

1. DEVELOPMENT DESCRIPTION

1.1 OVERVIEW

Onejoy Place, LLC intends to construct a 3-story, 12-unit condominium building on a 5,851 square foot parcel located at 1 Joy Place in Portland, Maine. The parcel, identified as lots 48 & 49, Block E, on the City of Portland Assessors' Map 45, was formerly a residential lot but is currently vacant. The project also includes improvements to Joy Place, a private Right-of-Way used to access the site.

1.2 PROJECT PURPOSE AND NEED

The proposed project includes redevelopment of a vacant lot in an area that has utility infrastructure in place and will provide residential units that are compatible with the existing neighborhood.

1.3 EXISTING CONDITIONS

The existing site includes a vacant, dilapidated house and a slab from a former garage. The remainder of the site is primarily gravel surface. Utility services to the existing house included water, sewer, natural gas, power, and telecommunications.

Residential uses abut the site to the north, east, and west. A city-owned parking lot is located directly south of the site, and the Reiche Community School is located across Brackett Street to the west.

The site is accessed from Joy Place, a private Right-of-Way shared with the residential house at 165 Brackett Street. Joy Place is approximately 24 feet wide and features a gravel surface. The street conditions in the vicinity of the Project Site are:

Street Name	Description	On-street Parking	Sidewalk	Notes
Brackett Street	Approximately 32 feet wide paved way with two-way traffic.	Yes. Parallel parking on both sides of the street in front of the site.	Brick	"Bump out" with crosswalk to Reiche School north of Joy Place.
Joy Place (Private)	~24 feet wide gravel with two way traffic	No	None	

The site has very little elevation change. It generally slopes east to the eastern property boundary. The Joy Place right-of-way slopes gently to Brackett Street. Photographs of the existing site are provided in Attachment A-1.

1.4 PROPOSED DEVELOPMENT

The development program includes the following components:

1.4.1 ON-SITE

A new three-story building with a footprint of 2,615 square feet will be constructed on the site. Each floor will feature four (4) one-bedroom condominium units between 475 and 660 square feet in size. The northern half of the building will feature a full basement that will be used by the residents for bicycle parking and general storage. Elevation views and perspective renderings of the proposed building are provided in Attachment 1-B.

The two first-floor units on the east side of the building will have exclusive use private yard areas, and a community yard area for all residents will be created north of the building. Solid waste bins and a kayak storage rack will also be provided on the north side of the building, which will be accessed by residents through a locked gate from the Joy Place right-of-way.

1.4.2 OFF-SITE IMPROVEMENTS

New utility services will be installed in Joy Place to serve the proposed building, and the right-of-way will be graded and paved. An 8' wide brick sidewalk will be constructed on the south side of Joy Place, on property owned by the City of Portland, for the common benefit of the residents of the project and those parking in the city-owned parking lot. Street trees and lighting will be installed in the sidewalk.

1.5 TRAFFIC

The 12-unit condominium project is expected to generate between 6 and 7 vehicle trips during the PM peak hour and approximately 70 vehicle trips on a weekday. The relatively small amount of traffic that will be generated by the project is not expected to have a detrimental effect on the surrounding street network.

1.6 SOILS/GEOTECHNICAL REVIEW

Summit Geoengineering Services, Inc. has conducted test pits on the property and generally found between 2 and 5 feet of sandy fill over gravelly sand and glacial till. Test pit logs and a location map are provided in Attachment 1-C.

1.7 UTILITIES AND STORMWATER

The proposed project will include the installation of new utility services to the building. All new utility services will be provided from the existing utilities available within Brackett Street. The proposed locations of the new utility services are shown on the Utility Plan (Sheet C-5.0). More information on proposed utility services is provided in Section 11 of this application.

Post-development stormwater runoff will closely follow existing runoff patterns. Runoff from the building and much of Joy Place will be collected in a new subsurface drainage system and conveyed to the 12" combined sewer in Brackett Street. Lawn areas will continue to flow across the eastern property boundary, as they do today. More

information on stormwater runoff from the site is provided in Section 9 of this application.

