



A C O O R N

ENGINEERING, INC.

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

January 2, 2019

Subject: Level II Final Site Plan Application
Redevelopment of 121 Cassidy Point Drive

To Whom It May Concern:

On behalf of Project Management, Inc. (Owner's Representative) and 534 Danforth LLC (Owner), we are pleased to submit the accompanying submission material package related to the proposed redevelopment at 121 Cassidy Point Drive, located within the City's Waterfront Port Development Zone (WPDZ). The project proposes to demolish the existing, 2-story wood-framed building and construct a new, 4-story building primarily for "maker spaces" in which crafters and tradespeople would rent low impact bench spaces, as allowed within Sec. 14-319 Table, Group "Industrial" with a "C Use Category." The site will continue to facilitate "Marine Uses", with tenants such as SailMaine, as allowed within Sec. 14-319 Table, "Marine" Group with a "P/C¹ Use Category." The parcel is unique to the zone because it doesn't feature direct water access and as a result, will have no adverse impacts on Marine Use, per Sec. 14-318.5, as outlined in the following paragraph.

Under the Sec. 14-319 Table, the project complies with the "Industrial Use" Group with a "C Use Category." The project will facilitate the following occupant services: low impact industrial use including but not limited to, light manufacturing, manufacture of products, welding and metal fabrication, storage of materials incidental to proposed uses, carpentry, woodworking, cabinet shops, art and craft production and print making. The parcel doesn't feature direct water access and as a result, also meets Sec. 14-320 Conditional Use Standards. The proposed use will not impede or preclude existing or potential water-dependent development on other lots, and it will continue to allow for adequate access to the water, be compatible with water dependent and marine uses, operationally support one or more water dependent uses, and meets the performance and dimensional standards in Sec. 14-320.2.

Under Sec. 14-319, the project also complies with the "Marine Use" Group with a designed "P/C¹ Use Category." The proposed building height is less than the 60-foot maximum applicable height allowable under the permitted use dimensional standards, which results in a permissible use rather than conditional. The Marine Use designation comes from current and anticipated future uses by SailMaine that include marine repair and machine shops, marine retail and wholesale sales, boat storage facilities, and fabrication, storage and repair of fishing equipment.

The project has been designed with sustainable and low impact practices. This includes the use of roof-mounted solar panels in the building's construction. Stormwater treatment or storage is not required; however, the project anticipates the installation of a catch basin, foundation drains and

landscape plantings which will treat and slow the rate of stormwater runoff into the City's storm drain line.

We are pleased to submit this application as the proposed development will boost the opportunity for economic development within Portland by providing space for artisans and other tradespeople to create products. This submission package is intended to meet the City's Submission Requirements as outlined in the Level II Site Plan Application procedures.

The owner of 121 Cassidy Point Drive, 534 Danforth LLC, has compiled a team of leading professionals from the development, green building and construction industries to complete the design. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.
Project Manager
Acorn Engineering, Inc.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- Section A: Cover Letter
- Section B: Level II Final Site Plan Application & Checklist
- Section C: Right, Title, Interest
- Section D: Zoning Assessment
- Section E: Summary of Written Easements
- Section F: Request for Waivers
- Section G: Financial Capacity
- Section H: Technical Capacity
- Section I: Conformity with Land Use Ordinance
- Section J: Stormwater Management Report
- Section K: Erosion & Sedimentation Control Report
- Section L: Fire Department Letter
- Section M: Wastewater Capacity Letter
- Section N: Lighting
- Section O: Architectural Design Narrative
- Section P: Utilities
- Section Q: Construction Management Plan
- Section R: Transportation Analysis
- Section S: Solid Waste Disposal

Drawings:

- Civil Site Plan Set
- Architectural Plan Set

