



A C O R N

ENGINEERING, INC.

Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

May 11, 2017

Subject: Level III Site Plan & Subdivision Application
155 Sheridan Street – Portland, ME

To Whom It May Concern,

BD Sheridan LLC is pleased to submit the accompanying package of submission materials related to the proposed nineteen-unit urban infill project at 155 Sheridan Street. The site is located at Chart, Block, Lot 12-Q-10 & 12-Q-12 spanning from 153 – 165 Sheridan Street. The development will include one workforce housing unit for sale within the proposed building in accordance with Division 30, Affordable Housing of the Land Use Ordinance. This application is intended to comply with the Fort Sumner Park Height Overlay (14-139(d)).

The project site is located within the East End neighborhood and is currently occupied by a single-family, 1.5 story home. It is proposed that the site be redeveloped into a high-density, multi-unit building with nineteen internal parking spaces on the first level and three upper floors of residential units. Select units on the second and third floors will have access to outdoor patios. Due to the existing steep grades, portions of the site will be supported by retaining walls to provide additional, open-air access to the second and third floor apartments. There is also a proposed fourth floor stair access to the adjacent Fort Sumner Park.

New imperious surfaces established by the building footprint is proposed to be treated via a subsurface detention system under the third-floor patios to the rear of the property. Runoff from the roof is to be redirected into the stormwater treatment system before entering the existing municipal stormwater infrastructure within Sheridan Street. The new rooftop is also to be outfitted with a series of modular green roof trays.

This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. The development site is located within the City's R-6 Zoning District, and complies with the permitted uses within the zone.

For information regarding the boundary agreement, please refer to Section C.

Accompanying this cover letter are the following materials:

Documents:

- A. Cover Letter
- B. Level III Site Plan Application
- C. Evidence of Right, Title, and Interest
- D. Conformity with Applicable Zoning Standards
- E. Summary of Easements
- F. Written Request for Waivers
- G. Evidence of Financial Capacity
- H. Stormwater Report
- I. Stormwater Maintenance Agreement
- J. Erosion and Sedimentation Control Report
- K. Fire Department Letter
- L. Solid Waste
- M. Utility Cover
- N. Construction Management Plan
- O. Tree Report
- P. Traffic Impact Study
- Q. Geotechnical Report
- R. Architectural Design Narrative
- S. Lighting Cut Sheets
- T. Structural Design Concept

Drawings:

- Preliminary Civil Site Plan Set, Dated 3/28/2017
- Preliminary Architectural Plan Set, Dated 3/9/2017

BD Sheridan LLC and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.