

PARRIS TERRACES

LEVEL III PRELIMINARY SITE PLAN APPLICATION

December 6, 2017



APPLICANT

HORTON, LLC

PO Box 411, 100 Commercial Street, Suite 306
Portland, Maine 04101
(207) 808 4714

December 6, 2017

City of Portland Planning Department &
City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

60 Parris Street Condominiums, Portland Maine

Dear Mr.O'Brien, Chair Boepple, City Staff and Planning Board Members:

On behalf of Horton, LLC we are pleased to submit this Level III Preliminary Site Plan Application to construct a new 23-unit condominium on the land located at 60 Parris Street in Bayside.

Today this parcel is a paved surface parking lot for City employees. It will be transformed into an attractive new modern building that is at the center of a vibrant transformation of the old industrial land into new residential, retail and commercial businesses.

This new building will provide a boost to the local economy and add new construction-related employment and some permanent management positions. The community will benefit from the addition of new urban residences in a tight housing market on the peninsula.

The Site

The site is comprised of 14,132 square feet and is bordered by the USPS parking lot to the west and Parris Street to the north. Today, the entire site is an impervious surface parking lot for about 30 vehicles. Adjacent to the site to the east is a multi-unit apartment building and 2 single / two-family residences that are located to the south. Other buildings nearby include a City car maintenance facility across the street, many industrial buildings and several multi-family apartment buildings that typically range from 2 to 4 stories tall.

Project Description

The building will be constructed with four levels plus the basement that is located under a portion of the first floor. The ground floor will have a main front and rear entrance, mechanical room(s), trash, recycling and bicycle storage room, an elevator to all levels, common areas, 2 one-bedroom units and a guest suite with a bathroom for residents of the building.

Parris Terraces is a twenty-three one-bedroom condominium development, of which twenty units will be sold at or below 120% of area medium income (\$199,467 for 2017). Building amenities include; on-site parking for all twenty-three units, balconies, indoor storage, in-unit washer/dryer hookup, and a shared guest suite (no kitchen facility) managed by the condo association. The development is being built on a 100% impervious surface parking lot currently owned by the City of Portland. This is the *first* known multi-unit homeownership development in the City of Portland to target 120% of AMI and be built without municipal, state or federal subsidies.

This project is located within the B2b zone.

Parking for Parris Terraces:

The adjacent surface parking lot will have 23 parking spaces.

Design Elements

The project is a unique effort to create affordable homeownership in Portland. The twenty-three condominium units are organized with utmost efficiency in mind while still holding to the fundamental Design Standards of the City of Portland and the Bayside Design & Zoning Standards.

The building is positioned with its longest dimension facing Parris Street and is held off the sidewalk by two and a half feet, for a border of vegetated landscaping. The main entrance, at the upper and southern end of the lot, faces the street and is tucked under the cantilevering upper portion of the building. This allows for a welcoming entrance area and activates the streetscape.

Each 400 square foot unit captures as much natural light as possible through plentiful windows. The building is designed around a central core with all the units occupying the exterior of the building. Each unit has a generous glazing

as well as a sliding glass door to a private balcony. The units on the fourth floor offer taller vaulted ceilings to give more living space and contribute to the overall form of the building.

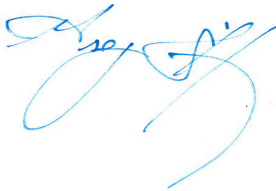
A series of simple pitched roofs defines the vertical mass of the building. The recessed balconies create shadowed voids along with a bold change of material at the balustrade. The main surface of the building will be clad with fiber cement panels, painted with a variety of grey tones to create the effect of a linear gradient that fades from dark to light up the façade.

We have worked diligently with our talented design professionals to create an exciting project that will be a great addition to the Bayside community. We have an experienced team that includes a local owner, local general contractor, local architect and engineering firms and local owner's representative.

Please consider this application complete for the Planning Board Workshop meeting scheduled for January 9, 2018.

Do not hesitate to contact me if you desire any additional information or have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Shinberg', with a stylized flourish at the end.

Greg Shinberg
Owner's Representative
Horton, LLC

MRLD

Landscape Architecture + Urbanism

MEMO

DATE: 7 December 2017
TO: City of Portland Planning Board
FROM: Mitchell Rasor, Maine Licensed Landscape Architect
RE: Parris Terraces Landscape and Lighting Plan

1. Existing Landscape Features:

The site is currently an asphalt parking lot. There are a few small trees along the property line that are in poor health and not worth preserving. The proposed landscaping and buffering will improve upon the existing conditions, meeting the criteria set forth in Section 14-526 (b) (1).

2. Landscape Plan:

Two to three planters running the length of the front facade between the building and sidewalk will create a well-defined, attractive, and pervious edge addressing the street. The planters will articulate the form of the building, while providing pedestrian scale and seasonal interest.

Due to the placement of the building along the front property line and the adjacent existing overhead utilities, street trees are not recommended. The horizontal and vertical limitations create a space that is not ideal for the long-term health of street trees.

The sides and rear of the property will be buffered with a continuous trellis / fence planted with hardy vines. There is limited space along the property lines and a green system will provide screening, while avoiding more harsh design solutions such as stockade fencing.

A terraced landscape area along the northern edge of the property will further integrate the building with the site and provide a location for snow storage.

3. Site Lighting

The required site lighting will be achieved by utilizing soffit lights at the front and rear entrances as well as building mounted, full cut-off LED lights illuminating the entrance drive and the parking behind the structure. The soffit lights at the entrances will aid wayfinding and create safe zones. The building mounted lights will provide for the safe circulation of vehicles and pedestrians without impacting abutting properties.