



October 16, 2017

Ms. Barbara Barhydt  
Mr. Tuck O'Brien  
City of Portland Planning Authority  
4th Floor, City Hall  
389 Congress Street  
Portland, ME 04101

**RE: Front Street Redevelopment  
34 W. Presumpscot Street Portland ME 04103  
Tax Map 166 Block B Lot #1 & Tax Map 167 Block E Lot #1**

Dear Barbara / Tuck,

On behalf of The Portland Housing Authority and Front Street Housing Redevelopment, LP we are pleased to submit this Level III - Site Plan and Subdivision Application along with supporting materials relating to a new affordable housing project to be located at 34 W. Presumpscot Street.

The site is located in an R-5 district in East Deering Neighborhood bisected by West Presumpscot Street, and bounded on the north side by Illsley Street, Cummings (paper street) to the west, and Front Street to the South. The site currently provides for 50 affordable apartments in 19 buildings on two parcels totaling approximately 3.93 acres in size. Three existing parking lots are accessed from Front Street and Illsley Streets and contain approximately 40 off-street parking spaces. The property is gently sloping from the northwest and southeast.

The current proposal calls for six new (2) story buildings which will contain 99 units of apartment style housing, along with shared community space, a community building, and internal trash and bike storage. A full description of the housing program is included in the Project Description section of this application. The building footprints vary, with a total floor area of approximately 48,358 sf. Off-street parking for 102 cars is accommodated within the site and will be accessed from Front and Illsley Streets.

In September 2017 the City Council adopted changes to Division 30 of the City's zoning code providing height bonuses, density bonuses and other incentives for affordable housing for households earning less than 100% of the Area Median Income. The project's affordability targeting meets the requirements of the Division 30 changes. This project utilizes several of these affordable housing bonuses offered in the new Division 30 regulations including the following:

- Section 14-488(a) density bonus, allowing an additional 25% density for projects meeting 25% or more affordable income or workforce housing units (we are proposing 80%).
- Section 14-488(c) PRUD requirements. We are utilizing all items in this category, including
  1. Minimum lot area reduction of 50%
  2. Maximum number and length of buildings
  3. Minimum building setback reduction to 10.0 ft.
  4. Crossing right-of-way lines to include both parcels as a PRUD development
  5. Reduction in Recreation Open Space Area to 200 sf/ DU

- 14-488 (d) Required Public Process. The revisions to Division 30 require a public meeting prior to an application for Site Plan Review. The Applicant held this meeting on May 17, 2017, and documentation of this meeting is attached to the Application for Site Plan Review.

The project is also required to submit an Inclusionary Zoning Conditional Use Application, which is to be reviewed in concert with the Level III Application. This Application has been submitted as part of this overall application. The IZ CU Application Checklist requires several items which coincide with the Level III Application requirements and are found in the support documents for that application- additional requirements specific to the IZ CU Application are described below:

- 14-487 (e ) Standards. The project will include a total of 99 new apartments, of which 20 apartments will be designated market rate units and the remaining 79 units will be designated affordable units. There will be no differentiation in the unit size of location on the project site between the market-rate and affordable apartments. All affordable housing is provided on-site. All standards of the Division 30 will apply to this project.
- Marketing Study. Portland Housing Authority owns and manages rental properties throughout the City and has a long waiting list for available apartments. All vacancies and availability postings are managed by the Portland Housing Authority through its office on Baxter Boulevard in Portland.
- The project will be constructed in two distinct phases, with the first phase containing 60 apartments and the second phase containing the remaining 39 apartments. This phasing is proposed to accommodate the relocation of the existing Front Street tenants. All existing residents will be offered relocation at other PHA properties or given housing vouchers, and will be welcomed back to the project once the new buildings are completed.

The Applicant is proposing to apply to MaineHousing for LIHTC funding for this project. The Application to MH is due February 8, 2018 and securing local Site Plan approval by January 8, 2018 is critical to receiving a positive review and potential funding in this cycle. We look forward to working closely with you, the Planning Staff and Planning Board in the review of this project so these deadlines can be met.

Please feel free to contact me to discuss any questions or concerns you may have regarding the attached application materials.

Sincerely,  
CARROLL ASSOCIATES



Patrick J. Carroll  
Principal

Enc.

Cc: Jay Waterman, Portland Housing Authority / 58 Boyd Street, LP  
Katie Wirtz, Utile Architects  
John Mahoney, Ransom Consulting Engineers