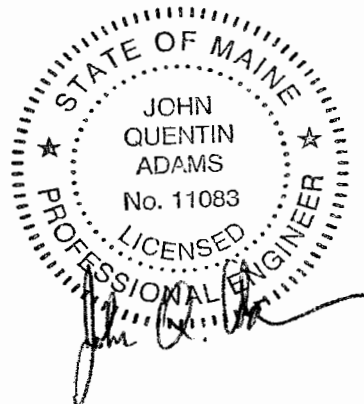
## **PARKING STUDY MEMORANDUM**

**TO:** Ms. Barbara Barhydt - Development Review Services Manager  
Development Review Program, City of Portland

**FROM:** John Q. Adams, P.E., PTOE  
Senior Transportation Engineer  
Milone & MacBroom, Inc.

**DATE:** October 22, 2012

**RE:** Parking Study  
Applicant - J. B. Brown & Sons  
Proposed Hotel, Restaurant, and Residences  
Commercial Street, Portland, Maine  
MMI #5002-01-5



### **Introduction**

- Project Description:** The applicant is proposing a mixed-use development comprised of a 131-room limited service hotel, 14 residences, and a casual restaurant of approximately 7,000 square feet (sf). In total, the development will occupy approximately 111,180 sf of space. The plan calls for 28 on-site parking spaces, with another 82 spaces provided off site at a nearby surface parking lot on York Street. The York Street parking lot is located 300 feet south of the York Street at Maple Street intersection and is owned by J. B. Brown & Sons. On-street parking will be impacted slightly by this development.
- Zoning Ratios:** Section 14-332 of the City of Portland Zoning Ordinance requires that, *"In all zones where off-street parking is required, the following minimum off-street parking requirements shall be provided ..."*

**TABLE 1**  
**Parking Ratios Per Section 14-332**

Use	Size	Required Ratio	Total Required
Hotel Rooms	131 rooms	0.25 spaces per room	33
Condominiums (on peninsula)	14 units	one space per room	14
Restaurant	4,300 sf	one space per 150 sf (excludes kitchen/storage)	29
<b>Totals</b>			<b>76</b>

3. **Parking Standards:** Section 14-332 of the City of Portland Zoning Ordinance provides an exception to the standard ratios as follows: *".... the parking requirement for any new structure in excess of fifty thousand (50,000) square feet shall be as established by the Planning Board."* The proposed development is approximately 111,180 sf and, as such, is subject to this exception. Further, Section 14-526 of the City of Portland Site Plan Review Regulations specifies that *"Where construction is proposed of new structures having a total floor area in excess of fifty thousand (50,000) square feet, the Planning Board shall establish the parking requirement for such structures. The parking requirement shall be determined based upon a parking analysis submitted by the applicant, which shall be reviewed by the city traffic engineer, and upon the recommendation of the city traffic engineer..."*
4. **Recommended Parking Demand:** While the quantity of parking spaces applicable to the project is sufficient to meet the standard parking ratios established for projects less than 50,000 sf, the applicant is proposing to utilize the proposed parking in a method that will best accommodate the anticipated demand for the mixed uses within the development. The following summarizes the means by which parking will be accommodated for each use:
  - **Residences:** *We recommend that each residence in the development be provided one dedicated parking space within the proposed surface parking lot, for a total of 14 dedicated spaces.* It should be noted that as part of the Transportation Demand Management (TDM) Plan, parking spaces can potentially be unbundled from the residences, which could reduce demand should the occupant opt not to have a dedicated parking space.
  - **Hotel:** Experience from data provided by Hilton Worldwide indicates that urban hotel properties generate approximately two customer vehicles per three occupied rooms (0.65 vehicles per occupied room). This is attributable to the fact that some guests arrive by taxi, hotel courtesy van, or other means of public transportation. Further, some guests (such as families or business groups) will arrive in a single vehicle but occupy more than one room. During full occupancy, a 0.65 vehicles/room ratio would be expected to generate approximately 86 guest vehicles. This is higher and more conservative when compared to the zoning ordinance, which defined the parking requirement to be 33 parking spaces. All of the guest vehicles would be parked by valet personnel. Fourteen spaces have been provided on site for temporary and short-term parking of guest vehicles. Another 72 spaces will be provided at the York Street valet parking lot. In the few instances where full occupancy might generate an atypical parking ratio in excess of .65 vehicles per room, the few extra employee and/or customer vehicles can easily be accommodated at J. B. Brown & Sons' nearby York Street surface parking lot. *Based on the parking analysis for the proposed hotel use, we recommend that a total of 86 parking spaces be provided on site and off site at the York Street valet parking lot.*
  - **Restaurant:** It is anticipated that most of the restaurant customers will already be shopping, working, or touring the Old Port neighborhoods and, as such, will not generate significant parking demand. However, to be consistent with the previous Jordan's Meats site development project, which also included a hotel, restaurant, and residences, we will provide the restaurant with up to 10 dedicated spaces in the York Street parking lot for restaurant employees. This arrangement will offset parking demand if necessary for area on-street, surface, and garage parking. Similar to the hotel, peak demand for the restaurant will occur during times that are off peak for most of the area businesses, providing good utilization of the several public parking spaces/garages within a couple of blocks of the proposed development. Many of the restaurant employees will walk or

take the bus to this location, and others will use the available public parking opportunities. During peak hours, the restaurant would employ approximately 14 people. *Based on the parking analysis for the proposed restaurant, we recommend that 10 spaces be provided. This is consistent with the city's requirements for the recent Jordan's Meats site mixed-use redevelopment, which also had a 7,000 sf restaurant.*

## 5. Bicycle Parking Spaces

- **Required number of bicycle parking spaces:**

Standard: Under the city's Land Use Ordinance Section 14-526 (a) 4. b. (ii), the reviewing authority may reduce the required number of bicycle parking spaces if it determined based on evidence submitted by the applicant that the proposed development is expected to generate a reduced demand for bicycle parking.

The required number of bicycle parking spaces is based on the required parking spaces. The parking requirements for this project are to be determined by the Planning Board because the project is greater than 50,000 sf. This determination is based on a parking analysis. Therefore, our required bicycle parking based on the parking analysis will be:

Bicycle Parking Required:

Residential = 2 bikes/5 dwelling units =  $14/5 \times 2 = 6$  spaces  
Nonresidential = 2 bikes/10 parking spaces required  
= 86 hotel spaces + 10 restaurant spaces  
=  $96/2 \times 10 = 20$  spaces

*The required number of bicycle parking spaces is 26. The greatest number of parking spaces is generated by the hotel, which will require the fewest bicycle parking spaces. Virtually no hotel guests will arrive by bicycle. Furthermore, very few will bring a bike to ride around the city. We are providing 20 bicycle parking spaces, which should be adequate for the residents, restaurant patrons, and employees of the restaurant and hotel. Fourteen of the bicycle spaces will be provided outdoors on site, and six will be provided indoors in a dedicated storage room for use by the residents. This will require the approval of a waiver by the Planning Board.*

## 6. Impacts to On-Street Parking

The project will impact on-street parking on Commercial Street and Maple Street as follows:

Commercial Street: Will be provided with 16 angled parking spaces. In addition, new sidewalks with curb-line extensions (bumpouts) will be constructed, which will have added benefits of better defining on-street parking, providing a refuge area from exiting traffic on Commercial Street, and providing pedestrians with a larger walking area and an area of refuge when they attempt to cross Commercial Street. The net impact on Commercial Street will be the addition of four spaces.

Maple Street: Will be provided with four parallel on-street spaces along the site's Maple Street frontage. Currently, there are seven spaces along this same area, which is a reduction of three spaces. The construction of the site's Maple Street entrance necessitates this reduction.

**Overall:** The net number of parking spaces along these sections of Commercial Street and Maple Street will be increased by one space.

7. **Summary**

- The proposed development will be provided with a total of 110 parking spaces, with 28 on-site parking spaces and 82 spaces at the identified York Street valet parking lot, which is owned by J. B. Brown & Sons.
- A breakdown of off-street parking provided by use includes:
  1. Hotel – 86 spaces (14 on site and 72 off site at the York Street parking facility)
  2. Residences – 14 spaces on site
  3. Restaurant – 10 spaces at the York Street parking facility (consistent with city approval of recent similar Jordan's Meats site redevelopment project)
- Typical full occupancy hotel demand ( $\pm 86$  cars) will be serviced as follows: Fourteen spaces will be reserved on site for hotel guests with 72 spaces provided at the nearby York Street surface parking facility. The hotel guests parking on site will typically be temporary while loading and unloading or short term in duration. The remaining 72 parking spaces will be serviced by valet service only to an existing York Street surface parking lot. The York Street surface lot has a maximum capacity of 120 spaces and will dedicate a sufficient number of spaces for use by hotel guests. This lot is owned by J. B. Brown & Sons. Therefore, the off-site parking of hotel vehicles will not create a significant flow of guest pedestrian traffic between the hotel and the York Street parking lot.
- Both the restaurant and hotel peak parking demands occur during "off-peak" parking times for public parking spaces, leading to efficient utilization of existing public parking facilities.
- The 110 total parking spaces provided are more than the 76 spaces suggested by the city ordinance (for developments under 50,000 sf).
- The necessity for restaurant customers to park in other Old Port or Eastern Waterfront locations will encourage pedestrian activity in the area consistent with the existing conditions in this area and the master planning goals for the Old Port and Eastern Waterfront and enhancing the viability of future retail uses in the neighborhood.
- Overall, the proposed development will result in a net increase of one parking space along the impacted sections of Commercial Street and Maple Street. There will be four spaces added along Commercial Street and three spaces removed along Maple Street.

cc: Tom Errico, City Traffic Engineer  
J. B. Brown & Sons, Inc.  
Opechee Construction Corp., Inc.

