



City of Portland, Maine
Department of Planning and Development
Text Amendment Application

Application ID: 858 **Application Date:** 09/22/2005 **CBL:** 013 K017001 **Property Location:** 121 and 135

Applicant Information:

Sheridan Street
 Name

Business Name

477 Congress Street, 4th Floor
 Address

Portland, ME 04101
 City, State and Zip

207-523-3410 207-773-8597
 Telephone Fax

Applicant's Right, Title or Interest in Subject Property:

Ownr (121 Sher.) Purchase & Sale (135 Sher.)

Current Zoning Designation: R6

Existing Use of Property:

A 3 story 1,700 sq. ft. single family residence with detached one story garage is located at 121 Sheridan Street. No structures are located at 135 Sheridan Street.

Proposed Use of Property:

In total, the combined properties will have 31 units and 46 parking spaces. The house located at 121 Sheridan Street will be renovated and an additional 2,400 sq. ft. of space will be added to create a three-unit condominium. The detached garage will be removed. The parcel at 135 Sheridan Street will have a 28 unit building that has one level of underground parking and four levels built above. Please see attached narrative.

Property Owner:

O'donnell Peter E Iii
 Name

121 Sheridan St
 Address

Portland, ME 04101
 City, State and Zip

Telephone Fax

Amendment A R7

Amendment B

Amendment C

Section 14: _____

Planning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ **APPROVAL DATE:** _____ **ENACTMENT DATE:** _____



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. **Applicant Information:**

Sheridan Street, LLC

Name

477 Congress Street, 5th Floor

Address

Portland, Maine 04101

523 3410

7738597

Phone

Fax

2. **Subject Property:**

121 & 135 Sheridan Street

Address

Portland, Maine

13 - K - 17

13 - K - 2

Assessor's Reference (Chart-Block-Lot)

3. **Property Owner:** Applicant Other

Name

Sheridan Street, LLC

Address

477 Congress Street, 5th Floor Portland, Maine 04101

523 3410

773 8597

Phone

Fax

4. **Right, Title, or Interest:** Please identify the status of the applicant's right, title, or interest in the subject property:

Owner of 121 Sheridan Street; Purchase & Sale Agreement for 135 Sheridan (see attach)

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. **Vicinity Map:** Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property:

A three story 1,700 square foot single family residence with detached one story garage is located at 121 Sheridan Street. No structures are located at 135 Sheridan Street.

7. Current Zoning Designation(s): R-6

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

In total, the combined properties will have 31 units and 46 parking spaces.

The house located at 121 Sheridan will be renovated and an additional 2,400 square feet of space will be added to create a three-unit condominium. The detached garage will be removed. The parcel at 135 Sheridan will have a 28 unit building that has one level of underground parking and four levels built above. Please see attached narrative.

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100')

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R-6 to R-7

B. Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (~~example~~), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** An Application Fee must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

 X Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

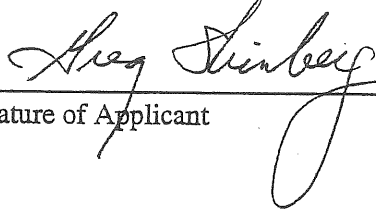
| | |
|---|-----------------------|
| <u> X </u> Zoning Map Amendment | \$2,000.00 |
| <u> </u> Zoning Text Amendment | \$2,000.00 |
| <u> </u> Contract/Conditional Rezoning | |
| Under 5,000 sq. ft. | \$1,000.00 |
| 5,000 sq. ft. and over | \$3,000.00 |
| Legal Advertisements | percent of total bill |
| Notices | .55 cents each |
| (receipt of application, workshop and public hearing) | |

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. Applicants will be billed by the Planning Division.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

September 21, 2005

Date of Filing



Signature of Applicant

Further Information:

Please contact the Planning Division for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

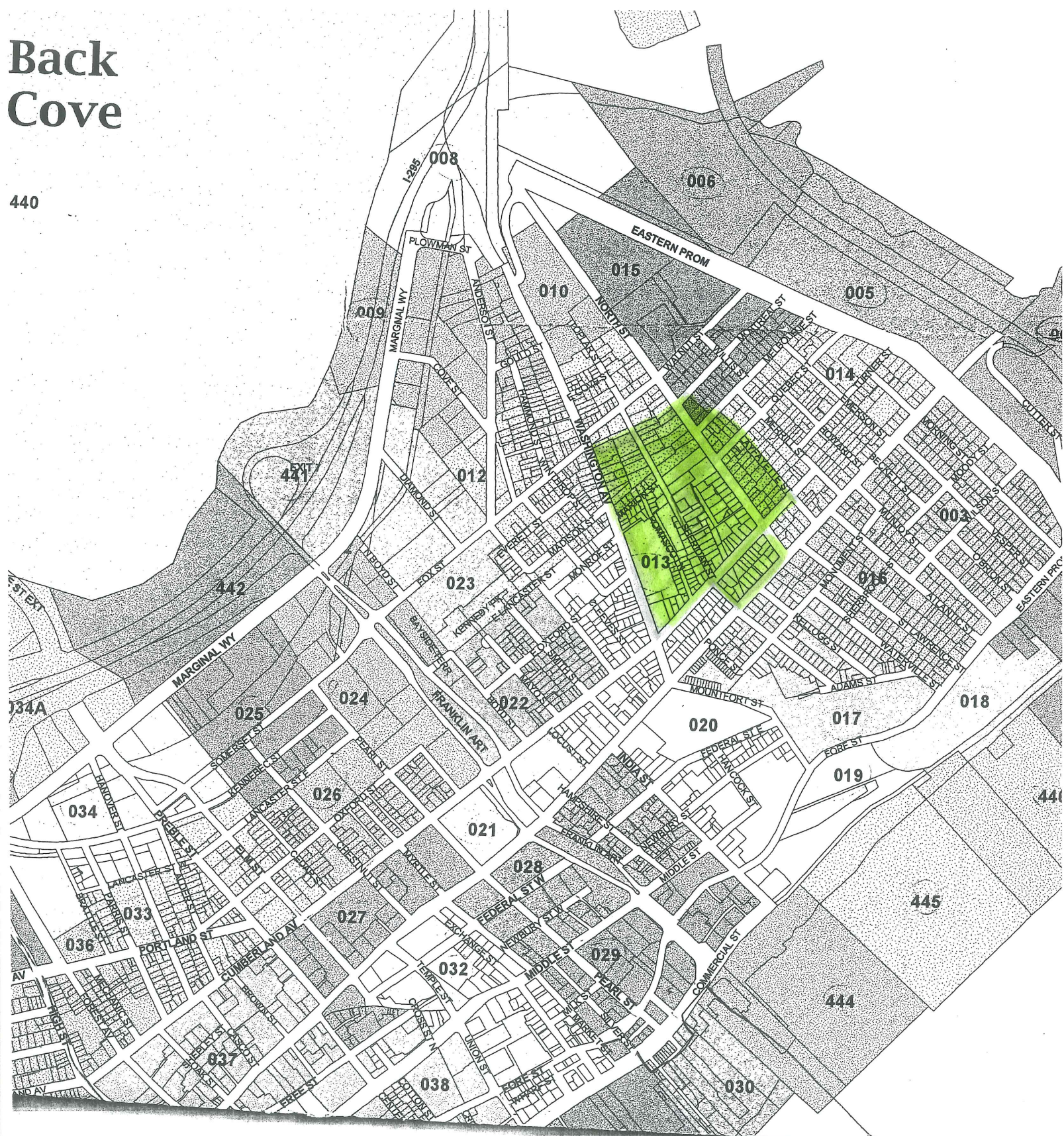
In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

Back Cove

440



#858

121 and 135 Sheridan St.

Receipt of Appl. Notice sent to 500'
Zone change

SHERIDAN HEIGHTS

121&135 SHERIDAN STREET
PORTLAND, MAINE

zoning amendment

~~MAJOR SITE PLAN
REVIEW APPLICATION~~

SEPTEMBER 19, 2005

APPLICANT

Sheridan Street, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax
207 653 7510 Cell
glg@gwi.net

September 19, 2005

Mr. Alexander Jaegerman,
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
121 & 135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

On behalf of Sheridan Street, LLC we are pleased to submit this Site Plan Application for a residential condominium development located at 121 and 135 Sheridan Street in Portland. This submission has been prepared in compliance with the R-7 Compact Urban Residential Overlay Zone required by the City of Portland Zoning and Site Plan Ordinances.

Although this Site Plan Application falls under the established guidelines of the R-7 Zone, it is important to emphasize that the proposed design does not require or utilize the maximum number of units, 50 foot building height, or minimum yard dimensions allowed under the R-7 Permitted Uses. In addition, we have created 46 on site parking spaces, 15 more than is required. We have worked closely with our design professionals to assure that the building is consistent with the character and integrity of the neighborhood and includes the design elements that enhance the streetscape. In addition, the top floor of the building has been designed to respect the views of the neighbors nearby.

The Site

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The combined properties will have 28,627 square feet of land. The parcel at 121 Sheridan is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property. The property is located in the R-6 Residential Zone.

Project Description

In total, the combined properties will have 31 units and 46 parking spaces.

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The house will be renovated and an additional 2,400 square feet of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 28 units constructed over one underground level of parking with 38 spaces. The units will be an average size of 1,300 square feet in floor area. A centrally located elevator and three stairwells will provide access to the upper floors. Eight units will be constructed on the first level and have two bedrooms. Nine units will be constructed on the second level and have two bedrooms. The remaining 11 units will have two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase. Storage will be provided at each level in addition to storage rooms within each unit. All of the units will have an attached porch or deck.

Utilities

Water service to the site is currently provided by a 4-inch water main located in Sheridan Street. A new 8-inch water main will be extended down Sheridan Street to the site. Sanitary sewer will be connected into the existing 8-inch sewer main located in Sheridan Street. Underground electric, telephone and cable television will be provided from existing above ground services located along the east side of Sheridan Street. Natural gas will be provided from an existing 4-inch natural gas line located in Sheridan Street.

Submission

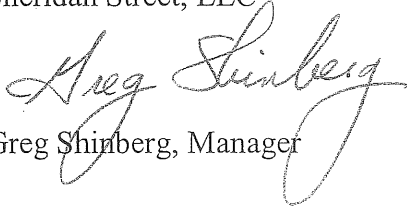
This submission includes the following information:

1. Cover letter, dated September 19, 2005
2. Site Plan Application and Checklist
3. Application Fee of \$500.00
4. Booklet of required exhibits
5. Nine sets of plans (24" x 36")

We have worked diligently with our talented design professionals to create an exciting project that will be a wonderful addition to the community and trust that the Planning Board will consider this application for a workshop meeting. Please do not hesitate to contact me if you desire any additional information or have any questions. We look forward to meeting with the Planning Board at its earliest convenience.

Sincerely,

Sheridan Street, LLC

A handwritten signature in cursive script that reads "Greg Shinberg". The signature is written in black ink and is positioned above the printed name.

Greg Shinberg, Manager

Enclosures

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City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

| | | |
|--|---|---------------------------------------|
| Address of Proposed Development: 121 & 135 Sheridan Street, Portland | | Zone: R-6 |
| Total Square Footage of Proposed Structure: 45,526 | Square Footage of Lot: 28,627 | |
| Tax Assessor's Chart, Block & Lot: Chart# 13 Block# K Lot# 17 13 K 2 | Property owner's mailing address: Sheridan Street, LLC 477 Congress Street, 5th Fl Portland, Maine 04101 | Telephone #: 207 523 3410 |
| Consultant/Agent, mailing address, phone # & contact person: Shinberg Consulting 477 Congress Street 5th Floor Portland, Maine 04101 Phone: 207 523 3410 Contact: Greg Shinberg | Applicant's name, mailing address, telephone #/Fax#/Pager#: Sheridan Street, LLC 477 Congress Street, 5th Fl Portland, Maine 04101 Phone: 207 523 3410 Fax: 207 773 8597 | Project name: Sheridan Heights |
| <p>Proposed Development (check all that apply)</p> <p><input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots ____ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p>Major Development (more than 10,000 sq. ft.)</p> <p><input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> | | |

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Sheridan Street, LLC
477 Congress Street, 5th Floor
Portland Maine 04101

Contact: Greg Shinberg
Phone: 207 523 3410

Submittals shall include (9) separate folded packets of the following:

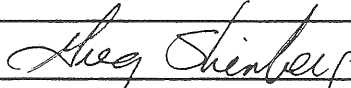
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date:

9/19/05

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Sheridan Heights 121 & 135 Sheridan Street, Portland
Project Name, Address of Project

Application Number

| Submitted () & Date | Item | Required Information | Section 14-525 (b,c) |
|---------------------|------|---|----------------------|
| X | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| X | (2) | Name and address of applicant and name of proposed development | a |
| X | (3) | Scale and north points | b |
| X | (4) | Boundaries of the site | c |
| X | (5) | Total land area of site | d |
| X | (6) | Topography - existing and proposed (2 feet intervals or less) | e |
| X | (7) | Plans based on the boundary survey including: | 2 |
| X | (8) | Existing soil conditions | a |
| X | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| X | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c |
| X | (11) | Approx location of buildings or other structures on parcels abutting the site | d |
| X | (12) | Location of on-site waste receptacles | e |
| X | (13) | Public utilities | e |
| X | (14) | Water and sewer mains | e |
| X | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| X | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| X | (17) | Location and dimensions of on-site pedestrian and vehicular access ways | g |
| X | (18) | Parking areas | g |
| N/A | (19) | Loading facilities | g |
| X | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| X | (21) | Curb and sidewalks | g |
| X | (22) | Landscape plan showing: | h |
| | (23) | Location of existing proposed vegetation | h |
| | (24) | Type of vegetation | h |
| | (25) | Quantity of plantings | h |
| | (26) | Size of proposed landscaping | h |
| X | (27) | Existing areas to be preserved | h |
| X | (28) | Preservation measures to be employed | h |
| | (29) | Details of planting and preservation specifications | h |
| | (30) | Location and dimensions of all fencing and screening | i |
| | (31) | Location and intensity of outdoor lighting system | j |
| X | (32) | Location of fire hydrants, existing and proposed | k |
| X | (33) | Written statement | c |
| X | (34) | Description of proposed uses to be located on site | 1 |
| X | (35) | Quantity and type of residential, if any | 1 |
| X | (36) | Total land area of the site | b2 |
| X | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| X | (38) | General summary of existing and proposed easements or other burdens | c3 |
| X | (39) | Method of handling solid waste disposal | 4 |
| X | (40) | Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets | 5 |
| X | (41) | Description of any problems of drainage or topography, or a representation that there are none | 6 |
| X | (42) | An estimate of the time period required for completion of the development | 7 |
| N/A | (43) | A list of all state and federal regulatory approvals to which the development may be subject to | 8 |
| N/A | (44) | The status of any pending applications | 8 |
| N/A | (45) | Anticipated timeframe for obtaining such permits | h8 |

N/A
x

- (46) A letter of non jurisdiction h8
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

Send To Printer

Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS Portland, Maine, United States 01 Jul 1978

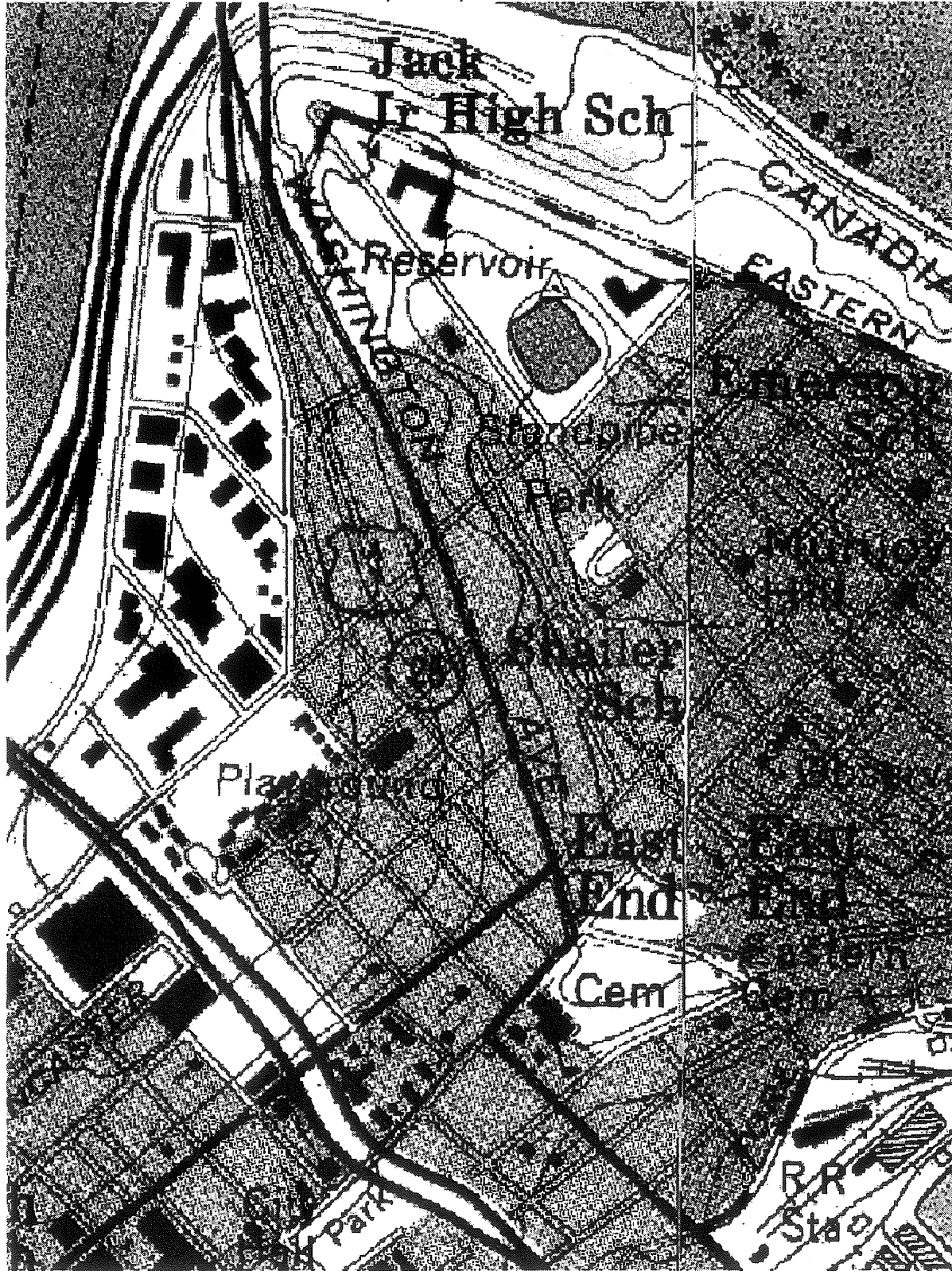


Image courtesy of the U.S. Geological Survey

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SHERIDAN STREET PARCELS

Aerial Photographs
Taken Spring 2001

Parcel Data Created
April 2004

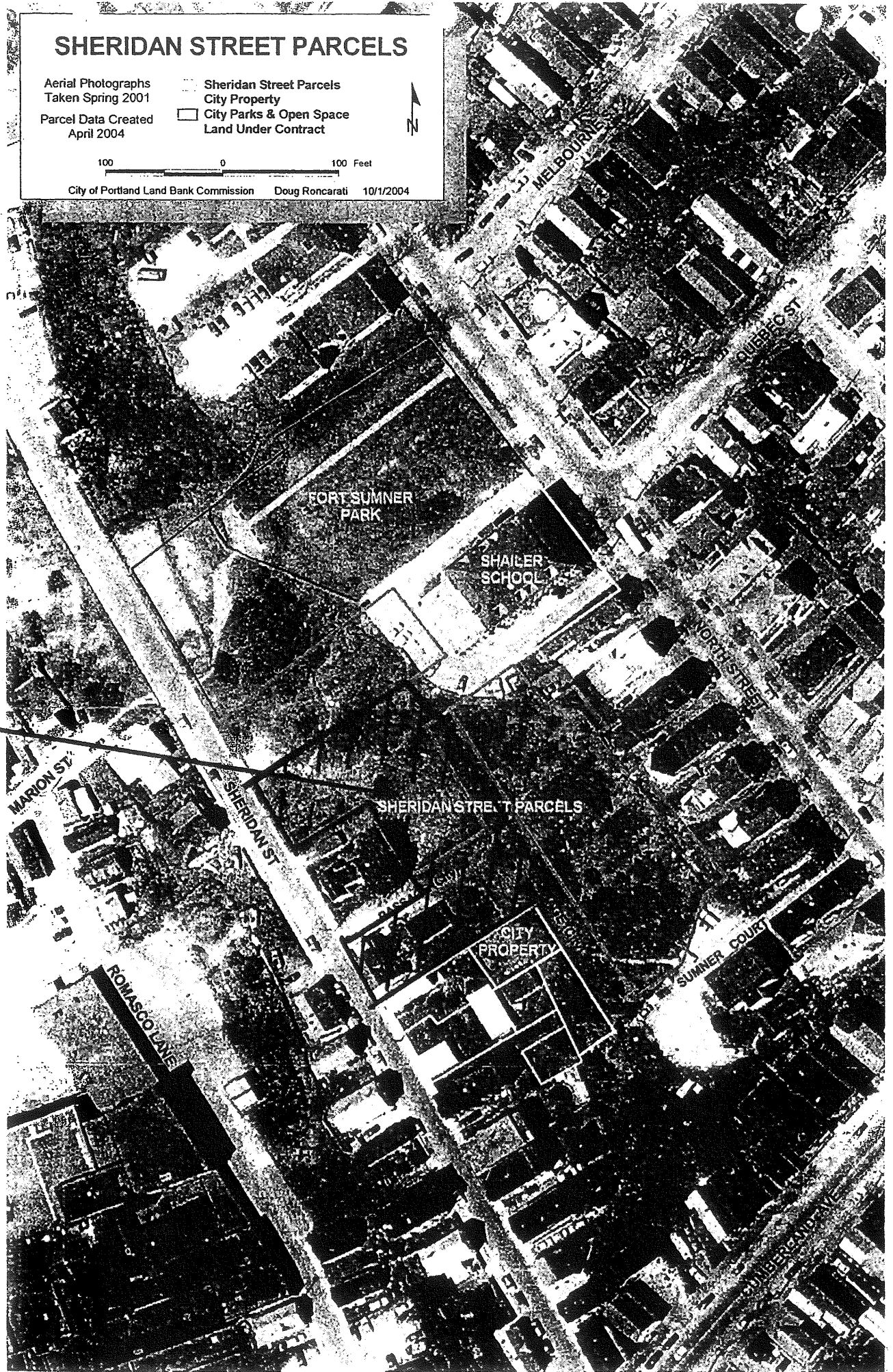
- ☐ Sheridan Street Parcels
- ☐ City Property
- ☐ City Parks & Open Space
- ☐ Land Under Contract



100 0 100 Feet

City of Portland Land Bank Commission Doug Roncarati 10/1/2004

SITE
21 #
135
SHERIDAN
STREET

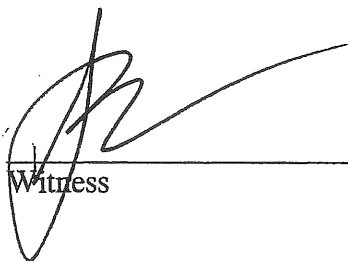


WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

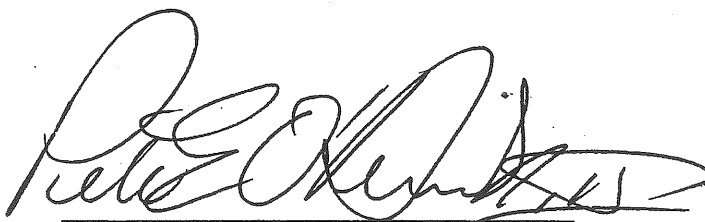
KNOW ALL BY THESE PRESENTS, that I, Peter E. O'Donnell, III, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels A, B & C in Exhibit A attached hereto and fully incorporated herein by reference, and does further grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with QUITCLAIM COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels D & E in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 15, 2005.

MAINE REAL ESTATE TAX PAID



Witness

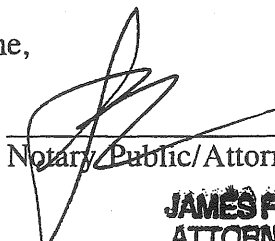


Peter E. O'Donnell, III

STATE OF MAINE
Cumberland, ss:

On June 15, 2005, personally appeared the above-named Peter E. O'Donnell, III and acknowledged the foregoing deed to be his/her free act and deed.

Before me,



Notary Public/Attorney At Law
JAMES F. CLOUTIER
ATTORNEY AT LAW

Type or Print Name

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at 119-121 Sheridan Street, Portland, Maine**

Parcel A:

All that certain lot, piece or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land conveyed the first day of June, A.D. 1917, by Edward S. Everett to Rosa B. Reidy;

thence northerly and on a straight line with the rear line of said Reidy land forty-six (46) feet, more or less, to the southerly sideline of a contemplated Street;

thence westerly by said contemplated Street to the northeasterly corner of land now or formerly of Lewis Realty Company;

thence southerly along the easterly line of said Lewis Realty Company land forty-six (46) feet, more or less, to said Reidy land;

thence easterly along the northerly side of said Reidy land to the point of beginning;

also the right in common with others to use said contemplated Street extending from Sheridan Street, so-called, towards North Street.

