



September 22, 2016
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Barbara Barhydt, Senior Planner
City of Portland Planning Division
City Hall, 4th Floor
389 Congress St.
Portland, ME 04101

Site Plan Level 3 Application Submittal – Anderson Street Realty, LLC
Proposed Multi-tenant Industrial Flex Building and Parking Lot Improvements;
122 Anderson Street, Portland, Maine

Dear Ms. Barhydt:

On behalf of Anderson Street Realty, LLC please find attached 1 (one) paper copy and one diskette with the site plan application and site plans for the Level 3 Site Plan application for the proposed proposed Multi-tenant Industrial Flex Building and Parking Lot Improvements for the project located at 122 Anderson Street. The applicant is requesting a site plan review but is technically an amended site plan as the site was approved in 2008 for a container trucking storage yard. The project will entail plans to construct a 22,400 SF multi-tenant commercial building with associated parking area where a previous trucking sand container storage yard existed. The Owner, Mr. Cardente, feels the site will offer a positive opportunity for small commercial/industrial services or other low impact commercial/industrial uses for local expansion and growth, and can continue to rejuvenate the Bayside portion of the City. Additionally, it will displace a previous vacant brownfield site, and provide small business opportunities with benefits to the City.

The parcel is on a mostly vacant 2.70 acre site classified as a Brownfield industrial site, but was capped during the construction of the container yard in 2008, and since has been used as a construction staging area during the City's reconstruction of Anderson Street. Two existing small production buildings will remain unchanged near the front of the property closest to Anderson Street (Tandem Coffee and Bunker Beer). In the place of the expansive vacant rear section, the owner has requested that a rear 10 unit commercial multi-tenant building with new parking area be constructed. To provide off-street parking spaces for his multi-tenant building, the site was reconfigured to actually reduce impervious area. Our understanding is that this plan and application will be reviewed by the Planning Board given the building footprint exceeds the 20,000 SF threshold. We are hopeful that we might be able to commence subsurface construction prior to the winter season. We anticipate hosting a neighborhood meeting immediately planned approximately for October 4th and we will forward notices and results upon its conclusion.

There currently is some off street parking provided for the existing production building/units (Tandem Coffee Producers and Bunker Beer Brewery). The proposed design would create a total of 72 spaces for the entire lot, and paved access to proposed Building at the rear of the lot, as well improve general circulation around the entire street such access to Anderson Street is streamlined and convenient for incoming traffic. As seen by the attached plans, the northernmost access by the existing scales, is an acute angle and currently congested by the scales. The trucking scales will be removed, the entrance will

be controlled to 24 feet width, and a sidewalk will be added for pedestrian access from the lot to Anderson Street. The sites internal access will be improved with curbed radius islands, clear aisles conforming to City standards, and access provided to return outward bound traffic back onto Anderson Street closer to Fox Street.

The existing site structures will be unchanged, requiring no additional utilities or improvements. We have provided four bike racks in the rear and front, and have decreased the impervious area of the lot by widening green areas and adding landscaping internal points/islands. Given the proposed roof top will shed runoff to the western edge of the lot we have incorporated an infiltration drip edge and maintained the existing infiltration treatment pond and accompanied swales as were approved previously for stormwater treatment, we feel we have reduced impervious surface areas while further improving water quality. There is no addition space or depths available to treat the runoff that is in this confined lot and close to existing Trails and abandoned railroad spurs. Current flows would match existing patterns draining the areas towards the Bayside Trail.

To prove this project meeting the Level 3 requirements, we are formerly preparing Stormwater Management Plan and treatment calculations, which indicate the levels of stormwater treatment. We will be connecting underground utilities to services that were stubbed during recent street reconstruction in Anderson Street, or are existing into the site, like power and telco. We are adding some parking and exterior building lighting to promote a secure location, all lighting will be LED lighting with full shielded cut off fixtures. And finally we will be landscaping the site to make a pedestrian friendly and pleasing appearance for the site and surrounding neighborhood.

The applicant is under a strict construction schedule and would appreciate the earliest opportunity to review and meet with the Planning Board such that the owner can commence foundation construction as soon as possible prior to the cold winter temperatures. The site is currently in a compacted gravel surface/state following the construction staging area. And as such the site is well equipped to stage the construction of the building without much complication.

If you have any questions on this application, please do not hesitate to contact us. We look forward to hearing from you.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Project Manager

JRS/Ilg
Enc.

cc: Doug Cardente-122 Anderson Street Realty LLC
Greg Patterson- PATCO Construction