

1 DEVELOPMENT DESCRIPTION

1.1 OVERVIEW

Maine Workforce Housing, LLC intends to construct a 7-story mixed use building including 46-apartments for 55+ residents on a 16,553 square foot parcel located at 178 Kennebec Street in Portland, Maine. The site is identified as Lots 1 and 2, Block F, on the City of Portland Assessors' Map 34. The site is located in the B7 Mixed Development District zone and is currently developed with a gravel parking area.

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.

Parking for the development will be located on a surface parking lot south of the building that will be accessed from both Brattle and Parris Streets. Artist studio/retail space will be located on the ground floor. The ground floor also houses utilities and a lobby for the residential apartments. The residential apartments will be located on the 2nd through 7th floors.

1.3 EXISTING CONDITIONS

The existing site is located on the southern side of Kennebec Street between Brattle Street and Parris Street in Portland's Bayside neighborhood and is developed with a gravel parking area previously used by City vehicles. Nearly the entire site is covered with impervious surface. Underground utilities in Kennebec, Brattle and Parris Streets include water, gas, stormdrain and sewer. Overhead power and telecom services are on poles located on Kennebec, Brattle and Parris Streets.

Granite curb exists along the site's Kennebec Street frontage, and a short section of bituminous sidewalk exists along the northwestern portion of this frontage. Flush bituminous sidewalk with no curb exists along the site's Brattle Street frontage. There is no sidewalk along the site's Parris Street frontage. The existing gravel parking lot on site connects directly to both Brattle and Parris Streets. There is no on-street parking on Kennebec and Brattle Streets along the site's frontage, and there is limited on-street parking available on the western side of Parris Street. Cobra-head style street lights are located on utility poles surrounding the site on Kennebec, Brattle and Parris Streets.

Kennebec Street abuts the site to the north, Parris Street abuts the site to the east, residential, commercial, and parking lot uses abut the site to the south, and Brattle Street abuts the site to the west. The site is currently accessed from Brattle and Parris Streets. The street conditions in the vicinity of the Project Site are:

Street Name	Description	On-street Parking	Sidewalk	Notes
Kennebec Street	Approximately 35' wide paved way with two-way traffic in a 50' wide public ROW.	No.	Bituminous along NW frontage	Sidewalk does not continue along street frontage or along N side of Kennebec St
Brattle Street	Approximately 30' wide paved way with two-way traffic in a 30' wide public ROW.	No.	Flush bituminous	
Parris Street	Approximately 34' wide paved way with two-way traffic in a 50' wide public ROW.	Yes, west side only	Brick across Parris St on E side	

The existing site is relatively flat at elevation 11' and has less than 1' of elevation change across the parcel. It generally slopes from the center of the site in all directions towards the surrounding streets. Photographs of the existing site are provided in Attachment 1-A.

1.4 PROPOSED DEVELOPMENT

The development program includes the following components:

1.4.1 ON-SITE

A new seven-story building with a footprint of 6,667 square feet will be constructed on the site. The first floor will feature a lobby for the residential units, a utility room and trash room, and 5,429 sf of artist studio/retail space. The second through seventh floors will feature 46 one-bedroom apartments ranging from 600 sf to 670 sf. The residential units will be for 55+ housing, at least 28 of the units will be affordable housing, and at least 11 of the units will be ADA accessible. The total building floor area is 46,669 square feet. The proposed building is within the B7 zone. Elevation views and perspective renderings of the proposed building are provided in Attachment 1-B.

The residential lobby will be accessed from the Parris Street frontage, and the residential address is proposed to be 100 Parris Street. We are formally requesting that the residential lobby have an address of 100 Parris Street for mailing, fire, and emergency purposes. The first-floor retail and artists spaces will be accessed from the Kennebec Street frontage and the parking lot located south of the building. The first-floor spaces accessed from Kennebec Street will have the address 178 Kennebec Street. The surface parking lot will be accessed from Parris Street and Brattle Street. Bicycle parking will be provided on bike racks along the site's frontage on Kennebec, Brattle, and Parris Streets. The mail slots for the apartments will be located in the lobby. The trash room will be accessed from the lobby and from the parking lot for trash removal, and a mechanical room is located adjacent to the lobby on the first floor.

