File: 16150

PINKHAM & GREER
CIVIL ENGINEERS
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December 22, 2017

Ms. Barbara Barhydt, Planning
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 977 BRIGHTON AVENUE ELDERLY APARTMENTS
AVESTA HOUSING

Dear Barbara,

We are pleased to submit the attached application for Avesta's 40 unit senior housing project located at 977 Brighton Avenue. This project will provide affordable housing for Portland's senior citizens, a growing population segment.

The building will be four stories with a main entrance facing Brighton Avenue. A secondary entrance will be off the parking lot, which will be accessed off Wessex Street. Wessex Street will be upgraded with new curbs, sidewalk and paving.

This is a relative easy site to construct our project on. There is adequate room to stage the project off Wessex Street, a dead end street. We have included a Construction Management Plan as part of the Application.

The utilities will come off Wessex Street except for the sewer. This will come from Brighton Avenue.

This site is particularly well suited for this project. The retail businesses in the area will provide services to our residents as well as employment opportunities. The project is also located on the bus route, providing easy access for our residents to Portland and Westbrook.

We are at the transition of the neighborhood from residential uses to commercial. Our multi-story residential building will help make that transition. We believe this site will also provide easy pedestrian access to the service centers, making it a friendly neighborhood.

We are providing 32 parking spaces for the 40 units. This is a ratio of 0.8 spaces per unit, above other recently approved projects. We hope the Board agrees with our conclusion.

PINKHAM & GREER
CIVIL ENGINEERS

We look forward to meeting with the City Staff, Planning Board and our neighbors. Thank you for your consideration of our project.

Sincerely,

PINKHAM & GREER,
CIVIL ENGINEERS

Thomas S. Greer, P.E.

Enclosures

cc: Ben Walter, Greg Payne, File

TSG/rjs