



October 5, 2020

City of Westbrook
Planning Department

Attn: Jennie Franceschi, Director of Planning and Code Enforcement
2 York Street
Westbrook, ME 04092

Harriman Project No. 19579

Re: Westbrook Mixed-Use Development - Subdivision Plan Application

Dear Jennie:

We appreciate this opportunity to submit the attached Subdivision Plan to the City of Westbrook as part of the review process by the City's administration and its' residents of the site improvements currently proposed by this mixed-use development project.

PROJECT BRIEF

The project is a collaborative effort between the developer TDB, LLC and the City of Westbrook that considers improvements to a portion of City owned property along William Clarke Drive. This land is currently used as the Mechanic Street Parking Lot.

The proposed mixed-use development is comprised of a greenhouse use for Vertical Harvest, a multiple story parking garage accommodating 419 parking stalls, and fifty (50) residential dwellings on the top floors. The residential use incorporates a green roof type open space area.

Ground level improvements being considered are strategically placed to support the proposed uses. These site improvements consist of streetscape elements of street trees, planting areas, streetlights along both Mechanic Street and William Clarke Drive, site amenities such as bench seating. An enhanced streetscape is also proposed along the existing alley that borders the east of the proposed building. In concept, integrated with the streetscape along William Clarke Drive is green infrastructure that would accommodate storm water from the project and adjoining streetscape.

SUBDIVISION PLAN

The submitted Subdivision Plans show improvements to the site and provides most of the information required by the City's *Subdivision Review Checklist*. Those items not shown are described in the following bulleted points:

- **Perimeter Boundary:** The existing perimeter boundary for the property is shown and noted along adjoining Mechanic Street, Main Street, William Clarke Drive. The perimeter boundary for the remainder of the property further east is not shown. This is so the proposed project could be seen at an appropriate scale. To include the full extents of the parcel would change the scale of the plan to be changed and the proposed improvements difficult to read on the required 24"x36" sized sheets. The subdivision plans will show proposed property lines in subsequent iterations of the plans when the property boundaries are agreed to by the developer and City.

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- Reserved Areas for Future Development: At this time, the project does not consider any additional area for future development.
- Tentative Easements and Rights-of-Way: The city provided survey shows known covenants, easements, and other legal nonpossessory conditions. No additional easements or rights of way are currently contemplated by the proposed development. As the development proceeds thru the City's review process, easements may be agreed to by the City and developer and added to the subdivision plan documents.
- Areas and Topographic Features: The project site is a developed public parking area and without notable landscape and topographic features
- Cost estimate and Performance Guarantee Arrangement: The performance guarantee for the project will be via payment and performance bonds along with the City's backing.
- DEP permit: At the time of this application, the required DEP permit application has not yet been submitted. Harriman attended a pre-application meeting with DEP on August 19, 2020, and a final application will be submitted prior to the next Planning Board hearing on October 20, 2020.
- Utility will-serve letters: Please refer to the attached correspondences with Central Maine Power and Portland Water District for the status of each utility's ability to serve letter.
- Fire Chief approval and Statement from Police Chief relative to traffic circulation: Harriman will coordinate directly with City staff to obtain these written approvals prior to the next Planning Board hearing on October 20, 2020.
- Recreation and Conservation Commission statement: The proposed development has had an initial meeting with the commission to discuss open space amenities proposed by the development. It is understood by the committee that the prepared Open Space Sketch Plan will be modified as the roof garden design is finalized and resubmitted to the committee for final review and their advisory statement then sent to the Planning Board.
- Village Review Overlay Zone Application: The Village Review Overlay Zone application and associated elevations and cover letter were submitted separately on September 30, 2020.

