

Comments Submitted 11/27/13  
 Comments submitted 11/10/13

City of Portland

Development Review Application  
 Planning Division Transmittal Form

**Application Number:** 2013-249                      **Application Date:** 11/05/2013  
**CBL:** 201 A005001                      **Application Type:** Plan Amendment - Staff Level III  
**Applicant:** Archetype /Hopkins William  
**Project Name:** Thompsons Point - Phase 1A  
**Address:** 1 THOMPSONS POINT  
**Project Description:** Modifications associated with the amended Site Plan Submission  
**Zoning:** B5/RPZ

**Other Required Reviews:**

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>		<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

Comments needed by 12/4/2013

---

---

**MEMORANDUM**

---

---

**To:** FILE

**From:**

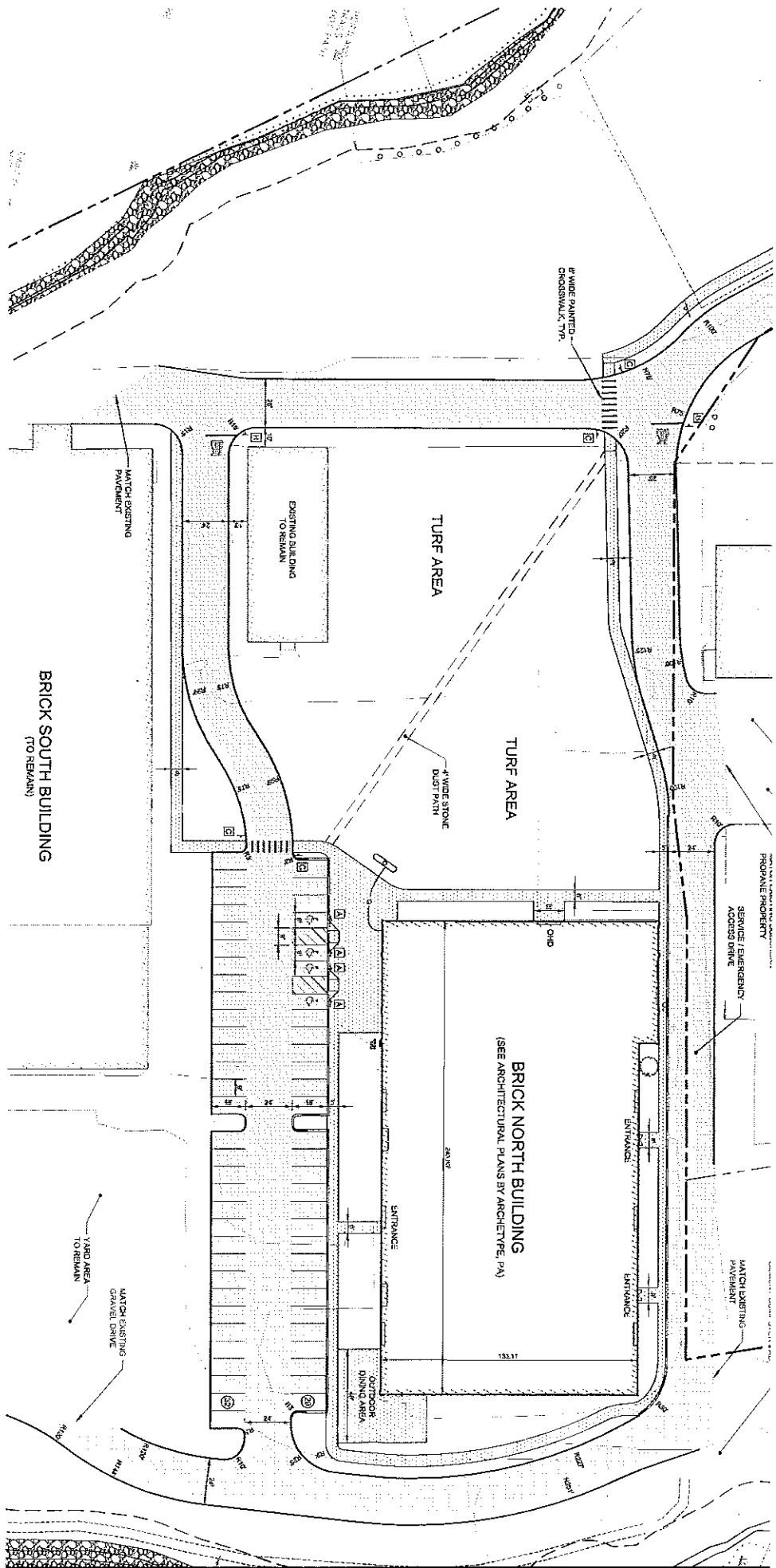
**Subject:** Application ID: 2013-249

**Date:** 12/10/2013

---

**Comments Submitted by: Marge Schmuckal/Zoning on 12/10/2013**

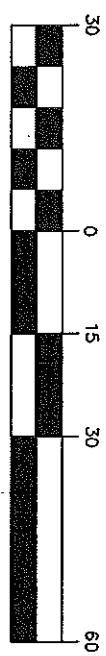
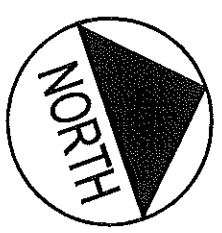
I have looked at the most recent submittals - revised 12/4/13 & uploaded to eplan on 12/9/13. The only thing that seems to have changed looking at the C-3.1 Site layout Plan is the parking area. The plan is now showing 61 parking