



ECONOMIC DEVELOPMENT COMMITTEE

DATE: June 27, 2017 (Tuesday)
TIME: 5:30 – 7:30 p.m.
LOCATION: Room 24
Portland City Hall

A G E N D A

1. **Public hearing for Developer Presentations for redevelopment options for the City's Bayside Public Works properties, followed by public comment (90 minutes).**
 - a) See enclosed materials from CBRE/The Boulos Company.
2. **Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee will go into executive session for staff to receive guidance to proceed with real estate negotiations for the following (30 minutes):**
 - a) Bayside Public Works property offers;
 - i See enclosed Confidential Memo.
 - b) City Thames Street property sale;
 - i Verbal update provided at meeting.

Next Committee Meeting: July 11, 2017

Councilor David Brenerman, Chair



Parcel Map



1

55 Portland Street

2

44 Hanover Street

3

56 Parris Street

4

82 Hanover Street

5

65 Hanover Street

6

178 Kennebec Street



Contents

- 1 Pachios Family
- 2 Tom Watson & Company
- 3 Mohammed Nasir Shir
- 4 Jack Soley
- 5 Barrett Made
- 6 Rory Strunk
- 7 Thomas Toye III
- 8 Ross Furman
- 9 West Bayside Development Group

**Harold C. Pachios
One City Center
P.O. Box 9546
Portland, ME 04112**

June 22, 2017

Mr. Vince Ciampi
Mr. Nate Stevens
CBRE | The Boulos Company
One Canal Plaza
Portland ME 04101

RE: West Bayside Properties Proposal Overview

Dear Vince and Nate,

Thank you for your email on June 7th asking us to revise our May 16th offer. Enclosed with this letter, please find our group's revised offer to purchase certain parcels of the City of Portland Public Works' properties known as the West Bayside Properties in the CBRE | The Boulos Company's offering. To provide the City with maximum flexibility as it reviews offers, we have presented several different options:

Option A: Parcel 1, Parcel 2 and Parcel 4

Option B: Parcel 1 and Parcel 2

Option C: Parcel 2 and Parcel 4

Option D: Parcel 2

Option E: Parcel 4

**note: we are not interested in owning Parcel 1 only.*

Although we are providing the City with a range of options described above, our preference is to purchase Parcels 1, 2 and 4 together. Our vision and goal is to revitalize that area of Portland into a vibrant commercial environment, and we believe the most effective way to achieve this is by owning and operating Parcels 1, 2 and 4 together.

Specifically, at 44 Hanover Street (Parcel 2), we plan to renovate the existing structure and maximize the usable space by creating second floor mezzanines. We would create incubator-style spaces and work environments for small business owners to have a location on the peninsula that offers flex-space which could be used for maker-space, artist-space, office use, beverage making, and service-based uses, with affordable, market rents and on-site parking. There is a need for this type of space to service small businesses in Portland.

At 82 Hanover Street (Parcel 4), we would renovate the existing building for commercial uses, similar to 44 Hanover Street, and hope to create synergies with the other properties at 55 Portland and 44 Hanover, with more affordable parking options and complimentary businesses, such as restaurants, galleries and retail stores.

The uses we envision for these buildings are allowed by zoning and we plan to allow for build-to-suit commercial units to allow flexibility and better meet local business needs and demand. We have worked with Ryan Senatore Architects to create concept floor plans showing potential subdivisions, along with renderings of the exterior and preliminary concept parking plans, for both 44 Hanover and 82 Hanover Streets.

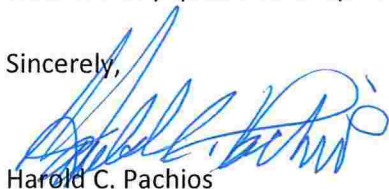
At 55 Portland Street (Parcel 1), we understand the City does not desire a long-term leaseback, but we are open to a short-term leaseback during a transition period for the Portland Public Works Department. Once vacated, we would renovate the existing building and lease the property to tenants interested in this convenient, mixed-use West Bayside neighborhood.

The objective is to attract more commercial businesses to this particular area and create more jobs and a diversity of employment options. We have already had discussions with local businesses, and have interest from a physical therapy and strength and conditioning facility, an architecture firm, and a construction services firm for office and design studio space, and we would offer built-to-suit commercial units to meet their requirements.

Our family has owned and operated commercial property in Portland, and have been closely involved in its development progress, for over 70 years. We have close personal and business connections with local and real estate expertise to complete this project. Not only do we have the financial and operational resources to acquire and develop the properties, but also to continue to operate them in a first-class manner for a long time. We are personally invested in and connected to Portland, and are extremely excited about the possibility of helping to revitalize a portion of West Bayside.

Thank you for the opportunity to provide this revised proposal. We look forward to your response and welcome any questions or specific feedback on this offer.

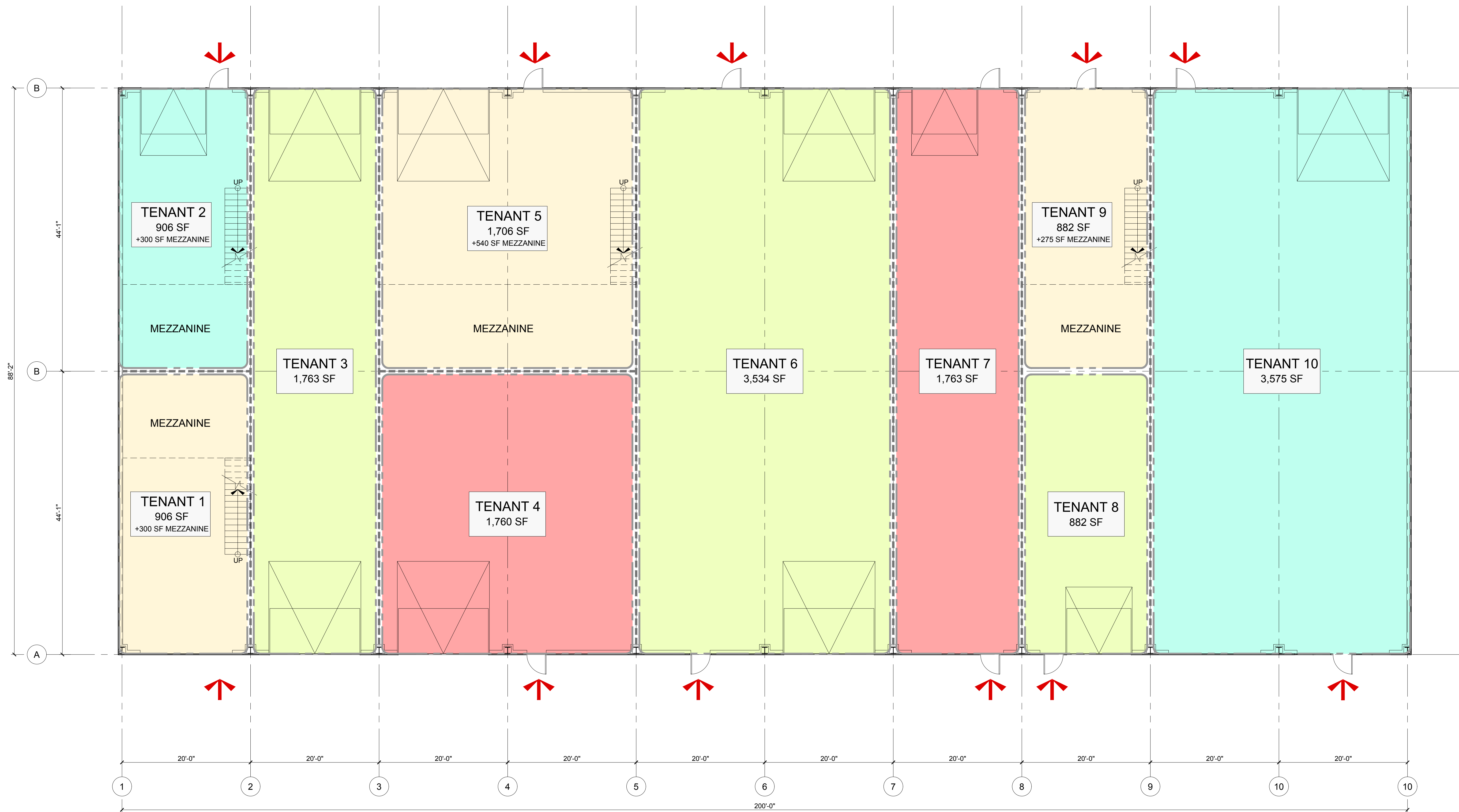
Sincerely,



Harold C. Pachios

PROPOSED RENOVATIONS TO 44 HANOVER STREET PORTLAND, MAINE

MAY 11, 2017

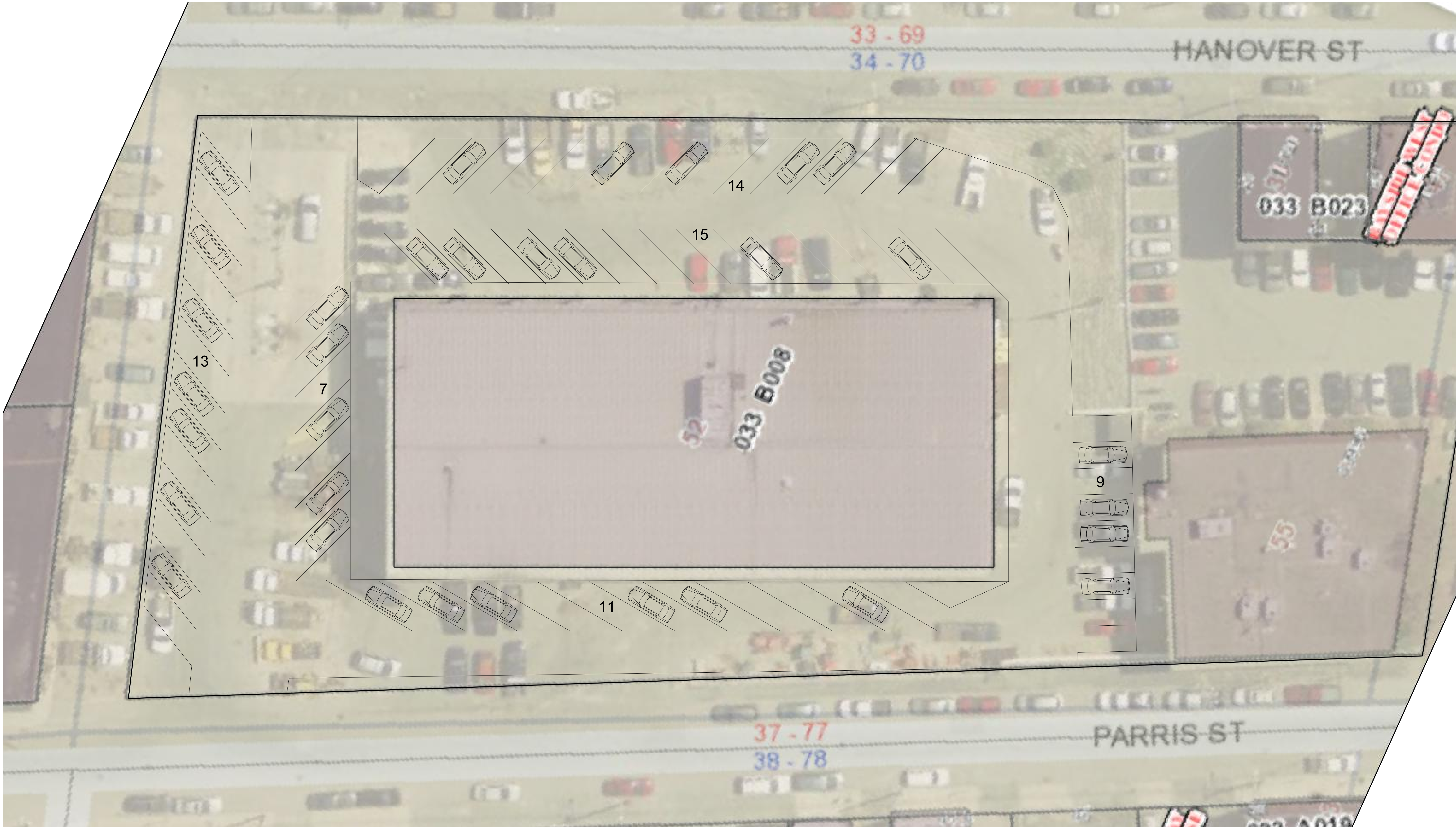


1 CONCEPT FIRST FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

PROPOSED RENOVATIONS TO 44 HANOVER STREET
PORTLAND, MAINE

MAY 11, 2017



1 PARKING CONCEPT PLAN
1/16" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

PROPOSED RENOVATIONS TO 44 HANOVER STREET
PORTLAND, MAINE

MAY 11, 2017



1 VIEW LOOKING SOUTH ON HANOVER STREET
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

PROPOSED RENOVATIONS TO 82 HANOVER STREET
PORTLAND, MAINE

JUNE 22, 2017



1 82 HANOVER STREET - PARRIS STREET ELEVATION
1/16" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

BAYSIDE RFP
TOM WATSON & COMPANY

UPDATED PROPOSAL FOR THE
DEVELOPMENT OF

82 HANOVER STREET
44 HANOVER STREET
56 PARRIS STREET

CITY OF PORTLAND BAYSIDE PROPERTIES
TOM WATSON LETTER OF INTENT TO PURCHASE

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3. TOM WATSON BIO
4. 82 HANOVER
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 - b. STREET SCAPE-2
 - c. ARCHITECT RENDERING
 - d. INTENDED FLOOR PLAN LAYOUT- FIRST FLOOR
 - e. INTENDED FLOOR PLAN LAYOUT (WITH ROOF TOP DECKS)- SECOND FLOOR
5. LANCASTER COURT- ARCHITECT RENDERING
6. 44 HANOVER
 - a. ARCHITECT RENDERING
 - b. INTENDED FLOOR PLAN LAYOUT
7. 56 PARRIS STREET
 - a. ARCHITECT RENDERING OF PROPOSED 23 UNIT APARTMENT BUILDING
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 - b. ARCHITECT RENDERING OF 23 UNIT APARTMENT BUILDING
 - c. FLOOR LAYOUTS (FLOORS 1 THRU 4)
9. 117 LOFTS: THE SCHLOTTERBECK & FOSS BUILDING (NOW A 56 UNIT APARTMENT BLDG)
 - a. EXTERIOR PICTURES
 - b. PICTURES OF APARTMENTS AS THEY ARE TODAY

DESCRIPTION OF INTENDED USE

82 Hanover

- o Relocate Port Property Management headquarters to 82 Hanover from 104 Grant Street in Parkside
- o Bring in retailers/partners who will contribute to the community as well as the economy
- o Open spaces/commons available for public use
- o Leverage large rooftop for decks and greenspace to add comfortable density to neighborhood
- o Creates opportunity for construction of 23 units on Grant Street and eliminates an office/warehouse that sits in the middle of the Parkside residential neighborhood

44 Hanover

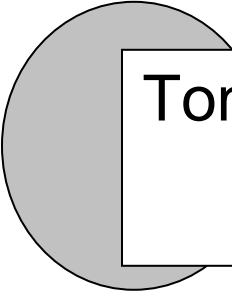
- o 16 separate spaces all with autonomous access to the street.
- o One Central Space of over 3,500SF for a public/communal user like pub, café, eatery
- o Glass OHD to promote openness, and allow for artists and artisans to combine retail display space to their work space. Promote marketplace environment
- o Affordable/accessible to the creative community at under \$1,000/month.

Lancaster Court (between 82 Hanover & 44 Hanover)

- o Commons/courtyard space open to public for public use
- o Available for outdoor recreation including farmers market and small music venue for tenants and managers to promote work/events.
 - Display and value public art and communal aesthetic enhancements
 - Cobble stone street
 - Trees/landscaping
 - Fountain/water wall

56 Parris Street

- o 23 2 BR 2 Bath units
 - Unique product to Portland
 - Create product for families (2 bathrooms) or multiple roommates (making it affordable)
 - At 23 units, 4 stories high it is scaled to the other buildings in the neighborhood



Tom Watson & Company



Thomas Watson
(207) 252-0358

June 22, 2017

Thomas Watson founded Port Property Management in 1993 with his father Jack who later sold his half of the business to Russell Pierce (Tom's brother-in-law). Tom and Russ have had a successful partnership for the last 17 years and currently employ 41 full time employees, most of whom call Portland their home.

Port Property manages over 1,300 apartments and commercial spaces in Portland and South Portland, the bulk of which are on the Portland peninsula. All of the properties are owned by Port Property related companies.

Tom graduated with a B.A. from Stanford University in 1985 and received an MBA from Boston University in 1992.

He lives in Portland with his wife Judy and their 3 children, all of whom attend Portland Public Schools.