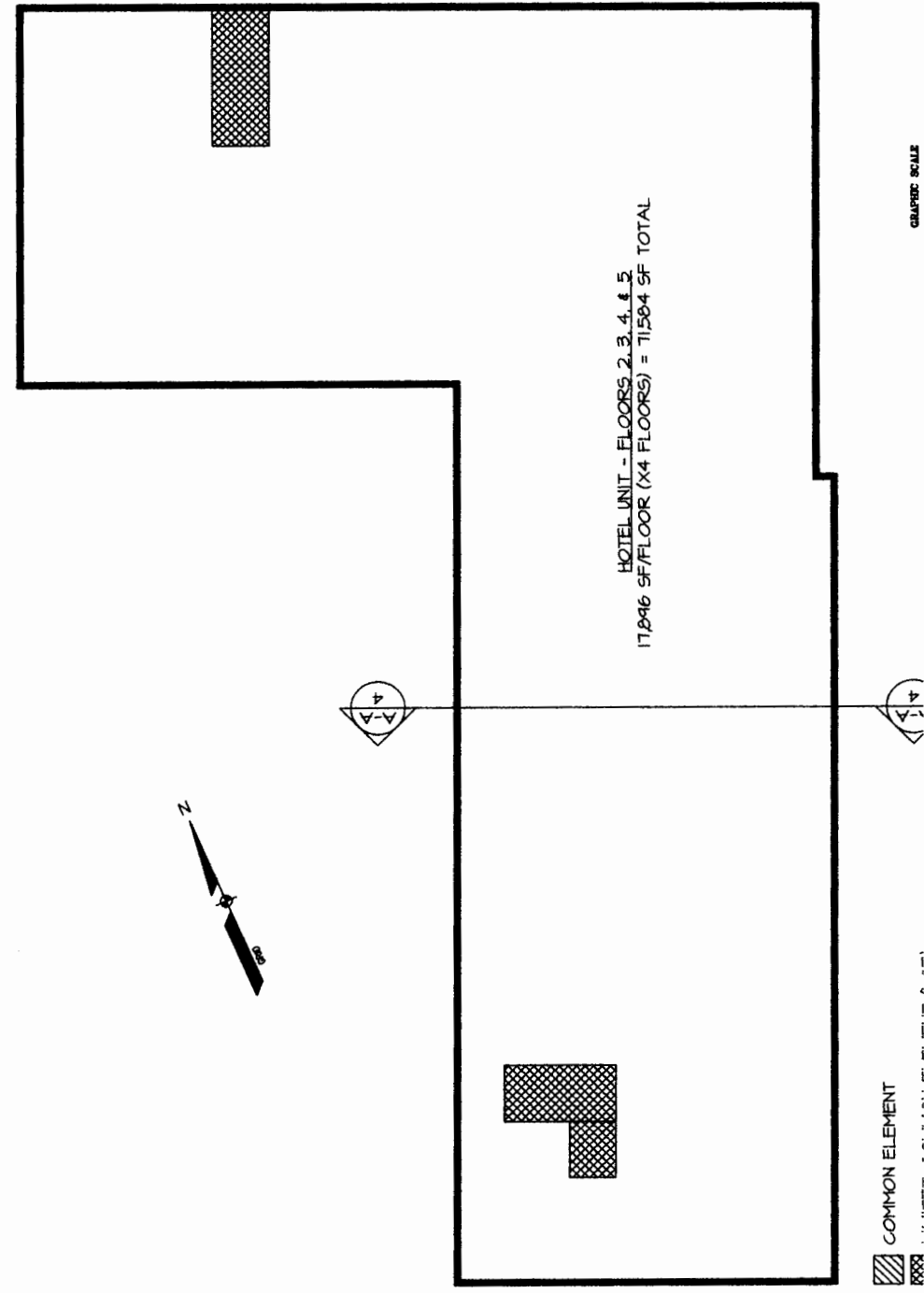
5002-01-5-o2212-memo.doc



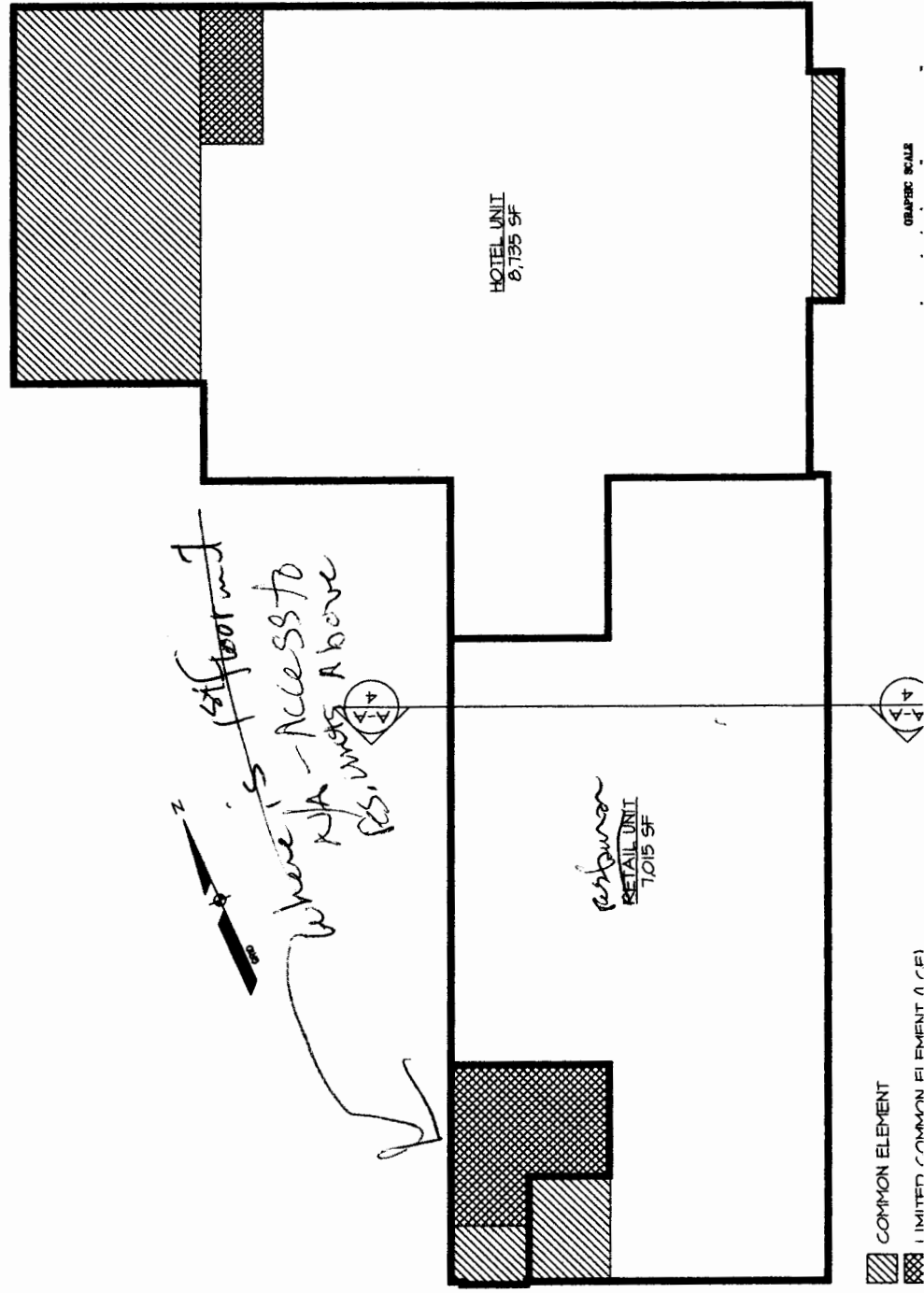
NO.	REVISION	DATE	BY	CHK

**OPPCO**  
OPERATIONAL PLANNING CORPORATION  
1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202  
TEL: (303) 733-1000 FAX: (303) 733-1001

