

File: 16107

October 4, 2016

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

RE: LEVEL II SITE PLAN APPLICATION
ST. LAWRENCE ARTS CENTER, CONGRESS STREET

Dear Barbara,

We are pleased to submit the attached Site Plan Application and supporting documentation for the St. Lawrence Arts Center expansion.

As you know, this has a separate zone created for the expansion. We have included the zoning data for easy reference.

Included in the package is the Parking Demand Management Plan created at the time of the zone change. No additional traffic studies have been completed.

The stormwater assessment led to the use of a Filterra System to treat the runoff in Congress Street. There is no room on site for treatment. By treating Congress Street runoff, we believe we make a better environmental impact by treating more contaminated water than would come off the roof.

We have revised the cross walks to make them ADA compliant. The walks on all three sides will be redone. The sidewalk along Congress Street will be raised to provide ADA access. To leave the windows in place, a small granite curb was added with bollards. This is a new unique feature.

Bike racks have been added on the Congress Street side near the new entrance.

Water service will be extended from the existing building. A new sewer service will be extended out to Munjoy Street.

This project will be funded with donations. The start of the project will be dependent on that success.

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Please let me know if you need any additional information.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink that reads "Thomas S. Greer". The signature is written in a cursive style with a large initial "T" and a stylized "G".

Thomas S. Greer, P.E.

Enclosures

cc: Deirdre Nice, David Lloyd, File

TSG/rjs