

# **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, June 7, 2016 5:15 PM  
City Council Chambers

## **AGENDA**

### **CONSENT AGENDA**

1. Community Development Residential Rehabilitation Loan – 19 Thomas Hill Road (Confidential Memo provided separately)

### **REGULAR AGENDA**

2. Parking on Court Street (see attached Memo & maps)
3. Main Street Loading Zone Update (see attached Memo)
4. Request for Parking Lease – Penobscot Plaza (see attached Memo & images)
5. Parking Lease Updates (see attached Memo)
6. Naming Waterfront Parking Lots (see attached Memo)
7. Request for Public Space Use – 28 Broad Street Sidewalk (see attached Memo & pictures)
8. Request for Zone Change and Additional Lease Parcel – 208 Maine Ave. (see attached Memo & sketch)
9. **Executive Session** – Economic Development – Request for Lease or Sale, Union Street – 1 M.R.S.A. § 405(6)(C) (Confidential Memo provided separately)
10. Committee Action on Above Item

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Tyler Collins, Community & Economic Development Officer  
DATE: June 1, 2016

## Parking on Court St.

The County has asked us to look into a parking situation which results in poor visibility for drivers exiting the Penobscot County Administrative offices onto Court Street. In doing so, it has been brought to our attention that the whole of Court Street should be re-assessed regarding parking. No adjustments have been officially made since the old police station was demolished, and there is room for additional parking on this street.

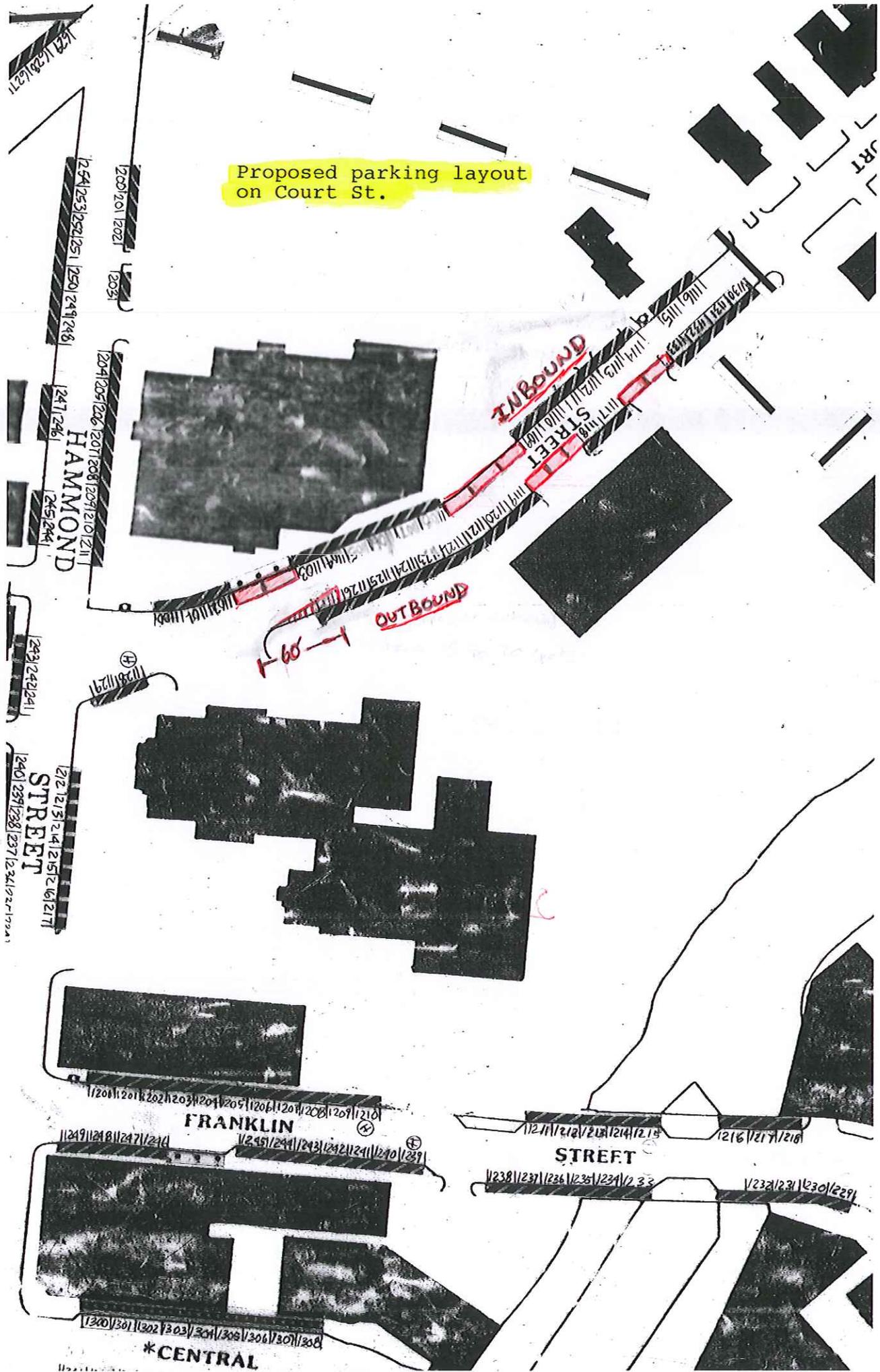
Public Works has marked out proposed locations for new parking spaces. This will help to resolve the visibility issues for the County and it will allow for 10 additional parking spaces to be added on Court Street that are not currently designated on the parking map. The attached maps show the current parking layout on Court St. and the proposed parking layout (marked in red).

