



Helen Donaldson – Planner  
City Planner  
**Planning Division**  
389 Congress Street  
4th Floor  
Portland, ME 04101

January 14, 2015

Re: Preliminary Application  
East Bayside lofts Development  
89 Anderson Street, Portland, Maine, 04101

Helen,

Acorn Engineering, Inc., in coordination with the project team, is pleased to submit the civil engineering components for a Preliminary Application for a Level III Site Plan for the East Bayside Lofts development. The proposed development design is at a considerable level of completion for a preliminary application. The following design work has been completed:

- 1) **Existing Conditions:** Acorn Engineering is aware that utility and traffic calming improvements (the Anderson Street Neighborhood Byway Project) are being completed in the Anderson Street and Fox Street corridors adjacent to the proposed East Bayside Lofts development. Acorn Engineering has reached out to TY Lin to obtain information about the corridor. Acorn has also included the proposed traffic calming measures in our site plan.
- 2) **Site Plan:** The interior parking lot layout has been developed to both allow for access and circulation of 53 vehicles, as well as to allow for a site minimum of 10% pervious area. Acorn and has designed sidewalk ramps adjacent to proposed crosswalks to incorporate the Anderson Street Neighborhood Byway Project improvements.
- 3) **Utility Plan:** In further recognition of the Anderson Street Byway project, Acorn has specifically designed the development's utilities to not interfere with proposed new drainage connections in the street corridors adjacent to the proposed development. Ability To Serve letters have been sent to sewer, telephone, cable, water, gas, and electric utilities. Responses have been received from Unitil (gas), Portland Water District (water), and Central Maine Power (electric) indicating that the site can be adequately served. Acorn has met with the Portland Water District to discuss the water design and metering, and has also had meetings with Fairpoint regarding the utility design and existing easement.
- 4) **Grading, Drainage and Erosion Control Plan:** The proposed development is not located in a 100-year flood plain per the current FEMA flood maps. However, Acorn has discussed the project with representatives of the Maine Geological Survey to explore flooding scenarios as a result of potential sea level rise or Category 1 storm surge should they occur at the highest annual tide. By elevating the commercial space to a lowest finish floor of 11.90' provides for approximately 5-6 ft. of storm surge, sea level rise or a combination thereof. If necessary, all 53 units are on the 2-4 floors, and all tenants would have a secondary means

of egress on Everett Street (elevation >18.00'). Acorn has designed the development for climate resiliency, achieving the highest grades practicable for the commercial uses while limited by the following design constraints:

- 🏡 Sidewalks have been designed using the existing gutter line for the roadways, maximum curb reveal, and maximum cross-slope for the sidewalks.
- 🏡 Multiple ADA-compliant ramps have been proposed in order to make the First Floor Elevation accessible and as high as possible without hindering the proposed development's architectural appeal.

A stormwater report is also attached, indicating that the proposed development will not increase surface runoff flows, and therefore will not require surface water quality treatment or retention.

Acorn appreciates meeting with you, Planning Staff, the Fire Department and the City Engineer to review the project prior to submitting for the Preliminary Application.

Please do not hesitate to contact our office with any questions or comments.

Sincerely,



Will Savage, P.E.  
Acorn Engineering, Inc.

*Enclosed:*

- 1) Civil Plan Set
- 2) Ability to Serve Letters with available response
- 3) Stormwater Report
- 4) Erosion Control Report
- 5) Snow Storage Plan