spaces provided which matches the 61 shown as required. Other than that I don't see anything else having changed from Marge's comments submitted on 11/27/13. She mentioned submitting floor plans showing the uses and their floor area to back up the submitted information. We have not received floor plans yet.  
Ann Machado - Zoning Specialist



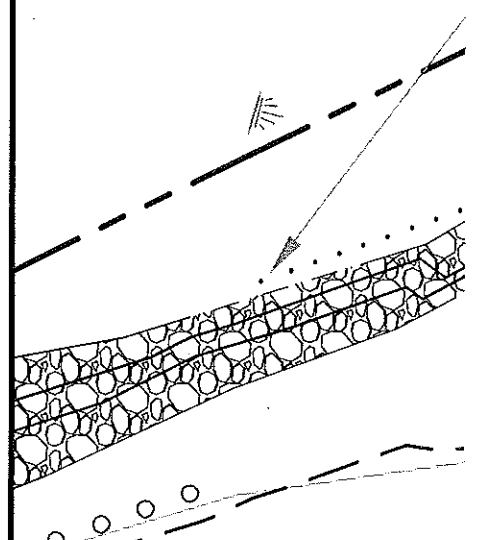
③ C.3.1 RW 12.4.13

NOTE 10  
SHEET 1 OF 3

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



PARKING SUMMARY (PHASE 1 - BRICK NORTH ONLY)

DESCRIPTION	SIZE (SF)	ZONING STANDARD	REQUIRE
OFFICE	14,000	1 SPACE / 400 SF = 35	35
SHARED STUDIO	9,000	1 SPACE / 1,000 SF = 9	9
CAFE	1,000	1 SPACE / 150 SF = 7	7
OTHER	10,000	1 SPACE / 1,000 SF = 10	10
TOTAL	34,000	61	61
PARKING PROVIDED			61*

\* PARKING PROVIDED IS BASED ON THE IMPROVED PARKING AREAS SHOWN ON THE SITE LAYOUT PLAN. ADDITIONAL PARKING AND ACCESS IS CURRENTLY AVAILABLE SHOULD ACTUAL DEMAND REQUIRE.

THE APPLICANT REQUESTS, AS A CONDITION OF APPROVAL, THE OPPORTUNITY TO COMPLETE THE IMPROVEMENTS SHOWN ON THIS PLAN AND FUTURE LANDSCAPING AND LIGHTING DESIGNS FOR STAFF REVIEW, IF, WITHIN A REASONABLE PERIOD NOT TO EXCEED 5 YEARS, FUTURE DEVELOPMENT OF THE BRICK NORTH SITE UNDER THE FORTHCOMING MASTER PLAN HAS NOT COMMENCED.