Staff seeks approval to move forward with the spaces as laid out by Public Works.

Attachments: AS



Proposed parking layout on Court St.



\*CENTRAL

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Tanya Emery  
DATE: May 31, 2016

## Main Street Loading Zone Update

At a previous BED meeting, staff proposed designating a portion of Main Street across from Cross Street as a loading zone. Many individuals use this as a loading zone now, but it is in front of a fire hydrant and not a designated/signed loading zone. Our intent was to improve the spot by requesting that as the Water District was working on the hydrant, it be relocated further down the street so a loading zone space could fit and not block the hydrant.

Unfortunately, the Water District did not move the hydrant. Therefore, we cannot create the approved loading zone space. In a few years when they redo the water lines in this area, we can make the request again. However, staff feel that for the time being, it is best to designate another space for loading and unloading.

Staff requests approval from the Committee to designate space 121 as a loading zone space.

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Tanya Emery  
DATE: May 31, 2016

## Request for Parking Lease – Penobscot Plaza (*Map-Lot 050-017*)

A party interested in the redevelopment of the former Aubuchon Hardware space at 25 Washington Street has approached the City to request use of a portion of the City's greenspace adjacent to the property for parking. Penobscot Plaza is a busy plaza and the party is concerned that without additional parking capacity, the proposed redevelopment of the space will not be feasible.

Attached are images of Penobscot Plaza, and a sketch prepared by the planning office showing how parking might be accommodated within the area while maintaining necessary setbacks from the stream.

Staff seeks guidance from the Committee on this matter.

Attachments: AS



Date:

By:

