

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 16, 2015 5:15 PM

City Council Chambers

AGENDA

1. 25-27 Broad Street LLC – Request for Use of Sidewalk for ADA Accessibility (see attached Memo, Letter, Location Map, Photo, & Ramp Plan details)
2. License Agreement for Parcel Usage Next to 22 Mercantile Square (see attached Memo)
3. **Executive Session** – Economic Development – Disposition of Property – 1 M.R.S.A. § 405(6)(C) (Information to be provided at the meeting)
4. Committee Action on Above Item

MEMORANDUM

To: Business and Economic Development Committee
From: Jeremy P. Martin, Code Enforcement
Date: June 7, 2015
Re: 25-27 Broad Street LLC – Request for use of Sidewalk for ADA accessibility

In 2007 the Bangor Museum and Center for History had proposed to renovate the historic Circular Block building into a museum celebrating Bangor's history. The project was not completed and the building remained vacant. In 2014 Telford Allen III's 25-27 Broad Street LLC acquired the building and invested over a million dollars in the restoration and rehabilitation of this historic building and created five (5) apartments. His plan was for commercial use on the ground floor. By February 2015 all five apartments were completed and fully occupied. As the residential portion of the project moved along, plans for the ground floor progressed more slowly until earlier this year when a tenant was found to develop this space into Evenrood's restaurant. As the other portion of the building was completed and work commenced on the restaurant it was discovered that due to changes in layout requirements for the apartments, combined with historic preservation requirements at the entrance to the restaurant the developer was unable to provide for appropriate handicapped accessibility into the restaurant.

Therefore 25-27 Broad Street LLC is now requesting to utilize a portion of the Broad Street sidewalk for the installation of a handicapped ramp providing accessible access to the restaurant. The ramp will be black metal and will extend 5'6" into the sidewalk and run approximately 15'8" along the front of the Circular Block building. There will be nothing permanently affixed to the City sidewalk and no penetrations will be made into city property. Once installed there will be a minimum of 16' of sidewalk from the edge of the ramp to the edge of street curb, which will provide for ample public access over the sidewalk. Please see the attached letter from Telford Allen III along with supporting documentation, including a location map, and ramp details.

A handwritten signature in black ink, appearing to be 'JPM', with the initials 'JPM' written in a smaller font directly below the signature.

25-27 Broad Street LLC
202 B Maine Avenue
Bangor, Maine 04401

Jeremy P. Martin
Division Director Code Enforcement
73 Harlow Street
Bangor, ME 04401

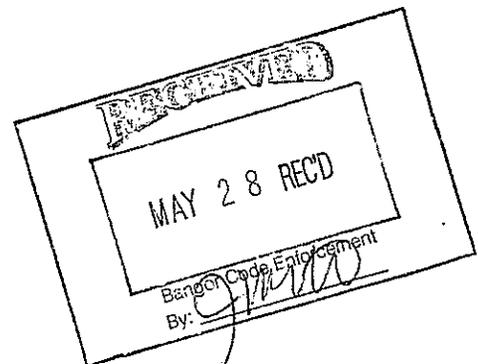
Dear Jeremy:

As we are in the final phase of development of Circular Block we need to install an ADA ramp to allow safe entry and exit to the new restaurant. Due to prior Historic Preservation Commission concerns and phase in design criteria we needed to install a 9 inch granite block below the main entrance door. Bob Perry will be providing you with a blue print of the proposed ramp. Feel free to contact me (299-4522) or Bob Perry (974-9060). Thank you.

