

2008-0038

39-B-15
87 Spring St.
Parking lot
Portland Museum of Art

JEWELL & BOUTIN, P. A.
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477 Congress Street
Suite 1104
Portland, ME 04101-3427

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Telephone: 207-774-6665
Fax: 207-774-1626

June 11, 2009

HAND DELIVERED

The Planning Authority
c/o Barbara Barhydt
Development Review Services Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 141 Spring Street, Portland, Maine, 45-A-13

Dear Sirs and Madams:

Our office represents Patricia Lesneski, the Personal Representative of the estate of Stephen Lesneski, pursuant to Cumberland County Probate Docket No. 2009-0082. Ms. Lesneski is attempting to sell the premises at 141 Spring Street, and has run into an issue regarding the potential application of the Section 14-483 of the Portland Land Use Ordinance titled Preservation and Replacement of Housing Units.

The most recent records of Building Inspection, dating from about ten years ago, show that this property was being used at that time as two apartments and six rooming units. The brokers feel that the best use of the property would be as a three or four unit apartment property. We are applying for relief pursuant to 14-483(n)(6).

Our research has shown that the original use of this property was a single family. The Building Inspection records only go back to about the 1930's at which point the property was already being used as a lodging house. In order to go further back in time, I did some research at the Portland Public Library and reviewed some of the old Portland Directories. I am enclosing the street directory page from the Portland Directories for 1890, 1900, 1910, 1920 and 1930 which all show the property with a single occupant.

The Zoning Authority has historically relied upon the Portland Directory as an objective and reliable source to determine the historic use of a property. Further, the Portland Directory has been specifically cited by the City as a source of "legally competent evidence" to determine the use of property pursuant to Portland Land Use Ordinance Section 14-391(c)(1).

RECEIVED

JUN 11 2009

City of Portland
Planning Division

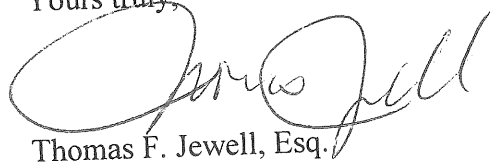
City of Portland
Planning Authority
June 11, 2009
Page 2

We respectfully submit to the Planning Authority that Section 14-483 of the City of Portland Land Use Ordinance should not be applicable to the premises at 141 Spring Street in the event that the owner of the premises decides to reduce the number of dwellings to three or four apartment units. The exact configuration will depend upon the wishes of a prospective buyer.

Please let me know if you need further information in this regard.

My client does have a tentative sale pending and your prompt attention would be greatly appreciated.

Yours truly,

A handwritten signature in black ink, appearing to read "Thomas F. Jewell". The signature is written in a cursive style with a large, looping initial "T".

Thomas F. Jewell, Esq.

TFJ/maj
Enclosures
cc: Patricia Lesneski

PORTLAND STREET DIRECTORY.

LEFT SIDE.

RIGHT SIDE.

SMITH STREET—Continued.

- 68 Daniel F. Richards
- 70 Frank E. Bacon
- 72 Mrs. R-becca H. Brackett
- 74 Richard Gately
- 76 Ezra Drew
- 78 John S. Brown
- 80 Daniel W. Bussell
- 82 Lincoln street
- 84 Wm. H. Catlin
- 86 Wm. Jeffords
- Back bay

SOMERSET STREET.

- From 128 Wilnot to 151 Kennebec.
- 9 Granville E. Jordan, sh
- 87, 89 Cedar street
- 125, William A. Allen, o
- 127, 129 Preble street
- 147— Kennebec street
- 140—

SOUTH STREET.

- From 25 Pleasant to opposite 81 Free.
- 5 Patrick McKeown
- 7 Mrs. Susan Barry
- 9 Eugene F. Shaw
- 11 Peter Doolley
- 15 David D. Hannegan
- 15 Luke V. Whalen
- John E. Donovan

- John Murphy
- Mrs. Elizabeth Gillespie
- Mrs. Hannah Cunningham
- Mrs. Mary Gibbons
- John Glynn
- (rear) James Hopkins
- William M. Keeley
- Mrs. Bridget King
- Mrs. Patrick Murphy

- 20 Thomas McMahan
- Michael Fay
- 22 Mrs. Mary A. Tuckerman
- 23 Mrs. Maria Farington
- Hosehouse
- 24 Vacant, s
- 30 Vacant, s
- 0 Spring street
- 32 Charles C. P. Paine
- 36 Mrs. Mary Mitchell
- 40 Patrick H. Welch
- 42 Rensselaer C Harmon
- 50— Free street

SPRING STREET.

