



P.O. Box 8816
Portland, ME 04104
Office: 207-221-5746
Fax: 207-221-2822
www.redfernproperties.com

March 30, 2011

City of Portland
Planning Division
Fourth Floor, City Hall
389 Congress Street
Portland, ME 04101

Dear Sir or Madam:

Harborview Development LLC dba Redfern Properties is pleased to submit the attached Level III Preliminary Site Plan Application. The detailed proposal herein contemplates 7 new residential units on an urban infill lot at 121 York Street. As we describe in the application, we believe that the proposal is very consistent with the principles of "smart growth" as outlined in the City's comprehensive plan.

Please do not hesitate to contact me or any of our project consultants (contact information is included in the application) at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Culley", is written over the typed name.

Jonathan Culley
Redfern Properties LLC
Harborview Development LLC



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PROJECT NAME: Harborview Townhouses

PROPOSED DEVELOPMENT ADDRESS:

121-129 York Street, Portland, ME

PROJECT DESCRIPTION:

Construction of 7 Residential Townhome units

CHART/BLOCK/LOT: 44/A/4 and 5

PRELIMINARY PLAN 03/30/2011 (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Jonathan Culley Business Name, if applicable: Harborview Development, LLC Address: P.O. Box 8816 City/State: Portland, ME Zip Code: 04104	Applicant Contact Information Work # (207) 221-5746 Home# Cell # (207) 776-9715 Fax# (207)221-2822 e-mail: jonathan@redfernproperties.com
Owner – (if different from Applicant) Name: Applicant Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Applicant Address: City/State : Zip Code:	Agent/Representative Contact information Work # Cell # e-mail:
Billing Information Name: Applicant Address: City/State : Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Engineer Name: Will Savage/Acorn Engineering Address: 154 York St. #2 City/State: Portland, ME Zip Code: 04101	Engineer Contact Information Work # (207)775-2655 Cell # (207)317-1884 Fax# (207)358-7979 wsavage@acornengineering.com e-mail:
Surveyor Name: Robert Greenlaw Address: 134 Portland Ave. Old Orchard Beach, ME City/State: Zip Code:	Surveyor Contact Information Work # Cell # (207)749-9471 Fax# e-mail: bobgreenlaw@myfairpoint.net
Architect Name: Kaplan Thompson Architects Address: 424 Fore St. Portland, ME Zip Code: 04101	Architect Contact Information Work # (207)842-2888 Cell # Fax# (207)842-2828 e-mail: jesse@kaplanthompson.com
Attorney Name: Tom Jewell Address: 477 Congress St., Ste. 1104 Portland, ME Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

Landscape Architect:

Soren DeNiord work#: (207)400-2450
43 Wellwood Rd.
Portland, ME 04103

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, Submissions shall include seven (7) packets with folded plans containing the following materials:


1. **Seven (7) full size site plans** that must be **folded**.
2. Seven (7) copies of all written materials as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:  Jonathan R. Cutley	Date: 3/30/2011
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MAINE REAL ESTATE TAX PAID

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, That **HARBORVIEW APTS LLC**, (“Grantor”), of Cumberland Center, Maine, for consideration paid, grants to **HARBORVIEW DEVELOPMENT, LLC**, with a mailing address of P. O. Box 8816, Portland, Maine, 04104, with Warranty Covenants, a certain lot or parcel of land with the brick multi-family residential building thereon, situated on the northerly side of York Street in the City of Portland, County of Cumberland, and State of Maine, and bounded and described as follows:

Beginning at a stone monument marking an angle in said northerly line of York Street, said monument being distant easterly about one hundred sixty-three (163) feet from the easterly side of Park Street; thence westerly by said northerly side of York Street, seventy-five and fifty-three one hundredths (75.53) feet to a point; thence northwesterly on a line parallel with and distance eighteen (18) feet westerly from the most westerly face of the brick block on said lot under description a distance of ninety (90) feet to a point; thence easterly parallel with said northerly side of York Street, seventy-nine and forty-four one hundredths (79.44) feet to a fence and land conveyed by Elias Thomas to Cummings and Brock on August 17, 1866, recorded in the Cumberland County Registry of Deeds in Book 344, Page 431; thence southeasterly by said fence and land formerly of said Cummings and Brock eighty-nine and fifty-two one hundredths (89.52) feet to said northerly side of York Street; thence westerly by said northerly side of York Street three and seventy-three one hundredths (3.73) feet to said stone monument above mentioned and the point of beginning.