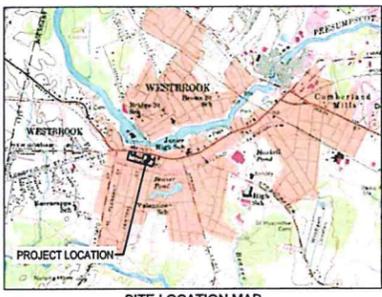
It is noted here the signed application form states the City of Westbrook as the property owner and TDB, LLC as the applicant. Additionally, the authorized agent is Harriman on behalf of the developer Greg Day of TDB, LLC.

We are excited about this development and working with the City of Westbrook and its citizens to create a successful project that will create economic and lifestyle opportunities for the community. If you have any questions or need additional information, please contact us.

Sincerely,

Harriman
Mark Burnes, AIA
Principal
Harriman
mburnes@harriman.com

Audra E. Wrigley, RA
Project Manager
Harriman
awrigley@harriman.com



SITE LOCATION MAP
NOT TO SCALE

PLANT LEGEND: GREEN ROOFS

DECIDUOUS SHRUBS	SIZE	NOTES	QTY
Buddleia davidii	2 Gallon	Zone: 4	--
Butterfly Bush			
Nandina domestica 'Nana'	2 Gallon	Zone: 4	--

EVERGREEN SHRUBS	SIZE	NOTES	QTY
Juniperus procumbens	1 Gallon	Zone: 4	--
Common Garden Juniper			
Gaultheria procumbens	1 Gallon	Zone: 3	--
Wintergreen			

PERENNIALS	SIZE	NOTES	QTY
Achillea millefolium	#3 Container	Zone: 3	--
Yarrow			
Ajuga reptans	#2 Container	Zone: 3	--
Common Bugle			
Allium schoenoprasum	#1 Container	Zone: 4	--
Chives			
Aquilegia canadensis	#3 Container	Zone: 3	--
Columbine			
Hemerocallis 'Anna Warner'	#3 Container	Zone: 3a	--
Day Lily			
Lavandula angustifolia	#3 Container	Zone: 5	--
English Lavender			
Oenothera fruticosa	#2 Container	Zone: 4	--
Evening Primrose			
Rudbeckia fulgida	#3 Container	Zone: 3	--
Orange Coneflower			
Sedum varieties	#1 Container	Zone: 4	--
Perennial sedum			
Stachys byzantina	#2 Container	Zone: 4	--
Lamb's Ears			
Symphoricarpos novae-angliae	#3 Container	Zone: 4	--
New England Aster			

ORNAMENTAL GRASSES	SIZE	NOTES	QTY
Carex flacca	#3 Container	Zone: 4	--
Blue - green Sedge			
Eragrostis spectabilis	#3 Container	Zone: 5	--
Purple Lovegrass			
Festuca glauca	#3 Container	Zone: 4	--
Blue Fescue			

- Not all plant material species and quantities shown will be used. Final plant material specifications dependent on conformance to, and approval by, local and state regulations and agencies.
- Plant material specified shall conform to ANLA American Standard for Nursery Stock, ANSI Z60.1 current edition.
- Plant material installed on roof membrane using 4"x4" tray system.