C.31 revised 12.11.13

---

---

**MEMORANDUM**

---

---

**To:** FILE

**From:**

**Subject:** Application ID: 2013-249

**Date:** 11/27/2013

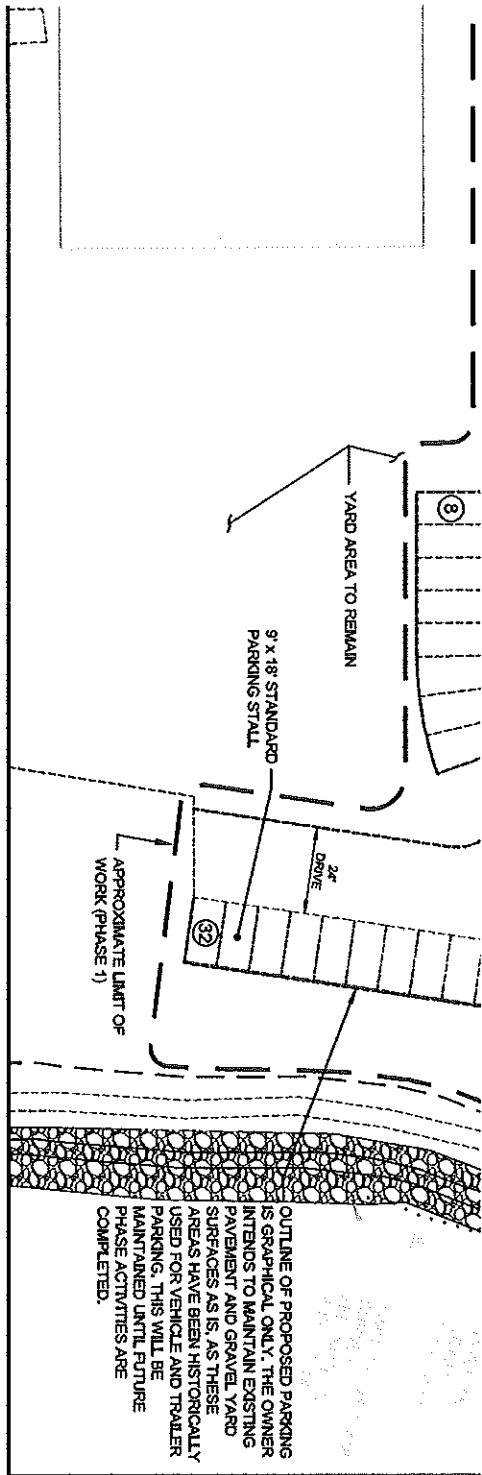
---

**Comments Submitted by: Marge Schmuckal/Zoning on 11/27/2013**

I have looked at the most recent proposal and the Site layout & utility plan. Based upon the provided information, it appears that this first building to be rehabbed as part of phase I will meet the parking demand. It would be helpful to back up the submitted information with floor plans showing the uses and their floor area. I am not sure that detailed information was submitted concerning the proposed phases and their time frames. It would help to review that information.

All setbacks on the existing building are being met. I am expecting more information for further reviews.

Marge Schmuckal  
Zoning Administrator



**SITE LAYOUT PLAN VIEW**  
1" = 30'

**PARKING SUMMARY (PHASE 1 - BRICK NORTH ONLY)**

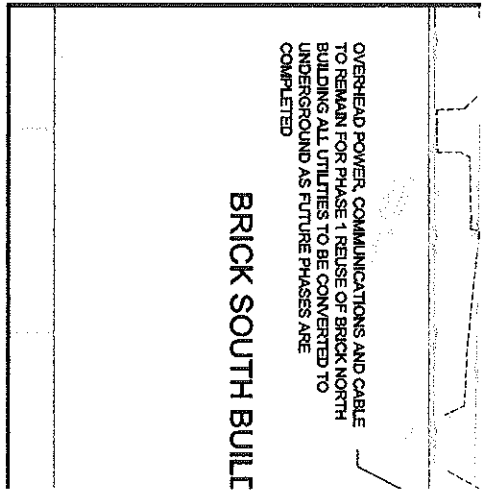
DESCRIPTION	SIZE (SF)	ZONING STANDARD	REQUIRED
OFFICE	14,000	1 SPACE / 400 SF = 35	35
SHARED STUDIO	9,000	1 SPACE / 1,000 SF = 9	9
CAFE	1,000	1 SPACE / 150 SF = 7	7
OTHER	10,000	1 SPACE / 1,000 SF = 10	10
<b>TOTAL</b>	<b>34,000</b>	<b>61</b>	<b>61</b>
<b>PARKING PROVIDED</b>			<b>&gt;70*</b>

\* PARKING PROVIDED IS BASED ON THE AVAILABLE PARKING AREAS SHOWN ON THE SITE LAYOUT PLAN. ADDITIONAL PARKING AND ACCESS IS CURRENTLY AVAILABLE SHOULD ACTUAL DEMAND REQUIRE.