BAYSIDE RFP
TOM WATSON & COMPANY
PROPOSAL FOR THE DEVELOPMENT OF
82 HANOVER STREET, PORTLAND MAINE

82 Hanover Street- Streetscape, #1
PORTLAND, MAINE



BAYSIDE RPF-82 Hanover Street- Street Scape, #2
PORTLAND, MAINE

JUNE 16, 2017



1 VIEW LOOKING SOUTH EAST ON PARRIS STREET
NTS

BAYSIDE RFP - 82 HANOVER STREET-Rendering
PORTLAND, MAINE

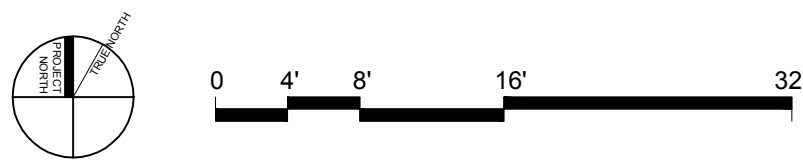
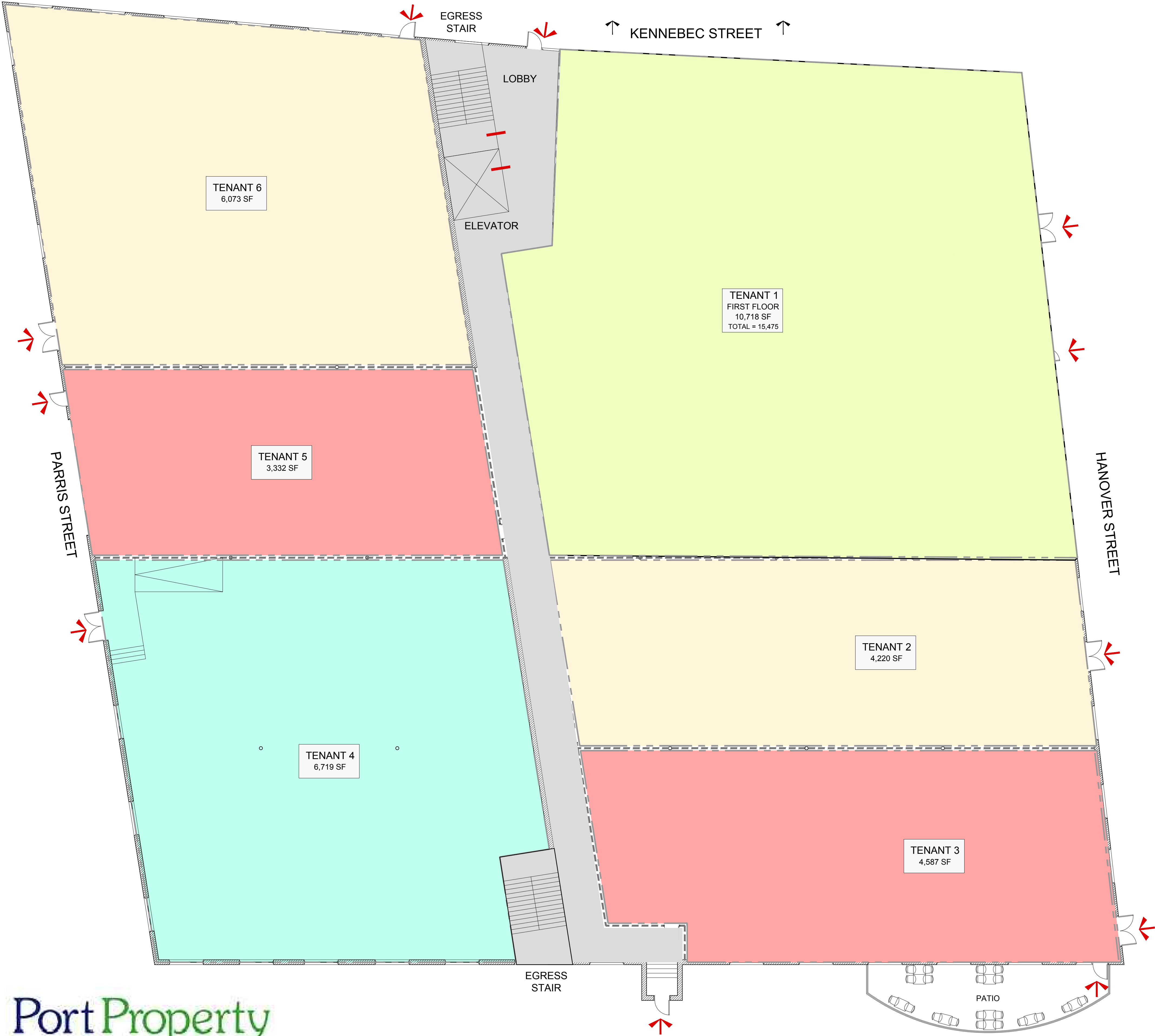
MAY 11, 2017



1 VIEW LOOKING SOUTH ON HANOVER STREET
N.T.S.

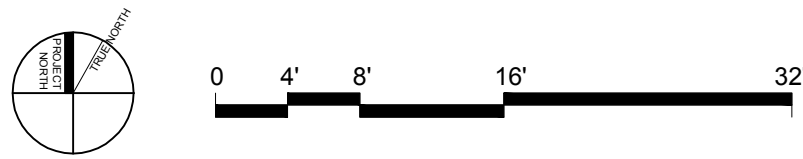
BAYSIDE RFP - 82 HANOVER STREET-**First Floor**
PORTLAND, MAINE

JUNE 12, 2017



BAYSIDE RFP - 82 HANOVER STREET- **Second Floor**
PORTLAND, MAINE

JUNE 12, 2017



BAYSIDE RFP - LANCASTER COURT
PORTLAND, MAINE

JUNE 21, 2017



1 VIEW LOOKING NORTH ON PARRIS STREET
N.T.S.

BAYSIDE RFP
TOM WATSON & COMPANY PROPOSAL FOR THE
DEVELOPMENT OF
44 HANOVER STREET, PORTLAND MAINE
A COMMUNITY OF ARTISTS, ARTISANS &
FABRICATORS

BAYSIDE RFP - 44 HANOVER ST. -Rendering
PORTLAND, MAINE

MAY 15, 2017

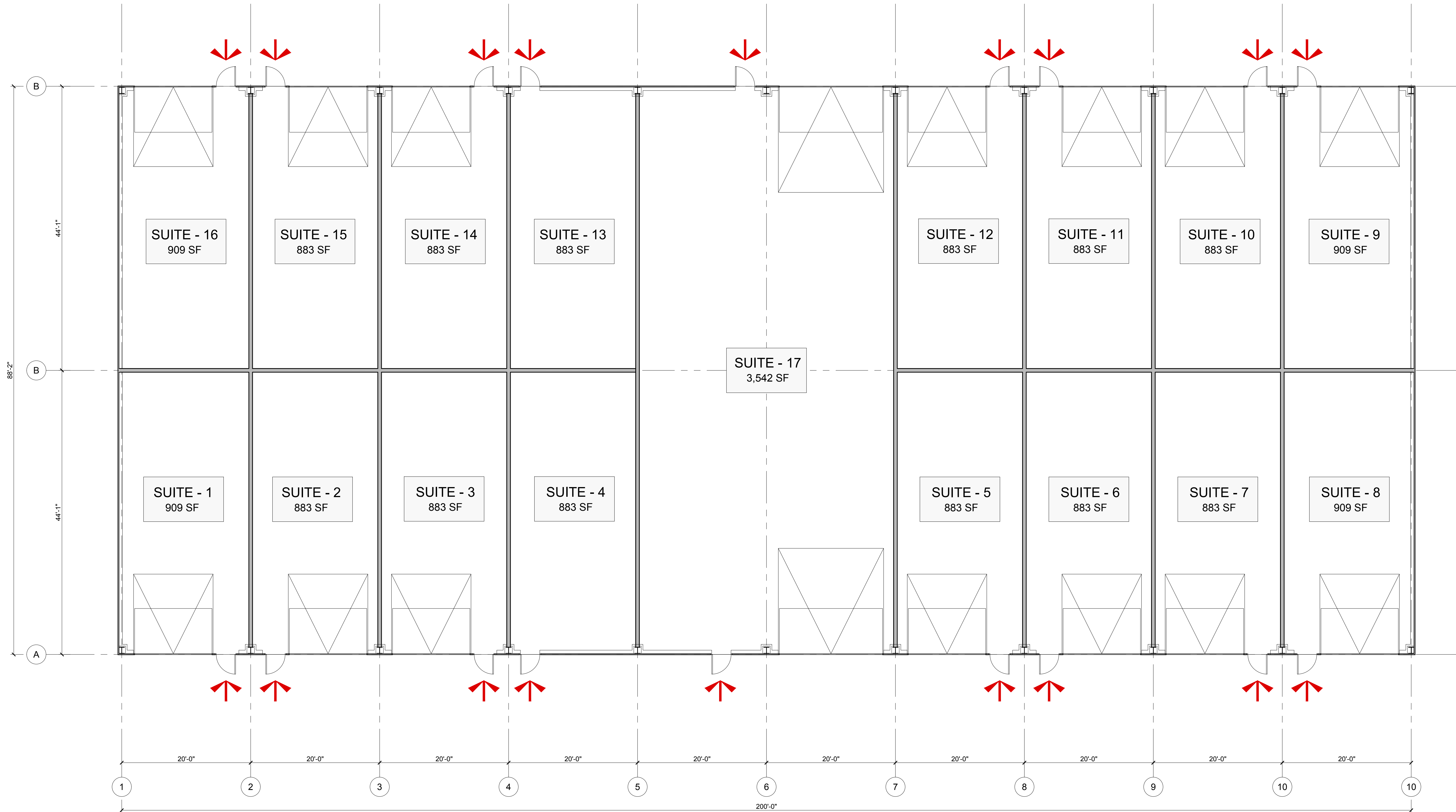


1 VIEW LOOKING SOUTH-EAST ON PARRIS STREET
N.T.S.

BAYSIDE RFP - 44 HANOVER ST. - **Floor Plan**

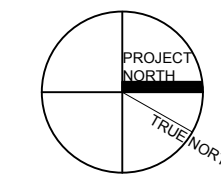
PORTLAND, MAINE

MAY 15, 2017



BUILDING AREA	
FIRST FLOOR AREA	
SUITE - 1	909 SF
SUITE - 2	883 SF
SUITE - 3	883 SF
SUITE - 4	883 SF
SUITE - 5	883 SF
SUITE - 6	883 SF
SUITE - 7	883 SF
SUITE - 8	909 SF
SUITE - 9	909 SF
SUITE - 10	883 SF
SUITE - 11	883 SF
SUITE - 12	883 SF
SUITE - 13	883 SF
SUITE - 14	883 SF
SUITE - 15	883 SF
SUITE - 16	909 SF
SUITE - 17	3,542 SF
BUILDING TOTAL = 17,774 SF	
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	

1 FIRST FLOOR CONCEPT PLAN
1/8" = 1'-0"



0 4' 8' 16' 32'

BAYSIDE RFP
TOM WATSON & COMPANY
PROPOSAL FOR THE DEVELOPMENT OF A 23
UNIT APARTMENT BUILDING AT
56 PARRIS STREET, PORTLAND MAINE

BAYSIDE RFP - 56 PARRIS STREET- **Rendering**
PORTLAND, MAINE

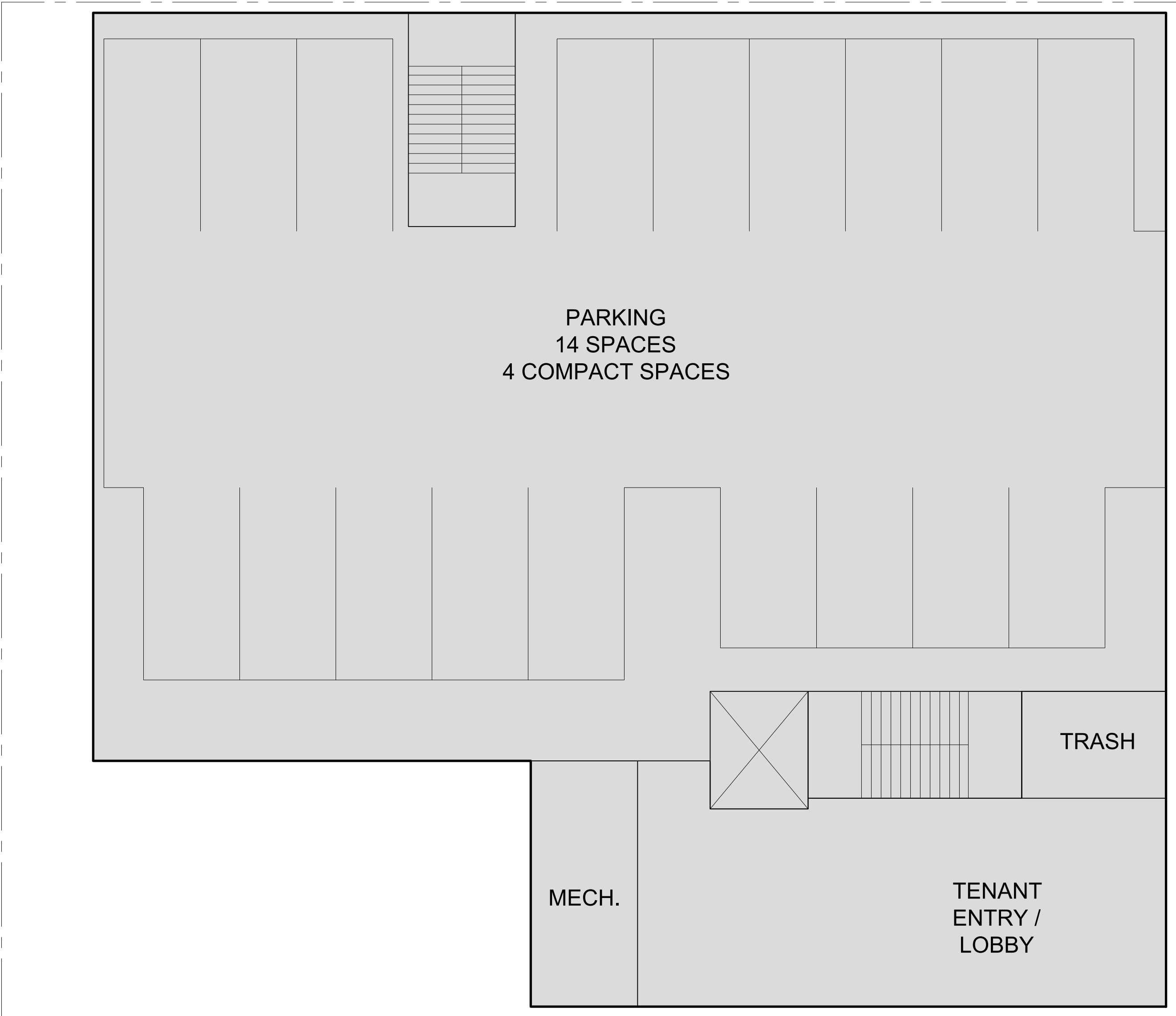
JUNE 01, 2017



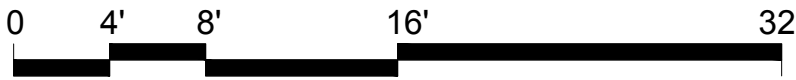
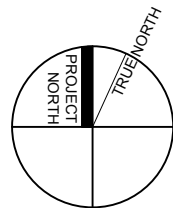
1 56 PARRIS STREET - EAST ELEVATION
NTS

BAYSIDE RFP - 56 PARRIS STREET
PORTLAND, MAINE
1st Floor

JUNE 01, 2017

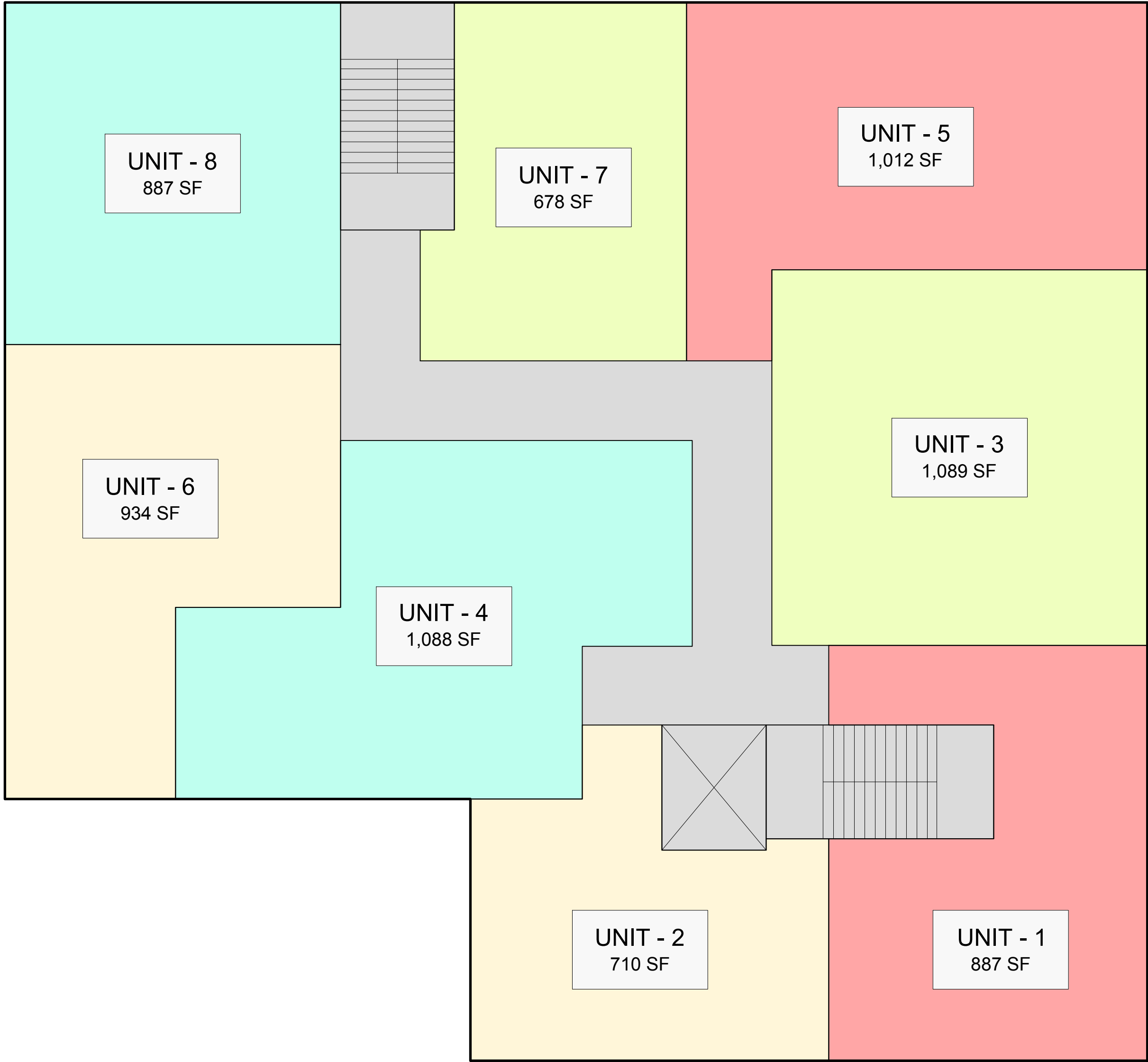


56 PARRIS STREET	
BUILDING AREA	
FIRST FLOOR AREA	(8,398 SF)
SECOND FLOOR AREA	(8,398 SF)
UNIT - 1	887 SF
UNIT - 2	710 SF
UNIT - 3	1,089 SF
UNIT - 4	1,088 SF
UNIT - 5	1,012 SF
UNIT - 6	934 SF
UNIT - 7	678 SF
UNIT - 8	887 SF
THIRD FLOOR AREA	(8,398 SF)
UNIT - 9	887 SF
UNIT - 10	710 SF
UNIT - 11	1,089 SF
UNIT - 12	1,088 SF
UNIT - 13	1,012 SF
UNIT - 14	934 SF
UNIT - 15	678 SF
UNIT - 16	887 SF
FOURTH FLOOR AREA	(8,398 SF)
UNIT - 17	1,391 SF
UNIT - 18	1,088 SF
UNIT - 19	1,285 SF
UNIT - 20	934 SF
UNIT - 21	1,012 SF
UNIT - 22	887 SF
UNIT - 23	678 SF
BUILDING TOTAL = 33,592 SF	
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	

