

File 17164

January 16, 2018

Ms. Jean Fraser  
City of Portland, Planning Division  
389 Congress Street, 4th Floor  
Portland, ME 04101

**RE: 415 Cumberland Avenue, 415 CA, LLC**

Dear Jean,

We are pleased to submit the attached application for 415 Cumberland Avenue. This site has been previously approved by the City for redevelopment. The current project is very similar. It includes two commercial spaces and seven residential units.

This project will add vitality to the downtown district with more residents and places to work. This is in conformance with the City's Comprehensive Plan.

Previous plans required the upgrading of some utilities to make the project viable. Those have been completed. We have requested utility letters to confirm that, and will forward them to you when received.

There is a very light touch to the site. We will be completing the following items:

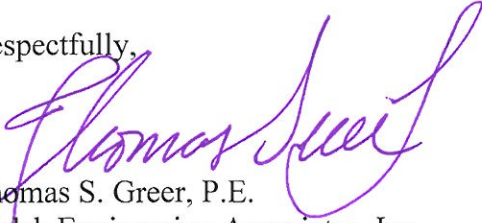
- Adding two trees to the front of the building on Cumberland Avenue.
- Removing the fire escape and HVAC unit in the alley of Cumberland Avenue.
- Removing and replacing the fencing and gates between this building and the YMCA.
- Adding trash containers in the area between this building and the YMCA.

With these improvements the site will be at current City Standards.

The majority of the work will be on the inside of the building. This will be a complete renovation of the inside. The existing basement area has parking for 6 vehicles. This area will be used to stage the construction project.

Please review our application and let me know if you need anything else.

Respectfully,



Thomas S. Greer, P.E.  
Walsh Engineering Associates, Inc.

cc. Sam Reiche, Barry Yudaken, File  
Enc.