1.8 ATTACHMENTS

Attachment 1-A – Existing Site Photographs

Attachment 1-B – Building Elevation Views & Renderings

Attachment 1-C – Test Pit Logs & Location Map

ATTACHMENT 1-A

Existing Site Photographs



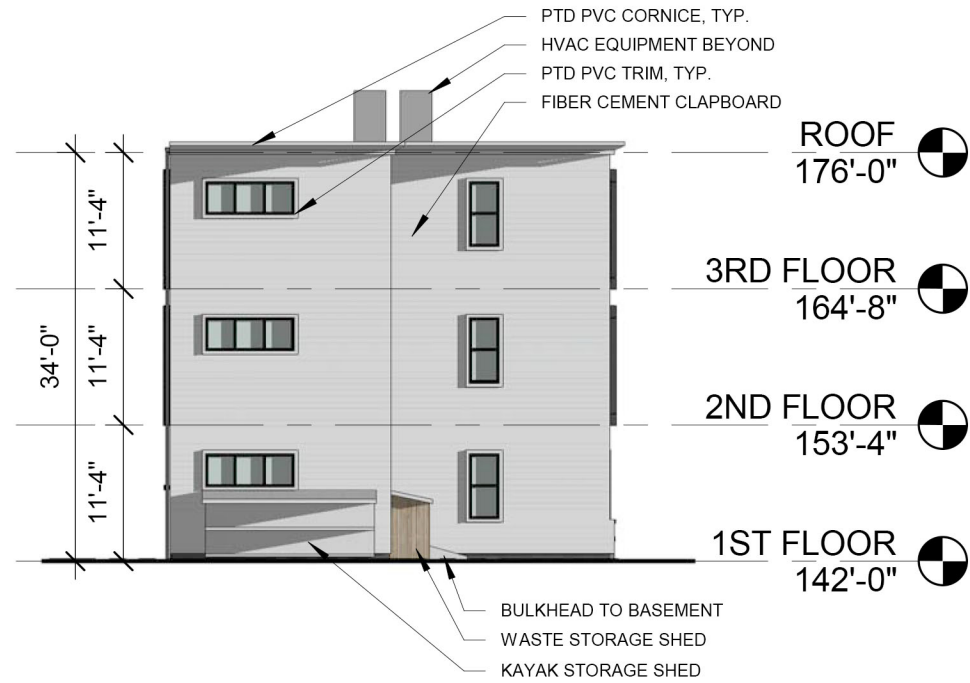
PHOTO 1 – STANDING IN JOY PLACE RIGHT OF WAY, FACING NORTH



PHOTO 2 –STANDING IN THE NORTHERN PORTION OF THE LOT, FACING SOUTH.