Also hereby conveying the following-described lot or parcel of land, located on the northwesterly side of York Street in said City of Portland and County of Cumberland, bounded and described as follows:

Northeasterly by land now or formerly of Mary O’Donnell, Trustees of the Estate of Patrick Keating, M. & S. M. Muller, and Mary A. Bradley; North by land now or formerly of Annie M. Sparrow and on the Southwest by land now or formerly of Katherine M. Deehan and others, Stevens Place, and land now or formerly of L. M. Gerrish and W. H. Stevens and S. E. Brackett; Southeasterly by the line of

York Street; containing fourteen thousand one hundred seventeen (14,117) square feet more or less; said land being sixty (60) feet wide more or less on York Street and being two hundred thirty-five (235) feet more or less deep.

The Premises are conveyed **SUBJECT TO** an easement from Lulu Ferne Nichols to Stephen Benne, III dated March 14, 2002 and recorded in Cumberland County Registry of Deeds in Book 17445, Page 98.


Being a portion of the premises conveyed by Laurence S. Allen, Jr. and Donna F. Allen to Grantor herein by deed dated February 1, 2010, and recorded in the Cumberland County Registry of Deeds, in Book 27577, Page 165.

IN WITNESS WHEREOF, said **HARBORVIEW APTS LLC**, has caused this instrument to be executed by Laurence S. Allen, Jr., its duly authorized Manager, this third day of December, 2010.

Witness:

Harborview Apts LLC, Grantor



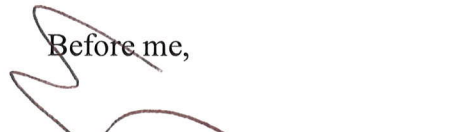
By 
Laurence S. Allen, Jr., its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 3, 2010

Personally appeared the above-named Laurence S. Allen, Jr., Manager of Harborview Apts LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Harborview Apts LLC.

Before me,



Notary Public/Attorney at Law

Print:

My Commission Expires:

EVERETT P. INGALLS III
Notary Public, Maine
My Commission Expires 7/5/2014

SEAL

Received
Recorded Register of Deeds
Dec 03, 2010 03:23:53P
Cumberland County
Pamela E. Lovley



HARBORVIEW TOWNHOUSES 127 – 129 YORK ST



APPLICANT:
ARCHITECT:
LANDSCAPE ARCHITECT:
CIVIL ENGINEER:
TRAFFIC ENGINEER:

HARBORVIEW DEVELOPMENT LLC
KAPLAN THOMPSON ARCHITECTS
SOREN DENIORD DESIGN STUDIO
ACORN ENGINEERING
EATON TRAFFIC ENGINEERING

MARCH 28, 2011

424 FORE ST., PORTLAND, ME 04101
P 207-842-2888 F 207-842-2828
WWW.KAPLANTHOMPSON.COM



TO: CITY OF PORTLAND PLANNING AUTHORITY
DATE: MARCH 28, 2011
RE: APPLICATION FOR LEVEL III SITE PLAN REVIEW

Subject: 127 – 129 York St.
Owner Applicant: Harborview Development LLC

Kaplan Thompson Architects has prepared a submission package for a Level III Site Plan Review on behalf of Harborview Development LLC, the current property owner and applicant.

The proposed project is located at 127 – 129 York St (Tax Map 44, Block A, Lots 004 & 005) and currently contains a 12 unit residential structure and gravel parking lot. The project site is located in the Residential Zone (R-6).

The proposed project includes construction of a new building containing seven (7) residential units, totaling 4,160 SF footprint size and a total building area of 12,480 SF. The new building as proposed meets all applicable zoning standards to the best of our understanding, including area, lot coverage and lot setbacks. Utility infrastructure including domestic water service, sanitary sewer service and underground power / telephone / cable, as well as gas, will be extended into the building from York St. The proposed building will be a wood-framed townhouse building which will integrate well into the existing neighborhood of apartments, condominiums and residences of similar construction.

The design of the new building will feature a three-story face towards York St, with a uniform wall height and roof edge and a residential scale, including oriel windows toward the harbor which add variety and visual scale. Materials will include fiber-cement siding with decorative metal accents.

The building will be fully sprinklered, be built to low-energy standards and have high-efficiency heating systems throughout. The building is intended to advance the state of art in sustainable buildings in the Portland area and be built to a high level of LEED certification equivalent.

The site will continue to be accessed off York St, for both pedestrian and vehicular travel. There will be new landscape fencing along York St containing project signage which will hold and improve the existing street edge, while screening parking and trash receptacles from view from York St. Pedestrian access off York St will be available along the edge of the existing building along new landscaped pathways, with bicycle parking accessed off these pathways as well. Parking will meet R-6 standards of one space per dwelling unit.