**DOMINION PLAN - FLOORS 2-5**  
 VERTICAL BOUNDARIES  
 OF  
 EXISTING AND PROPOSED BUILDING  
 IN ACCORDANCE WITH THE  
 CITY OF DENVER, COLORADO







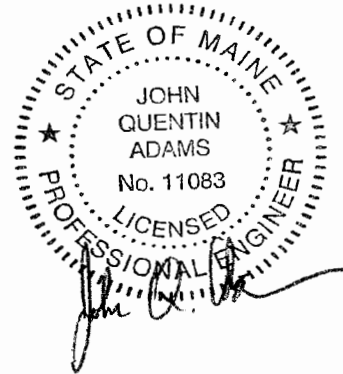
## **TRANSPORTATION DEMAND MANAGEMENT PLAN**

**TO:** Ms. Barbara Barhydt - Development Review Services Manager  
Development Review Program, City of Portland

**FROM:** John Q. Adams, P.E., PTOE  
Senior Transportation Engineer  
Milone & MacBroom, Inc.

**DATE:** October 22, 2012

**RE:** Transportation Demand Management Plan  
Applicant - J. B. Brown & Sons  
Proposed Hotel, Restaurant, and Residences  
Commercial Street, Portland, Maine  
MMI #5002-01-6



### **Project Description**

The applicant is proposing a mixed-use development comprised of a 131-room limited service hotel, 14 residences, and a casual restaurant of approximately 7,000 sf. In total the development will occupy approximately 111,180 sf of space. The plan calls for 28 on-site parking spaces, with another 82 spaces provided off-site at a nearby surface parking lot on York Street. The York Street parking lot is located 300 ft south of the York Street at Maple St intersection and is owned by J.B. Brown & Sons.

The ownership structure is a significant consideration in this TDM Plan. It is the intent of J.B. Brown & Sons, Inc. (JB) to maintain significant ownership of the development upon completion. This will allow JB to commence and maintain the goals of this TDM plan over the long term.

### **Project Location Relative to Transportation Context**

At its location on the Portland peninsula and along the waterfront with Casco Bay, the Project is currently served by a transportation network comprised of local streets, an "arterial" street (Commercial St.), bus routes, pedestrian sidewalks, bikeways and the Casco Bay island ferry system. Moreover, the Project's location is an area with a high density of residents and commuters ensures that the Project will be positioned to take advantage of the bicycle and pedestrian initiatives that are currently being developed as part of the city's Comprehensive Plan and improvements in the mass transit (METRO) system. Additionally, this project is located on the western edge of the City's Pedestrian Activities District. The goals of this district are to improve walkability and increase pedestrian oriented development and retail uses.

From the perspective of automobile transportation, the Project's location is well suited for an on-peninsula project. Access to the site includes Franklin Street to the east, Commercial Street to the south, Route 77 to the south connecting to South Portland via the Casco Bay Bridge, and on a more regional basis by I-295 north of the project. Drivers to and from the site will have choices on how to access the site. Drivers can utilize I-295 and the Franklin Street interchange north and east of the site and can also access I-295 from the west at Congress Street and the Fore River Parkway interchanges. The Project will provide a mix of dedicated on-site parking and off-site parking by valet services, totaling 110 spaces (28 on-site and 82 off-site). A detailed Parking Study for the Project has also been submitted concurrently with this TDM plan. The Project developers believe that the mix of parking provided an

## **Marge Schmuckal - Parking lots at 60-70 Danforth Street for Commercial Street Hotel**

**From:** Marge Schmuckal  
**To:** ALEX JAEGERMAN; Barbara Barhydt ; Jean Fraser  
**Date:** 10/31/2012 12:03 PM  
**Subject:** Parking lots at 60-70 Danforth Street for Commercial Street Hotel

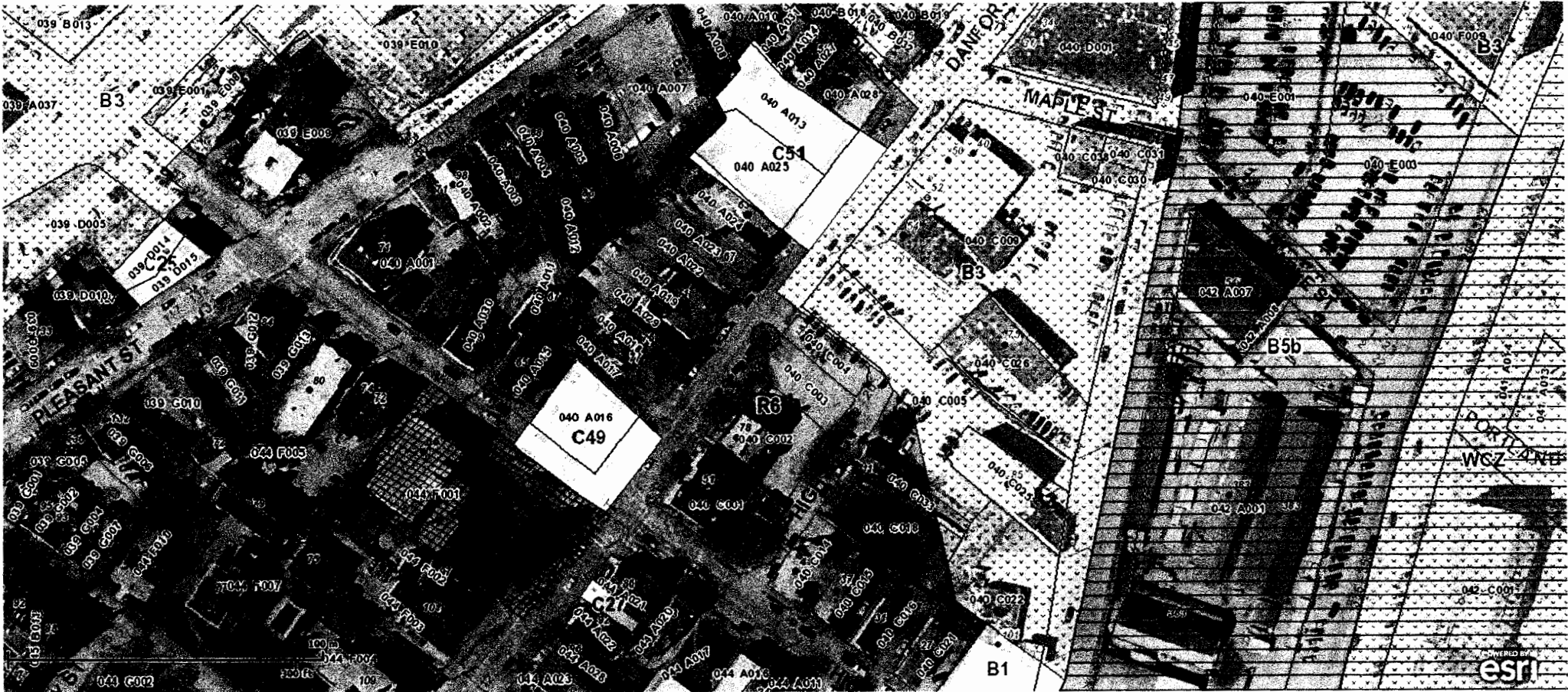
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The parking lot in the rear was approved by a Board of Appeals decision on 12/3/1959. I didn't find a certificate of occupancy on file, but I consider it to be a legal parking lot.

Marge

# JB Brown Parking lots





Graham S. Finney 60-70 Danforth St  
Noting in "G" Drive

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information:

#### Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city  
services a-z

browse facts and  
links a-z

**CBL** 040 C003001  
**Land Use Type** PARKING LOTS  
**Property Location** 68 DANFORTH ST  
**Owner Information** BROWN J B & SONS  
PO BOX 207  
PORTLAND ME 04112  
**Book and Page**  
**Legal Description** 40-C-3  
DANFORTH ST 68-70  
HIGH ST COURT 16-18  
4773SF  
**Acres** 0.1096

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	6160	<b>OWNER OF RECORD AS OF APRIL 2012</b>
		BROWN J B & SONS
<b>LAND VALUE</b>	\$52,600.00	PO BOX 207
<b>BUILDING VALUE</b>	\$0.00	PORTLAND ME 04112
<b>NET TAXABLE - REAL ESTATE</b>	\$52,600.00	
<b>TAX AMOUNT</b>	\$989.94	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at  
800x600, with  
Internet Explorer



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Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:****Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city services a-z](#)[browse facts and links a-z](#)

<b>CBL</b>	040 C005001
<b>Land Use Type</b>	PARKING LOTS
<b>Property Location</b>	60 DANFORTH ST
<b>Owner Information</b>	BROWN J B & SONS PO BOX 207 PORTLAND ME 04112
<b>Book and Page</b>	
<b>Legal Description</b>	40-C-5 DANFORTH ST 60-64 YORK ST 81 HIGH ST CT 15-19 22129 SF
<b>Acres</b>	0.508

