



#### Pineland

Cumberland Hall  
41 Campus Drive, Suite 101  
New Gloucester, ME 04260

#### Portland

565 Congress Street, Suite 201  
Portland, ME 04101

September 1, 2020

Project #2033

Wayne Marshall  
City of Belfast  
Director of Code & Planning  
131 Church Street  
Belfast, ME 04915

### **Site Plan Application Proposed Multi-Family Housing 115 Congress Street, Belfast, Maine**

Dear Wayne:

On behalf of **Developers Collaborative**, attached is a sketch plan and color site rendering for a proposed mixed-income multi-family development at 115 Congress Street, the former site of the Belfast Public Works facility. We request that you and other city staff members review the plan and provide any comments related to its compliance with applicable city ordinances. We would also like to discuss the sketch plan with the Planning Board at an upcoming meeting of the Board to solicit feedback on the project prior to submitting a full site plan application.

Developers Collaborative (DC) is a Portland based development group that pursues community-oriented projects emphasizing smart growth, environmental sustainability, affordable housing, historic preservation and innovative design. DC recently completed design and permitting on an affordable housing project at 75 Wight Street in Belfast and is looking forward to breaking ground on that project soon.

Information on the project site conditions and the proposed project are provided below.

### **Project Site**

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The project site is approximately 4.3 acres in size and is located at 115 Congress Street. It is depicted on the City of Belfast Assessor's Map 35 as Lot 43 and is located in the Residential 2 (RES-2) Zoning District, where Multifamily Housing is an allowed use.

Buildings associated with the former public works facility have been removed. The site contains approximately 3 acres of compacted gravel and pavement. A single curb cut at the southeastern corner of the site is currently used for access.

The site appears to have been filled to create the public works facility. The center of the site is highest in elevation and a fill slope along the western property line extends down to an emergent freshwater wetland. The eastern portion of the site generally slopes east towards Congress

Street, and the western portion of the site generally slopes west towards the wetlands. The majority of stormwater runoff from the site is tributary to the wetland complex west of the project site, which was recently delineated by a wetland scientist and is shown on the sketch plan.

A public water main exists in Congress Street, and the public sewer system is located in both Bradbury Street and Salmond Street, directly across Congress Street from the project site. Overhead power and telecommunications utilities are also located on Congress Street.

The following figures showing information on the project site are attached for reference.

<b>Existing Site Figures</b>	
Figure 1	USGS Location Map
Figure 2	Aerial Photograph

## **Proposed Development**

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The proposed development includes the construction of five two-story buildings, featuring a total of 48 apartments. Four buildings (Buildings B, C, D & E on the sketch plan), including 36 apartments, will be income restricted for residents earning 60% or less of the area medium income. This portion of the project will be financed through the Maine State Housing Authority (MSHA) Low Income Tax Credit Program, as was the 75 Wight Street project.

The fifth building (Building A) will feature 12 apartments rented at market rates. This building will be located within a separate lease area within the overall parcel and will be financed separately from the rest of the project.

The project layout was designed around a large shared space central to the site. Lawn areas common to all residents will provide opportunities for residents to gather outdoors. A community room will be located at the east end of Building B. A covered terrace area adjacent to the community room and a naturalized play area will be located at the east end of the common space. Private gardens at the back of the buildings will provide more private outdoor space for residents.

The site driveway will be moved approximately 60' north on Congress Street to align with the proposed parking. The design team was careful to not align the new driveway with any of the houses across Congress Street to prevent the headlights of exiting vehicles from shining into houses. Parking will be provided proximate to each proposed building, including ADA accessible parking spaces. DC's experience with affordable and market rate housing suggests that a parking ratio of 1.5 spaces per unit will meet the demand. The sketch plan includes 73 parking spaces, or 1.52 spaces per unit. The plan offers the owner the ability to stripe additional accessible parking spaces should they be needed. This alternate striping scenario would result in the loss of one parking space, bringing the total number of spaces to 72 (1.5 spaces per unit). More information on parking demand will be provided under separate cover.

The project is planned to be served by public water and sewer utilities. We will contact the water district and the wastewater superintendent regarding the project prior to submission of the site plan application. Municipal solid waste and recycling dumpsters will be located in a fenced

enclosure at the western edge of the site, where it will not be visible from Congress Street. The dumpster access drive will also provide an area for emergency vehicles to turn around on the site. Areas of the site not covered with buildings or pavement will be revegetated with robust plantings. The project will result in a reduction in impervious area and in increase in vegetated area of approximately 1.5 acres. Low impact development stormwater management features are expected to be distributed throughout the site. Conceptual locations of these features are shown on the sketch plan. The project is expected to greatly improve the quality of stormwater runoff from the site.

## Closure

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We look forward to further discussing this project with staff and meeting with the Planning Board at the next available meeting. Please contact me with any questions or comments you have or if you need additional information.