Parcel B:

Also another certain lot of land with the buildings thereon, situated on the northeasterly side of Sheridan Street, in said Portland, bounded and described as follows:

Beginning at the most westerly corner of land of one Reidy, formerly of J.F. Whelan;

thence running northwesterly by Sheridan Street forty-six (46) feet, more or less, to land formerly owned by J.P. Boyd;

thence northeasterly by said Boyd land;

thence southeasterly by said Everett land about forty-six (46) feet to said Reidy land;

thence southwesterly by said Reidy land to the point of beginning.

Parcel C:

Also another certain lot of land with any buildings thereon, situated in said Portland,

bounded and described as follows:

Beginning at a point in the southeasterly sideline of a passageway running between Sheridan Street and Sumner Court, said point being the most westerly corner of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 49;

thence northeasterly from said point of beginning along the said southeasterly sideline of said passageway, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point and an angle in said passageway;

thence southeasterly along the southwesterly sideline of the aforementioned passageway, a distance of forty-six (46) feet to a point;

thence southwesterly, on a line which is parallel to and forty-six (46) feet southeasterly from the first course herein described, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point marking the northeasterly terminus of the division line between land now or formerly of Francis E. and Rita Caterina and land now or formerly of Howard S., Jr. and Bonnie G. Flash;

thence northwesterly along the northeasterly sideline of Caterina land a distance of forty-six (46) feet to the southeasterly sideline of the aforementioned passageway and the point of beginning.

The above-described parcel being the northerly portion of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 and contains 3,132 square feet of area.

This parcel C being the same parcel conveyed to the Grantor by confirmatory deed of the City of Portland of recent date herewith, to be recorded herewith.

Meaning and intending to convey and hereby conveying the same premises conveyed to Frank C. Witham, Jr. and Mary Witham by Warranty Deed of Antoinette Caterina and Anthony E. Caterina dated June 26, 1992 and recorded in Cumberland County Registry of Deeds in Book 10147, Page 1.

Parcel D:

Also conveying that parcel of land situated on the northeasterly side of Sheridan Street abutting the premises above, known as a passageway to Sumner Court, and formerly described as a proposed street, as conveyed to the Grantor herein by deed of Witham dated June 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14888, Page 55, as further described as follows:

Beginning at the northwesterly corner of the Witham lot,

thence, a distance of one hundred fifty (150) feet, more or less, easterly along the northerly sideline of the Witham lot, to a point;

thence northwesterly a distance of thirty (30) feet, more or less, along the southwestery sideline of a passageway running between Sheridan Street and Sumner Court, to the southeasterly corner of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 6, to a point;

thence westerly along the southern sideline of Lot 6, a distance of fifty (50) feet, more or less, and continuing in a straight line across the southerly sideline of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 4, a distance of one hundred (100) feet, more or less, to the southwestery corner of Lot 4 to a point;

thence southwestery along the northeasterly sideline of Sheridan Street, a distance of thirty (30) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Parcel E:

All that property located within the right of way of those proposed roads and passageways up to the centerline thereof shown on the plan "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 which have passed to the Grantor or his predecessors by operation of law, (and which are not otherwise conveyed by the aforesaid parcel descriptions,) the City of Portland having not accepted or reserved any right or interest in or to the aforesaid streets, where such roadways and passageways abut other premises hereby conveyed.

The aforesaid roadways and passageways being variously referred to as "Sumner Court" and "contemplated street" or contemplated Street extending from Sheridan Street, so-called, towards North Street in previous conveyances and other instruments of record.

SURVEY DESCRIPTION

The aforesaid premises are also described as follows:

A certain lot or parcel of land with any buildings thereon, situated on the easterly side of Sheridan Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8 inch diameter drill hole found in the concrete walk at the front southwestery lot corner of the herein described residence now known as #121 Sheridan Street, said drill hole being found at a distance of 386.67 feet from the street corner formed by the intersection of the aforementioned easterly sideline of Sheridan Street with the westerly sideline of Cumberland Avenue. Said drill hole also marking

the common property corner of the herein described lot and the land now or formerly of Fort Sumner LLC, as described in deed recorded in the Cumberland County Registry of Deeds in Book 21832, Page 163;

Thence, by and along the easterly sideline of Sheridan Street, North 11°-56'-29" West, a distance of 44.86 feet to the sideline of a 30 foot wide passage way as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49;

Thence, by and along the aforementioned passage way, North 75°-16'-37" East, a distance of 150.38 feet to the westerly sideline of another passage way now or formerly owned by the City of Portland;

Thence, by and along the westerly sideline of said passage way, South 13°-45'-29" East, a distance of 46.00 feet to 1- ½ inch diameter iron pipe found flush with the ground at the land now or formerly of the City of Portland;

Thence, by and along the land of the City of Portland, South 76°-16'-34" West, a distance of 67.28 feet to a capped 5/8 inch rebar inscribed with "SGC Inc. PLS 2294" found flush with the ground at or near the land now or formerly of the aforementioned Fort Sumner LLC;

Thence, by and along the land of the aforementioned Fort Sumner LLC, South 75°-35'-53" West a distance of 32.58 feet;

Thence, continuing by and along the land of Fort Sumner LLC, South 12°-30'-26" East, a distance of 2.43 feet;

Thence, continuing by and along the land of the aforementioned Fort Sumner LLC, South 77°-46'-33" West, a distance of 51.89 feet to the Point of Beginning.

Containing 6866.4 square feet or 0.16 acres.

Said parcel subject to a maintenance easement as described in a Quit claim deed from Fort Sumner LLC to Peter E. O'Donnell, III dated November 22, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22123, Page 60 on December 14, 2004.

All bearings based upon a magnetic North bearing observed on the herein described lot during 2005.

This description is based upon a Standard Boundary Survey for Sheridan Street Holdings LLC performed by Back Bay Boundary, Inc. 643 Forest Avenue Portland, Maine during the month of June 2005 and an as yet unrecorded plan entitled "Standard Boundary Survey of 121 Sheridan Street Portland, Maine for Sheridan

Street LLC dated June 10, 2005.

Meaning to convey and hereby conveying the parcels or lots of land described in a deed from Frank C. Witham, Jr. and Mary Witham to Peter E. O'Donnell, III recorded in the Cumberland County Registry of Deeds in Book 14888, Page 054.

Passage Way:

Also conveying any right, title and interest to a certain lot or parcel of land, with any improvements thereon, situated on the easterly side of Sheridan Street, previously described as the "passage way" as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49; more particularly described as follows:

Beginning at the northwesterly property corner of the above described parcel or lot of land at the intersection formed at the easterly sideline of Sheridan Street and southerly sideline of the aforementioned 30 foot passage way, said intersection being North $11^{\circ}-56'-29''$ West, a distance of 44.86 feet from the 5/8- inch drill hole described as the Point of Beginning of the above described lot;

Thence, by and along the easterly sideline of Sheridan Street, North $11^{\circ}-45'-58''$ West, a distance of 30.04 feet to a 5/8-inch capped rebar inscribed with "PLS #2075" at or near the land now or formerly of Jane E. Glass as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14165, page 343;

Thence, by and along the land of the aforementioned Jane E. Glass and the land now or formerly of Douglass Goldhirsh and Sharon Goldhirsh as described in a deed recorded in the aforementioned Registry in Book 20967, Page 141, North $75^{\circ}-16'-43''$ East, a distance of 150.01 feet to a passage way now or formerly of the City of Portland;

Thence, by and along the passage way, South $12^{\circ}-28'24''$ East, a distance of 30.02 feet to the land now or formerly of the herein grantor Peter E. O'Donnell, III;

Thence, by and along the land of the aforementioned O'Donnell, South $75^{\circ}-16'37''$ West, a distance of 150.38 feet to the Point of Beginning.

Containing 4505.6 square feet or 0.10 acres.

Received
Recorded Register of Deeds
Jun 15, 2005 03:01:24P
Cumberland County
John B OBrien

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into this 4th day of May, 2005, by and between Douglas Goldhirsch and Sharon Goldhirsch, of Boothbay, Maine (collectively the "Seller") and Greg Shinberg of Freeport, Maine ("Buyer").

W I T N E S S E T H:

1. PREMISES. Seller agrees to sell and Buyer agrees to buy the land, buildings and improvements situated at 131 to 135 Sheridan Street, Portland, Maine consisting of approximately 15,721 square feet of land and more particularly described on Exhibit A hereto, together with any and all fixtures situated thereon (collectively the "Premises").

2. PURCHASE PRICE. Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Premises the sum of Three Hundred Thousand Dollars (\$300,000), payable as follows:

- (a) Deposit. _____ as a deposit (the "Deposit") at the time of the execution of this Agreement, which shall be kept in an interest-bearing account and shall be credited toward the purchase price at the closing. The Deposit shall be fully refundable from Seller to Buyer for a Study Period of twenty-one (21) days from the execution of this Agreement to allow Buyer to perform due diligence. Buyer may elect to proceed with the purchase of the Premises but to do so must increase the Deposit by an additional _____ making the Deposit Total _____ Dollars (_____ is the property of the Seller and is non-refundable except as provided in this Agreement and will be applied to the Purchase Price.
- (b) Additional Deposit. Sixty-six days after the execution of this Agreement Buyer may elect to proceed with the purchase of the Premises but to do so must increase the Deposit by an additional _____ Deposit Total _____ Dollars. The new Deposit of _____ Dollars (_____ is the property of the Seller and is non-refundable except as provided in this Agreement and will be applied to the Purchase Price.
- (c) Cash at Closing. The balance of the purchase price, _____ Dollars (_____) shall be paid by certified check or bank cashier's check at the closing.

3. TITLE. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title. In the event that Seller is unable to convey title as aforesaid, upon written notice from Buyer, Seller shall use diligent efforts to remedy all title defects. In the event that said defects are not remedied within ninety (90) days from the date of such notice, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations

DG *[Signature]*
[Signature]

hereunder, will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist.

4. CLOSING. The closing of this transaction shall take place on November 4, 2005 at three o'clock P.M., at the offices of Greg Shinberg, Portland, Maine, or, if the Buyer and the Seller shall mutually agree in advance and in writing, at another time and place. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, a Warranty Deed to the Premises (the "Deed"). Buyer may at Buyer's option elect to extend the Closing date to December 5, 2005 by paying to Seller an additional non-refundable Deposit (except as provided in this Agreement) of _____ that will be applied to the total Purchase Price thus changing the Cash at Closing to _____ Dollars.

5. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE. Prior to the closing, the Premises shall be the sole responsibility of Seller and Seller shall bear the risk of any loss to the Premises whether by fire or otherwise. Seller agrees to maintain casualty insurance upon the Premises in an amount equal to at least the full purchase price. In the event of any casualty loss, Buyer shall have the alternative of either terminating this Agreement by written notice, whereupon Buyer shall receive back the Deposit plus accrued interest, or of accepting the insurance proceeds made available and closing notwithstanding such loss.

6. INSPECTION. At all reasonable times during the term hereof, Buyer shall have the right to enter the Premises and perform such inspections, engineering tests, soil tests, surveys, hazardous waste investigations, water tests, or other inspections as Buyer deems necessary or appropriate. Buyer agrees to return the Premises as nearly as possible to its original condition after all of such tests and inspections. If the results of a hazardous waste inspection done pursuant to this Paragraph is unsatisfactory to Buyer, Buyer shall have the right to terminate this Agreement by written notice and receive back the entire Deposit, plus accrued interest.

7. REPRESENTATIONS AND WARRANTIES. Seller makes the following representations and warranties, upon which buyer is expressly relying, notwithstanding Paragraph 6 above:

(a) The Premises are served by existing public water and sewer systems, and such systems have adequate capacity to serve the Premises.

~~(b) The Premises have an adequate private water supply of potable water. The subsurface waste disposal system on the Premises is in good condition and is free of any defects.~~

(c) The Premises either abut a public way or have legally sufficient deeded access to a public way.

Handwritten initials and signatures:
SF DG
DG
DG

- (d) There are no boundary disputes, encroachments or litigation pending with respect to the Premises or Seller's ownership thereof.
- (e) There are no hazardous or toxic materials, wastes or substances in or on the Premises in any amounts that would violate or require reporting or remedial or responsive action under any federal, state or local law or ordinance.
- (f) The Premises consist of not less than 15,000 square feet.

8. POSSESSION. Seller shall deliver possession of the Premises to the Buyer free and clear of all leases, tenancies and occupancies by any person [except those listed on Exhibit B attached hereto and made a part hereof].

9. ADJUSTMENTS, PRORATION AND CLOSING COSTS. Real estate taxes and assessments and all utilities shall be prorated as of the closing on the basis of the latest available tax bill. The Maine real estate transfer tax shall be paid by Seller and Buyer. The recording fee for the Deed and any expenses relating to Buyer's financing will be paid for by Buyer.

10. CONDITIONS PRECEDENT. Buyer's obligation to close hereunder is subject to satisfaction of the following condition at or before closing:

- (a) As of the date hereof, and as of the date of closing, all of Seller's representations and warranties shall be true and correct.

If the foregoing condition is not satisfied within the time specified or if no time is specified, by the closing date, Buyer shall be entitled to receive back the entire Deposit plus accrued interest, whereupon this Agreement shall terminate and neither party will be under any further obligation hereunder.

11. DEFAULT AND REMEDIES. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller shall retain the Deposit plus accrued interest as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder. In the event of Seller's default hereunder, Buyer shall have available all remedies at law and in equity, including without limitation the right to compel Seller to undertake its best efforts to bring the Premises into compliance with Seller's representations and warranties.

12. MISCELLANEOUS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be

Handwritten initials "AJ DG" and a signature.

given by first class mail, postage prepaid, certified, return receipt requested, addressed as follows:

TO SELLER: Douglas & Sharon Goldhirsch
26 CROW POINT LANE
TREVETT, MAINE 04571

TO BUYER: Greg Shinberg
37 Beech Hill Road
Freeport, ME 04032

Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. Seller's representations and warranties shall survive the closing. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.


IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first written above.

WITNESS:

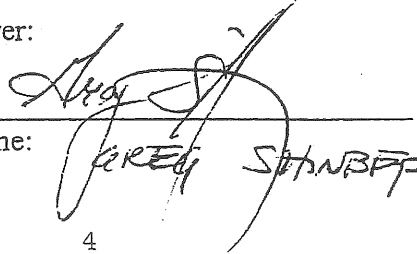
Seller:


Name: DOUGLAS GOLDHIRSCH

Seller:


Name: Sharon Goldhirsch

Buyer:


Name: GREG SHINBERG



PROJECT DATA

| | |
|---|---|
| Applicant | Sheridan Street, LLC 477 Congress Street, 5 th Floor Portland, Maine 04101 |
| Owner | Sheridan Street, LLC 477 Congress Street, 5 th Floor Portland, Maine 04101 |
| Zoning | Residential 6 Proposed Residential 7 |
| Map and Lot Number | Map 13, Block K Lots 2 & 17 |
| Land Area | 27,906.4 Square Feet |
| Existing Land Use | Privately Owned Single Family Residence and vacant lot |
| Proposed Land Use | Residential Condominiums |
| Water | Proposed 8-inch main in Sheridan Street |
| Sewer | Existing 8-inch main in Sheridan Street |
| Electric, Telephone and Cable TV | Overhead services are located along Sheridan Street to go underground to building |
| Natural Gas | Existing 4-inch gas line in Sheridan Street |

ABUTTING PROPERTY OWNERS

Jane E. Glass
125 Sheridan Street
Portland, Maine 04101

Map: 13 / Block: K / Lot:4
Book: 14165 / Page: 343
Address: 125 Sheridan St. Portland, ME

Fort Sumner, LLC
12 Simonton Street
South Portland, Maine 04106

Map: 13 / Block: K / Lots: 28, 33 & 36
Book: 21832 / Page: 163
Address: 119 Sheridan St. Portland, ME

Shailer Emerson Associates
307 Cumberland Avenue
Portland, Maine 04101

Map: 13 / Block: K / Lot 1
Address 58 North Street, Portland, ME

City of Portland

Map: 13 / Block: K / Lots:8, 10, 11, 12 & 14

PUBLIC UTILITIES

The existing house located at 121 Sheridan Street is currently served by existing utilities located in Sheridan Street. The new units will be served by existing utilities located in Sheridan Street. The following utilities are available:

WATER

An existing 4-inch water main in Sheridan Street will be upgraded to an 8-inch water main. See enclosed letter of availability from Portland Water District.

SANITARY SEWER

There is an existing 8-inch sanitary sewer main located in Sheridan Street, which will serve both buildings.

STORM DRAIN

There is an existing 12-inch storm drain system that is located in Sheridan Street that will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

NATURAL GAS

There is an existing 4-inch natural gas line located in Sheridan Street that will serve the project.

ELECTRIC, TELEPHONE AND CABLE TV

Electric, telephone and cable TV service will serve the project from existing overhead lines that will be run underground to the buildings. See enclosed letter from CMP.



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

September 9, 2005

Greg Shinberg
Shinberg Consulting
477 Congress St. 5th Flr
Portland, me. 04101-3427

Re: 135 Sheridan St.-28 unit Condominium Project

Gregg:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 28 unit condominium project to be located at 135 Sheridan St. in Portland. Checking District records, I find there is a 4"DI water main on the east side of Sheridan St. which may need to be upgraded to 8"DI water main to serve the condominium project. The nearest hydrant is located within 500' feet of the property. Area maps with main and hydrant locations is included.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Sheridan St. 300' north of Cumberland Ave.
Hydrant # 360
Static pressure = 62 PSI
Flow = 1111 GPM
Last Tested = 5/20/2005

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Central Maine Power

September 8, 2005

Mr. Greg Shinberg
C/O Sheridan Street LLC
477 Congress Street 5th Floor
Portland, Maine 04101

RE: Condominium Plans, 135 Sheridan Street, Portland, Maine

Dear Mr. Shinberg,

This letter is to advise you Central Maine Power has sufficient single phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If any Central Maine Power assets are required to be placed on the customers property an easement will be required.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, ME 04103

tel (800) 750-4000

www.cmpco.com

An Energy East Company

SOLID WASTE

Solid waste and recycling will be accommodated by common collection within the Condominium buildings. Disposal will be by contract with a private contractor on a schedule to be determined.

TECHNICAL CAPACITY

The following firms and individuals have provided technical information in support of this application:

Shinberg Consulting
477 Congress Street
Portland, Maine 04101
207 523 3410
Contact: Greg Shinberg

Project Management

TFH Architects
100 Commercial Street
Portland, Maine 04101
207 775 6141
Contact: Scott Teas

Architect / Planner

James Sterling Architect
142 High Street
Portland, Maine 04101
207 772 0037
Contact: Jim Sterling

Associate Architect

SGC Engineering, LLC
501 County Road
Westbrook, Maine 04092
207 347 8100
Contact: John Riordan

Civil Engineers

Back Bay Boundary
643 Forest Avenue
Portland, Maine 04101
207 774 2855
Contact: Robert Greenlaw

Surveyors

Sasaki Associates
64 Pleasant Street
Watertown, MA 02472
617 926 3300
Contact: Stuart Dawson

Landscape Architects



Camden National Bank

5 Milk Street • Portland, Maine 04101 • www.camdennational.com

207-774-6736 Member F.D.I.C. 800-860-8821

August 31, 2005

City of Portland
Planning Department
Portland, ME.
(Hand Delivery)

RE: Sheridan Street LLC / 121 Sheridan Street Project

Gentleperson's:

The owners of the Sheridan Street Project have informed us of their plan to develop this project on lands that they currently own at 121 and 135 Sheridan Street in Portland.

Based upon Camden National Bank's credit review, knowledge of the project and the financial capacity of the developers, Joshua D. Marvil and Greg L. Shinberg, we believe there is adequate financial capacity and resources available in the market to undertake and complete this.

Should you have any questions on this matter, please do not hesitate to contact me at 207-774-6736.

Sincerely,

Richard Littlefield
Senior Vice President
Camden National Bank

PROJECT SCHEDULE

The anticipated construction schedule for the project is approximately nine months. Construction is anticipated to commence in the spring of 2006.

| ACTIVITY | ANTICIPATED DURATION |
|------------------------------|-------------------------------|
| Rough out Site | March 2006 to March 2006 |
| Remove Existing Garage | March 2006 to March 2006 |
| Erosion Control Measures | March 2006 to March 2006 |
| Utilities and Storm Drainage | April 2006 to May 2006 |
| Building Construction | May 2006 to November 2006 |
| House Renovation | May 2006 to August 2006 |
| Final Grading | October 2006 to November 2006 |
| Paving / Planting & Seeding | October 2006 to November 2006 |

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

December 27, 2005

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
121 and 135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

Enclosed is a revised submission for the Sheridan Heights project proposed for 121 and 135 Sheridan Street on Munjoy Hill. The project has been revised based upon the feedback received at the Planning Board meeting held on November 8th, the Neighborhood meeting held on November 14th, and feedback from City Staff.

The total number of units has been reduced from 31 to 24 units. The design for the 3 units located at 121 Sheridan Street remains basically the same as the information presented to the Planning Board in November.

The building located at 135 Sheridan Street has been reduced in size considerably. The building no longer spans the passageway and the structure originally proposed for the rear corner of the site has been eliminated. In addition, the garage doors have been moved to the interior of the property in addition to other changes that respond to the requirements established in the Design Standards for the R-7 Overlay Zone. There are now a total of 38 parking spaces (23 covered and 15 surface spaces). While one space per unit is required in the R-7 Zone, we propose to build many more parking spaces –a ratio of one and a half spaces per unit.

We have listened to the stakeholders and worked with our design professionals to make changes to the project that should address many of the concerns expressed by the neighbors, Planning Board and City Staff.


The primary design elements are as follows:

- The Primary ground floor entrance is oriented towards Sheridan Street;
- Wherever possible, the porches and bays face the street;
- The design is a visible and permanent expression of the character of the neighborhood with elements that include bays, a mixture of siding components present on nearby structures, a flat roof with cornice and colors and textures that will complement the neighborhood;
- The garage entry is located within the site, an element that is in character with other residences in the neighborhood;
- The façade is unique and articulated to provide an exciting visual interest to the pedestrians;
- Carefully chosen landscape elements that will enhance the building and property utilizing materials that are natural to this location;
- The units will be constructed to assure visual privacy with high quality materials that will provide acoustic privacy between the units;
- The large number and size of windows and doors will maximize natural light and ventilation within the units.

Attached are the revised Site Plan dated December 14, 2005 and revised Elevations and Floor Plans dated December 24, 2005.

We look forward to the Planning Board Workshop scheduled for January 10th.

Sincerely,



Greg Shinberg
Manager, Sheridan Street, LLC

5

Shinberg - Variety of residential uses in this bldg

Memorandum
Department of Planning and Development
Planning Division



To: Chair Lowry and Members of the Portland Planning Board
From: Kandice Talbot, Planner
Date: Prepared on January 3, 2006 for January 10, 2006 Workshop
Re: Zone Map Change Request
R-6 to R-7, Vicinity of 121 & 135 Sheridan Street
Sheridan Street, LLC, Applicant

1200 sq. ft. per unit
44-44 1/2 ft - less than R-6 of 45'
R-6 - 24 units
pkg is reason for R-7
\$

Introduction

Sheridan Street, LLC is requesting review of a proposed zone change for the properties of 121 & 135 Sheridan Street. The properties are currently zoned R-6 and the applicant is proposing an R-7 rezoning.

The developer is proposing the rezoning of the properties at 121 & 135 Sheridan Street to R-7 to allow 24 units on the site and a total of 38 parking spaces. The site is approximately 28,627 sq. ft.

Project Description

The properties are located at 121 & 135 Sheridan Street. The developer is proposing that the combined properties will include 24 units and 38 parking spaces; 23 covered parking spaces and 15 surface parking spaces.

The property located at 121 Sheridan Street presently has a single-family home with a detached single-story garage located on it. The house will be renovated and an additional 2,400 sq. ft. of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The applicant has revised plans based on comments from the Planning Board and from the neighborhood meeting. The applicant reduced the number of proposed units from 31 units to 24 units. The proposed building has also been revised so that it no longer crosses over a passageway which runs through the site. The Planning Board had concerns with the garage entrance being the prominent feature on Sheridan Street, so the applicant has eliminated the garage entrance on Sheridan Street. The applicant is now proposing 37

Public Alleyways - City didn't reserve these alleyways
R-7 doesn't require low income

parking spaces for the development. Although one (1) parking space is required per unit in the R-7 zone that the applicant is requesting, the proposal would allow for one and one-half (1-1/2) parking spaces per unit.

The applicant has been in discussions with Regina Leonard of the Sumner Park Committee and Jaime Parker of Portland Trails. There have been discussions of trail work being done in collaboration with this proposed project. A memo from Regina Leonard is included. Because this is not proposed as a conditional rezoning, any requirements for trail work or easements would be required during the subdivision and site plan review process.

The uses in the area consist of residential buildings. The buildings range from single-family to multi-family consisting of up to seventeen (17) units.

Policy Considerations

R-7 Compact Urban Residential Overlay Zone

The purpose of the R-7 Compact Urban Residential Overlay Zone is:

“To encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. ...It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that new development is architecturally appropriate and compatible with the surrounding neighborhood.”

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula. As A New Vision for Bayside states: “A true urban district has a healthy mix of residences, and Bayside needs more housing to be

a stable and vital neighborhood. Portland will have to revise zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan.”

As stated previously, the applicant is proposing that the combined properties of 121 & 135 Sheridan Street will consist of twenty-four (24) units. The sites combined total approximately 28,627 sq. ft.

Sheridan Street is located on the peninsula and is within walking distance of downtown or other work places and shopping. To the east of this property is Shailer School, which is located on North Street, within the same block as the proposed development. Shailer School consists of 17 units. A mixture of density characterizes this area of the peninsula.