The existing site is pitched toward York St, and stormwater runoff from the site will remain generally unchanged. Although the percentage of impervious area will increase with the proposed development, we foresee little impact on the site's stormwater regime, given the site's existing conditions. The engineering team will work closely with the Portland Public Works to ensure no negative aspects to the nearby stormwater collection and



conveyance systems. The site will contain less than 20 vehicles at any time, therefore no additional water quality treatment measures are warranted.

Erosion and sediment control measures will be carefully installed and maintained. The project will include a small amount of excavation, and erosion control measures will principally consist of silt fence and temporary stabilization measures to minimize mud and tracking of dirt onto adjacent streets.

The project will include new landscaping along York St. We anticipate there will be minimal change to the York St curb and street conditions. We plan on extending the brick sidewalk and granite curbing as necessary. Additional street trees are planned along York St. We will work closely with the City Arborist on these new street tree plantings and locations.

ZONING ASSESSMENT

1. Property is located in the R-6 Zone
2. Parcel Acreage: 0.49 AC (21,239 SF)

Regulations	<u>Required / Allowed</u>	<u>Provided</u>
Min. Lot Area:	4,500 sf	21,239 sf
Min. Lot Area/Dwelling:	1,000 sf	1,117 sf (21,239 / 19 units)
Min. Lot Width:	50'	60'
Min. Street Frontage:	40'	121.42'
Min. Front Yard Setback:	10' Min.	~130'
Min. Rear Yard Setback:	20' Min.	20'
Min. Side Yard Setbacks:	10' for 1-3 stories	10'
Max. Building Height:	45'	45'
Min. Parking:	1 space/Unit	1 space/unit
Max. Lot Coverage	50% if <20 units	34%
Open Space Ratio:	20% if <20 units	66%
Average Grade:		51.89'

Spot grade for the four corners of the proposed building: +46.87', +46.87', +56.6', +57.2' / 4 = **51.89'**

EASEMENTS OR OTHER BURDENS

Not Applicable

REQUESTS FOR WAIVERS

None at this time.



TRAFFIC ANALYSIS

See accompanying documents.

SIGNIFICANT NATURAL FEATURES

The site contains no unusual natural areas, wildlife or fisheries habitats or archaeological sites, to the best of our knowledge.

CONSISTENCY WITH CITY MASTER PLANS

The City of Portland's Comprehensive Plans lays out the following Policies in order to sustain the City as a healthy urban center in which to live and work. We believe our project helps realize ALL the following Policies, by building a compact, extremely energy efficient, aesthetically compatible and accessible supply of new housing on previously developed land on the Peninsula of Portland.

I. HOUSING: SUSTAINING PORTLAND'S FUTURE – November 18, 2002

Policies

- Encourage growth in Portland that strives for a dynamic balance of the essential elements of the city, such as excellent schools, diverse housing choices, proximity to services and employment, increased public transit usage, expanded economic base, high quality services, and an affordable tax rate.
 - Target Portland to achieve and maintain a 25% share of Cumberland County's population.
 - Integrate Portland's housing and economic development incentives to encourage growth and take advantage of the City's capacity to accommodate more people.
 - Monitor and assess the impacts of growth on the City's infrastructure and adjust policies accordingly.
- Maximize development where public infrastructure and amenities, such as schools, parks, public/alternative transportation, sewer lines, and roads, exist or may be expanded at minimal costs.
- Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing.
- Encourage neighborhood business centers throughout the city to reduce dependence on the car and to make neighborhood life without a car more practical.
- Locate and design housing to reduce impacts on environmentally sensitive areas.
- Design housing to use new technologies and materials that reduce costs and increase energy efficiency.

DESIGN STANDARDS

In response to the City of Portland Design Manual, paragraph (i) (points 1-6) :

1) This project is a 7-unit multi-family townhouse structure common to its two-block neighborhood, located and designed so as not to displace the pre-existing, zoning mandated off-street parking or negatively impact stormwater management.



The scale and bulk of the building have been carefully designed to complement and enhance its nearby neighbors. It is a 3-story building with its principal narrow façade facing York Street, with the long, narrow axis along the length of the lot, a common pattern of the neighborhood.

The principal façade has character-defining features common to the neighborhood: flat roof, cornice, bay / oriel windows, and a rhythm and proportion that relates to the neighboring buildings.

The mass of the building is further articulated by shading devices, inset windows, carefully placed rain leaders, bay / oriel windows, and shifting the mass of the building based on unit type (along the long axis). The siding material is a solid panel system, with accents of a contrasting material / color. This is in keeping with its neighbors as well, especially the brick building on the same lot (i.e. no corner boards & a monolithic character)

2/5) The York St street edge is accentuated and maintained by the construction of new large, flanking multi-functional planters that help screen the existing parking lot and garbage collection area, provide a welcoming entrance including signage & lighting, provide additional space for street trees, and tie materially to its neighbors: using masonry, wood and highly durable metal screens.

