

Preliminary Plan – Level III Site Plan Application

Submitted by Patrick Venne of Redwood Development Consulting, LLC on behalf of
Maine Modern Development

RE: *180 Washington Avenue, Portland, ME 04101*

PROJECT DESCRIPTION

At a sleek fifty feet (50'), the proposed project ("Project") presents a bold addition to the burgeoning development of one of the City's primary arteries. It is configured as a multi-family residential condominium building with singular street frontage and includes five (5) dwelling units, each with two (2) beds and priced along a range of affordability from affordable to market rate. One deck of street-level off-site structural parking for four (4) vehicles is also proposed. Vehicular and pedestrian access points alike are via Washington Avenue.

The Project will be built in a single phase and possesses a modern design aesthetic. It also intends to seek "passive" energy use status, and presents potential for a rooftop solar array. As such, it presents a dynamic and forward-thinking concept for the Portland peninsula's growing residential market.

In total, the Project will contribute approximately 10,935 gross square feet ("gsf"), including 2,312 gsf of parking, of which a net of approximately 8,800 gsf is usable space.

The Project site is bound to the East (front) by inner Washington Avenue, on the North and South (sides) by other properties within the B-2B zone, and to the West (rear) by residential property within the R-6 zone. Proximately located neighboring uses include a mix of residential and commercial properties including low and mid-rise structures.

The proponent's intent is to further the critical mass of residential units springing forth from a walkable extension of Portland's urban core, at a juncture constituting the confluence of Munjoy Hill, East Bayside, the Eastern Waterfront and Downtown—thus continuing the rapidly developing 'main street' appeal of Washington Avenue with a multilevel, multi-family building developed from the stacked apartment building, or "triple decker" precedent prominent throughout the area. The project reflects the modern day dictates of low energy use, cutting edge construction technologies, and contemporary urban living.