



November 13, 2014

Ms. Barbara Barhydt
City of Portland
389 Congress Street
Portland, ME 04101

**Subject: Level III Final Site Plan and Subdivision Development Review Application
“midtown” Project**

Dear Barbara:

On behalf of The Federated Companies, we are pleased to provide the accompanying package of submission materials related to the development of a mixed-use commercial complex on Somerset Street. This submission package is intended to meet the City’s Final Submission Requirements as outlined in the Level III Application procedures. The proposed project is comprised of a parking garage for 828 vehicles, 445 residential apartments, and 91,500 SF of retail space on four lots totaling 3.50-acres of property.

Accompanying this cover letter are the following materials:

Exhibit #	Description
1	Level III Final Site Plan & Subdivision Application Including Neighborhood Meeting Notice/Minutes/Public Meeting Certification
2	Written Description of Project
3	Evidence of Title Right or Interest
4	Technical and Financial Capacity
5	Utilities Narrative
6	Fire Department Review and Life Safety Plan Information
7	State and Federal Permit Requirements
8	Construction Management Plan
9	Traffic Report – To be Provided Under Separate Cover
10	Transportation Demand Management (TDM) Plan
11	AutoTURN Template for Driveways
12	Transit Stop for Metro (Documentation of Plan Coordination)
13	Stormwater Management Report & O&M Manual
14	Erosion & Sedimentation Data Report
15	Haley & Aldrich Report Geotechnical Report
16	Environmental and Historical Considerations
17	Compliance with Applicable Zoning & B-& Land Use Requirements
18	Proposed Easement, Covenants, Public or Private Right of Way or Other Burdens of the Site
19	Review of Section 14-526 Design Standard
20	Compliance with Comprehensive Plan
21	Areas to be Disturbed by Project Construction
22	Samples of Exterior Materials
23	Written Waivers from Site Plan or Technical Standards
24	LEED Information

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You will find in the accompanying materials, information including the Final Site Layout Plans, Architectural Plans, and various site plans that provide greater detail for the site development activities. We look forward to the City's Staff review over the upcoming weeks as we seek to reach a Final Planning Board action in January 2015, if possible.

On behalf of the Design Team, we look forward to your continued assistance on the project. Please find one (1) hard copy of the application materials including one set each of 11 x 17 and full size plans, along with a CD containing PDF files for all submitted materials.

If you have any questions regarding these materials, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.
Senior Principal Engineer

SRB/cmd

Enclosure

c: Nick Wexler, The Federated Companies (e-mail copy)
David Hancock, CBT Architects (e-mail copy)
Bob Metcalf, Mitchell & Associates (e-mail copy)