THE APPLICANT REQUESTS, AS A CONDITION OF APPROVAL, THE OPPORTUNITY TO COMPLETE FUTURE LANDSCAPING AND LIGHTING DESIGNS FOR STAFF REVIEW, IF, WITHIN A REASONABLE PERIOD NOT TO

11/21/13

copy 70



**BRICK SOUTH BUILDING**

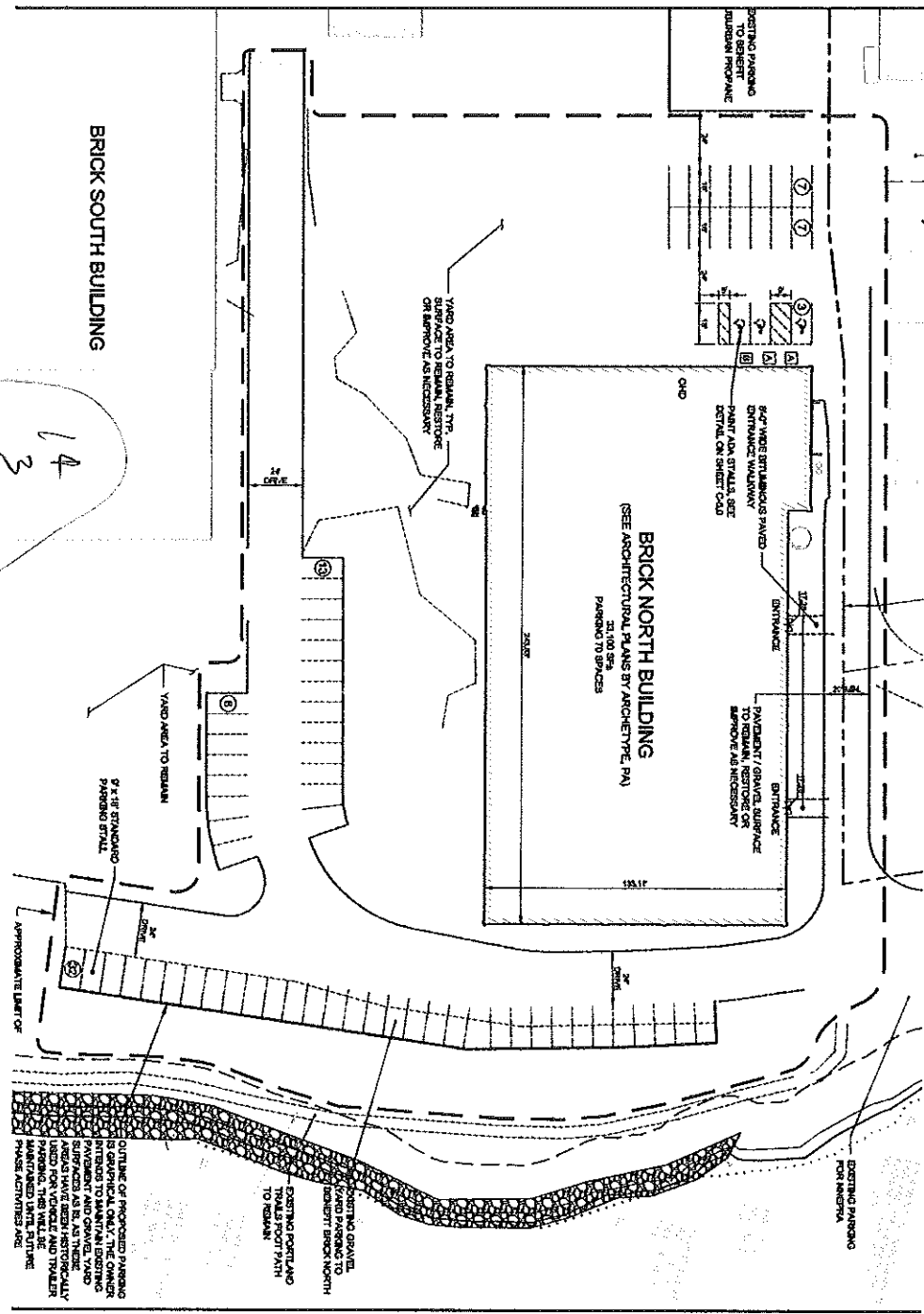
**UTILITY NOTES:**

1. ALL REQUIRED UTILITIES SERVING THE PROJECT TO WITHIN 5 FEET OF THE BUILDINGS, AT ALL LOCATIONS, SITE WORK WITHIN 5 FEET OF UNDERGROUND UTILITY INSTALLATION SHALL BE BY THE MEPC GENERAL CONTRACTOR.
2. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND PROJECT SPECIFICATIONS, WHICH EVER IS ADJUST ALL MANHOLES, CATCH BASINS, CURB ALL UNDERGROUND CONDUITS SHALL HAVE IN THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATE AND THE CONTRACTOR SHALL PROVIDE AND INSTALL MISCELLANEOUS ITEMS NOT NECESSARILY DELETED AND OPERATIONAL, AT NO EXTRA COST A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEWER LINES, AN 18 INCH OUTSIDE TO OUTSIDE

**BRICK SOUTH BUILDING**

**BRICK NORTH BUILDING**  
 (SEE ARCHITECTURAL PLANS BY ARCHETYPE, PA)  
 23,100 SF±  
 PARKING TO GRACES

*14 m wide  
w*



EXISTING GRANT LAND PARKING TO BENNETT BRICK NORTH TO REMAIN

**BR**

**BRICK NORTH  
PROJECT DATA RENOVIATION ONLY**

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

<b>Total Site Area</b>	27.56 AC	
<b>Proposed Total Disturbed Area of the Site</b>	0.5 AC	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>		
• Proposed Total Paved Area	320 +/-	sq. ft.
• Existing Total Impervious Area	725,710	sq. ft.