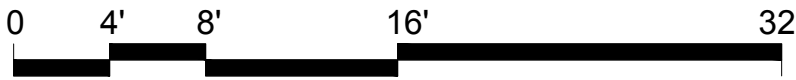
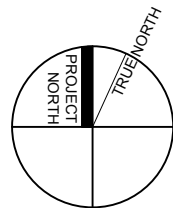


BAYSIDE RFP - 56 PARRIS STREET
PORTLAND, MAINE
2nd Floor

JUNE 01, 2017

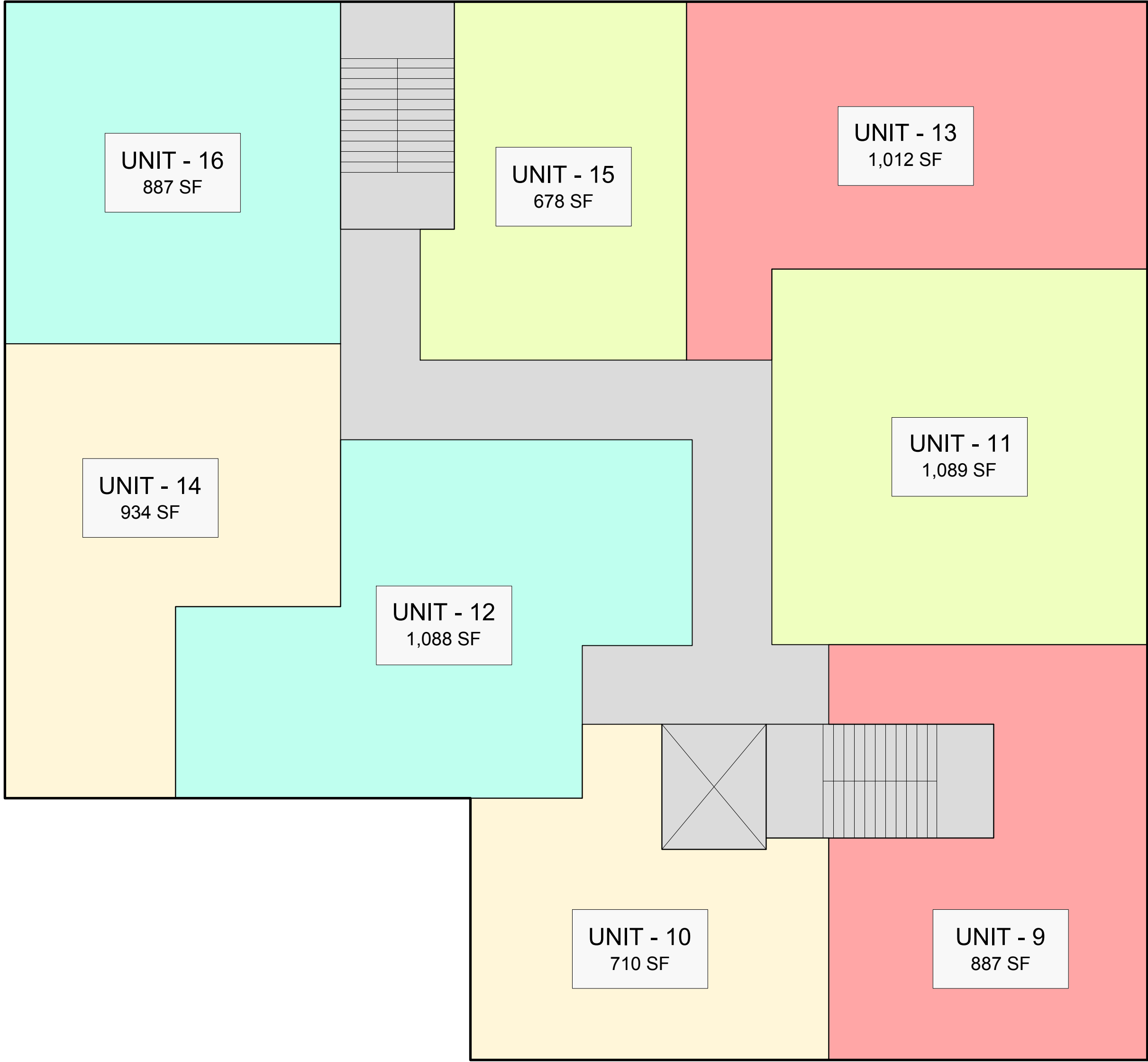


56 PARRIS STREET	
BUILDING AREA	
FIRST FLOOR AREA	(8,398 SF)
SECOND FLOOR AREA	(8,398 SF)
UNIT - 1	887 SF
UNIT - 2	710 SF
UNIT - 3	1,089 SF
UNIT - 4	1,088 SF
UNIT - 5	1,012 SF
UNIT - 6	934 SF
UNIT - 7	678 SF
UNIT - 8	887 SF
THIRD FLOOR AREA	(8,398 SF)
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UNIT - 10	710 SF
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UNIT - 13	1,012 SF
UNIT - 14	934 SF
UNIT - 15	678 SF
UNIT - 16	887 SF
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UNIT - 19	1,285 SF
UNIT - 20	934 SF
UNIT - 21	1,012 SF
UNIT - 22	887 SF
UNIT - 23	678 SF
BUILDING TOTAL =	33,592 SF
NOTE:	
ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	



BAYSIDE RFP - 56 PARRIS STREET
PORTLAND, MAINE
3rd Floor

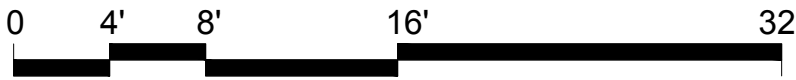
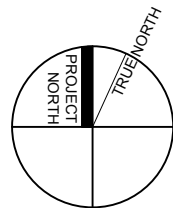
JUNE 01, 2017



56 PARRIS STREET	
BUILDING AREA	
FIRST FLOOR AREA	(8,398 SF)
SECOND FLOOR AREA	(8,398 SF)
UNIT - 1	887 SF
UNIT - 2	710 SF
UNIT - 3	1,089 SF
UNIT - 4	1,088 SF
UNIT - 5	1,012 SF
UNIT - 6	934 SF
UNIT - 7	678 SF
UNIT - 8	887 SF
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UNIT - 23	678 SF
BUILDING TOTAL =	33,592 SF
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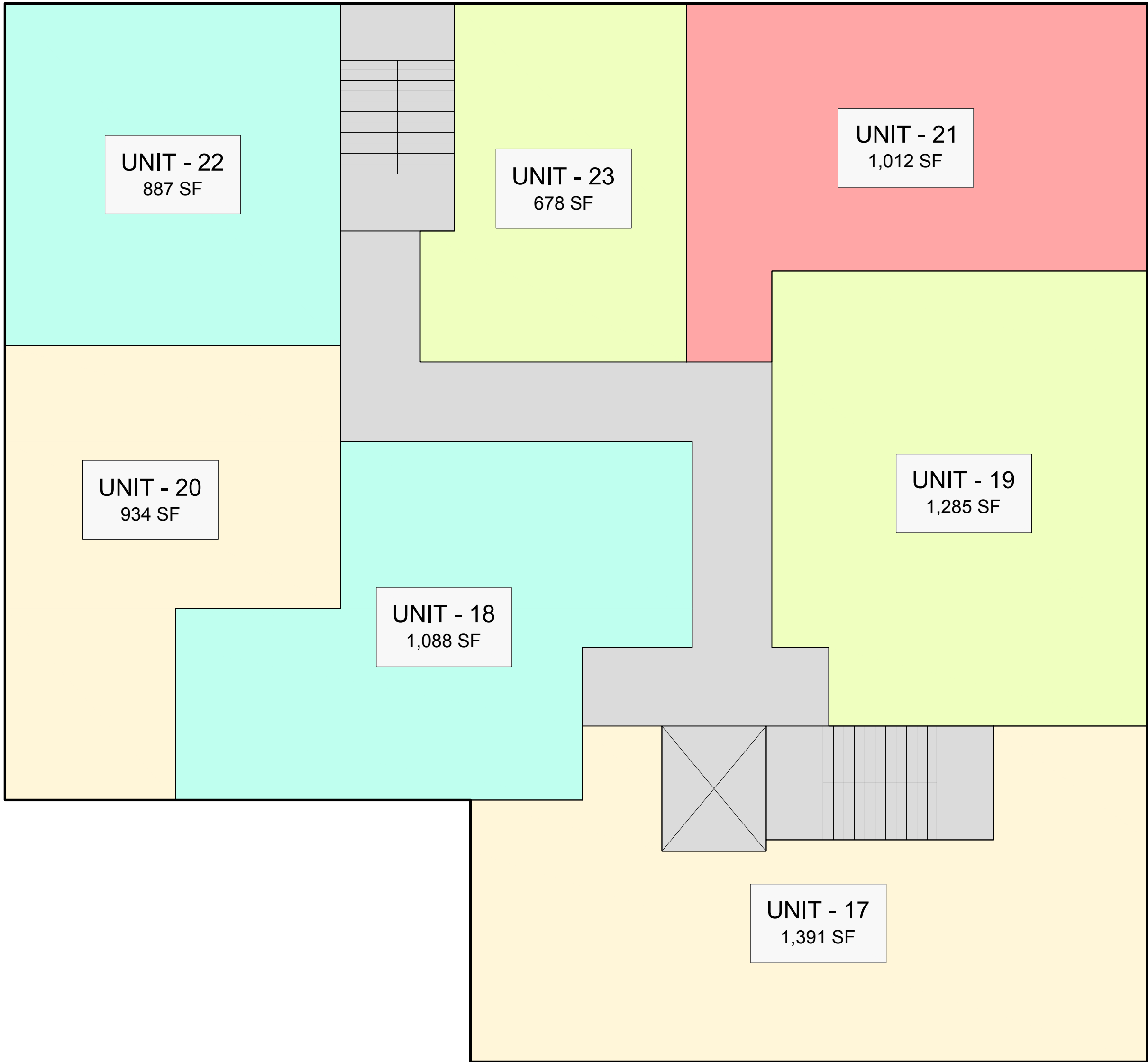


1 56 PARRIS STREET - THIRD FLOOR PLAN
1/8" = 1'-0"

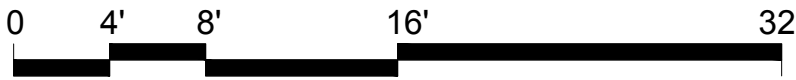
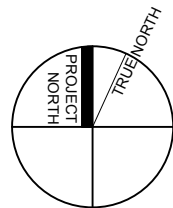


BAYSIDE RFP - 56 PARRIS STREET
PORTLAND, MAINE
4th Floor

JUNE 01, 2017



56 PARRIS STREET	
BUILDING AREA	
FIRST FLOOR AREA	(8,398 SF)
SECOND FLOOR AREA	(8,398 SF)
UNIT - 1	887 SF
UNIT - 2	710 SF
UNIT - 3	1,089 SF
UNIT - 4	1,088 SF
UNIT - 5	1,012 SF
UNIT - 6	934 SF
UNIT - 7	678 SF
UNIT - 8	887 SF
THIRD FLOOR AREA	(8,398 SF)
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UNIT - 21	1,012 SF
UNIT - 22	887 SF
UNIT - 23	678 SF
BUILDING TOTAL = 33,592 SF	
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	



BAYSIDE RFP
TOM WATSON & COMPANY
PROPOSAL FOR THE DEVELOPMENT OF A 23
UNIT APARTMENT BUILDING AT
104 GRANT STREET, PORTLAND MAINE

104 Grant St- Current Use
PORTLAND, MAINE



BAYSIDE RFP - 104 GRANT STREET
PORTLAND, MAINE

JUNE 01, 2017



1 VIEW LOOKING WEST ON GRANT STREET
N.T.S.

BAYSIDE RFP - 104 GRANT STREET
PORTLAND, MAINE

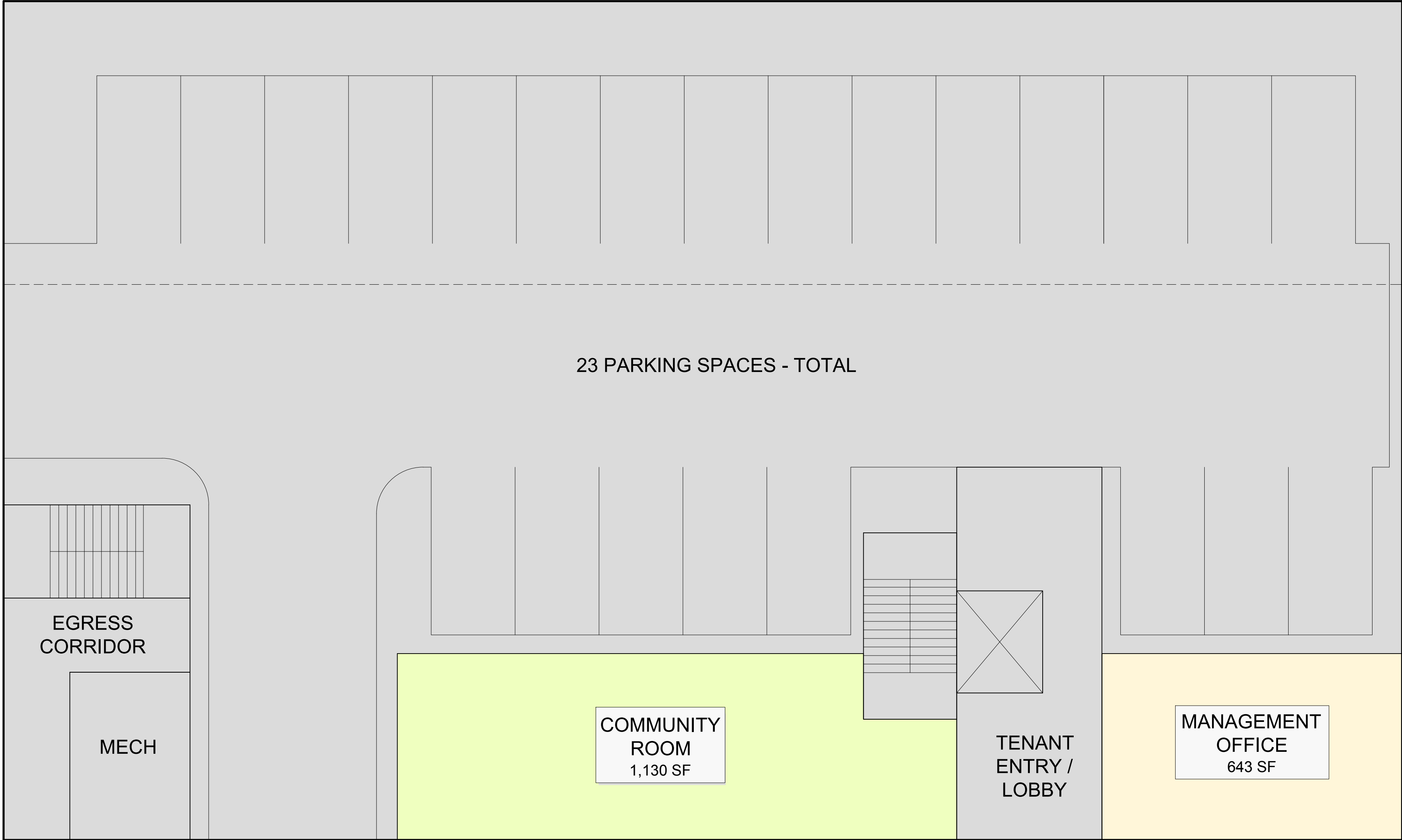
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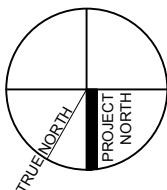
1 104 GRANT STREET - SOUTH ELEVATION
N.T.S.

