

June 6, 2016

To: City of Portland Planning Authority
Re: 23 Ocean Mixed Use
Level III Final Application Submission

Narrative

Description of Project

The proposed project includes the the construction of a new mixed use building and associated site improvements. The new building consists of offices in the basement and on the first floor. Two 2 bedroom apartments are located on both the second and third floors. The proposed building contains approximately 8,640 square feet. The new building, as proposed, meets all applicable zoning standards. The building will be served by existing underground and overhead utilities. Proposed landscaping is in character with the neighborhood and proposed street trees have been reviewed by the City Arborist. Rain gardens will be constructed to address stormwater on the property (see Civil Stormwater Narrative.)

Evidence of right, title, and interest

See attached warranty deed.

Evidence of State and/or Federal permits

The State Fire Marshall's office requires a Barrier-Free Construction Permits for all new construction of Business occupancy. This project will be reviewed by The State Fire Marshall's Office as part of the building Permit application. No Federal permits are required.

Zoning Assessment

The project site is located at the corner of Ocean Avenue and Hersey Street, and lies within the B-1 Zone.

The lot is in conformance with the Zoning Ordinance. The proposed structure falls within the setback requirements for the property. All zoning requirements established in the B-1 Zone shall be met by this project.

The Owners have a verbal agreement with the Woodford's Club to lease 15 spaces. A formal agreement is currently being prepared

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| Zone: | B-1 Neighborhood Business Zone. |
| Legal Description: | 129-G-001 |
| Lot size: | 0.219 acres (9,519 square feet) |
| CBL: | 129 G001001 |
| Land Use Existing: | Office and Business Service |
| Land Use Proposed: | Office and Business Service, Multi-Family (4 residential units) |

| <i>Zoning Regulations</i> | <i>Required-Allowed</i> | <i>Proposed</i> |
|---------------------------|-------------------------|------------------------------------|
| Min. Lot Area: | none | 9,519 sf |
| Min. Lot Area/Dwelling: | 1,000 sf | 2,379 sf (9,519 sf / 4 units) |
| Min. Lot Width: | none | 90.59' |
| Min. Street Frontage: | 20' | 98.15' on Ocean, 125.48' on Hersey |
| Front Yard Setback: | 10' max. | 0' |
| Side Yard Setback: | none | 51' |

| | | |
|---------------------|------------------------|--|
| Rear Yard Setback: | none, 10' at res. zone | 37' |
| Building Height: | 35' max. | 31' plus rooftop stair enclosure (per Sec. 14-430) |
| Parking: | 8 res., 6 office = 14 | 10 on site, 15 leased off site at Woodford's Club (Leased parking is 1,164 feet away) |
| Maximum Impervious: | 90% | 67.1% |

Neighborhood Meeting

A Neighborhood meeting is not required for 4 unit development per Sec.14-52-3.d.(i).

Requests for waivers

We are requesting a reduction of the parking aisle width to 21 feet.

Existing and proposed easements or other burdens

The property at 23 Ocean Avenue is not burdened by any easements of record. The development of 23 Ocean Avenue will include encroachments into the City's airspace over the City owned sidewalks on Ocean Avenue and Hersey Street for the construction of the proposed structure's footings and cornice. The applicant will work with the City's Legal Department to obtain the requisite easement or license from the City for these encroachments into City owned property.

Evidence of Financial and Technical Capacity:

The Owners, Steven and Roberta Cope, are proposing to complete this project utilizing private funds and lending assistance from a Bank or other Financial Institution. The Applicant qualifies for the funds available to complete this project.

The project team consists of a Maine Licensed Architect, a Maine Licensed Landscape Architect, a Maine Licensed Professional Structural Engineer, and a Maine Licensed Civil Engineer. The services of an experienced contractor and sub-contractors will be engaged to execute the construction.

Construction Management Plan:

See construction management plan attachment.

Traffic Analysis

Not required

Significant natural features

The site contains no significant natural areas, wildlife habitat, or archaeological sites to the best of our knowledge.

Stormwater Management Plan:

See stormwater management narrative attachment.

Consistency with City master plans

The housing component of The Comprehensive Plan, City of Portland, Maine titled "Housing, Sustaining Portland's Future" outlines a number of policies which this project is consistent with.

Policy 1 looks to "Ensure an Adequate and Diverse Supply of Housing for All." This project brings housing units built at a density compatible with the neighborhood. The City's goal of adding additional units is supported by this project which introduces four new residential units.

Policy 3 asks for "Neighborhood Stability and Integrity." This project creates new housing within an existing vibrant residential neighborhood thus bolstering its livelihood. The building scale and materials of the neighborhood are respected and reflected in the proposed new structures. This project will be an asset to Woodfords Corner, which is slated for improvements in the near future. This project has access to existing City assets such as public transportation, nearby Payson Park playground and fields, Baxter Woods, Back Cove Trail, Ocean Avenue School, and various retail outlets.

Policy 5 encourages "Sustainable Development." This project aids the City's goal to achieve and maintain a 25% share of Cumberland County's population by creating new multi-family housing. Three adjacent bus lines, M2, M4, and Lakes Region Bus, fulfill the desire for Transit Oriented Development. As outlined above, the project site is within walking distance of many community, recreation, and retail amenities.

