

March 8, 2017

Shukria Wiar  
Planner  
City of Portland Maine  
389 Congress Street  
Portland, Maine 04101

**Baxter Academy Interior Fit-up - Response to Review  
Comments**

185 Lancaster Street, Portland, Maine

Shukria,

Please see the attached documents and responses below to the review comments.

A.1) The square footage has been revised and the application has been uploaded to e-plan

A.2) It is understood that the project will need to meet the B-7 Zone performance standards applicable to the project as described in section 14-299 of the zoning ordinance.

A.3) Public Transit is provided to the Site and Building as the Metro Bus route stops at the curb adjacent to the building on Elm Street.

A.4) A TDM has been submitted by Bill Bray of traffic solutions, he is working with Tom Errico on this process.

A.5) This project is consistent with the City Master Plans as it is providing a High School Use within the B7 zone in the neighborhood, thus adding to the diversity of uses in the existing neighborhood which is encouraged by the Master Plan.

A.6) No New exterior lighting is being proposed as part of this project

A.7) All new HVAC equipment will be placed on existing HVAC unit curbs on the building roof, these units are located on the roof far enough away from the roof edge that they are not visible from the streets adjacent to the building. There are no ground mounted HVAC units proposed.

A.8) The proposed exterior signage is shown on the exterior elevations submitted to the City, they are not lit signs. The signs are placed on the facades to help the users of the building navigate to the main entry on

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Lancaster Street. Traffic signage is shown on the Site plans directing the users of the building to the appropriate parking and travel operations.

A.9) The signage and landscaping is designed to meet the B-7 design standards, there is no new proposed exterior lighting for the project. A separate signage permit application will be submitted to the City at a future date

A.10) The right of way is shown on the submitted site plans

B.1) The City of Portland Waste Water capacity application has been uploaded to e-plan

B.2) The Survey plan shows the right of way 3.1' from the outer building edge to the property line, the proposed stairs are flush with the building bump out edges. Please see the attached excavation plan from Landry French with requires 12" of over excavation so the excavation will be within the property boundaries.

B.3) See the revised Site Plans with the additional stormwater information uploaded to e-Plan

B.4) See the revised Site Plans uploaded to e-Plan with the right-of way information.

Please feel free to contact me with any questions.

Sincerely,



Ryan Senatore, AIA LEED-AP

Principal

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