If the zoning for this property were changed to R-7 for this site, there is a potential that based on zoning, the site could allow for approximately 65 units. The site is located next to City property, which is considered parkland. Typically the maximum residential density for the R-7 zone is seven hundred twenty five (725) sq. ft. of land area per dwelling unit. However, if the property is located within 500 feet of municipal park or playground the density may be increased to four hundred thirty five (435) sq. ft. of land area per dwelling unit, which this property would qualify for.

Carrie Marsh, Urban Designer, is currently reviewing the proposed elevations to determine if they would meet the R-7 design standards. If the Board felt that there may be a concern with the design of the building, the purpose statement recommends that it may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that new development is architecturally appropriate and compatible with the surrounding neighborhood.

Advertisement

Staff is requesting direction from the Board regarding advertisement of the proposed zone map changes.

Attachments:

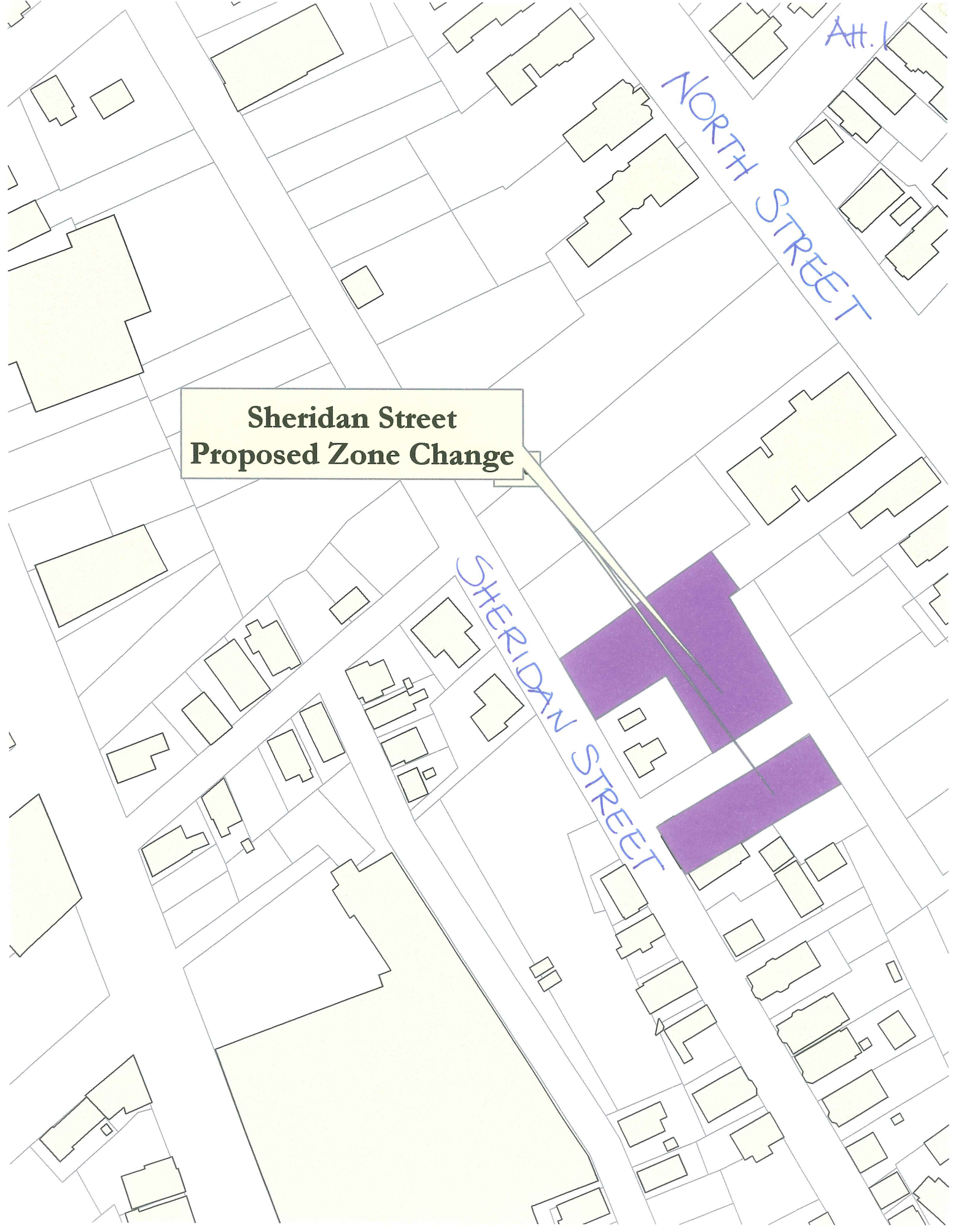
1. Maps of Proposed Site
2. Applicant's Submittal
3. Applicant's Submittal dated November 29, 2005
4. Minutes from Neighborhood Meeting
5. Memo from Regina Leonard, Fort Sumner Park Committee, dated December 29, 2005
6. Neighborhood Letters
7. Shadow Study
8. Plans

Att. 1

NORTH STREET

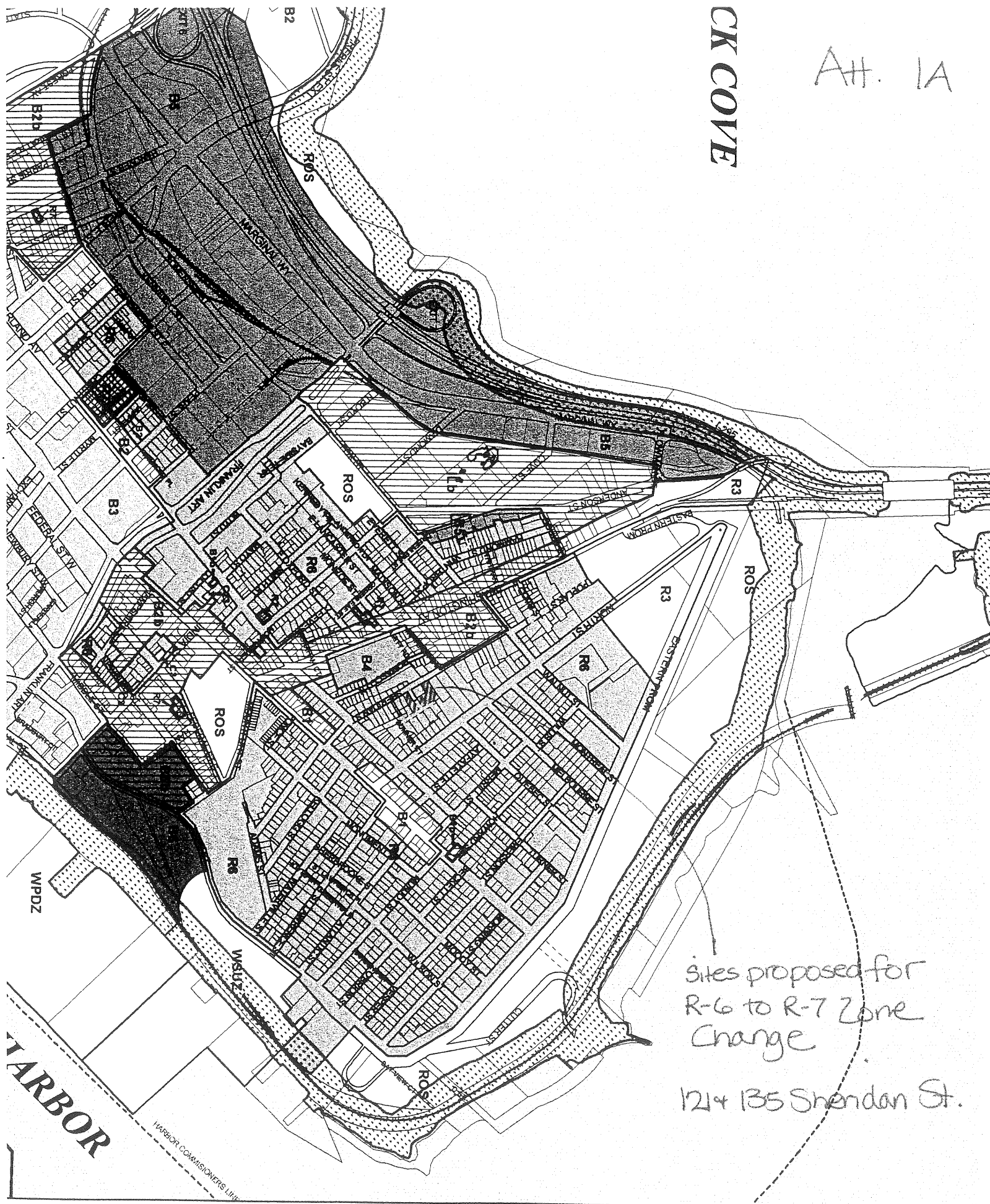
**Sheridan Street
Proposed Zone Change**

SHERIDAN STREET



Att. 1A

CK COVE



Sites proposed for
 R-6 to R-7 Zone
 Change
 121 + 135 Shendan St.

HARBOR

HARBOR COMMISSIONERS LINE

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax
207 653 7510 Cell
glg@gwi.net

October 6, 2005

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

**RE: Sheridan Heights Condominiums
121 & 135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

Enclosed is an Application for a Zoning Amendment from the R-6 Residential to the R-7 Compact Urban Residential Zone. This application is being submitted by Sheridan Street, LLC to permit construction of a 30 unit condominium project on Sheridan Street in Portland, Maine.

Site Description

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The combined properties will have 28,627 square feet of land. The parcel at 121 Sheridan Street is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property.

Project Description

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The house will be renovated and an additional 2,400 square feet of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 27 units constructed over one underground level of parking with 38 spaces. The units will be an average size of 1,300 square feet in floor area. A centrally located elevator and three stairwells will provide access and egress for the upper floors. Seven units will be constructed on the first level and have two bedrooms. Nine units will be constructed on the second level and have two bedrooms. The remaining 11 units will have two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase. Storage will be provided at each level in addition to storage rooms within each unit. All of the units will have an attached porch, deck or patio.

The Permitted Uses listed in the R-7 Zone would permit 65 units to be constructed and requires only one parking space per unit. However, the current design proposes a total of 30 units and 1.5 parking spaces per unit.

In addition, we do not propose to build to the Maximum Building Height of 50 feet, but rather stay under the 45 foot limit allowed in the R-6 Zone. In many ways the project is more similar to the R-6 than the R-7 Zone.

Uniquely surrounded on three sides by City owned property, the new structures will have little impact on the surrounding neighbors and should be a welcome addition to a growing and vibrant part of the City.

R-7 Compact Urban Residential Zone and City Housing Plan

As stated in the City of Portland Code of Ordinances in Division 7.01, Section 14-141 Purpose:

“The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.”

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas of the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood."

In addition, the Housing Plan, a part of the City of Portland's Comprehensive Plan states in part that the City should:

"Encourage higher density for housing for both rental and home ownership opportunities, particularly near services near schools, businesses, institutions, employers, and public transportation."

"Portland seeks to encourage construction of new housing units through land use regulations and financial incentives. Increasing Portland's housing stock in developed urban areas of the city is challenging, but necessary for the long-term health of the city."

The proposed new R-7 zone will meet many of the goals and policies as stated in the City Ordinances and Comprehensive Plan. The proposed zone change will provide increased density in an area near to services such as schools, businesses, institutions, employers and public transportation. Sheridan Heights will provide compact in-city living for owners that represent a variety of income levels and household types with some units starting at under \$250,000. Sheridan Heights is located near to the downtown district and close to the Cumberland Avenue METRO line that serves Munjoy Hill. It is rare to find a parcel that has not been developed on the peninsula. 135 Sheridan Street has no structures located on the property – according to the local City records and Deed, it has never had any residences located at the property. This is an excellent "infill development opportunity" and a location that is within walking distance to many of the services located in the City. The new Jack Elementary School is a five-minute walk away. The Portland Trail network is less than 1/3 mile from the site.

Design Standards

The Design Standards as stated in Section 14-143 of the City Code of Ordinances states in part:

"... The general intent of these development standards is to achieve an attractive and comfortable city neighborhood environment. Varied and human-scaled building facades are key to making a place "pedestrian-oriented." Building designs should

provide a high level of visual interest, without creating a chaotic image. Residences should include design elements that enhance the streetscape and address the street."

Our Architects, a team comprised of TFH Architects (Architect of Record) and James Sterling Architects (Associate Architect), have designed dozens of exceptional projects in the Portland area. Both firms have been an essential part of the fabric of the design community for over 30 years and have worked together to assure that Sheridan Heights is "architecturally appropriate and compatible with the surrounding neighborhood."

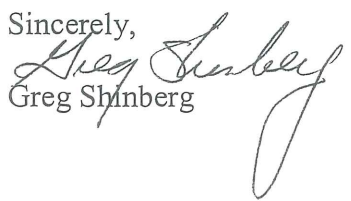
The design includes the following components:

- Many of the porches and bays face the street;
- The primary ground floor entries orient towards Sheridan Street;
- The design is a visible and permanent expression of the character of the neighborhood with elements that include bays, a mixture of siding components present on nearby structures, a flat roof with cornice, colors and textures that will complement the neighborhood;
- The façade is unique and articulated to provide an exciting visual interest to the pedestrians;
- The passageway will reinforce public realm of the public open space and encourage a welcome entry to the rear of the property;
- Carefully chosen landscape elements that will enhance the building and property utilizing materials that are natural to this location;
- The units will be constructed to assure visual privacy with high quality materials that will provide acoustic privacy between the units;
- The large number and size of windows and doors will maximize natural light and ventilation within the units.

In addition, TFH Architects recently designed the new eight-unit condominium project, Sumner Place located next door. We have engaged professionals such as Mitchell Rasor and Stu Dawson for the Landscape Architecture. Mr. Rasor was recently hired by the City to craft and implement the new Building Height Guidelines for the Eastern Waterfront Master Plan and the Master Plan for the redevelopment of the Portland Department of Public Works facilities in Bayside. Mr. Dawson of Sasaki Associates of Watertown Massachusetts was hired to direct the design of the Monument Square revitalization project known as Resurgum in 1975.

Attached is the Major Site Plan Application that includes a Survey, Site Plan, Elevations and Floor Plans for the project.

Thank you for your consideration of this project. We believe that this is an exciting project that will be a great addition to the neighborhood.

Sincerely,

Greg Shinberg

2D

SHERIDAN HEIGHTS

**121&135 SHERIDAN STREET
PORTLAND, MAINE**

**MAJOR SITE PLAN
REVIEW APPLICATION**

SEPTEMBER 19, 2005

APPLICANT

Sheridan Street, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101

2E

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax
207 653 7510 Cell
glg@gwi.net

September 19, 2005

Mr. Alexander Jaegerman,
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
121 & 135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

On behalf of Sheridan Street, LLC we are pleased to submit this Site Plan Application for a residential condominium development located at 121 and 135 Sheridan Street in Portland. This submission has been prepared in compliance with the R-7 Compact Urban Residential Overlay Zone required by the City of Portland Zoning and Site Plan Ordinances.

Although this Site Plan Application falls under the established guidelines of the R-7 Zone, it is important to emphasize that the proposed design does not require or utilize the maximum number of units, 50 foot building height, or minimum yard dimensions allowed under the R-7 Permitted Uses. In addition, we have created 46 on site parking spaces, 15 more than is required. We have worked closely with our design professionals to assure that the building is consistent with the character and integrity of the neighborhood and includes the design elements that enhance the streetscape. In addition, the top floor of the building has been designed to respect the views of the neighbors nearby.

The Site

The site is comprised of two adjacent properties located on the east side of Sheridan Street between Cumberland Avenue and Walnut Street. The combined properties will have 28,627 square feet of land. The parcel at 121 Sheridan is bounded by Sheridan Street to the west, a single-family residence to the north, a vacant City owned lot to the east and a vacant City owned lot plus an eight unit condominium currently under construction to the south. The parcel at 135 Sheridan Street is bounded by Sheridan Street to the west, a vacant City owned lot to the north, a vacant City owned lot to the east and a single-family residence to the south. A 30-foot easement connects Sheridan Street to the parcels owned by the City on the east side of the property. The property is located in the R-6 Residential Zone.

Project Description

In total, the combined properties will have 31 units and 46 parking spaces.

The parcel located at 121 Sheridan Street presently has a three story single-family house with a detached single-story garage. The house will be renovated and an additional 2,400 square feet of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The parcel located at 135 Sheridan Street currently has no structures built on the premises. The proposed structure to be built on this property will have 28 units constructed over one underground level of parking with 38 spaces. The units will be an average size of 1,300 square feet in floor area. A centrally located elevator and three stairwells will provide access to the upper floors. Eight units will be constructed on the first level and have two bedrooms. Nine units will be constructed on the second level and have two bedrooms. The remaining 11 units will have two bedrooms plus a den / family room located on the third and fourth floors and will each have an interior staircase. Storage will be provided at each level in addition to storage rooms within each unit. All of the units will have an attached porch or deck.

Utilities

Water service to the site is currently provided by a 4-inch water main located in Sheridan Street. A new 8-inch water main will be extended down Sheridan Street to the site. Sanitary sewer will be connected into the existing 8-inch sewer main located in Sheridan Street. Underground electric, telephone and cable television will be provided from existing above ground services located along the east side of Sheridan Street. Natural gas will be provided from an existing 4-inch natural gas line located in Sheridan Street.

Submission

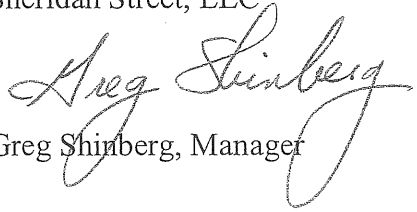
This submission includes the following information:

1. Cover letter, dated September 19, 2005
2. Site Plan Application and Checklist
3. Application Fee of \$500.00
4. Booklet of required exhibits
5. Nine sets of plans (24" x 36")

We have worked diligently with our talented design professionals to create an exciting project that will be a wonderful addition to the community and trust that the Planning Board will consider this application for a workshop meeting. Please do not hesitate to contact me if you desire any additional information or have any questions. We look forward to meeting with the Planning Board at its earliest convenience.

Sincerely,

Sheridan Street, LLC



Greg Shirberg, Manager

Enclosures

TABLE OF CONTENTS

| | |
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| EXHIBIT 1 | Site Plan Application and Checklist |
| EXHIBIT 2 | USGS Map and Local Map |
| EXHIBIT 3 | Deed for 121 Sheridan St & Purchase & Sale Agreement for 135 Sheridan Street |
| EXHIBIT 4 | Project Data |
| EXHIBIT 5 | Abutting Property Owners |
| EXHIBIT 6 | Public Utilities |
| EXHIBIT 7 | Solid Waste |
| EXHIBIT 8 | Technical Capacity |
| EXHIBIT 9 | Financial Capacity |
| EXHIBIT 10 | Project Schedule |

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

| | | |
|---|--|--|
| Address of Proposed Development: 121 & 135 Sheridan Street, Portland | | Zone: R-6 |
| Total Square Footage of Proposed Structure: 45,526 | | Square Footage of Lot: 28,627 |
| Tax Assessor's Chart, Block & Lot: Chart# 13 Block# K Lot# 17 13 K 2 | | Property owner's mailing address: Sheridan Street, LLC 477 Congress Street, 5th Fl Portland, Maine 04101 |
| Consultant/Agent, mailing address, phone # & contact person: Shinberg Consulting 477 Congress Street 5th Floor Portland, Maine 04101 Phone: 207 523 3410 Contact: Greg Shinberg | | Telephone #: 207 523 3410 |
| Applicant's name, mailing address, telephone #/Fax#/Pager#: Sheridan Street, LLC 477 Congress Street, 5th Fl Portland, Maine 04101 Phone: 207 523 3410 Fax: 207 773 8597 | | Project name: Sheridan Heights |
| <p>Proposed Development (check all that apply)</p> <p><input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots ____ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location, of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p>Major Development (more than 10,000 sq. ft.)</p> <p><input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> | | |

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Sheridan Street, LLC
477 Congress Street, 5th Floor
Portland Maine 04101

Contact: Greg Shinberg
Phone: 207 523 3410

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

| | |
|--|----------------------|
| Signature of applicant: <i>Greg Shinberg</i> | Date: <i>9/19/05</i> |
|--|----------------------|

This application is for site review **ONLY**, a building Permit application and associated fees will be required prior to construction.

2K

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Sheridan Heights 121 & 135 Sheridan Street, Portland
Project Name, Address of Project

Application Number

| Submitted () & Date | Item | Required Information | Section 14-525 (b,c) |
|---------------------|------|---|----------------------|
| X | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| X | (2) | Name and address of applicant and name of proposed development | a |
| X | (3) | Scale and north points | b |
| X | (4) | Boundaries of the site | c |
| X | (5) | Total land area of site | d |
| X | (6) | Topography - existing and proposed (2 feet intervals or less) | e |
| X | (7) | Plans based on the boundary survey including: | 2 |
| X | (8) | Existing soil conditions | a |
| X | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| X | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c |
| X | (11) | Approx location of buildings or other structures on parcels abutting the site | d |
| X | (12) | Location of on-site waste receptacles | e |
| X | (13) | Public utilities | e |
| X | (14) | Water and sewer mains | e |
| X | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| X | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| X | (17) | Location and dimensions of on-site pedestrian and vehicular access ways | g |
| X | (18) | Parking areas | g |
| N/A | (19) | Loading facilities | g |
| X | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| X | (21) | Curb and sidewalks | g |
| X | (22) | Landscape plan showing: | h |
| | (23) | Location of existing proposed vegetation | h |
| | (24) | Type of vegetation | h |
| | (25) | Quantity of plantings | h |
| | (26) | Size of proposed landscaping | h |
| X | (27) | Existing areas to be preserved | h |
| X | (28) | Preservation measures to be employed | h |
| | (29) | Details of planting and preservation specifications | h |
| | (30) | Location and dimensions of all fencing and screening | i |
| | (31) | Location and intensity of outdoor lighting system | j |
| X | (32) | Location of fire hydrants, existing and proposed | k |
| X | (33) | Written statement | c |
| X | (34) | Description of proposed uses to be located on site | l |
| X | (35) | Quantity and type of residential, if any | l |
| X | (36) | Total land area of the site | b2 |
| X | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| X | (38) | General summary of existing and proposed easements or other burdens | c3 |
| X | (39) | Method of handling solid waste disposal | 4 |
| X | (40) | Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets | 5 |
| X | (41) | Description of any problems of drainage or topography, or a representation that there are none | 6 |
| X | (42) | An estimate of the time period required for completion of the development | 7 |
| N/A | (43) | A list of all state and federal regulatory approvals to which the development may be subject to | 8 |
| N/A | (44) | The status of any pending applications | 8 |
| N/A | (45) | Anticipated timeframe for obtaining such permits | h8 |

N/A
x

(46) A letter of non jurisdiction

h8

(47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

2M

Send To Printer

Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS Portland, Maine, United States 01 Jul 1978