- From 84 Center to 43 Vaughan.
- 4 Mrs. Anna Long
- Mrs. Bridget Murphy
- Mrs. Sarah Towle
- Peter Wade
- 6 Mrs. Bridget Black
- Mrs. Nancy Fuller
- (rear) Mrs. John Gillette
- 10 Mrs. Margaret O'Donnell
- 12 John McMain
- 16 Isaac Hadzner

1-13 E. T. Burrows & Co., fact
15 Alfred King

PORTLAND STREET DIRECTORY.

LEFT SIDE.

RIGHT SIDE.

SPRING STREET—Continued.

- 19 Patrick J. Welch
- Mrs. Betsy Corliss

- 16 Michael Fell
- Jeremiah Callahan
- Patrick Casey
- Alexander Boggs
- (rear) Martin A. Gorham
- Miss Mary A. Kilbron
- Miss Caroline Chase
- Sylvanus C. Kilborn
- Woman's Christian Asso.
- 24 Neils Johnson
- 0 South street
- 30 St. Luke's sewing school
- 33 Fire department
- 40 Sumner C. Lang
- 44 Herbert E. Emery
- Mrs. Abigail Bean
- Eugene Goodwin
- 52 John L. Best

- 35 Peter Quincannon
- Mrs. Julia Caddy
- Thomas Cronan
- 41 William J. Henry
- 47 Vacant
- 49 Charles C. Douglass
- William M. Hanson
- Wm. H. Williams
- Edwin A. Sprunger
- Mrs. Catherine Foley
- Charles Bradford
- John E. Kenney
- Robert M. Parton
- Charles B. Merrill
- Charles M. Baine
- Samuel A. True
- 0 Oak street
- 75 Ira Crocker
- 79 Practice school

- 30 Mrs. Abba I. C. Davis

- 0 Oak street
- 71 Miss Mary R. McLutire
- Augustus Cumming
- Mrs. C. A. Miller
- 81 Thomas H. Chaso
- 86 Horatio Fox
- 89 George O. K. Cham
- 93 Lewis H. Bosworth
- High street
- 106 Pientiss Loring
- 110 Mrs. Elizabeth Small
- 113 William H. Stevens

- 30 James H. Merritt
- 32 Martin A. Dillingham
- 34 Martin A. Dillingham, s

Park street

- Mrs. Alice L. Carter, kind.
- Mrs. Ellen Chase
- Mrs. Hannah B. Sargent
- George H. Starr
- 52 Frederick W. McKenney
- 54 Miss Elizabeth J. Smith, s
- Benjamin T. Libby
- 54 John C. Peery
- Harry W. Varney
- 56 Mrs. K. Noble, s
- 0 State street
- Mrs. Helen A. Rand

SPRING STREET.

- 179 Oliver Brown
- Edwin L. Smith
- 179 Isaac Cobb
- 183 Mrs. Ruth H. Baker
- (rear) Herbert M. Sylvester
- 0 Winter street

1890



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 TELEPHONE CONNECTION.

1900

PORTLAND STREET DIRECTORY. 239

LEFT SIDE. RIGHT SIDE.

SPRING STREET—CONTINUED.

