

Maine State Pier RFP

Questions to Ocean Properties

June 15, 2007

Two Parking Questions:

1. The location, circulation and appearance of the 99-car structure on the pier is difficult to understand from the material shown. Given that the proposed roof elevation is only +/- 25 feet from the existing pier deck and that volume is proposed to hold one level of storage/fireboat/tug support at the ground level, two levels of parking and a green roof, the applicants should clarify how this all comes together.
2. The Ocean Properties proposal describes a parking demand of the project being in the 718-833 space range, depending on the submission and method of calculation. The latest proposal shows 417 spaces on-site (318 in the underground deck and 99 in a structure on the pier - see above). What accommodation, if any, is proposed for the balance of parking demand as presented? Is the difference between the stated demand and the on-site supply to be accommodated off site?

A note of clarification to the Ocean Property team regarding parking: The Ocean Property material frequently refers to a "50% parking requirement." While it is true that the EWPZ performance standards discount the amount of parking required for waterfront parking by 50%, this is only applicable to projects under 50,000 square feet. The proposal team should note that for any project greater than 50,000 square feet, the site plan standards supercede the zoning formula and the Planning Board establishes the parking requirement based on a parking analysis (such as the Ocean Properties provides in their material stating a demand of 718 spaces as the AM low, and a 785 pm high - May 23 submission, page 2.)

Unless stipulated and agreed to by the Council as part of a conditional rezoning agreement, the 50% reduction established in the EWPZ 14-304(h) is superceded by Site Plan standard 14-526 (a)(2) b.

Additional Material:

1. Building elevations for all structures and clarification of building heights. The Commercial Street facade is of particular interest and the applicants should know that the Planning Staff will continue to note that (a) the building set back from Commercial Street and (b) the location of vehicular circulation between the buildings and Commercial Street are contrary to the criteria established in the Eastern Waterfront Guidelines.
2. 8-story office buildings are typically taller than the 75 feet stated at the meeting - please clarify.