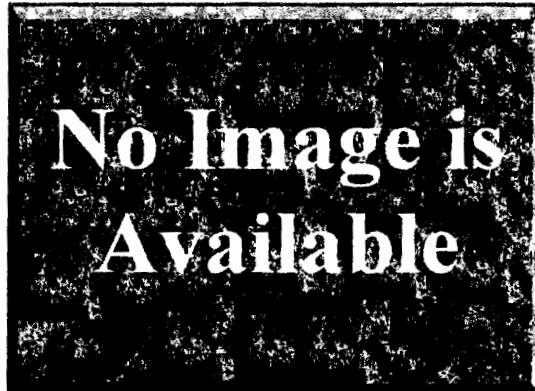
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	6164	<b>OWNER OF RECORD AS OF APRIL 2012</b>
		BROWN J B & SONS
<b>LAND VALUE</b>	\$275,300.00	PO BOX 207
<b>BUILDING VALUE</b>	\$0.00	PORTLAND ME 04112
<b>NET TAXABLE - REAL ESTATE</b>	\$275,300.00	
<b>TAX AMOUNT</b>	\$5,181.16	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



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800x600, with  
Internet Explorer

[View Map](#)[New Search!](#)

DANFORTH STREET

HIGH STREET COURT

PALESTINE ROAD

70

68

66



CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Albert J. Sears  
Director of Building Inspection  
FROM: Graham S. Finney, Planning Director  
SUBJECT: Approval of Access - Danforth Street Parking Lot

DATE May 8, 1959

At its meeting of Friday, May 8th, the Planning Board unanimously approved the access as shown on your plan for Mr. Slotsky's parking lot at 66-70 Danforth Street. Such approval is required under Section 14-J-1 of the Zoning Ordinance. Your site plan of the location is attached with this memorandum.

  
Floyd E. McKay  
Planner II

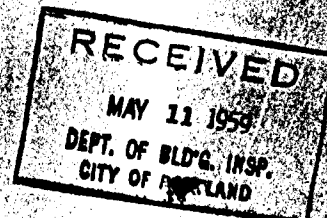
For

Graham S. Finney  
Planning Director

CSF:yds

ATTACHMENT

*Appeal sustained 4/30/59*



(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION: 114 Main St.

July 2, 1959

Issued to: 114 Main St.

Date of Issue

This is to certify that the building, premises or part thereof, at the above location, built—altered—changed as to use under Building Permit No. \_\_\_\_\_ has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES:  
Area shown on plot plan

APPROVED OCCUPANCY  
Off street parking lot.

Limiting Conditions:

This certificate represents  
Certificate issued

Approved:

(Date)

Inspector

*Albert J. Sears*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. One will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

NOV. 20, 1959

Neilmark Corp., owner of property at 60-64 Danforth Street, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: A: Grant a variance from the provisions of said Ordinance to permit: Parking of 21 passenger cars and 5 commercial motor vehicles within about 15 feet of the dwelling on the front of the adjoining lot at 58 Danforth Street and within about 5 feet of the tenant house on the rear of the same lot and about 5 feet from the dwelling on the adjoining lot at 17 High Street Court. This permit is not issuable because a minimum distance of 25 feet from such building is not to be provided as specified by Section 14-G of the Ordinance, and 5 commercial motor vehicles are proposed instead of a minimum of one.

B: Permit use of the open land at this location for off-street parking of 21 passenger cars and 5 commercial motor vehicles. This permit is presently not issuable because all the lot area except the four percent which is in an I-2b Industrial Zone, is located in an R-6 Residence Zone in which the use of land for an off-street parking lot is not allowable unless authorized by the Board of Appeals as provided by Section 7-A-7d of the Ordinance.

LEGAL BASIS OF APPEAL COVERING VARIANCE (A ABOVE): Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

LEGAL BASIS OF APPEAL COVERING CONDITIONAL USE (B ABOVE): Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

*Neilmark Corp.*  
*By [Signature] & [Signature]*  
APPELLANT

DECISION

After public hearing held December 3, 1959, the Board of Appeals finds that the conditions set forth under A and B above do exist with respect to this property and that the petition should be granted.

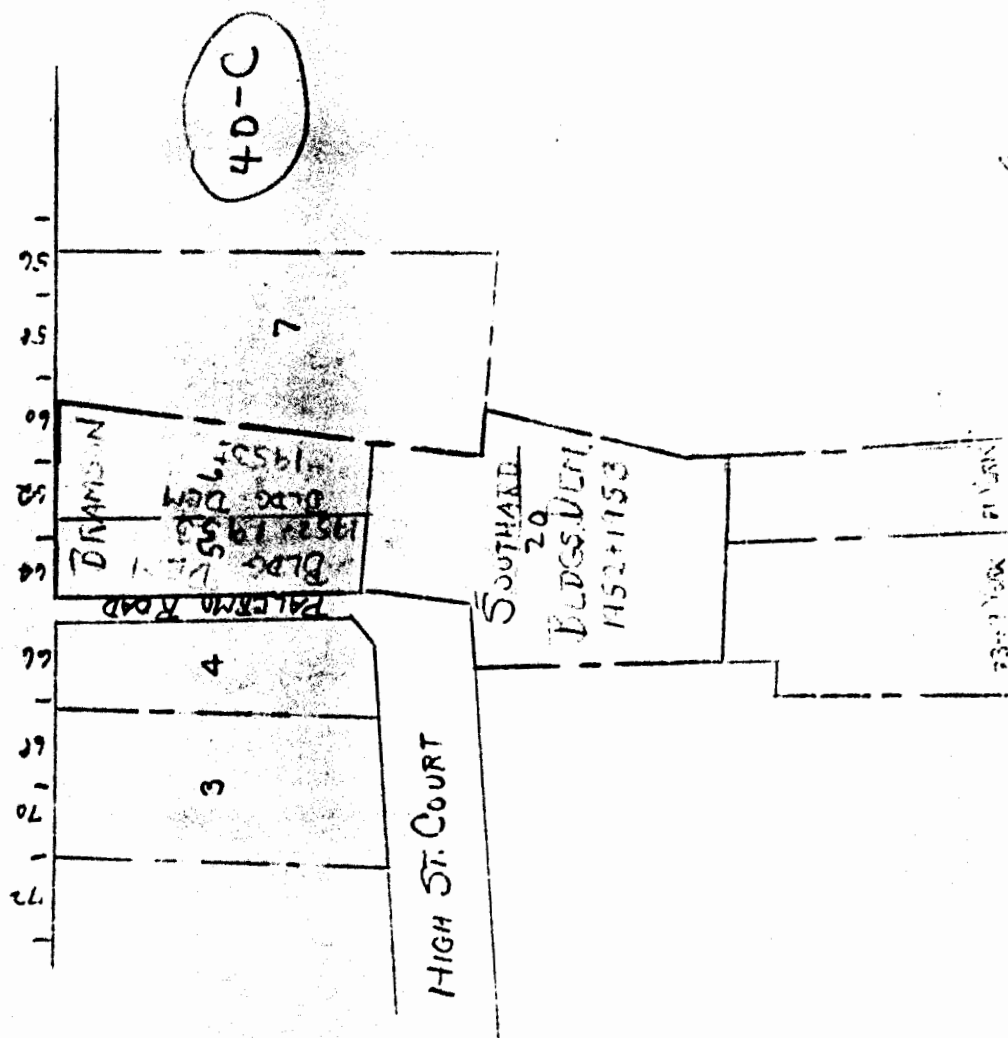
It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted and that permit for sub-conditional use should be issued.

*[Signature]*  
*Harry M. [Signature]*  
*[Signature]*  
BOARD OF APPEALS

$$\begin{array}{r} 7248 \\ 2673 \\ \hline 19002 \\ 12123 \end{array}$$

ms. A. 9. 2. 55

DANFORTH STREET



CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Mr. William Dickson, Planning Director DATE: July 27, 1960  
FROM: Albert J. Sears, Building Inspection Director  
SUBJECT: History of off-street parking lot of Fox and Ginn at 60-62 Danforth Street

Our records indicate that this lot was established unlawfully sometime in 1958 or before. On August 13, 1958 we wrote to Fox and Ginn notifying them of the violation of the Zoning Ordinance and ordering them to discontinue the unlawful use. This notice they chose to ignore and at a conference with Bob Donovan on Nov. 19, 1958, it was decided to take no action on the violation until adoption of the proposed revisions to the Zoning Ordinance which were then under consideration.

After the revised ordinance became effective on Feb. 19, 1959, I wrote again to Fox & Ginn and their attorney, Mr. Philip Willard on March 10, 1959 notifying them of the necessity of getting approval of the Board of Appeals for such a use and outlining the steps which needed to be taken to get the matter before the Board. This letter resulted in a visit from Mr. C. L. Fox of Bangor and his attorney Mr. Merton Henry resulting in a promise of immediate action toward filing of an appeal. After several telephone calls and more letters including a report of the violation to the Corporation Counsel, we were finally successful in having an application for a certificate of occupancy on which a zoning appeal could be based filed on Nov. 13, 1959. The appeal was sustained on Dec. 3, 1959 and on Dec. 4, 1959 I wrote the owners of the property authorizing them to proceed with completion of work on the lot by providing the features required by the Zoning Ordinance and shown on the plan on which appeal was based so that a certificate of occupancy could be issued.