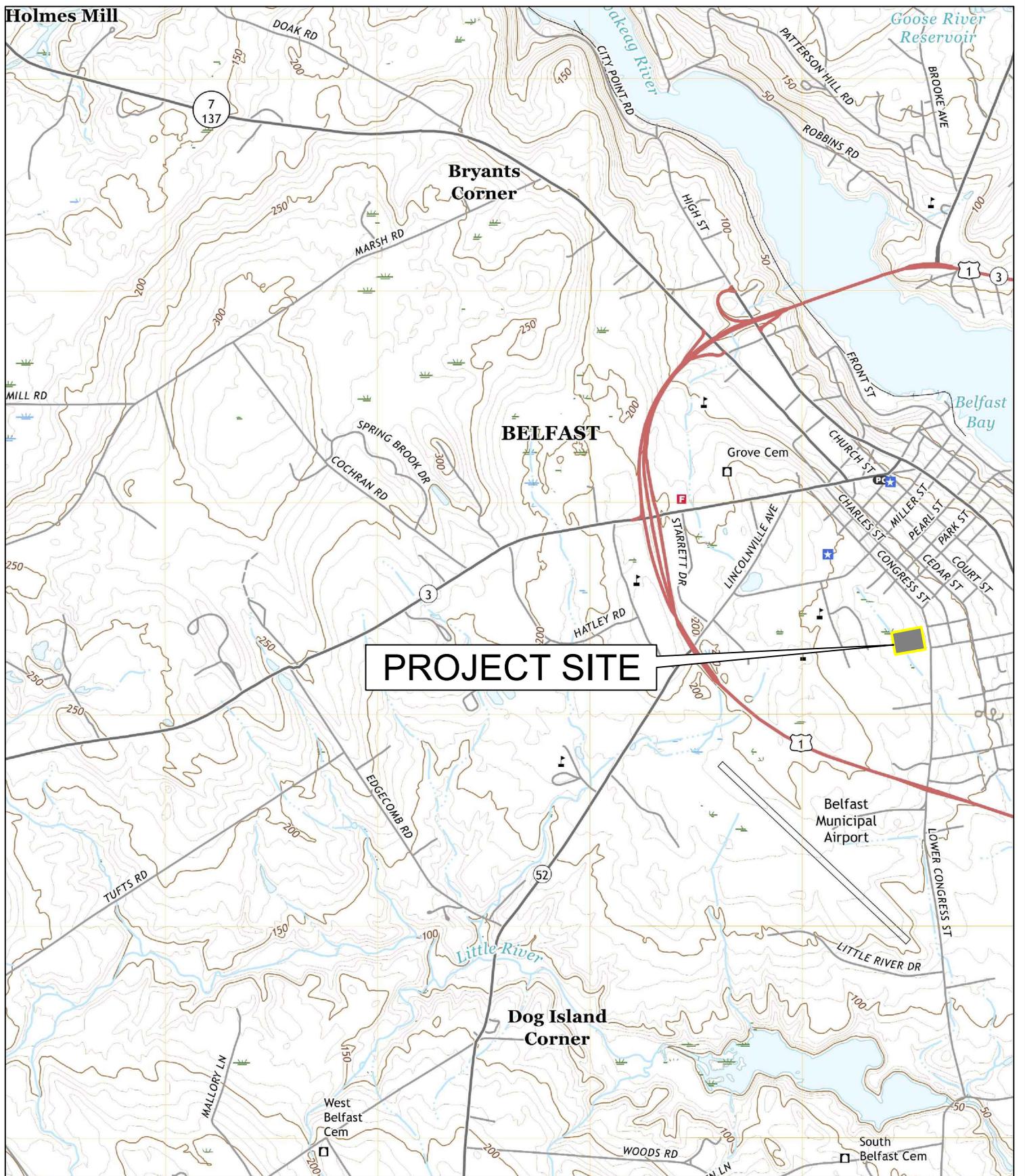
Sincerely,  
**TERRADYN CONSULTANTS, LLC**

A handwritten signature in black ink that reads "Michael E. Wielandt". The signature is written in a cursive style with some capital letters.

Michael Tadema-Wielandt, P.E.  
Vice President

cc: Laura Reading, Developers Collaborative  
David Lloyd, Archetype

Attachments:  
Existing Site Figures  
Sketch Plan  
Site Rendering



**PROJECT SITE**

**USGS MAP**

**PROJECT:**  
 MULTI-FAMILY HOUSING  
 115 CONGRESS STREET, BELFAST, MAINE

**PREPARED FOR:**  
 DEVELOPERS COLLABORATIVE  
 100 COMMERCIAL STREET, SUITE 414  
 PORTLAND, MAINE 04101



**TERRADYN  
 CONSULTANTS, LLC**

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 PORTLAND, ME 04101

**PROJECT NO.**  
 2033

**DATE**  
 8/26/2020

**SCALE**  
 1"=2,000'

**FIGURE 1**





**PROJECT SITE**

**AERIAL PHOTO**

**PROJECT:**  
 MULTI-FAMILY HOUSING  
 115 CONGRESS STREET, BELFAST, MAINE

**PREPARED FOR:**  
 DEVELOPERS COLLABORATIVE  
 100 COMMERCIAL STREET, SUITE 414  
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**PROJECT NO.**  
 2033

**DATE**  
 8/26/2020

**SCALE**  
 1"=100'

**FIGURE 2**







CONGRESS STREET