As the report points out "Portland has limited vacant land suitable for development, thus redevelopment options are the primary opportunities for creating new housing." The proposed project assists Portland in tackling the challenge of increased population and density within the City.

This project will bolster the goals of The Woodford's Corner Public Improvement Plan. The goals of the plan are that "*public improvements to Woodford's Corner build on the vision from the Transforming Forest Avenue plan to promote livability, economic vibrancy and mobility in Woodford's Corner. Building on the assets already existing in the area, the plans will provide better pedestrian and bicycle crossings, new street furnishings and public spaces, better transit routing, and better traffic circulation.*" This project will introduce new residents and business to support the continued growth of Woodford's Corner neighborhood in Portland.

Evidence of Utilities Capacity to Serve:

Capacity to serve documents have been applied for. See attachment.

Solid Waste management Plan:

The proposed building will be served by the City of Portland curbside trash and recycling collection. Tennants will be informed of collection day and appropriate interim on-site storage of waste and recycling.

Summary of Fire Safety

The building is accessible to emergency vehicles from both Ocean Avenue and Hersey Street. There is a fire hydrant located near the intersection of Ocean and Hersey. The information requested on the Portland Fire Department Site Review Checklist is included on the attached Fire Department Code Review drawings and exterior elevation sheets.

Consistency with Design Standards

This project is within the B-1 zone and subject to the "B-1 and B-1B neighborhood Business and B-2 and B-2B Commercial Business Zone" standards and guidelines as described in the City of Portland Design Manual.

Standard a – Urban Street Wall (Guideline 1 Location and Form, Guideline 7 – Development Relationship to Street): The new building is set close to the property lines and creates a strong definition of the urban street wall. It is intended that this building expand the urban nature of Woodford's Corner and begin its transition to Ocean Avenue. This structure will reinforce the street wall which has been left vacant by the chain pharmacy across Ocean Ave. and the fast food restaurant across Hersey St. The three story height is sufficient to define a "room-like" street.

Standard b – Mixed Uses (Guideline 2 Building Function): This project contains a mix of residential and office uses.

Standard c – Building Entrances (Guideline 3 Orientation of Building and their Entrances to the Street): The building entrances are directly accessible from the sidewalk on Ocean Avenue via an entry court that serves both the existing and new building. The entrances to the offices are closest to Ocean Avenue, while the entrance to the residences is set a bit further back within the entry court. Canopies announce the locations of entry.

Standard d – Windows (Guideline 4 Windows): Facades along both streets contain generous window openings. The windows along the sidewalk strike a balance between displaying some of the life inside the building to create an active presence on the sidewalk and the privacy desired by the office tenants. Reflective glass will not be specified.

Standard e – Facade Character (Guideline 5 Building Character, Detail, Scale, and Graphic Qualities): The windows along the sidewalk strike a balance between displaying some of the life inside the building to create an active presence on the sidewalk and the privacy desired by the office tenants. Canopies announce the locations of entry. The building is clad with brick at the base that will provide an accent to horizontal painted metal siding above.

Standard f – Building Design (Guideline 5 Building Character, Detail, Scale, and Graphic Qualities): The scale of the building is in character with its location on the edge between a residential neighborhood and the busy commercial and transportation thoroughfare of Forest Avenue.

Standard g – Building Materials (Guideline 5 Building Character, Detail, Scale, and Graphic Qualities): The facades of the building is clad with brick at the base and a horizontal painted metal siding above. The horizontal metal siding will create a scale and texture evocative of the wood clapboard siding in the nearby residences, but will be free of the maintenance burden of wood siding.

Standard h – Scale (Guideline 5 Building Character, Detail, Scale, and Graphic Qualities): The building scale is compatible with surrounding residential structures. Structures nearby include large multi-family homes, Triple Decker apartment buildings and modest single family houses. In general, the larger structures are located on or near Ocean Avenue. The scale of the structure is suitable to its location on the corner of Ocean Avenue and Hersey Street.

Standard i – Landscape Buffers: The north side of the property will retain the majority of its existing vegetation. The east side of the property that borders the nearest residence on Hersey Street will be planted to screen the parking area. The building form is chamfered away from the acute geometry of the intersection of Ocean and Hersey to create a small planting area. New street trees will be added along Ocean and Hersey. The entrance court between the existing and new building will also be landscaped.

Guideline 6 Signage and Building Entrances: Building signage will be located at the sidewalk on Ocean Avenue adjacent to the entry court.

Guideline 7 Development Relationship to the Street: see description at "Standard a" above

Guideline 8 Parking Lots: A landscape buffer will screen the parking lot from the adjacent residential neighbor. The parking located below the building overhang will be screened from Hersey Street with a green screen of trellis and climbing plants. The building overhang provides a covered route from the accessible parking space to a building entrance.

Guideline 9 Transit Connections: The project is located near three bus lines, M2, M4, and Lakes Region Bus.

Manufacturer's verification of HVAC system emission requirements:

All mechanical equipment will be energy efficient sealed combustion units that meet or exceed all Local, State, and Federal emission and sound requirements. The HVAC equipment will meet the energy efficiency requirements of the International Energy Conservation Code (2009 IECC).

Site Plan Submittal

See attached Landscape Architecture Drawings and Civil Engineering Drawings.

Architectural Submittal

See attached Architectural Drawings.