

File: 17127

June 1, 2017

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

RE: LEVEL III PRELIMINARY SITE PLAN APPLICATION
 AVESTA'S DEERING PLACE

Dear Barbara,

Attached is supporting data for the Avesta Deering Place Project. This project includes the renovation of the existing building on Cumberland Avenue, adding an addition to the building over the existing parking lot, adding a new building to the Deering Street side of the property, and creating a separate lot for the building on the corner of Deering Street and Mellen Street.

This project requires Site Plan and Subdivision approvals from the City of Portland. It does not require any State or Federal permits.

Zoning Assessment:

Below is a chart showing compliance with the R-6 Zone. The building will be reviewed by Historic Preservation.

ZONE: R-6, RESIDENTIAL
 PERMITTED USE: MULTI-FAMILY DWELLING

SPACE STANDARDS	REQUIRED	EXISTING	LOT A	LOT B	TOTAL SUBDIVISION
MINIMUM LOT SIZE	2,000 SQ. FT.	53,368 SQ. FT.	47,620 SQ. FT.	5,748 SQ. FT.	5,748 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	725 SQ. FT.	3,336 SQ. FT.	581 SQ. FT. ①	1,916 SQ. FT.	581 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	191.8 FEET	115.5 FEET	70.8 FEET	70.8 FEET
MINIMUM FRONT YARD	5 FEET	0 FEET	0 FEET	10.6 FEET	0 FEET
MINIMUM REAR YARD	10 FEET	0.2 FEET	0.2 FEET	10.2 FEET	0.2 FEET
MINIMUM SIDE YARD	10 FEET	0 FEET	0 FEET	5.1 FEET	0 FEET
MAXIMUM LOT COVERAGE (BUILDINGS)	60%	43%	56%	39%	56%
MINIMUM LOT WIDTH	20 FEET	191.8 FEET	115 FEET	70.8 FEET	70.8 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	43 & 36 FEET	35, 43 & 46 FEET	43 FEET	46 FEET
LANDSCAPE OPEN SPACE RATIO	20%	17%	12%	55%	55%

① LOT A AREA: 47,620 SF.
 MIN. AREA PER DWELLING UNIT: ÷ 725 SF.
 UNITS ALLOWED: 65.7 UNITS
 DENSITY BONUS OF 25% x 125 BONUS
 (FOR AFFORDABLE UNITS, SECTION 14-488.)
 UNITS ALLOWED: 82 UNITS

This project meets the goals of the Comprehensive Plan by providing housing within the central portion of the city and by providing affordable housing.

Easements and Covenants:

This site will be burdened by an affordable income renter standard by Maine State Housing as part of the finance package.

Waivers:

Currently the existing building on Cumberland Avenue is located on the front boundary line. We request a waiver to construct the addition in line with that, creating a consistent street frontage on Cumberland Avenue and Mellen Street.

We request a waiver for the parking standards, to allow the reduction in spaces from the required 71 down to 64. Based on the history of other affordable housing projects, this will provide adequate parking for residents and guests.

We request a waiver from the dimensional parking standards. The drive aisles will be reduced from 24 to 19.8 feet where shown on the site plan.

Stormwater:

This project does not increase the impervious area by more than 1,000 sq. ft. The placement of the building over impervious area is exempt from the 5,000 sq. ft. redevelopment rule. No stormwater treatment is required.

Finance and Technical Ability:

Avesta has extensive experience in the construction and operation of affordable housing in the City of Portland. They have assembled a team of experienced consultants to design the project. They include Architype, Owen Haskell, and Pinkham & Greer.

Final financing of the project will be a combination of LIHTC equity and private bank financing.

Ms. Barbara Barhydt
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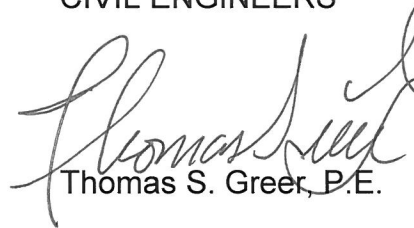
PINKHAM & GREER
CIVIL ENGINEERS

Attached are Architectural plans providing the details on the building construction.

If you have any questions please let me know.

Sincerely,

PINKHAM & GREER,
CIVIL ENGINEERS



Thomas S. Greer, P.E.

Enclosures

cc: Matthew Peters, David Lloyd, File

TSG/rjs