



July 14, 2016
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Barbara Barhydt, Senior Planner
City of Portland Planning Division
City Hall, 4th Floor
389 Congress St.
Portland, ME 04101

Site Plan Level 1 Application Submittal
Proposed Residential Rear Parking Lot Development for Multi-tenant Building;
17 Dow Street, Portland, Maine

Dear Ms. Barhydt:

On behalf of 17-19 Dow Street, LLC please find attached 1 (one) paper copy and one diskette with the site plan application and site plans for the Level 1 Site Plan application for the proposed improvements, and parking lot area for the project located at 17 Dow Street. The applicant is requesting a site plan review of their plans to construct a parking area where a previous building was demolished, to provide four new off-street parking spaces for his multi-tenant building at 17 Dow Street. Our understanding is that this plan and application will be reviewed by the Planning staff at their earliest convenience.

The parcel is on a small infill type lot which was previously used for tow multi resident structures, and is located in the R-6 District. After a fire a few years ago the rear structure was condemned, non-conforming, and thereby recently demolished. In its place the owner has requested that a rear parking area be formerly created to assist with parking needs for his remaining tenants located at 17 Dow St. There currently is no off street parking provided for the existing nine (9) tenant rental apartment units. All parking has been subject to on-street parking space availability. The proposed design would create four new spaces, and paved access to the rear of the structure, as well as provide a stockade fence and landscaping to provide some screening and privacy to these smaller R-6 lots. As seen by the attached aerial view the lots are very densely developed and difficult to fit improvements on. We will be required to reduce the aisle width by two feet, to 22 feet to accommodate the parking while preserving some landscape beds at the rear. We feel the circulation will not be compromised by the small aisle reduction.

The existing site structure will be unchanged, requiring no additional utilities or improvements. We have provided a couple of bike posts in the rear along with the four parking spaces, and have essentially matched or decreased the impervious area of the lot. Given the roof top that existed with concrete walks connecting rear areas prior to the fire, we feel we have matched impervious surface areas. There is no space available to treat the runoff in this confined lot and close neighboring buildings. Current flows would match existing patterns draining the areas to Dow Street.

Given that this is a relatively small project meeting the Level 1 requirements, we are not formerly preparing a formal Stormwater Management Plan. Thereby we will request the stormwater section of the requirement be waived in lieu of the improvements made to the lot. We have provided a small retaining wall section in the rear to set entirely on our owners parcel to address the rear yard differences in elevation and have pitched the surface grades to the front. Additionally, we have set a 6

foot stockade fence around the rear to reduce impacts from car head lights, and provided a small landscaped area for a few trees and lily/ bark mulch bed. Previously there was an overgrown tree that was damaged by the fire and no formal landscaping at all. Due to the logistics of existing site features, and that the site is so small, we feel we have provided the essential components to meet the City's requirements. The site's frontage has brick sidewalk and granite curbing. Our design does not intend to alter the existing curb cut, or entrance. The owner may reseal the surface with the final paving course, but no substantive changes other than to maintain the surfaces in the alley front are anticipated.

The applicant is under a strict construction schedule and would appreciate the earliest opportunity to review and approve such that he can have the parking available as soon as possible. The site is currently in a compacted gravel surface/state following the demolition. It is our understanding that the neighborhood is in an historical district, and we would request that due to that departments previous review of the demolition permit, that it would suffice that no further concerns would be raised by the Historic Preservation, We would appreciate that the City Planning Staff would review the site plan with Deb Andrews to assure they have no additional requirements or concerns come from Historical Preservation for the conversion on the lot to include off-street parking, landscaping , and privacy improvements.

If you have any questions on this application, please do not hesitate to contact us. We look forward to hearing from you.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Project Manager

JRS/Ilg
Enc.

cc: Anthony Cimino- CM Cimino Construction