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TDB DEVELOPMENT, LLC
WESTBROOK DEVELOPMENT

WESTBROOK, MAINE
Harriman Project No. 19579
Key Plan



PLANNING BOARD
APPLICATION REVIEW
SEPTEMBER 24, 2020

Rev Date	Revision Description

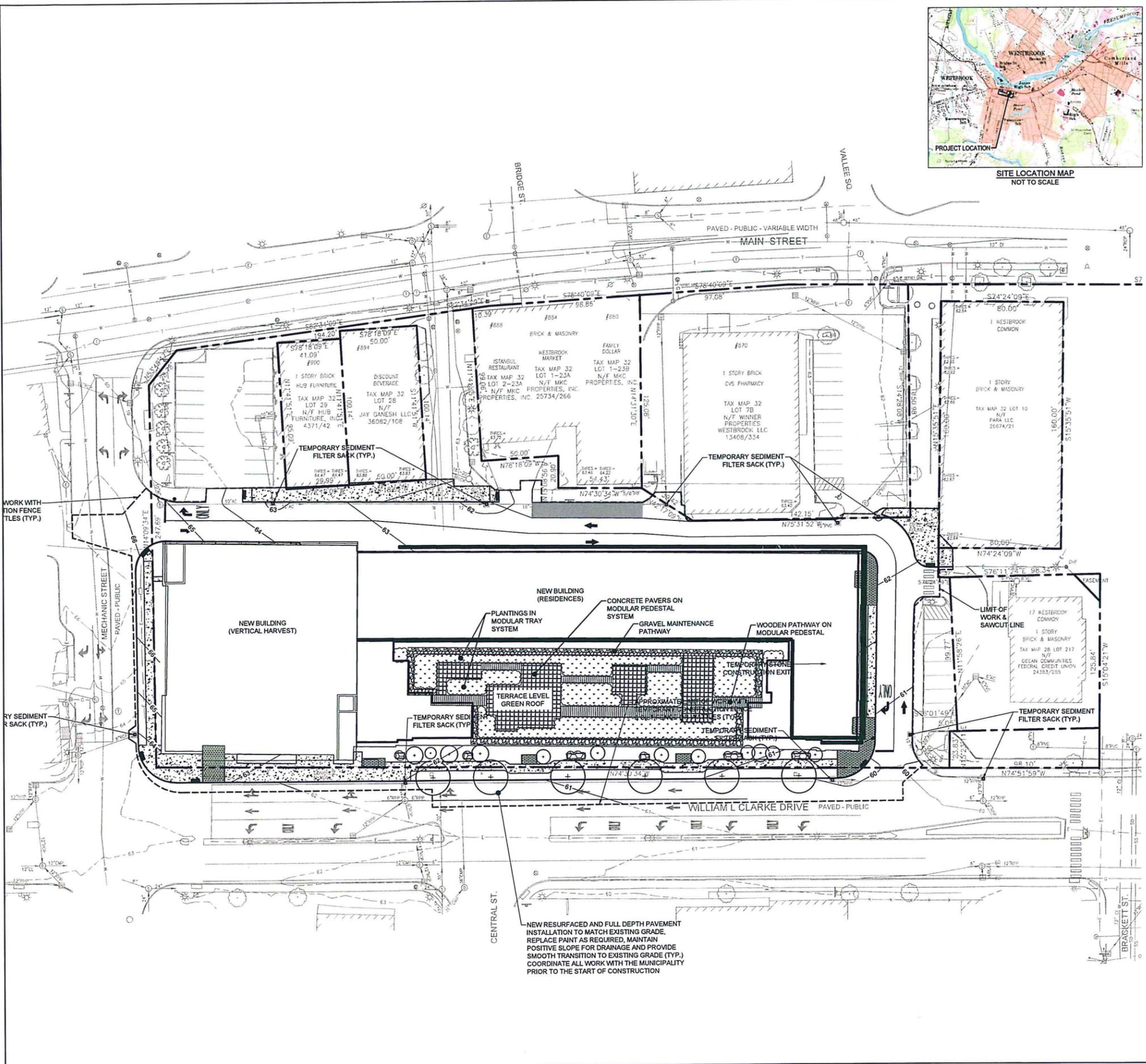
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Drawing Scales
1" = 30'

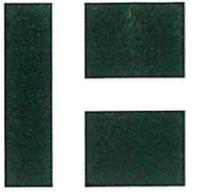
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PLANTING PLAN
TERRACE LEVEL

L40-2



NEW RESURFACED AND FULL DEPTH PAVEMENT
INSTALLATION TO MATCH EXISTING GRADE.
REPLACE PAINT AS REQUIRED, MAINTAIN
POSITIVE SLOPE FOR DRAINAGE AND PROVIDE
SMOOTH TRANSITION TO EXISTING GRADE (TYP.)
COORDINATE ALL WORK WITH THE MUNICIPALITY
PRIOR TO THE START OF CONSTRUCTION