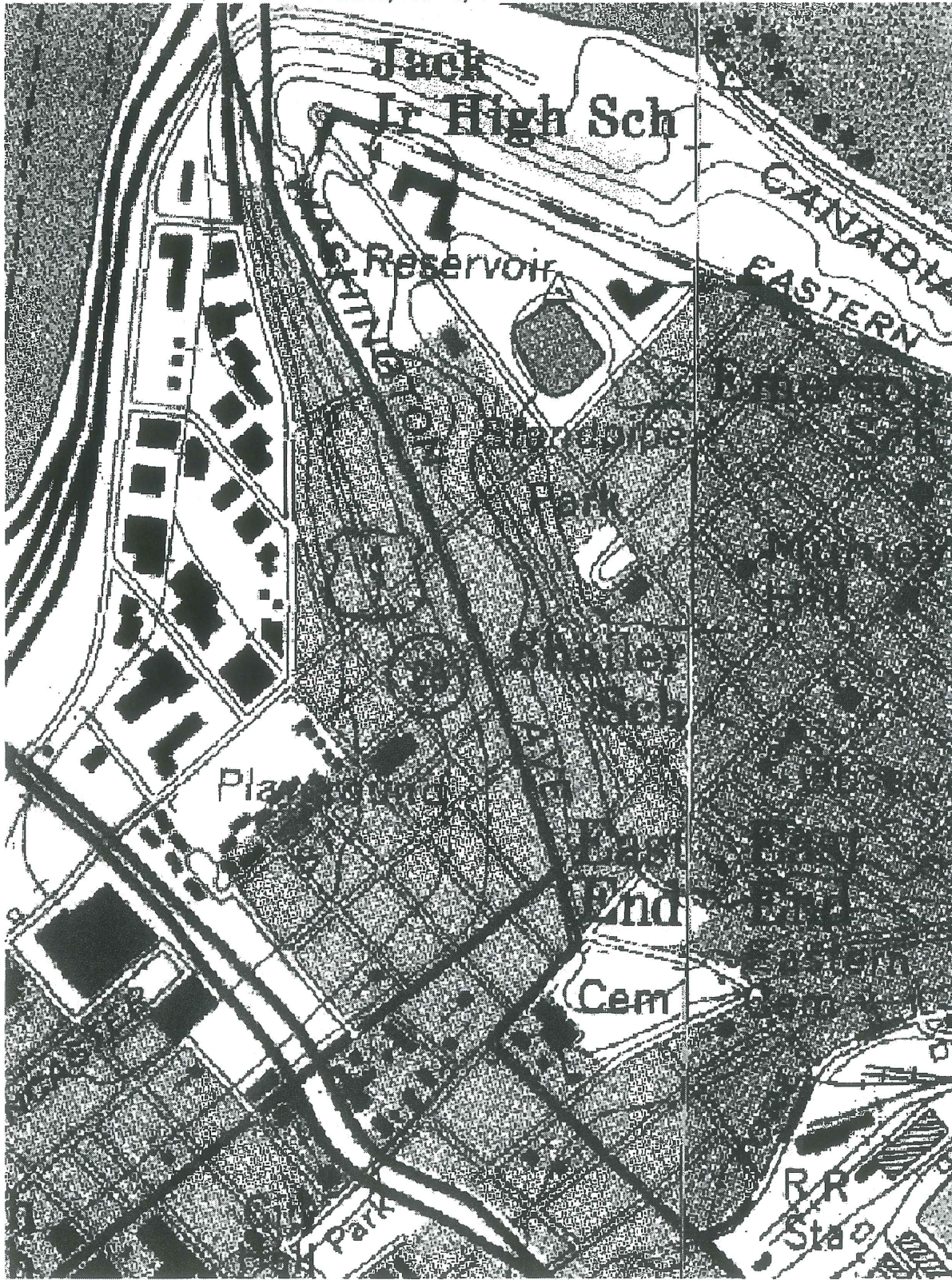


Image courtesy of the U.S. Geological Survey

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SHERIDAN STREET PARCELS

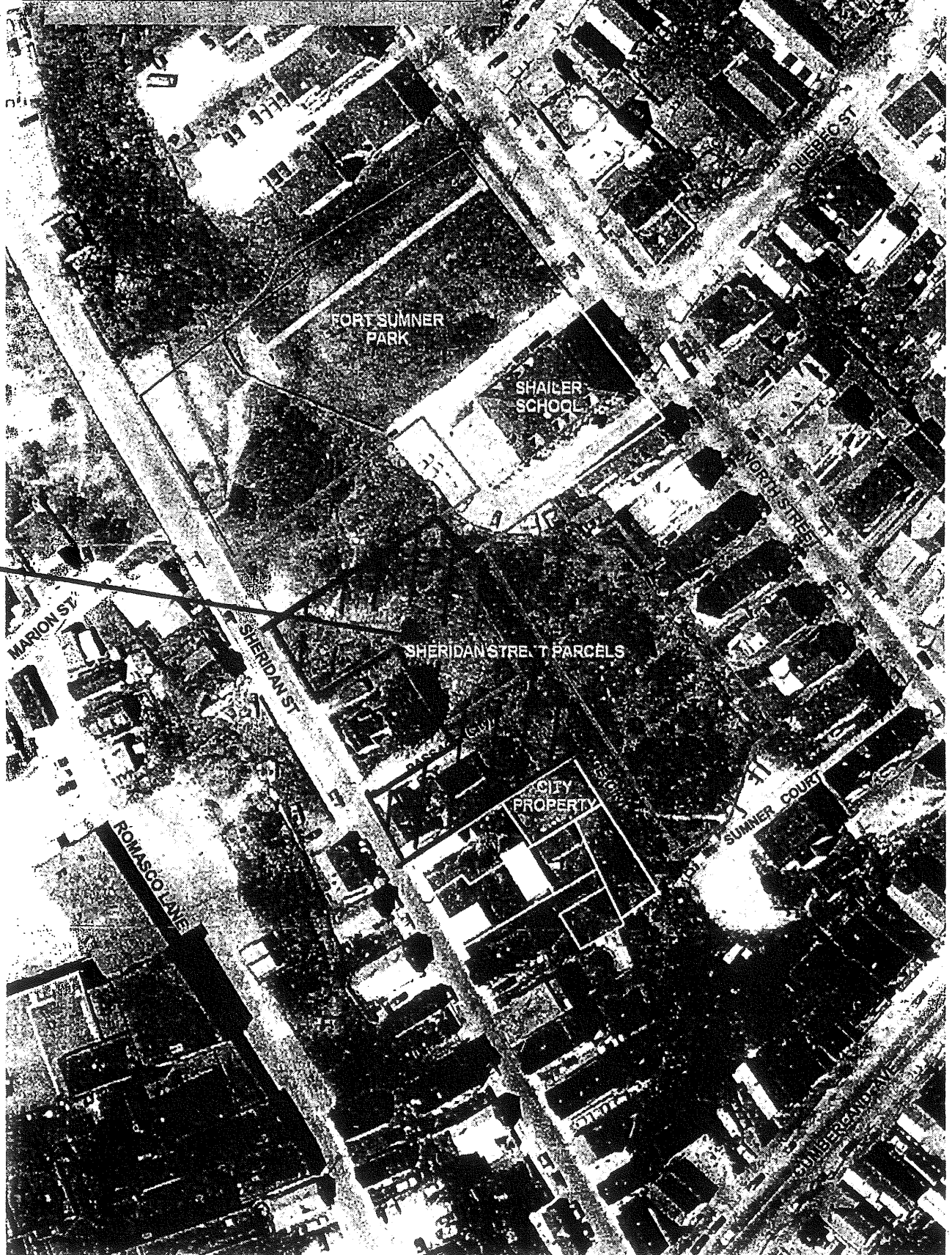
Aerial Photographs
Taken Spring 2001
Parcel Data Created
April 2004

■ Sheridan Street Parcels
■ City Property
■ City Parks & Open Space
■ Land Under Contract



100 0 100 Feet

City of Portland Land Bank Commission Doug Roncarati 10/1/2004




SITE
'21 #
135
SHERIDAN
STREET

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.


KNOW ALL BY THESE PRESENTS, that I, Peter E. O'Donnell, III, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels A, B & C in Exhibit A attached hereto and fully incorporated herein by reference, and does further grant to Sheridan Street, LLC of the County of Cumberland and State of Maine, with QUITCLAIM COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 119-121 Sheridan Street, Portland, in the County of Cumberland and State of Maine, as more fully described as parcels D & E in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 15, 2005.

MAINE REAL ESTATE TAX PAID



Witness

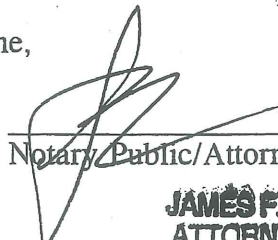


Peter E. O'Donnell, III

STATE OF MAINE
Cumberland, ss:

On June 15, 2005, personally appeared the above-named Peter E. O'Donnell, III and acknowledged the foregoing deed to be his/her free act and deed.

Before me,



Notary Public/Attorney At Law
JAMES F. CLOUTIER
ATTORNEY AT LAW

Type or Print Name

2P

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at 119-121 Sheridan Street, Portland, Maine**

Parcel A:

All that certain lot, piece or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land conveyed the first day of June, A.D. 1917, by Edward S. Everett to Rosa B. Reidy;

thence northerly and on a straight line with the rear line of said Reidy land forty-six (46) feet, more or less, to the southerly sideline of a contemplated Street;

thence westerly by said contemplated Street to the northeasterly corner of land now or formerly of Lewis Realty Company;

thence southerly along the easterly line of said Lewis Realty Company land forty-six (46) feet, more or less, to said Reidy land;

thence easterly along the northerly side of said Reidy land to the point of beginning;

also the right in common with others to use said contemplated Street extending from Sheridan Street, so-called, towards North Street.

Parcel B:

Also another certain lot of land with the buildings thereon, situated on the northeasterly side of Sheridan Street, in said Portland, bounded and described as follows:

Beginning at the most westerly corner of land of one Reidy, formerly of J.F. Whelan;

thence running northwesterly by Sheridan Street forty-six (46) feet, more or less, to land formerly owned by J.P. Boyd;

thence northeasterly by said Boyd land;

thence southeasterly by said Everett land about forty-six (46) feet to said Reidy land;

thence southwesterly by said Reidy land to the point of beginning.

Parcel C:

Also another certain lot of land with any buildings thereon, situated in said Portland,

bounded and described as follows:

Beginning at a point in the southeasterly sideline of a passageway running between Sheridan Street and Sumner Court, said point being the most westerly corner of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 49;

thence northeasterly from said point of beginning along the said southeasterly sideline of said passageway, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point and an angle in said passageway;

thence southeasterly along the southwesterly sideline of the aforementioned passageway, a distance of forty-six (46) feet to a point;

thence southwesterly, on a line which is parallel to and forty-six (46) feet southeasterly from the first course herein described, a distance of sixty-eight and eight one-hundredths (68.08) feet to a point marking the northeasterly terminus of the division line between land now or formerly of Francis E. and Rita Caterina and land now or formerly of Howard S., Jr. and Bonnie G. Flash;

thence northwesterly along the northeasterly sideline of Caterina land a distance of forty-six (46) feet to the southeasterly sideline of the aforementioned passageway and the point of beginning.

The above-described parcel being the northerly portion of Lot "G" as shown on "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 and contains 3,132 square feet of area.

This parcel C being the same parcel conveyed to the Grantor by confirmatory deed of the City of Portland of recent date herewith, to be recorded herewith.

Meaning and intending to convey and hereby conveying the same premises conveyed to Frank C. Witham, Jr. and Mary Witham by Warranty Deed of Antoinette Caterina and Anthony E. Caterina dated June 26, 1992 and recorded in Cumberland County Registry of Deeds in Book 10147, Page 1.

Parcel D:

Also conveying that parcel of land situated on the northeasterly side of Sheridan Street abutting the premises above, known as a passageway to Sumner Court, and formerly described as a proposed street, as conveyed to the Grantor herein by deed of Witham dated June 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14888, Page 55, as further described as follows:

Beginning at the northwesterly corner of the Witham lot,

thence, a distance of one hundred fifty (150) feet, more or less, easterly along the northerly sideline of the Witham lot, to a point;

thence northwesterly a distance of thirty (30) feet, more or less, along the southwesterly sideline of a passageway running between Sheridan Street and Sumner Court, to the southeasterly corner of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 6, to a point;

thence westerly along the southern sideline of Lot 6, a distance of fifty (50) feet, more or less, and continuing in a straight line across the southerly sideline of a lot identified on the City of Portland tax map as Map 13, Block K, Lot 4, a distance of one hundred (100) feet, more or less, to the southwesterly corner of Lot 4 to a point;

thence southwesterly along the northeasterly sideline of Sheridan Street, a distance of thirty (30) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Parcel E:

All that property located within the right of way of those proposed roads and passageways up to the centerline thereof shown on the plan "Revised Plan of Fort Sumner Terrace" recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 49 which have passed to the Grantor or his predecessors by operation of law, (and which are not otherwise conveyed by the aforesaid parcel descriptions,) the City of Portland having not accepted or reserved any right or interest in or to the aforesaid streets, where such roadways and passageways abut other premises hereby conveyed.

The aforesaid roadways and passageways being variously referred to as "Sumner Court" and "contemplated street" or contemplated Street extending from Sheridan Street, so-called, towards North Street in previous conveyances and other instruments of record.

SURVEY DESCRIPTION

The aforesaid premises are also described as follows:

A certain lot or parcel of land with any buildings thereon, situated on the easterly side of Sheridan Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8 inch diameter drill hole found in the concrete walk at the front southwesterly lot corner of the herein described residence now known as #121 Sheridan Street, said drill hole being found at a distance of 386.67 feet from the street corner formed by the intersection of the aforementioned easterly sideline of Sheridan Street with the westerly sideline of Cumberland Avenue. Said drill hole also marking

the common property corner of the herein described lot and the land now or formerly of Fort Sumner LLC, as described in deed recorded in the Cumberland County Registry of Deeds in Book 21832, Page 163;

Thence, by and along the easterly sideline of Sheridan Street, North 11°-56'-29" West, a distance of 44.86 feet to the sideline of a 30 foot wide passage way as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49;

Thence, by and along the aforementioned passage way, North 75°-16'-37" East, a distance of 150.38 feet to the westerly sideline of another passage way now or formerly owned by the City of Portland;

Thence, by and along the westerly sideline of said passage way, South 13°-45'-29" East, a distance of 46.00 feet to 1- ½ inch diameter iron pipe found flush with the ground at the land now or formerly of the City of Portland;

Thence, by and along the land of the City of Portland, South 76°-16'-34" West, a distance of 67.28 feet to a capped 5/8 inch rebar inscribed with "SGC Inc. PLS 2294" found flush with the ground at or near the land now or formerly of the aforementioned Fort Sumner LLC;

Thence, by and along the land of the aforementioned Fort Sumner LLC, South 75°-35'-53" West a distance of 32.58 feet;

Thence, continuing by and along the land of Fort Sumner LLC, South 12°-30'-26" East, a distance of 2.43 feet;

Thence, continuing by and along the land of the aforementioned Fort Sumner LLC, South 77°-46'-33" West, a distance of 51.89 feet to the Point of Beginning.

Containing 6866.4 square feet or 0.16 acres.

Said parcel subject to a maintenance easement as described in a Quit claim deed from Fort Sumner LLC to Peter E. O'Donnell, III dated November 22, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22123, Page 60 on December 14, 2004.

All bearings based upon a magnetic North bearing observed on the herein described lot during 2005.

This description is based upon a Standard Boundary Survey for Sheridan Street Holdings LLC performed by Back Bay Boundary, Inc. 643 Forest Avenue Portland, Maine during the month of June 2005 and an as yet unrecorded plan entitled "Standard Boundary Survey of 121 Sheridan Street Portland, Maine for Sheridan

Street LLC dated June 10, 2005.

Meaning to convey and hereby conveying the parcels or lots of land described in a deed from Frank C. Witham, Jr. and Mary Witham to Peter E. O'Donnell, III recorded in the Cumberland County Registry of Deeds in Book 14888, Page 054.

Passage Way:

Also conveying any right, title and interest to a certain lot or parcel of land, with any improvements thereon, situated on the easterly side of Sheridan Street, previously described as the "passage way" as shown on a plan entitled "Revised Plan of Fort Sumner Terrace, Portland, Maine" recorded in the aforementioned Registry of Deeds in Plan Book 16, Page 49; more particularly described as follows:

Beginning at the northwesterly property corner of the above described parcel or lot of land at the intersection formed at the easterly sideline of Sheridan Street and southerly sideline of the aforementioned 30 foot passage way, said intersection being North $11^{\circ}-56'-29''$ West, a distance of 44.86 feet from the 5/8- inch drill hole described as the Point of Beginning of the above described lot;

Thence, by and along the easterly sideline of Sheridan Street, North $11^{\circ}-45'-58''$ West, a distance of 30.04 feet to a 5/8-inch capped rebar inscribed with "PLS #2075" at or near the land now or formerly of Jane E. Glass as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14165, page 343;

Thence, by and along the land of the aforementioned Jane E. Glass and the land now or formerly of Douglass Goldhirsh and Sharon Goldhirsh as described in a deed recorded in the aforementioned Registry in Book 20967, Page 141, North $75^{\circ}-16'-43''$ East, a distance of 150.01 feet to a passage way now or formerly of the City of Portland;

Thence, by and along the passage way, South $12^{\circ}-28'24''$ East, a distance of 30.02 feet to the land now or formerly of the herein grantor Peter E. O'Donnell, III;

Thence, by and along the land of the aforementioned O'Donnell, South $75^{\circ}-16'37''$ West, a distance of 150.38 feet to the Point of Beginning.

Containing 4505.6 square feet or 0.10 acres.

Received
Recorded Register of Deeds
Jun 15, 2005 03:01:24P
Cumberland County
John B OBrien

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into this 4th day of May, 2005, by and between Douglas Goldhirsch and Sharon Goldhirsch, of Boothbay, Maine (collectively the "Seller") and Greg Shinberg of Freeport, Maine ("Buyer").

WITNESSETH:

1. PREMISES. Seller agrees to sell and Buyer agrees to buy the land, buildings and improvements situated at 131 to 135 Sheridan Street, Portland, Maine consisting of approximately 15,721 square feet of land and more particularly described on Exhibit A hereto, together with any and all fixtures situated thereon (collectively the "Premises").

2. PURCHASE PRICE. Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Premises the sum of Three Hundred Thousand Dollars (\$300,000), payable as follows:

- (a) Deposit. _____ as a deposit (the "Deposit") at the time of the execution of this Agreement, which shall be kept in an interest-bearing account and shall be credited toward the purchase price at the closing. The Deposit shall be fully refundable from Seller to Buyer for a Study Period of twenty-one (21) days from the execution of this Agreement to allow Buyer to perform due diligence. Buyer may elect to proceed with the purchase of the Premises but to do so must increase the Deposit by an additional _____ making the Deposit Total _____ Dollars (_____ is the property of the Seller and is non-refundable except as provided in this Agreement and will be applied to the Purchase Price.
- (b) Additional Deposit. Sixty-six days after the execution of this Agreement Buyer may elect to proceed with the purchase of the Premises but to do so must increase the Deposit by an additional _____ Deposit Total _____ Dollars. The new Deposit of _____ Dollars (_____ is the property of the Seller and is non-refundable except as provided in this Agreement and will be applied to the Purchase Price.
- (c) Cash at Closing. The balance of the purchase price, _____ Dollars (_____) shall be paid by certified check or bank cashier's check at the closing.

3. TITLE. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title. In the event that Seller is unable to convey title as aforesaid, upon written notice from Buyer, Seller shall use diligent efforts to remedy all title defects. In the event that said defects are not remedied within ninety (90) days from the date of such notice, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations

DG [Signature] dr

hereunder, will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist.

4. CLOSING. The closing of this transaction shall take place on November 4, 2005 at three o'clock P.M., at the offices of Greg Shinberg, Portland, Maine, or, if the Buyer and the Seller shall mutually agree in advance and in writing, at another time and place. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, a Warranty Deed to the Premises (the "Deed"). Buyer may at Buyer's option elect to extend the Closing date to December 5, 2005 by paying to Seller an additional non-refundable Deposit (except as provided in this Agreement) of _____ that will be applied to the total Purchase Price thus changing the Cash at Closing to _____ Dollars.

5. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE. Prior to the closing, the Premises shall be the sole responsibility of Seller and Seller shall bear the risk of any loss to the Premises whether by fire or otherwise. Seller agrees to maintain casualty insurance upon the Premises in an amount equal to at least the full purchase price. In the event of any casualty loss, Buyer shall have the alternative of either terminating this Agreement by written notice, whereupon Buyer shall receive back the Deposit plus accrued interest, or of accepting the insurance proceeds made available and closing notwithstanding such loss.

6. INSPECTION. At all reasonable times during the term hereof, Buyer shall have the right to enter the Premises and perform such inspections, engineering tests, soil tests, surveys, hazardous waste investigations, water tests, or other inspections as Buyer deems necessary or appropriate. Buyer agrees to return the Premises as nearly as possible to its original condition after all of such tests and inspections. If the results of a hazardous waste inspection done pursuant to this Paragraph is unsatisfactory to Buyer, Buyer shall have the right to terminate this Agreement by written notice and receive back the entire Deposit, plus accrued interest.

7. REPRESENTATIONS AND WARRANTIES. Seller makes the following representations and warranties, upon which buyer is expressly relying, notwithstanding Paragraph 6 above:

(a) The Premises are served by existing public water and sewer systems, and such systems have adequate capacity to serve the Premises.

~~(b) The Premises have an adequate private water supply of potable water. The subsurface waste disposal system on the Premises is in good condition and is free of any defects.~~

out of D6 DA

(c) The Premises either abut a public way or have legally sufficient deeded access to a public way.

SH D6 DA

2W

- (d) There are no boundary disputes, encroachments or litigation pending with respect to the Premises or Seller's ownership thereof.
- (e) There are no hazardous or toxic materials, wastes or substances in or on the Premises in any amounts that would violate or require reporting or remedial or responsive action under any federal, state or local law or ordinance.
- (f) The Premises consist of not less than 15,000 square feet.

8. POSSESSION. Seller shall deliver possession of the Premises to the Buyer free and clear of all leases, tenancies and occupancies by any person [except those listed on Exhibit B attached hereto and made a part hereof].

9. ADJUSTMENTS, PRORATION AND CLOSING COSTS. Real estate taxes and assessments and all utilities shall be prorated as of the closing on the basis of the latest available tax bill. The Maine real estate transfer tax shall be paid by Seller and Buyer. The recording fee for the Deed and any expenses relating to Buyer's financing will be paid for by Buyer.

10. CONDITIONS PRECEDENT. Buyer's obligation to close hereunder is subject to satisfaction of the following condition at or before closing:

- (a) As of the date hereof, and as of the date of closing, all of Seller's representations and warranties shall be true and correct.

If the foregoing condition is not satisfied within the time specified or if no time is specified, by the closing date, Buyer shall be entitled to receive back the entire Deposit plus accrued interest, whereupon this Agreement shall terminate and neither party will be under any further obligation hereunder.

11. DEFAULT AND REMEDIES. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller shall retain the Deposit plus accrued interest as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder. In the event of Seller's default hereunder, Buyer shall have available all remedies at law and in equity, including without limitation the right to compel Seller to undertake its best efforts to bring the Premises into compliance with Seller's representations and warranties.

12. MISCELLANEOUS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be

[Handwritten initials/signatures]

2X

given by first class mail, postage prepaid, certified, return receipt requested, addressed as follows:

TO SELLER: Douglas & Sharon Goldhirsch
26 CROW POINT LANE
TREVETT, MAINE 04571

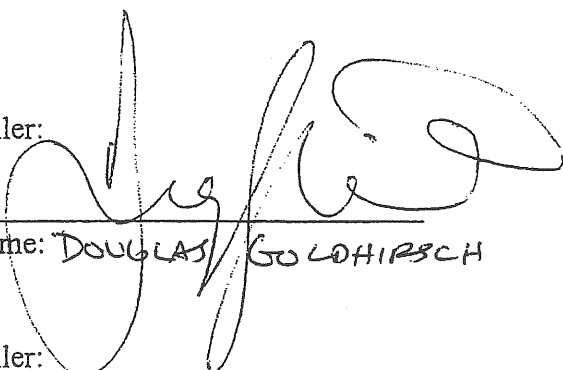
TO BUYER: Greg Shinberg
37 Beech Hill Road
Freeport, ME 04032

Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. Seller's representations and warranties shall survive the closing. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first written above.

WITNESS:

Seller:



Name: DOUGLAS GOLDHIRSCH

Seller:



Name: Sharon Goldhirsch

Buyer:



Name: GREG SHINBERG



PROJECT DATA

| | |
|---|---|
| Applicant | Sheridan Street, LLC 477 Congress Street, 5 th Floor Portland, Maine 04101 |
| Owner | Sheridan Street, LLC 477 Congress Street, 5 th Floor Portland, Maine 04101 |
| Zoning | Residential 6 Proposed Residential 7 |
| Map and Lot Number | Map 13, Block K Lots 2 & 17 |
| Land Area | 27,906.4 Square Feet |
| Existing Land Use | Privately Owned Single Family Residence and vacant lot |
| Proposed Land Use | Residential Condominiums |
| Water | Proposed 8-inch main in Sheridan Street |
| Sewer | Existing 8-inch main in Sheridan Street |
| Electric, Telephone and Cable TV | Overhead services are located along Sheridan Street to go underground to building |
| Natural Gas | Existing 4-inch gas line in Sheridan Street |

ABUTTING PROPERTY OWNERS

Jane E. Glass
125 Sheridan Street
Portland, Maine 04101

Map: 13 / Block: K / Lot:4
Book: 14165 / Page: 343
Address: 125 Sheridan St. Portland, ME

Fort Sumner, LLC
12 Simonton Street
South Portland, Maine 04106

Map: 13 / Block: K / Lots: 28, 33 & 36
Book: 21832 / Page: 163
Address: 119 Sheridan St. Portland, ME

Shailer Emerson Associates
307 Cumberland Avenue
Portland, Maine 04101

Map: 13 / Block: K / Lot 1
Address 58 North Street, Portland, ME

City of Portland

Map: 13 / Block: K / Lots:8, 10, 11, 12 & 14

PUBLIC UTILITIES

The existing house located at 121 Sheridan Street is currently served by existing utilities located in Sheridan Street. The new units will be served by existing utilities located in Sheridan Street. The following utilities are available:

WATER

An existing 4-inch water main in Sheridan Street will be upgraded to an 8-inch water main. See enclosed letter of availability from Portland Water District.

SANITARY SEWER

There is an existing 8-inch sanitary sewer main located in Sheridan Street, which will serve both buildings.

STORM DRAIN

There is an existing 12-inch storm drain system that is located in Sheridan Street that will serve the project. Curb inlets are located on Sheridan Street to the north of the property.

NATURAL GAS

There is an existing 4-inch natural gas line located in Sheridan Street that will serve the project.

ELECTRIC, TELEPHONE AND CABLE TV

Electric, telephone and cable TV service will serve the project from existing overhead lines that will be run underground to the buildings. See enclosed letter from CMP.



Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

2AB

September 9, 2005

Greg Shinberg
Shinberg Consulting
477 Congress St. 5th Flr
Portland, me. 04101-3427

Re: 135 Sheridan St.-28 unit Condominium Project

Gregg:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 28 unit condominium project to be located at 135 Sheridan St. in Portland. Checking District records, I find there is a 4"DI water main on the east side of Sheridan St. which may need to be upgraded to 8"DI water main to serve the condominium project. The nearest hydrant is located within 500' feet of the property. Area maps with main and hydrant locations is included.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Sheridan St. 300' north of Cumberland Ave.
Hydrant # 360
Static pressure = 62 PSI
Flow = 1111 GPM
Last Tested = 5/20/2005

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Central Maine Power

2AC

September 8, 2005

Mr. Greg Shinberg
C/O Sheridan Street LLC
477 Congress Street 5th Floor
Portland, Maine 04101

RE: Condominium Plans, 135 Sheridan Street, Portland, Maine

Dear Mr. Shinberg,

This letter is to advise you Central Maine Power has sufficient single phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If any Central Maine Power assets are required to be placed on the customers property an easement will be required.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, ME 04103

tel (800) 750-4000

www.cmpco.com

An Energy East Company

2AD

SOLID WASTE

Solid waste and recycling will be accommodated by common collection within the Condominium buildings. Disposal will be by contract with a private contractor on a schedule to be determined.