BAYSIDE RFP - 104 GRANT STREET
PORTLAND, MAINE
1st Floor

JUNE 01, 2017

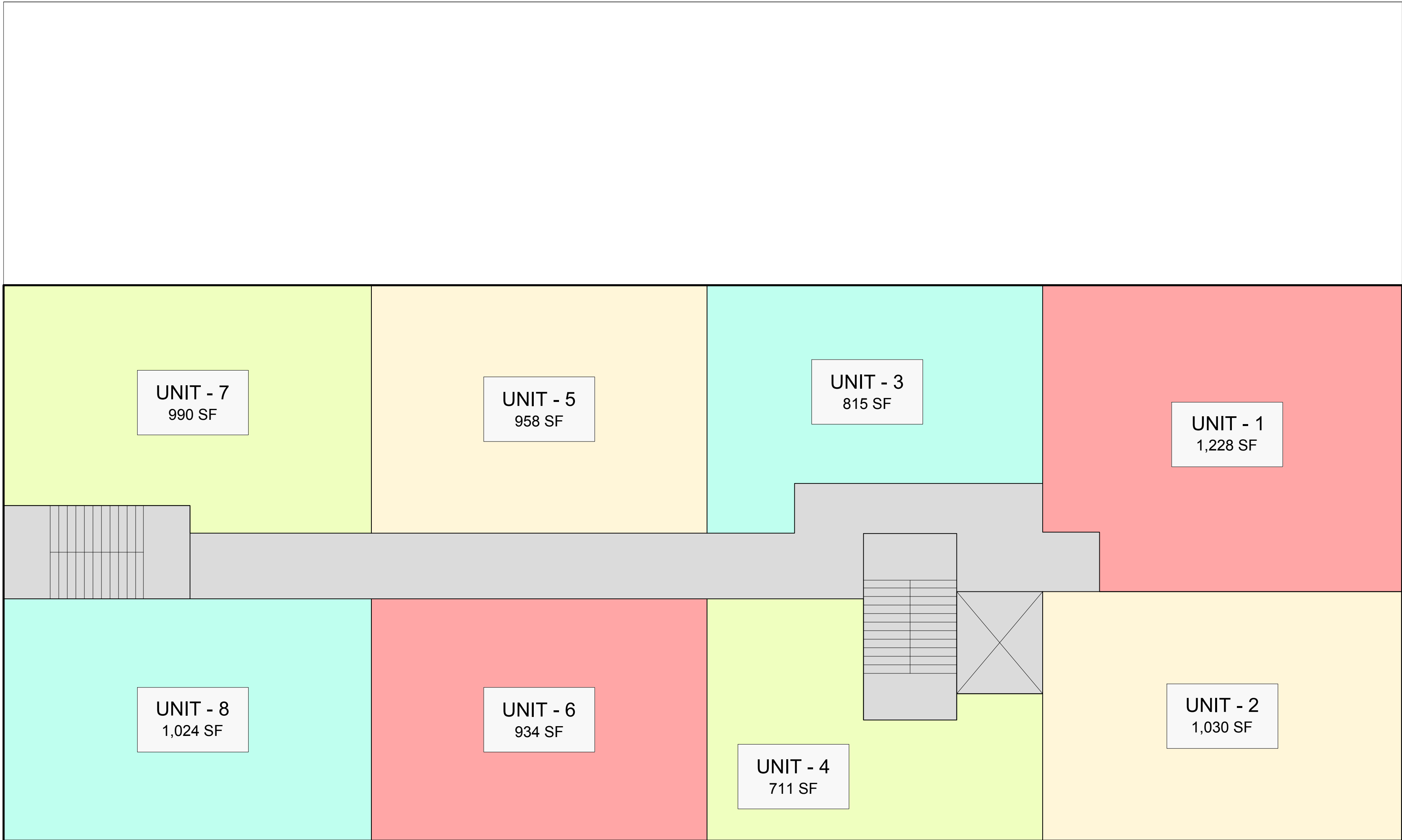


104 GRANT STREET	
BUILDING AREA	
FIRST FLOOR AREA	(13,500 SF)
COMMUNITY ROOM	1,130 SF
MANAGEMENT OFFICE	643 SF
SECOND FLOOR AREA	
(8,775 SF)	
UNIT - 1	1,228 SF
UNIT - 2	1,030 SF
UNIT - 3	815 SF
UNIT - 4	711 SF
UNIT - 5	958 SF
UNIT - 6	934 SF
UNIT - 7	990 SF
UNIT - 8	1,024 SF
SECOND FLOOR AREA	
(8,775 SF)	
UNIT - 9	1,228 SF
UNIT - 10	1,030 SF
UNIT - 11	815 SF
UNIT - 12	711 SF
UNIT - 13	958 SF
UNIT - 14	934 SF
UNIT - 15	990 SF
UNIT - 16	1,024 SF
FOURTH FLOOR AREA	
(8,775 SF)	
UNIT - 17	1,228 SF
UNIT - 18	1,030 SF
UNIT - 19	815 SF
UNIT - 20	1,645 SF
UNIT - 21	958 SF
UNIT - 22	1,024 SF
UNIT - 23	990 SF
BUILDING TOTAL =	
40,320 SF	
NOTE:	
ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	

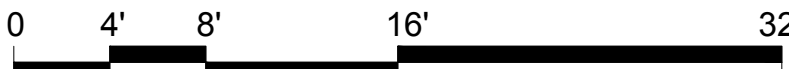
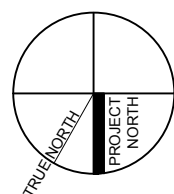


BAYSIDE RFP - 104 GRANT STREET
PORTLAND, MAINE
2nd Floor

JUNE 01, 2017

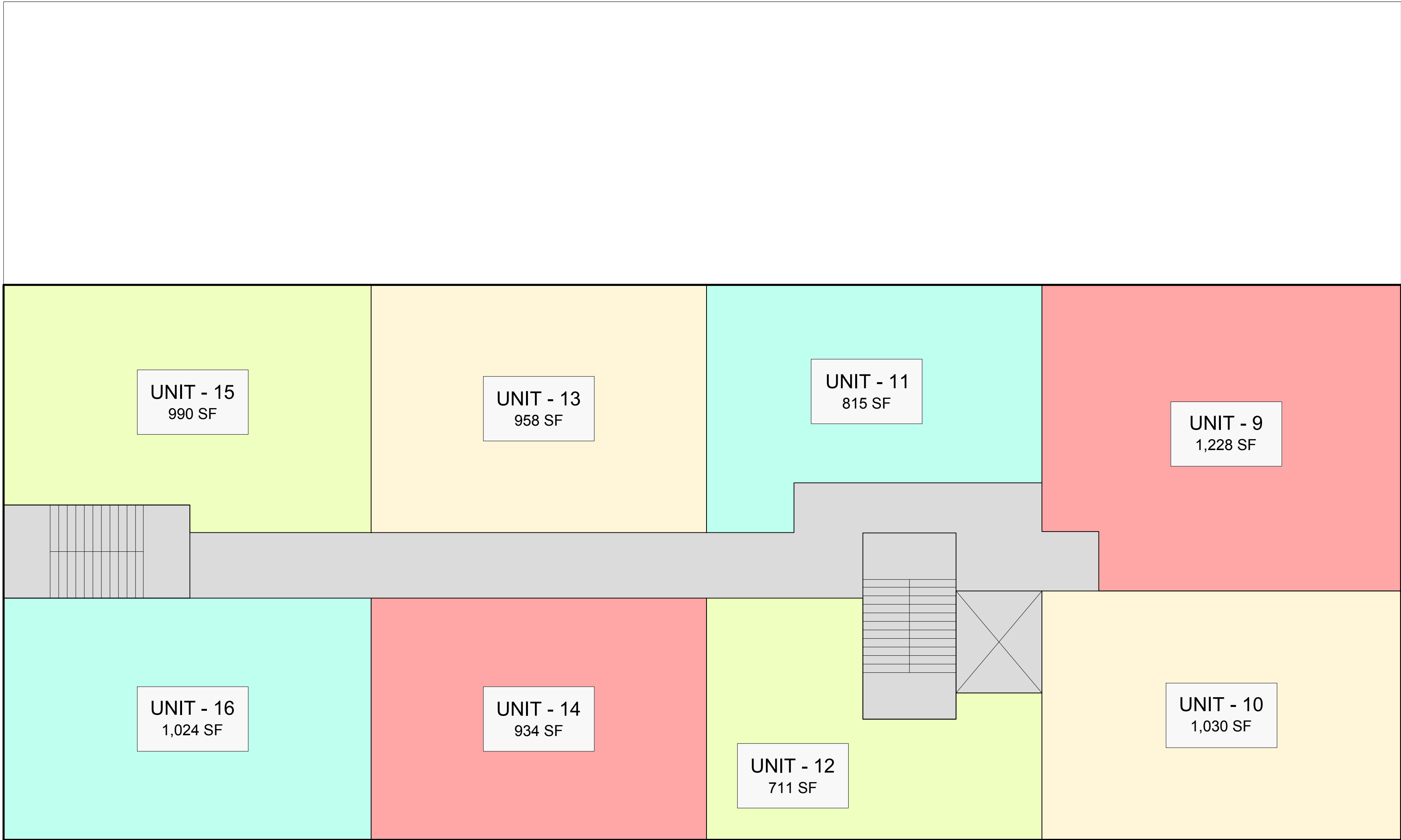


104 GRANT STREET	
BUILDING AREA	
FIRST FLOOR AREA	(13,500 SF)
COMMUNITY ROOM	1,130 SF
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SECOND FLOOR AREA	(8,775 SF)
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UNIT - 7	990 SF
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SECOND FLOOR AREA	(8,775 SF)
UNIT - 9	1,228 SF
UNIT - 10	1,030 SF
UNIT - 11	815 SF
UNIT - 12	711 SF
UNIT - 13	958 SF
UNIT - 14	934 SF
UNIT - 15	990 SF
UNIT - 16	1,024 SF
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UNIT - 17	1,228 SF
UNIT - 18	1,030 SF
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UNIT - 20	1,645 SF
UNIT - 21	958 SF
UNIT - 22	1,024 SF
UNIT - 23	990 SF
BUILDING TOTAL =	40,320 SF
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	

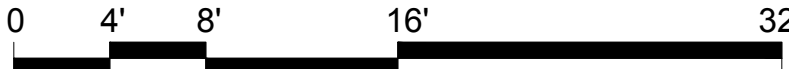
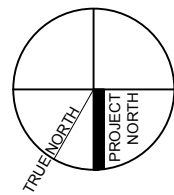


BAYSIDE RFP - 104 GRANT STREET
PORTLAND, MAINE
3rd Floor

JUNE 01, 2017

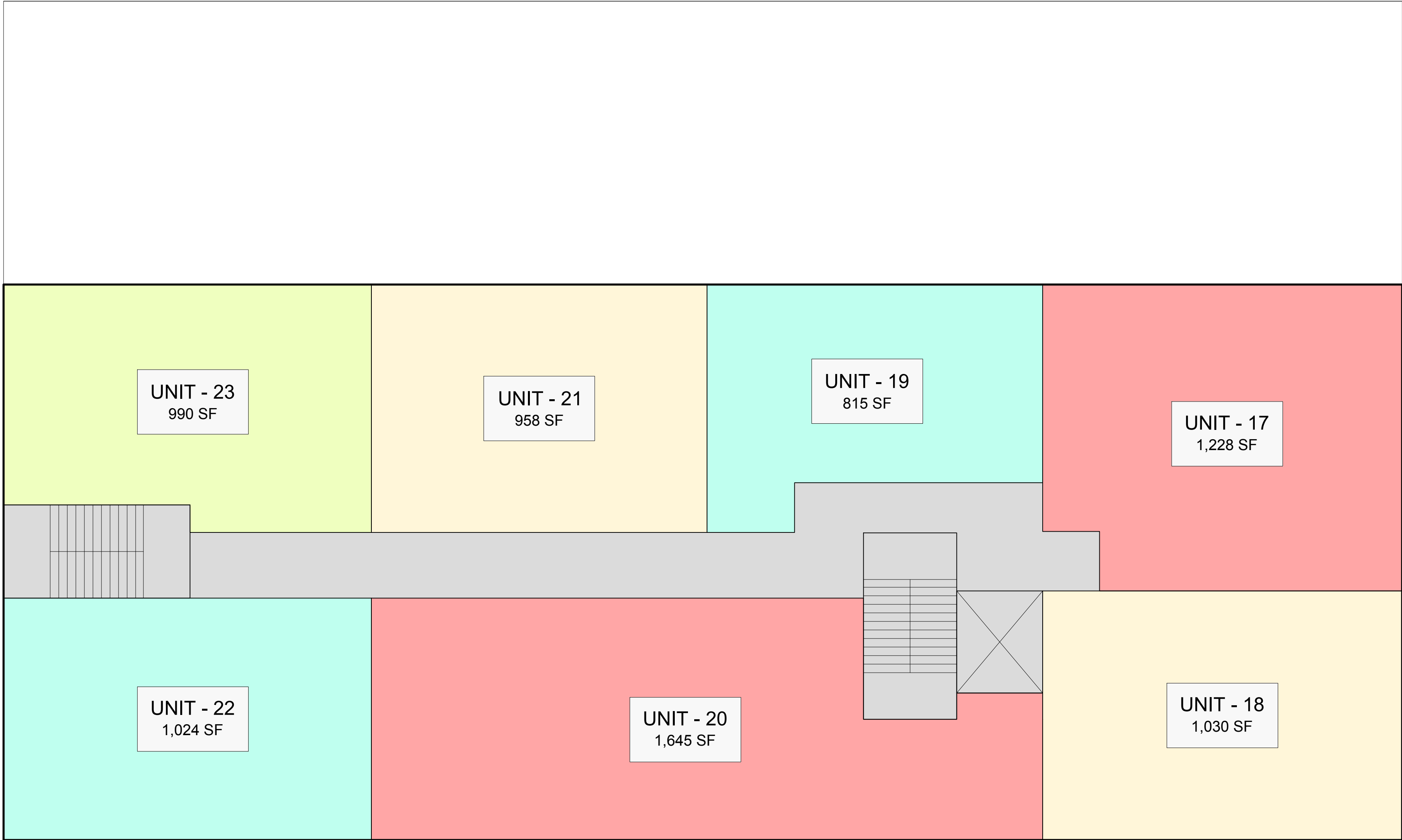


104 GRANT STREET	
BUILDING AREA	
FIRST FLOOR AREA	(13,500 SF)
COMMUNITY ROOM	1,130 SF
MANAGEMENT OFFICE	643 SF
SECOND FLOOR AREA	(8,775 SF)
UNIT - 1	1,228 SF
UNIT - 2	1,030 SF
UNIT - 3	815 SF
UNIT - 4	711 SF
UNIT - 5	958 SF
UNIT - 6	934 SF
UNIT - 7	990 SF
UNIT - 8	1,024 SF
SECOND FLOOR AREA	(8,775 SF)
UNIT - 9	1,228 SF
UNIT - 10	1,030 SF
UNIT - 11	815 SF
UNIT - 12	711 SF
UNIT - 13	958 SF
UNIT - 14	934 SF
UNIT - 15	990 SF
UNIT - 16	1,024 SF
FOURTH FLOOR AREA	(8,775 SF)
UNIT - 17	1,228 SF
UNIT - 18	1,030 SF
UNIT - 19	815 SF
UNIT - 20	1,645 SF
UNIT - 21	958 SF
UNIT - 22	1,024 SF
UNIT - 23	990 SF
BUILDING TOTAL =	40,320 SF
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	

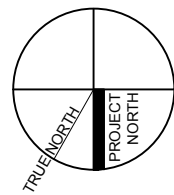


BAYSIDE RFP - 104 GRANT STREET
PORTLAND, MAINE
4th Floor

JUNE 01, 2017



104 GRANT STREET	
BUILDING AREA	
FIRST FLOOR AREA	(13,500 SF)
COMMUNITY ROOM	1,130 SF
MANAGEMENT OFFICE	643 SF
SECOND FLOOR AREA	(8,775 SF)
UNIT - 1	1,228 SF
UNIT - 2	1,030 SF
UNIT - 3	815 SF
UNIT - 4	711 SF
UNIT - 5	958 SF
UNIT - 6	934 SF
UNIT - 7	990 SF
UNIT - 8	1,024 SF
SECOND FLOOR AREA	(8,775 SF)
UNIT - 9	1,228 SF
UNIT - 10	1,030 SF
UNIT - 11	815 SF
UNIT - 12	711 SF
UNIT - 13	958 SF
UNIT - 14	934 SF
UNIT - 15	990 SF
UNIT - 16	1,024 SF
FOURTH FLOOR AREA	(8,775 SF)
UNIT - 17	1,228 SF
UNIT - 18	1,030 SF
UNIT - 19	815 SF
UNIT - 20	1,645 SF
UNIT - 21	958 SF
UNIT - 22	1,024 SF
UNIT - 23	990 SF
BUILDING TOTAL =	40,320 SF
NOTE: ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS	



1 104 GRANT STREET - FOURTH FLOOR PLAN
1/8" = 1'-0"

117 LOFTS (117 PREBLE STREET)
COMPLETED MARCH 2017
NOW A 56 UNIT APARTMENT
BUILDING

117 Preble St- Exterior
PORTLAND, MAINE



117 Preble St- Exterior
PORTLAND, MAINE



117 Preble St- Interior
PORTLAND, MAINE



117 Preble St- Interior
PORTLAND, MAINE



I. Development Approach

M. Nasir Shir and Community Housing of Maine (“CHOM”) propose to collaborate on redeveloping the 56 Parris Street property into a residential project that may incorporate affordable, rental apartments and/or for sale units, street level retail, and on-site parking.