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**TDB DEVELOPMENT, LLC
WESTBROOK
DEVELOPMENT**

WESTBROOK, MAINE

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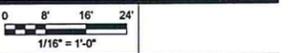
Key Plan Proj North



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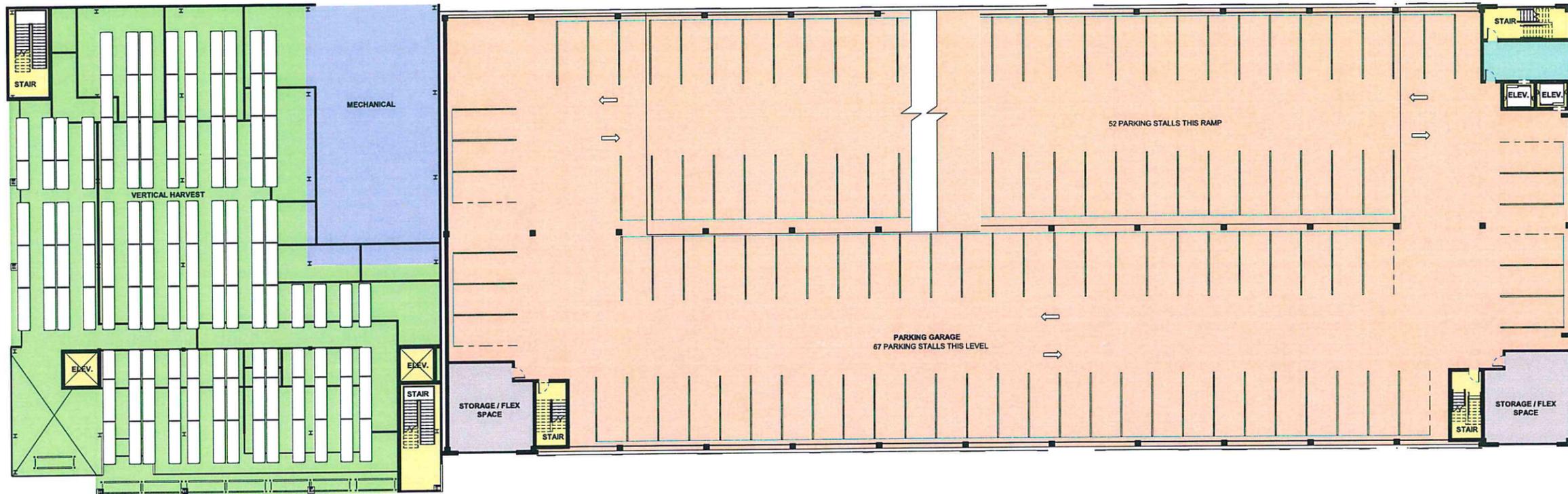
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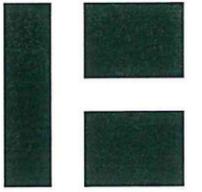
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SECOND LEVEL PLAN

A10-2



A1 SECOND LEVEL PLAN
SCALE: 1/16" = 1'-0"



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**TDB DEVELOPMENT, LLC
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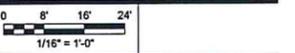
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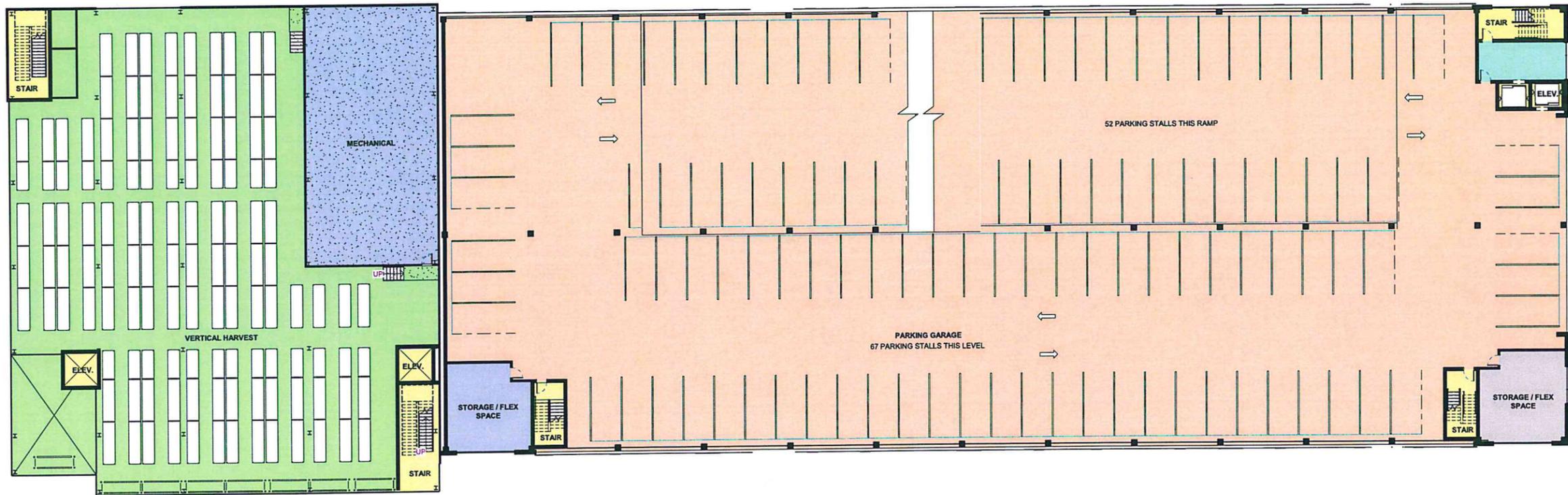
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THIRD LEVEL PLAN

A10-3



A1 THIRD LEVEL PLAN
SCALE: 1/16" = 1'-0"



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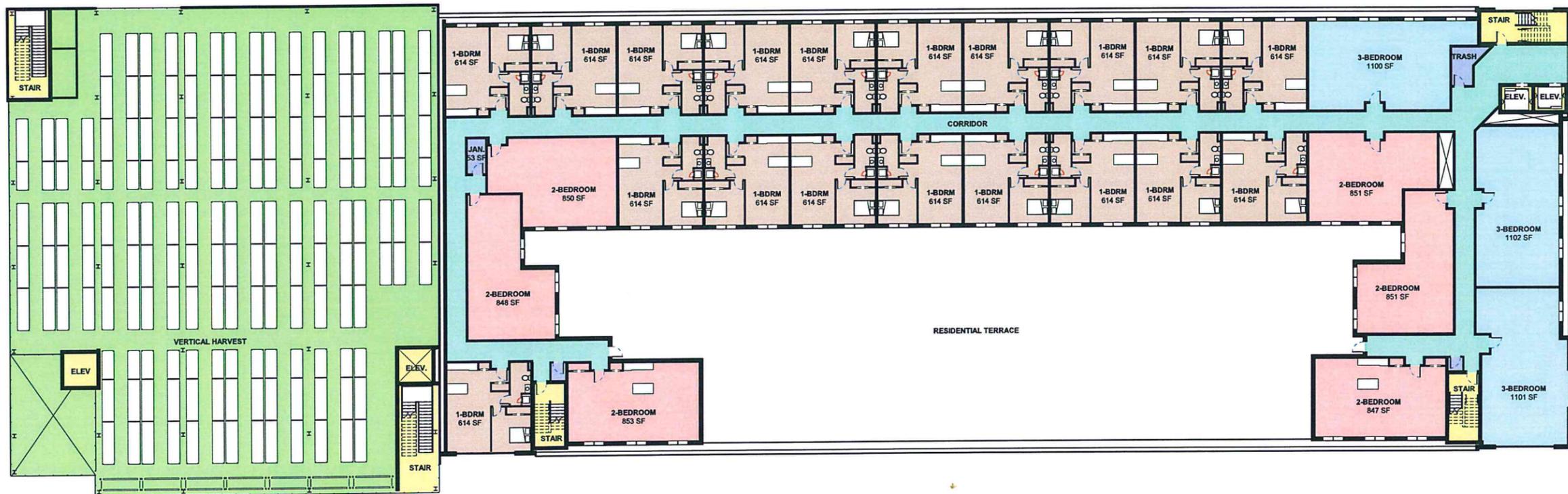
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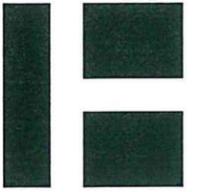
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FIFTH LEVEL PLAN

A10-5



A1 FIFTH LEVEL PLAN
SCALE: 1/16" = 1'-0"



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TDB DEVELOPMENT, LLC
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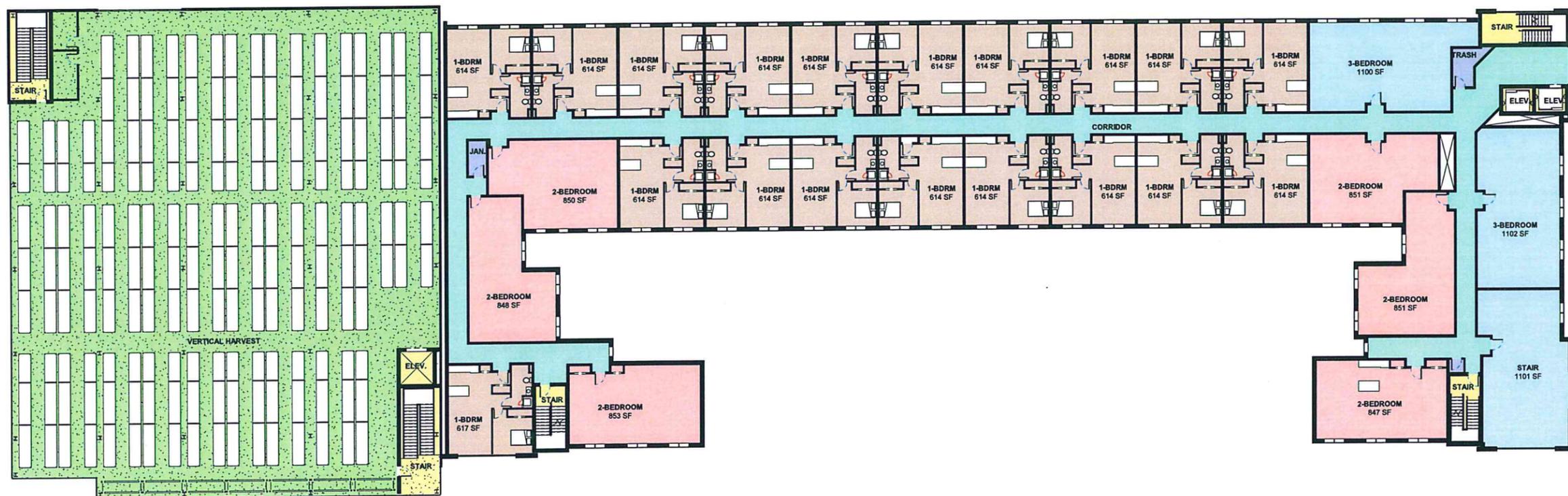
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SIXTH LEVEL PLAN

A10-6



A1 SIXTH LEVEL PLAN
SCALE: 1/16" = 1'-0"