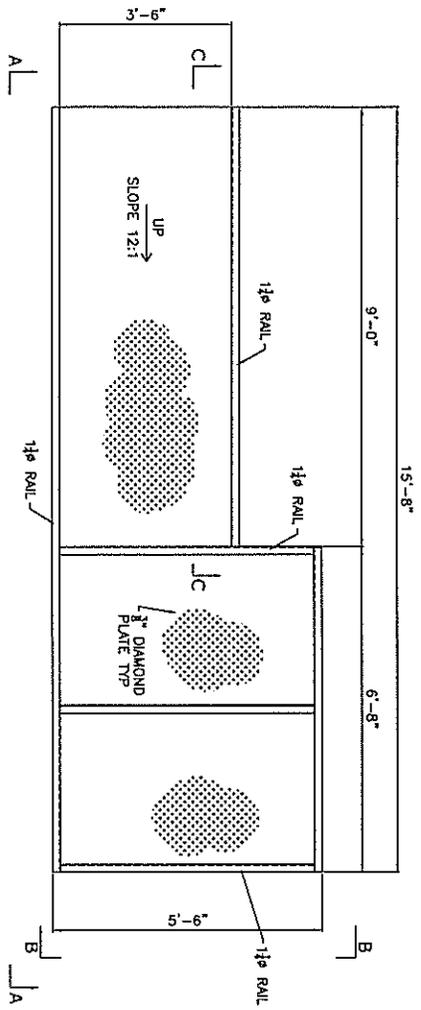
Sincerely,



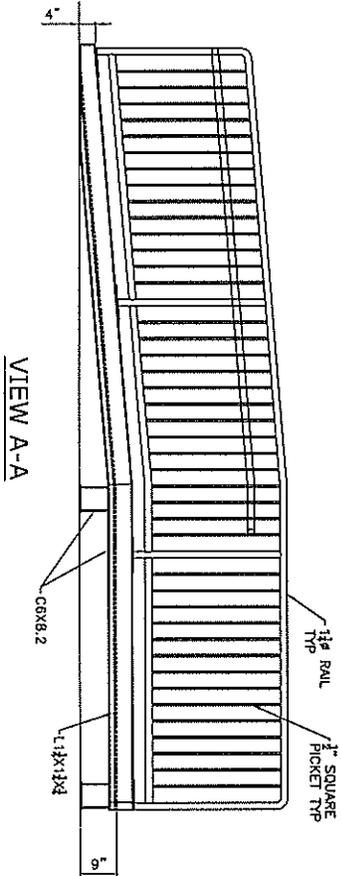
Telford Allen III



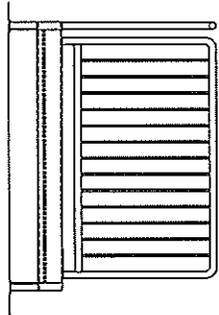




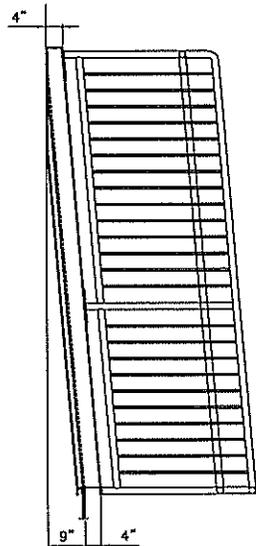
RAMP PLAN VIEW



VIEW A-A



VIEW B-B



VIEW C-C

ANG CODE: ANG D11	SPEC:
MATERIAL AS NOTED	HOLES: A/N
BOUNDS AS NOTED	ELECTRODE: E70XX
SURFACE PREP: N/A	REF. DWG:
PRIMER: N/A	
FINISH: A/N	
DETAILER: HD	DATE: 8/7/15
CHECKER:	DATE:
PROJECT: ARCH. BUILDING	
LOCATION: BANGOR, MAINE	
DESIGNER:	
CUSTOMER:	
STILLWATER METALWORKS	108 FLORENCE AVE BANGOR, ME 04401
PHONE: 207.262.5555	FAX: 207.972.2151
DWG. TITLE: RAMP PLAN AND ELEVATIONS	
FOR APPROVAL	
DRAWING NO. E1	

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Caitlin Brooke, Business Development Specialist and
Downtown Coordinator
DATE: June 5, 2015

License Agreement for Parcel Usage Next to 22 Mercantile Square

This item concerns a proposed license agreement between the City and DES Properties LLC for the storage of trash receptacles in the city-owned parcel adjacent to 22 Mercantile Square in downtown Bangor. The receptacles would be utilized by the tenants in the building.

As a condition of the agreement, the 10 ft. x 5 ft. requested space would be enclosed by a black, vinyl-coated chain link fence. The term of the agreement would be for a period of 10 years and require maintenance of the fence and enclosed area.

Staff asks that the Committee recommend approval of this agreement to the Council in a final form as agreed to by the City Solicitor or Assistant City Solicitor