From that time until the present as far as can be determined no effort has been made to make the lot comply with requirements although it has been constantly in use. Our inspector has called the matter to the attention of the owners a number of times and received promises of immediate action without results. His record indicates that as late as the 18th of this month nothing had been done. Our dealings with these people have been very unsatisfactory from the beginning.

Very truly yours,

## PROJECT DATA

(The following information is required where applicable, in order complete the application)

<b>Total Site Area</b>	38,770 sq.ft.
<b>Proposed Total Disturbed Area of the Site</b>	56,780 sq.ft. sq. ft.
<b>(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)</b>	
<b>IMPERVIOUS SURFACE AREA</b> (inclusive of the disturbed area within the city R.O.W.)	
• Proposed Total Paved Area (incl. brick & pavers)	34,053 sq.ft. sq. ft.
• Existing Total Impervious Area	48,736 sq.ft. sq. ft.
• Proposed Total Impervious Area	51,249 sq.ft. sq. ft.
• Proposed Impervious Net Change	2,513 sq.ft. sq. ft.
<b>BUILDING AREA</b>	
• Proposed Building Footprint	19,324 sq. ft.
• Proposed Building Footprint Net change	+ 19,324 sq. ft.
• Existing Total Building Floor Area	0 sq. ft.
• Proposed Total Building Floor Area	111,180 sq. ft.
• Proposed Building Floor Area Net Change	+ 111,180 sq. ft.
• New Building	YES (yes or no)
<b>ZONING</b>	
• Existing	B-5b
• Proposed, if applicable	NA
<b>LAND USE</b>	
• Existing	Gravel Parking Lot
• Proposed	Restaurant, Hotel, Residential
<b>RESIDENTIAL, IF APPLICABLE</b>	
• Proposed Number of Affordable Housing Units	0
• Proposed Number of Residential Units to be Demolished	0
• Existing Number of Residential Units	0
• Proposed Number of Residential Units	14
• Subdivision, Proposed Number of Lots	NA
<b>PARKING SPACES</b>	
• Existing Number of Parking Spaces	109
• Proposed Number of Parking Spaces	26 (non-HC)
• Number of Handicapped Parking Spaces	2
• Proposed Total Parking Spaces	28
<b>BICYCLE PARKING SPACES</b>	
• Existing Number of Bicycle Parking Spaces	0
• Proposed Number of Bicycle Parking Spaces	20
• Total Bicycle Parking Spaces	20
<b>ESTIMATED COST OF PROJECT</b>	\$17.5 million

**6. Compliance with applicable zoning requirements**

**Space and Bulk criteria for the B-5b Urban Commercial Mixed Use Zone:**

<b>Criteria</b>	<b>Required</b>	<b>Provided</b>
Min. Lot Size:	None	38,770 sq.ft.
Min. Street Frontage:	None	414.74 ft.
Max. Front Yard Setback:	10 ft.	1.83 ft. (Maple) 5.63 ft. (Commercial)
Min. Yard Dimensions:	None	NA
Min Lot Width:	None	NA
Max. Lot Coverage:	100%	90%
Max. Building Height:	65 ft.	64'-10"
Maximum Resid. Density:	60 units/acre	14

\* Average Building Grade Calculations are attached.

— Did not find

## Marge Schmuckal - Re: Parking lots at 60-70 Danforth Street for Commercial Street Hotel

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 11/5/2012 10:45 AM  
**Subject:** Re: Parking lots at 60-70 Danforth Street for Commercial Street Hotel  
**CC:** Alex Jaegerman; Barbara Barhydt

This parking lot is part of the entire lot with a principal structure already on it and is considered accessory to the existing building and its uses. If the Applicant wants to use this lot, we would need to see a zoning analysis of the uses in the building and the required number of spaces for the building. Any "left over" parking spaces could be used for the Hotel.

Marge

>>> Jean Fraser 11/2/2012 1:54 PM >>>

Marge

I have just received confirmation from the applicant as to which parking lots are proposed to be used for valet parking (see attached, which is from the applicant).

In addition to the one you researched, they are also proposing to use the nearer lot on York that is part of 50 Danforth Street ( 040 C009); its indicated as "manufacturing and construction" in the Assessors records. Could you please confirm that this parking area is a legal parking lot.

Thank you

Jean

>>> Marge Schmuckal 10/31/2012 12:03 PM >>>

I have found two allowances for parking lots on file for 60-70 Danforth Street.

The first is the two lots right on Danforth Street. That parking lot was approved by the Planning Board as evidenced by an approval letter from the Planning Director (would anyone like to tell me if they remember who the Planning Director was in 1959?). There is a certificate of occupancy for that parking lot on file also.

The parking lot in the rear was approved by a Board of Appeals decision on 12/3/1959. I didn't find a certificate of occupancy on file, but I consider it to be a legal parking lot.

Marge



## Marge Schmuckal - Re: Parking lots at 60-70 Danforth Street for Commercial Street Hotel

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 11/2/2012 1:54 PM  
**Subject:** Re: Parking lots at 60-70 Danforth Street for Commercial Street Hotel  
**CC:** Alex Jaegerman ; Barhydt, Barbara  
**Attachments:** Parking Lot.pdf

Marge

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Marge

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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**Current Owner Information:****Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city services a-z](#)[browse facts and links a-z](#)

Best viewed at  
800x600, with  
Internet Explorer

**CSL** 040 C009001  
**Land Use Type** MANUFACTURING & CONSTRUCTION  
**Property Location** 50 DANFORTH ST  
**Owner Information** BROWN J B & SONS  
 PO BOX 207  
 PORTLAND ME 04112  
**Book and Page**  
**Legal Description** 40-C-9 DANFORTH 42-58  
 MAPLE ST 34-40  
 YORK ST 55-73  
 52688SF  
**Acres** 1.2096

**Current Assessed Valuation:**

**TAX ACCT NO.** 6166 **OWNER OF RECORD AS OF APRIL 2012**  
 BROWN J B & SONS  
**LAND VALUE** \$394,200.00 **PO BOX 207**  
**BUILDING VALUE** \$231,200.00 **PORTLAND ME 04112**  
**NET TAXABLE - REAL ESTATE** \$625,400.00  
**TAX AMOUNT** \$11,770.04

Any information concerning tax payments should be directed to the  
 Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

**Building 1**  
**Year Built** 1950  
**Style/Structure Type** MANUFACTURING  
**# Units** 1  
**Building Num/Name** 1 - WOODWARD THOMSEN  
 CO  
**Square Feet** 11816

[View Sketch](#)[View Map](#)[View  
Picture](#)**Exterior/Interior Information:**

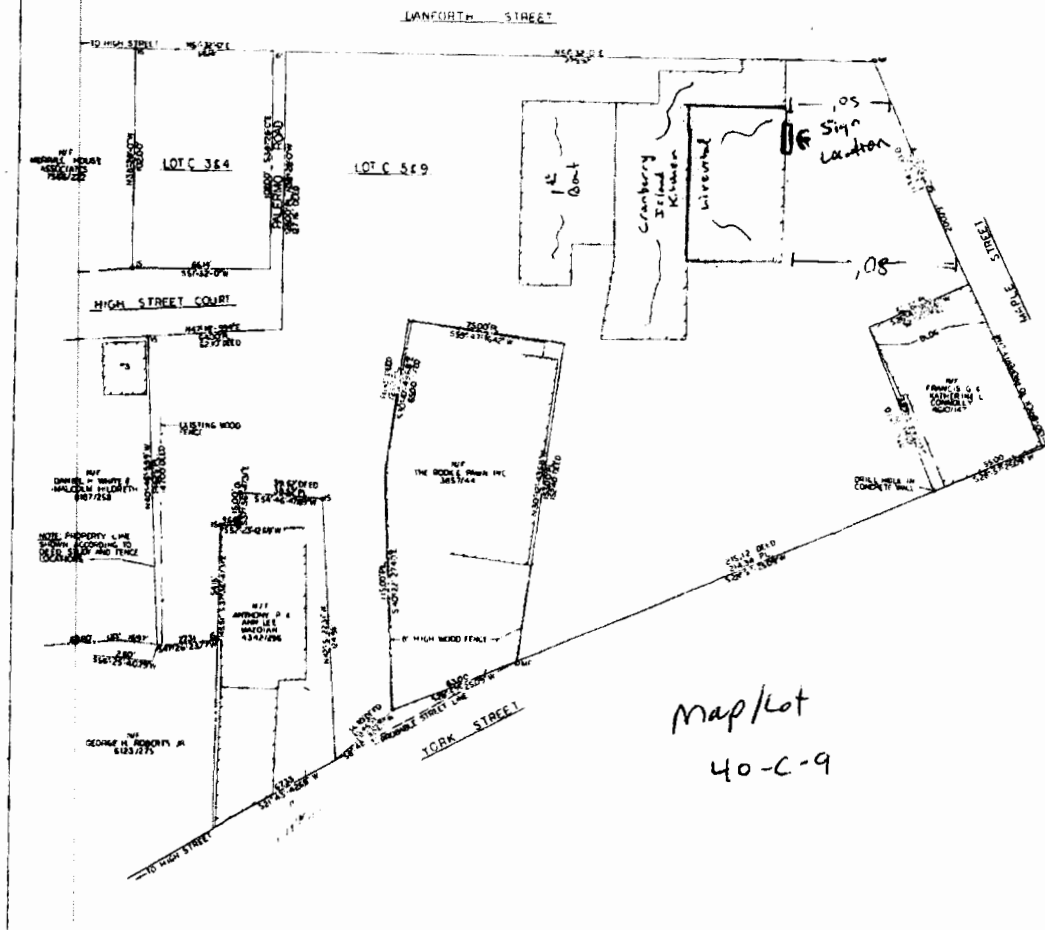
**Building 1**  
**Levels** 01/01  
**Size** 3976  
**Use** LIGHT MANUFACTURING  
**Height** 18  
**Walls** BRK/CONC BLK  
**Heating** UNIT HEAT  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 3640  
**Use** WAREHOUSE  
**Height** 18  
**Walls** BRK/CONC BLK  
**Heating** UNIT HEAT  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 1000  
**Use** MULTI-USE OFFICE  
**Height** 18  
**Walls** BRK/CONC BLK  
**Heating** HOT AIR  
**A/C** CENTRAL