• Proposed Total Impervious Building Area	0	sq. ft.
• Proposed Total Impervious Area	725,710 +/-	sq. ft.
• Proposed Impervious Net Change	726,030 +/-	sq. ft.
<b>BUILDING AREA</b>		
• Proposed Building Footprint	See Cover Letter	sq. ft.
• Proposed Building Footprint Net change	0	sq. ft.
• Existing Total Building Floor Area		sq. ft.
• Proposed Total Building Floor Area	No Change	sq. ft.
• Proposed Building Floor Area Net Change	No Change	sq. ft.
• New Building	Renovation (yes or no)	
<b>ZONING</b>		
• Existing	B-5	
• Proposed, if applicable	B-5	
<b>LAND USE</b>		
• Existing	INDUSTRIAL	
• Proposed	MIXED USE/T.O.D.	
<b>RESIDENTIAL, IF APPLICABLE</b>		
• Proposed Number of Affordable Housing Units	NONE PROPOSED	
• Proposed Number of Residential Units to be Demolished	NONE	
• Existing Number of Residential Units	NONE	
• Proposed Number of Residential Units	NONE PROPOSED	
• Subdivision, Proposed Number of Lots	TBD-BASED ON REVIEW (EST. 10-12)	
<b>PARKING SPACES</b>		
• Existing Number of Parking Spaces	NOT KNOWN	
• Proposed Number of Parking Spaces	EXISTING PROVISIONS FOR 70 SPACES	
• Number of Handicapped Parking Spaces	3	
• Proposed Total Parking Spaces	EXISTING PROVISIONS FOR 70 SPACES	
<b>BICYCLE PARKING SPACES</b>		
• Existing Number of Bicycle Parking Spaces	0	
• Existing Number of Bicycle Parking Spaces	0	
• Proposed Number of Bicycle Parking Spaces	0	
• Total Bicycle Parking Spaces	0	
<b>ESTIMATED COST OF PROJECT</b>	<b>\$2,600,000</b>	



