
660 Congress St - Permit #2017-00970

2 messages

Ann Machado <amachado@portlandmaine.gov>
To: guimondgroup@aol.com

Wed, Jun 28, 2017 at 2:56 PM

Kenn -

I am trying to complete my Zoning review of the permit and I have a couple of questions.


The project description on the permit application states "fit out of "Vanilla Box" commercial space...for retail tenant". Is there a specific tenant that is leasing the space? will they be doing any other work?

The reason that I ask is the Congress Street facade is located in the PAD (Pedestrian Activities District) Overlay zone. Section 14-217(b)(1)(a) outlines the specific uses that are allowed and a specific area of the first floor that must meet the permitted PAD use. I just need to confirm that the retail space will meet this. I have attached the section.

Thanks.

Ann

Ann Machado
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 **14-217(b) PAD.pdf**
75K

Kenn Guimond <guimondgroup@aol.com>
To: amachado@portlandmaine.gov

Thu, Jun 29, 2017 at 9:44 AM

Hi Ann,

Thank you for reviewing our application. We've reviewed section 14-217(b)(1)(a) regarding Portland's PAD overlay zone and we believe that our tenant and fit out meet the permitted use. Please find our answers to your specific questions below:

Tenant: Soul BEing, LP

Program: Wellness and alternative therapy bookstore (Retail Use)

Retail Frontage: At least 75% of the street level (1st Floor) frontage along Congress Street will be retail display space

Retail Use Depth: Minimum of 20 feet (as allowed by the roughly triangular footprint of the building)

Scope: Our drawings dated June 13, 2017 capture the full scope of the retail fit out. The tenant is not planning to do additional work.

Please don't hesitate to reach back out if you require any additional information.

Best regards,

Kenn Guimond

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