

April 5, 2016

Ms. Shukria Wiar, Planner  
and Planning Board Members  
Planning and Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Amended Subdivision Plan & Level III Site Plan Application  
Schlotterbeck Block – 117 Preble Street**

Dear Shukria and Planning Board Members:

On behalf of Schlotterbeck Block LLC, we are pleased to submit the following Amended Site Plan and Subdivision Application for the proposed redevelopment of the Schlotterbeck & Foss building at 117 Preble Street. Schlotterbeck Block LLC is requesting to construct one (1) additional studio apartment unit in the basement of the existing building. Also, since Planning Board approval on December 15, 2015, site excavation and exploration activities have taken place . Several utility connections need to be modified in response to the sub-surface findings. These modifications are further defined below.

**Subdivision and Site Plan Modifications**

1. **Additional Unit:** At its December 15, 2015 meeting, the Planning Board approved Schlotterbeck Block LLC's Subdivision Application, which included the development of 55 units at the former Schlotterbeck & Foss building at 117 Preble Street. The applicant now proposes an additional unit in the building's basement, resulting in a total of 56 units and 1,750 s.f. of office space.



The attached Amended Subdivision Plan and Basement Floor Plan A1.1 have been revised accordingly.

2. **Vehicular Parking**: Attached Exhibit A is a revised Parking Demands memo, prepared by Gorrill Palmer, dated March 24, 2016. The memo states the 45 vehicular parking spaces and 25 bicycle parking spaces are adequate for the proposed 56-unit project. The December 2015 vehicular parking layout has the capacity to serve the additional unit and is not revised or modified as part of this resubmission.
3. **Additional Bike Racks**: The additional unit eliminates the bike storage room in the basement. As a result, fourteen (14) exterior new bike parking space need to be located on the site. The attached revised L2.0 show an additional bike hitch under the canopy and six (6) additional bike racks on a concrete pad located near the building entrance. With these revisions, thirteen (13) bike loops are provided and 26 bike parking spaces will be provided.
4. **Additional Sidewalk Ramp and Pedestrian Easement**: The City's staff has requested an additional sidewalk ramp at the intersection of Preble and Kennebec Streets, as part of the December 2015 conditions of approval. The new ramp will require pedestrian easement on the applicant's lot. The attached Amended Subdivision Plan and sheet L2.0 show the new sidewalk ramp and the pedestrian easement. Also, attached Exhibit B also shows the detailed layout and grading the new sidewalk ramp.
5. **6-inch Fire Water Line**: Attached revised L3.0 adds a new six-inch fire suppression water line from Preble Street to the building's fire suppression system. The applicant had planned to continue using the existing 6-inch fire suppression line, but existing 6-inch line is in poor condition.
6. **Roof Drain Connection**: Attached revised L3.0 shows a new 6" HDPE roof drain connecting to catch basin #5. The existing roof drain pipe is in poor condition and needs to be replaced.
7. **Sanitary Sewer Line**: Excavation exploration revealed the existing 6-inch cast iron sanitary sewer line is in poor condition. The applicant proposes to replace the existing sewer line with a new PVC sewer in approximately the same location and wye connect the 15-inch combined sewer on Elm Street.

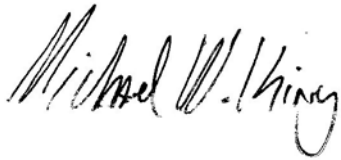
**Submission**

This submission includes the following information:

1. Cover letter, dated April 5, 2016;
2. Amended Site Plan and Subdivision Application & Checklist;
3. Exhibit A -- Parking Demands Memo, dated March 24, 2016;
4. Exhibit B – Preble Street Sidewalk Ramp;
5. Application Fee: \$525.00;
6. One set of site plans (24" x 36");
7. One set of site plans (11"x 17"); and
8. One set of digital files.

We trust that the Planning Board will consider this a complete application for the board's meeting scheduled for April 26, 2016. If you desire any additional information, please do not hesitate to contact us. We look forward to our meeting with the Board at its earliest convenience.

Sincerely,  
Mitchell & Associates

A handwritten signature in black ink that reads "Michael W. King". The signature is written in a cursive, flowing style.

Michael W. King  
Maine Licensed Landscape Architect

cc: John Anton, Schlotterbeck Block LLC  
Rick Goduti, Goduti-Thomas Architects