The new construction 24-unit residential project will be 4 stories with on-site parking. The units will be a mix of studio and 1-bedrooms, either apartments or condos. The precise mix of unit types and sizes, and the desired price point will be finally determined based on conversations with City staff, the Bayside neighborhood, and on the results of a market study and feasibility analysis. The analysis will be necessary to support any application for financing, and to attract the necessary equity investment such a project will require. It will also inform the unit mix and price point, which will, in turn, influence design and construction approaches to the building. The community discussion is an important part of Place Making, and helpful in determining appropriate design, and can lead to beneficial collaboration with other redevelopment efforts in the area.

Mr. Shir began acquiring properties in Portland in 1997 and currently owns 7 buildings consisting of 11 units of residential housing around Portland. Mr. Shir’s family owns an additional 2 properties in Portland. He views the proposed project as an investment in his community, providing much needed housing for the city’s workforce with rents capped at rates that are affordable for households making up to, but not more than, 120% of Area Median Income. Prior to construction of the residential building, the site will provide additional parking for the nearby mosque. CHOM also approaches real estate development as a place making effort, with surrounding community support and involvement an integral part of the process.

CHOM, a non-profit affordable housing developer, will qualify the tenants, determining that they are eligible to take advantage of any rent controlled units, and ensure this housing is available for working households in this income bracket for decades to come. The community benefits by getting the building into the hands of an organization whose mission is the creation of housing opportunity for people with low- and moderate-incomes, and whose operations already include an understanding of and ability to accurately determine, monitor, and report on income eligibility under various government financing programs. It gives both the City and the developer a high level of confidence that the preservation of affordable, workforce housing, will be met over time.

II. Development Concept

Portland needs new construction, smaller (studio and one-bedroom) units, both for rent and for sale, that are accessible and affordable. A preliminary analysis of site condition, topography, and applicable zoning for 56 Parris Street suggest that 24 units could be constructed on this site, with a small retail store on the first floor.

We arrived at this projected density based upon a preliminary analysis of the zoning in place. We project that a building with a footprint equal to about 6,175 square feet, would yield approximately 5,376 square feet of rentable residential space on the three upper floors. A large portion of the first floor would house 14 open-air parking spaces, plus stairs, elevator, mechanical room, small entrance lobby and a small 20' X 35' retail space, which would help further activate the street.

Condos could average about 1000 to 1200 square feet, so 4 or 5 units per floor, and apartments could average 400 to 600 square feet per unit, or 8 per floor. While the current zoning will allow a 85' tall building, it also currently restricts the site to 24 residential units. If Division 30 affordable housing bonuses were applied to the B2b zone, we could add an additional floor (or 2 max) of residential units, and replace any 2 adjacent 1-bedroom units with 3 studio units to further increase the available affordable housing units. The ability to increase the density to accommodate additional affordable units while still adhering to the height requirements, would make the project more cost effective and help alleviate the affordable housing shortage Portland is facing.

Our goal would be redevelopment of the 56 Parris Street property in a way that is economically feasible and enhances the neighborhood and its associated amenities, delivering the type(s) of housing that will best contribute to Portland's needs, using a design successful in blending new and existing neighborhood development in and around other urban areas in Maine.

Further due diligence is necessary to finally determine how many of which type of residential units can be built at 56 Parris Street, and for what price. Price is a factor of the cost of the land, engineering, design, and permitting, construction, marketing and sales, or leasing, and the cost of capital. The cost of construction is the largest part of the equation, and will be comparable to construction costs elsewhere in Maine. Likewise, the cost of capital will be affected by the Lender/Investor's confidence in the Developer's ability to deliver, and in the market for the product.

Drawing on CHOM's experience of designing, permitting, and building new construction apartment buildings of comparable size elsewhere in Maine, this building will cost between \$4 and \$5 million dollars to build.

III. Development Timeline

Mr. Shir would continue to operate the property as surface parking for a period of 3- 5 years while pursuing permitting, engaging in design development and securing financing.

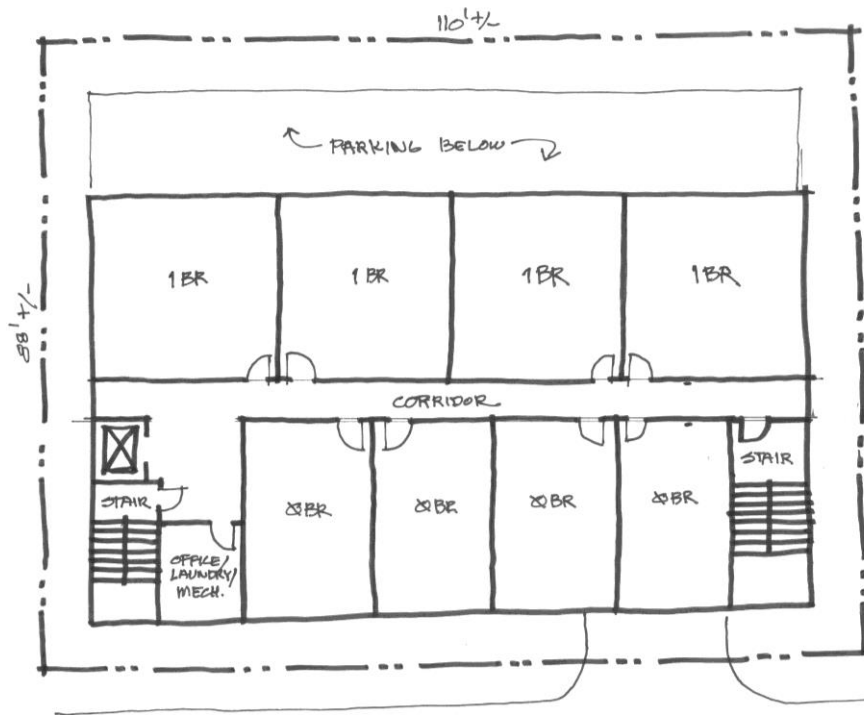
During that period, the development team's desired approach would include engaging the public in a series of meetings to include Portland's planning department, the purchasers of other surrounding parcels, and the neighborhood. The results of those meetings would

inform a market study and feasibility analysis, for which a third-party professional would be hired.

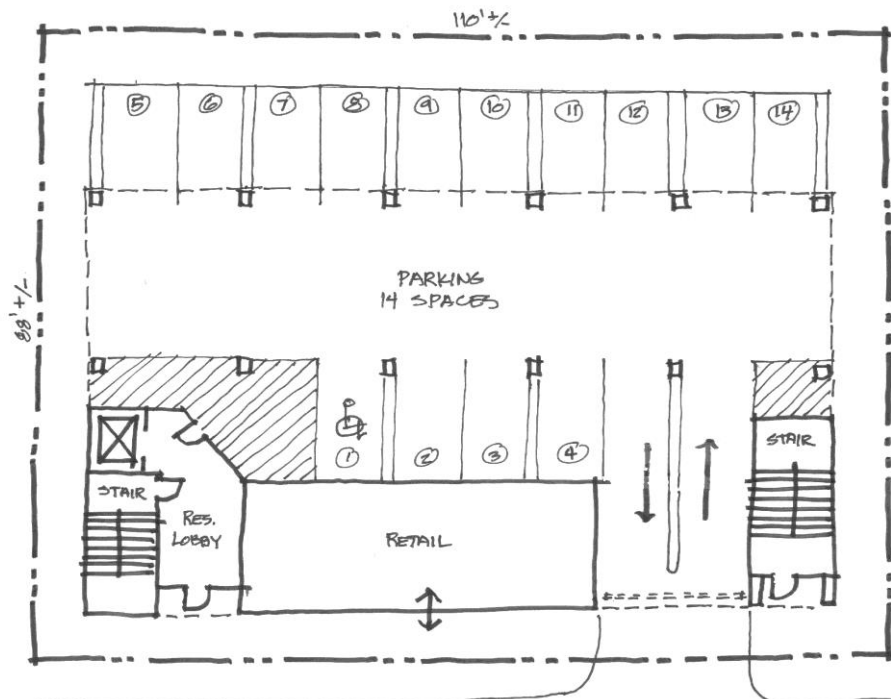
While the market study is in progress, the development team would complete site analysis and begin design development. When the market study is complete and conceptual designs available, the team will begin permitting.

Any identified sources of public financing, which would be necessary to provide below market rate community benefits, would be subject to the timing and the rules of procurement for those sources. Competition for the Low Income Housing Tax Credit, for example, takes place once each year. Market rate debt would also be subject to regulatory requirements, such as the procurement of an as-built appraisal (which requires fully completed plans and specifications), which must be completed before construction can begin.

The development team has the experience, the resources, and the support from an array of third party professionals to deliver an excellent residential building in the City of Portland in a reasonable period of time. Thank you for the opportunity to deliver this proposal.



CONCEPT UPPER FLOOR PLAN (THREE LEVELS)



CONCEPT LOWER FLOOR PLAN (ONE LEVEL)

PERISCOPE LOFTS

BAYSIDE PARCEL #3



KAPLAN
THOMPSON
ARCHITECTS
100 EAST 17TH STREET
NEW YORK, NY 10011
212.261.1000
KAPLANTHOMPSONARCH.COM

PERISCOPE LOFTS

- *Twenty - One Bedroom Workforce Condominiums*
- *Cost below \$200,000.00 per unit*
- *One parking space on-site per unit*
- *Elevator*
- *Storage for each unit*

KAPLAN THOMPSON
ARCHITECTS

MALONE
COMMERCIAL BROKERS
CONNECTED, LOCAL, SAVVY.

Twenty Workforce Homeownership Condominium Units

About the Developer

Jack Soley is the co-founder of East Brown Cow Associates, owner and manager of over 1.4 million square feet of office and retail space in the greater Portland area. Jack is a successful developer of condominium projects on the Portland peninsula and has been involved in many commercial mixed use and residential projects in southern Maine. Jack is also a former member of the Portland Planning Board.

About the Project

We propose to build **twenty - one bedroom condominium workforce units for sale**. All units will be affordable to buyers at or below 120% of the area medium income (AMI). Accordingly, all units have a target purchase price below \$200,000, the maximum sale price allowable calculated by HUD for affordability to 120% AMI for 2017.

We are seeking **no federal public assistance construction funding or municipal tax increment financing (TIF)**, which will allow for project completion considerably faster than a comparable subsidized development.

The one bedroom condominiums will have tall ceiling heights and **average 400 square feet**. All units will be fully appointed with quality appliances and amenities typical of condos at higher price points, including balconies. The top floor will also have a communal balcony with great views of the Back Cove and sunsets. Exterior siding will utilize durable materials (no corrugated metal). The scale, architectural detail and window plan will be compatible with surrounding residential and commercial properties. The building will be sited and oriented towards the street to create an active, urban wall which interacts with Parris Street. Fencing will be used to screen the surface parking lot from the street or neighboring properties. In addition, there will be owner storage units and an area for bicycles on the ground floor.

Although we have included **one parking space on site for each unit**, we anticipate that the urban location will allow and encourage residents to use other forms of transportation. Our anticipated demographic will likely include a higher percentage of pedestrian and bicycle transit due to the unit sizes.

The modest site plan will keep Home Ownership Association (HOA) fees low. Heating and cooling will be provided by efficient mini split heat pumps. Ownership expenses will be kept low due to unit size and a well insulated building envelope.

[REDACTED] We believe that there will be considerable environmental mitigation work necessary as a result of historical use of fire debris fill on the site. Consistent with other area sites, we expect to find arsenic and lead on the lot and anticipate that the project will require a VRAP application. Appropriate remediation and institutional controls will include a Phase 2 Environmental Assessment report as well as potentially expensive capping and disposing of contaminants.

PROPERTY FEATURES

PERISCOPE LOFTS



LEVEL ONE

- Parking for each unit
- Storage for each unit
- Lobby area
- Mail room



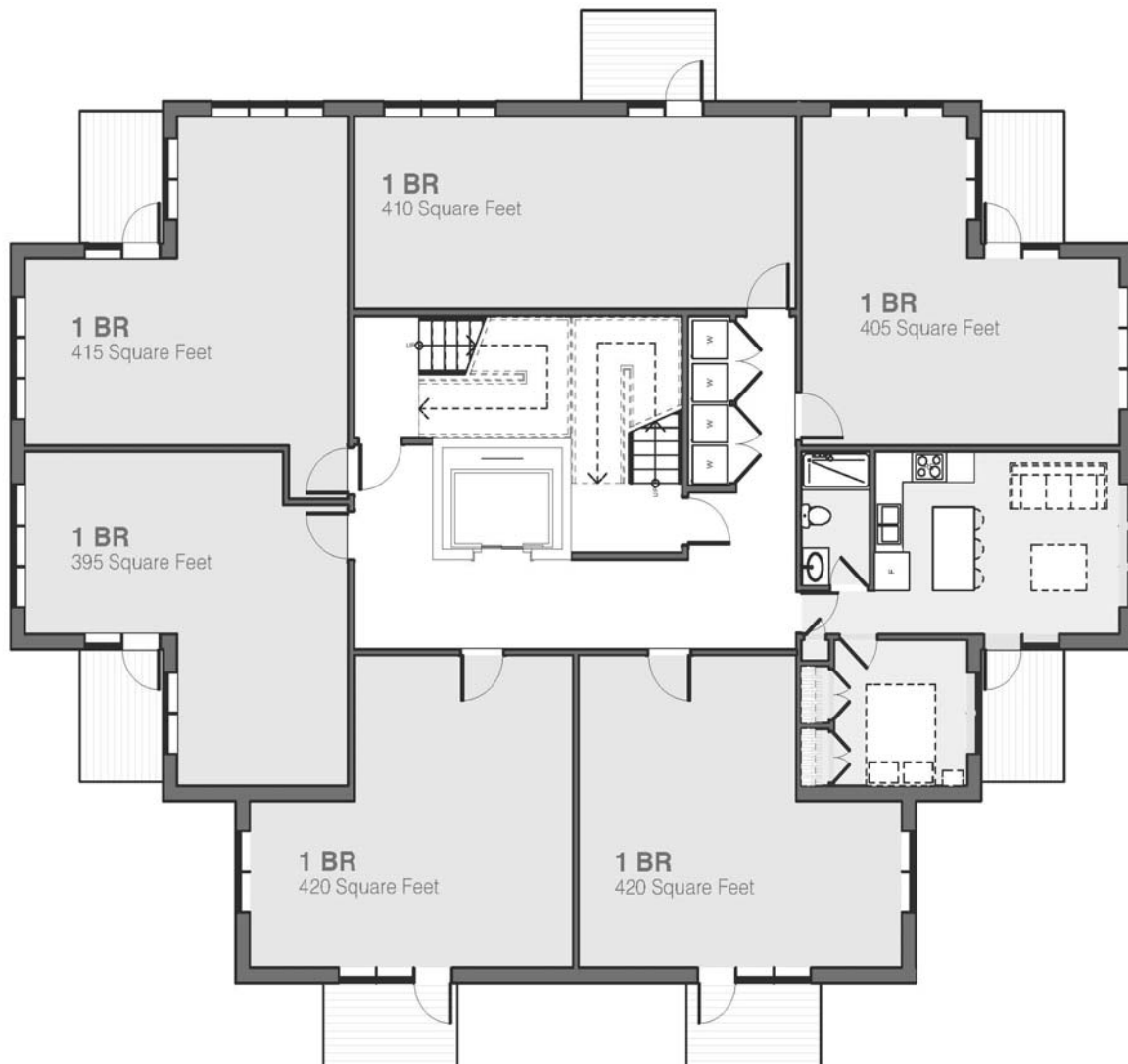
PROPERTY FEATURES

PERISCOPE LOFTS



LEVELS TWO & THREE

- 7 units - 400 SF each



PROPERTY FEATURES

PERISCOPE LOFTS



LEVEL FOUR

- 6 units - 400 SF each
- Common area deck



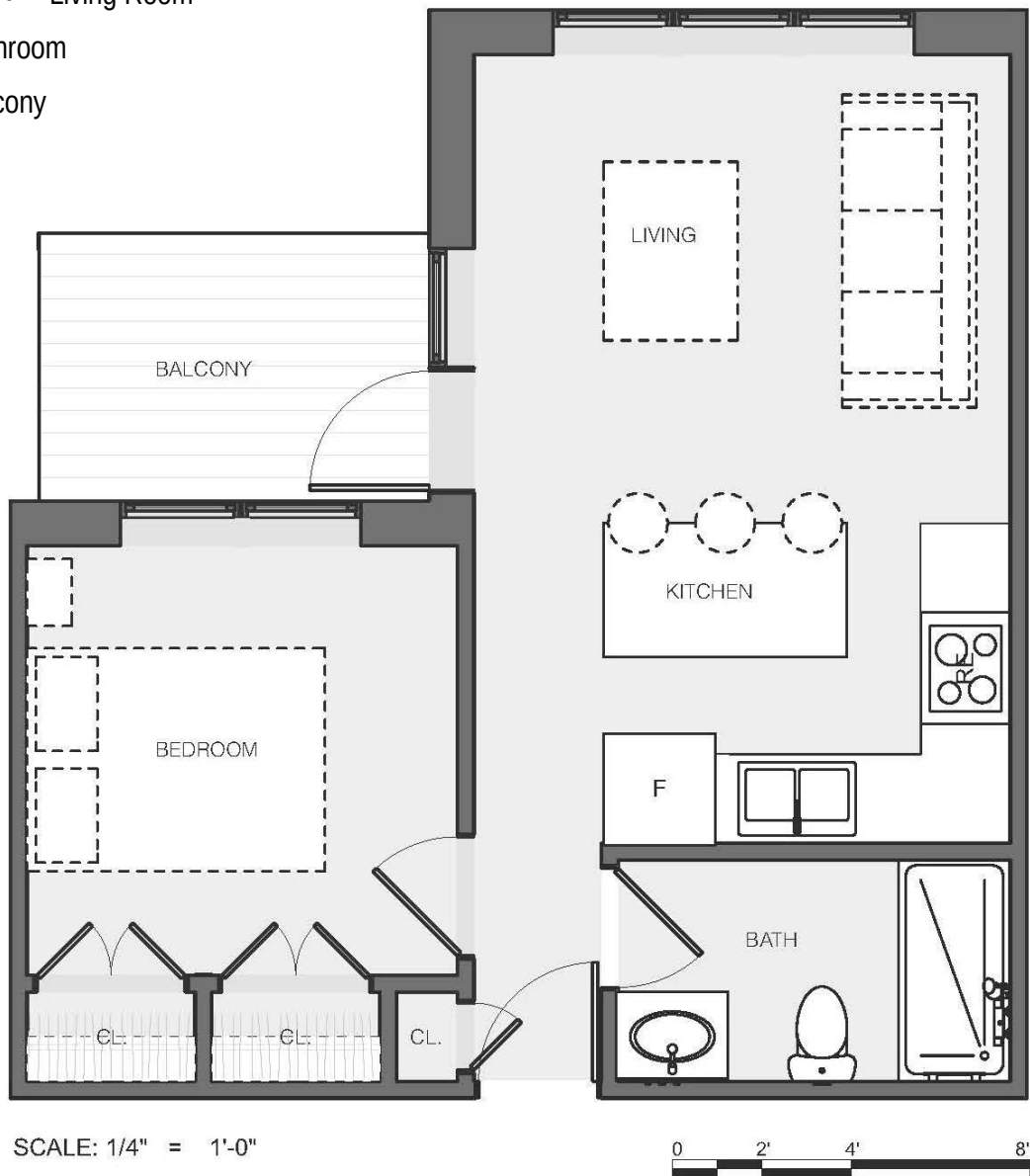
PROPERTY FEATURES

PERISCOPE LOFTS



TYPICAL LAYOUT

- 1 Bedroom
- Open Concept
 - Kitchen
 - Living Room
- Bathroom
- Balcony





BARRETT
MADE

HOMES · SPACES · DETAILS

65 HANOVER STREET PORTLAND, MAINE
PROPOSAL

PREPARED 2017.5.12

PROPOSAL FOR 65 HANOVER STREET

May 12, 2017

Re: Offer and Proposed use for 65 Hanover St. in Portland.

