



A C O R N

ENGINEERING, INC.

Division of Housing and Community Development
Attn: Tyler Norod
City of Portland, Maine
389 Congress Street, Room 312
Portland, ME 04101

November 18, 2016

Subject: Conditional Use for Ensuring Workforce Housing Inclusionary Zoning
Planning Board Review
Redevelopment of 161 York Street - Portland, Maine

Dear Tyler Norod,

York Street Redevelopment, LLC is pleased to submit the accompanying package of submission materials related to the proposed 11-unit urban infill redevelopment of 161 York Street and its compliance with the standards set by the Workforce Housing Inclusionary Zoning. This letter and attachments are a follow-up to the preliminary application package submitted on November 8, 2016. The developer will pay the fee-in-lieu of \$110,000 to the City Housing Trust Fund in place of a workforce unit.

This submission package is intended to meet the City's Inclusionary Zoning Submission Requirements as outlined in the Planning Board Review Application. The proposed project site is located near the corner of York Street and State Street. The lot previously contained two single-family dwellings before recently being demolished to facilitate the redevelopment. The site is proposed to be redeveloped into energy efficient condominiums classified as "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.

Accompanying this cover letter are the following materials:

- Section P: Site Plan Application
- Section Q: Title, Right and Interest
- Section R: Conformity with Conditional Use Standards

York Street Redevelopment, LLC and the design team look forward to your review of this project. 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.