

# 133 York Street

File: 13105

## Project Description

This project includes the removal of an existing 2 unit residential structure at 133 York Street and the construction of a 6 unit residential structure. The 6 units will be in a single structure with a footprint of 26' x 89'-6". Parking will be provided under the units.

The site is located within an existing neighborhood of multiple unit buildings. It is adjacent the recently constructed Harborview Townhomes project and located behind the recently renovated Harborview Flats on York Street. Along our driveway are a multifamily house of three units and a single family home. Behind the site is McCormack Place, Condominiums.

The architecture of the building is a modern style using traditional materials. Each of the three floors will have two units, accessed by a central staircase. Each unit will have a small deck on the south side.

Utilities will be installed in the same general location as the existing utilities. The water service will be from York Street and upgraded for a sprinkler system. The power and cable service comes from Park Street. The sewer service will utilize the existing pipe from York Street.

The schedule for the project is anticipated to have approvals this summer with construction in the fall. Occupancy would occur next spring.

## Permits Required

This project will require approval from the City of Portland under the Subdivision Ordinance and Site Plan Approval. No state or federal approvals are required.

## Zoning

The site is in the R-6 zone. It allows 1 unit per 1,000 sq. ft. The lot has an area of 7,483 sq. ft. The setbacks are based off the existing structure. It is currently 1½ to 2' from the boundary lines. This project will make the structure more conforming. It is located 5' from the side and rear boundary lines. The 5' is based on the additions to non-conforming structure provisions. The east end of the building is 11 feet from the boundary in conformance with a 3 story structure.

The height of the structure varies. The west end consists of 8' high ceilings in the units for a maximum height of 36'-6" feet. The east end has 9' ceilings in the units for a maximum height of 39'-6" feet.

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## Easements

This project benefits from a sewer easement across Harborview Flats property. No easements burden this property.

## Waivers

Section 4.6.1 – Trees: 1/Unit in City Right-of-Way. There is limited right-of-way for the six trees.

## Traffic

This project will generate approximately 58 trips per day with 6 in the peak PM and AM hours. The impact of traffic on York Street will be minimal.

There is adequate sight distance at the end of the driveway on York Street.

## Significant Natural Features

This site has been fully developed as a residential property for many decades. It has common residential landscaping. There are no significant natural features on site.

## Master Plan Compliance

This project meets the City's Master Plan goal of providing more housing on the peninsula. It will provide a vibrant housing opportunity for the neighborhood. This will provide housing for an economically diverse population in the area, with a multi-family high density development. This maximizes the resources of the City's infrastructure on a small lot. This project meets the goals of Portland's Housing: Sustaining Portland's Future report.

## Neighborhood Meeting

Attached are the materials for the neighborhood meeting, held May 17, 2013.

## Solid Waste Management

The demolition and construction waste will be disposed of at the Riverside facility by EcoMaine. As much as possible will be recycled. We estimate this to be approximately 400 cy.

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The household waste will be stored in the lower level in small rolling units for disposal by a private hauler.

## Tree Preservation

There are two trees on site that are significant. The one on the west side of the site will be removed to construct a retaining wall in that location. The maple at the northeast corner of the site will be preserved. The limbs will be trimmed where they interfere with the building. The off site tree in the northwest section of the site will be trimmed to allow construction of the structure.

## Soil Survey

Attached is a medium intensity soil survey prepared by the Cumberland County Soil and Water Conservation District. The soils on site are Hinckley (HIC), which are suitable for the proposed development.