ZAE

TECHNICAL CAPACITY

The following firms and individuals have provided technical information in support of this application:

Shinberg Consulting
477 Congress Street
Portland, Maine 04101
207 523 3410
Contact: Greg Shinberg

Project Management

TFH Architects
100 Commercial Street
Portland, Maine 04101
207 775 6141
Contact: Scott Teas

Architect / Planner

James Sterling Architect
142 High Street
Portland, Maine 04101
207 772 0037
Contact: Jim Sterling

Associate Architect

SGC Engineering, LLC
501 County Road
Westbrook, Maine 04092
207 347 8100
Contact: John Riordan

Civil Engineers

Back Bay Boundary
643 Forest Avenue
Portland, Maine 04101
207 774 2855
Contact: Robert Greenlaw

Surveyors

Sasaki Associates
64 Pleasant Street
Watertown, MA 02472
617 926 3300
Contact: Stuart Dawson

Landscape Architects



Camden National Bank

5 Milk Street • Portland, Maine 04101 • www.camdennational.com

207-774-6736 Member F.D.I.C. 800-860-8821

2AF

August 31, 2005

City of Portland
Planning Department
Portland, ME.
(Hand Delivery)

RE: Sheridan Street LLC / 121 Sheridan Street Project

Gentleperson's:

The owners of the Sheridan Street Project have informed us of their plan to develop this project on lands that they currently own at 121 and 135 Sheridan Street in Portland.

Based upon Camden National Bank's credit review, knowledge of the project and the financial capacity of the developers, Joshua D. Marvil and Greg L. Shinberg, we believe there is adequate financial capacity and resources available in the market to undertake and complete this.

Should you have any questions on this matter, please do not hesitate to contact me at 207-774-6736.

Sincerely,

Richard Littlefield
Senior Vice President
Camden National Bank

2AG

PROJECT SCHEDULE

The anticipated construction schedule for the project is approximately nine months. Construction is anticipated to commence in the spring of 2006.

| ACTIVITY | ANTICIPATED DURATION |
|------------------------------|-------------------------------|
| Rough out Site | March 2006 to March 2006 |
| Remove Existing Garage | March 2006 to March 2006 |
| Erosion Control Measures | March 2006 to March 2006 |
| Utilities and Storm Drainage | April 2006 to May 2006 |
| Building Construction | May 2006 to November 2006 |
| House Renovation | May 2006 to August 2006 |
| Final Grading | October 2006 to November 2006 |
| Paving / Planting & Seeding | October 2006 to November 2006 |

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

November 29, 2005

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

**RE: Sheridan Heights Condominiums
121 and 135 Sheridan Street, Portland, Maine**

Dear Mr. Jaegerman and Board Members:

Enclosed is a revised submission for the Sheridan Heights project proposed for 121 and 135 Sheridan Street on Munjoy Hill. The project has been revised based upon the feedback received at the Planning Board meeting held on November 8 and the Neighborhood meeting held on November 14.

The total number of units has been reduced from 31 to 24 units. The design for the 121 Sheridan Street remains the same as what was presented at the previous Planning Board meeting.

The building located at 135 Sheridan Street has been reduced in size considerably. The building no longer spans the passageway and the structure originally proposed for the rear corner of the site has been eliminated. In addition, the garage doors have been moved to the interior of the property in addition to other changes that respond to the requirements established in the Design Standards for the R-7 Overlay Zone. There are now a total of 37 parking spaces (23 covered and 14 surface). While one space per unit is

required in the R-7 Zone, we propose to build many more parking spaces –a ratio of one and a half spaces per unit.

We have listened to the stakeholders and worked with our design professionals to make changes to the project that should address many of the concerns expressed by the neighbors, Planning Board and City Staff.

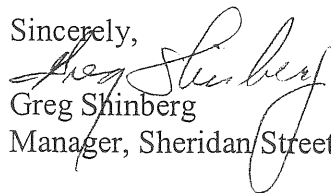
The primary design elements are as follows:

- The Main Entry is oriented towards Sheridan Street;
- Wherever possible, the porches and bays face the street;
- The design is a visible and permanent expression of the character of the neighborhood with elements that include bays, a mixture of siding components present on nearby structures, a flat roof with cornice, colors and textures that will complement the neighborhood;
- The garage entry is located within the site, an element that is in character with other residences in the neighborhood;
- The façade is unique and articulated to provide an exciting visual interest to the pedestrians;
- Carefully chosen landscape elements that will enhance the building and property utilizing materials that are natural to this location;
- The units will be constructed to assure visual privacy with high quality materials that will provide acoustic privacy between the units;
- The large number and size of windows and doors will maximize natural light and ventilation within the units.

Attached are the revised Site Plans, Elevations and Floor Plans. Also included are the minutes from the Neighborhood Meeting.

We look forward to the meeting on site with the Planning Board and City Staff on December 6.

Sincerely,


Greg Shinberg
Manager, Sheridan Street, LLC

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

To: Portland Planning Board Members
From: Greg Shinberg, Manager
Date: November 29, 2005
RE: Minutes from the Neighborhood Meeting held on 11/14/05 for the
Sheridan Heights project located at 121 and 135 Sheridan Street

The following is a record of the Neighborhood Meeting held from 6:30 to 8 PM at the Adams School on November 14, 2005.

Present on behalf of Sheridan Street, LLC:

| | |
|--|------|
| Scott Teas, TFH Architects | (ST) |
| Mitchell Rasor, MRLD, LLC | (MR) |
| Greg Shinberg, Manager, Sheridan Street, LLC | (GS) |
| Neighbor | (N) |

The meeting started at 6:35 PM.

GS presented the team to the citizens present.

GS asked all members of the community to sign the attendance sheet and that a handout is available to all present.

ST presented to the public a general overview of the project.

ST described the R-7 Zone and how it relates to the current R-6 Zone.

ST gave a general overview of the number of units, height, setback and parking requirements for the R-7 v R-6 Zones.

ST gave a brief description of the exterior materials proposed for the project.

ST emphasized that the design is preliminary and conceptual at this time.

ST compared this project to the existing multi-family residences nearby.

N asked ST to elaborate on the overall number of units, the size, setbacks, number of bedrooms in a typical unit, the size of a typical unit etc.

ST replied that a typical unit is 1,000 to 1,100 square feet, 2 Bedroom, with Living Room, Kitchen, Master Bedroom with attached Full Bath, a second $\frac{3}{4}$ Bath, Storage Space, External Deck or Patio and Common Hallways, Elevator, Stairs, and underground Parking Garage.

ST explained the concept of "flats" on the 1st and 2nd floors and "townhouse" style units

with interior stairs on the 3rd and 4th floors that lead to the “penthouse” with exterior deck adjacent.

MR presented to the public a general overview of the site improvements to the public.

MR explained how the project is conceptually a very good fit for the neighborhood.

MR stated that the project has been designed with the intention of maintaining view corridors for the neighbors located on North Street nearby.

N (Ms. Glass, the adjacent neighbor located at 125 Sheridan) asked a question in regards to improvements shown on the Site Plan provided by MR that affected her property rights.

GS answered that their Attorney has reviewed this issue and will provide an opinion that supports the proposed use of the Easement present. GS also stated that their Attorney has spoken to the City of Portland Attorney about this issue.

N stated that “unless you are square to the view corridors, one cannot see thru to the views”.

N stated that he did not like the “bridge” over the Easement and asked if the developer had considered not having the “tunnel” for safety and aesthetic reasons.

N expressed that there are too many units for the size of the combined properties.

MR noted that it is basically a 3 story building with a 4th story in some places only.

N stated that “it is tremendous”

N stated that “it frowns over Sheridan Street with 4 stories of height”.

MR and ST noted that some of the design is driven by code requirements such as handicap access etc.

N asked “why do 30 units and not 24?”

GS responded that he is looking into but that the cost of the underground parking and surface parking drives up the construction costs that must be spread out over the total project costs.

N asked how many units are allowed under the R-6.

GS responded “24”.

N asked if the properties are combined if that number is decreased.

GS stated that he believes that combining the properties loses one unit.

N asked if a traffic study is required.

GS stated that the Planning Board or City Staff may require a traffic study.

N expressed concern that Sheridan Street is narrow and 2 cars can have difficulty passing.

N asked what studies must be done by the developer.

GS stated that it depends upon what the Planning Board and Staff require.

N asked what the access is to the rear of the property where the City owned property is located.

GS responded that the access to that property will be maintained.

N asked about the location of the garage doors and entry to the building.

ST responded that the garage doors are located on Sheridan Street because it is the best place to get to the underground parking as it is the lowest point on the site.

N expressed concern that this project will cause gentrification to the neighborhood. That it will push out the lower income renters.

N expressed concern over the loss of green space.

N expressed concern that the pathways to North Street will be lost.

N stated that the hill side is a good place for sledding and sliding in the winter.

N expressed concern that the developer is not building any affordable units as a part of the project.

GS stated that Sheridan Street, LLC offered to donate the existing house to Greater Portland Habitat for Humanity last summer. GS was told by the Assistant City Manager Larry Mead

42b

to meet with the local City Councilor to discuss the donation of the house on to the City owned parcel adjacent to 135 Sheridan Street. GP H for H met with Councilor Gorham who denied the request stating that that piece of land is designated for a Community Garden.

N expressed concern over increased traffic.

GS stated that he had met with Tom Gorrill of Gorrill & Palmer and that the traffic impact is acceptable to the location and should not be an unreasonable impact on the neighborhood.

GS stated that a Traffic Study will be done before the City Council action.

N expressed that he wants the project to be smaller.

GS stated that his company would consider that option.

Meeting adjourned at 7:55.

#C

SHERIDAN
NEIGHBORHOOD

HEIGHTS
MEETING

11/14/05
6:30 - 8:00 PM

NAME

ADDRESS

MIKE NOBLE

109 SHERIDAN ST.

Flaine Ploonde

142 Sheridan St

David Cowie

32 North Street

Justin Alford

134 Sheridan street

Jane Gray

125 Sheridan St

Markos Miller

17 Atlantic St.

Randee Bucknell

117 Congress St.

GARY MARCISSO

69 Vesper St.

Att. 5

Kandi Talbot - Fort Sumner Park

From: "Regina Leonard" <rsldesign@juno.com>
To: <JST@portlandmaine.gov>
Date: 12/29/2005 10:47 AM
Subject: Fort Sumner Park
CC: <shmrkbay@maine.rr.com>, <kcote@portlandmaine.gov>, <sh@portlandmaine.gov>

Hi Jeff,

Jaime Parker of Portland Trails and I met with Greg Shinberg recently. At the meeting, we discussed an alternate location for the community garden space since shade will be an issue at the currently proposed location. There is another City owned parcel located east of the proposed condo parking area that seems acceptable. Greg is willing to make a pedestrian connection through the parking area. If you look on Map 13, the lot is labeled K5. This parcel seems very acceptable for the proposed use and the location is very accessible. I plan to discuss this with the Committee at our upcoming meeting.

We also discussed the trail work being done in collaboration with his project. He is willing to make a donation, but prefers to have the City do the work or hire it out. I estimate that 250 linear feet of trail is necessary from the parking area to the Sumner Court connection. The cost would be approximately \$5,000 for a gravel trail with steps in steep locations (granite supplied by City). We do not have formal construction documents for bidding, so the hope would be that the City could do the work in house or as a community build project. We can talk about what it might take to prepare documents, but I would suggest that the most cost effective route would be to lay out the trail in the field and make adjustments as necessary along the way. We do not have sufficiently accurate base materials to prepare a technical plan, in my opinion - and the cost of the project does not warrant the expense of a field survey or construction document preparation.

As well, Jaime and I discussed the need for a more formal trail head at Sumner Court (benches, signage, and seating area = \$4,000 approximately). We also understand that a new development has been proposed here - so perhaps there might be another opportunity to have a donation. Maintenance of the trails would be helped with a yearly financial commitment from the tenants of the condo(s) possibly. Mr. Shinberg has expressed a desire to maintain control over the trail maintenance - it being on City property, I'm not sure how that will work and probably warrants further discussion with City staff and officials.

Mr. Shinberg will be attending the upcoming meeting on the 3rd to discuss the project with the Committee members. The meeting is scheduled for 6pm at the Munjoy Hill Neighborhood Center.

Call me if you'd like to discuss this in greater detail. I've copied Councilor Gorham and the Planning staff on this correspondence to keep everyone up to speed.

Regina S. Leonard
Landscape Architecture & Design
234 State Street
Portland, ME 04101
Tel. (207) 450-9700

AH. 6

From: Douglas Cowie <jdcowie@gwi.net>
Date: 12/07/2005 1:24:58 PM
Subject: Re: Sheridan Street LLC map amendment - Dec 6 Mobile Planning BoardWorkshop

Ms Talbot, this is a post script to the e-mail below.
My wife, Annie, is a member of the Fort Sumner Park committee for which the landscape architect who spoke at the mobile workshop yesterday is working. Annie just told me she understands one of the elements of the plan is to lower the elevation of the Park Lookout to that of the Park, so that it doesn't block the view from the Park, as it does now. The elevation of the Park is about the same as that of the land behind Shailer School [if anything the Park is lower], and I think the architect said yesterday that the proposed buildings would be higher than the fence behind Shailer, which is about 4 feet above ground level. So, unless I misunderstood him, the ultimate elevation of the Park Lookout will be lower than those buildings, by at least 4 feet, and thus have the potential of blocking the views from the Lookout in their direction.

James Douglas Cowie
32 North St

Douglas Cowie wrote:

> Dear Ms Talbot:
>
> It was nice meeting you at the workshop yesterday. One reason my wife,
> Annie, and I are opposed to this variance is the height of the
> proposed buildings, which the architect said yesterday would be very
> close to the 50 foot R-7 limit. We live on North Street. The new
> 45-foot building on Sheridan Street obliterates our view of the city
> in that direction; it is far higher than the horizon. We used to be
> able to see planes land at the airport. Those views are gone forever.
> Today, we have a nice view from our kitchen window of southern end of
> Back Cove. Once the proposed buildings are up, it will obliterate
> that view, too. We would like these comments to be provided to the board.
>
> In addition, and more important, is whether that building will block
> any views from the Fort Sumner Lookout. Therefore, we are requesting
> that board require the developer to present a drawing at the next
> workshop, or at the public hearing, that shows the elevations of the
> Fort Sumner Lookout and of his proposed buildings, and that preferably
> also shows the Lookout's view in the direction of the proposed
> buildings, before they are built, and the view with the buildings in
> place.
>
> Thank you,
>
> Annie and James Cowie
> 32 North St
>
>
>

From: Douglas Cowie <jdcowie@gwi.net>
To: Kandi Talbot <KCOTE@portlandmaine.gov>
Date: 12/07/2005 11:25:40 AM
Subject: Re: Sheridan Street LLC map amendment - Dec 6 Mobile Planning BoardWorkshop

Dear Ms Talbot:

It was nice meeting you at the workshop yesterday. One reason my wife, Annie, and I are opposed to this variance is the height of the proposed buildings, which the architect said yesterday would be very close to the 50 foot R-7 limit. We live on North Street. The new 45-foot building on Sheridan Street obliterates our view of the city in that direction; it is far higher than the horizon. We used to be able to see planes land at the airport. Those views are gone forever. Today, we have a nice view of southern end of Back Cove. Once the proposed buildings are up, it will obliterate that view, too. We would like these comments to be provided to the board.

In addition, and more important, is whether that building will block any views from the Fort Sumner Lookout. Therefore, we are requesting that board require the developer to present a drawing at the next workshop, or at the public hearing, that shows the elevations of the Fort Sumner Lookout and of his proposed buildings, and that preferably also shows the Lookout's view in the direction of the proposed buildings, before they are built, and the view with the buildings in place.

Thank you,

Annie and James Cowie
32 North St

Kandi Talbot wrote:

>Mr. Cowie:

>

>A "map change" changes the proposed property or area from one zoning designation to another. In this case the owners are requesting that the property be changed from R-6 to R-7 to allow for more density on the site. The City has an adopted zoning map and this map will be changed if the proposed zone change gets passed by the City Council.

>

>Any questions, please let me know. Thanks.

>

>Kandi

>

>

>

>>>>Douglas Cowie <jdcowie@gwi.net> 11/05/2005 4:11:55 PM >>>

>>>>

>>>>

>

>Ms Talbot, please tell me what a "map change" is.

>

>Douglas Cowie wrote:

>

>

>

>>Dear Ms Talbot:

>>

>>_Please convey these comments to the Planning Board._

>>

>>My wife, Annie, and I are vehemently opposed to the Planning Board
>>granting any variance that will allow this gigantic development, yet
>>another one on Munjoy Hill, already the most densely-populated
>>neighborhood in the city. From our home we look down on - [make that
>>"/over at/", because it's so high] - the 8-unit condo complex this
>>company has just built down on Sheridan Street. Now apparently they
>>want to add another 3-unit building to that relative monstrosity [it's
>>much higher than anything on that street]? And a_ 28-unit_ complex a
>>few doors down, presumably just as high - and _three times bigger_?
>>It's not fair, and could be unsafe, to allow another enormous housing
>>complex to an already congested neighborhood of this city.

>>

>>Over the years, although not in recent years, we have been to a number
>>of Planning Board meetings. The board _always_ treated developers with
>>utter courtesy, keen interest, and virtually uncritically, but at
>>least some members responded to /public/ witnesses with acts of
>>apparent boredom [such as rolled eyes and paper shuffling] or
>>patronizing disrespect. We dearly hope the current board is different,
>>but we never saw a Planning Board _reject_ a developer's project in
>>all the meetings we attended. Despite that we are hopeful this board
>>will see fit to /not/ approve a variance that will allow this
>>monstrous project to be built.

>>

>>It's possible Annie will be able to attend the workshop, but James
>>works full time in Augusta and cannot. Please let us know when the
>>board will hold a public hearing on this project and when it will
>>actually vote on it, and if that vote will be open to the public.

>>

>>Sincerely,

>>

>>Ann C. and James D. Cowie,
>>Owners, for 20 years, of the property at
>>32 North Street
>>Portland 04101
>>774-2365

>>

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>
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>
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>
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>
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> > Sincerely,
> >
> > Ann C. and James D. Cowie,

> > Owners, for 20 years, of the property at
> > 32 North Street
> > Portland 04101
> > 774-2365
> >
> >

CC: <wgorham@portlandmaine.gov>

From: <John.Lemieux@Advest.com>
To: <kcote@portlandmaine.gov>
Date: 11/15/2005 10:20:29 AM
Subject: 121 & 135 Sheridan Street Project (Sheridan Street LLC)

Dear Ms. Talbot,

As a resident of Sheridan Street (100 Sheridan) I am very concerned about the scale of the proposed 28 unit building at 135 Sheridan. My concern is that Sheridan Street, between Cumberland Ave. and Walnut St. is currently a street of primarily owner occupied 2,3,& 4 unit buildings; 2,3 & 4 stories tall. Building a 28 unit structure is totally out of character for Sheridan Street. Certainly such a large building may fit under zoning guidelines (I am not familiar with those specifics) but such a structure would have a large impact on the look and feel of the street. I am not opposed to building housing on the open lots currently under consideration. It is the scale of the development that gives me pause. If the developers wished, and were able to put up 7 four unit buildings in keeping with the general character of the neighborhood, I would not object. I urge careful consideration of the merits of the scheme under review and hope that the City and the Planning Board will assist the developers and the neighborhood in finding the best way to proceed.

If, in fact, this project is pushed forward, the ramifications on traffic should be carefully studied. With the recently completed apartments on North St., the addition of another 28 units may well warrant the placement of a traffic light at the corner of Walnut St. and Washington Ave. to allow egress. It is currently not unusual to have a 5-10 minute wait on Walnut St. while a vehicle attempts to turn left on Washington Ave. In addition, the enforcement of existing parking and traffic laws would need to be stepped up to allow room for emergency vehicles to make their way down Sheridan between Cumberland Ave. and Walnut St.

Please feel free to call me if I can be of any assistance. My cell phone number is: 329-1962.

John A. LeMieux, CFP(r)
LEMIEUX WEALTH MANAGEMENT
Advest, Inc., Two Monument Sq., Portland, ME 04101
Ph: 207-774-6311; 800-597-8625

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From: Pamela Jack <pjack@maine.rr.com>
To: <kcote@portlandmaine.gov>
Date: 01/05/2006 2:27:21 PM
Subject: Proposed Zoning Change for Development at 121 & 135 Sheridan St., Portland

Hi Kandice,

It was a pleasure speaking with you today regarding my questions about the proposed zoning change for the proposed development at 121 & 135 Sheridan Street in Portland.

I own the property at 26 North Street. Since Sheridan Street is the street below mine, any new development will affect me, as well as the other residents in my neighborhood.

As I mentioned to you when we spoke, I have several concerns with adding 24 more residences on Sheridan Street. To begin with, Sheridan Street is quite narrow. To make matters worse, many residents park on both sides of the street at the Cumberland Avenue end, often making the street a single lane.

The intersection of Walnut Street and Washington Avenue is already difficult, given that there is no traffic light. Adding the daily traffic burden of 37 more cars coming and going at this intersection will make it even more dangerous.

I don't see why the City should change the zoning of the property from R-6 to R-7 simply to allow a developer to build more units. The advantage to the developer is obvious, but I don't see any benefit to our neighborhood by allowing this to happen.

I understand that development is sometimes necessary. I do not object to the fact that someone proposes to build on this parcel; rather, I object to the large number of units proposed on such a narrow street. There is currently an 8 unit building under construction at 117 Sheridan Street. If development is to happen at 135 Sheridan Street, I think that a building similar to the one being constructed at 117 Sheridan, with a similar number of units, is more appropriate for the property and the neighborhood.

Thank you for your time and attention.

Pamela Jack

26 North Street
Portland

2nd floor . 44 North St.



Amica Mutual Insurance Company

600 SouthBorough Drive Ste 201
South Portland ME 04106

Phone 8002553833

Fax 2077743477

File No HOUSE

D/Loss 1/1/2001

Adjuster Chambers, Matthew

Amica# 2

2nd floor 44 North



Amica Mutual Insurance Company

600 SouthBorough Drive Ste 201
South Portland ME 04106

Phone 8002553833 Fax 2077743477

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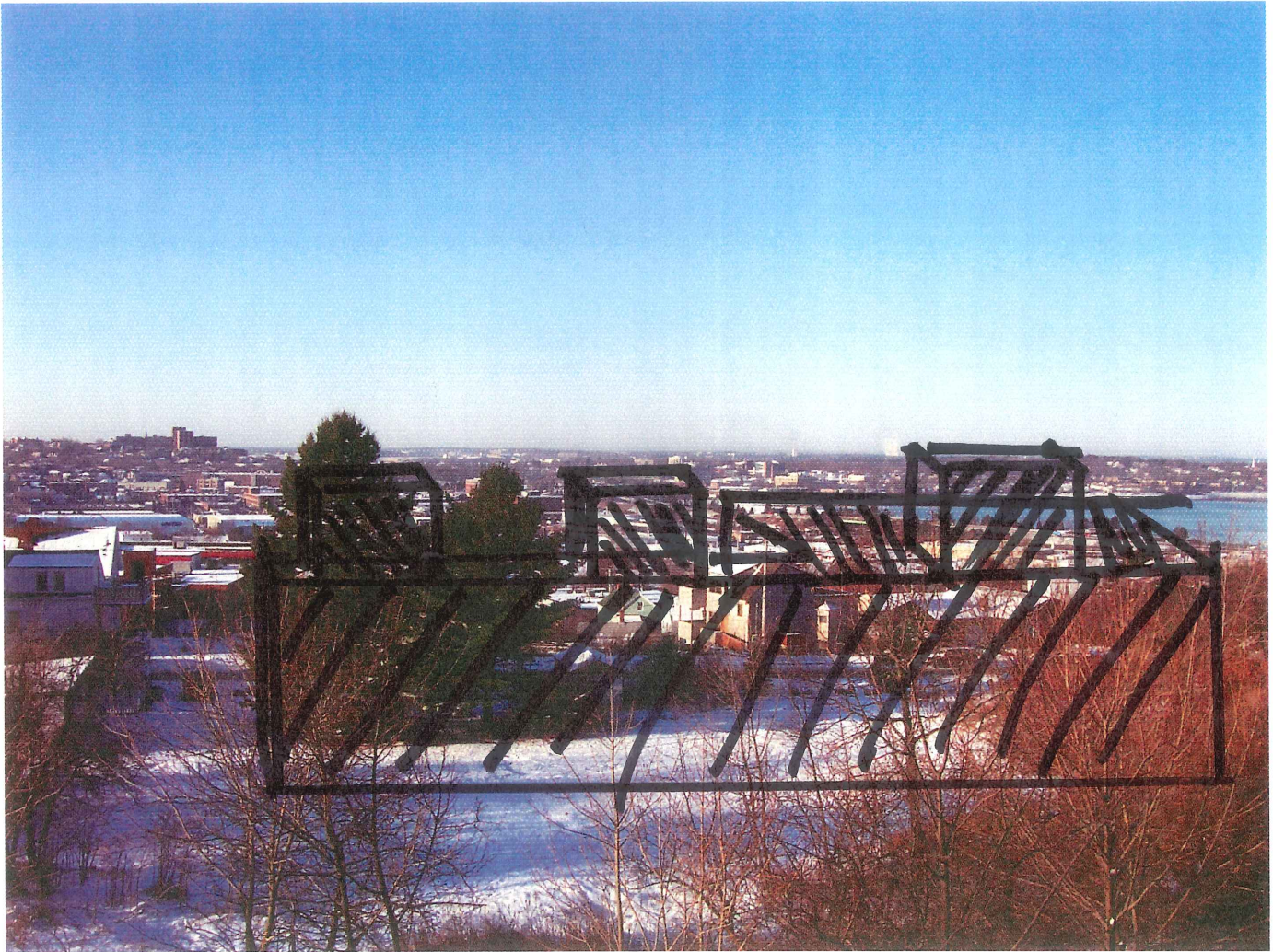
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Adjuster Chambers, Matthew

Amica# 2

From: "Thomas Errico" <terrico@wilbursmith.com>
To: "Kandi Talbot" <KOT@portlandmaine.gov>
Date: 02/02/2006 11:08:39 AM
Subject: Sheridan Street R-7 Zoning Amendment

Kandi-

I have reviewed the traffic impact study prepared by Gorrill-Palmer Consulting Engineers, Inc. dated January 2006 and generally agree with their conclusions that the proposed project will not significantly impact traffic operations in the vicinity of the site. Specific comments are noted as follows.

