

1. DEVELOPMENT DESCRIPTION

1.1 PROJECT OVERVIEW

PH Warren Avenue LLC has acquired an approximately 48.71 acre parcel located between Warren Avenue, Lane Avenue, and Iffley Street. The parcel is undeveloped and is characterized by low-lying wetlands scattered throughout the interior. The applicant owns the adjacent properties at 401 Warren Avenue (Harbor Auto Body) and at 429 Warren Avenue (two fully occupied commercial/industrial buildings). The applicant is proposing a similar development within the site area closest to Warren Avenue and they propose to share the 429 Warren Avenue access. The applicant is seeking a Level III Site Plan Approval and Stormwater Permit.

The applicant's proposal will be within a 9.4 acre site area although site work disturbance will be less than 3 acres.

1.2 PROJECT PURPOSE AND NEED

The proposed project is considered a unique opportunity to continue similar commercial development as is currently adjacent the property. The owner/applicant has enjoyed success with their properties at 401 and 429 Warren Avenue and the proposed site development looks to expand the number of rental units available at this location. The project's community benefits include the following:

- Enhanced commercial space opportunity within an area of similar commercial uses.
- A net increase in commercial units.
- Furtherance of the purposes of the B-4 zone as articulated in the Land Use Ordinance to "To provide appropriate locations for large-scale commercial uses and commercial uses that require larger land areas to accommodate their operations".

1.3 EXISTING CONDITIONS

The site conditions are undeveloped and are primarily characterized by flat grade near Warren Avenue. Towards the middle and rear of the parcel, the land is characterized by low-lying scrub-shrub and meadow wetlands and a natural drainageway that forms the headwaters of Capisic Brook.

Public utilities including water, sewer, natural gas, power and communications are readily available along Warren Avenue. New services will be extended into the site. Power to the site will be installed underground from an existing utility pole in front of the site.

The street conditions in front of the site are described as follows:

Street Name	Description	On-street Parking	Condition	Other
Warren Avenue	Approximately 40 foot wide paved way with two-way traffic and a center two-way left turn lane.	None	Bituminous sidewalk is in moderate condition with several areas that require improvement.	Existing drainage system on site side of street.

1.4 PROPOSED DEVELOPMENT

The applicant proposes to develop the property to its highest and best use. The development program includes the following components:

1.4.1 ON-SITE

A proposed 70' x 300' nearly rectangular industrial building is proposed. The structure will contain six (6) units. Five units will be 3,500 SF and two units will be 5,555 SF for a total of 25,040 SF of tenant space. Each unit will be provided with an overhead door and a man door entry. Each space will generally be open with only enclosed restrooms within each space. Tenant fit up may ultimately include some interior office space, storage or related type uses. The applicant expects to lease the spaces in a similar manner as to their buildings at 429 Warren Avenue, which includes multiple small business operators.

The project developer is not seeking LEED designation, but the building will conform to the most current International Energy Conservation Code.

The proposed project consists of new building construction for the 6-unit complex. The building will be oriented perpendicular to Warren Avenue and the access will be off the 429 Warren Avenue driveway. The existing 429 Warren Avenue driveway consists of a 36' wide paved surface containing separate left and right turn exiting lanes and a single entering lane. The entrance into the proposed site has been modified to 45 foot width to accommodate semi-trailer turning movements.

The yard area will include a paved surface in front of the building where 36 parking spaces will be provided. The pavement area has been designed to allow larger tractor-trailers to enter and maneuver, as many tenants will need occasional tractor-trailer vehicle access. The yard area will include provisions for a solid waste enclosure. Drainage systems including gravel wetlands will be constructed near the front and rear of the development area. The development will occupy approximately 2.5 acres of the site.

1.4.2 OFF-SITE

Site access is proposed via Warren Avenue. No offsite improvements are expected based on the condition of Warren Avenue and the existing site entrance at 429 Warren Avenue. Utilities are currently stubbed into the site.