Barrett Made was founded in 2015 by Rob Barrett, a Portland native who grew up in Portland's East Deering neighborhood, attended Portland Public Schools and received a bachelors degree from USM. Rob started Barrett Made to provide a customer focused approach to building and design. With a diverse business model catering to a range of clients and projects, strong local ties, connections and a talented staff, Barrett Made has quickly become a household name in Greater Portland. Our current office on Union Wharf in Portland's Old Port was leased because of its central location and authentic feel, but after a year the space is too small to accommodate a rapidly growing company. Rob has been searching for a Portland location to move his business, build equity in and enact plans that will create a lasting and positive impact on the Portland community. The building at 65 Hanover Street is the perfect fit.

Below is a brief description of our proposed use of the building and phases for the renovations. There is also an attached floor plan and renderings for reference:

Phase 1

Barrett Made Offices and Work Shop - At Barrett Made we pride ourselves on collaborating with local businesses and crafts people. Our office and workshop will expand on this and be an accessible and inspiring place for us to work and for local schools (future builders!) and groups to visit.

4 City Shop Spaces - Full workshop and office combination spaces for people looking to grow their business and be located near creative like minded people. We envision metal workers, potters, painters and others.

1 Maker's Space A 20-bench open space for people who are looking to start something new or explore a hobby further in a more professional studio-like setting. This will have 24hr access through a check-in area and space to display ideas and products.

Improve the exterior of the Building Add green space and solar panels for a net zero building which will help offset utility costs for the tenants and makers.

Phase 2

25 Unit Apartment Building - We all know there is a housing shortage in Portland and my aim is to provide affordable, modern, and central housing for lower to middle income people. We see this is being a vibrant and "cool" place to live.

My goal is to make this a creative hub and an exciting addition to the City. It will provide a place for a community of people to expand on their interests, learn from their peers, and be exposed to opportunities all under the same roof. This would be a highly beneficial and positive endeavor for myself, my business, many Portlanders and the City of Portland.

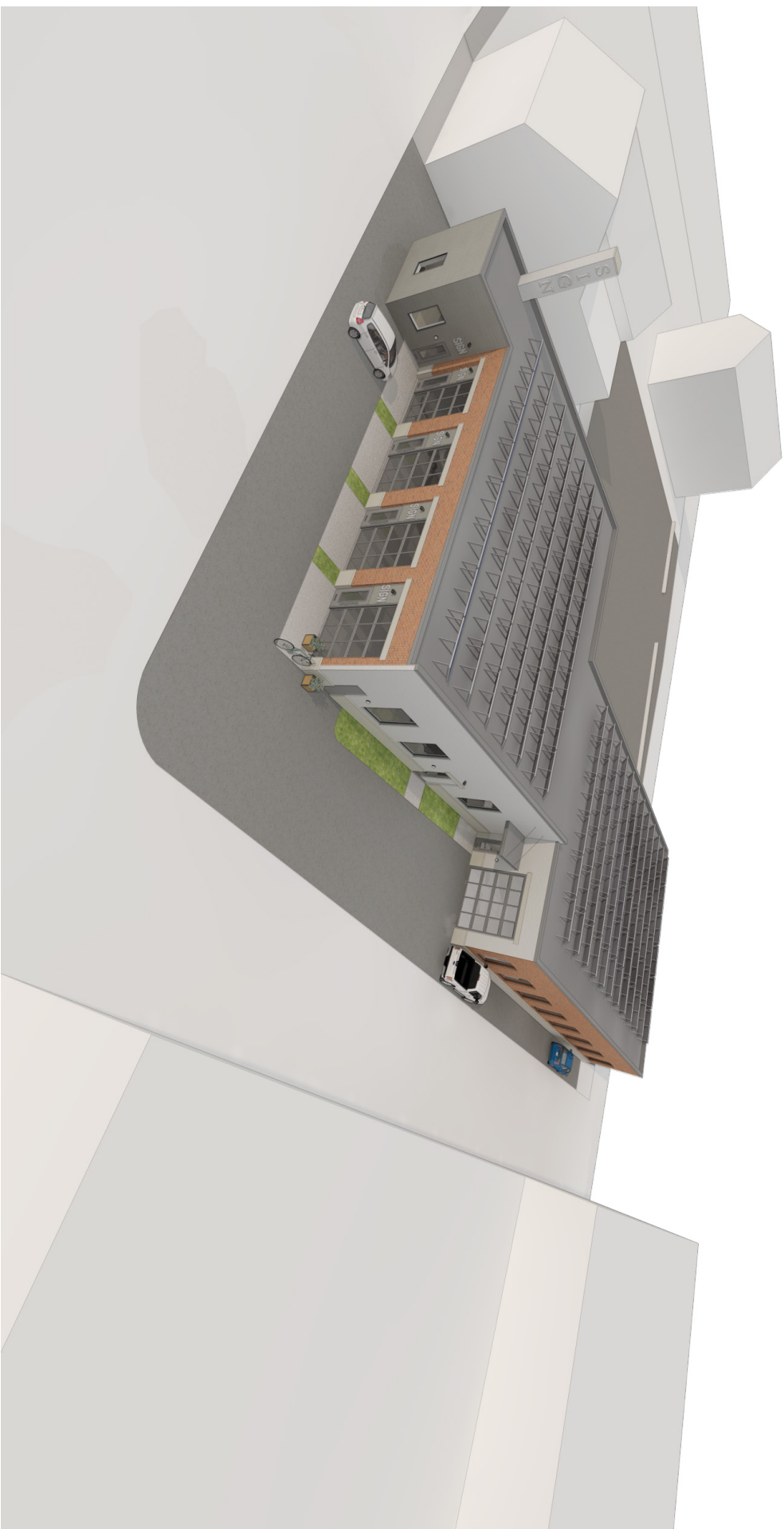
Thank You For Your Consideration,

Rob Barrett
Owner, Barrett Made

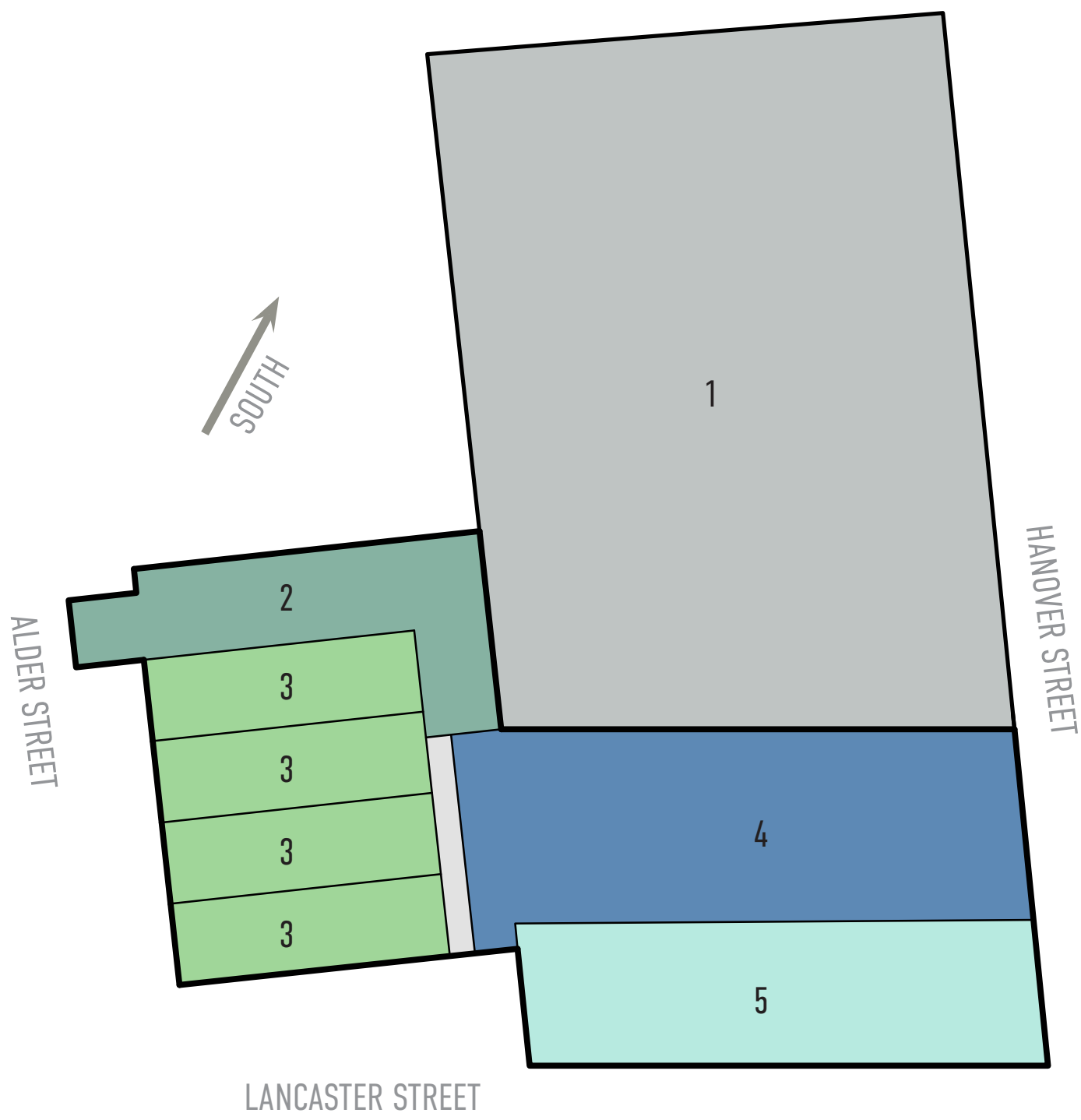


EXISTING VIEW FROM ALDER STREET

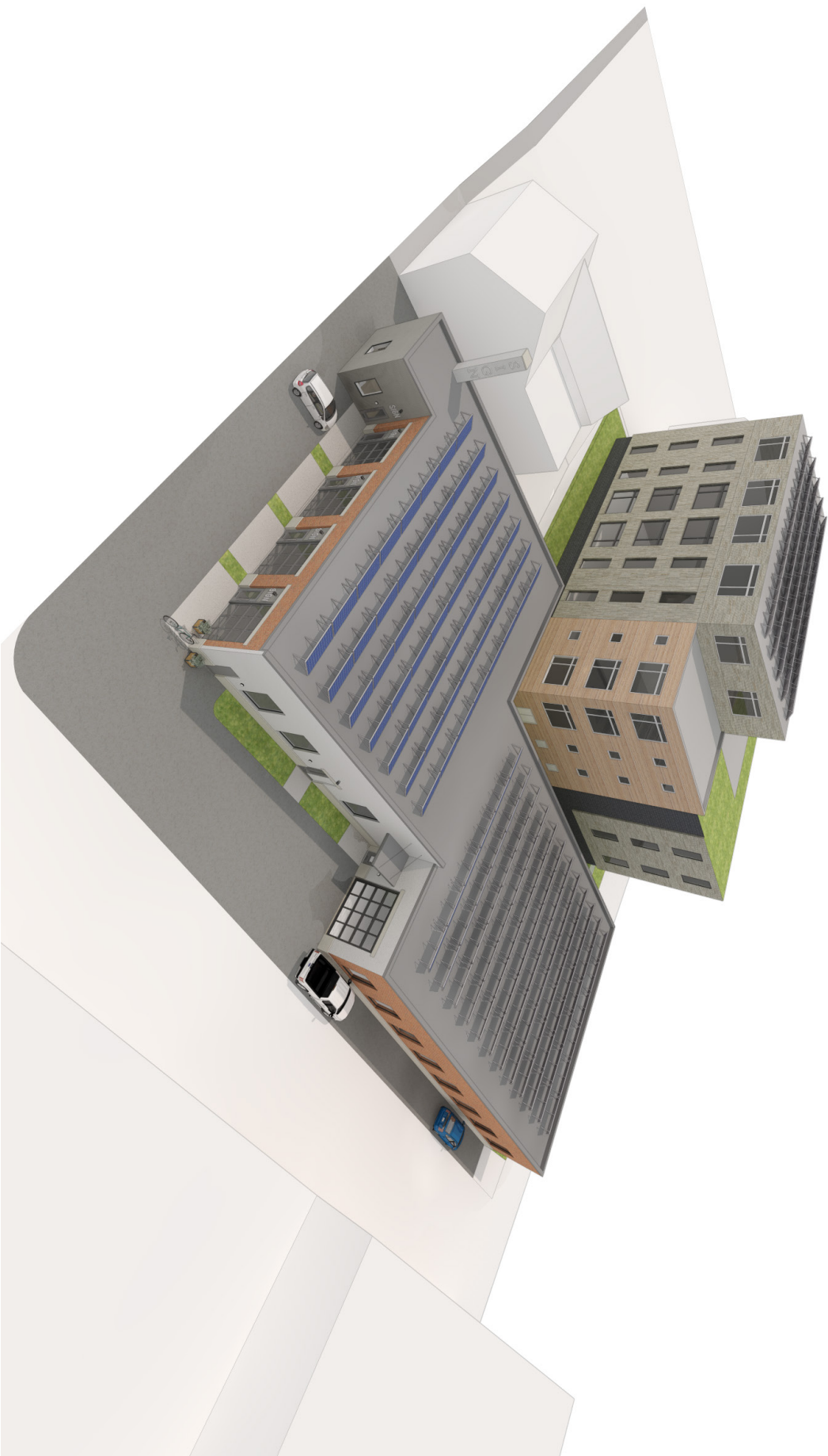




PROPOSED FLOOR PLAN DIAGRAM



EXISTING PARKING AREA	14,100 SF
MAKER SPACE	1,250 SF
'CITY SHOP' SPACES	875 SF/PER UNIT
BARRETT MADE SHOP SPACE	4,300 SF
BARRETT MADE OFFICES/STUDIO	2,950 SF





Date: 6.22.2017

To: Greg Mitchell & Review Council Members

Fr: Rory Strunk

Re: O'Maine Studio Final Bid for 65 Hanover (Cushman's Bakery Building)

Dear Greg,

Please find attached 3 documents to update our final bid or 65 Hanover Street.



A great deal of our excitement and vision was generated by the preexisting architecture and its historic roots as Cushman's Bakery. Our 3D model of the exterior of Cushman's Bakery includes the new uses of the building that we addressed in our original proposal. The 3D images include the Maine Garden that will showcase Maine's diversity of produce, "Kick Start Kitchen" for incubating new Chef restaurant concepts (the glass part of the roof towards the back) and the indoor/outdoor design for hosting food festival events.

It is extremely hard to achieve a world class stature and elevate a brand to global leadership position. I firmly believe Portland and Maine's culinary and food system resources are on the threshold of achieving a global brand. The ability to accomplish that status is only possible because of the decades of city and entrepreneurial investment that have taken place in Portland. Attached is some of the strategic benchmarks in Portland/Bayside that are key building blocks.

Our current neighborhood by Rufus Deering is being rapidly absorbed by condos. Emerging in Bayside over the last 10 years are numerous food and hospitality businesses creating a dynamic food and beverage entrepreneur neighborhood. The city's real estate assets that have been put up for bid in Bayside are a unique opportunity to add to the vibrancy of the sector growth.