040-C-009





**LEGEND**

PROPERTY DIVISION LINE  
 FENCE  
 NEW OR FORMERLY  
 SIGN SET

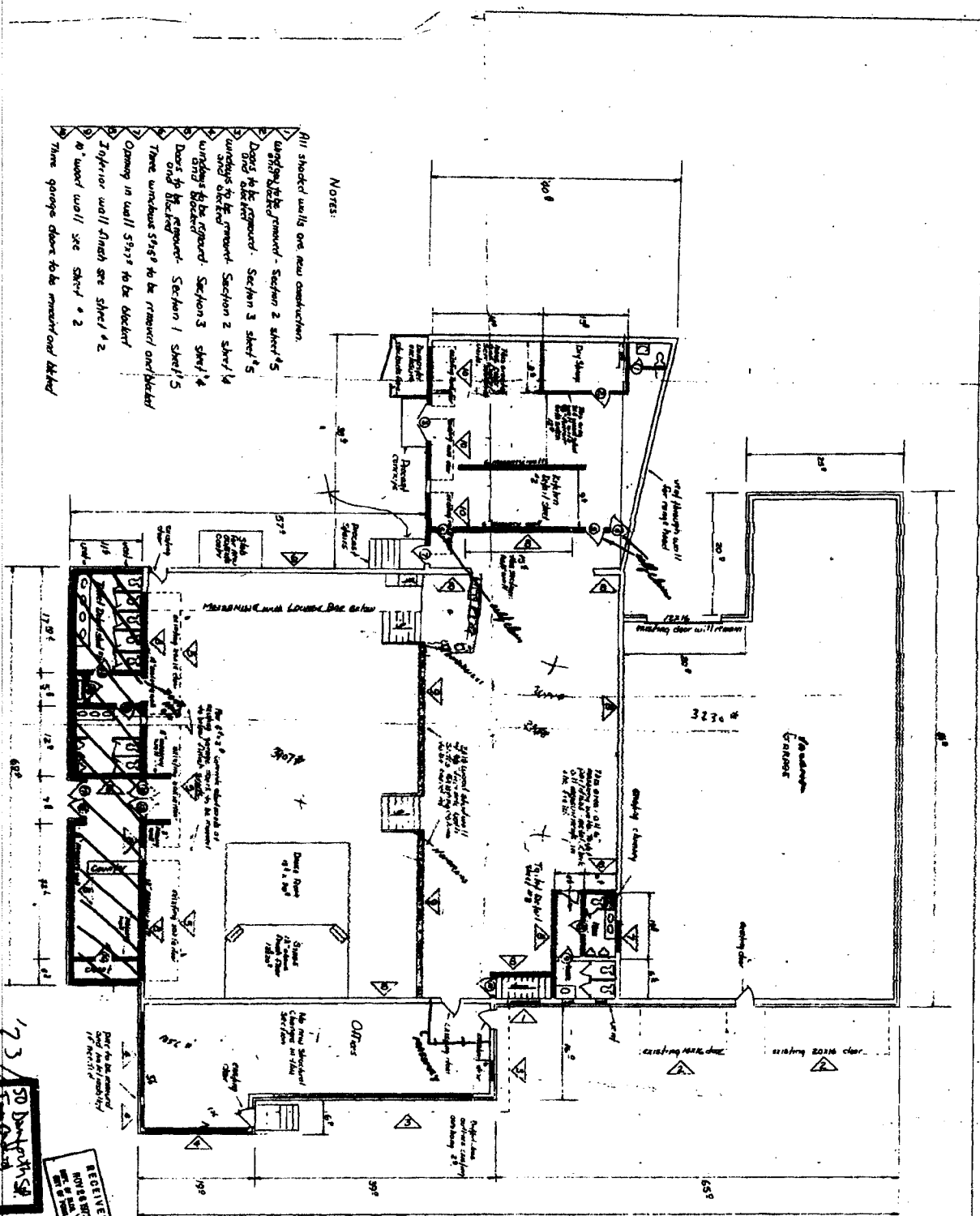
**NOTES**

1. OWNER OF RECORD IS BROWN & SONS
2. DEED RECORDED AT THE CONCORD COUNTY RECORDS ON OCTOBER 13, 1905
3. LOT 389 WAS IN LOT C-384 & 389 ON PORTLAND 188 MAP 40
4. LOT AREA LOT C-384 & 389 IS 100,000 SQ. FT.
5. REFERENCE WAS MADE TO CITY OF PORTLAND STREET RECORDS SURROUNDING LOTS AND A SURVEY FOR ANTHONY P. WELSH BY REBERT J. GRAY, PLS #128 DATED OCTOBER 21, 1905
6. THIS PLAN CONFORMS TO THE MAPS BOARD OF REGISTRATION OF LAND SURVEYING TRANSFER CATEGORY - COMPTON

*Robert Gray*

LAND OF  
 J.B. BROWN & SONS  
 (PORTLAND, MAINE AND LOOK STREET)  
 PORTLAND, MAINE  
 REBERT J. GRAY  
 140 CONGRESS STREET PORTLAND, MAINE  
 SCALE 1" = 20'  
 DATE 11/1/05  
 DRAWN BY J.T.  
 CHECKED BY J.P.

- NOTES:
- 1) All shaded walls are new construction.
  - 2) Existing walls to be removed - Section 2 sheet 1/5
  - 3) Doors to be removed - Section 3 sheet 1/5
  - 4) Windows to be removed - Section 2 sheet 1/4
  - 5) Windows to be removed - Section 3 sheet 1/4
  - 6) Doors to be removed - Section 1 sheet 1/5
  - 7) Three windows 5'x8" to be removed and blocked
  - 8) Opening in wall 5'x7" to be blocked
  - 9) Existing wall finish are sheet 1/2
  - 10) Wood wall use sheet 1/2
- Three garage doors to be removed and blocked