2014 PHOTO

City of Bangor, Maine  
www.bangormaine.gov

North Arrow

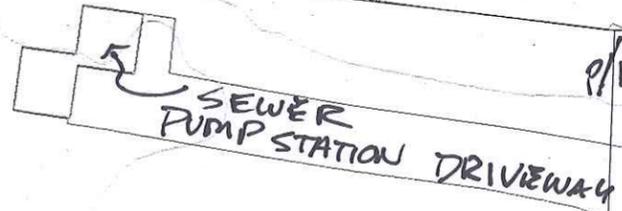
Feet

0 5 10 20 30 40

1 in = 30 ft

WASHINGTON STREET

How necessary are 2 33' curb cuts? IF Reconfigured more space could be obtained

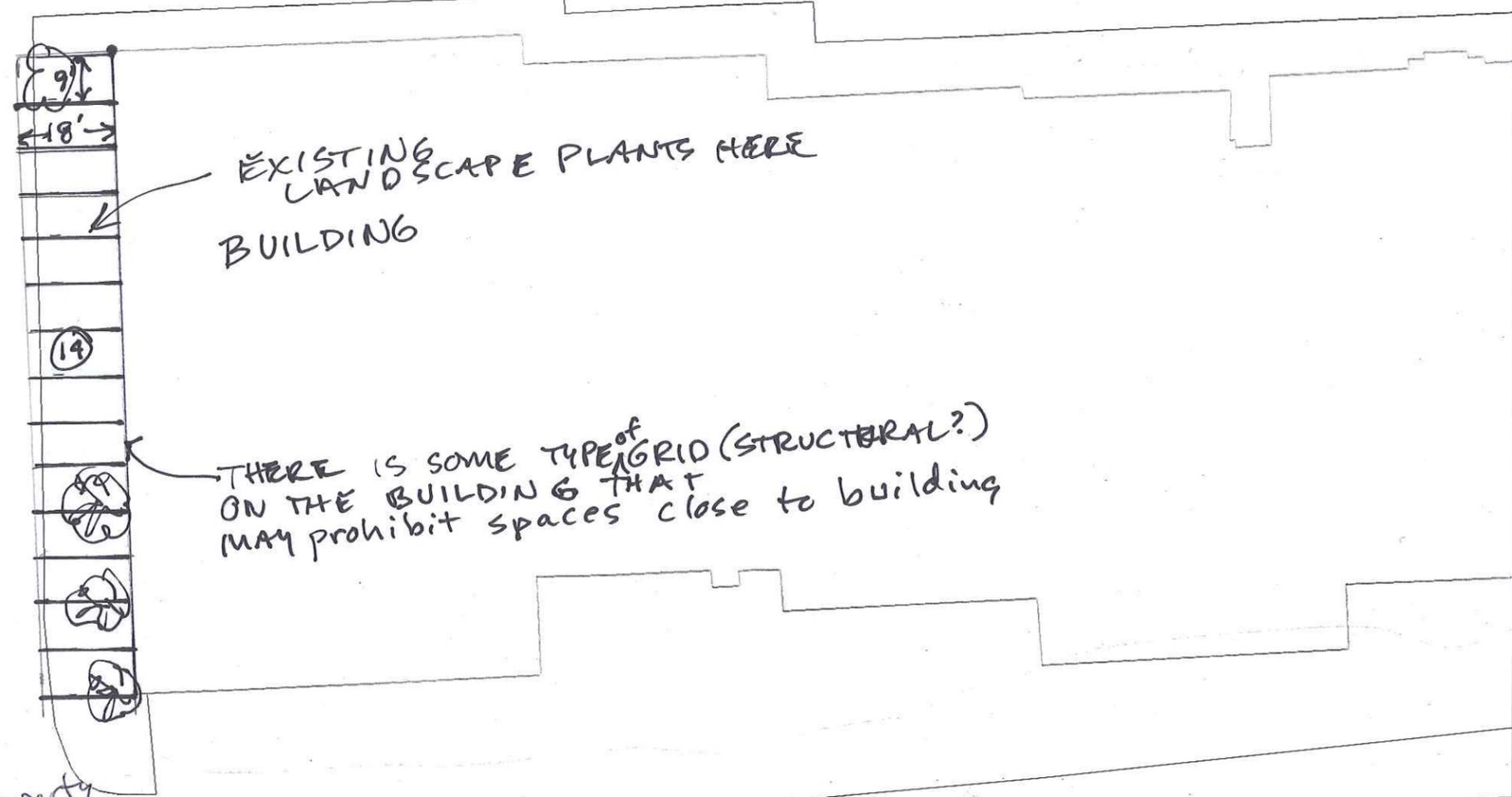
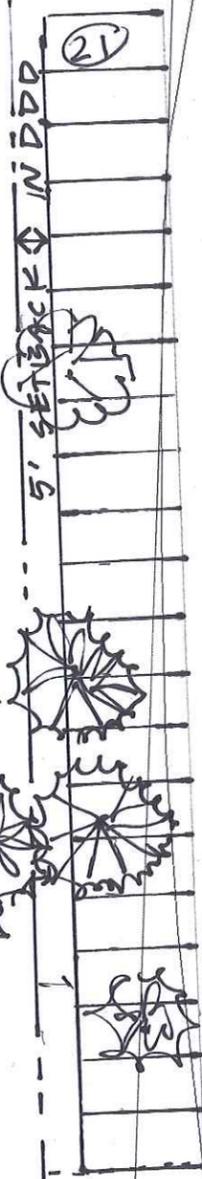


PAVEMENT EDGE

ONLY 4 SPACES HERE

PARK AREA CHANGED TO DDD IN 2000

IF CHANGED BACK TO P+D & 20' 0" Buffer would be required.



EXISTING LANDSCAPE PLANTS HERE BUILDING

THERE IS SOME TYPE OF GRID (STRUCTURAL?) ON THE BUILDING THAT MAY PROHIBIT SPACES CLOSE TO BUILDING

EXISTING PLANTINGS

20' 0" BUFFER REQUIRED

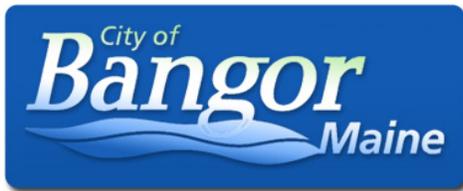
Property line

RP ZONE

Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
  
 www.bangormaine.gov  
 Feet  
 0 5 10 20 30 40  
 1 in = 30 ft

PLANNING  
MAY 2016

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Tanya Emery  
DATE: June 1, 2016

## Parking Lease Updates

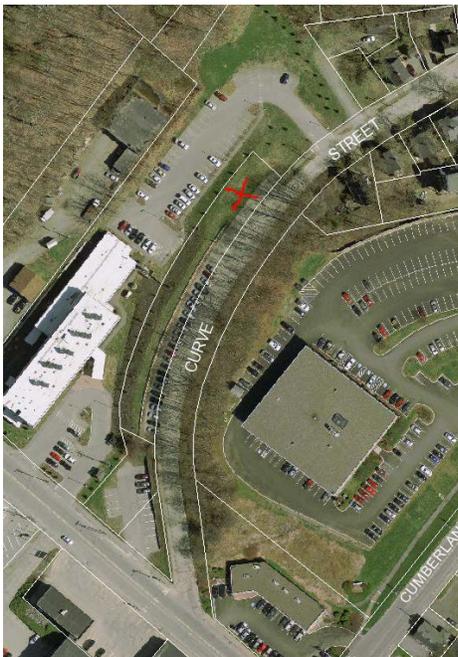
Prior to turning over management of our parking leases to Republic Parking (per our contract with them), we wanted to clean them up as many had expired or needed updating. We have reached out to all the tenants and have the following recommendations. We also recommend the updates establish the same renewal date in order to make it easier for Republic to continue with the upkeep in the future.

