ACORN ENGINEERING, INC.

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

February 26, 2018

Subject: Level III Final Site Plan Application
Redevelopment of 82 Hanover Street - Portland, Maine

To Whom It May Concern:

On behalf of Tom Watson & Co., LLC, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment of 82 Hanover Street.

This submission package is intended to meet the City's Submission Requirements as outlined in the Level III Site Plan Application procedures. The lot is currently occupied by a 40,768 SF auto service/office building which served the City's Public Works Department. The property is now under a Purchase & Sale Agreement with the Applicant. Consistent with the proposal selected by the Economic Development Committee and approved by the City Council in 2017, the project proposes to renovate the existing building into a multitude of uses including eateries, offices, and retailers. The vision for the building is to provide a mix of new uses and businesses in the area to enhance the pedestrian street activity and add to the vibrancy of the neighborhood.

Additionally, the site will be updated, providing parking at the front of the building and a patio area at the rear with ample public access and continuity with the adjacent street networks. This project has been designed in conjunction the City's redesign/reconstruction of Kennebec Street and will encourage multimodal transportation with three street frontages and a location central to pedestrian and bicycle activity. The promotion of bicycle and pedestrian transportation is in line with both the Comprehensive Plan and the zone's purpose description. The site is in the B-7 mixed development zone in which the proposed building uses are permitted.

Tom Watson & Co., LLC, and the design team look forward to your review of this project and are requesting to be placed on the next available meeting with the Planning Board. 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.
Principal - Project Manager
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 III Final Site Plan Application
- Section C: Wastewater Capacity
- Section D: Right, Title, Interest
- Section E: Financial Capacity
- Section F: Construction Management Plan
- Section G: Stormwater Management Report
- Section H: Erosion and Sedimentation Control Report
- Section I: Utility Cover
- Section J: Solid Waste Disposal
- Section K: Fire Department Letter
- Section L: Conformity with Land Use Ordinance
- Section M: Request for Waivers
- Section N: Summary of Written Easements
- Section O: Architectural Design Narrative
- Section P: Lighting
- Section Q: Parking Analysis

Drawings:

- Civil Site Plan Set, Dated 2/26/18
- Architectural Plan Set, Dated 2/22/18