

1 DEVELOPMENT DESCRIPTION

1.1 OVERVIEW

New Day Farm, LLC intends to construct a 4-story, 3-unit residential building on a 1,899 square foot parcel located at 4 Russell Street in Portland, Maine. The site is identified as Lot 1, Block D, on the City of Portland Assessors' Map 54. The site is currently developed with a gravel parking area.

1.2 PROJECT PURPOSE AND NEED

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

Parking for the development will be located within the enclosed garage on the first floor with access from Russell Street. The ground floor also houses utilities and an efficiency unit. Two additional residential units are located on the second and third floors. The three residential units will be accessed from the Hill Street frontage.

1.3 EXISTING CONDITIONS

The existing site is located on the southern corner of Hill and Russell Streets in Portland's West End neighborhood and is developed with a gravel parking area. Nearly the entire site is covered with impervious surface. Underground utilities in Russell and Hill Streets include water, gas, and sewer. Overhead power and telecom services are on poles located on Russell Street.

A brick sidewalk with granite curb exists along the site's Hill Street frontage. There is no sidewalk along the site's Russell Street frontage, and the gravel parking lot connects directly to the street. Russell Street is a one-way street with a 20' wide right-of-way and 13' wide paved surface. There is a sidewalk across Russell Street from the site. There is no on-street parking on Russell Street, and there is limited on-street parking available on both sides of Hill Street. Cobra-head style street lights are located on two utility poles at the corner of Russell Street and Hill Street.

Russell and Hill Streets abut the site to the north, and residential uses abut the site to the east, south and west. The site is currently accessed from Russell Street and Hill Street. The street conditions in the vicinity of the Project Site are:

Street Name	Description	On-street Parking	Sidewalk	Notes
Hill Street	Approximately 40' wide paved way with two-way traffic in a 60' wide public ROW.	Yes. Parallel parking on both sides of the street.	Brick both sides	Sidewalk is new in front of the site
Russell Street	Approximately 13' wide paved way with one-way traffic in a 20' wide public ROW.	No.	Brick north side	

The site has an elevation change of less than 5' across the approximately 50' long parcel. It generally slopes to the northern property boundary. Photographs of the existing site are provided in Attachment 1-A.

1.4 PROPOSED DEVELOPMENT

The development program includes the following components:

1.4.1 ON-SITE

A new four-story building (three-stories plus a mezzanine as the fourth-story) with a footprint of 1,199 square feet will be constructed on the site. The first floor will feature one efficiency unit, a utility room, a lobby & stairwell for the residential units, and enclosed parking. The second floor will feature a two-bedroom unit approximately 1,070 GSF, and the third floor will feature a two-bedroom unit with fourth floor mezzanine approximately 1,623 GSF. The total number of residential units in the building is 3. The total building floor area is 4,296 square feet. The proposed building is within the R6 zone. Elevation views and perspective renderings of the proposed building are provided in Attachment 1-B.

The residential spaces will be accessed from the Hill Street frontage, and the enclosed parking will be accessed from Russell Street. Within the enclosed parking area there will be bicycle storage and a solid waste storage area. The mail slots for all three units will be located in the lobby adjacent to the stairs, as shown on the architectural plans.

1.4.2 OFF-SITE IMPROVEMENTS

The applicant is proposing improvements to the narrow area between the site and the Russell Street travel way. The Russell Street travel way is currently undefined with no curb. The travel way will be defined by extending the existing granite curb line from the intersection with Hill Street along the southeastern side of the road in front of the site to create a 2' to 3' wide landscaped esplanade between the building and the road. This will protect the building and help define the garage access location into the building.

1.5 TRAFFIC

The 3-unit condominium project is expected to generate approximately 2 vehicle trips during the PM peak hour and approximately 18 vehicle trips on a weekday. However, one of the units is an efficiency unit so this estimate is conservative. The project proximity to places of work and entertainment will also encourage walking and alternative modes of transportation, and therefore the number of trips per day will likely be less than estimated. The relatively small amount of traffic that will be generated by the project is not expected to have a significant effect on the surrounding street network.

1.6 PARKING

The proposed project is not required to have any parking spaces per ordinance requirements in the R6 zone. In this zone no parking is required for the first 3 units. However, the project includes a small enclosed garage that will provide 3 parking spaces for the residents (one space per unit). Additionally, a proposed patio on the west side of the building has been designed to be used as an overflow parking space that would be accessed from Russell Street. This patio will be accessible from the building through a door into the garage. Two bicycle parking spaces are also provided in the garage, as required.