Visual privacy is provided by elevating the front living units above the adjacent entry and existing parking lot by about 2 feet, and by using fencing that relates materially to the entry planters. Transition spaces are provided by covered entries for each unit as well as level changes and plantings.

Generous open space has been created, even for a dense urban lot, with each new living unit having access to private open space.

3) All private open space areas are to the rear or sides of the building, maintaining the pattern of the neighborhood.

4) All units have generous windows, and sufficient storage.

5) The existing gravel parking lot to be improved with new paving and striping and will be integrated with new walks, fencing and storm water retention strategies. The parking will be better screened and landscaped from adjacent properties and streets.

6) All units will be owner-occupied, and will not be converted to a lodging house.



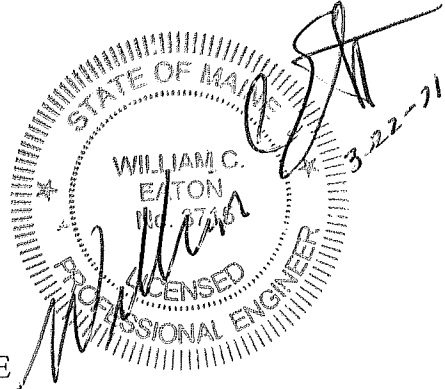
PROJECT DATA

Total Site Area	21,239 SF
Proposed Total Disturbed Area of the Site sq. ft.	~14,000 SF
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	5,550 SF
• Existing Total Impervious Area	8,100 SF
• Proposed Total Impervious Area	14,650 SF
• Proposed Total Impervious Area	
• Proposed Impervious Net Change	6,550 SF
BUILDING AREA	
• Proposed Building Footprint	7,240 SF (4,160 + 3,080)
• Proposed Building Footprint Net change	+4,160 SF
• Existing Total Building Floor Area	11,764 SF
• Proposed Total Building Floor Area	24,244
• Proposed Building Floor Area Net Change	+12,480 SF
• New Building	YES
ZONING	
• Existing	R-6
• Proposed, if applicable	R-6
LAND USE	
• Existing	RESIDENTIAL
• Proposed	RESIDENTIAL
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	0
• Proposed Number of Residential Units to be Demolished	0
• Existing Number of Residential Units	12
• Proposed Number of Residential Units	19
• Subdivision, Proposed Number of Lots	NA
PARKING SPACES	
• Existing Number of Parking Spaces	12
• Proposed Number of Parking Spaces	19
• Number of Handicapped Parking Spaces	NA
• Proposed Total Parking Spaces	19
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	0
• Existing Number of Bicycle Parking Spaces	
• Proposed Number of Bicycle Parking Spaces	10
• Total Bicycle Parking Spaces	10
ESTIMATED COST OF PROJECT	



EATON TRAFFIC ENGINEERING
 67 Winter Street Suite 5 • Topsham • Maine • 04086
 Tel 207.725.9805 • Fax 207.373.9400

To: Will Savage, PE, Acorn Engineering
 Fm: William C. Eaton, PE, Eaton Traffic Engineering
 Dt: March 22, 2011
 Re: Trip Generation – 121-129 York Street, Portland, ME



Per your request I have estimated the trip generation associated with the above-noted project. The project will consist of converting 12 existing apartments to condominium units, and constructing a new building which will contain 7 condominium units (total 19 condominium units.) Net new trip generation will be the trip generation associated with 19 condominium units less the existing traffic associated with 12 apartments. Trip generation estimates are based upon data in the publication Trip Generation¹ for land use categories 230 “Condominium/Townhouse”, and 220 “Apartment”. Net trips are summarized in the table below.

Time Period	Condominium (19 Units)	Apartments (12 Units)	Net New Trips
Weekday (Daily)	111	81	30
AM Peak Hour (7-9 AM)	8	6	2
PM Peak Hour (4-6 PM)	10	7	3
AM Peak Hour (Generator)	8	7	1
PM Peak Hour (Generator)	10	8	2
Saturday (Daily)	108	77	31
Saturday (Peak Hour)	9	6	3
Sunday (Daily)	92	70	22
Sunday (Peak Hour)	9	6	3

¹ Institute of Transportation Engineers, 2003

A Traffic Movement Permit is required by the City of Portland if net new trip generation for any peak hour exceeds 100 passenger car equivalents (PCE). The highest net trip generation increase is 3 vehicle trips, thus a Traffic Movement Permit is not required.

I trust the above addresses your needs in this matter. If you have any questions or concerns, please contact me.