- * I would note that I do not approve of their trip generation adjustment, but the additional traffic would not change the conclusions. The study indicates that there are no safety deficient locations in the area. During the site plan permitting process, I will be requesting supporting documentation.
- * In respect to the site plan, the applicant needs to provide justification for the reduced driveway width of 20 feet. The City standard is 24 feet.
- * It appears that 17 parking spaces will be provided for the 21-unit building. It is very likely that this supply will be insufficient to accommodate parking demand on site.
- * Sidewalks are not continuously provided on Sheridan Street between Cumberland Avenue and Walnut Street. There is a gap in sidewalk just north of the site. Eric Labelle should provide an opinion about the need to implement sidewalk in this area.
- * The City has an improvement project at the Washington Avenue/Walnut Street intersection and I would suggest that the applicant contribute \$5,000 to the implementation of that project.

Please contact me if you have any questions.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

Memorandum
Department of Planning and Development
Planning Division



To: Chair Lowry and Members of the Portland Planning Board

From: Kandice Talbot, Planner

Date: Prepared on January 3, 2006 for
January 10, 2006 Workshop

Re: Zone Map Change Request
R-6 to R-7, Vicinity of 121 & 135 Sheridan Street
Sheridan Street, LLC, Applicant

Introduction

Sheridan Street, LLC is requesting review of a proposed zone change for the properties of 121 & 135 Sheridan Street. The properties are currently zoned R-6 and the applicant is proposing an R-7 rezoning.

The developer is proposing the rezoning of the properties at 121 & 135 Sheridan Street to R-7 to allow 24 units on the site and a total of 38 parking spaces. The site is approximately 28,627 sq. ft.

Project Description

The properties are located at 121 & 135 Sheridan Street. The developer is proposing that the combined properties will include 24 units and 38 parking spaces; 23 covered parking spaces and 15 surface parking spaces.

The property located at 121 Sheridan Street presently has a single-family home with a detached single-story garage located on it. The house will be renovated and an additional 2,400 sq. ft. of space will be added to create a three-unit condominium. The existing detached garage will be removed and eight parking spaces (including two covered parking spaces) will be added to the property.

The applicant has revised plans based on comments from the Planning Board and from the neighborhood meeting. The applicant reduced the number of proposed units from 31 units to 24 units. The proposed building has also been revised so that it no longer crosses over a passageway which runs through the site. The Planning Board had concerns with the garage entrance being the prominent feature on Sheridan Street, so the applicant has eliminated the garage entrance on Sheridan Street. The applicant is now proposing 37

parking spaces for the development. Although one (1) parking space is required per unit in the R-7 zone that the applicant is requesting, the proposal would allow for one and one-half (1-1/2) parking spaces per unit.

The applicant has been in discussions with Regina Leonard of the Summer Park Committee and Jaime Parker of Portland Trails. There have been discussions of trail work being done in collaboration with this proposed project. A memo from Regina Leonard is included. Because this is not proposed as a conditional rezoning, any requirements for trail work or easements would be required during the subdivision and site plan review process.

The uses in the area consist of residential buildings. The buildings range from single-family to multi-family consisting of up to seventeen (17) units.

Policy Considerations

R-7 Compact Urban Residential Overlay Zone

The purpose of the R-7 Compact Urban Residential Overlay Zone is:

"To encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that new development is architecturally appropriate and compatible with the surrounding neighborhood."

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula. As A New Vision for Bayside states: "A true urban district has a healthy mix of residences, and Bayside needs more housing to be

a stable and vital neighborhood. Portland will have to revise zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan.”

As stated previously, the applicant is proposing that the combined properties of 121 & 135 Sheridan Street will consist of twenty-four (24) units. The sites combined total approximately 28,627 sq. ft.

Sheridan Street is located on the peninsula and is within walking distance of downtown or other work places and shopping. To the east of this property is Shailer School, which is located on North Street, within the same block as the proposed development. Shailer School consists of 17 units. A mixture of density characterizes this area of the peninsula. If the zoning for this property were changed to R-7 for this site, there is a potential that based on zoning, the site could allow for approximately 65 units. The site is located next to City property, which is considered parkland. Typically the maximum residential density for the R-7 zone is seven hundred twenty five (725) sq. ft. of land area per dwelling unit. However, if the property is located within 500 feet of municipal park or playground the density may be increased to four hundred thirty five (435) sq. ft. of land area per dwelling unit, which this property would qualify for.

Carrie Marsh, Urban Designer, is currently reviewing the proposed elevations to determine if they would meet the R-7 design standards. If the Board felt that there may be a concern with the design of the building, the purpose statement recommends that it may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that new development is architecturally appropriate and compatible with the surrounding neighborhood.

Advertisement

Staff is requesting direction from the Board regarding advertisement of the proposed zone map changes.

Attachments:

1. Maps of Proposed Site
2. Applicant's Submittal
3. Applicant's Submittal dated November 29, 2005
4. Minutes from Neighborhood Meeting
5. Memo from Regina Leonard, Fort Sumner Park Committee, dated December 29, 2005
6. Neighborhood Letters
7. Shadow Study
8. Plans

**Traffic Impact Study
Sheridan Heights
Portland, Maine**

Prepared for:

**Sheridan Street, LLC
c/o Shinberg Consulting
477 Congress Street, 5th floor
Portland, ME 04101-3427**

January 2006



1-10-06

Prepared by:

GP Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

(207) 657-6910
Fax: (207) 657-6912
E-mail: mailbox@gorrillpalmer.com

**Traffic Impact Study
Sheridan Heights
Portland, Maine**

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Appendix A

Site Location Map
Turning Movement Diagrams

Appendix B

Capacity Analyses Results

Appendix C

Trip Generation Calculations
U.S. Census Data
Site Plan

Executive Summary

The following Executive Summary is prepared for the reader's convenience, but is not intended to be a substitute for reading the full report.

Gorrill-Palmer Consulting Engineers, Inc. was retained by Sheridan Street, LLC to prepare this traffic impact study for the proposed residential development on Sheridan Street in Portland, Maine. The site is located on the north side of Sheridan Street between Walnut Street and Cumberland Street. The proposal involves construction of 24 condominium units on the site. For the purposes of this study, the full buildout of the site is assumed to be complete in 2007. A single driveway from Sheridan Street is proposed to access the site. Based on this study, our office has determined the following:

1. The proposed development is forecast to generate 11 trip ends in the weekday AM peak hour and 13 trip ends in the weekday PM peak hour. (Note: A trip end is either a trip in or out of the site. Thus a round trip would equal two trip ends). This level of trip generation does not require a traffic permit from the Maine Department of Transportation.
2. The level of service analyses show that traffic generated by the project does not affect operations at study area intersections.
3. Gorrill-Palmer Consulting Engineers, Inc. referenced the Maine DOT collision records to determine if there were any high crash locations in the project vicinity. No high crash locations were found in the vicinity of the project site.

It is the opinion of Gorrill-Palmer Consulting Engineers, Inc. that the local roadway network can accommodate the additional traffic generated by the full buildout of Sheridan Heights.

I. *Existing and Proposed Site*

The site is located on the north side of Sheridan Street, between Walnut Street and Cumberland Avenue, and is currently a three-unit residential building. A site location map has been included in Appendix A.

Proposed for the site are 24 condominium units. For the purposes of this study the full buildout of the site is assumed to be complete in 2007. Access to the site will be from a single driveway off of Sheridan Street. A plan of the proposed site is enclosed in Appendix C.

II. *Background Traffic Conditions*

Gorrill-Palmer Consulting Engineers, Inc. based the study on the following information:

- A site plan prepared by SGC Engineering, LLC dated November 28, 2005.
- Crash data for 2002-2004 provided by the Maine Department of Transportation.
- Turning movement volumes collected on January 4 and 6, 2006 from 3:00 PM to 6:00 PM at the following locations:
 - Sheridan Street at Walnut Street
 - Sheridan Street at Cumberland Avenue

Predevelopment Traffic Volumes

Seasonal Adjustment

The Maine DOT utilizes highway classifications of I, II, or III for state and local roadways. Type I roadways are defined as urban roadways, or those roads that typically see commuter traffic and experience little fluctuation from week to week throughout the year. Type II roadways, or arterial roadways are those that see a combination of commuter and recreational traffic and therefore experience moderate fluctuations during the year. Type III roadways, or recreational roadways are typically used for recreational purposes and experience dramatic seasonal fluctuation.

The study area roadways are considered Type I roadways by MaineDOT. Typically, volumes during the year are adjusted to reflect the 30th highest hour (typically occurring in July or August) of traffic volumes in accordance with MaineDOT guidelines. The traffic volumes were adjusted by 21 percent. Given the urban and residential nature of the study area roadways, it is the opinion of our office that this adjustment is conservative.

Annual Growth

The proposed project is anticipated to be fully operational by 2007. Based on MaineDOT counts, traffic volumes in the vicinity of the project are currently decreasing. Gorrill-Palmer Consulting Engineers, Inc. increased the volumes in the study area by one percent per year to be conservative, which is consistent with prior studies in the area.

Other Development

Approved projects that are not yet opened, as well as projects for which applications have been filed, are required to be included in the predevelopment volumes for this project. In order to determine whether any other projects in the area have been approved, or are ahead in the approval process, whose traffic should be considered as background traffic in the study for this project, our office contacted Mr. Bill Needelman with the City of Portland Planning Department. Although the new Jack Elementary School is currently under construction, it will not have an effect on the design hour volumes.

III. *Trip Generation*

Gorrill-Palmer Consulting Engineers, Inc. utilized the following sources of information to determine trip generation for the site:

The Institute of Transportation Engineers (ITE) publication *Trip Generation*, 7th Edition

Our office compiled the trip generation for the site based on ITE Land Use Codes 220 and 230, Apartment and Residential Condominium/Townhouse, respectively. Based on this information the proposed site is anticipated to generate the following trips:

Trip Generation Based on ITE for Sheridan Heights

| Land Use Code | AM Peak Hour | PM Peak Hour |
|----------------------------|--------------|--------------|
| LUC 230 (Condominium) | 16 | 19 |
| Credit LUC 220 (Apartment) | -2 | -2 |
| Net Trips | 14 | 17 |

Trip Generation Adjustment via U.S. Census Data

ITE trip rates are based on surveys of predominantly suburban locations. For a residential project located in downtown Portland, the rate of vehicle use for peak hour trips (typically journey-to-work trips) are lower than the State of Maine as a whole. Therefore, our office utilized journey-to-work information from the U.S. Census. The rate of private vehicle usage for residents of the Portland Peninsula was compared to the state overall:

Drive to Work Rate for Maine Residents: 90%
Drive to Work Rate for Portland Peninsula Residents: 69%

Therefore, our office utilized a reduction factor of $(0.69/0.90) = 0.77$ for the trip generation of the site, resulting in the following:

| Adjusted Trip Generation Based on U.S. Census Data | | |
|---|---------------------|---------------------|
| | AM Peak Hour | PM Peak Hour |
| Total | 11 | 13 |

Supporting data for both the trip generation as well as the adjustments based on Census data are enclosed in Appendix C with this report.

IV. *Trip Distribution*

Gorrill-Palmer Consulting Engineers, Inc. has obtained the ratio of entering and exiting traffic from the Institute of Transportation Engineers publication *Trip Generation, 7th Edition for Land Use Code 230, Residential Condominium/Townhouse*, rounding them to the nearest five percent as follows:

| | |
|---------------|---------------------------|
| AM peak hour: | 15% entering, 85% exiting |
| PM peak hour: | 65% entering, 35% exiting |

V. *Trip Composition*

For the proposed Sheridan Heights, Gorrill-Palmer Consulting Engineers, Inc. has based the trip assignment on 100% of trips being primary, made for the sole purpose of going to and from the development.

VI. *Trip Assignment*

Trip assignment was based on existing traffic patterns at the study area intersections, the resulting trip distribution and assignment is shown in Figures 4 and 5 of Appendix A.

VII. *2007 Postdevelopment Traffic*

The anticipated year 2007 predevelopment traffic shown in Figure 3 of Appendix A has been combined with the traffic forecast for the development shown in Figure 5 of Appendix A to yield the 2007 postdevelopment traffic shown in Figure 6 of Appendix A for the PM peak hour.

VIII. *Study Area*

The study area includes the following intersections:

- Sheridan Street at Walnut Street
- Sheridan Street at Cumberland Avenue

IX. Capacity Analyses

Gorrill-Palmer Consulting Engineers, Inc. completed capacity analyses for the intersections listed in Section VIII.

The analysis was completed with HCS2000 analysis software, with outputs based on the HCS methodology. Levels of service rankings are similar to the academic ranking system where an 'A' is very good with little control delay and an 'F' represents very poor conditions. A level of service 'D' and higher is desirable for a signalized intersection. At an unsignalized intersection, if the level of service falls below a 'D', an evaluation should be made to determine if a traffic signal is warranted.

The following tables summarize the relationship between control delay and level of service:

Level of Service Criteria for Signalized Intersections

| Level of Service | Control Delay per Vehicle (sec) |
|------------------|---------------------------------|
| A | Up to 10.0 |
| B | 10.1 to 20.0 |
| C | 20.1 to 35.0 |
| D | 35.1 to 55.0 |
| E | 55.1 to 80.0 |
| F | Greater than 80.0 |

Level of Service Criteria for Unsignalized Intersections

| Level of Service | Control Delay per Vehicle (sec) |
|------------------|---------------------------------|
| A | Up to 10.0 |
| B | 10.1 to 15.0 |
| C | 15.1 to 25.0 |
| D | 25.1 to 35.0 |
| E | 35.1 to 50.0 |
| F | Greater than 50.0 |

The results of the capacity analyses are summarized as follows. The detailed analyses are included in Appendix B.

Level of Service for Walnut Street at Sheridan Street

| Lane Group | 2007 PM Peak Hour | | | |
|------------------------|-------------------|-----|-----------------|-----|
| | Predevelopment | | Postdevelopment | |
| | Delay | LOS | Delay | LOS |
| Walnut Street EB LTR | <1 | A | <1 | A |
| Walnut Street WB LTR | 8 | A | 8 | A |
| Sheridan Street NB LTR | 10 | A | 1 | A |

Level of Service for Cumberland Avenue at Sheridan Street

| Lane Group | 2007 PM Peak Hour | | | |
|--------------------------|-------------------|-----|-----------------|-----|
| | Predevelopment | | Postdevelopment | |
| | Delay | LOS | Delay | LOS |
| Cumberland Avenue EB LTR | 7 | A | 7 | A |
| Cumberland Avenue WB LTR | 8 | A | 8 | A |
| Walnut Street WB LTR | 11 | B | 11 | B |
| Sheridan Street NB LTR | 10 | A | 10 | A |

Level of Service for Sheridan Street at Site Drive

| Lane Group | 2007 PM Peak Hour | | | |
|------------------------|-------------------|-----|-----------------|-----|
| | Predevelopment | | Postdevelopment | |
| | Delay | LOS | Delay | LOS |
| Site Drive EB LTR | - | - | 9 | A |
| Sheridan Street NB LTR | <1 | A | <1 | A |
| Sheridan Street SB LTR | <1 | A | 7 | A |

Based on the above tables, these intersections operate acceptably for both predevelopment and postdevelopment scenarios. Addition of site-generated traffic does not affect the level of service at these locations.

X. *Sight Distance Evaluation*

The Maine Department of Transportation has guidelines for sight distances at driveways within urban compacts. The sight line standards for driveways in an urban compact are as follows:

Maine DOT Standards for Sight Distance

| Posted Speed (mph) | Sight Distance |
|--------------------|----------------|
| 25 | 200 |
| 30 | 250 |
| 35 | 305 |
| 40 | 360 |
| 45 | 425 |
| 50 | 495 |
| 55 | 570 |

Gorrill-Palmer Consulting Engineers, Inc. has evaluated the available sight lines at the proposed Sheridan Heights driveway on Sheridan Street in accordance with Maine DOT standards.

The Maine DOT standards are as follows:

| | |
|--------------------------------|------------------------------------|
| Driveway observation point: | 10 feet off major street travelway |
| Height of eye at driveway: | 3 ½ feet above ground |
| Height of approaching vehicle: | 4 ¼ feet above road surface |

The posted speed on Sheridan Street in the vicinity of the site driveways is 25 mph.

Based on the site review, sight distances looking to the left and right from the driveway will exceed 200 feet. Gorrill-Palmer Consulting Engineers, Inc. recommends that all plantings, which will be located within the right of way, not exceed three feet in height and be maintained at or below that height. Signage should not interfere with sight lines. In addition, we recommend that during construction, when heavy equipment is entering and exiting into the site, that appropriate measures, such as signage and flag persons, be utilized in accordance with the Manual on Uniform Traffic Control Devices.

XI. *Crash Data*

In order to evaluate whether a location has a crash problem, Maine DOT uses two criteria to define High Crash Locations (HCL). Both criteria must be met in order to be classified as an HCL.

1. A critical rate factor of 1.00 or more for a three-year period. (A Critical Rate Factor {CRF} compares the actual accident rate to the rate for similar intersections in the State. A CRF of less than 1.00 indicates a rate less than average) and:
2. A minimum of 8 crashes over a three-year period.

Our office reviewed the 2002-2004 crash data and found there were no high crash locations in the vicinity of the project site.

XII. *Conclusions*

Gorrill-Palmer Consulting Engineers, Inc. has examined the impact of the traffic associated with the proposed Sheridan Heights project in Portland and reached the following conclusions:

1. The proposed development is forecast to generate 11 trip ends in the weekday AM peak hour and 13 trip ends in the weekday PM peak hour. (Note: A trip end is either a trip in or out of the site. Thus a round trip would equal two trip ends). At this level of trip generation, this project does not require a traffic permit from the Maine Department of Transportation.
2. The level of service analyses show that traffic generated by the project does not affect operations at study area intersections.
3. Gorrill-Palmer Consulting Engineers, Inc. referenced the Maine DOT collision records to determine if there were any high crash locations in the project vicinity. No high crash locations were found in the vicinity of the project site.

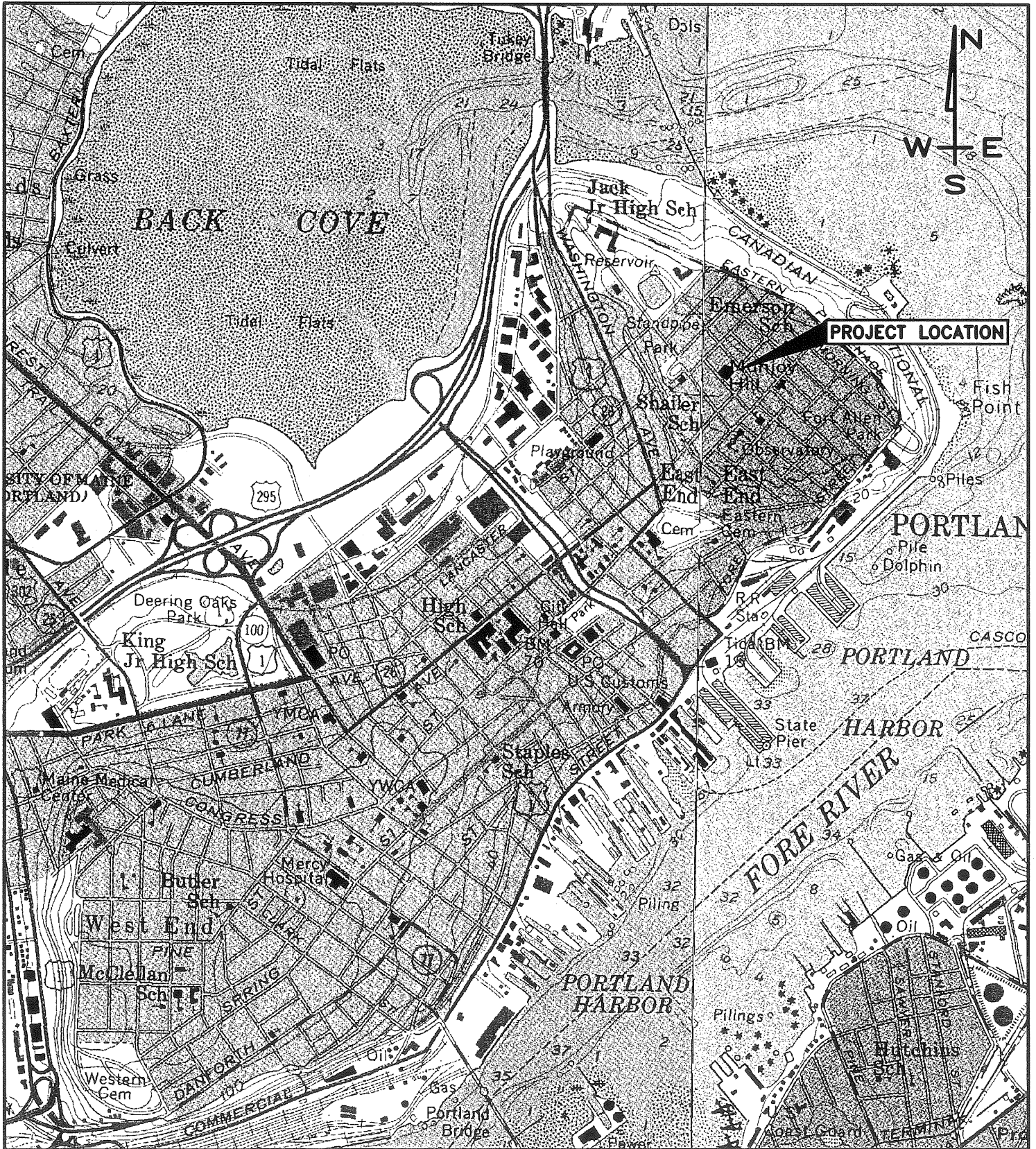
It is the opinion of Gorrill-Palmer Consulting Engineers, Inc. that the local roadway network can accommodate the additional traffic generated by the full buildout of Sheridan Heights.

Appendix A
Site Location Map
Turning Movement Diagrams

Location Map

Figure No.