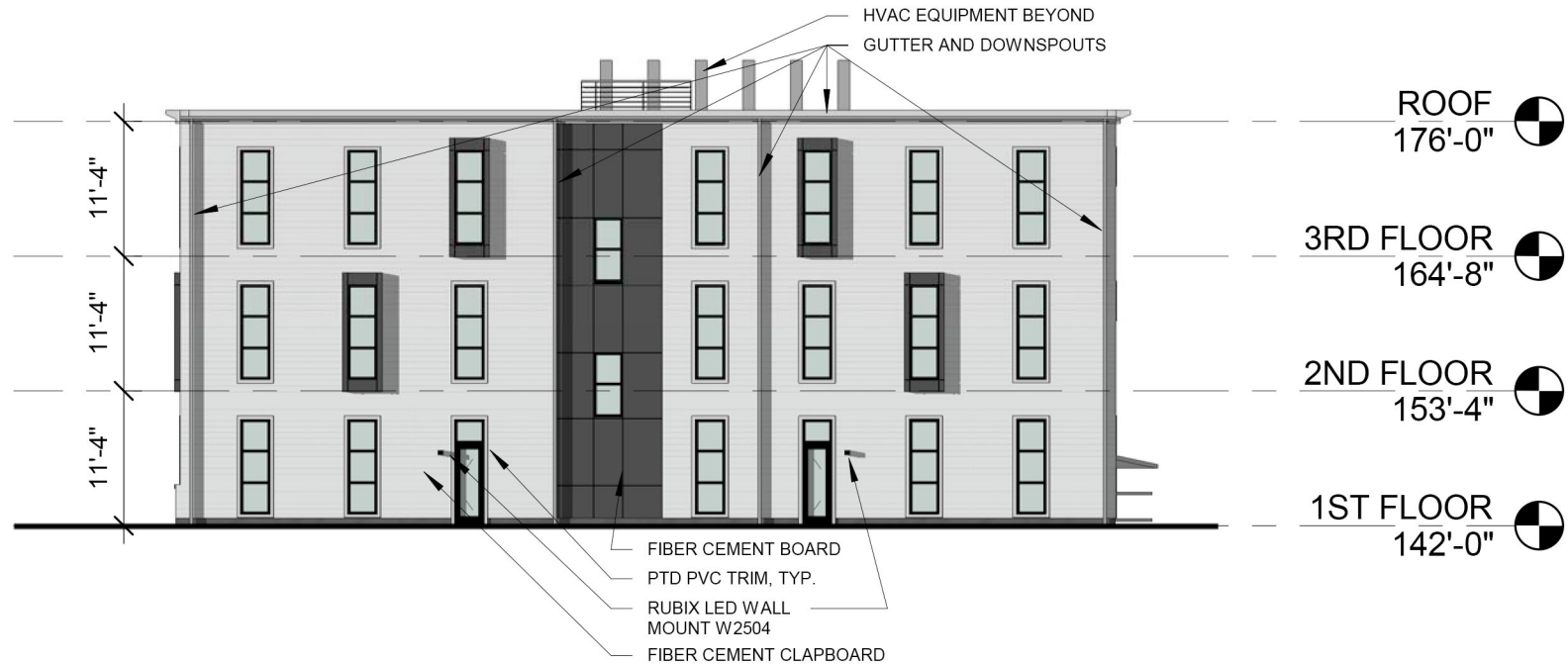
ATTACHMENT 1-B

Building Elevation Views & Perspective Renderings



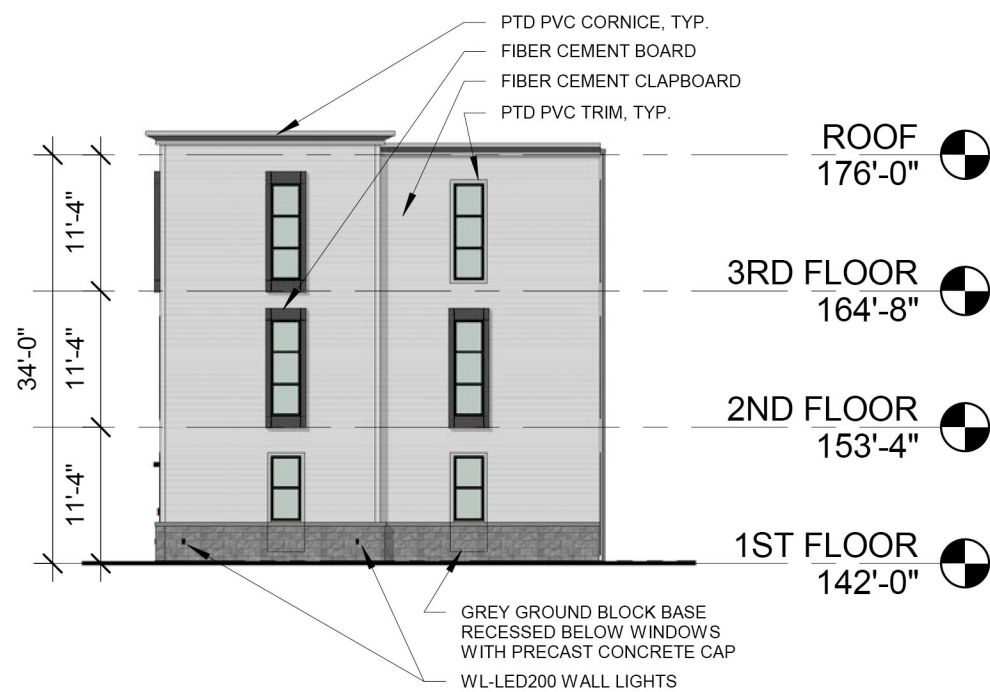
4 | NORTH ELEVATION

1/16" = 1'-0"



