



A C O R N

ENGINEERING, INC.

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

October 10, 2018

Subject: Level II Final Site Plan Application
Redevelopment of 145 Washington Avenue

To Whom It May Concern:

On behalf of Akasha 155 LLC, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment to include a first-floor sauna, hydrotherapy, meditation space, and related sauna culture uses at 143R/145 Washington Ave. (CBL 12-G-20). The partial 2nd story will include a dwelling unit. The proposed bathhouse space will vary between open-air courtyards, structure, levels and uses. The project site is located within the City's B-1 zoning district and complies with the permitted uses. This submission package is intended to meet the City's requirements as outlined in the level II Site Plan App. procedures.

The project has been designed with sustainable and low impact practices. This includes the use of timber in the building's construction and the utilization of wood pellet systems for heating. Additionally, stormwater treatment or storage is not required; however, the project anticipates incorporating a green roof on the two lower (single-story) roofs, which will treat and slow the runoff into the City's combined sewer while also improving the aesthetics of the project.

We are pleased to submit this application as the proposal will introduce a service to Portland that is currently not offered while maintaining the dwelling unit on site, paying homage to the State's resources, and implementing sustainable practices. The project will also greatly increase the overall streetscape by implementing an active street wall along the frontage, constructing/reconstructing brick sidewalk, installing a street tree, and reducing the length of the existing curb cut thereby increasing the potential for on-street parking.

Asher Woodworth owner of Akasha 155, LLC has compiled a team of leading experts, academics and professionals from the bathhouse industry to complete the design. 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.
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 II Final Site Plan Application & Checklist
- Section C: Project Description
- Section D: Right, Title, Interest
- Section E: Zoning Assessment
- Section F: Easements
- Section G: Waiver Table
- Section H: Financial Capacity
- Section I: Technical Capacity
- Section J: Conformity with Land Use Ordinance
- Section K: Stormwater Management Report
- Section L: Erosion & Sedimentation Control Report
- Section M: Fire Department Letter
- Section N: Wastewater Capacity Letter
- Section O: Lighting
- Section P: Architectural Design Narrative
- Section Q: Utility Cover
- Section R: Construction Management Plan
- Section S: Transportation Analysis
- Section T: Solid Waste
- Section U: Relationship to Potential Future Development at 151-155 Washington Ave.

Drawings:

- Civil Site Plan Set, Dated 9/28/18
- Architectural Plan Set, Dated 9/18/18