1



SHERIDAN HEIGHTS, PORTLAND, MAINE

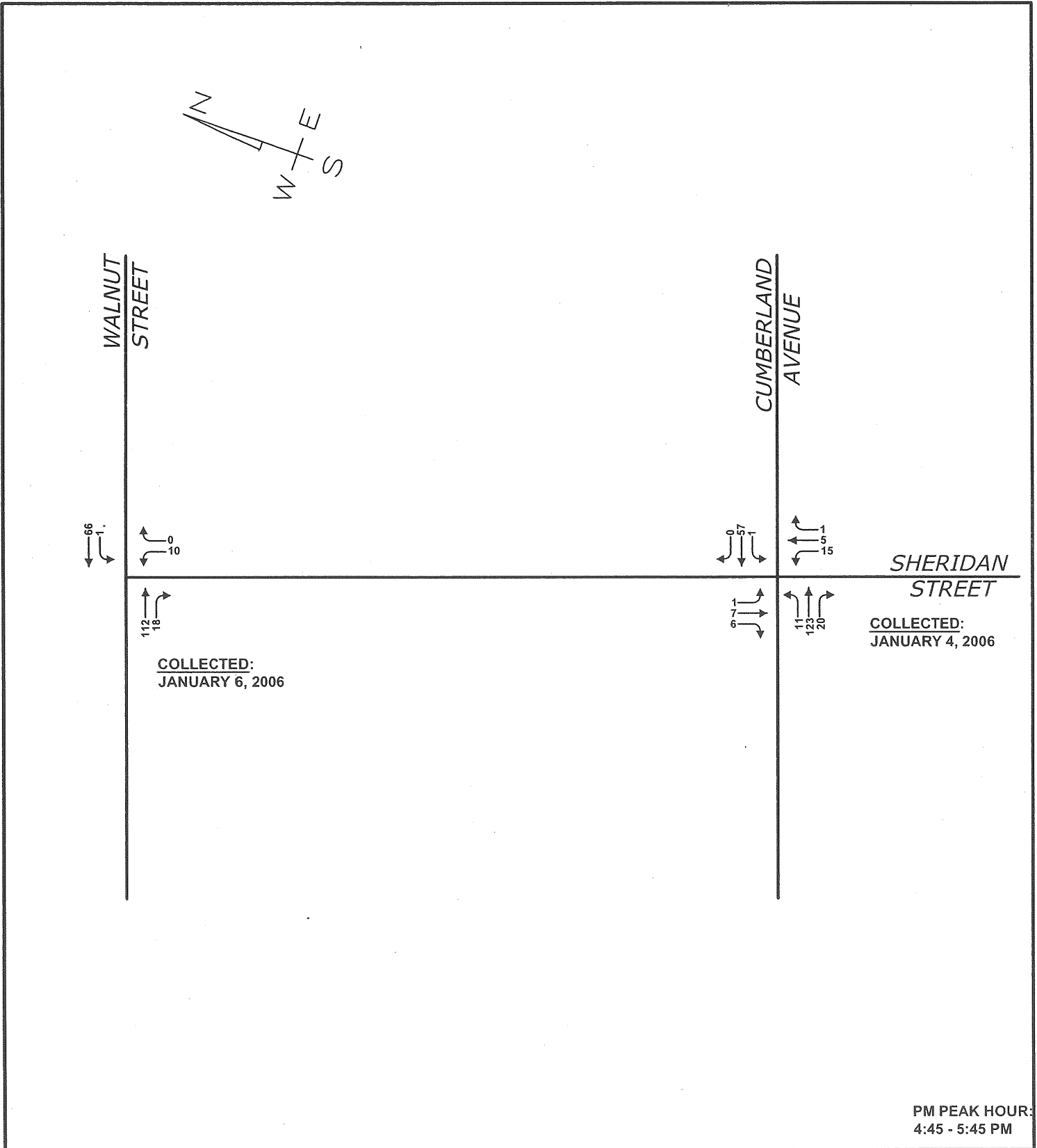
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

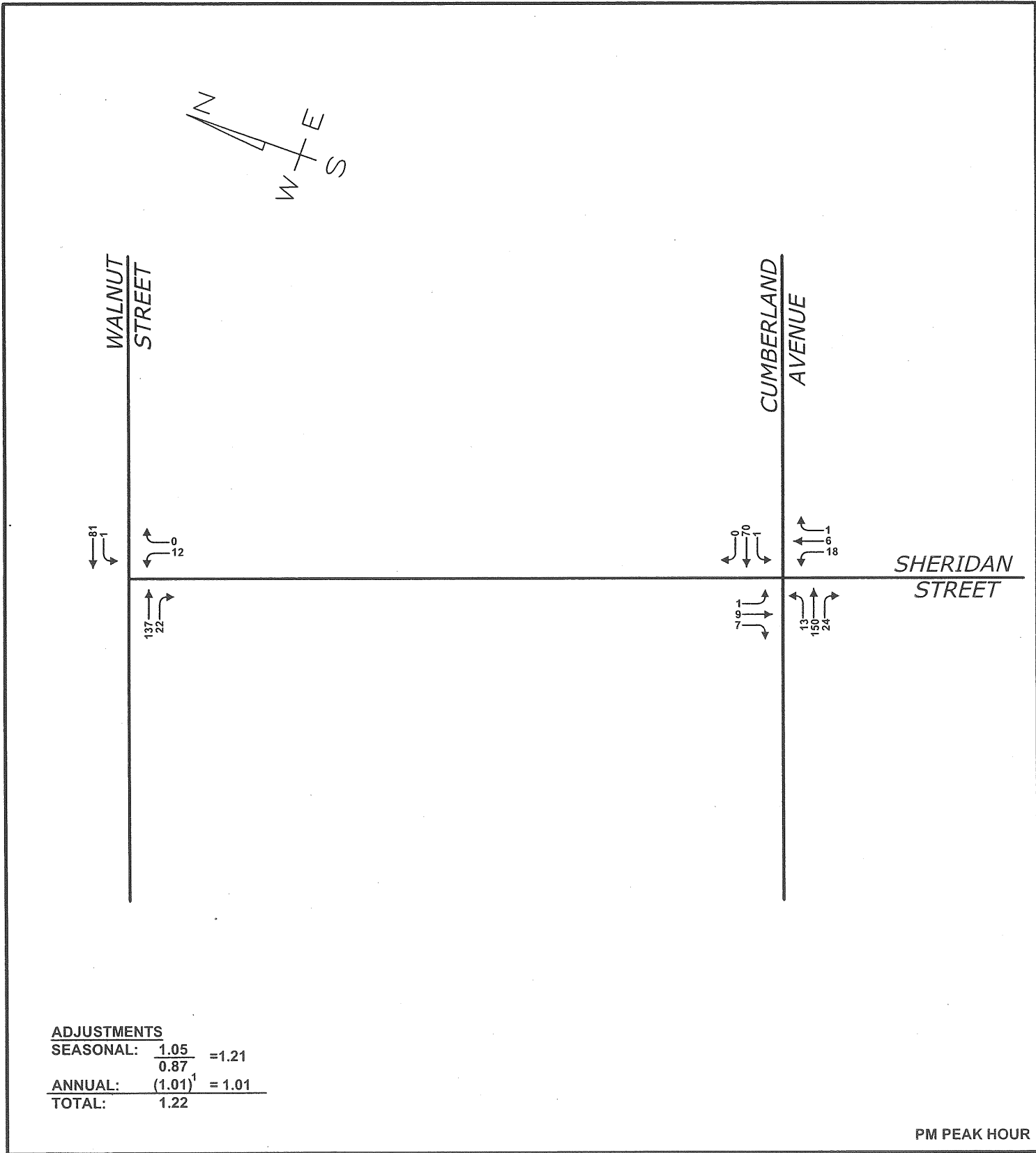
207-657-6910
Fax: 207-657-6912
mailto:mailbox@gorrillpalmer.com
www.gorrillpalmer.com

Design: DAB
Draft: ZRJ
Checked: RJB

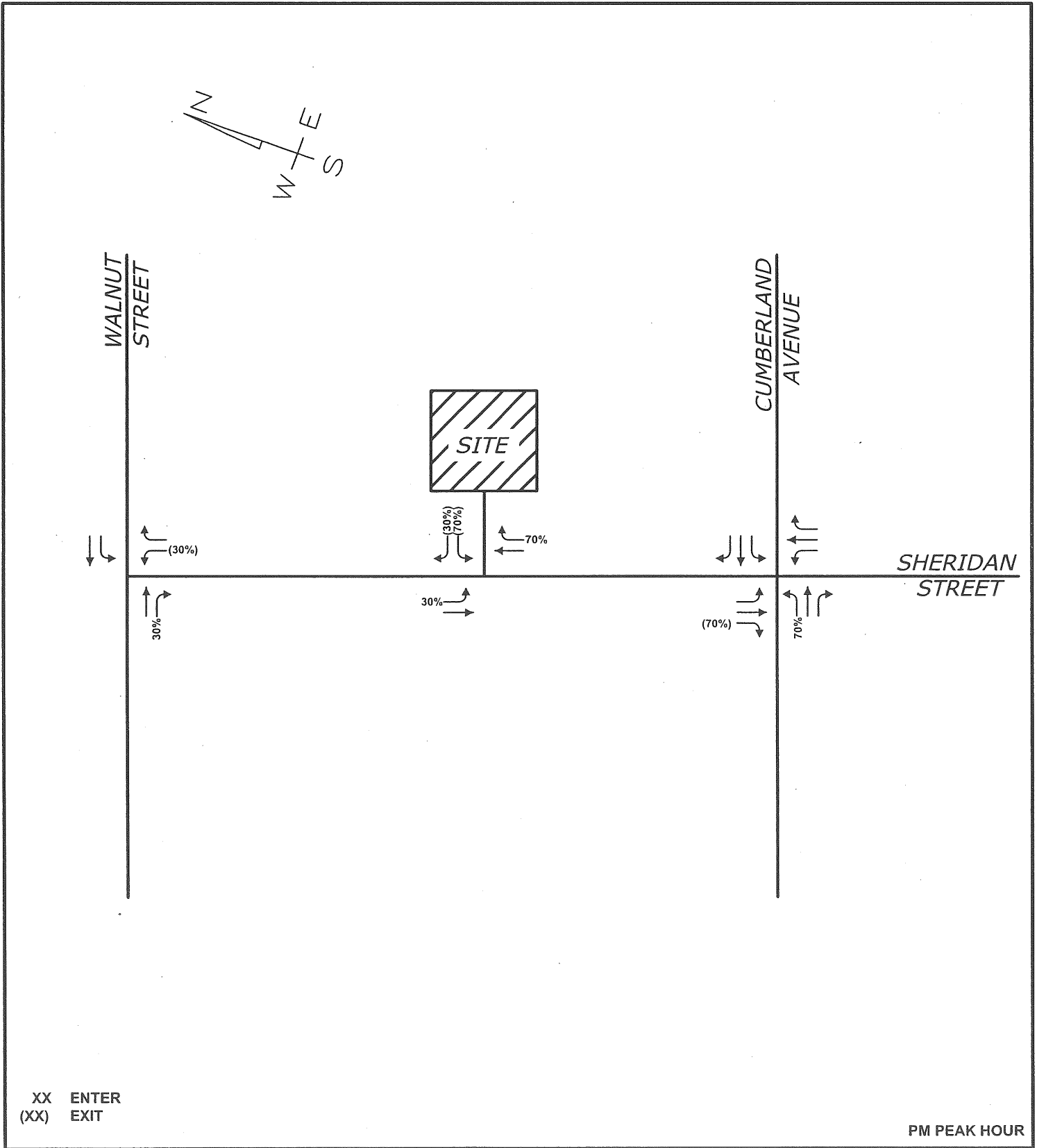
Date: JANUARY 2006
File Name: 1344-locmap.dwg



SHERIDAN HEIGHTS, PORTLAND, MAINE



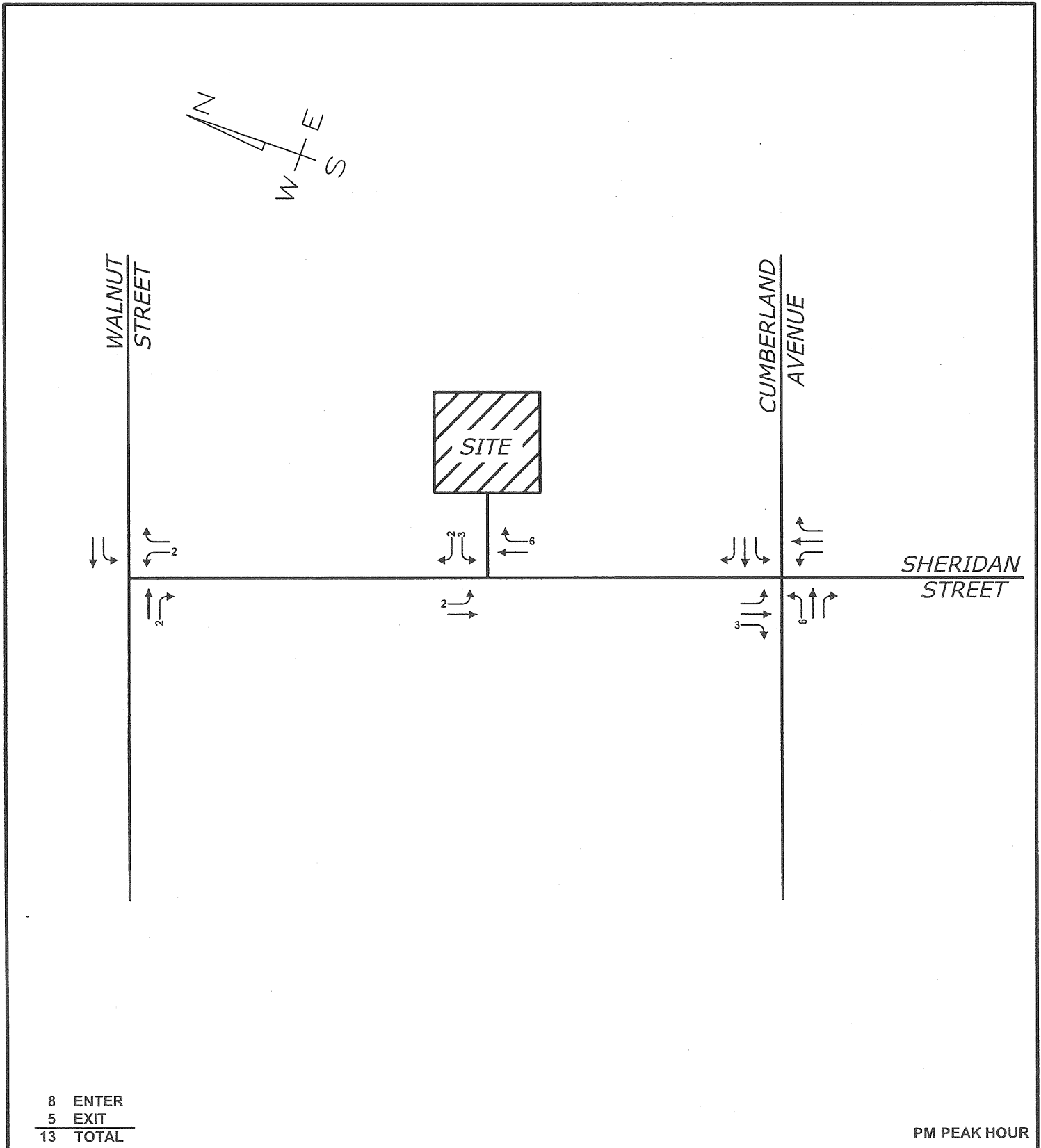
SHERIDAN HEIGHTS, PORTLAND, MAINE



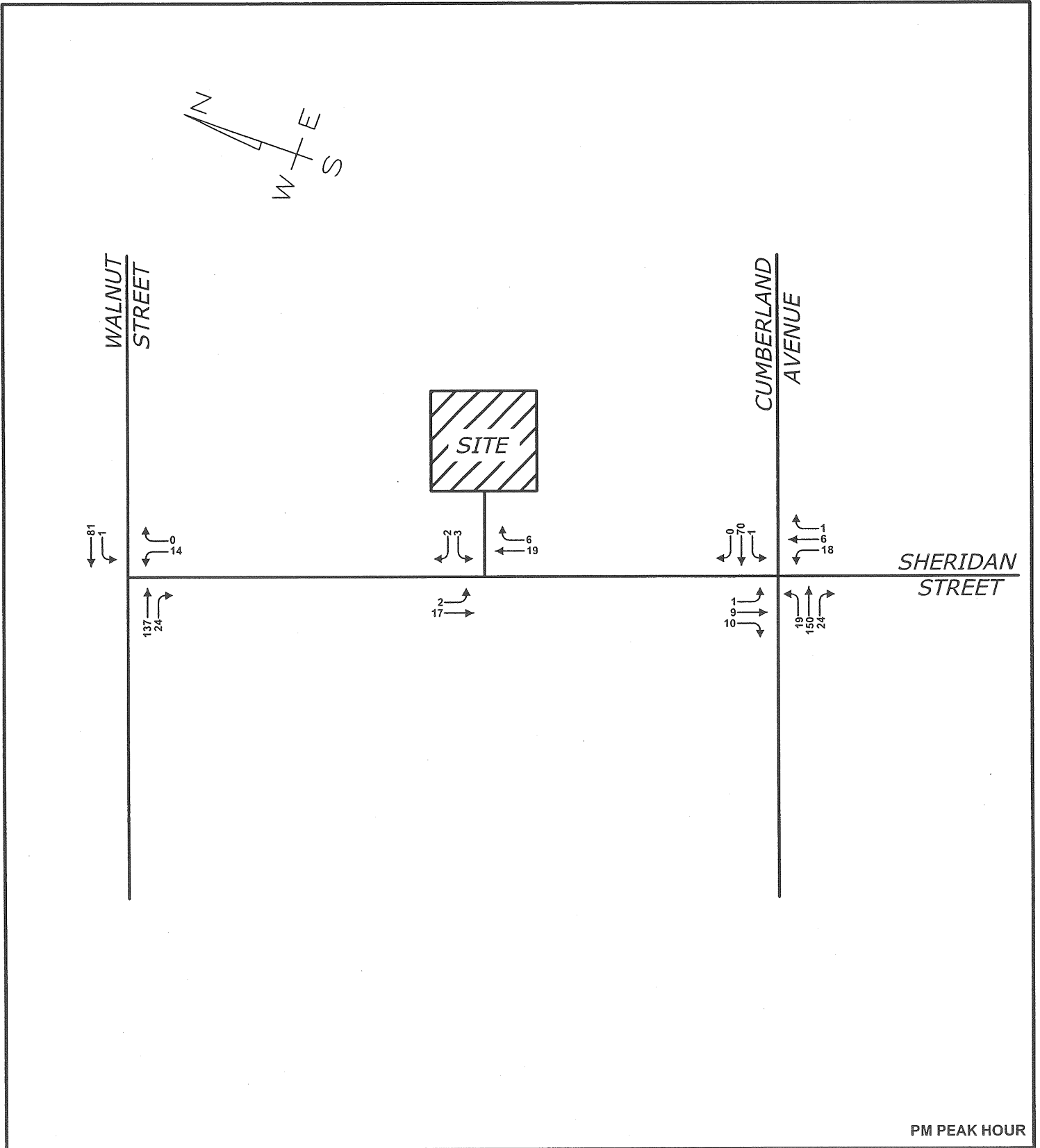
SHERIDAN HEIGHTS, PORTLAND, MAINE

Trip Distribution

Figure No. **5**



SHERIDAN HEIGHTS, PORTLAND, MAINE



PM PEAK HOUR

SHERIDAN HEIGHTS, PORTLAND, MAINE

Appendix B
Capacity and Queuing
Analysis Results

| TWO-WAY STOP CONTROL SUMMARY | | | | | | | | |
|--|----------------|------|------------|-------------------------------------|----------------------------|------------|----|----|
| General Information | | | | Site Information | | | | |
| Analyst | R. Barnes | | | Intersection | Walnut St. at Sheridan St. | | | |
| Agency/Co. | GPCEI | | | Jurisdiction | City of Portland | | | |
| Date Performed | 1/9/2006 | | | Analysis Year | 2007 | | | |
| Analysis Time Period | 4:45 - 5:45 PM | | | | | | | |
| Project Description JN 1344 - Predevelopment | | | | | | | | |
| East/West Street: Walnut Street | | | | North/South Street: Sheridan Street | | | | |
| Intersection Orientation: East-West | | | | Study Period (hrs): 1.00 | | | | |
| Vehicle Volumes and Adjustments | | | | | | | | |
| Major Street | Eastbound | | | Westbound | | | | |
| Movement | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 0 | 137 | 22 | 1 | 81 | 0 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 0 | 148 | 23 | 1 | 88 | 0 | | |
| Proportion of heavy vehicles, P _{HV} | 0 | -- | -- | 0 | -- | -- | | |
| Median type | Undivided | | | | | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | | | TR | LT | | | | |
| Upstream Signal | | 0 | | | 0 | | | |
| Minor Street | Northbound | | | Southbound | | | | |
| Movement | 7 | 8 | 9 | 10 | 11 | 12 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 12 | 0 | 0 | 0 | 0 | 0 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 13 | 0 | 0 | 0 | 0 | 0 | | |
| Proportion of heavy vehicles, P _{HV} | 4 | 0 | 4 | 0 | 0 | 0 | | |
| Percent grade (%) | 0 | | | 0 | | | | |
| Flared approach | | N | | | N | | | |
| Storage | | 0 | | | 0 | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Configuration | | LR | | | | | | |
| Control Delay, Queue Length, Level of Service | | | | | | | | |
| Approach | EB | WB | Northbound | | | Southbound | | |
| Movement | 1 | 4 | 7 | 8 | 9 | 10 | 11 | 12 |
| Lane Configuration | | LT | | LR | | | | |
| Volume, v (vph) | | 1 | | 13 | | | | |
| Capacity, c _m (vph) | | 1418 | | 733 | | | | |
| v/c ratio | | 0.00 | | 0.02 | | | | |
| Queue length (95%) | | 0.00 | | 0.05 | | | | |
| Control Delay (s/veh) | | 7.5 | | 10.0 | | | | |

| | | | | | |
|------------------------|----|----|------|--|--|
| LOS | | A | A | | |
| Approach delay (s/veh) | -- | -- | 10.0 | | |
| Approach LOS | -- | -- | A | | |

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| TWO-WAY STOP CONTROL SUMMARY | | | | | | | | |
|--|----------------|------|------------|-------------------------------------|----------------------------|------------|----|----|
| General Information | | | | Site Information | | | | |
| Analyst | R. Barnes | | | Intersection | Walnut St. at Sheridan St. | | | |
| Agency/Co. | GPCEI | | | Jurisdiction | City of Portland | | | |
| Date Performed | 1/9/2006 | | | Analysis Year | 2007 | | | |
| Analysis Time Period | 4:45 - 5:45 PM | | | | | | | |
| Project Description JN 1344 - Postdevelopment | | | | | | | | |
| East/West Street: Walnut Street | | | | North/South Street: Sheridan Street | | | | |
| Intersection Orientation: East-West | | | | Study Period (hrs): 1.00 | | | | |
| Vehicle Volumes and Adjustments | | | | | | | | |
| Major Street | Eastbound | | | Westbound | | | | |
| Movement | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 0 | 137 | 24 | 1 | 81 | 0 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 0 | 148 | 26 | 1 | 88 | 0 | | |
| Proportion of heavy vehicles, P _{HV} | 0 | -- | -- | 0 | -- | -- | | |
| Median type | Undivided | | | | | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | | | TR | LT | | | | |
| Upstream Signal | | 0 | | | 0 | | | |
| Minor Street | Northbound | | | Southbound | | | | |
| Movement | 7 | 8 | 9 | 10 | 11 | 12 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 14 | 0 | 0 | 0 | 0 | 0 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 15 | 0 | 0 | 0 | 0 | 0 | | |
| Proportion of heavy vehicles, P _{HV} | 4 | 0 | 4 | 0 | 0 | 0 | | |
| Percent grade (%) | 0 | | | 0 | | | | |
| Flared approach | | N | | | N | | | |
| Storage | | 0 | | | 0 | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Configuration | | LR | | | | | | |
| Control Delay, Queue Length, Level of Service | | | | | | | | |
| Approach | EB | WB | Northbound | | | Southbound | | |
| Movement | 1 | 4 | 7 | 8 | 9 | 10 | 11 | 12 |
| Lane Configuration | | LT | | LR | | | | |
| Volume, v (vph) | | 1 | | 15 | | | | |
| Capacity, c _m (vph) | | 1415 | | 732 | | | | |
| v/c ratio | | 0.00 | | 0.02 | | | | |
| Queue length (95%) | | 0.00 | | 0.06 | | | | |
| Control Delay (s/veh) | | 7.5 | | 10.0 | | | | |

| LOS | | A | B | | | | |
|------------------------|----|----|------|--|--|--|--|
| Approach delay (s/veh) | -- | -- | 10.0 | | | | |
| Approach LOS | -- | -- | B | | | | |

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| TWO-WAY STOP CONTROL SUMMARY | | | | | | | | |
|--|----------------|------|------------|-------------------------------------|--------------------------------|------------|----|----|
| General Information | | | | Site Information | | | | |
| Analyst | R. Barnes | | | Intersection | Cumberland Av. at Sheridan St. | | | |
| Agency/Co. | GPCEI | | | Jurisdiction | City of Portland | | | |
| Date Performed | 1/9/2006 | | | Analysis Year | 2007 | | | |
| Analysis Time Period | 4:45 - 5:45 PM | | | | | | | |
| Project Description JN 1344 - Predevelopment | | | | | | | | |
| East/West Street: Cumberland Avenue | | | | North/South Street: Sheridan Street | | | | |
| Intersection Orientation: East-West | | | | Study Period (hrs): 1.00 | | | | |
| Vehicle Volumes and Adjustments | | | | | | | | |
| Major Street | Eastbound | | | Westbound | | | | |
| Movement | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 13 | 150 | 24 | 1 | 70 | 0 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 14 | 163 | 26 | 1 | 76 | 0 | | |
| Proportion of heavy vehicles, P _{HV} | 5 | -- | -- | 0 | -- | -- | | |
| Median type | Undivided | | | | | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | LTR | | | LTR | | | | |
| Upstream Signal | | 0 | | | 0 | | | |
| Minor Street | Northbound | | | Southbound | | | | |
| Movement | 7 | 8 | 9 | 10 | 11 | 12 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 18 | 6 | 1 | 1 | 9 | 7 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 19 | 6 | 1 | 1 | 9 | 7 | | |
| Proportion of heavy vehicles, P _{HV} | 3 | 4 | 0 | 0 | 0 | 5 | | |
| Percent grade (%) | 0 | | | 0 | | | | |
| Flared approach | | N | | | N | | | |
| Storage | | 0 | | | 0 | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | | LTR | | | LTR | | | |
| Control Delay, Queue Length, Level of Service | | | | | | | | |
| Approach | EB | WB | Northbound | | | Southbound | | |
| Movement | 1 | 4 | 7 | 8 | 9 | 10 | 11 | 12 |
| Lane Configuration | LTR | LTR | LTR | | | LTR | | |
| Volume, v (vph) | 14 | 1 | 26 | | | 17 | | |
| Capacity, c _m (vph) | 1504 | 1397 | 642 | | | 728 | | |
| v/c ratio | 0.01 | 0.00 | 0.04 | | | 0.02 | | |
| Queue length (95%) | 0.03 | 0.00 | 0.13 | | | 0.07 | | |

| | | | | | | | | |
|------------------------|-----|-----|--|------|--|--|------|--|
| Control Delay (s/veh) | 7.4 | 7.6 | | 10.8 | | | 10.1 | |
| LOS | A | A | | B | | | B | |
| Approach delay (s/veh) | -- | -- | | 10.8 | | | 10.1 | |
| Approach LOS | -- | -- | | B | | | B | |