3 | EAST ELEVATION

1/16" = 1'-0"



2 | SOUTH ELEVATION

1/16" = 1'-0"



1 | WEST ELEVATION

1/16" = 1'-0"



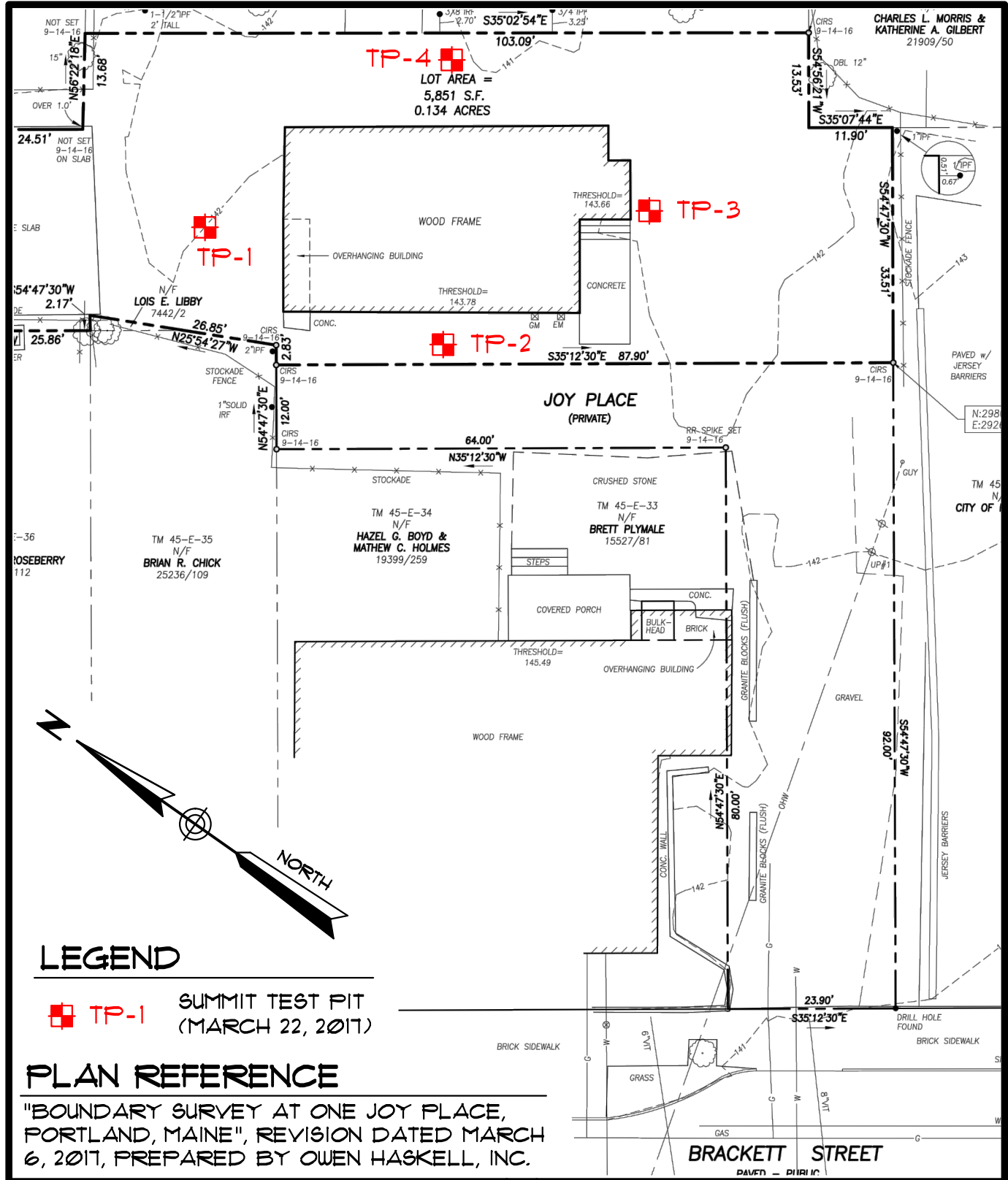


ONE JOY

ATTACHMENT 1-C

Test Pit Logs & Location Map

CHARLES L. MORRIS &
KATHERINE A. GILBERT
21909/50



LEGEND

TP-1 SUMMIT TEST PIT (MARCH 22, 2017)

PLAN REFERENCE

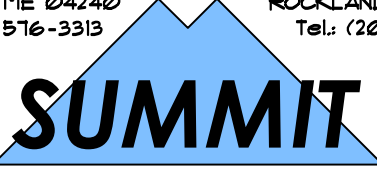
"BOUNDARY SURVEY AT ONE JOY PLACE, PORTLAND, MAINE", REVISION DATED MARCH 6, 2017, PREPARED BY OWEN HASKELL, INC.

**TEST BORING LOCATION PLAN
PROPOSED BUILDING**

1 JOY PLACE - PORTLAND, MAINE
PREPARED FOR
ONEJOY PLACE LLC

145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel: (207) 576-3313

173 PLEASANT STREET
ROCKLAND, ME 04841
Tel: (207) 318-1161



GEOENGINEERING SERVICES
www.summitgeoeng.com

DATE: 3-23-2017	DRAWN BY: KRF	CHECKED BY: UMP
JOB: 17053	SCALE: 1" = 20'	FILE: 17053 TP



TEST PIT LOG

Test Pit # **TP-1**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Dark brown to black Sandy SILT, little Gravel, mixed with bricks, dry, compact, ML	FILL
2		
3	Olive-brown Sandy SILT, trace Gravel, few Cobbles, firm to compact, moist, SM	
4	Frequent Cobbles and small Boulders	
5	Sidewalls vertical	
6	Brown Gravelly SAND, trace Silt, few Cobbles, compact, dry, SP	MARINE FAN DEPOSIT
7		
8		
9		
10	End of Test Pit at 9 ft	
11		
12		