1.5 LAND ORDINANCE REVIEW

1.5.1 OVERVIEW

The property currently lies within the City of Portland B-4 Zoning District. The following dimensional requirements will apply in the B-4 Zone all of which will be met by the project:

Dimensional Standard	Requirement
Minimum Lot Size	10,000 SF
Minimum Frontage	Sixty (60) Feet
Front yard setback	20 Feet
Side Yard Setback/Side Yard on a Street	10 feet/10 Feet
Rear Yard Setback	20 Feet
Minimum Lot Width	60 Feet
Maximum Impervious Surface	80%
Maximum Building height	65 Feet

1.5.2 SHORELAND ZONING

The site is not located within the Shoreland Zoning District.

1.6 STATE AND FEDERAL PERMITS

The project requires a Natural Resources Protection Act (NRPA) approval from the Maine Department of Environmental Protection. A NRPA Tier I Permit Application for wetland impacts will be filed with the MaineDEP concurrently with the City Site Plan Application. The site also requires a Stormwater Permit, which we are requesting be reviewed by the City of Portland under their delegated review authority. The development is subject to Site Plan approval by the City of Portland and Building Permit(s) are also required.

1.7 EASEMENTS OR OTHER BURDENS

According to the survey map prepared by Nadeau Land Survey and Survey Inc. there is an easement to CMP (CCRD 7320/57) as well as various access rights across the 429 Warren Avenue access drive serving other parties. See the Boundary Survey by Nadeau Land Survey accompanying this submission for further details.

1.8 TRAFFIC

The proposed project will not result in significant impacts to the surrounding street system. Based on ITE Land Use 110 Light Industrial, the project will result in fewer than 28 new AM or PM peak hour trips. Given the nature of the two-way conditions of Warren Avenue along with the existing two-way center left turn lane, we foresee no major impact to the capacity conditions on the street. Site lines and street conditions at the site entrance appear to be favorable. No further traffic analysis is currently proposed.

1.9 SOILS/GEOTECHNICAL REVIEW

1.9.1 OVERVIEW

S.W. Cole Engineering conducted a preliminary geotechnical investigation of the project site and their findings were presented to the development team. The site is generally characterized by layers of the following materials:

- Topsoil/Fill Cover
- Glaciomarine sands, silts and clay

Aggregate materials for foundation backfill, pavement base and subbase gravels and all trench backfilling will be primarily imported from off-site sources. The project earthwork will involve minor cutting and filling. In general, the building will be supported by traditional concrete spread footing and foundation wall systems.

1.10 NATURAL FEATURES

The development site does contain areas of wetlands as identified by Albert Frick Associates. A drainage way also exists towards the middle of the site, well away from the proposed development zone. The applicant is not proposing any further development beyond the limits currently depicted on the permitting documents. The site does not contain any vernal pools or other significant natural resources.

1.11 UTILITIES AND STORMWATER

The site will be served by existing utilities in the street including water, sewer, natural gas, and power. A 20" water main is located in Warren Avenue and an 8" water main has been previously stubbed into the property. A 6" sewer stub has also been installed onto the lot. Overhead power and communications are currently located on the opposite side of Warren Avenue with a crossover pole located on the site. An underground service extension into the building is proposed from a new pole mounted transformer.

The site is currently undeveloped and the runoff conditions consist of sheet flow directed either towards Warren Avenue or towards the middle of the site where a drainage way forms the headwaters of the Capisic Brook Watershed. Both of the applicant's adjacent properties at 401 Warren Avenue and 429 Warren Avenue have their own stormwater management facilities. The current proposal seeks to use the Best Management Practice identified as a Gravel Wetland. The advantage of the gravel wetland is the minimal vertical area needed for it to function. Based on the flat nature of the development site, the gravel wetland approach seems well suited to the project.

1.12 ATTACHMENTS

Attachment A – Existing Site Photographs

Attachment B – Figures

ATTACHMENT A

Existing Site Photographs



PHOTO 1



PHOTO 2



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421 Warren Ave – Portland, Maine
Existing Site Photographs
(FST JN SP-M104)