173  
50 Danforth St.  
73/1461

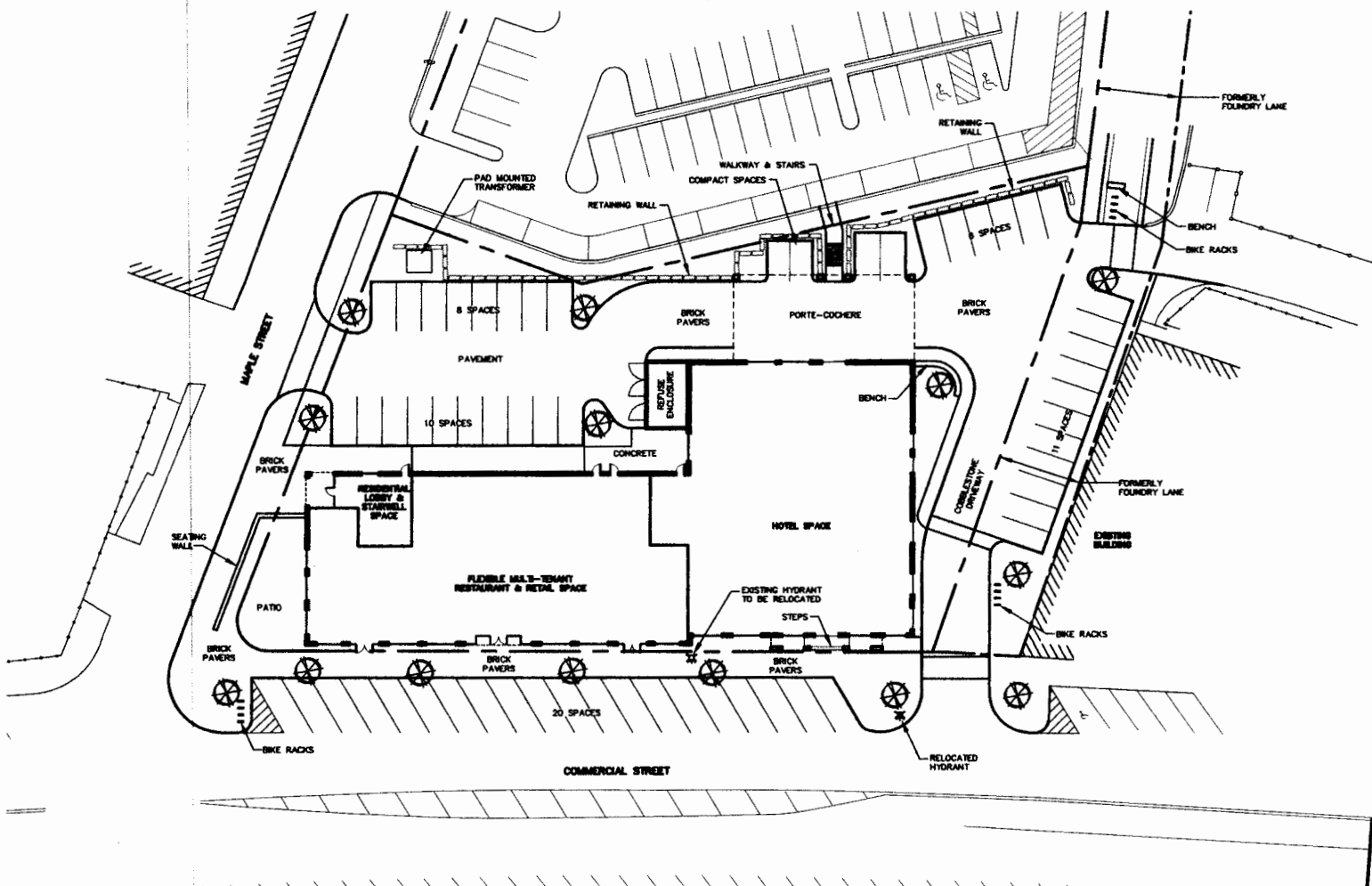
RECEIVED  
HAROLD J. FREEMAN, INC.  
100 HARRISON ST., P.O. BOX 101  
MONTREAL, QUEBEC H3M 1G1

THE INVICROWD  
100 HARRISON ST., P.O. BOX 101  
MONTREAL, QUEBEC H3M 1G1

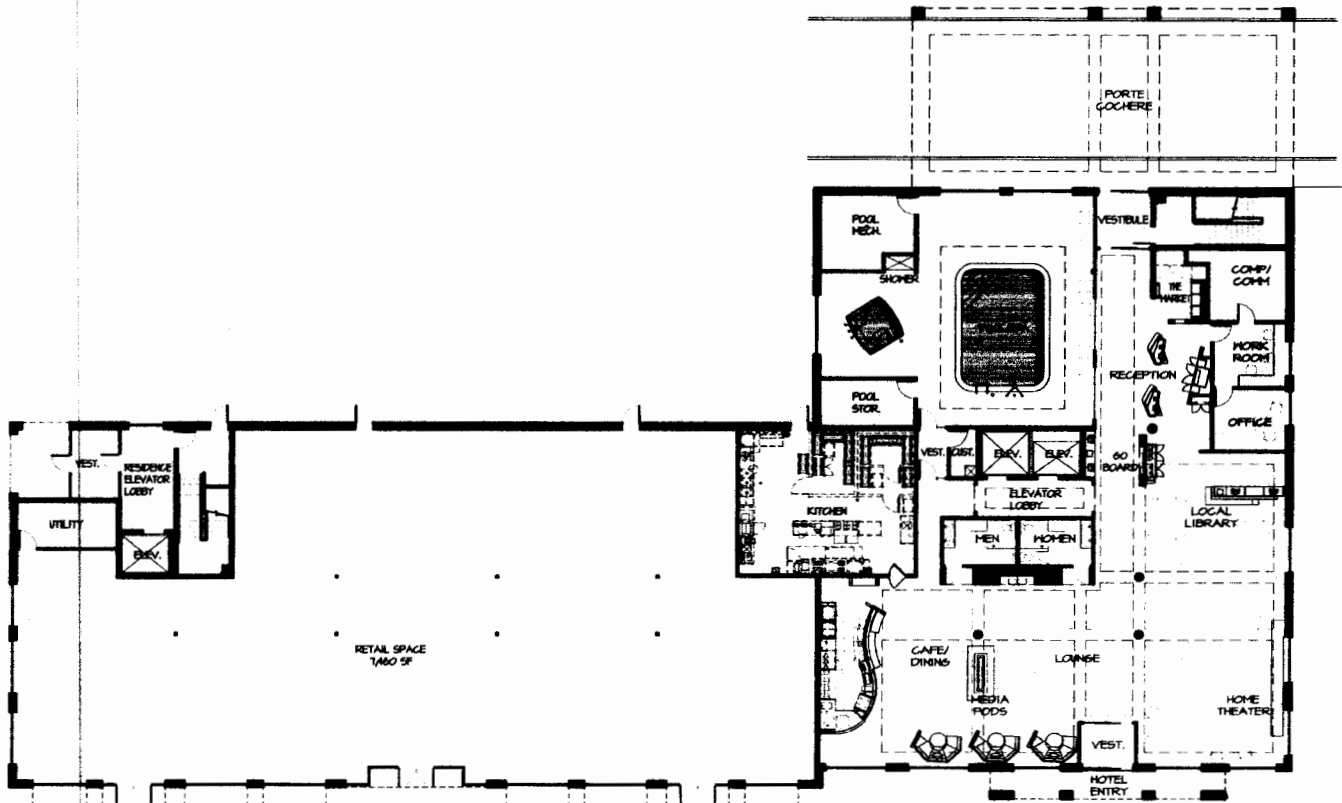
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Date: 10/1/73  
Sheet: 1 of 7











