



A C O R N

ENGINEERING, INC.

Planning and Urban Development Department
Planning Division and Housing and Community Development
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

June 28th, 2016

Subject: Conditional Use for Ensuring Workforce Housing Inclusionary Zoning
Planning Board Review
Redevelopment of 70 Anderson Street - Portland, Maine

Dear Tyler Norod,

Redfern Properties, LLC is pleased to submit the accompanying package of submission materials related to the proposed 10-unit townhouse urban infill redevelopment of 70 Anderson Street and its compliance with the standards set by the Workforce Housing Inclusionary Zoning. Per requirement, the development will include one workforce housing unit for rent in accordance with Division 30, Affordable Housing of the Land Use Ordinance.

This submission package is intended to meet the City's Inclusionary Zoning Submission Requirements as outlined in the Planning Board Review Application. The proposed project site is located on the corner of Anderson and East Lancaster Street within the East Bayside neighborhood. The lot is currently occupied by a single story home with a detached garage and shed and is proposed to be redeveloped into townhouses classified as ten "attached single-family" residences. The development site is located within the City's R-6 Zoning District, and complies with the permitted uses within the zone.

All ten townhouses are three-bedroom, 1,254 square foot units with identical interior standards; the proposed workforce unit does not differ in size or standard from the market-rate units. The market strategy for the workforce unit will also mimic the strategy of the market-rate units and is proposed to be approached in the same fashion.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Section 1: Title, Right and Interest
- Section 2: Conformity with Conditional Use Standards
- Section 3: Floor Plans and Interior Standards

Redfern Properties LLC and the design team look forward to your review of this project. The applicant is currently working with their lawyer to create a Draft Workforce Housing Agreement; the draft will be submitted under a separate cover. Please find one (1) hard copy of the application materials including one set each of 11x17 and full size plans, along with a CD containing PDF files

for all submitted materials. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



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