PHOTO 3



PHOTO 4

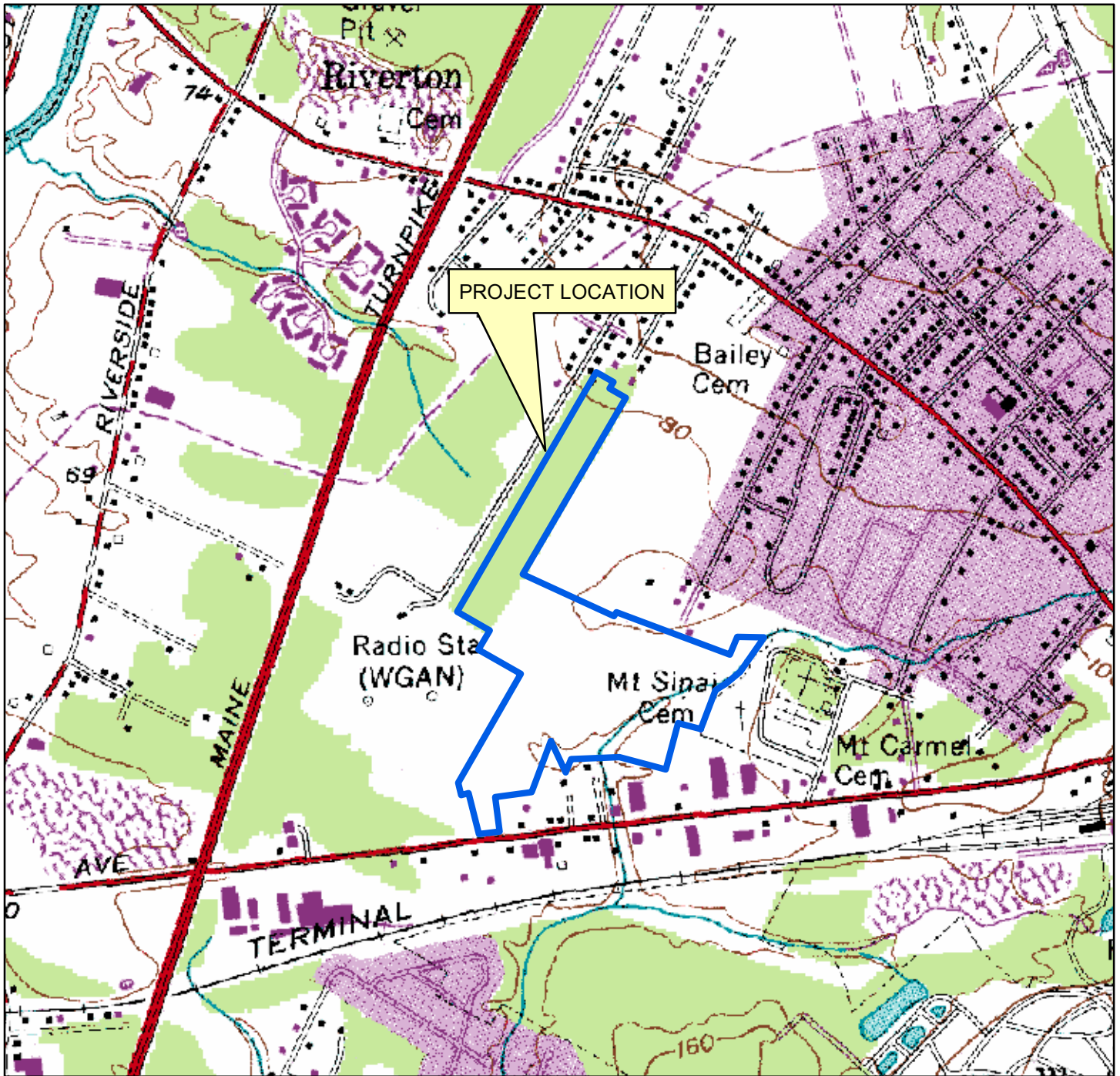


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ATTACHMENT B

Figures



USGS LOCATION MAP
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE

SOURCE: MAINE OFFICE OF GIS - MAPS

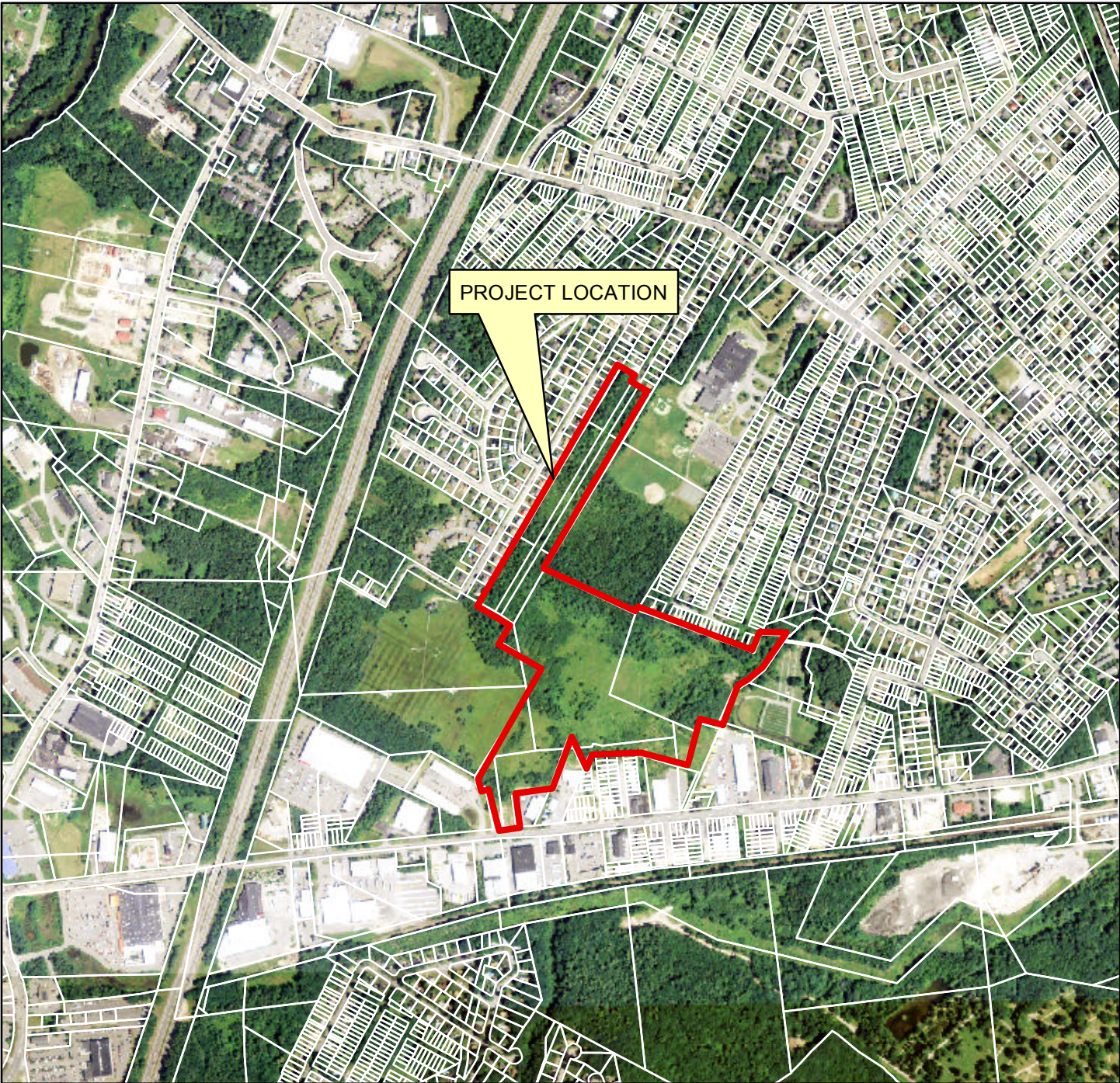


FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS • PLANNERS • SCIENTISTS
 775 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	DED
CHECKED:	SRB
DATE:	OCT 2013
FILENAME:	SP-M104_USGS
SCALE:	1 inch = 1,000 feet

FIGURE

1



TAX MAP
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE
SOURCE: CITY OF PORTLAND

