



A C O R N

ENGINEERING, INC.

Planning and Urban Development Department
Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

December 9, 2016

Subject: Zoning Map/Text Amendment Application
Camelot Farms Subdivision

To Whom It May Concern,

Camelot Holdings, LLC is pleased to submit the accompanying package of submission materials related to the proposed rezoning of the property located at 1700 Westbrook Street, commonly referred to as Camelot Farms.

Camelot Farms is comprised of five separate parcels (Chart, Book, Lot 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3) with two existing utility easements for the Portland Water District and Portland Pipeline Company that bisect the property. The parcels have been previously subdivided so that there are four single-family lots facing Westbrook Street. Most the site consists of cleared fields used historically as farmland and pastures with an existing single family home and small barn. The property directly abuts the Stroudwater River and areas within 250 feet of the river high-water line are subject to the site development standards set by the Shoreland Overlay Zone.

The project proposes to redevelop the existing, small farm into a traditional single-family development within the Stroudwater neighborhood; there are to be approximately 96 house lots sizing between 6,500 sf to 20,000 sf. The proposed roads are to be paved and built to City standard. The proposed project will also be subject to the Inclusionary Zoning Ordinance. Per requirement, a minimum 10% of the final lot count will be subject to deed restrictions to ensure and protect the affordability of the lot to the standards set by the City.

Per City Ordinance, different construction and redevelopment standards apply to the Shoreland Overlay Zone; it is proposed that all development associated with subdivision will remain greater than 250 feet from the river. The finished building footprints will also reside outside the 100-year river floodplain. The space is to be used recreationally with a passive, neighborhood trail system and other shared amenities all with direct waterfront access to the river. In all, the open, shared-use green space encompasses more than 43% of the entire property.

The site slopes gradually towards the Stroudwater River. The proposed development will follow the natural topography to minimize grading activities. Decentralized LID stormwater techniques will be incorporated throughout the site providing water quality and visual benefits. The proposed project has allocated space outside the Shoreland Zone for stormwater treatment. A detention pond within this space may also be designed to be used as a skating rink in the winter. The project will

treat and control the stormwater runoff generated by the new impervious areas to the standards set by the Maine Department of Environmental Protection.

As part of the initial design and application process, the project team has reached out to various state and federal organizations to review the proposed redevelopment. To date, the Army Corps, US Fish & Wildlife Service, Maine Natural Areas Program, Maine Inland Fisheries & Wildlife, and Maine Historic Preservation Commission have been contacted. The state organizations have confirmed that there are no state-listed endangered or threatened species' habitats that are present within the site.

The property has also been surveyed by Titcomb Associates and the wetlands are delineated by Mark Hampton Associates. As a result of the wetland identification, the proposed project layout was modified to avoid and minimize wetland impact. There are approximately 14 acres of existing wetlands within the site. The project proposes to impact less than a ½ acre of wetlands and preserve the remaining 13.6 acres, 97% of the total wetland area. The project team has also brought a traffic engineer on board to evaluate the potential impacts of the development on the existing traffic patterns within the neighborhood.

Under the current R-1 zoning definition, the property could be developed into 100 lots within the buildable space 75 feet from the river high-water mark. The proposed project maintains the lot count but concentrates the developed coverage to the upland areas set 250 feet or more from the river. This layout reduces overall land impact while providing a natural buffer between the new development and the river. The open space will be deed restricted and thus continue to be a lasting part of neighborhood. The R-3 zone allows the project to maximize the building potential in a lesser area to minimize environmental impacts and preserve a portion of the natural area.

This submission package is intended to meet the City's Submission Requirements as outlined in the Zoning Map/Text Amendment. The following documents and drawings are to be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- A. Cover Letter
- B. Zoning Map/Text Amendment/Contract or Conditional Rezoning Application
- C. Project Narrative
- D. Purchase Agreement

Drawings:

- Preliminary Civil Site Plan, Dated 12/9/16
 - Preliminary Existing Conditions Plan by Titcomb Associate, Dated 11/16/16
- Vicinity Map

Camelot Holdings, LLC and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. 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.
Principal - Project Manager
Acorn Engineering, Inc.