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 Russell and Hill Streets. 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 roof will be collected in a gutter system and dispersed at the ground level on site. The gutter system will outlet onto a crushed stone area to disperse the stormwater and prevent erosion. The proposed project results in a decrease in impervious area. 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-A

Existing Site Photographs

EXISTING SITE PHOTOGRAPHS

**4 RUSSELL STREET, PORTLAND, MAINE
NEW DAY FARM, LLC**



PHOTO 1 – FROM HILL STREET, STANDING EAST OF THE SITE, FACING WEST



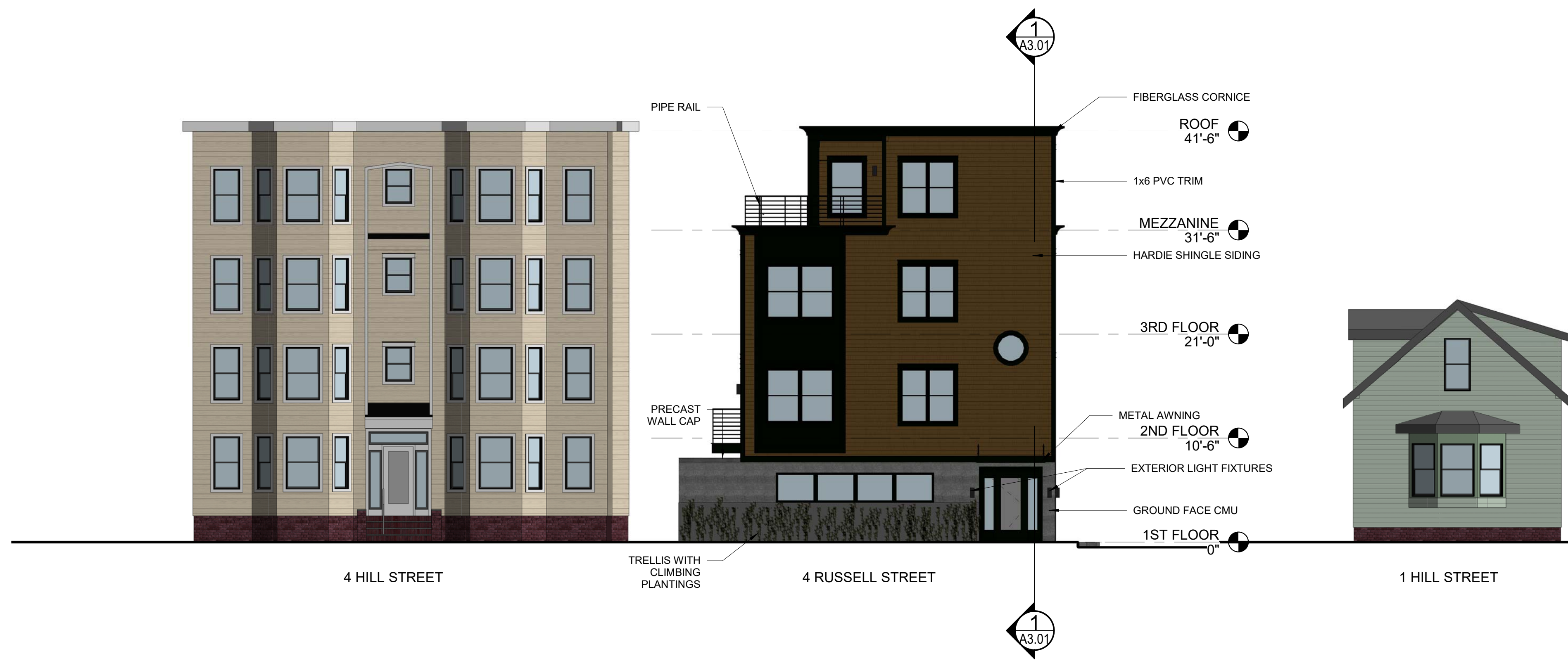
PHOTO 2 –FROM RUSSELL STREET, STANDING WEST OF THE SITE, FACING EAST



PHOTO 3 –FROM THE INTERSECTION OF HILL AND RUSSELL STREETS, FACING SOUTHWEST

ATTACHMENT 1-B

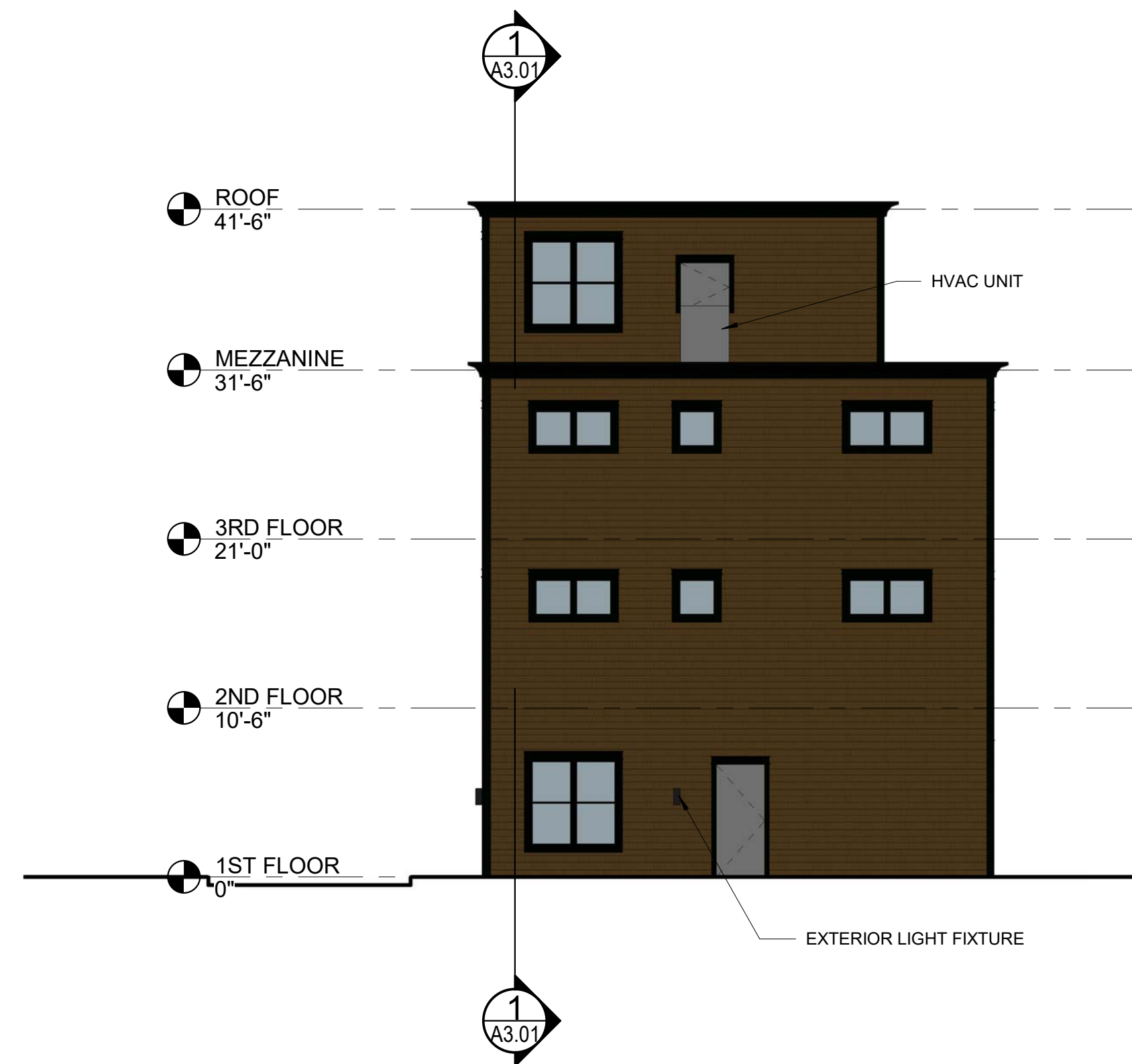
Building Elevation Views & Perspective Renderings



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

Prepared For:		Owner
Consultant:		Address City, State
Architect:	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:	4 RUSSELL ST	PORTLAND, ME 04102
Revisions:		
Date:	JANUARY 19	BUILDING ELEVATIONS
Scale:	1/8" = 1'-0"	
A2.01		

