



A C O R N

ENGINEERING, INC.

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

December 5, 2017

Subject: Level III Final Site Plan Application  
Redevelopment of 151 Washington Avenue - Portland, Maine

To Whom It May Concern:

On behalf of Diving Rock, LLC, we are pleased to submit the accompanying package of submission materials related to the proposed mixed-use development of 151 Washington Avenue.

This submission package is intended to meet the City's Submission Requirements as outlined in the Level III Site Plan Application procedures. The lot is currently occupied by a 1,850 SF workshop/bicycle retail space utilized by Gear Hub that will remain. The property is proposed to include the development of a 4-story building (10,855 SF total floor space) with retail space on the ground level and office space on the remaining three levels. The development site is located within the City's B-1 Zoning District and complies with the permitted uses within the zone.

We believe this is an exciting opportunity for the City to increase the available retail/office space along the inner Washington Avenue corridor. The vision is to create a shared-use office to support Portland's entrepreneurial environment. The development's proximity to residential housing as well as amenities such as showers will allow bicyclists and pedestrians to effectively link housing, jobs, and services.

Diving Rock, LLC, and the design team look forward to your review of this project and are requesting to be placed on the next available 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.

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

Documents:

- Section A: Cover Letter
- Section B: Level III Final Site Plan Application
- Section C: Wastewater Capacity
- Section D: Right, Title, Interest
- Section E: Financial Capacity
- Section F: Construction Management Plan
- Section G: Stormwater Management Report
- Section H: Erosion and Sedimentation Control Report
- Section I: Utility Cover
- Section J: Solid Waste Disposal
- Section K: Fire Department Letter
- Section L: Conformity with Land Use Ordinance
- Section M: Request for Waivers
- Section N: Summary of Written Easements
- Section O: Architectural Design Narrative
- Section P: Parking Analysis
- Section Q: Lighting

Drawings:

- Civil Site Plan Set, Dated 12/4/2017
- Architectural Plan Set, Dated 12/1/2017

