



September 3, 2013
13251

Ms. Carol Morrisette, Chair
Portland Planning Board
389 Congress Street
Portland, Maine 04101

Level III Site Plan Application
Seaport Lofts

Dear Carol:

On behalf of 113 Newbury Street, LLC we are pleased to submit the enclosed supplemental application materials for your review of Seaport Lofts, (formerly called The Bay House Phase II). Located on the westerly corner of Hancock and Newbury Streets, Seaport Lofts is a four story structure fronting on Newbury Street. The building is a multi- family structure with 39 units, of which 7 are townhouse units on the ground level, with 32 flats situated on the upper floors. There are 42 parking spaces under and behind the building; a dumpster and bicycle racks are also located in this area. Enclosed are additional materials including reports, plan set and graphic renderings which supplement and revise documents previously submitted.

SUMMARY OF RESPONSES TO NELL DONALDSON EMAIL DATED AUGUST 14, 2013:

1. On - street parking capacity will be increased by approximately four spaces as a result of the closure of one curb cut on Hancock Street and one curb cut on Newbury Street. We also propose removal of a sign on Newbury Street pertaining to the Abyssinian Historic Meeting House, however, we would request input from the City regarding this sign.
2. We have added three light fixtures to the parking spaces between the covered parking area and the retaining wall at the rear of the site, and reduced the number of fixtures in the remaining parking area. We selected a different light fixture as a result of photometric calculations, and lowered the fixture height to ten feet. We achieve 0.00 footcandles at the rear of the site, and we include the photometrics in this submittal.
3. In the vicinity of the transformer, we have extended the screen fencing so that this area is fully screened from the direct abutter. We also added two locking gates along Hancock Street, as we considered that a person in this location could be "hidden" from public view. Access to this area would be limited to maintenance personnel and Central Maine Power. Finally, we added landscape

plantings to soften the view from the direct abutter. An elevation of this area as viewed from Hancock Street is included for review.

4. A breakdown of the unit's sizes/ number of bedrooms is included on the revised architectural plans.
5. A construction management plan and narrative is submitted herein for review.
6. Details on the building height and scalable elevations are included for review. The base elevation was established by calculating the average finish grade at the perimeter of the building, based upon the proposed grades depicted on the site grading plan.

A site section is submitted for review, showing the Federal Street Condominium and both phases of The Bay House.

Updated elevations and a color rendering are submitted for review; these have been revised to address the comments received and to add interest and character to the proposed design. Actual building material samples will be presented at the public hearing.

SUMMARY OF ADDITIONAL INFORMATION PROVIDED WITH THIS SUBMITTAL:

7. Attachment J- Includes revised/ updated NFPA Code analysis.
8. Attachment K- Includes revised/ updated City Chapter 10 Code analysis.
9. In response to Chris Pirone's email dated August 2, 2013, we have added a fire protection standpipe at the rear parking area (See Site + Grading/ Utility Plans). The address of the project is 113 Newbury Street.

The Fire Department sprinkler connection is near the entry vestibule on Newbury Street, and is shown on the site + architectural plans.

10. Attachment L - Capacity to serve letter from Portland Water District.
11. Attachment M and N - Construction Management Plan and Narrative.
12. Attachment O - Neighborhood Meeting Documentation.
13. Attachment P - Site Lighting Cut Sheets.
14. Attachment Q - Site Lighting Photometric Plan

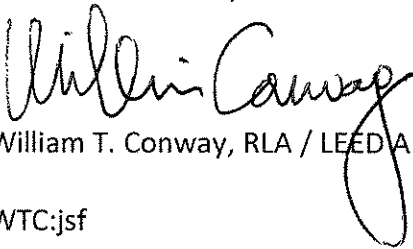
15. Attachment R - Revised Stormwater Management Plan and Calculations. As required by David Senus' memo dated August 2, 2013, we have added subsurface stormwater detention capacity to the project. The design of this system is depicted on the revised plan set.
16. In response to David Margolis - Pineo's memo dated August 1, 2013, the plan set has been revised and corrected to address all of his comments.
17. In response to Marge Schmukal's email dated August 1, 2012, graphic bar scales have been added to the architectural plans. The impervious coverage calculation has been revised using the correct lot size and plan adjustments; the project complies with the allowable 90% coverage. Regarding HVAC noise data, we do not have that information at this time, and would request that the City impose a condition of approval that we submit this information prior to issuance of a building permit.
18. In response to Tom Errico's memo dated August 1, 2013, we believe that these items have been addressed. We anticipate a condition of approval that the applicant contribute to the improvements at the India/ Middle Street intersection and to the East End Traffic Monitoring Study per Tom's memo.
19. In response to two memos from Jeff Tarling, dated August 1, 2013, the plans have been revised as follows:
 - a) Valley Forge Elms have been replaced with smaller trees as requested from the neighbors at the Federal Street Condominium.
 - b) We retained Zelkova Street trees on Newbury Street, and enhanced the tree pit detail to deepen the tree pits and to provide an underdrain to improve drainage.
 - c) In the parking area, we replace the Korean fir with Serbian Spruce, reduced the amount on Vinca groundcover and introduced grasses as suggested. The material proposed for screen fencing was previously submitted.
 - d) We replaced the Amur Cork tree with Three Flower Maple as suggested.
 - e) We considered green stormwater features and green wall applications, however, this project does not lend itself to those opportunities. The amount of blank walls on the building has been reduced with additional windows and architectural fenestration as requested.
20. Finally, enclosed are the following drawings and illustrations:

- a) Site survey, civil, landscape plans (13 drawings).
- b) Site Section Illustration
- c) Hancock Street Transformer Area Illustration
- d) Lighting Photometric Plan
- e) Revised 3D Architectural Rendering
- f) Revised Architectural Plans and Elevations

The applicant respectfully submits the enclosed materials for final review. It is very important to the applicant to complete the review process as soon as possible, and is requesting that this project be placed on the September 24, 2013 Planning Board agenda. We appreciate your consideration of this request and we are committed to responding quickly to any requests for additional information that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.



William T. Conway, RLA / LEED AP

WTC:jsf

Cc: Demetri Dasco
David White