

# **1 DEVELOPMENT DESCRIPTION**

## **1.1 OVERVIEW**

Flagg Partners, LLC intends to construct a 7-story, 37-unit residential building with commercial space on the first floor on an approximately 9,411 square foot parcel located at 208 Fore Street in Portland, Maine. The project site is comprised of two parcels, including Lot 8, Block N, on the City of Portland Assessors' Map 29, and Bradbury Court, a 25' wide private way, both of which are owned by the applicant. The combined parcel, which is a total of 12,860 square feet, is currently developed with an existing structure and paved parking.

## **1.2 PROJECT PURPOSE AND NEED**

The proposed project includes redevelopment of a previously developed lot in an area that has utility infrastructure in place and will provide residential units that are compatible with the existing neighborhood.

## **1.3 EXISTING CONDITIONS**

The existing site includes one non-residential structure and paved parking and vehicle access surround the building. Nearly the entire site is covered with impervious surface. Underground utilities in Fore Street include water, gas, sewer, and storm drain. Overhead power and telecom services are on poles located along the southwestern side of India Street, and at the eastern corner of the site.

Brick sidewalks with granite curb exist along the site's Fore Street frontage, and limited on-street parking is available across Fore Street. Cobra-head style street lights are located on the utility pole on Fore Street directly in front of the site. Additional decorative street lights mounted at less than 20' high are located across Fore Street from the site.

Commercial uses and surface parking abut the site to the east, south and west, and Fore Street abuts the site to the north.

The site is currently accessed from Fore Street. Fore Street is an approximately 34-foot-wide paved way with two-way traffic and parallel parking on one side, across the street from the site.

The site has an elevation change of less than 5' across the approximately 140' long parcel. It generally slopes toward the western corner of the property. Photographs of the existing site are provided in Attachment A-1.

## 1.4 PROPOSED DEVELOPMENT

The development program includes the following components:

### 1.4.1 ON-SITE

A new seven-story building with a ground floor footprint of 8,560 square feet will be constructed on the site. The first floor will feature two retail units, a lobby for the residential units, an electrical room, a gym, and three residential units. Thirty-one parking spaces will be provided in a lower basement level with driveway access from Fore Street southwest of the building. The second through sixth floors will each feature 6 residential condominium units, and the seventh floor will feature 4 residential condominium units. A summary of the number of proposed residential units and number of bedrooms provided:

# of Bedrooms	# of Units
1-bedroom	13
2-bedroom	11
3-bedroom	13
Total # of Units:	37

The two retail spaces on the first floor will be along the Fore Street frontage. Elevation views and perspective renderings of the proposed building are provided in Attachment 1-B.

### 1.4.2 OFF-SITE IMPROVEMENTS

The sidewalk in front of the site will be reconstructed as part of this project. The applicant also proposes to re-construct the sidewalk along Fore Street extending towards Franklin Street to the west and towards India Street to the east. Overhead electric utilities will be moved from existing poles to an area underground the sidewalk in the vicinity of the project.

## 1.5 TRAFFIC

According to the ITE Manual, the 37-unit condominium project is expected to generate approximately 19 to 20 vehicle trips during the PM peak hour and approximately 217 vehicle trips on a weekday. The site currently functions as an office building and a paid parking lot so there is existing traffic entering and leaving the site daily. The relatively small amount of new traffic that will be generated by the project is not expected to have a detrimental effect on the surrounding street network. There is no parking on site for the first floor retail so additional vehicle trips to the site are not expected.

## 1.6 PARKING

The proposed project includes 37-units. The required number of parking spaces in the ISFBC zone is one parking space per residential unit, with the first three units exempt, which results in the need for 34 parking spaces. Thirty-one (31) parking spaces will be

provided on site in the lower level, and the developer will pay the fee in lieu for the remaining 3 required spaces. The two retail spaces are both less than 2,000 sf, so no parking spaces are required for these units.

## **1.7 UTILITIES AND STORMWATER**

The proposed project will include the installation of new utility services to the building. All new utility services will be provided from the existing utilities available within Fore Street. The proposed locations of the new utility services are shown on the Utility Plan (Sheet C-5.0). More information on proposed utility services is provided in Section 11 of this application.