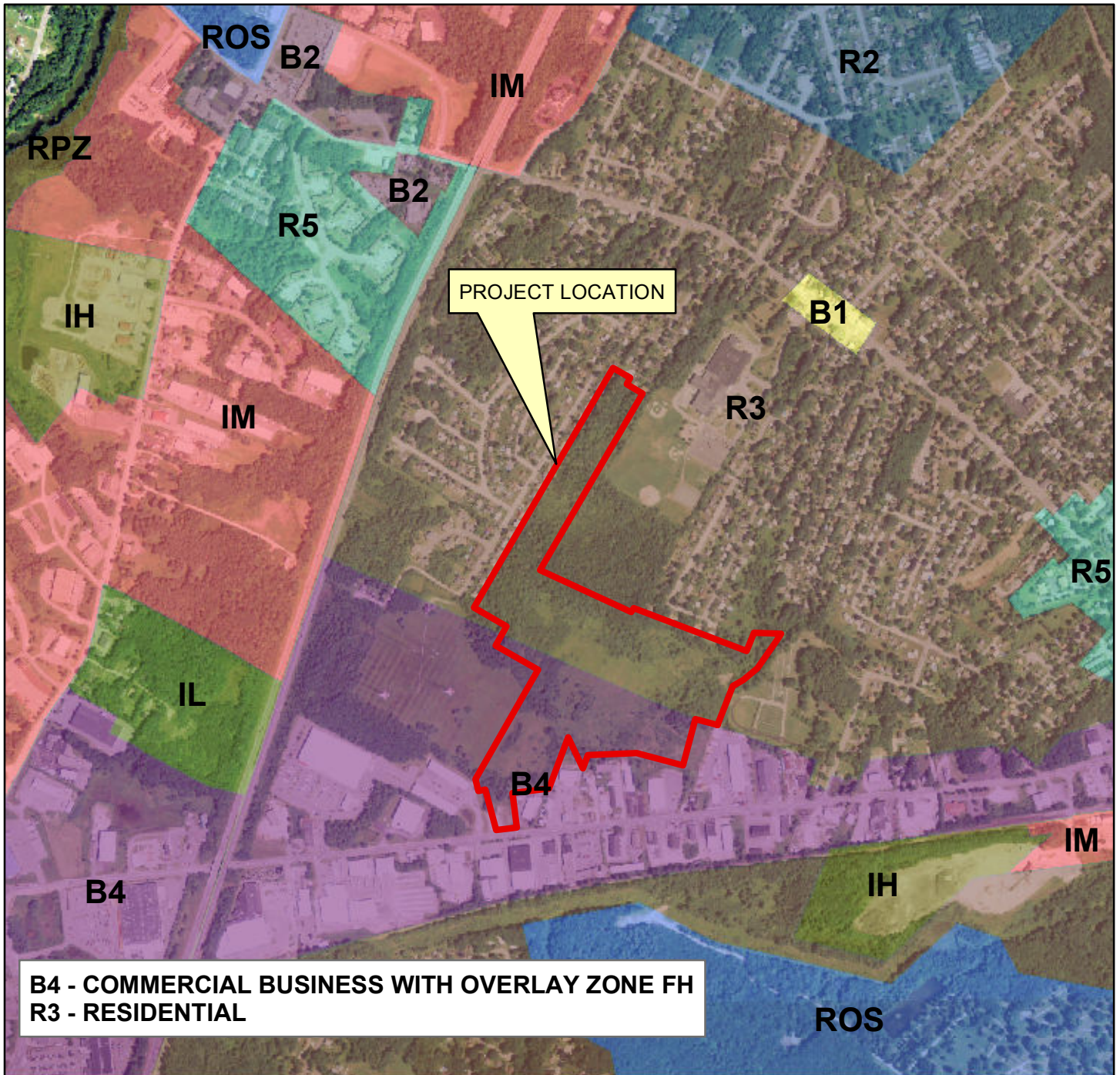


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FILENAME: SP-M104_TAX MAP
SCALE: 1 inch = 1,000 feet

FIGURE

3



ZONING
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE
 SOURCE: CITY OF PORTLAND

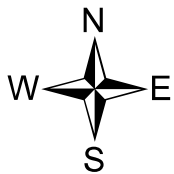


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FIGURE

4



AERIAL PHOTOGRAPH
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE

SOURCE: MAINE OFFICE OF GIS - MAPS



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FIGURE

5



FLOOD MAP
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE

SOURCE: MAINE OFFICE OF GIS - MAPS



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FIGURE

7



SAND AND GRAVEL AQUIFER MAP
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE

SOURCE: MAINE OFFICE OF GIS - MAPS



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 FILENAME: SP-M104_AQUIFER
 SCALE: 1 inch = 1,000 feet