1.4.2 OFF-SITE IMPROVEMENTS

The applicant is proposing improvements to the sidewalks within the public ROW along the Kennebec, Parris and Brattle Street frontage. The Parris and Brattle Street frontages are currently undefined with no curb, so granite curb and brick sidewalks are proposed in line with existing sidewalks south of the site along these streets. Street trees, street lighting, and bike racks are also proposed within the City ROW along these proposed brick sidewalks.

1.5 TRAFFIC

The institute of traffic engineers trip generation manual estimates that the 46 residential units will generate approximately 24 vehicle trips during the PM peak hour and approximately 270 vehicle trips on a weekday. However, the proposed units are for 55+ housing and affordable housing. Many of the residents will not own vehicles, so this estimate is considered conservative. Additionally, the project will provide limited on-site parking and will likely attract residents who do not own vehicles. The project's proximity to places of work and entertainment will also encourage walking and alternative modes of transportation, and therefore the number of trips per day will likely be less than estimated. The relatively small amount of traffic that will be generated by the project is not expected to have a significant effect on the surrounding street network.

1.6 PARKING

The proposed project is an affordable housing projected located in the B7 zone with less than 50,000 sf of floor area, therefore the planning board shall establish the parking requirement for the structure. The proposed number of units is 46, and at least 28 of the units will be affordable housing. The artist space on the first floor is approximately 5,429 sf, which requires 6 parking spaces (1 space/1,000sf). The proposed parking lot is located south of the building and is accessed from Brattle and Parris Streets. The parking lot will include 19 parking spaces, 3 of which are ADA accessible and one of which is a dedicated drop off/pick up space. It is expected that many residents will utilize drop off/pick up services for transportation so including this space further reduces the requirement for parking spaces. This amount of parking is sufficient for the project because it is a 55+ affordable housing development where a small percentage of the residents are expected to own vehicles. At least 11 of the units will be ADA units, which will further decrease the number of residents who own vehicles. A ramp is proposed from the parking lot at the ADA spaces to the building lobby entrance. The required 18 bicycle parking spaces are provided throughout the site along the street frontage and near building entrances.

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 Kennebec, Brattle, and Parris Streets. 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.

The proposed project results in a decrease in impervious area, however, more than 5,000 sf of existing impervious area will be redeveloped so the City's redevelopment standards apply. Treatment of stormwater runoff is required for 50% of the redeveloped impervious areas. Post-development stormwater runoff will closely follow existing runoff patterns. Runoff from the building roof will be collected in a roof drain system and 68% of the runoff will be directed to a storm basin cartridge system for treatment prior to being discharged to the existing storm drain system in Kennebec Street. The remaining roof runoff will be collected in a roof drain system that is directly discharged to the existing storm drain system in Kennebec Street. The proposed parking lot runoff will flow overland to Parris and Brattle Streets as it does today. Approximately 2,200 sf of the parking lot will be constructed out of pervious pavers, which will provide treatment for runoff from 2,860 sf of impervious parking and sidewalk areas. Stormwater from these areas will flow through the pervious pavers, through a filter gravel layer, and be collected in an underdrain system prior to discharging into the existing storm drain systems in Brattle and Parris Streets. 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 – FROM KENNEBEC STREET, STANDING NORTH OF THE SITE, FACING NORTHEAST



