

June 15, 2016



Barbara Barhydt  
Development Review Manager  
**Planning Department**  
City of Portland  
379 Congress Street  
Portland ME 04101

RE: CBL 036 G033001  
**Station 415**  
**Level III Site Plan Application**  
415 Cumberland Avenue  
Portland ME 04101

Dear Barbara,

The applicant is M&A Lowcountry Investments LLC, 110 Marginal Way #154, Portland ME 04101, (610) 888-9929. The Project Architect is Mark Sengelmann of ALPHAarchitects, 17 Chestnut St, Portland ME 04101 (207) 761-9500. The property is in the IL zone.

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 3 Site Plan not identified on the provided drawings.

### **Project Description**

The submitted project intent is to convert 415 Cumberland Ave from commercial office space into mixed use commercial and residential market rate apartments. Specifically, the planned commercial space, with an address of 415 Cumberland Ave., will be a “co-working” space, providing business and individuals with dedicated workspace. The back portion of the building, with a mailing address of 62 Forest Ave., will be converted into 3 residential units. The building was most recently used by Hurley Travel, and before that by Thomas Moser as a furniture gallery.

The renovation of the building includes 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 residing of the residential portions of the building. There will also be changes made to address minor repairs to the cornice, freeze and roof trim. In addition, we will add a roof top deck.

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The interior of the building will be substantially rehabbed to provide residential and commercial space. The main ballroom, which was the meeting site of the first Women's Social Club in Maine (and possibly all of New England), will be predominantly preserved and improved upon. In addition, we will also be adding a 5-stop elevator to the commercial portion of the space to make each level, including the roof top deck, fully accessible.

#### **Evidence of Right, Title & Interest**

Reference attached Exhibit A (deed, bill of sale)

#### **Evidence of State and Federal Permits**

Not applicable.

#### **Projected Compliance with Applicable Zoning**

The subject property is located within the B3c zone and multi-family housing and commercial office space are permitted uses

- Sec 14-217. Permitted uses (a) The following uses are permitted in the B-3, B-3b and B-3c zones:
  - o 1 Residential: a. Attached single family, two-family and multifamily dwellings
  - o 2 Business: a. General and business offices; b. professional services; c. personal services

#### **Summary of Existing Easements**

There are one known easement. The neighboring 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 in the Cumberland County Registry of Deeds Book 1153, page 136. This deed was amended in book 1212, page 217. This deed late passed to Thomas F Moser and Mary W Moser, located in book 12089, page 243.

Reference attached Exhibit B

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

This building was purchased by M&A Lowcountry Investments, LLC ("M&A") with the intention to redevelop the property as an owner-occupied commercial property with additional residential units for rent. M&A contributed equity to the project and received financing from a local lending institution. M&A has already retained a Construction Manager to oversee the construction process.

See Construction Management plan for more detail.

#### **Traffic Study**

A traffic study is not required for this building

### **Storm water Management Plan**

This subject property and renovation will make no disturbance to existing sidewalks, landscaped areas or hardscape areas. Therefore, there will be no impact to the existing storm water management that exists. During the redevelopment process, all existing rain leaders will be removed from flowing into the City storm sewers.

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

We believe this project will benefit the City of Portland in the following ways:

1. It will preserve a historically significant building that is falling into disrepair and has been largely unoccupied for several years
2. It will provide much need market rate housing
3. It will provide much needed flexible commercial office space for small and growing companies. The project aims to be a central part of Southern Maine's entrepreneurial ecosystem
4. It will create short term employment from construction jobs, and long term employment from building management (and tenants)
5. It will increase the city tax base
6. It will set an example that an existing historic building can be repurposed into effective commercial and residential space

### **Proposed Management of Solid Waste**

We have exterior space for 7 large rolling trash cans and recycle bins, which will be collected weekly. For the commercial space, recycling of all waste will be managed and prioritized.

### **Code Summary Analysis for Proposed Redevelopment**

2009 IBC and 2009 NFPA 101 Code Review

Station 415, 415 Cumberland Avenue, Portland, Maine

For purposes of this review the project will be evaluated as two separate buildings:  
415 Cumberland Ave (M-Mercantile) and 62 Forest Ave (R-2, residential)  
415 will be a traditional 2 exit building and 62 will be a single exit building.

Proposed Primary Use Group: B- Business (IBC 2009, 304.1), 7247 s.f.

Proposed Primary Use Group: R-2 (IBC 2009, 310.1), 3662 s.f.

Secondary Use Groups: Storage 1569 s.f.  
Parking 1844 s.f.  
Common 1423 s.f.  
Assembly 1242 s.f.

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

Automatic Sprinkler System: New Type 13 & Type 13r

Allowable Height & Area: IBC 2009 Table 503

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Type III(A) Front- Offices

Allowable Area: 24,000 s.f. / floor  
Existing: 3,200 s.f. / floor  
Allowable Height 65' / 4 stories  
Existing: 40' / 4 stories

Type V(A) Rear- Apartments

Allowable Area: 12,000 s.f. / floor  
Existing: 1,700 s.f. / floor  
Allowable Height: 50' / 3 stories  
Existing: 30' / 3 stories

Occupancy:

NFPA 6.1.11 Business  
NFPA 6.1.8 Residential  
NFPA 6.1.8.1.5 Apartment Buildings  
NFPA 6.1.13 Storage (Residential & Parking)  
NFPA 6.1.14 Multiple

Occupant Load: IBC Table 1004.1.1

Residential: 18 maximum occupants  
Business: 73 max  
Garage/ Storage: 24 max  
Rooftop Assembly: 83 max  
Total Occupant Load: 198

Egress:

415 Cumberland- Minimum Number of Exits: IBC 2009 Table 1021.1  
1-500 occupants: 2 exits minimum  
62 Forest Ave- Single Exit: NFPA 101 2009 30.2.4.4

Egress Width:

198 occupants / 2 exits = 99 occupants / exit  
198 occupants / 2 stairs = 99 occupants / stair

Doors:  $(occ * 0.2) = 99 * 0.2 = 19.8$  inches minimum, 36 provided  
Stairs:  $(occ * 0.3) = 99 * 0.3 = 29.7$  inches minimum, 44 provided

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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: Type 'E' egress windows in apartment bedrooms

We will look forward to your review and comments.

Sincerely,

**ALPHAarchitects**



Mark Sengelmann, NCARB  
Maine Licensed Architect

Cc: Andrew Kraus, M&A Lowcountry Investments LLC

Encl. Warranty Deed, Construction Management Plan, Letter of Financial Viability, HVAC Sound Limits and Existing Easements.

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