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January 21, 2014

Nell Donaldson  
Planning Division, City of Portland  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME 04101

Re: 89 Anderson Street, Level III Site Plan Application

Dear Nell:

Please find attached the Preliminary Level III Site Plan Application related to our proposed mixed-use development at 89 Anderson Street. As you are aware, the project contemplates 53 market rate rental apartments on Floors 2-4, with either 2 or 3 commercial suites on the ground floor, including a restaurant on the corner.

The project is designed to incorporate 'smart growth' principles and a high standard for energy efficiency. Additionally, we have spent a great deal of time and effort refining the architectural design to achieve objectives related to context and scaling.

Attached to this application, please find the following documents:

1. Completed Application Form (6 pages)
2. Evidence of Right, Title, & Interest – Purchase & Sale Agreement (5 pages)
3. Evidence of State and/or Federal Permits (1 page)
4. Zoning Analysis (1 page)
5. Summary of Easements – Fairpoint Easement (3 pages)
6. Written Requests for Waivers (2 pages)
7. Evidence of Financial & Technical Capacity (2 pages)
8. Boundary Survey (1 page)
9. Civil Engineer Cover Letter (2 pages)
10. Site Plan/Civil Engineering Drawings (11 pages)
11. Preliminary Stormwater Management Plan (43 pages)
12. Preliminary Erosion Control Plan (13 pages)
13. Preliminary Landscape Plan (1 page)
14. Capacity to Serve Letters (5 pages)
15. Architectural Drawings, including elevation (4 pages)
16. Summary of Fire Safety (1 page)
17. Architectural Design Narrative (3 pages)
18. Architectural Renderings – Before and After Images (15 pages)

Additionally, a detailed Traffic Analysis has been submitted previously, as part of our earlier Zoning Map Amendment Application.

We look forward to working with the City of Portland to achieve a successful project. Please do not hesitate me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan Culley', with a large, sweeping flourish at the end.

Jonathan Culley  
Redfern Properties LLC  
Redfern Bayside LLC