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| TWO-WAY STOP CONTROL SUMMARY | | | | | | | | |
|--|----------------|------|------------|-------------------------------------|--------------------------------|------------|----|----|
| General Information | | | | Site Information | | | | |
| Analyst | R. Barnes | | | Intersection | Cumberland Av. at Sheridan St. | | | |
| Agency/Co. | GPCEI | | | Jurisdiction | City of Portland | | | |
| Date Performed | 1/9/2006 | | | Analysis Year | 2007 | | | |
| Analysis Time Period | 4:45 - 5:45 PM | | | | | | | |
| Project Description JN 1344 - Postdevelopment | | | | | | | | |
| East/West Street: Cumberland Avenue | | | | North/South Street: Sheridan Street | | | | |
| Intersection Orientation: East-West | | | | Study Period (hrs): 1.00 | | | | |
| Vehicle Volumes and Adjustments | | | | | | | | |
| Major Street | Eastbound | | | Westbound | | | | |
| Movement | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 19 | 150 | 24 | 1 | 70 | 0 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 20 | 163 | 26 | 1 | 76 | 0 | | |
| Proportion of heavy vehicles, P _{HV} | 5 | -- | -- | 0 | -- | -- | | |
| Median type | Undivided | | | | | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | LTR | | | LTR | | | | |
| Upstream Signal | | 0 | | | 0 | | | |
| Minor Street | Northbound | | | Southbound | | | | |
| Movement | 7 | 8 | 9 | 10 | 11 | 12 | | |
| | L | T | R | L | T | R | | |
| Volume (veh/h) | 18 | 6 | 1 | 1 | 9 | 10 | | |
| Peak-hour factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate (veh/h) | 19 | 6 | 1 | 1 | 9 | 10 | | |
| Proportion of heavy vehicles, P _{HV} | 3 | 4 | 0 | 0 | 0 | 5 | | |
| Percent grade (%) | 0 | | | 0 | | | | |
| Flared approach | | N | | | N | | | |
| Storage | | 0 | | | 0 | | | |
| RT Channelized? | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | | LTR | | | LTR | | | |
| Control Delay, Queue Length, Level of Service | | | | | | | | |
| Approach | EB | WB | Northbound | | | Southbound | | |
| Movement | 1 | 4 | 7 | 8 | 9 | 10 | 11 | 12 |
| Lane Configuration | LTR | LTR | LTR | | | LTR | | |
| Volume, v (vph) | 20 | 1 | 26 | | | 20 | | |
| Capacity, c _m (vph) | 1504 | 1397 | 627 | | | 747 | | |
| v/c ratio | 0.01 | 0.00 | 0.04 | | | 0.03 | | |
| Queue length (95%) | 0.04 | 0.00 | 0.13 | | | 0.08 | | |

| | | | | |
|------------------------|-----|-----|------|------|
| Control Delay (s/veh) | 7.4 | 7.6 | 11.0 | 10.0 |
| LOS | A | A | B | A |
| Approach delay (s/veh) | -- | -- | 11.0 | 10.0 |
| Approach LOS | -- | -- | B | A |

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TWO-WAY STOP CONTROL SUMMARY

| General Information | | | | Site Information | | | | |
|---|----------------|------|-----------|-------------------------------------|----------------------------|-----------|----|----|
| Analyst | R. Barnes | | | Intersection | Sheridan St. at Site Drive | | | |
| Agency/Co. | GPCEI | | | Jurisdiction | City of Portland | | | |
| Date Performed | 1/9/2006 | | | Analysis Year | 2007 | | | |
| Analysis Time Period | 4:45 - 5:45 PM | | | | | | | |
| Project Description JN 1344 - Postdevelopment | | | | | | | | |
| East/West Street: Site Drive | | | | North/South Street: Sheridan Street | | | | |
| Intersection Orientation: North-South | | | | Study Period (hrs): 1.00 | | | | |
| Vehicle Volumes and Adjustments | | | | | | | | |
| Major Street | Northbound | | | Southbound | | | | |
| Movement | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | L | T | R | L | T | R | | |
| Volume | 18 | 19 | 6 | 2 | 17 | 10 | | |
| Peak-Hour Factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate, HFR | 0 | 20 | 6 | 2 | 18 | 0 | | |
| Percent Heavy Vehicles | 3 | -- | -- | 0 | -- | -- | | |
| Median Type | Undivided | | | | | | | |
| RT Channelized | | | 0 | | | 0 | | |
| Lanes | 0 | 1 | 0 | 0 | 1 | 0 | | |
| Configuration | | | TR | LT | | | | |
| Upstream Signal | | 0 | | | 0 | | | |
| Minor Street | Westbound | | | Eastbound | | | | |
| Movement | 7 | 8 | 9 | 10 | 11 | 12 | | |
| | L | T | R | L | T | R | | |
| Volume | 3 | 70 | 2 | 19 | 150 | 24 | | |
| Peak-Hour Factor, PHF | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | | |
| Hourly Flow Rate, HFR | 3 | 0 | 2 | 0 | 0 | 0 | | |
| Percent Heavy Vehicles | 0 | 0 | 0 | 5 | 0 | 0 | | |
| Percent Grade (%) | | 0 | | | 0 | | | |
| Flared Approach | | N | | | N | | | |
| Storage | | 0 | | | 0 | | | |
| RT Channelized | | | 0 | | | 0 | | |
| Lanes | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Configuration | | LR | | | | | | |
| Delay, Queue Length, and Level of Service | | | | | | | | |
| Approach | NB | SB | Westbound | | | Eastbound | | |
| Movement | 1 | 4 | 7 | 8 | 9 | 10 | 11 | 12 |
| Lane Configuration | | LT | | LR | | | | |
| v (vph) | | 2 | | 5 | | | | |
| C (m) (vph) | | 1601 | | 1003 | | | | |
| v/c | | 0.00 | | 0.00 | | | | |
| 95% queue length | | 0.00 | | 0.02 | | | | |
| Control Delay | | 7.3 | | 8.6 | | | | |
| LOS | | A | | A | | | | |
| Approach Delay | -- | -- | | 8.6 | | | | |
| Approach LOS | -- | -- | | A | | | | |

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Appendix C

Trip Generation Calculations

U.S. Census Data

Site Plan

JN: 1344
 Project Description: Sheridan Heights
 Project Location: Portland, Maine
 Date: 9-Jan-06

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

Residential Condominium/Townhouse
 Land Use Code (LUC) 230

Dwelling Units: 24

Average Rate

| Time Period | ITE Trip Rate | Sample Size | Trip Ends | Directional Split * IN OUT | Directional Distribution IN OUT | R ² |
|---|---------------|-------------|-----------|-------------------------------|------------------------------------|----------------|
| Weekday | T = 5.86 (X) | 54 | 141 | 50% 70% | 71 9 | N/A |
| Peak Hour of Adjacent Street Traffic 7-9 AM | T = 0.44 (X) | 59 | 11 | 15% 85% | 2 9 | N/A |
| Peak Hour of Adjacent Street Traffic 4-6 PM | T = 0.52 (X) | 62 | 12 | 65% 35% | 8 4 | N/A |
| AM Peak Hour of Generator | T = 0.44 (X) | 52 | 11 | 20% 80% | 2 9 | N/A |
| PM Peak Hour of Generator | T = 0.52 (X) | 50 | 12 | 65% 35% | 8 4 | N/A |
| Saturday | T = 5.67 (X) | 30 | 136 | 50% 50% | 68 68 | N/A |
| Saturday Peak Hour of Gen. | T = 0.47 (X) | 27 | 11 | 55% 45% | 6 5 | N/A |

* Percentages rounded to nearest 5%

Fitted Curve Equation

| Time Period | ITE Trip Rate | Sample Size | Trip Ends | Directional Split * IN OUT | Directional Distribution IN OUT | R ² |
|---|-------------------------------|-------------|-----------|-------------------------------|------------------------------------|----------------|
| Weekday | $\ln(T) = 0.85 \ln(X) + 2.55$ | 54 | 191 | 50% 95% | 96 95 | 0.83 |
| Peak Hour of Adjacent Street Traffic 7-9 AM | $\ln(T) = 0.80 \ln(X) + 0.26$ | 59 | 16 | 15% 85% | 2 14 | 0.76 |
| Peak Hour of Adjacent Street Traffic 4-6 PM | $\ln(T) = 0.82 \ln(X) + 0.32$ | 62 | 19 | 65% 35% | 12 7 | 0.80 |
| AM Peak Hour of Generator | $\ln(T) = 0.82 \ln(X) + 0.17$ | 52 | 16 | 20% 80% | 3 13 | 0.80 |
| PM Peak Hour of Generator | T = 0.34 (X) + 38.31 | 50 | 46 | 65% 35% | 30 16 | 0.83 |
| Saturday | T = 3.62 (X) + 427.93 | 30 | 515 | 50% 50% | 258 257 | 0.84 |
| Saturday Peak Hour of Gen. | T = 0.29 (X) + 42.63 | 27 | 50 | 55% 45% | 28 22 | 0.84 |

* Percentages rounded to nearest 5%

JN: 1344
 Project Description: Sheridan Heights
 Project Location: Portland
 Date: 1/9/2006

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Apartment
 Land Use Code (LUC) 220**

Dwelling Units: 3

Average Rate

| Time Period | ITE Trip Rate | Sample Size | Trip Ends | Directional Split * | | Directional Distribution | | R ² |
|-------------------------------------|---------------|-------------|-----------|---------------------|-----|--------------------------|-----|----------------|
| | | | | IN | OUT | IN | OUT | |
| Weekday | T = 6.72 (X) | 86 | 20 | 50% | 50% | 10 | 10 | N/A |
| AM Peak Hour of Adj. Street Traffic | T = 0.51 (X) | 78 | 2 | 20% | 80% | 0 | 2 | N/A |
| PM Peak Hour of Adj. Street Traffic | T = 0.62 (X) | 90 | 2 | 65% | 35% | 1 | 1 | N/A |
| AM Peak Hour of Generator | T = 0.55 (X) | 81 | 2 | 30% | 70% | 1 | 1 | N/A |
| PM Peak Hour of Generator | T = 0.67 (X) | 83 | 2 | 60% | 40% | 1 | 1 | N/A |
| Saturday | T = 6.39 (X) | 15 | 19 | 50% | 50% | 10 | 9 | N/A |
| Saturday Peak Hour of Gen. | T = 0.52 (X) | 14 | 2 | ** | ** | 1 | 1 | N/A |

* Percentages rounded to nearest 5%

** Not Available (Assumption)

Fitted Curve Equation

| Time Period | ITE Trip Rate | Sample Size | Trip Ends | Directional Split * | | Directional Distribution | | R ² |
|-------------------------------------|-----------------------|-------------|-----------|---------------------|-----|--------------------------|------|----------------|
| | | | | IN | OUT | IN | OUT | |
| Weekday | T = 6.01 (X) + 150.35 | 86 | 168 | 50% | 50% | 84 | 84 | 0.88 |
| AM Peak Hour of Adj. Street Traffic | T = 0.49 (X) + 3.73 | 78 | 5 | 20% | 80% | 1 | 4 | 0.83 |
| PM Peak Hour of Adj. Street Traffic | T = 0.55 (X) + 17.65 | 90 | 19 | 65% | 35% | 13 | 6 | 0.77 |
| AM Peak Hour of Generator | T = 0.53 (X) + 4.21 | 81 | 6 | 30% | 70% | 2 | 4 | 0.82 |
| PM Peak Hour of Generator | T = 0.60 (X) + 17.52 | 83 | 19 | 60% | 40% | 12 | 7 | 0.80 |
| Saturday | T = 7.85 (X) - 256.19 | 15 | -233 | 50% | 50% | -116 | -117 | 0.85 |
| Saturday Peak Hour of Gen. | T = 0.41 (X) + 19.23 | 14 | 20 | ** | ** | 10 | 10 | 0.56 |

* Percentages rounded to nearest 5%

** Not Available (Assumption)



Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Result contains 1 row.

| | P030001 | P030002 | P030003 | P030004 | P030005 | P030006 | P030007 | P030008 | P030009 | P030010 | P030011 | P030012 | P030013 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Workers 16 years and over: Total | 615,144 | 552,525 | 483,317 | 69,208 | 5,217 | 3,220 | 84 | 135 | 77 | 451 | 1,250 | 234 | |
| Workers 16 years and over: Means of transportation to work; Car, truck; or van; Drove alone | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Car, truck; or van; Drove alone | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Car, truck; or van; Carooled | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Public Streetcar or trolley car (p-blico in Puerto Rico) | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Public Subway or elevated | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Public Ferryboat | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Public Taxicab | | | | | | | | | | | | | |
| Workers 16 years and over: Means of transportation to work; Motorcycle | | | | | | | | | | | | | |

NOTE: A hyphen (-) indicates that data are not available for this geographic area for the selected data element (column) in your custom table. Please consult the Census 2000 Summary File 3 (SF 3) - Sample Data Technical Documentation (PDF 6.92MB) for more information.

96% drove to work



Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Result contains 9 rows.

| | P030001 | P030002 | P030003 | P030004 | P030005 | P030006 | P030007 | P030008 | P030009 | P030010 | P030011 | P030012 |
|---|----------------------------------|--|---|---|--|--|---|---|---|--|--|--|
| | Workers 16 years and over: Total | Workers 16 years and over: Means of transportation to work; Car; truck; or van | Workers 16 years and over: Means of transportation to work; Car; truck; or van; Drove alone | Workers 16 years and over: Means of transportation to work; Car; truck; or van; Carpooled | Workers 16 years and over: Means of transportation to work; Public | Workers 16 years and over: Means of transportation to work; Bus or trolley bus | Workers 16 years and over: Means of transportation to work; Public Streetcar or trolley car (public in Puerto Rico) | Workers 16 years and over: Means of transportation to work; Public Subway or elevated | Workers 16 years and over: Means of transportation to work; Public Railroad | Workers 16 years and over: Means of transportation to work; Public Ferryboat | Workers 16 years and over: Means of transportation to work; Public Taxicab | Workers 16 years and over: Means of transportation to work; Motorcycle |
| Census Tract 1, Cumberland County, Maine | 1,201 | 943 | 759 | 184 | 67 | 51 | 0 | 0 | 0 | 0 | 16 | 0 |
| Census Tract 2, Cumberland County, Maine | 1,489 | 1,199 | 1,048 | 151 | 68 | 51 | 0 | 0 | 0 | 0 | 17 | 0 |
| Census Tract 3, Cumberland County, Maine | 1,644 | 876 | 812 | 64 | 166 | 131 | 0 | 9 | 0 | 0 | 26 | 0 |
| Census Tract 5, Cumberland County, Maine | 871 | 682 | 530 | 152 | 59 | 59 | 0 | 0 | 0 | 0 | 0 | 0 |
| Census Tract 6, Cumberland County, Maine | 1,316 | 867 | 682 | 185 | 109 | 84 | 0 | 0 | 0 | 0 | 25 | 0 |
| Census Tract 10, Cumberland County, Maine | 1,766 | 1,144 | 865 | 279 | 121 | 102 | 0 | 0 | 0 | 0 | 19 | 8 |

| | P030001 | P030002 | P030003 | P030004 | P030005 | P030006 | P030007 | P030008 | P030009 | P030010 | P030011 | P030012 |
|---|----------------------------------|--|---|---|---|---|--|---|---|--|--|--|
| | Workers 16 years and over: Total | Workers 16 years and over: Means of transportation to work; Car; truck; or van | Workers 16 years and over: Means of transportation to work; Car; truck; or van; Drove alone | Workers 16 years and over: Means of transportation to work; Car; truck; or van; Carpooled | Workers 16 years and over: Means of transportation to work; Public transportation | Workers 16 years and over: Means of transportation to work; Public transportation; Bus or trolley bus | Workers 16 years and over: Means of transportation to work; Public Streetcar or trolley car (publico in Puerto Rico) | Workers 16 years and over: Means of transportation to work; Public Subway or elevated | Workers 16 years and over: Means of transportation to work; Public Railroad | Workers 16 years and over: Means of transportation to work; Public Ferryboat | Workers 16 years and over: Means of transportation to work; Public Taxicab | Workers 16 years and over: Means of transportation to work; Motorcycle |
| Census Tract 11, Cumberland County, Maine | 1,432 | 957 | 819 | 138 | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 8 |
| Census Tract 12, Cumberland County, Maine | 792 | 565 | 446 | 119 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Census Tract 13, Cumberland County, Maine | 2,037 | 1,365 | 1,161 | 204 | 121 | 107 | 0 | 0 | 0 | 0 | 14 | 0 |

12,548 8,608
 NOTE: A hyphen (-) indicates that data are not available for this geographic area for the selected data element (column) in your custom table. Please consult the Census 2000 Summary File 3 (SF 3) - Sample Data Technical Documentation (PDF 6.92MB) for more information.

69% drove to work (23% reduction)

SHERIDAN STREET, LLC
477 Congress Street, 5th Floor
Portland, Maine 04101-3427
207 523 3410 Office
207 773 8597 Fax

December 27, 2005

Mr. Alexander Jaegerman
Planning Division Director, City of Portland
and City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Sheridan Heights Condominiums
121 and 135 Sheridan Street, Portland, Maine

Dear Mr. Jaegerman and Board Members:

Enclosed is a revised submission for the Sheridan Heights project proposed for 121 and 135 Sheridan Street on Munjoy Hill. The project has been revised based upon the feedback received at the Planning Board meeting held on November 8th, the Neighborhood meeting held on November 14th, and feedback from City Staff.

The total number of units has been reduced from 31 to 24 units. The design for the 3 units located at 121 Sheridan Street remains basically the same as the information presented to the Planning Board in November.

The building located at 135 Sheridan Street has been reduced in size considerably. The building no longer spans the passageway and the structure originally proposed for the rear corner of the site has been eliminated. In addition, the garage doors have been moved to the interior of the property in addition to other changes that respond to the requirements established in the Design Standards for the R-7 Overlay Zone. There are now a total of 38 parking spaces (23 covered and 15 surface spaces). While one space per unit is required in the R-7 Zone, we propose to build many more parking spaces—a ratio of one and a half spaces per unit.

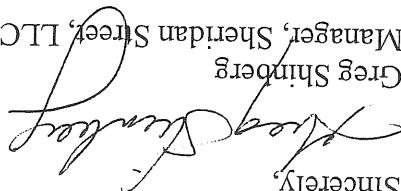
We have listened to the stakeholders and worked with our design professionals to make changes to the project that should address many of the concerns expressed by the neighbors, Planning Board and City Staff.

The primary design elements are as follows:

- The Primary ground floor entrance is oriented towards Sheridan Street; Wherever possible, the porches and bays face the street;
- The design is a visible and permanent expression of the character of the neighborhood with elements that include bays, a mixture of siding components present on nearby structures, a flat roof with cornice and colors and textures that will complement the neighborhood;
- The garage entry is located within the site, an element that is in character with other residences in the neighborhood;
- The facade is unique and articulated to provide an exciting visual interest to the pedestrians;
- Carefully chosen landscape elements that will enhance the building and property utilizing materials that are natural to this location;
- The units will be constructed to assure visual privacy with high quality materials that will provide acoustic privacy between the units;
- The large number and size of windows and doors will maximize natural light and ventilation within the units.

Attached are the revised Site Plan dated December 14, 2005 and revised Elevations and Floor Plans dated December 24, 2005.

We look forward to the Planning Board Workshop scheduled for January 10th.

Sincerely,

Greg Shindberg
Manager, Sheridan Street, LLC

Alex Jaegerman - Re: Sheridan St. Conditional R-7

From: "Regina Leonard" <rsldesign@juno.com>
To: <AQJ@portlandmaine.gov>
Date: 03/20/2006 5:43 PM
Subject: Re: Sheridan St. Conditional R-7

Hi Alex,

Thanks for the update. The Fort Sumner Park committee and I have wrapped up the final improvement plans for the park. These include detailed information with regards to phasing and costs - and include specific tasks related to the rip rap area, slope, trail connections, and fences. The costs shown are lump sum, but I do have more detailed information if you'd like it. I'd be happy to sit down with you to go over the plan and ways in which Mr. Shinberg - and other future prospective projects - may contribute to these upgrades.

I will be on vacation from March 23 through April 2, so we can meet when I get back or perhaps someone from Parks and Recreation could assist you. Phil Labbe, Jeff Tarling, or Tom Civello are all familiar with what is proposed and have copies of the plans.

Regina S. Leonard
Landscape Architecture & Design
234 State Street
Portland, ME 04101
Tel. (207) 450-9700

-- "Alex Jaegerman" <AQJ@portlandmaine.gov> wrote:

Greg Shinberg will be presenting a revised application for conditional rezoning to R-7. At his City Council public hearing, Kevin Beal said he would be willing to hear this at a public hearing. The conditional rezone should reference the development plan, substantially in conformance with language. Regina estimates \$5,000 for a gravel trail w/ steps up the embankment. Also \$4,000 for a trail head at St. If we do a conditional rezone, we need to identify all that we want Greg to contribute to improving these

Alex.

Alex.

Lee Urban - CDC Item

From: Alex Jaegerman
To: Lee Urban, Lori Paulette
Date: 7/5/2006 1:21 PM
Subject: CDC Item

I thought I would get a jump on the CDC memo, regarding Shinberg's Sheridan Street project, since it is a short week. Lee, could you take a look at it for fact and presentation?

Alex

7/6

Please see the attached

Memorandum
Department of Planning and Development
Planning Division



To: Chair Cloutier and Member of the CDC

From:

Alex Jaegerman, Planning Division Director

Date:

July 5, 2006

Re:

Conditional Rezoning for 121-135 Sheridan Street, Sheridan Street LLC,
(Greg Shinberg) applicant; Contribution Amount

Greg Shinberg is returning to the Planning Board with a new application for conditional R-7 rezoning for his parcel at 121 and 135 Sheridan Street. This plan was previously a request for straight R-7 rezoning, which was forwarded to the City Council with a split vote from the Board. The City Council voted 4 - 5 on the rezone request, thus it failed to pass.

Mr. Shinberg has revised his plans, as described in his letter and application. The number of units has been reduced from 24 in the combined parcels to 21 units in the parcel at 135 Sheridan Street plus the single family home at 121 Sheridan, which has been removed from the rezone/development parcel and will remain as is. The major new element to this rezone request is the conditional rezoning agreement. See Attachment 2.

In the agreement, Paragraph 6 stipulates the public improvements and monetary contributions to be required if the conditional rezoning is approved by the City Council. These improvements are related to the project, in that the residents of the proposed development will benefit from and utilize the resulting improvements. The amounts of contributions have been developed in consultation with Denise Clavette, Director and Parks and Recreation, and Tom Errico, consulting traffic engineer. Mr. Shinberg has indicated willingness to contribute to these improvements, but is not in agreement about the actual amount. In conversations with Mr. Shinberg, he suggested an amount for the park improvement of \$14,000, as compared with the amount of \$20,000 proposed by staff. (The traffic improvement amount is not in dispute. This is typical of a site plan requirement.) Our practice with regard to monetary contributions is to utilize the Community Development Committee as the arbiter of the City's position in an attempt to negotiate a mutually agreeable amount with the developer. This matter will come before the CDC on July 12.

Park Improvements

* Alex, for what is worth, I always under live words and Exh. like "Attachment" and Exh. "Exhibit" because in my 30 years of using such words I've found that it's easier to find Exh.

The applicant has been in discussions with Regina Leonard of the Fort Sumner Park Committee and Jaime Parker of Portland Trails. There have been discussions of trail work being done in collaboration with this proposed project. A memo from Regina Leonard is included. The conditional rezoning agreement includes several provisions related to the trails and adjacent park. There is interest in creating a community garden in either of two locations adjacent to this project. One location is on the adjacent City property south of this parcel, and the other is the adjacent City parcel north of this parcel. The City is requesting an access easement to the southerly City parcel. The City is requesting a water service line to either or both locations. The City is also requesting a monetary contribution to the proposed improvements to Fort Sumner Park. There are two informal footpaths up the embankment from Sheridan Street to Fort Sumner Park. These paths are rough and steep, and prone to erosion. One improvement that is projected associated with this development is the access and aesthetic improvement of the embankment, and to provide a proper access from Sheridan Street to the park. At the same time, Landscape Architect Regina Leonard, who was present on our site walk, has been commissioned by the Parks and Recreation Department to prepare a landscape plan for Fort Sumner Park. Denise Clavette, Director of Parks and Recreation, has recommended a monetary contribution of \$20,000 associated with these park improvements.

Traffic Issues

The applicant has submitted a traffic study in response to traffic concerns expressed by neighbors. The traffic study (narrative portion) is included as Attachment 3. Tom Errico, the City's Review Traffic Engineer, has reviewed the traffic study and the proposed plans and a memo is included as Attachment 4. Mr. Errico has recommended that a contribution of \$5,000 be made to the planned improvements at the Washington/Walnut Street intersection.

Attachments:

1. Applicant's Submittal dated June 12, 2006
2. Conditional Rezoning Draft
3. Traffic Study (narrative portion)
4. Traffic Engineer's Memo
5. Memo from Regina Leonard, Fort Sumner Park Committee, dated December 29, 2005

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as Attachment 3