PHOTO 2 –FROM KENNEBEC STREET, STANDING NORTH OF THE SITE, FACING SOUTH



PHOTO 3 –FROM BRATTLE STREET, STANDING WEST OF THE SITE, FACING EAST



PHOTO 4 –FROM KENNEBEC STREET, STANDING EAST OF THE SITE, FACING SOUTHWEST

ATTACHMENT 1-B

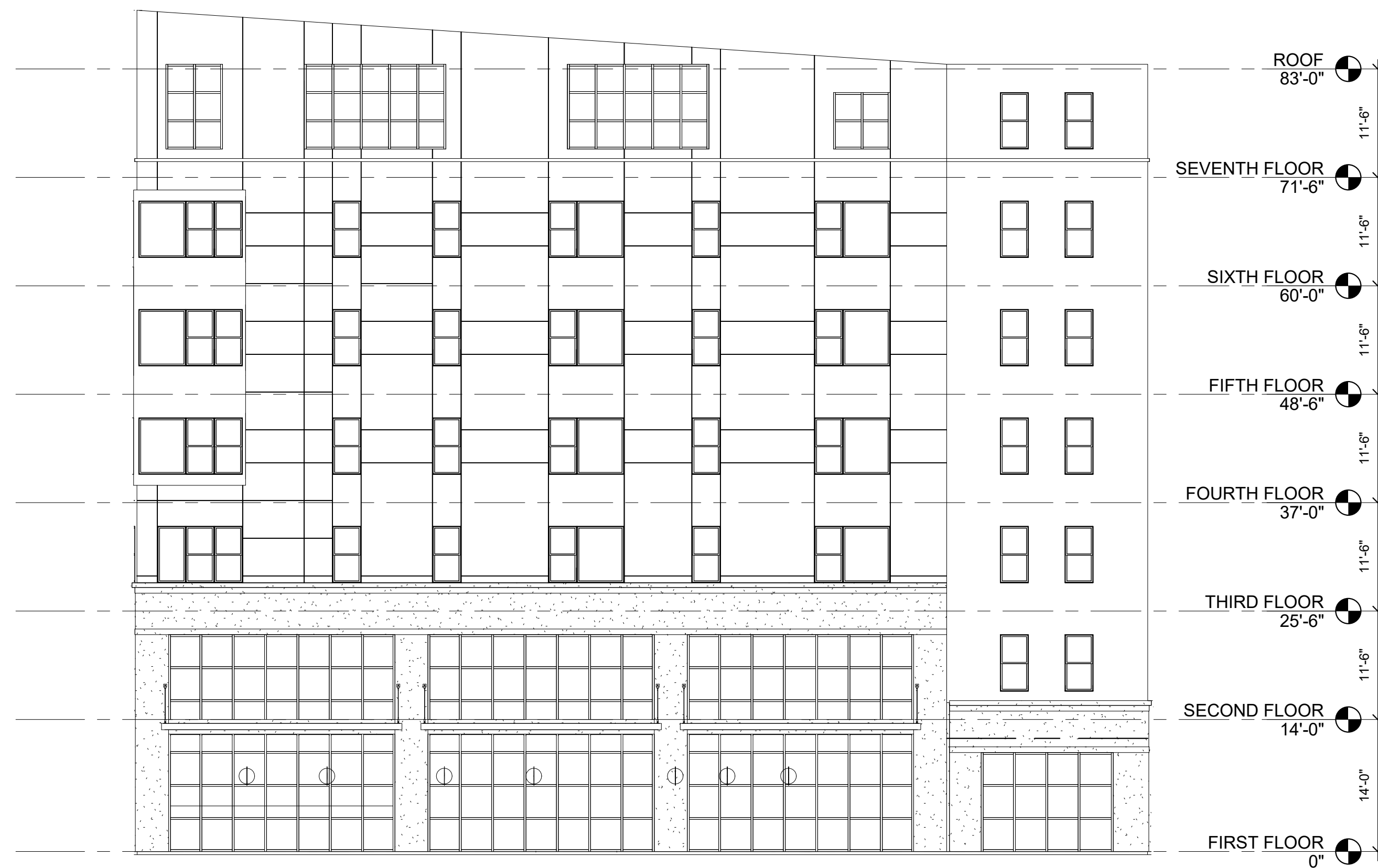
Building Elevation Views & Perspective Renderings



