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June 23, 2014

Ms. Barbara Barhydt
City of Portland, Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Barbara:

Please find attached a Zoning Map Amendment Application related to 89 Anderson Street. Our current plans for 89 Anderson call for a mixed-use building with commercial uses on the ground floor, including a restaurant and residential rental apartments on upper floors.

Per the attached, the parcel sits at the convergence of several Zones and represents an opportunity to improve an underdeveloped property in a way that will contribute to the neighborhood and City. Per our typical standards, the new building will be constructed to a very high environmental standard. The Application and related development plans would support the City's goals as outlined in the comprehensive plan as follows:

- Create new housing on Portland's peninsula
- Encourage neighborhood business centers
- Maximize Development where public infrastructure and amenities already exist
- Locate and Design Housing to reduce impact on Environmentally Sensitive Areas
- Design Housing to use new technology and materials that reduce costs and increase energy efficiency

In addition, our development plans consider the 2010 report entitled "Creating a Sustainable Vision for Maine's Most Diverse Neighborhood". The report created by a Sustainable Design Assessment Team (SDAT), led by experts from the American Institute of Architects (AIA), and in consultation with local officials, community leaders, technical experts, non-profit organizations, and citizens (including many neighbors) takes a comprehensive look at the East Bayside neighborhood and makes recommendations for

a sustainable future. The intersection at Fox and Anderson Streets is called out as one of several "Places with Potential". The report calls out recommendations for creating "Sense of Place" at this corner and suggests "attracting neighborhood-serving uses, such as a coffee shop or deli", among other things. B-2b zoning would support such uses.

Please find attached the following in support of this application:

- 1. Zoning Map Amendment Application Form**
- 2. Copy of Purchase and Sale Agreement**
- 3. Vicinity Map Showing Current Zoning**
- 4. Rendering of Proposed Building**
- 5. Proposed Site Plan and Floor Plans**
- 6. Excerpt from report "Creating Sustainable Vision for Maine's Most Diverse Neighborhood" pages 60-62**

We are committed to creating a progressive and noteworthy project that will enhance an already diverse and dynamic neighborhood. Please do not hesitate to contact me.

Sincerely,



Jonathan Culley
Redfern Properties LLC