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-2**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Black to olive-brown fine to medium SAND, trace Silt, few Cobbles, moist, loose SP	FILL
2		
3		
4	Brown SAND, little Gravel, trace Silt, few Cobbles and Boulders, dry, compact, SP	MARINE FAN DEPOSIT
5		
6	Sidewalls vertical	
7		
8		GLACIAL TILL
9	Gray Silty SAND, little Gravel, few Cobbles, dry, dense, slightly mottled, SP	
10	End of Test Pit at 9.5 ft	
11		
12		
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-3**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Brown Gravelly SAND, trace Silt, dry, loose, SP	FILL
2		
3	Brown Gravelly SAND, trace Silt, occasional Cobbles and Boulders, dry, dense, SP Sidewalls vertical and stable	MARINE FAN DEPOSIT
4		
5		
6		
7	Gray Silty SAND, little Gravel, moist, dense, slightly mottled, SP	GLACIAL TILL
8		
9	End of Test Pit at 9.5 ft	
10		
11		
12		
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-4**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1 2 3	Brown Silty SAND mixed with Cobbles, rags, plastic, small branches, frozen, SM	FILL
4 5 6 7 8	Brown Gravelly SAND, trace Silt, frequent Cobbles and Boulders, moist, loose to compact, SP	MARINE FAN DEPOSIT
9	Gray Silty SAND, little Gravel, moist, dense, slightly mottled, SP	GLACIAL TILL
10 11 12 13 14 15 16 17	End of Test Pit at 9 ft	