Post-development stormwater runoff will closely follow existing runoff patterns. Runoff from the building and paved areas on site will be collected and piped to the existing storm drain network in Fore Street. More information on stormwater runoff from the site is provided in Section 9 of this application.

## **1.8 ATTACHMENTS**

Attachment 1-A – Existing Site Photographs

Attachment 1-B – Building Elevation Views & Renderings

**ATTACHMENT 1-A**

**Existing Site Photographs**



PHOTO 1 – STANDING ACROSS FORE STREET, FACING SOUTH



PHOTO 2 –STANDING ALONG THE SOUTHEASTERN PROPERTY BOUNDARY LOOKING INTO THE SITE, FACING NORTHWEST

**ATTACHMENT 1-B**

**Building Elevation Views & Perspective Renderings**



**4 | EAST ELEVATION**  
3/32" = 1'-0"



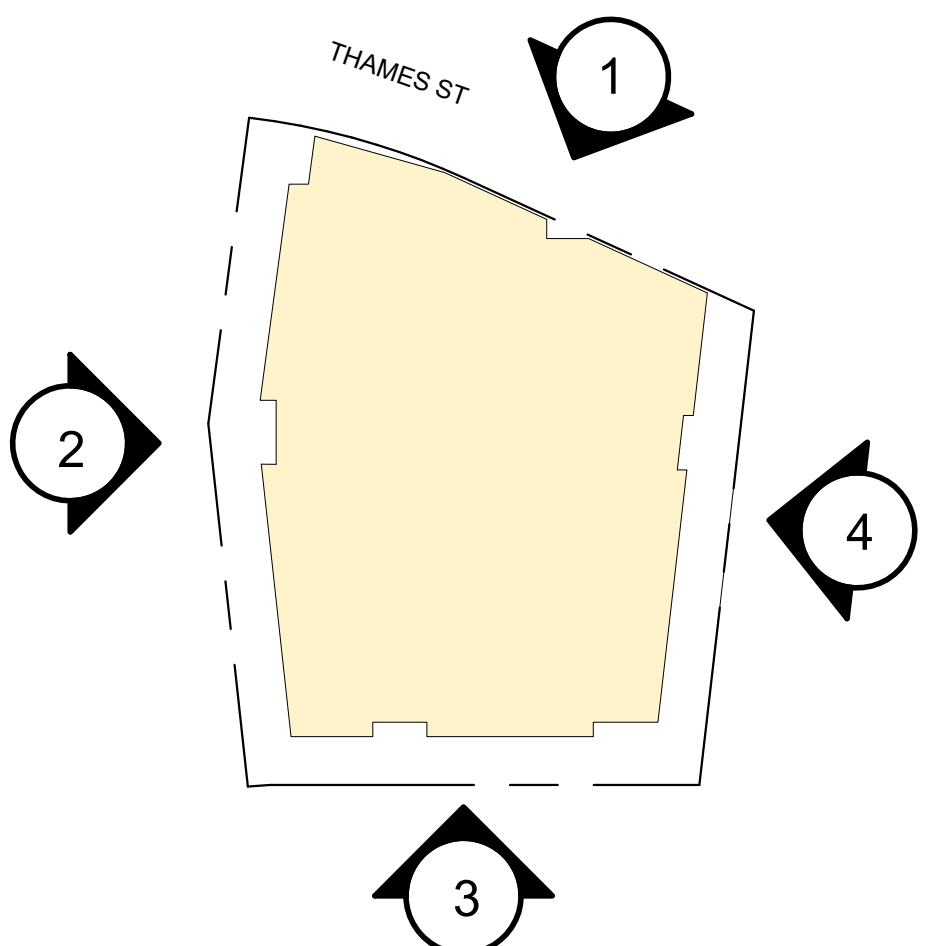
**2 | WEST ELEV FRONT**  
3/32" = 1'-0"



**3 | SOUTH ELEVATION**  
3/32" = 1'-0"



**1 | FORE ST - EAST ELEV.**  
3/32" = 1'-0"



**208 FORE STREET**  
PORTLAND, MAINE

18 DEC. 2017

A2.1



