

September 10, 2015

City of Portland Planning Division

Re: 415 Cumberland Ave Level 2 Site Plan Review Application

To whom it may concern,

Please use the information provided in this narrative as complimentary material to the boundary survey and architectural floor plans and elevations provided. This narrative serves to clarify the general items required of a Level 2 Site Plan not identified on the provided drawings.

**Project Description**

The submitted project intent is to convert 415 Cumberland Ave from office space into residential market rate apartments. The building has most recently been used by Hurley Travel and before that Thomas Moser as a furniture gallery.

The developer's intent is to have this building included in the Congress Street Historic District, and submit the building for inclusion on the National Register. If accepted, this building will be historically restored.

The renovation of the building includes minor changes to the exterior façade which will include the installation of new windows where they have been filled in, on the west side of the building and minor repairs to the cornice, freeze and roof trim. In addition new windows will be installed in the clapboarded addition closest to the YMCA on the Forest Ave frontage, to be a close match to the existing double hung windows.

The interior of the building will be substantially gutted to the outside walls, so that the new residential apartments can be built out.

**Evidence of right, Title & Interest**

Reference attached Exhibit A "Purchase & Sale Agreement"

**Evidence of State and Federal Permits**

Not Applicable

### **Project Compliance with Applicable Zoning**

The subject property (415 Cumberland Ave) is located within the B3c zone and multi-family housing is a permitted use

Sec. 14-217. Permitted uses. (a) The following uses are permitted in the B-3, B-3b and B- 3c zones: 1. Residential: a. Attached single-family, two-family and multifamily dwellings;

### **Summary of Existing Easements**

There is one known easement that exists. The Yong Men's Christian Association (YMCA) was granted the rights to a small portion of land between the subject property and the YMCA by Albert S Rines in 1923. This easement was recorded in the Cumberland County Registry of Deeds Book 1153, page 136. This deed was later amended in 1925 in book 1212, page 217. This deed was later passed on to Thomas F Moser and Mary W Moser in 1195 in book 12089 page 243.

Reference Exhibit B attached.

### **Evidence of Financial and Technical Capacity**

This building is being purchased by Patrick Ducas who intends to re-develop the property as an investment income property. Patrick has received underwriting approval from several local banks, and will contribute personal equity into the project. In addition, Patrick is the owner of Ducas Construction Inc. a local Portland General Construction firm which will manage the renovation process.

### **Traffic Study**

A traffic study is not required in this zone for this building use.

### **Storm water Management Plan**

The subject property and renovation will make no disturbance to the existing sidewalks, landscaped areas, or hardscapes and therefore will make no impact to the existing stormwater management that exists.

### **Consistency with City's Master Plan**

While we are not aware of any city master plan that serves this area of town, we believe this project will benefit the city in the following ways.

1. It will preserve a historically significant building that is falling into disrepair.
2. It will provide much needed market rate housing.
3. It will create short term employment from the construction jobs, and long term employment for the building management.
4. It will increase the city tax base, due to increased building value.
5. It will set an example that the existing historic building inventory can be re-purposed into effective market rate housing.

### **Code Summary Analysis for the Proposed Re-Development**

Proposed Primary Use Group: R-2 (IBC 2009, 310.1), 11,600 s.f.

Secondary Use Groups:      Storage 1650 s.f.  
   Parking 1700 s.f.  
   Business 1300 s.f.

Construction Type: Type III(A) and Type V(A)

Automatic Sprinkler System: YES

Allowable Height & Area: IBC 2009 Table 503

Type III(A)

Allowable Area:      24,000 s.f. / floor

Existing:              3200 s.f. / floor

Allowable Height    65 feet / 4 stories

Existing: 40' / 4 stories

Type V(A)

Allowable Area: 12,000 s.f. / floor

Existing: 1700 s.f. / floor

Allowable Height: 50 ft / 3 stories

Existing: 30' / 3 stories

**Occupancy:**

NFPA 6.1.8 Residential

NFPA 6.1.8.1.5 Apartment Buildings

NFPA 6.1.13 Storage (Residential & Parking)

NFPA 6.1.11 Business

NFPA 6.1.14 Multiple

Occupant Load: IBC Table 1004.1.1

Residential: 42 maximum occupants

Business: 13 max

Accessory Storage: 5 max

Garage: 8 max

Total Occupant Load: 68

**Egress:**

Minimum Number of Exits: IBC 2009 Table 1021.1

1-500 occupants: 2 exits minimum

As Designed: 3 exits provided for all units

**Egress Width:**

68 occupants / 3 exits = 23 occupants / exit

Doors:  $(occ * 0.2) = 23 * 0.2 = 4.6$  inches minimum, 36 provided

Stairs:  $(occ * 0.3) = 68 * 0.3 = 20.4$  inches minimum, 48 provided

**Travel Distance:**

IBC 2009:

Residential: 250' w/ sprinklers

Business: 300' w/ sprinklers

Storage: 400' w/ sprinklers

NFPA: (Table a.31.1)

Residential: 200' apartment door to exit

Smoke Barriers: Not Required

Interior Finish: A, B, or C

Exit Fire Resist: 1 hour

Door Fire Resist: 1 hour

Escape Windows: Not Required

### **Evidence of Utility Capacity to Serve**

The subject property has 3 phase power and ample service to provide for the 10 units.

### **HVAC Systems**

The existing heating systems is a mix of forced hot water serving floor mounted base board heaters, a forced air system and roof top units. Components of this system will be re-purposed to serve the new residential units, and where necessary it will be augmented with new packaged heat pump units. The heating, cooling and ventilation systems are currently being designed, and will be compliant with energy code and emissions requirements.