**APPLICATION FEES:**

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<p><b>MASTER PLAN</b>  <b>Level III Development</b> (check applicable reviews)</p> <p><input type="checkbox"/> Less than 50,000 sq. ft. (\$500.00)  <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000)  <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000)  <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000)  <input type="checkbox"/> over 300,000 sq. ft. (\$5,000)  <input type="checkbox"/> Parking lots over 100 spaces (\$1,000)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> <li>- Notices (\$.75 each)</li> <li>- Legal Ad (% of total Ad)</li> <li>- Planning Review (\$40.00 hour)</li> <li>- Legal Review (\$75.00 hour)</li> </ul> <p>Third party review is assessed separately.</p>	<p><b>Fees Paid</b> (office use)</p> <p>_____          _____          _____          _____          _____          _____</p>	<p><b>Other Reviews</b> (check applicable reviews)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000)  <input type="checkbox"/> Stormwater Quality (\$250)  <input type="checkbox"/> Subdivisions (\$500 + \$25/lot)          # of Lots ____ x \$25/lot = _____  <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot)          # of Lots ____ x \$200/lot = _____</p> <p>____ Other _____</p> <p><input type="checkbox"/> Change of Use  <input type="checkbox"/> Flood Plain  <input type="checkbox"/> Shoreland  <input type="checkbox"/> Design Review  <input type="checkbox"/> Housing Replacement  <input type="checkbox"/> Historic Preservation</p>	<p><b>Fees Paid</b> (office use)</p> <p>_____          _____          _____          _____</p>
<p><b>Plan Amendments</b> (check applicable reviews)</p> <p><input checked="" type="checkbox"/> Planning Staff Review (\$250)  <input type="checkbox"/> Planning Board Review (\$500)</p>	<p><b>Fees Paid</b> (office use)</p> <p>_____          _____</p>		

**PROJECT NAME:** The Forefront at Thompson's Point

**PROPOSED DEVELOPMENT ADDRESS:**

1 Thompson's Point

**PROJECT DESCRIPTION:**

See accompanying cover letter for a breakdown of modifications associated with the Amended Site Plan

Submission.

**CHART/BLOCK/LOT:** 201/A/5, 8, 10  
202/A/1 & 4

**PRELIMINARY PLAN** 6/3/11 (date)  
**FINAL PLAN** Approved (date)  
6/5/12 & 6/12/13

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: Chris Thompson Business Name, if applicable: Thompson's Point Development Company, Inc. (dba Forefront Partners, I LP) Address: 55 Lisbon Street, Suite 2400 City/State : Lewiston, ME                      Zip Code: 04240	<b>Applicant Contact Information</b> Work # 207-784-0335 x 4 Home# 207-775-4104 Cell # 207-347-1614                      Fax# 207-784-3319 e-mail: parallaxparnters@gmail.com
<b>Owner – (if different from Applicant)</b> Name: SAME AS APPLICANT Address: City/State :                                      Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell #                                      Fax# e-mail:
<b>Agent/ Representative</b> Name: Stephen R. Bushey, P.E. Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : South Portland, ME              Zip Code: 04106	<b>Agent/Representative Contact Information</b> Work # 207-775-1121 Cell # 207-756-9359 e-mail: sbushey@fstinc.com
<b>Billing Information</b> Name: SAME AS APPLICANT Address: City/State :                                      Zip Code:	<b>Billing Information</b> Work # Cell #                                      Fax# e-mail:

<b>Engineer</b> Name: Stephen R. Bushey, P.E. Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : So. Portland, ME      Zip Code: 04106	<b>Engineer Contact Information</b> Work # 207-775-1121 Cell # 207-756-9359      Fax# 207-879-0896 e-mail: sbushey@fstinc.com
<b>Surveyor</b> Name: Owens McCullough Sebago Technics Address: P.O. Box 1339 City/State : Westbrook, ME      Zip Code: 04098	<b>Surveyor Contact Information</b> Work # 207-856-0279 Cell # 207- 232-1649      Fax# 207-856-2206 e-mail: omccullough@sebagotechnics.com
<b>Architect</b> Name: Bill Hopkins* Archetype, PA Address: 48 Union Wharf City/State : Portland, ME      Zip Code: 04101	<b>Architect Contact Information</b> Work # 207-772-6022 Cell # 207-671-9194      Fax# 207-772-4056 e-mail: hopkins@archetype-architects.com
<b>Attorney</b> Name: David L. Galgay, Jr. Verrill Dana LLP Address: P.O. Box 586 - 1 Portland Square City/State : Portland, ME      Zip Code: 04112-0586	<b>Attorney Contact Information</b> Work # 207-774-4000 Cell # 207-253-4514      Fax# 207-774-7499 e-mail: dgalgay@verrilldana.com

\*Other members of architect - To be Determined