### **1) Webber Oil Company**

Lot: Curve Street

Spaces: 40, Rent: \$1,020/mo.

Proposal for Parking Lease: Lessee would like to continue year to year, and staff recommend approval and that this be formalized in an agreement.



### **2) Elk River Development**

Lot: May Street/Police Station Lot

Spaces: 10, Rent: \$610 (pegged to Bangor House Lot/Pickering Square Garage)

Proposal for Parking Lease: Lessee requesting the longest term possible for parking lease agreement, and request that this be formalized in agreement.



**3) Baltimore Waterfront Associates**

Lot: Union Plaza on Front Street

Spaces: 8, Rent: \$288/mo.

Proposal for Parking Lease: Lessee requesting automatic renewal until a request to cancel is received.



# MEMORANDUM

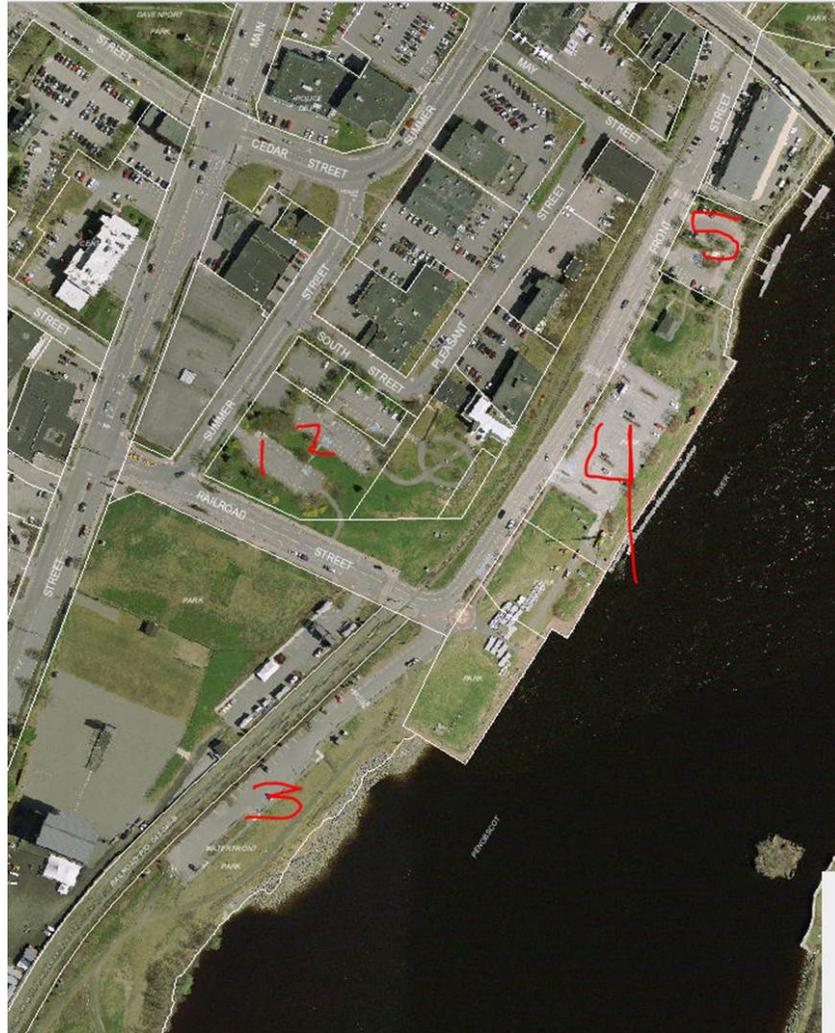


TO: Business & Economic Development Committee  
FROM: Tanya Emery  
DATE: June 1, 2016

## Naming Waterfront Parking Lots

The City has five different parking lots on the waterfront which are used for public use and in coordination with events. Staff suggests naming each of the five lots and putting up appropriate signage so people can start to use names for the different lots. Below are a list of potential names suggested by the staff, and additional suggestions will be presented at the meeting.

1. Norumbega Lot
2. Riverdriver Lot
3. Lumberjack Lot
4. Shipbuilder's Lot
5. Sterns Lot
6. Mansur Lot
7. King Lot
8. Queen Lot



# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Tanya Emery  
DATE: May 31, 2016

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## Request for Public Space Use – 28 Broad Street Sidewalk (Map-Lot 042-196)

Roy Hubbard, one of the partners in the redevelopment of 28 Broad Street, has approached the City to request use of a portion of the “sidewalk” space in front of the property. The first floor has been converted to residential units, and the property owners wish to erect a fence to keep the public from standing in the doorways smoking or banging on the windows.

