

File: 15108

May 7, 2015

Ms. Barbara Barhydt, Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 17 CARLETON STREET, AVESTA HOUSING

Dear Barbara,

On behalf of AVESTA Housing, we are pleased to submit the attached information for a 37 unit affordable housing project to be located at 17 Carleton Street. This site, previously the playground for Butler School, is currently a parking lot, making this project a great infill project. Attached are photos showing the existing conditions around the site.

Working with Archetype, the building has been designed to fit into the historic neighborhood. The Historic Preservation Committee is currently reviewing the project as well.

The site design allows for access from Carleton Street to the site via a passageway under the building. This provides a diminished view of the parking. Overall the amount of impervious cover is reduced, making it an environmentally friendly project. A second connection to the Common Passageway is located at the back of the site.

The view from Carleton Street is critical in the design process. The existing street trees provide a canopy for the sidewalk and the edge of the street. These trees will be maintained with only minor trimming on the building side.

The existing brick sidewalk is in need of repair. This project will install a new sidewalk the full length of the project. The impact on the street trees will be addressed with input from Tony Muench, RLA. Currently the roots have been exposed in the sidewalk. The use of crushed stone for the sidewalk will help provide air for the roof systems.

The project consolidates the two curb cuts on Carleton Street to one. This helps enhance the aesthetic appeal of the project.

The landscaping and site design utilize historic plants and fencing. The plant selection by Tony Muench uses low maintenance materials, typical of historic landscapes. The front fence uses a mix of metal fencing and granite posts. The only thing missing would be hitching posts for horses to complete the historic nature of the site.

Parking for this building's occupants is accomplished in the rear of the building. There are 31 spaces for the 37 units. To assist the residents, AVESTA will be providing a ride share car. This reduces the need for parking by 8 spaces.

Historically, AVESTA's parking demand for these projects is 70% of total number of units, or 26 spaces. The ride share car will further reduce this number to 18. We would like this to be the required number.

Of the 31 spaces 7 of them will be marked as ADA spaces. Two will be dedicated to the Butler residence.

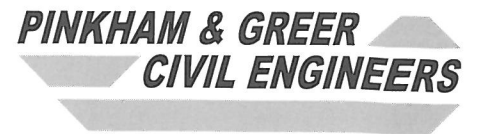
The public utilities will be underground. The sewer, water, and gas service will be from Carleton Street. The electrical and communication services will be from the common passage way in the rear of the building.

As this site is currently fully developed as a parking lot, the stormwater management and erosion control are less of an issue. The site currently drains to two catch basins on site which connect to the drainage system in Pine Street. Erosion control will consist of protecting these basins and ensuring soil isn't tracked on to Carleton Street.

As the site reduces the amount of impervious surface on the site, peak flow control or stormwater treatment is not a concern. The developed conditions will match the existing conditions with flow going to the existing on site catch basin. To ensure drainage around the parking a series of field inlets, underdrains and catch basins collect the runoff and convey it to the catch basin at the back of the site. All drainage will continue to flow to Pine Street via the existing storm drain.

This project will fully develop the site. No future expansions of the building or parking are planned at this time.

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Page 3 of 3
File: 15108



Attached are drawings of the site and building as well as short narratives on specific items.

Thank you very much for consideration of our project.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Thomas S. Greer". The signature is fluid and cursive, with a large, stylized "T" and "G".

Thomas S. Greer, P.E.

Enclosures

cc: Drew Wing, David Lloyd, File

TSG/rjs