



March 20, 2017

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

**RE: 20 Thames Street Residential Condominium
20 Thames Street
Chart, Block, Lot: 19-B-20 (portion of)**

Dear Barbara / Tuck,

On behalf of EssexNorth Portland LLC we are pleased to submit this Level III - Final Site Plan and Subdivision Application along with supporting materials relating to a new mixed use building to be located at 20 Thames Street.

The subject property, Lot #3 (of the newly subdivided land that was the former Lot #2 as part of the AC Hotel project), is located in the India Street Form Base Code Zoning District (IS-FBC). It is a vacant, brownfield lot, approximately 0.31 acres in size. The current proposal calls for the lot to be developed into a mixed use building that will contain both ground level retail space and residential condominiums.

The subject property is essentially non-vegetated and considered completely impervious due to the intense level of past development. The entire lot slopes gently from northwest to southeast. The parcel has most recently been used as a staging and laydown area for many of the construction projects that have taken place in the vicinity. The lot is bound on the east side by Thames Street; on the south side by the Gorham Savings Bank Offices (former Grand Trunk Railroad office building) and the newly created Lot #4 (vacant); on the west by the newly created Lot #2 (vacant) and the Portland Water District Pump Station; and on the north by the AC Hotel (under construction). Surrounding land uses include: a parking garage with ground floor retail space and a hotel to the west across Fore Street; commercial, office, and parking to the north across Hancock Street; and the Ocean Gateway Terminal to the east across Thames Street.

The proposed building will be developed as a six (6) story building that fronts along Thames Street. It will include 28 condominiums on levels 2-6 and approximately 4,600 square feet of ground floor retail. The residential units will have vehicular access from a two-way shared driveway (to be built as part of the AC Hotel project) that terminates in a cul-de-sac off of Fore Street. Short term/valet parking for four cars is provided under the upper floors on the west side. There is also a lobby, bike storage, and trash room along this façade. Retail will be accessed from Thames Street.

We look forward to working with you and the Planning Staff in the review of this project. Please feel free to contact me to discuss any questions or concerns you may have regarding the attached application materials.

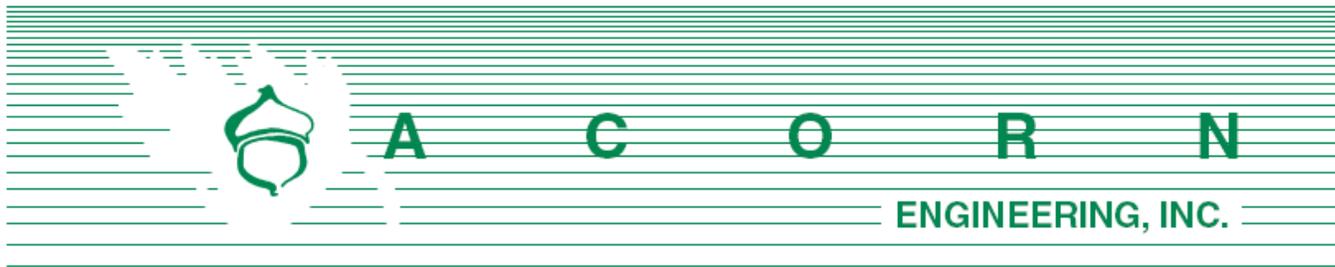
Sincerely,
CARROLL ASSOCIATES

A handwritten signature in black ink, appearing to read 'Patrick J. Carroll', with a long horizontal flourish extending to the right.

Patrick J. Carroll
Principal

Enc.

Cc: Ara Aftandilian, EssexNorth LLC
David Lloyd, Archetype Architects
Maureen McGlone, Ransom Consulting Engineers



Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

February 2, 2017

Subject: Level III Site Plan Application
Riverside Self-Storage Containers

To Whom It May Concern,

547 Riverside LLC is pleased to submit the accompanying package of submission materials related to the proposed development of self-storage containers at 547 Riverside Street.

This submission package is intended to meet the City's Submission Requirements as outlined in the Level III Application procedures. The proposed project site is located at 547 Riverside Street (Chart, Book, Lots 312, B, 008-012) next to Leighton Avenue and Interstate 95 in the I-M Zone. The proposed development includes approximately 500 recycled shipping containers reused as self-storage units. The drive aisles will be comprised of porous pavement with filter media and underdrains. The stormwater will be attenuated and slowly discharged into the undeveloped land within the site. Porous pavement was chosen for its environmental benefits including water quality control as well as runoff reduction. Furthermore, Acorn has had success with porous pavement at the Maine Department of Transportation's International Marine Terminal Yard Paving project in the Fall of 2016.

The site contains two delineated wetlands of varying size. The smaller wetland (approximately 6,350 sq. ft.) is proposed to be filled in to facilitate the project. This process is subject to a Tier 1 NRPA permit from the Maine Department of Environmental Protection. The permitting will be submitted to the City once finalized. The larger wetland (approximately 31,390 sq. ft.) shall remain undisturbed to support wildlife habitat.

Section 14-247 in the City Ordinance does not explicitly permit self-storage as an approved use for the I-M Zone. Furthermore, Section 14-249 does not prohibit self-storage as a land use in the I-M Zone. It is proposed that self-storage be classified as a performance based use as outlined in Section 14-248. The justification for the self-storage use is as follows:

- (a) Warehousing including outdoor storage is a permitted use in the I-M Zone. Self-Storage is a similar land use and is consistent with the overall purpose of the moderate impact industrial zone.
- (b) The proposed development has been designed to minimally impact the existing wetlands and wildlife. Additionally, the project will not cause adverse effects to neighbors or surrounding land value. Noise, emissions, lighting, and odor will all have a minimal effect. Lastly, traffic is not expected to cause an adverse effect. Riverside

Street is an arterial that handles an average of 17,000 vehicles per day and can support the infrequent vehicles trips that will access the self-storage facility.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- A. Cover Letter
- B. Level III Site Plan Application
- C. Evidence of Right, Title, and Interest
- D. Conformity with Applicable Design Standards
- E. Summary of Easements
- F. Written Request for Waivers
- G. Evidence of Financial Capacity
- H. Stormwater Report
- I. Erosion and Sedimentation Control Report
- J. Fire Department Letter
- K. Solid Waste
- L. Utility Cover
- M. Construction Management Plan
- N. Lighting
- O. Wetland Report
- P. Stormwater Maintenance Agreement

Drawings:

- Civil Site Plan Set, Dated 2/2/2017
- Structural Plan Set, Dated 2/10/2017

547 Riverside 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.