O'Maine Studios's vision is to continue to build on the assets already in place in Portland/Bayside and create a world class culinary media and event center that has a global draw. It is a dream scenario to make it happen in the old Cushman's Bakery.

All the best,

Rory







PORTLAND / BAYSIDE FOOD SYSTEM BENCHMARKS



2017

PORTLAND'S JAMES BEARD: MIKE WILEY & ANDREW TAYLOR

2016

LONE PINE BREWING OPENS IN BAYSIDE
FORK FOOD LAB OPENS IN BAYSIDE

2015

O'MAINE STUDIOS & KITCHEN MEDIA OPENS IN PORTLAND

2014

COFFEE BY DESIGN ON DIAMOND OPENS IN BAYSIDE
RISING TIDE BREWING CO. OPENS IN BAYSIDE

2013

MAINE CRAFT DISTILLING OPENS IN BAYSIDE
PORT AUTHORITY BRINGS EIMSKIP FOR INTERNATIONAL SHIPPING

2012

ALLAGASH BREWING CO. EXPANDS

2010

URBAN FARM FERMENTORY OPENS IN BAYSIDE

2007

BAYSIDE BOWL OPENS IN BAYSIDE

2005

GULF OF MAINE RESEARCH PORTLAND EXPANSION

2004

PORTLAND'S FIRST JAMES BEARD: SAM HAYWARD

1994

SHIPYARD BREWING EXPANDS OPERATIONS

1988

GEARY'S BREWING CO. STARTS CRAFT BEER INDUSTRY

1987

WORKING WATERFRONT SAVED

Photo Courtesy: Maine Historical Society

CUSHMAN'S BAKERY 1914- BAYSIDE

May 15, 2017

Thomas A. Toye, III is the sole member of several LLC's that own real estate in the City of Portland.

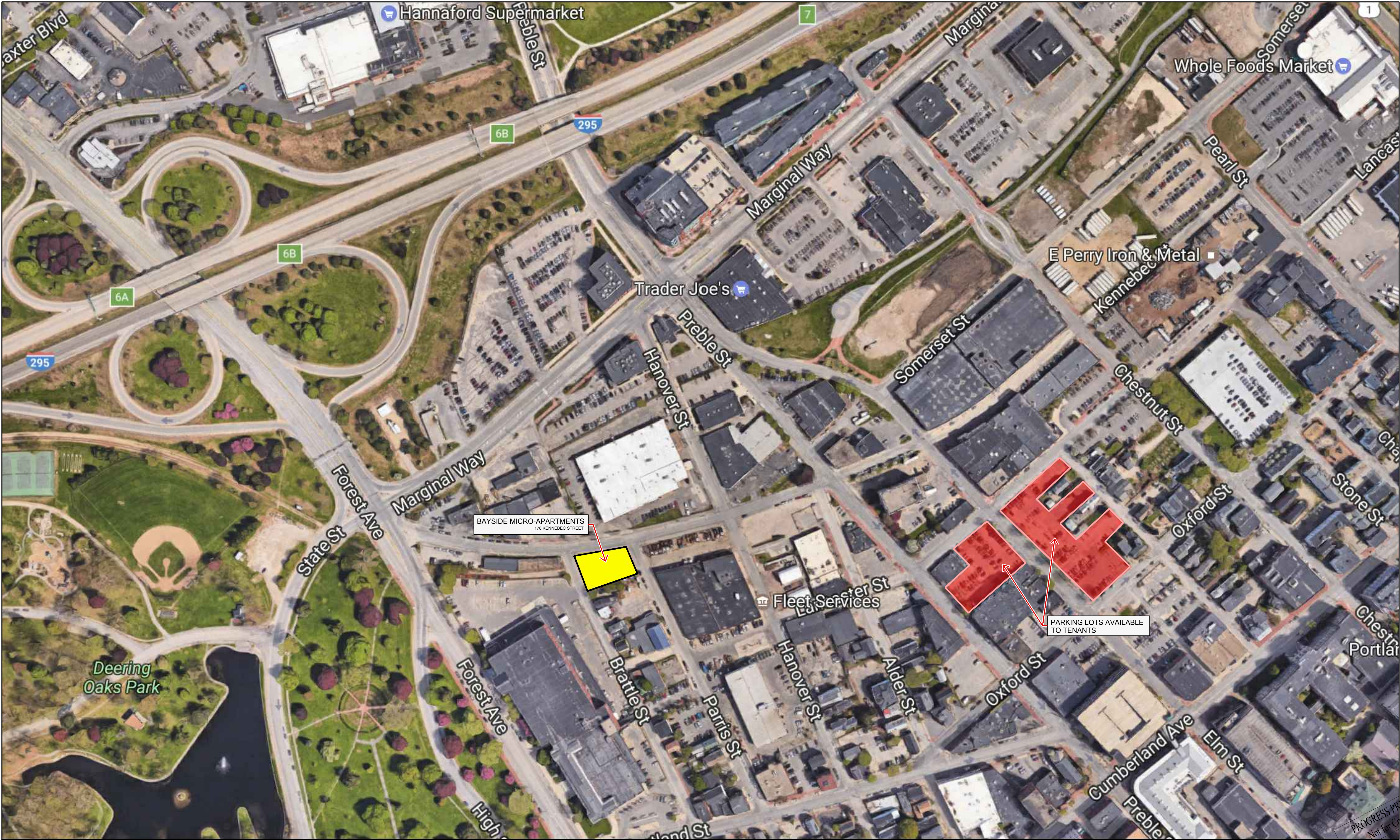
Toye has owned Bayside I, Bayside II, Bayside III, and Bayside IV in the West Bayside neighborhood for more than 17 years. Toye has completed many large remodeling projects for tenants over the years. Currently Bayside II is working with Baxter Academy to develop approximately 32,000sf of space to accommodate their relocation and expansion needs.

Toye restored 135 Congress St. into 3 residential condo's and 1 commercial condo known as Hilltop Market on Munjoy Hill.

If Toye is the successful bidder for the 'parcel 6' located on Kennebec St., it is Toye's desire to develop a new concept of affordable 'micro' apartments. Rents would be in the \$850-900/mo range for all units. Toye is aware of the "Inclusionary zoning" requirements of the City and would include those units in the project. A conceptual elevation drawing is included.

BAYSIDE MICRO-APARTMENTS
PORTLAND, MAINE

JUNE 13, 2017



BAYSIDE MICRO-APARTMENTS PORTLAND, MAINE

JUNE 13, 2017



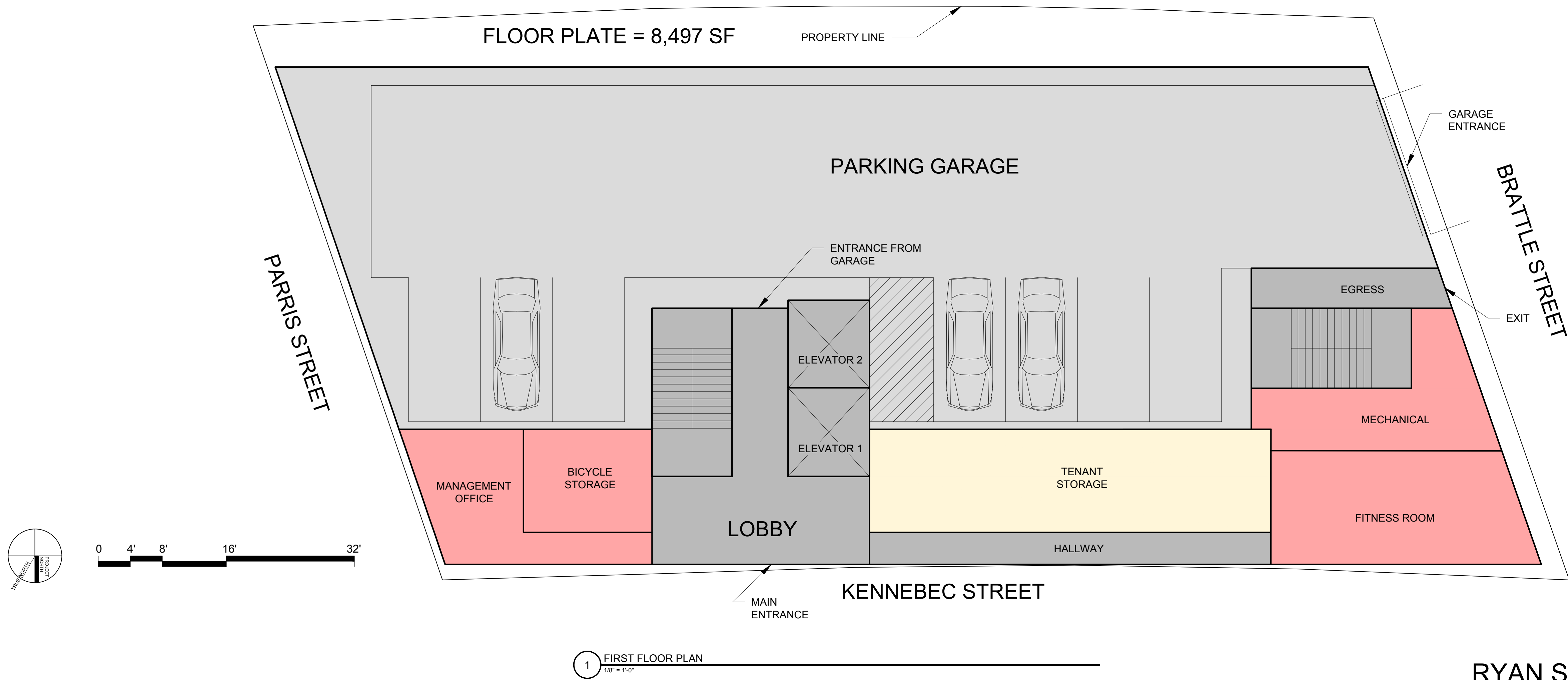
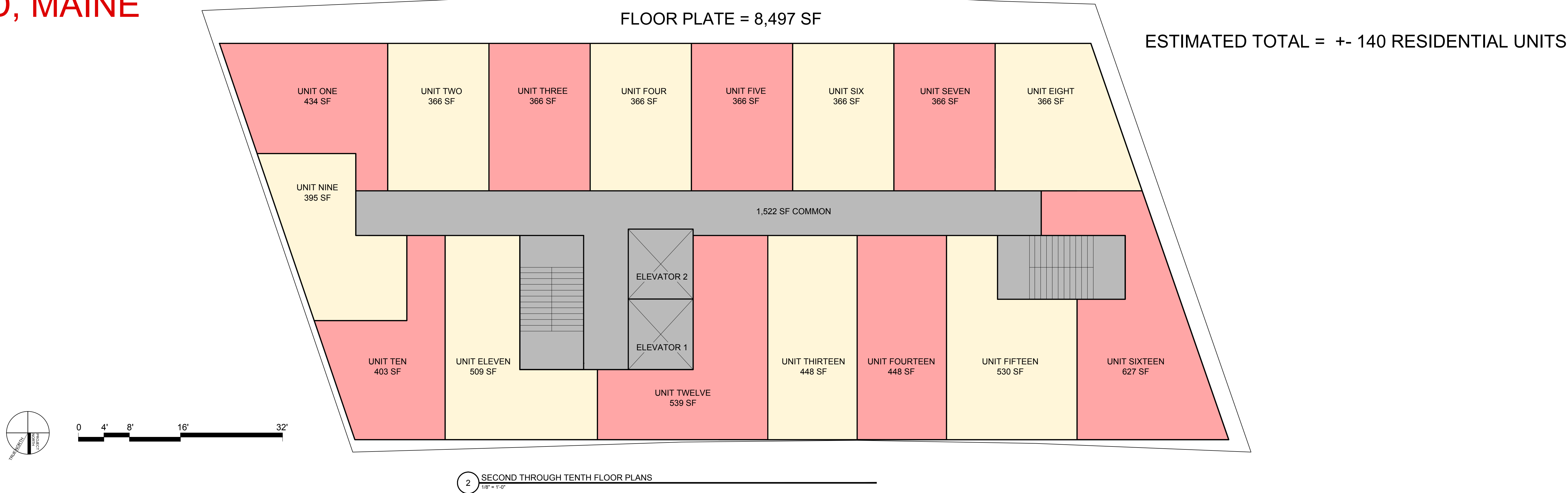
1 VIEW LOOKING EAST ON KENNEBEC STREET
N.T.S.