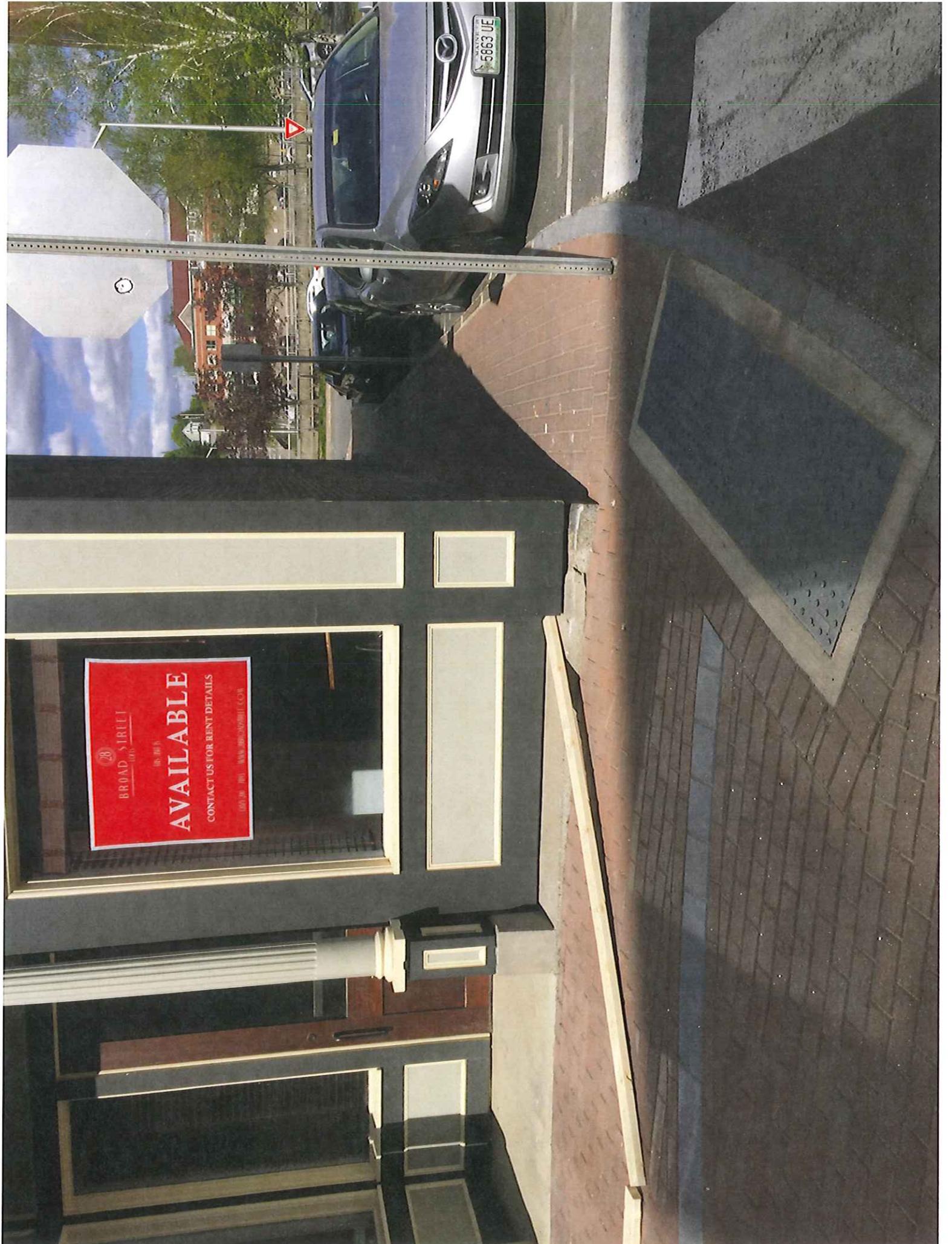
This is the first request of its kind that we are aware of. The City currently does allow use of public space by private entities in the case of restaurants who wish to offer outdoor dining, but we have not to my knowledge received a request like this before.

Attached are photos provided by Mr. Hubbard to show the proposed area he would like to fence off.

Staff seeks guidance from the Committee on this matter.

