



A C O R N

ENGINEERING, INC.

Planning Division  
City of Portland, Maine  
389 Congress Street, 4th Floor  
Portland, ME 04101

November 8, 2016

Subject: Preliminary Site Plan and Subdivision Application  
Redevelopment of 161 York Street - Portland, Maine

To Whom It May Concern,

York Street Redevelopment, LLC is pleased to submit the accompanying package of submission materials related to the proposed 11-unit condominium urban infill redevelopment of 161 York Street.

This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. The proposed project site is located at 161 York Street near the Casco Bay Bridge and State Street. The lot was previously occupied by two 2-story dwellings that have recently been demolished; the lot is currently vacant. The property is proposed to be redeveloped into a five-story subdivision of condominiums classified as a "multi-family" residences. The development site is located within the City's R-6 Zoning District, and complies with the permitted uses within the zone. The developer intends to meet the inclusionary requirements by paying the required workforce contribution to the City.

The following documents and drawings are to be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- A. Cover Letter
- B. Level III Site Plan Application
- C. Evidence of Right, Title, and Interest
- D. Conformity with Conditional Use
- E. Summary of Easements
- F. Written Request for Waivers
- G. Evidence of Financial Capacity
- H. Stormwater Report
- I. Erosion and Sedimentation Control Report
- J. Fire Department Letter
- K. Solid Waste
- L. Utility Cover
- M. Construction Management Plan
- N. Architectural Design Narrative

Drawings:

- Preliminary Civil Site Plan Set, Dated 11/8/16
- Preliminary Architectural Plan Set, Dated 11/8/16

York Street Redevelopment, LLC and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.  
Principal - Project Manager  
Acorn Engineering, Inc.