

May 9, 2014

Planning Department
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 170 Anderson Site Plan Narrative

PROJECT DESCRIPTION

The proposed modifications to 170 Anderson Street include reconfiguration of exterior entrances and accessible ramps, construction of new accessible ramps and stairs, 2 new entry canopies. The exterior improvements also include the addition of new window openings, a new overhead door opening and replacing all windows and doors with energy efficient units. The existing CMU and block exterior will be cleaned and painted.

The interior of the building will remain a multi-tenant industrial warehouse use, with reconfigured restrooms and tenant division partitions.

A portion of the site will be re-graded to make one of the current loading height overhead doors a drive in door.

ZONING ASSESSMENT

The proposed footprint modifications are in compliance with the current ILb zoning ordinance, which have a zero setback requirement.

STATE AND FEDERAL PERMITS


Our understanding is that State and Federal Site related Permits for this site are not required. The only State Permits will be constructions and ADA permits as part of the Building Permit Process.

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NATURAL FEATURES

Our understanding is that there are no significant natural features on the site.

CONSISTENCY WITH MATER PLAN

The proposed uses are the same as the existing current uses which contribute to the success of the Industrial Zone located on the Peninsula and are consistent with the City's Master Plan.

REQUEST FOR WAIVERS

We are requesting a waiver from the sidewalk construction requirement for the frontage along Cove Street. The extent of proposed exterior modifications for the project is relatively minor in nature and the cost to construct the sidewalk on Cove Street would significantly increase the exterior improvements budget which would make the improvements not feasible. Please see the attached letter from the Owner and Contractor.

TRAFFIC ANALYSIS

A traffic analysis has not been conducted for this project as there is not change in use or occupant load from its current use, thus it is expected that the traffic will remain unchanged.

EXTERIOR SIGNAGE

A Separate signage permit application will be submitted for all exterior signage.

FIRE DEPARTMENT REVIEW AND CODE SUMMARY


At this time we have not submitted information for a Fire Department review or completed a Site Code Study as we are not

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changing the building use or site access. Plans will be reviewed by the Fire Department as part of the building permit process.

DESIGN STANDARDS

Our understanding is that the limited proposed exterior modifications will not require the project to meet design standards.

Sincerely,



Ryan Senatore, AIA LEED-AP

Principal

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