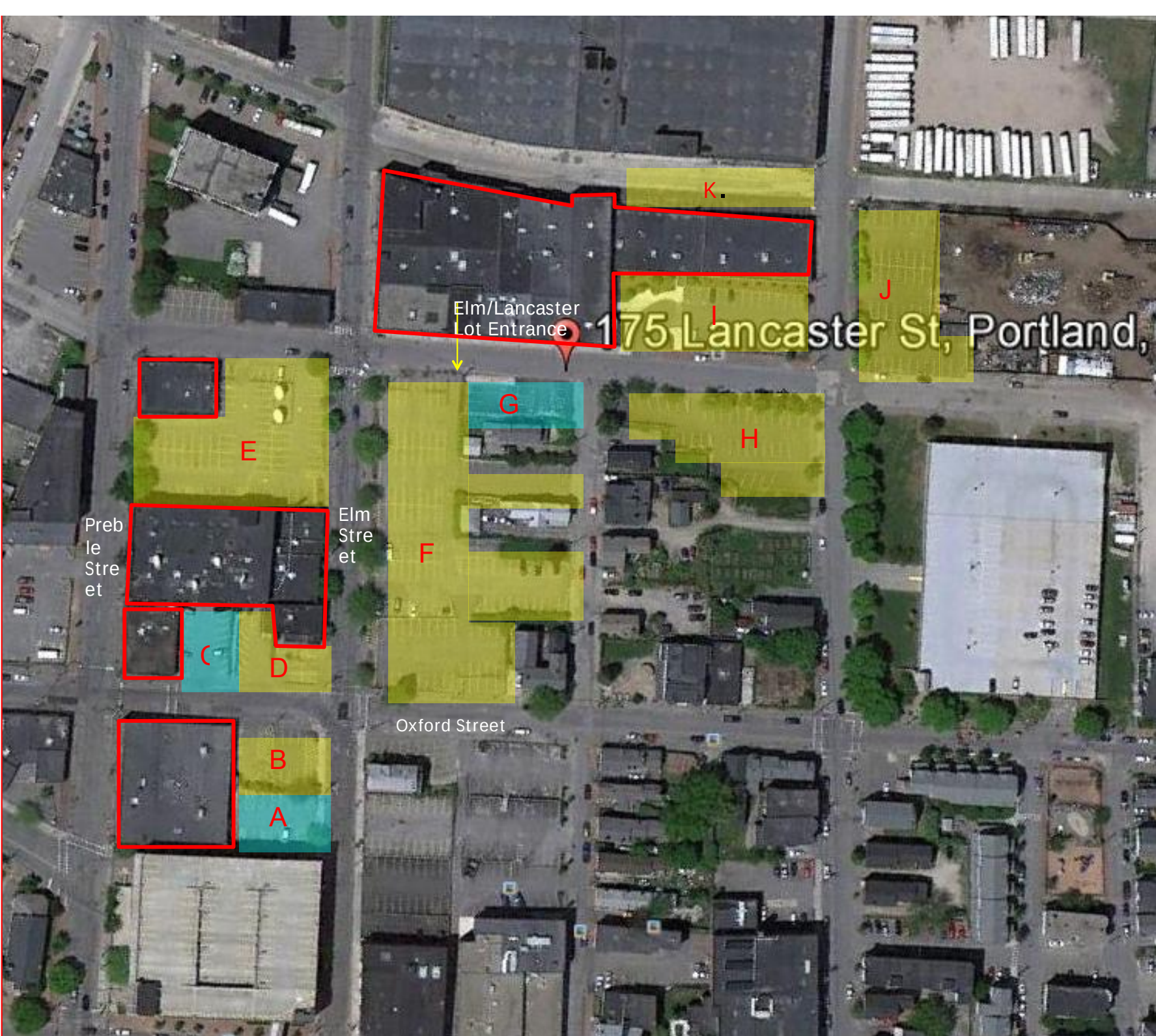
RYAN SENATORE ARCHITECTURE

PROGRESS PRINT ONLY
Not for Construction

BAYSIDE MICRO-APARTMENTS
PORTLAND, MAINE

JUNE 13, 2017





A
14 Regular*
2 Handicap

B
16 Regular

C
12 Regular**
4 Handicap

D
12 Regular
3 Handicap

E
82 Regular
2 Handicap

F
140 Regular

G
3 Regular
6 Handicap

H
38 Regular

I- CCC
24 Regular
3 Handicap

J- CCC
56 Regular

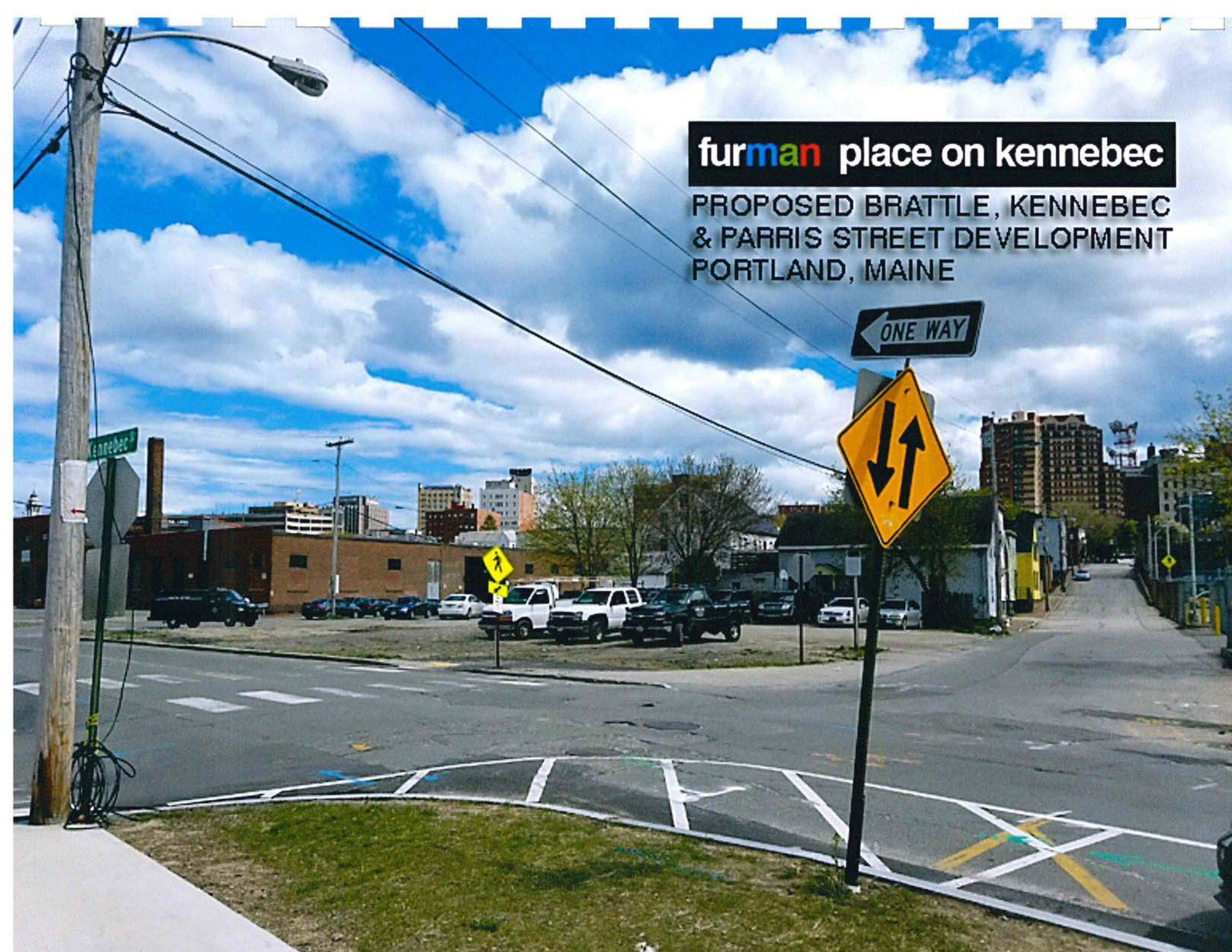
Kennebec St- CCC
19 Regular
1 Handicap

Totals
Regular 418
Handicap 21

*3 for GSFB.
**Includes 3 Reserved
Spaces for CarePartners &
2 Reserved Spaces for
Goodwill.

furman place on kennebec

PROPOSED BRATTLE, KENNEBEC
& PARRIS STREET DEVELOPMENT
PORTLAND, MAINE



The Szanton Company

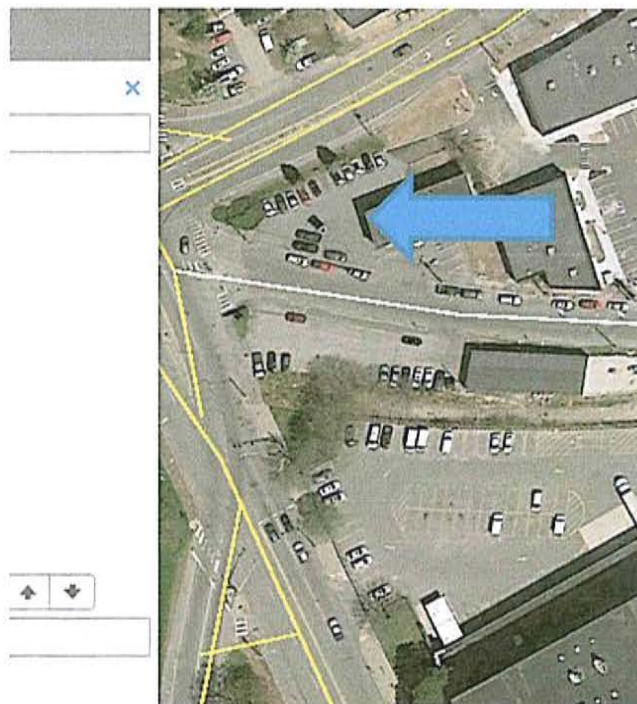
The mission of The Szanton Company (TSC) is to create comfortable, attractive, and affordable rental housing. We do this by:

- Creating beautiful apartments of high quality in locations in or near downtowns, adding vitality to our cities and towns;
- Serving people with diverse incomes;
- Incorporating the highest standards of environmental responsibility in our properties, thereby minimizing their impact on the earth's environment;
- Creating amenities for our residents which enhance their quality of life;
- Building properties which provide a consistent financial return to their owners, thus ensuring their stability for residents, lenders, investors, and neighborhoods.

We have extensive experience developing multifamily rental properties in Maine and New Hampshire, including seven existing properties totaling 334 units. Three of these are in Portland: Casco Terrace at 41 State Street; Walker Terrace at 1 Walker Street and 53 Danforth Street. We have two additional properties in the development pipeline, a 59-unit project under construction in Bath, Maine, and a 63-unit project in pre-development in Lewiston, Maine.

We have partnered with Ross Furman to provide housing on land he owns on the block bordered by Kennebec, Parris, Brattle and Lancaster Streets.

We understand that the last piece of the block (approximately 10,000 square feet closest to and abutting Kennebec St.) is subject to the City's RFP process.



Project Details

We are working with Ross Furman's team to incorporate housing into their multi-phase development of the block. Included in these materials is a site plan showing the block and the three phases of development. Conceptually, the first phase would include the area closest to Kennebec Street. It would include ground-level retail and/or artist studio space with approximately 50 units of housing on the upper floors. The housing would be rental, a mix of studio, 1-, 2-, and 3-bedroom apartments. We've included a concept floor-plan of Phase One.

The site has some unique advantages for residential development:

- The City has identified the Bay Side neighborhood as a priority for redevelopment. Kennebec Street is a prominent street in Bayside, and street-level retail will dovetail well with surrounding buildings.
- A mixed-use residential/retail building will bring new residents to live, work, and shop in Bayside, reinforcing the urban fabric and adding new vitality to the core of the City.
- The site is within walking distance of a variety of services and destinations for daily living (e.g., banks, library, schools, Deering Oaks, etc.) as well as employers and public transportation.

We expect the income mix targeted for this development will be 35% market rate, and 65% affordable (aimed at those at or below 60% of the area median income.)

The residents are intended to mirror the mix of people, incomes, and occupations in Portland. We have seven other properties with similar unit mixes and we know that tenants in income-restricted units will include people with jobs at the lower end of the wage scale, such as nurse's aides, entry-level workers in local businesses, clerks, artists, etc. The market-rate units are likely to have attorneys, doctors, or other urban professionals as tenants.

Management



We have an in-house property management company called Saco Falls Management (SFM). Our staff is dedicated to making our residents the central focus of our organization and creating a rental experience which far exceeds our residents' expectations, both in level of upkeep of properties and responsiveness to their needs.

For more information on our management company, please visit www.sacofallsmanagement.com.



April 26, 2017

Mr. Nate Stevens
CBRE/The Boulos Company
One Canal Plaza
Portland, ME 04101

RE: Ross Furman: Portland Public Works property

Dear Nate:

I am writing to inform you that Gorham Savings Bank has been doing business with Ross Furman since September of 2006. He has handled his banking relationship in a fully satisfactory manner. Based on Ross' history with the Bank, he has exhibited the financial capacity to complete the proposed purchase of the Portland Public Works property.

If you should need further information, please call me at 222-1498.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. G. Proctor", is written over the word "Sincerely,".

Frederick G. Proctor
Vice President

Cc: Ross Furman

KENNEBEC STREET

PHASE ONE

PHASE TWO

Existg 3 Story Gable
Roof Building

BLOCK & BRICK BUILDING

New 4 Story Building

Existg Single Story
Flat Roof Structure

PHASE THREE

BRATTLE STREET

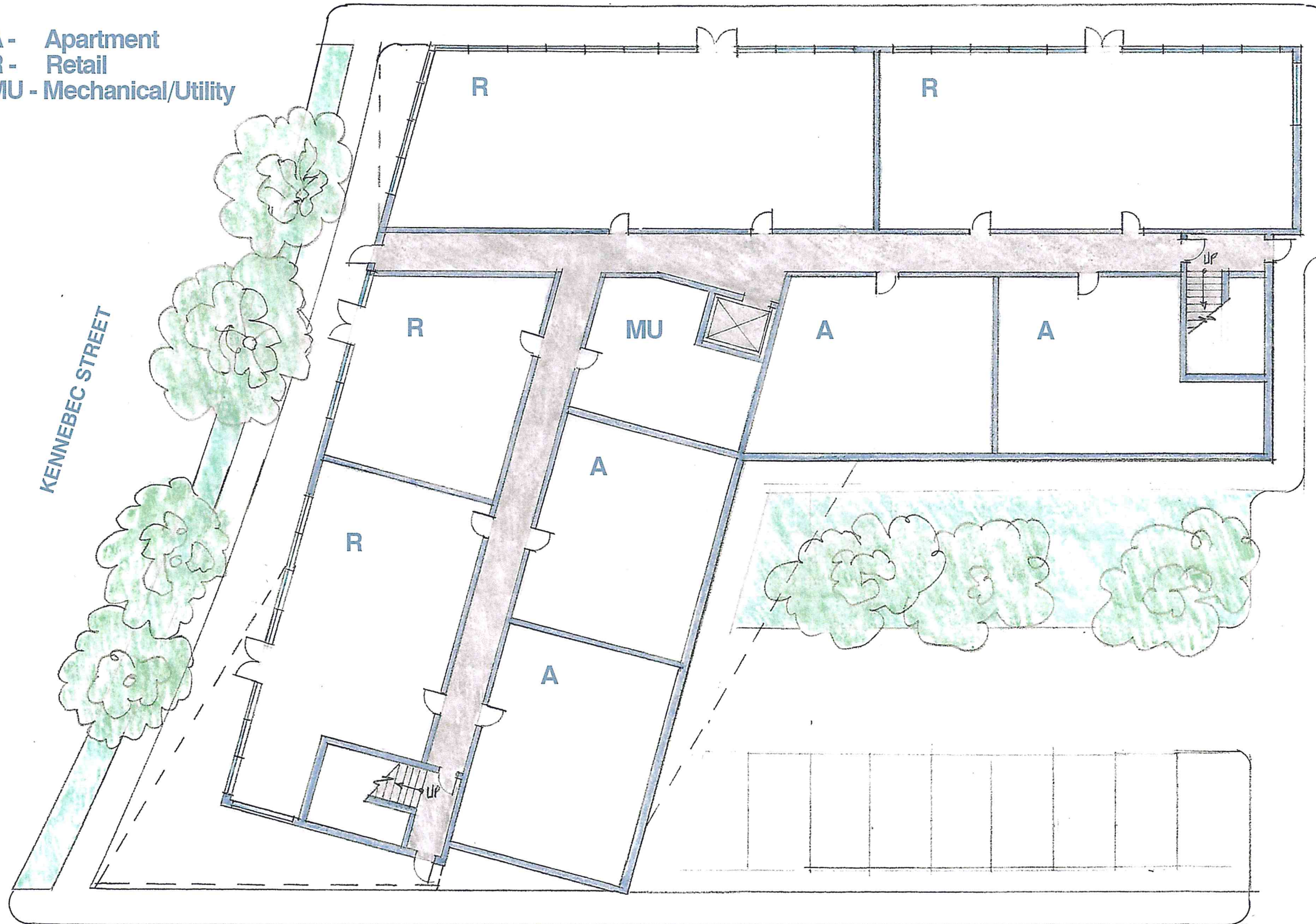
BRATTLE/KENNEBEC/PARRIS STREET DEVELOPMENT

PHASED DEVELOPMENT SITE PLAN - APPROX: 42,120 GSF

ARCADIA
06-2017 *designworks*



A - Apartment
R - Retail
MU - Mechanical/Utility



furman place on kennebec

BRATTLE/KENNEBEC/PARRIS STREET DEVELOPMENT
BUILDING CONCEPT - GROUND LEVEL PLAN 13,088 GSF

ARCADIA
06-2017 designworks

PARRIS STREET

- A - Apartment
- R - Retail
- MU - Mechanical/Utility

KENNEBEC STREET

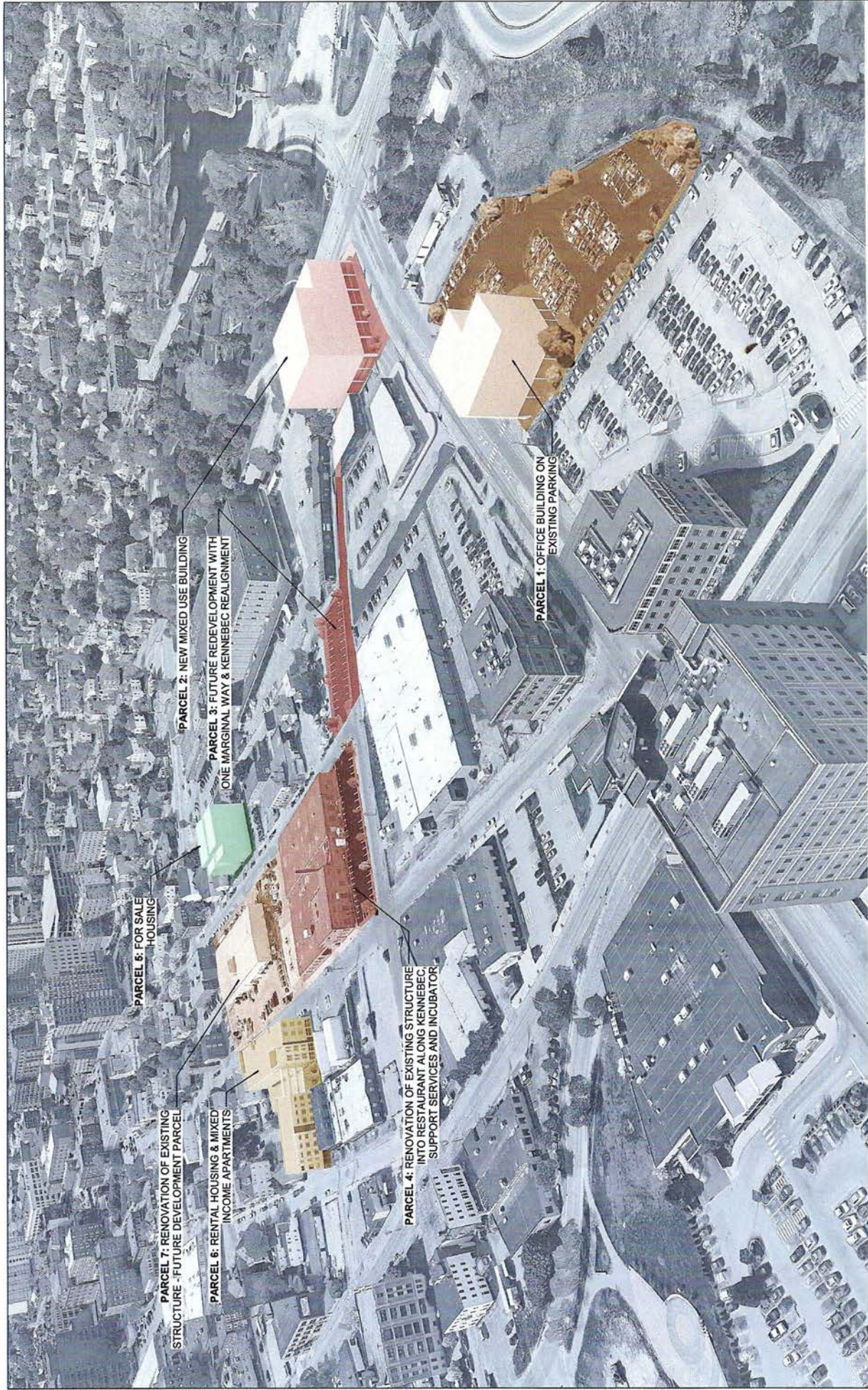




PARCEL-BY-PARCEL DEVELOPMENT PROPOSAL

THE WEST BAYSIDE REDEVELOPMENT GROUP

Parcel	Address	Current Use	Acre SF	Buyer	Proposed Use
2	44 Hanover Street	Garage	1.00	Atlantic Bayside	Renovate existing space for commercial use. Hold for long term redevelopment of structured parking with mixed use as need develops.
3	56 Paris Street	Vacant Lot	0.23	Renewal Housing	For-sale housing targeting first time homebuyers within the food and food service industry; total of 25 - 30 units built over two or three phases; the number of deed restricted units TBD; the project will require \$20,000 to \$25,000 in subsidy per unit, sourced either through HTF program or an Affordable Housing TIF
4	82 Hanover Street	General Store	44,768	Atlantic Bayside	Mixed commercial and retail uses centered on food commissary and food industry support services.
5	65 Hanover Street	Former Traffic	13,009	Avesta Housing	Rental workforce housing; number of income restricted units TBD
6	178 Kennebec Street	Dirt Lot	0.23	Northland	Maintain existing parking lot in the near term to relocate 1 Marginal Way tenant parking; frees up private parcels for Kennebec Street Realignment and future 1 Marginal Way multi-story, mixed-use development



WEST BAYSIDE REDEVELOPMENT PLAN