## First Floor Plan

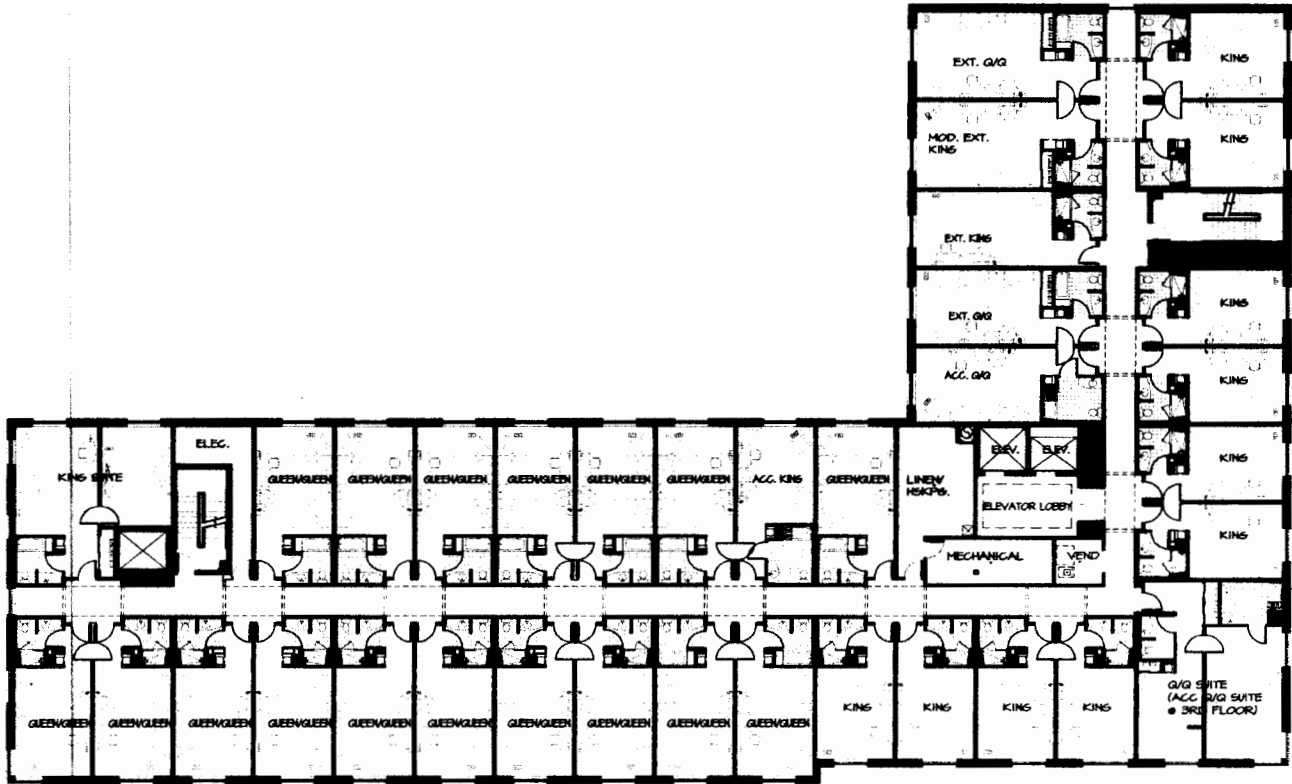
September 01, 2012

**Courtyard by Marriott**

PORTLAND, MAINE

**OPECHEE**  
CONSTRUCTION CORPORATION

**OPECHEE**  
CONSTRUCTION CORPORATION



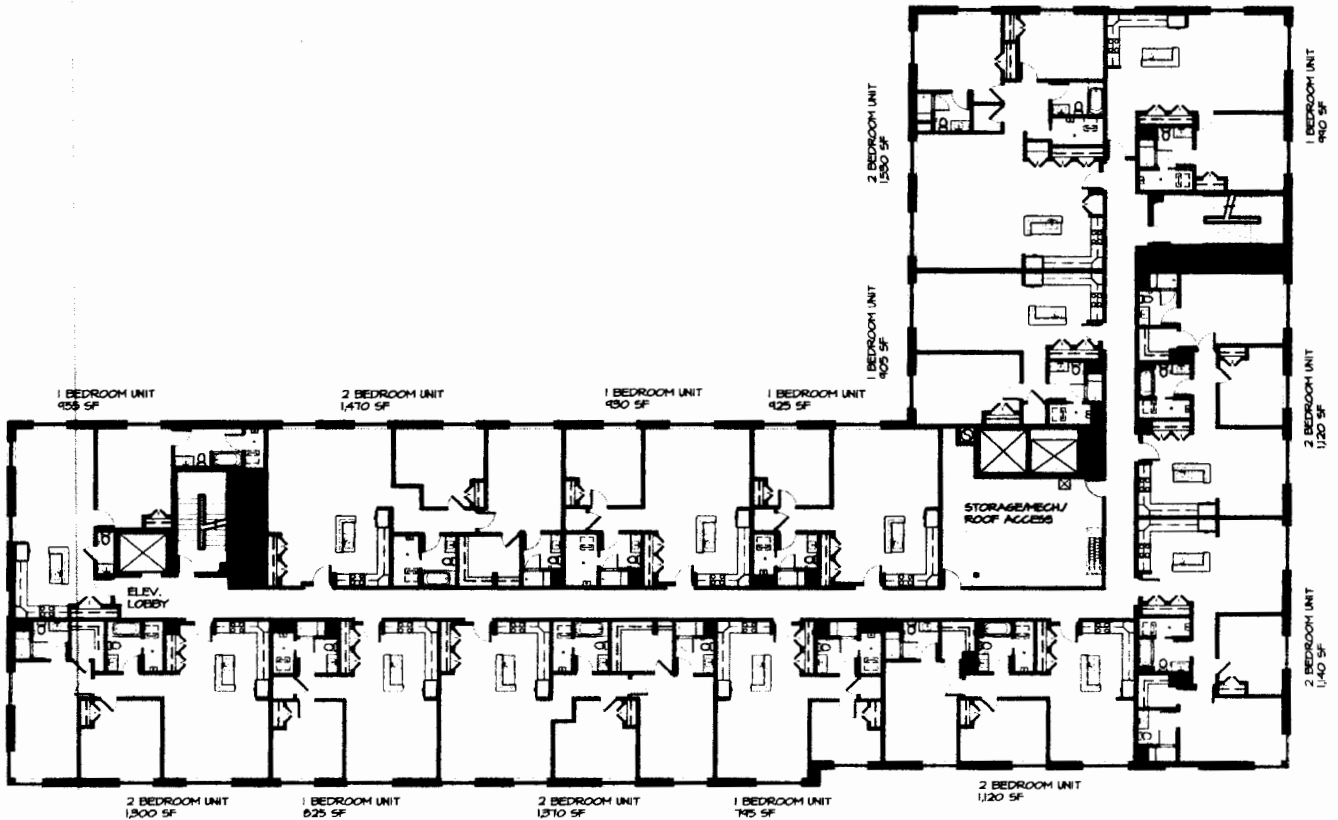
Third / Fourth / Fifth Floor Plan

September 01, 2012

Courtyard by Marriott

PORTLAND, MAINE





## Sixth Floor Plan

September 01, 2012

**Courtyard by Marriott**

PORTLAND, MAINE

**OPECHEE**  
CONSTRUCTION CORPORATION



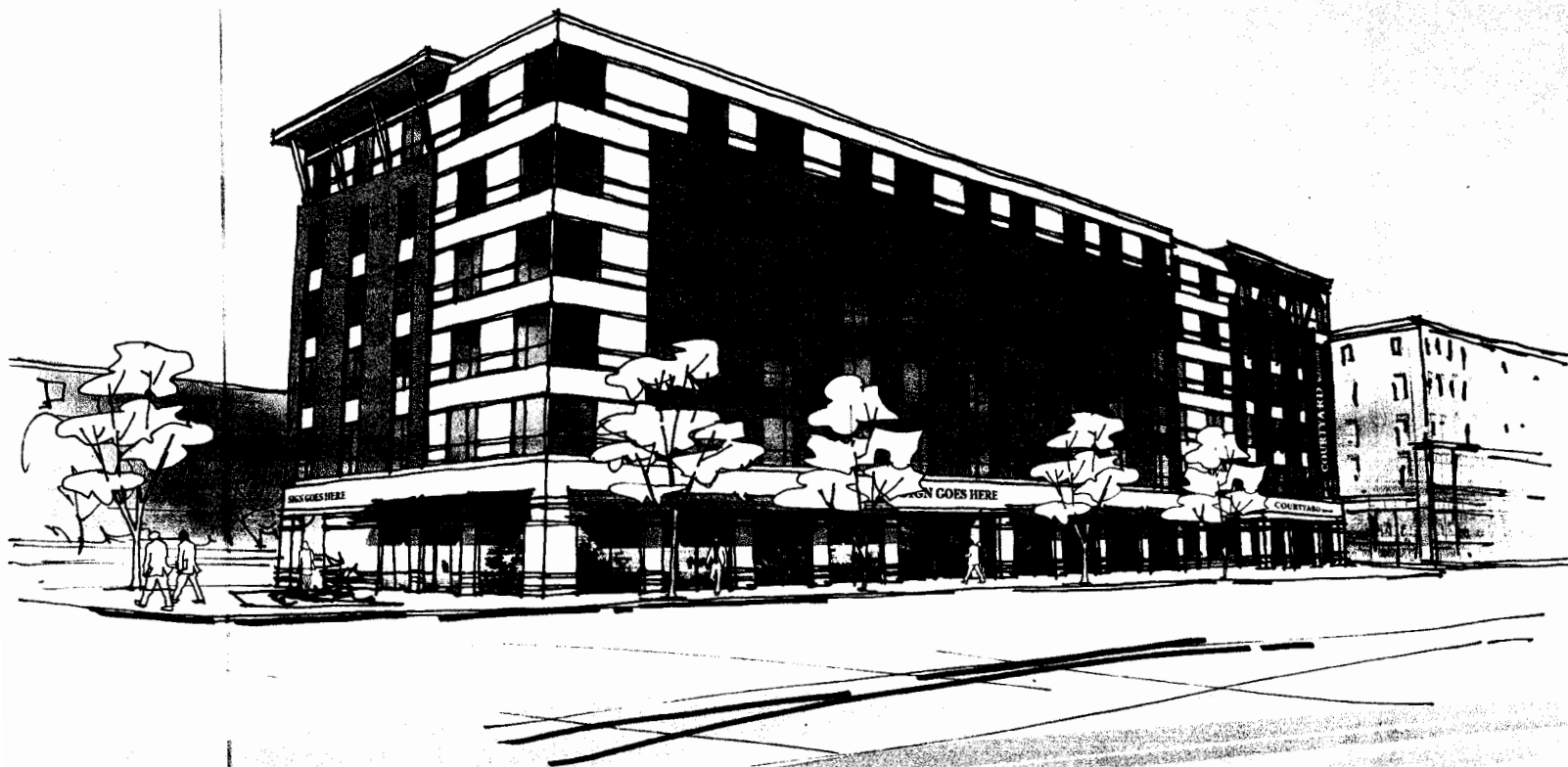
**View From East**

September 01, 2012

**Courtyard by Marriott**

PORTLAND, MAINE





**View From South**

September 01, 2012

**Courtyard by Marriott**

PORTLAND, MAINE

**OPECHEE**  
CONSTRUCTION CORPORATION