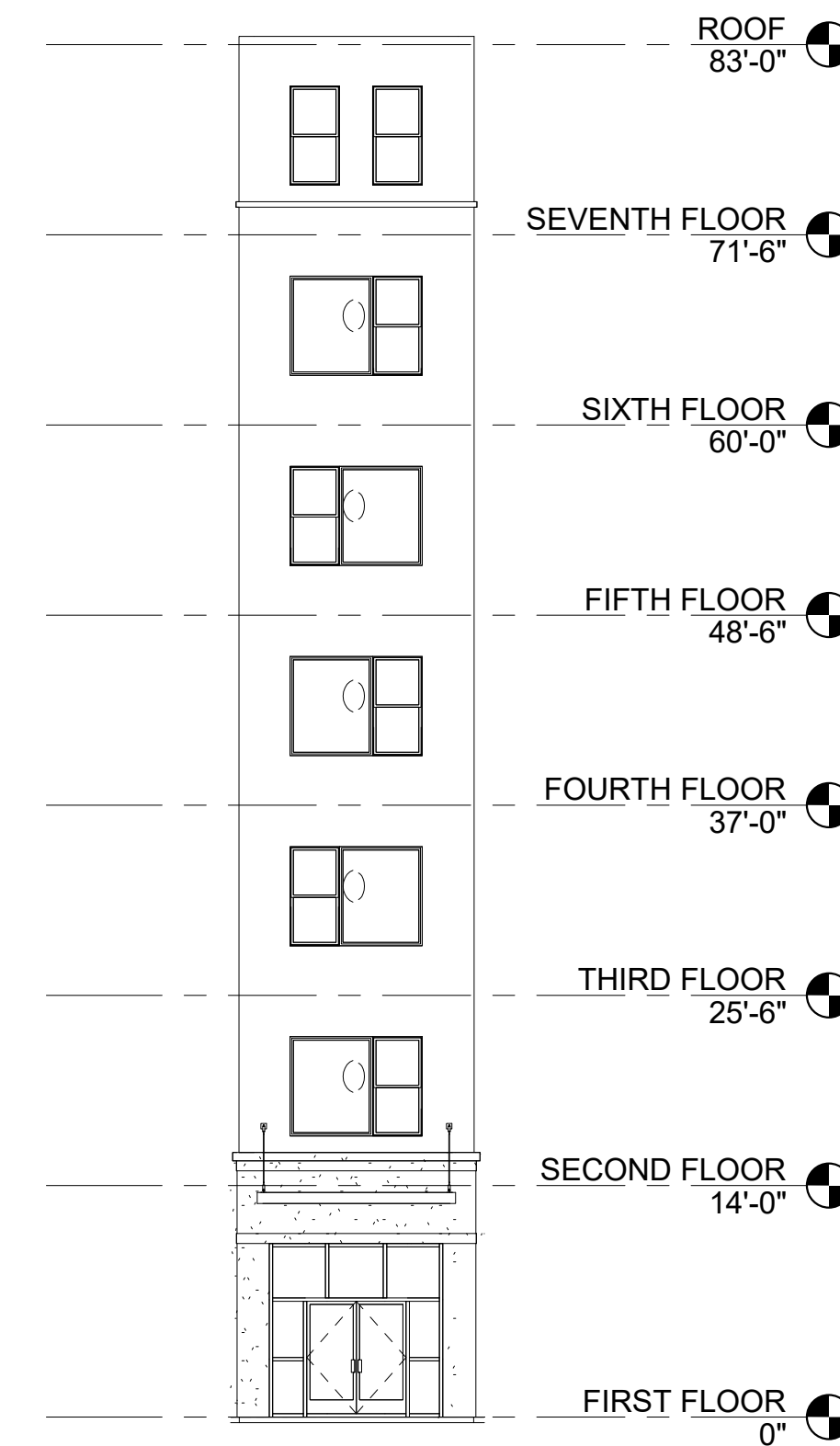
1 | NORTH ELEVATION
3/32" = 1'-0"



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



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



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



3 | WEST ELEVATION
3/32" = 1'-0"

Prepared For:

Owner

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City, State

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PORTLAND, MAINE

Revisions:

Date: JAN 12 2018
Scale: 3/32" = 1'-0"
Building Elevations

A2.01





