

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 16-24 York St. P. O. Box 207, Portland 04112-0207		Owner: (proposed) J.B. Brown		Phone: 774-5908		Permit No:	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Site Plan Review (MAJOR)				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning: B-5 CBL: 40-F-11 Zoning Approval:	
Permit Taken By: Latini		Date Applied For: 1-17-95				Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Contact person: Steven Reynolds Dir. of Operations
774-5908

- Zoning Appeal
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied
- Historic Preservation
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review
- Action:
- Approved
 - Approved with Conditions
 - Denied

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>Herbert P. Gray for J.B. Brown & Sons</i>		ADDRESS:		DATE: 1-17-95		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Date: _____

CEO DISTRICT

J.B. BROWN & SONS

482 Congress Street
P.O. Box 207
Portland, Maine 04112
Phone 207-774-5908
Fax 207-774-0898



To: City of Portland Planning Board and Staff
From: Steven S. Reynolds, Vice President
Date: March 29, 1995
Subject: The Cannery at Gorham's Corner

The Cannery at Gorham's Corner is a development project proposed by J. B. Brown & Sons and Baxter Place Associates and is located at 14-26 York Street within Gorham's Corner.

The Gorham's Corner area is bounded by York Street, Danforth Street, Pleasant Street, Center Street and Fore Street. The Cannery at Gorham's Corner is the abandoned warehouse facility fronting on York Street and extends from Center Street to Foundry Lane. J. B. Brown & Sons currently has the building and adjacent lands, as shown on the site plan, under a purchase and sales agreement with Baxter Place Associates. The re-utilization of this facility and the proposed site improvements will transform a most recently blighted entry way to the City of Portland. The development proposal includes a rehabilitation of a 30,000 square foot warehouse structure and site improvements to include a "human scaped" area helping to define Gorham's Corner at the intersections of the aforementioned streets. The structure, originally constructed as a Cannery, shall have the existing elevations along York Street and Foundry Lane restored, thus preserving many beautiful architectural details. The elevations parallel to Center Street and Commercial Street previously abutted other structure that have since been razed. Currently, these elevations do not have any significant architectural details and these elevations will receive changes in sympathy with the period architecture.

The use of the improved structure is proposed to be a mixed use facility and will include retail, business and office users. The renovations will include full compliance with all local, state and federal codes, standards and regulations including full ADA compliance and will be accomplished to qualify for historic tax credits, as regulated by the Department of the Interior.

This site and the adjacent Baxter Place Structure recently received unanimous approval from the City of Portland Planning Board supporting a zone change from the current B-5 Zoning to a B-3 district with the inclusion of the Public Access District along York Street to the former Dunpheys Lane, and along Center Street from Gorham's Corner to Commercial Street. The City Council has acted favorably on this zone change and the discontinuance of Foundry Lane.

16-24 York St

The Cannery at Gorham's Corner
March 29, 1995
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The site improvements proposed by J. B. Brown & Sons include extensive "hard scapes" and significant landscaped areas, the opportunity presents itself, with this development project, to help define Gorham's Corner as a significant amenity to The City of Portland. J. B. Brown & Sons' proposal illustrates the use of a compass rosette in the paved area of this public gathering spot, raised bench seating areas with the currently undefined vertical elements which should be defined in sympathy with the theme of Gorham's Corner. The inclusion of substantial landscaping will create a beautifully pleasing urban park. The current conditions of this site include the abandoned warehouse structure which is the subject of this development and the Baxter Place Building which was refurbished in late 1987. Baxter Place is a mixed use facility with 70 residential apartments and 5 commercial tenants on the first floor. The current parking lot configuration includes 106 spaces. The redevelopment of The Cannery will result in a new parking configuration that will include 108 spaces. The new parking configuration allows for ample landscaping and access around The Cannery Building and utilizes the discontinued Foundry Lane for landscaping and pedestrian access at The Cannery Building and landscaping and parking along the Baxter Building. It is the intention of J. B. Brown & Sons to undertake this proposed development as it relates to the City's master plan for this area. This project offers the vision that this major entry to the City can be substantially enhanced through a public and private partnership and all of Portland benefits.

CITY OF PORTLAND, MAINE

PLANNING BOARD

April 18, 1995

Kenneth M. Cole III, Chair
Cyrus Hagge, Vice Chair
Joseph R. DeCoursey
John H. Carroll
Donna Williams
Jaimey Caron
Kevin McQuinn

Mr. Steven Reynolds
J.B. Brown and Sons
482 Congress Street
Portland, ME 04112

RE: The Cannery Project at 14 York Street

Dear Mr. Reynolds:

On April 11, 1995, the Portland Planning Board voted 4-1 (Carroll opposed, Cole and Williams absent) to approve the site plan for the renovation of the Cannery Building at 14 York Street and revisions to the Baxter Place Associates site plan. The approval was granted for the project with the following conditions:

- i. That detailed facade elevations of the building, including the ramps and signage, be submitted for review and approval by the Planning Board.
- ii. That the site plan be revised reflecting the comments of the Development Review Coordinator.
- iii. That a final boundary survey prepared by a registered land surveyor be submitted.
- iv. That the applicant submit a site plan to the Planning Board for review and approval showing all materials and finishes for construction of Foundry Lane with surfaces that are appropriate for pedestrians. The site plan shall show no vehicle parking and traffic circulation in Foundry Lane.
- v. That an executed copy of the Foundry Lane street discontinuance be submitted to the City prior to the issuance of a building permit.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #18-95, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, Chair
Cyrus Hagge, Vice Chair
Joseph R. DeCoursey
John H. Carroll
Donna Williams
Jaimey Caron
Kevin McQuinn

August 10, 1995

Mr. Steven Reynolds
J.B. Brown and Sons
482 Congress Street
Portland, ME 04112

RE: The Cannery Project at 14 York Street

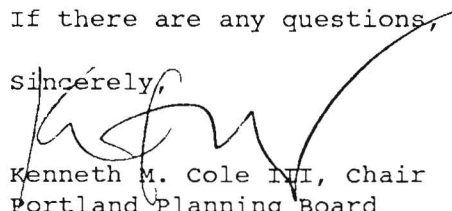
Dear Mr. Reynolds:

On August 8, 1995, the Portland Planning Board voted 7-0 to approve the facade elevation for the renovation of the Cannery Building at 14 York Street. This approval satisfies condition i of the Planning Board's site plan approval (letter dated 4-18-95) for the Cannery site.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in a staff memo dated 8-8-95, which is attached.

If there are any questions, please contact the Planning Staff.

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
Deb Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, City Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

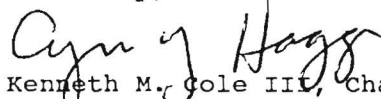
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant.

Requests to extend approvals must be received before the expiration date.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, 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 preconstruction meeting.
5. 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
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