FIGURE

9



SURFICIAL GEOLOGY MAP
PETER HOLMES COMMERCIAL SITE - WARREN AVENUE
PORTLAND, MAINE

SOURCE: MAINE OFFICE OF GIS - MAPS

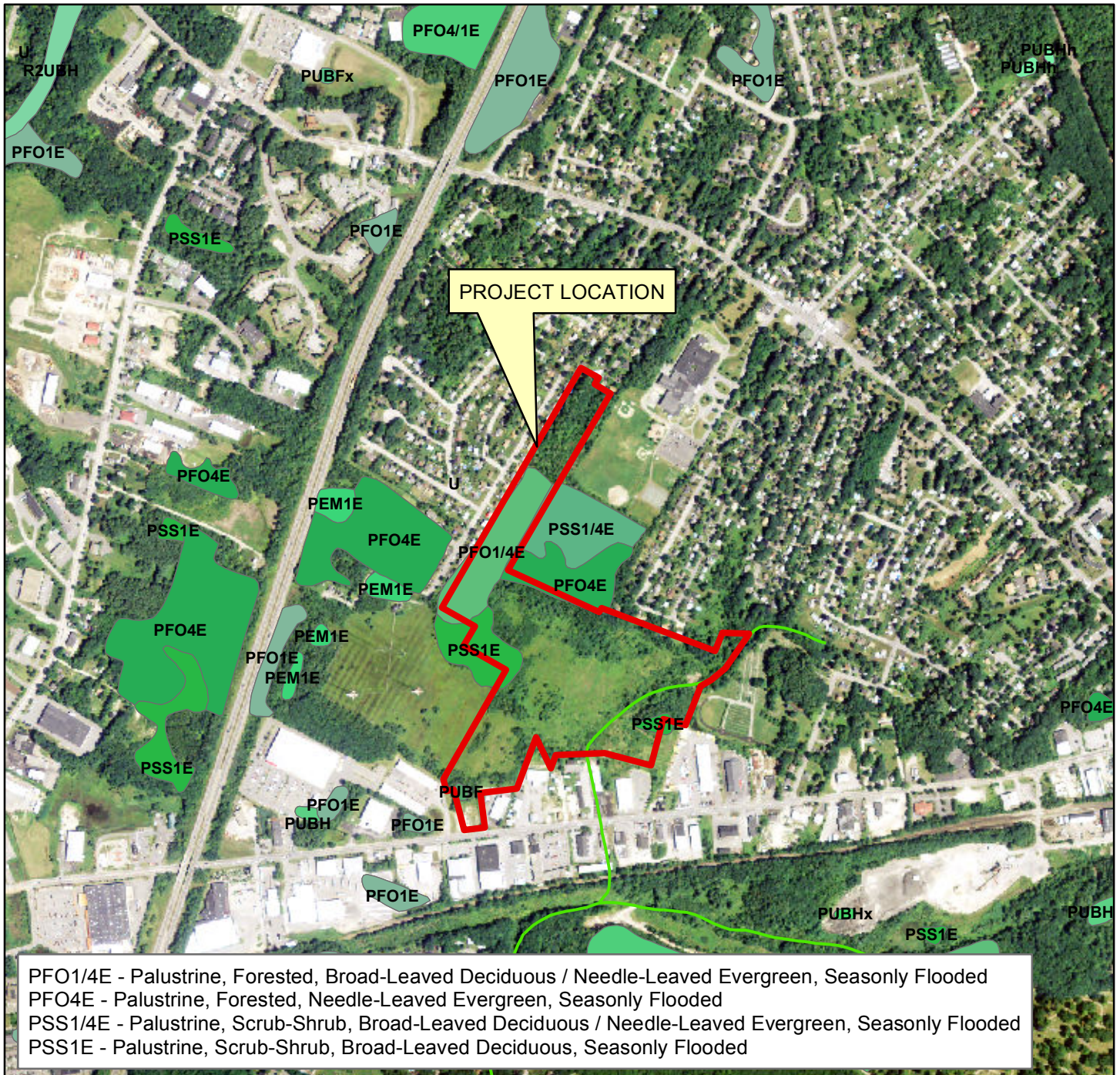


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FIGURE

10



NWI MAP

PETER HOLMES COMMERCIAL SITE - WARREN AVENUE PORTLAND, MAINE

SOURCE: MAINE OFFICE OF GIS - MAPS



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 FILENAME: SP-M104_NWI
 SCALE: 1 inch = 1,000 feet

FIGURE

11