- | | | | |
|----|------------------------|-------|-------------------------------|
| 28 | Neils Johnson | 25 | Mrs. N. Ellen Sukeforth |
| 30 | John Olson | | Mrs. Mary M. Bryant |
| | <i>South street</i> | | <i>South street</i> |
| 42 | Arthur H. Kirkup | 35 | Jabez P. Evelyn |
| 44 | Harry P. Holloran | 41 | Mrs. Annie M. Henry |
| | Ebas T. Holbrook | 45 | Miss Alice C. Cronan |
| 46 | William F. Dresser | 47 | Miss Catherine E. O'Brien |
| | Charles H. Thompson | 49 | Vacant |
| 48 | William H. Davenport | | (rear) E. Milton Lord, h & st |
| | T. Ernest Harmon | 51 | Mrs. Abigail W. Bean |
| 50 | John Temple | | James Ross |
| | Charles C. Douglass | 55 | John F. May |
| 52 | Louis N. Fredericks | | Mrs. Annie M. Rand |
| | Portland Athletic Club | 57 | Harry W. Caldwell |
| | | | John S. Jumper |
| | | 65 | John F. A. Merrill |
| | | 69 | Charles M. Baine |
| | | 71 | Samuel A. True |
| | | | <i>Oak street</i> |
| | | 75 | Fraternity House |
| | | | Sarah A. Eastman |
| | | 79-85 | Maine School for the Deaf |
| | | 91 | Henry J. Edwards |
| | | 97 | Charles C. Bickford |
| | | 103 | Vacant |
| | | | <i>High street</i> |
| | | 121 | Dr. Samuel B. Thombs, h & o |
| | | | Charles E. Deering |
| | | 125 | Charles Walker |
| | | | Charles E. Mansfield |
| | | | <i>Spring Street place</i> |
| | | 129 | Clarkson M. Thompson |
| | | 131 | Charles H. Chandler |
| | | | Robinson Williams |
| | | 133 | Dr. Charles Hutchinson |
| | | 135 | Dr. Charles Hutchinson |
| | | | <i>Park street</i> |
| | | 137 | Vacant |
| | | 139 | Charles D. Clark |
| | | 141 | Mrs. Adelaide N. Moulton |
| | | 143 | Vacant |
| | | 145 | John J. Lynch |
| | | 149 | Custus H. Roemer, h and s |
| | | 151 | Lemuel Sponagle |
| | | | Frank W. Edwards |
| | | 155 | Thomas H. Williams |
| | | 157 | Steam Fire Engine No. 4 |
| | | | <i>State street</i> |
| | | 179 | John Buckley |
| | | 179½ | John Harrigan |
| | | 183 | William W. Stevens |
| | | 187 | Eben Corey |
| | | | <i>Winter street</i> |
| | | 197 | Mrs. Martha J. Palmer |
| | | | <i>Winter street</i> |
| | | 198 | Samuel A. Pierce |
| | | | <i>Winter street</i> |
| | | 144 | Mrs. James D. Fessenden |
| | | 148 | Mrs. Fannie O. McCausland |
| | | 150 | Wallace N. Whitehouse |
| | | 150A | Mrs. M. M. Reed |
| | | 152 | Frederick W. McKenny |
| | | 154 | George D. Duffey, sh |
| | | 154½ | Benjamin T. Libby |
| | | 156 | Alfred Walker, s |
| | | | <i>State street</i> |
| | | 178 | Mrs. Helen A. Rand |
| | | 186 | Samuel H. Colesworthy jr. |
| | | | <i>Winter street</i> |
| | | 188 | Samuel A. Pierce |

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RIGHT SIDE.

- SMITH STREET**—Continued.
- 19 James C. Robinson
 - Mrs. Annie Smith
 - 21 Harris L. Selig
 - Mrs. Mahala M. Dingley
 - Greenfield T. Jordan
 - 23, 25 Clement S. Johnson, grocer
 - 0 Cumberland avenue
 - 33 Thomas Barker
 - George W. Hunter
 - 37 Eugene S. Jewett
 - William H. Littlefield
 - (rear) William J. Malone
 - Michael J. Murray
 - 41 Moses J. Laroche
 - Thomas J. Silke
 - 45 David M. McPherson
 - Frank C. Robbins
 - 47 Vacant
 - George F. Kimball
 - 49 George S. Meserve
 - Joseph F. Bradley
 - 51 Herbert W. Legrow
 - Thomas G. Ennis
 - 53 Walter W. Sawyer
 - 55 Lewis F. Downing
 - Miss Mary E. Carroll
 - 57 Charles F. West
 - 59 Mrs. Sarah L. Orr
 - 61 William H. Day
 - 71 Mrs. Adelia L. Tripp
 - Horace W. Cole
 - 75 Water A. Whitney
 - George P. Dodd
 - 77 Vacant
 - James P. McCormick
 - 79 Vacant
 - Launcester street
 - 85 Edwin W. Graftam
 - (rear) Percy G. Turner
 - 99 John J. Murphy
 - Back bay

LEFT SIDE.

- 20 Arthur D. Webber
- Timothy E. Hartnett
- 22 Clarence S. Macrum
- 0 Cumberland avenue
- 32 Aurele Lessard
- Edmund J. Young
- 36 John A. Rogers
- John J. Herbert
- 38 Cornelius Harris
- 42 John J. McKeown
- John Nelson

- 46 William F. Haggatt
- John Neuner
- Frank E. Haggatt
- Joseph H. Garrett
- 50 Eugene A. Scott
- 52 Mrs. Catherine Driscoll
- 58 Robert J. Collins
- Lemuel H. