

# LEWISTON CITY COUNCIL WORKSHOP AND SPECIAL MEETING AGENDA

## CITY COUNCIL CHAMBERS, CITY HALL

**TUESDAY, SEPTEMBER 11, 2018**

### **6:00 p.m. Workshop**

Pledge of Allegiance to the Flag.

### **WORKSHOP**

1. Presentation from Bates College representatives regarding the proposed new Science Building.
2. Discussion to set issues and/or items for the upcoming Joint Meeting with the School Committee.

### **SPECIAL MEETING**

- ES-1. Executive Session pursuant to MRSA Title 1, section 405 (6)(c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

LEWISTON CITY COUNCIL  
WORKSHOP & SPECIAL MEETING AGENDA  
TUESDAY, SEPTEMBER 11, 2018  
6:00 PM

WORKSHOP ITEMS:

1. Bates College Science Building – 15 minutes

Bates College is currently in the process of planning for the construction of a three-story science building on Campus Avenue between Bardwell and Nichols streets. Representatives of the College would like to review this project with the City Council.

2. Joint Meeting with School Department – 10 minutes

The Council will be meeting with the School Committee on September 25<sup>th</sup>. This will provide the Council with an opportunity to suggest issues/items to be included on the agenda for that meeting.

EXECUTIVE SESSION:

ES-1. Executive Session – Economic Development

September 6, 2018  
W-P Project No. 14021B

City of Lewiston  
Mr. David Hediger  
Director, Planning and Code Enforcement  
27 Pine Street  
Lewiston, ME 04240

Subject: Bates College New Science Building Project  
Utility Easements and Street Modifications

Dear Mr. Hediger:

Bates is developing plans for a new science building at 45 Campus Avenue on property that they currently own. The project will allow a decompression of existing science facilities by relocating STEM programs to the new building. It will enable renewal of aging infrastructure within existing facilities and provide modern teaching spaces that help keep Bates competitive for top student and teaching talent. The project will require easements for a private utility crossing of a public street, sidewalk easements and some adjustments to the on-street parking that will require review and approval by the City Council. The following is an explanation of the easements and street modifications that we anticipate will be necessary for the project.

The project will extend Bates' private electrical services to the proposed building from existing services across Bardwell Street. This will require a 20' wide easement across Bardwell Street for the electrical service.

As part of the Project's site design, we are proposing to reconstruct the sidewalks along Bardwell and Nichols Street and Campus Avenue. The sidewalks along Bardwell and Nichols Streets will be relocated against the proposed building to allow for a planting esplanade along the edge of the streets and will place approximately 2' of the public sidewalk on Bates' property. Bates is requesting that the City approve an easement from Bates to the City for the maintenance of the proposed public sidewalks that are on their property.

The site plan proposes that pavers extend from two building entrances to the curb line of the street, to define the entrance points of the building, which will mean that portions of the sidewalks at the two entrances will have a paver surface, rather than the standard bituminous pavement surface. The paver portion of the sidewalk within the City right-of-way will be subject to an easement from the City to Bates allowing the pavers and for the maintenance of the pavers by Bates.

The project will shift some of the existing on-street parking to the site and create additional off-street parking. Approximately 140' of on-street parking along the west side of Bardwell Street will be eliminated (6 spaces) because the existing road width is not sufficient to accommodate parking on both

City of Lewiston  
Mr. David Hediger  
Director, Planning and Code Enforcement



September 6, 2018  
Page 2 of 2

sides of the street. On Campus Avenue, one additional space will be created by elimination of driveway entrances and the addition of curb extensions. On Nichols Street two on-street space will be lost to the relocation of the fire hydrant and the driveway entrance. The site will have 33 off-street parking spaces and will result in a net increase of 9 spaces between on and off-street parking in the vicinity of the project.

We have attached the following items in support of Bates' request that the City Council review and approve the easements and the changes to the on-street parking:

1. Proposed overall easement plan showing the easements in context of the proposed plan.
2. Parking plan showing existing and proposed parking arrangements for both on-street and off-street parking.
3. Proposed signage plan for on-street parking.

We appreciate your assistance with the review of the easements and street modifications and look forward to having your comments.

Sincerely,  
WRIGHT-PIERCE

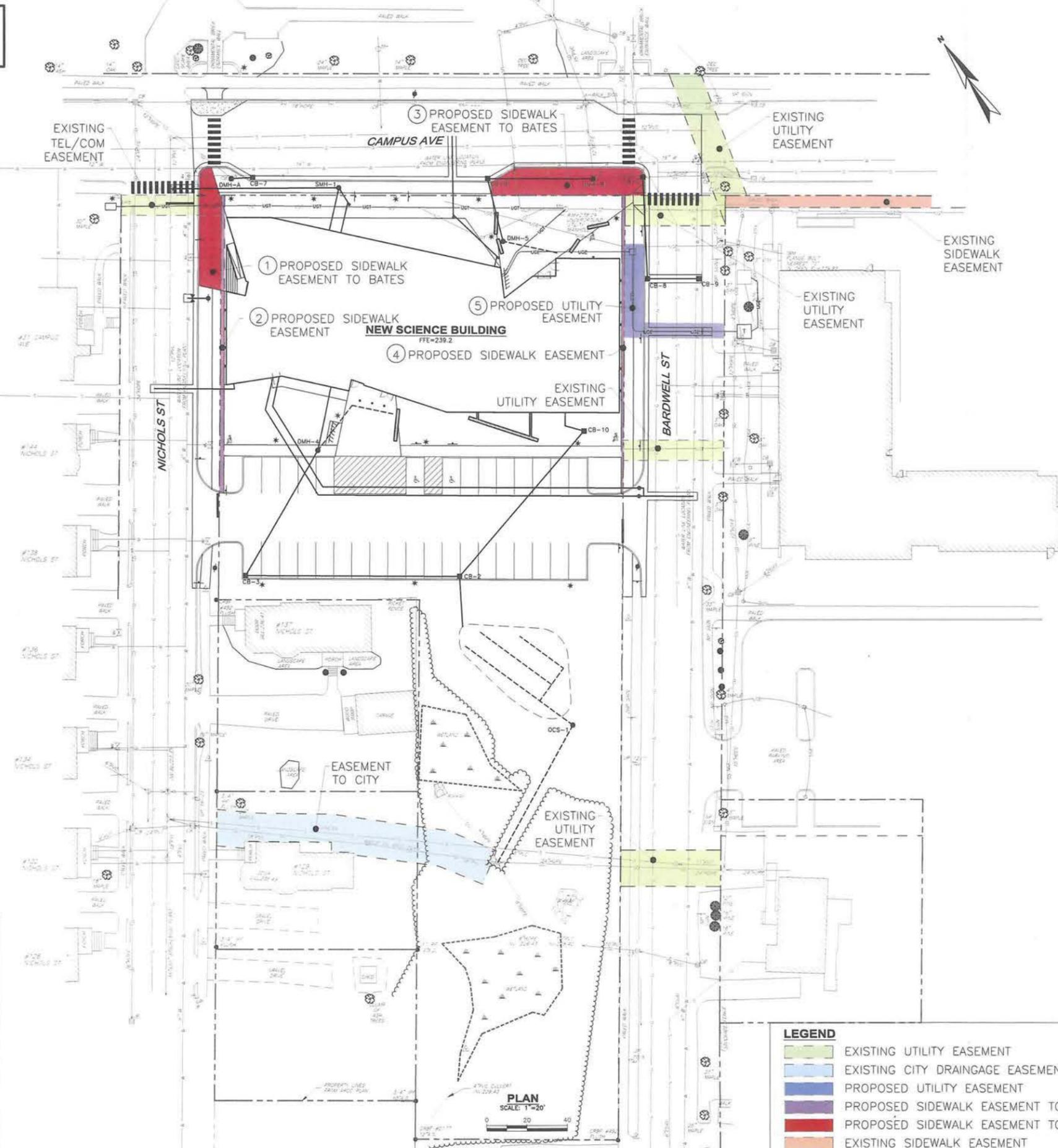
A handwritten signature in purple ink, appearing to read "Jan Wiegman", with a long, sweeping underline.

Jan Wiegman  
Project Manager  
Jan.wiegman@wright-pierce.com

*Enclosures*

cc: *Chris Streifel*  
*Pam Wichroski*  
*Michael Hinchcliffe*

**PRELIMINARY  
FOR REVIEW ONLY**



- EASEMENT KEY**
- ① EASEMENT TO BATES FOR PAVER SIDEWALK
  - ② EASEMENT TO CITY FOR PUBLIC SIDEWALK ON BATES LAND
  - ③ EASEMENT TO BATES FOR PAVER SIDEWALK
  - ④ EASEMENT TO CITY FOR PUBLIC SIDEWALK ON BATES LAND
  - ⑤ EASEMENT TO BATES FOR UTILITIES IN PUBLIC ROAD

- LEGEND**
- EXISTING UTILITY EASEMENT
  - EXISTING CITY DRAINAGE EASEMENT
  - PROPOSED UTILITY EASEMENT
  - PROPOSED SIDEWALK EASEMENT TO CITY
  - PROPOSED SIDEWALK EASEMENT TO BATES
  - EXISTING SIDEWALK EASEMENT

**PLAN**  
SCALE: 1"=20'  
0 20 40

**PAYETTE**

**Architect**  
Payette Associates Inc.  
290 Congress Street, Fifth Floor  
Boston, MA 02210-1005  
Tel: 617-895-1000  
Fax: 617-895-1002

**Code Consultant**  
Howe Engineers, Inc.  
101 Longwater Circle,  
Suite 203  
Norwell, MA 02061  
Tel: 781 878 3500

**Civil Engineer**  
Wright-Pierce  
Engineering  
11 Bowdoin Mill Island  
Suite 140  
Topsham, ME 04086  
Tel: 207 725 8721

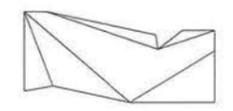
**MEP / FP / COM / SEC / Engineer**  
BR+A  
10 Guest Street  
4th Floor  
Boston, MA 02135  
Tel: 617-254-0016

**Structural Engineer**  
Simpson Gumpertz & Heger  
41 Seyon Street  
Building 1, Suite 500  
Waltham MA 02453  
Tel: 781-907-9000

**Landscape Architect**  
Payette Associates Inc.  
290 Congress Street,  
Fifth Floor,  
Boston, MA  
02210-1005  
Tel: 617-895-1000

**Exterior Envelope**  
Wies, Janney, Elstner  
Associates, Inc.  
311 Summer Street,  
Suite 300  
Boston MA, 02210  
Tel: 781-907-9000

#	DATE	DESCRIPTION
2	06/13/18	SOP DESIGN DEVELOPMENT
1	02/16/18	SCHEMATIC DESIGN



Bates College STEM Projects

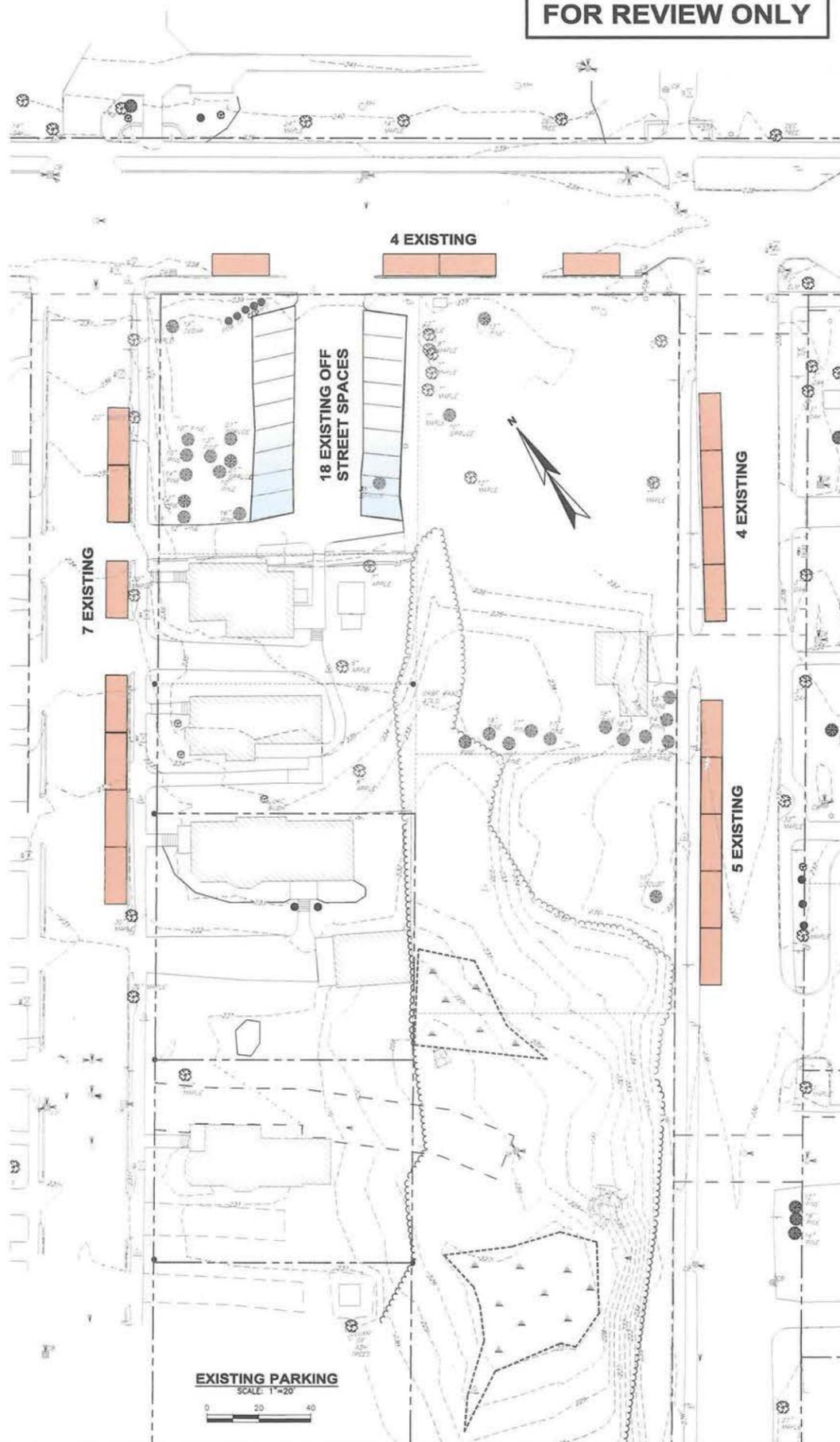
**EASEMENT PLAN**

Drawing Scale  
1"=20'  
Project Number  
14021A  
Date Issued  
09/2018

**C10.0**

NOT FOR CONSTRUCTION

**PRELIMINARY  
FOR REVIEW ONLY**



**EXISTING PARKING**  
SCALE: 1"=20'

- LEGEND**
- EXISTING STREET PARKING (22'-0")
  - NEW STREET PARKING (22'-0")
  - EXISTING ON-SITE PARKING
  - NEW ON-SITE PARKING

**EXISTING OFF STREET PARKING= 18 SPACES**  
**EXISTING ON STREET PARKING= 20 SPACES**  
**PROPOSED OFF STREET PARKING= 33 SPACES**  
**PROPOSED ON STREET PARKING= 14 SPACES**  
**COMBINED EXISTING PARKING= 38 SPACES**  
**COMBINED PROPOSED PARKING= 47 SPACES**  
**INCREASE OF 9 SPACES**

**PAYETTE**

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 Payette Associates Inc.  
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 Fax: 617-895-1002

Code Consultant  
 Howe Engineers, Inc.  
 101 Longwater Circle,  
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 Norwell, MA 02061  
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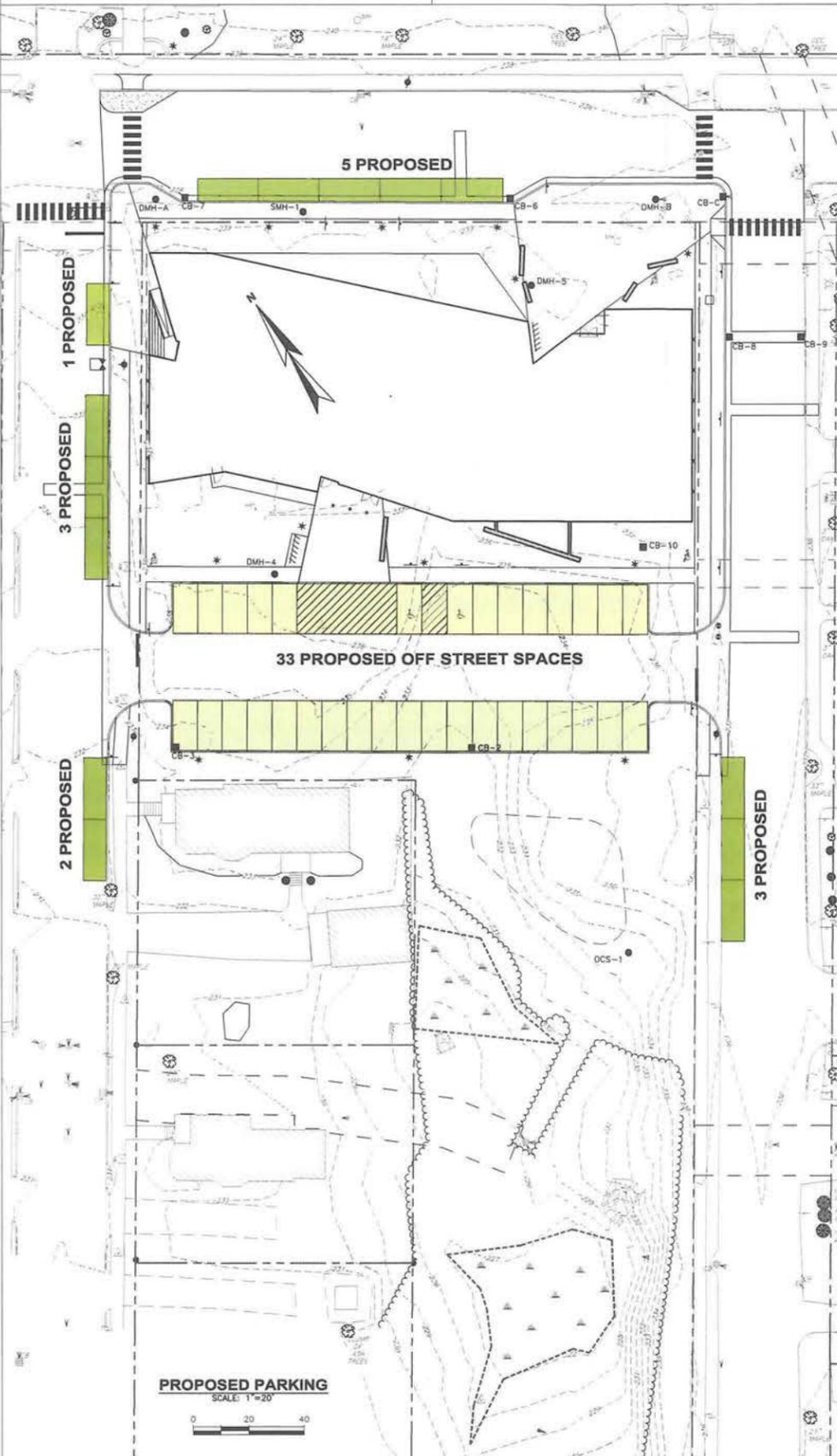
Civil Engineer  
 Wright-Pierce  
 Engineering  
 11 Bowdoin Mill Island  
 Suite 140  
 Topsham, ME 04086  
 Tel: 207 725 8721

MEP / FPI / COM / SEC / Engineer  
 BR+A  
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Structural Engineer  
 Simpson Gumpertz & Heger  
 41 Seyon Street  
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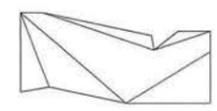
Exterior Envelope  
 Wiss, Janney, Elstner  
 Associates, Inc.  
 311 Summer Street,  
 Suite 300  
 Boston MA, 02210  
 Tel: 781-907-9000



**PROPOSED PARKING**  
SCALE: 1"=20'

NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION
3	06/15/18	SOS DESIGN DEVELOPMENT
2	03/16/18	SCHEMATIC DESIGN
1		



Bates College STEM Projects

**PARKING ANALYSIS OF  
DEVELOPMENT AREA**

Drawing Scale  
1"=20'

