

February 1, 2017

Barbara Barhydt
Planner
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Baxter Academy Interior Fit-up
185 Lancaster Street, Portland, Maine

Barbara,

Please see the attached documents for the Level III Site Plan submission for the Interior Fit-Up project for Baxter Academy at 185 Lancaster Street. This document serves as the written narrative for numerous items within the Final Plan checklist for the Level III Site Plan.

Written Description of Project


Baxter Academy for Technology and Science is a Charter High School with a proposed enrollment of 410 students and 60 Adult Professionals, the Academy is looking to move from their current location to the existing two story brick building located at 185 Lancaster Street in Portland's Bayside neighborhood. The existing building at 185 Lancaster street is a multi-tenant building, the first floor area where Baxter Academy is moving to was occupied primarily by the Maine Career Center which was a training and educational use. The remaining area (2,159 sf) of the first floor was an office use. The second floor area (13,414 sf) Baxter Academy is moving to was an office use. The total area that we are proposing to change from Office use to Institutional is 15,573 sf, thus requiring the Level II Site Plan Process. The school is primarily classroom and lab spaces with supporting office spaces. There is not a cafeteria or food preparation function at the facility. The improvements to the building are primarily interior in nature with minor exterior improvements to upgrade egress, such as replacement of existing exterior stairs and guardrails, replacing exterior doors (to match existing) and select exterior windows that have failed seals (to match existing).

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Evidence of State and Federal Permits

The project is an interior Fit-up, we will be required to file for a State Fire Marshal, Construction and Barrier Free Permit, as well as the City of Portland Building Permit. We are not aware of any other permits required for this project.

Written Assessment of Zoning Requirements

185 Lancaster Street is located in the B7 zone, which allows Institutional (public or private schools). The project is not proposing any space and bulk changes so we would not affect the current buildings relationship to the B7 Zoning.

Written Summary of significant natural Features

The project is an interior Fit-up, as the project site is fully built out currently we are not aware of any significant natural features on the property.

Stormwater Management Plan

The project is an interior Fit-up, as the project site is fully built out currently and no exterior improvements on the ground are proposed the current stormwater conditions will not be altered as part of this project.

Written Assessment of Consistency with related City Master Plan

The project is a permitted use within the B7 zone, it also adds to the diversity of uses in the Bayside Neighborhood as indicated in the City's planning document. 'A New Vision for Bayside'.

Code Summary and Fire Department Technical Standards


As part of the building permit process we will submit a code analysis referencing both NFPA 101 and IBC 2009 codes. In regard to NFPA 1, the existing building where the school will be located is accessible on 3 sides adjacent to City Streets providing Fire Department access. In regard to technical standards, all interior spaces will be designed to be in conformance with NFPA 101, as the project is an interior Fit-up exterior improvements are very minimal and not affect current fire department access to the building and site.

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Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Senatore", written in a cursive style.

Ryan Senatore, AIA LEED-AP

Principal

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