

**Response to Site Plan Standards for Review of Level 3 Site Alteration
122 Anderson Street
Proposed Multi-Tenant Industrial Flex Building**

**Section 1
Development Description**

Narrative

The applicant is requesting a Level 3 site plan review of their plans to construct a Multi-Tenant Industrial Flex Building and parking area at the vacant end of the 122 Anderson Street lot. Our understanding is that this plan and application will be reviewed by the Planning Board at their earliest convenience.

The parcel is long previous industrial site that was classified as a Brownfield and was remediated for a site plan in 2008 which approved the lot as a container truck trailer storage lot, and is located in the ILb District. The front of the lot current houses Bunker Brewery and Tandem Coffee, in small production brick structures. The rear of the site has recently been used for staging of construction for the redevelopment and reconstruction of Anderson Street by the City of Portland.

All previous parking for the existing uses has been subject to space availability in an existing parking lot behind the Muslim Center and between the existing brick structures. The proposed design would create a total of 72 parking spaces, and paved access to link the rear of the site to utilize both curb cuts existing for the lot. As seen by the attached aerial view the lots are very densely industrial developed and are typically of older construction. The proposed site will offer a flex industrial and commercial flex building offering up to ten units for small business and service lease. The concept is to accommodate users for a space to fit their individual needs by altering interior walls to match their spatial needs.