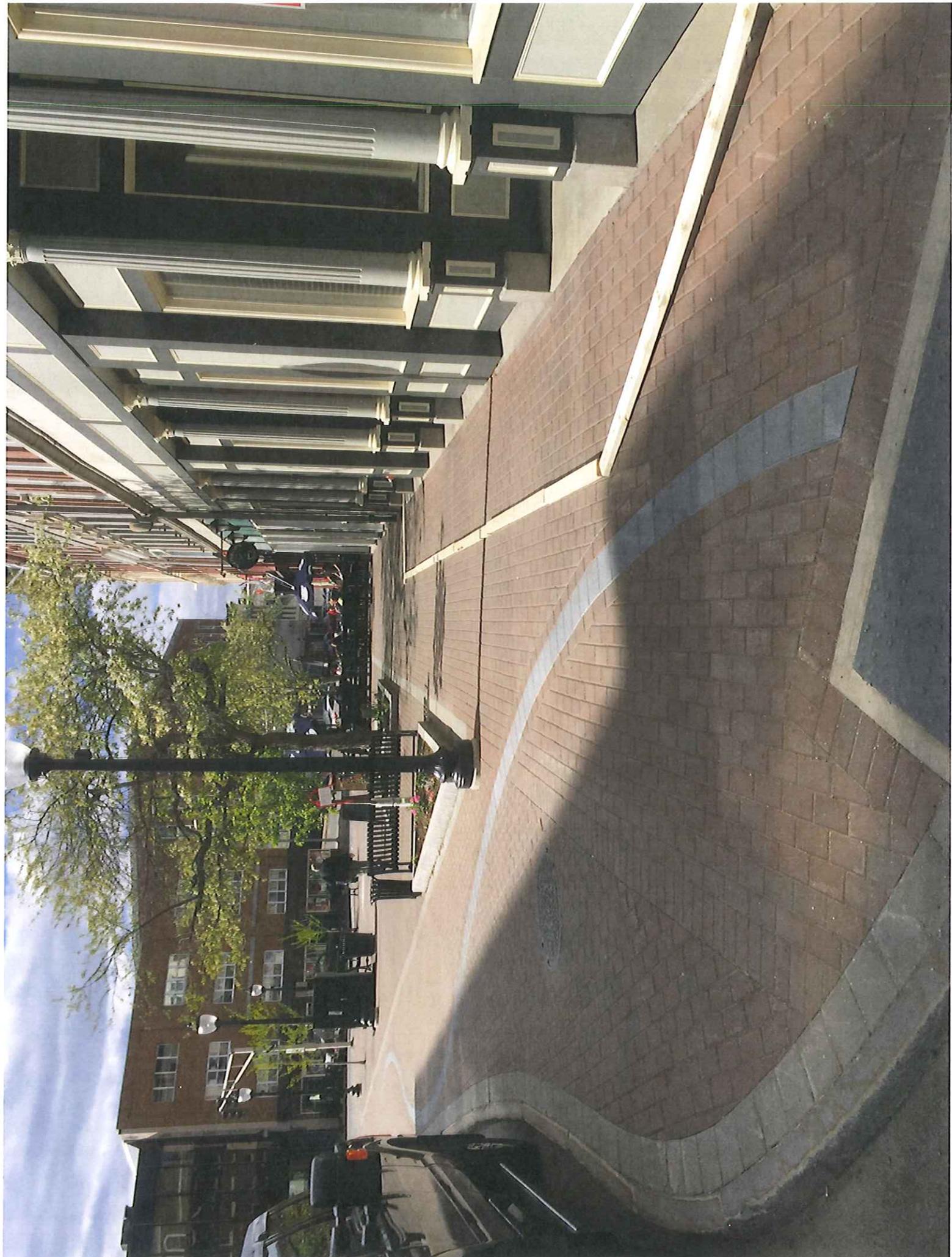
Attachments: AS

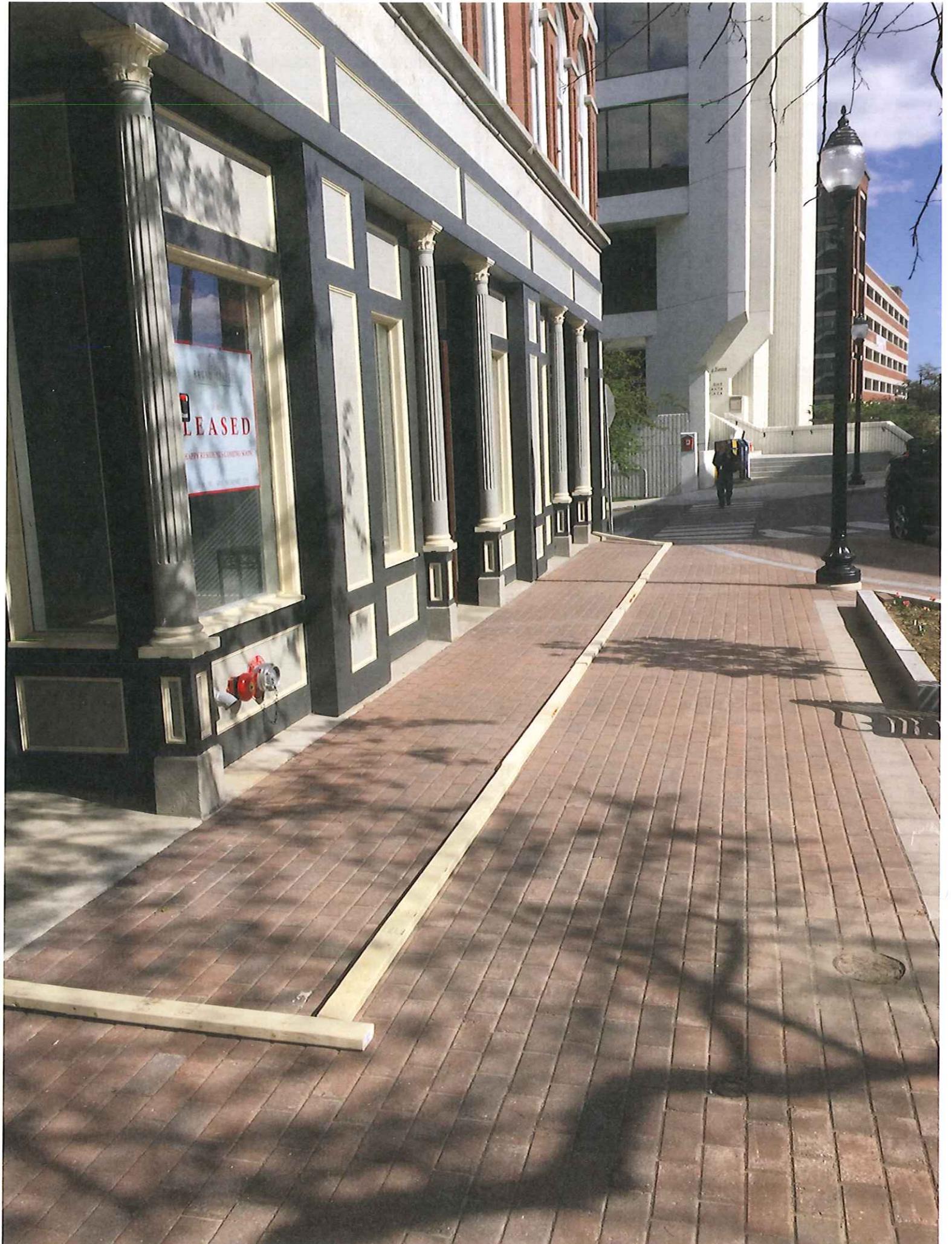




**BROAD SIRILLI**  
REALTY  
**AVAILABLE**  
CONTACT US FOR RENT DETAILS  
(903) 781-7811 WWW.BROADSIRILLI.COM

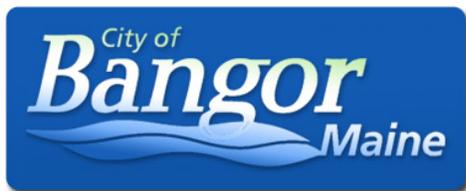
5863 UE





LEASED

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Tanya Emery  
DATE: May 31, 2016

## Request for Zone Change and Additional Lease Parcel – 208 Maine Ave (001-258)

Under a lease signed in March 2014 and good for 10 years, the Bangor School Department leases a building and land at 208 Maine Avenue from the City. This location houses a regional program for children with special needs. The program has grown significantly and the School Department wishes to place a portable classroom next to the existing building to accommodate the additional students and staff.

The challenge is that the existing lease parcel cannot accommodate the portable classroom, and the adjacent parcel is a development parcel within our Maine Business Enterprise Park subdivision and not zoned appropriately. In addition, the current lease parcel is contained within the Airport SLODA (a DEP permit), and the proposed additional parcel is in the Maine Business Enterprise Park SLODA. In short, there are a number of logistical challenges in making this change.

Attached are images showing the proposed expansion area and zone change prepared by the School Department's consultant.

Staff seeks guidance from the Committee on this matter regarding expanding the lease parcel, terms, and applying for a zone change.