Project Number  
14021A

Date Issued  
05/2018

**C10.1**

**Architect**  
 Payette Associates Inc.  
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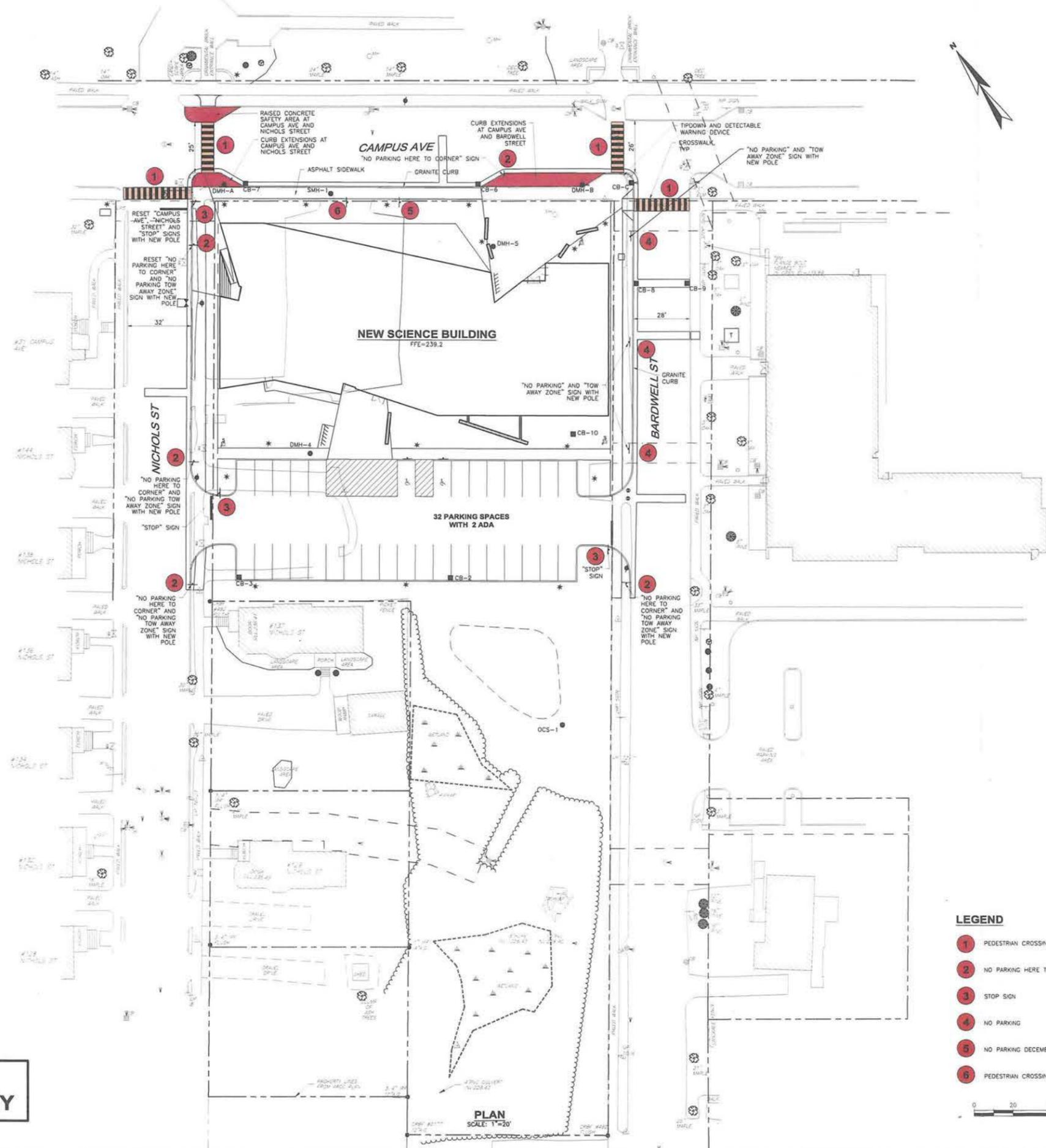
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**PRELIMINARY  
 FOR REVIEW ONLY**

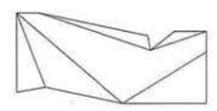
**LEGEND**

- 1 PEDESTRIAN CROSSING
- 2 NO PARKING HERE TO CORNER SIGN
- 3 STOP SIGN
- 4 NO PARKING
- 5 NO PARKING DECEMBER TO APRIL
- 6 PEDESTRIAN CROSSING

0 20 40

NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION
2	04/15/18	SOS DESIGN DEVELOPMENT
1	03/15/18	SCHEMATIC DESIGN



Bates College STEM Projects

**ROW MODIFICATIONS  
 PLAN**

Drawing Scale  
 1"=20'

Project Number  
 14021A

Date Issued  
 5/15/2018

**C10.2**

# LEWISTON CITY COUNCIL

## MEETING OF SEPTEMBER 11, 2018

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. ES-1**

**SUBJECT:**

Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

State statutes define the purposes for entering into an executive session.

*EAB/KMM*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.