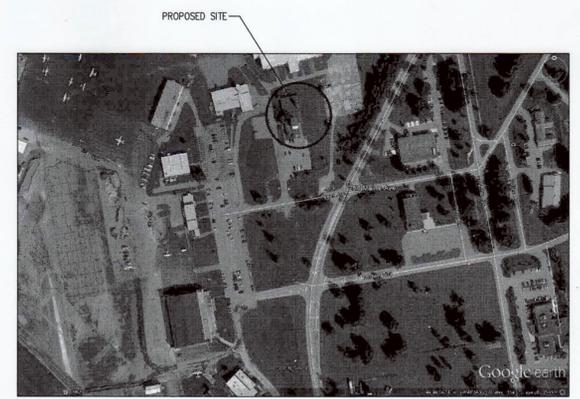
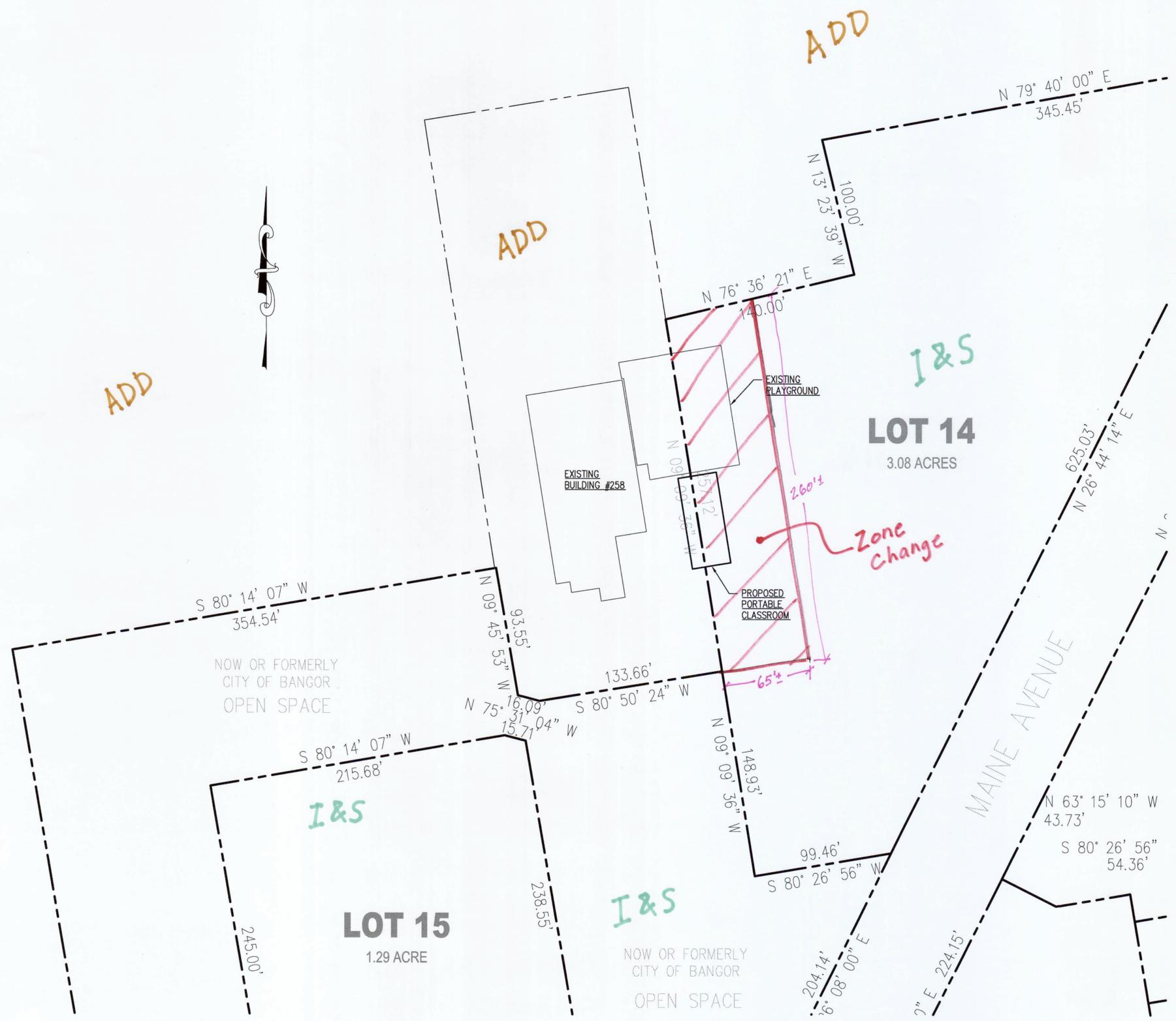
Attachment: AS



**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

**GENERAL SITE NOTES:**

- EXISTING CONDITIONS BASED ON LIMITED SITE OBSERVATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SERVICE STUBS WITH UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION.
- EROSION CONTROL MESH SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 5:1.
- HAY BALE BARRIERS SHALL BE INSTALLED AROUND EXISTING CATCH BASINS, AND PIPE INLETS/OUTLETS DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION WORK.
- ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED AND RECEIVE PROPER EROSION CONTROL MANAGEMENT.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY LEDGE REQUIRED TO BE REMOVED. NONE IS EXPECTED.
- CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
- ALL PAVEMENT AND CURBING THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY.
- COORDINATE LAYOUT WITH BUILDING PLANS.
- CONSTRUCTION ACTIVITIES OCCURRING AFTER NOVEMBER 15TH SHALL INCORPORATE A WINTER CONSTRUCTION PLAN TO BE APPROVED BY THE CITY OF BANGOR.
- PROVIDE INSULATION AS DIRECTED BY ENGINEER AND AT ALL PIPE CROSSINGS.
- ALL NEW WATER MAIN PIPE SHALL BE CLASS 52 PIPE UNLESS OTHERWISE NOTED. GATE VALVES AND OTHER APPURTENANCES SHALL MEET BANGOR WATER DISTRICT MATERIAL AND INSTALLATION STANDARDS.
- ALL WORK AND PIPING ACCESSORIES INVOLVED WITH CONNECTING NEW SPRINKLER SERVICES TO EXISTING WATER MAINS ARE PROVIDED BY GENERAL CONTRACTOR. BANGOR WATER DISTRICT IS RESPONSIBLE FOR TAPPING INTO EXISTING WATER MAIN. THIS SHALL BE COORDINATED WITH BANGOR WATER DISTRICT. SEE SPECS. FOR MATERIAL.
- CONTRACTOR SHALL MAINTAIN 5 FEET MIN. OF COVER OVER NEW WATER MAIN.



REVISIONS		DESCRIPTION
NO.	DATE	BY

BANGOR SCHOOL DEPARTMENT  
**BUILDING #258 PORTABLE CLASSROOM**  
208 MAINE AVENUE BANGOR, MAINE  
**PROPOSED SITE PLAN**  
PROPERTY LINES

Drawn: JE  
Checked: RB  
Scale: AS NOTED  
Date: 05-27-2016

Project No:  
16034

Sheet Number:  
**1**

SITE PLAN  
SCALE: 1" = 40'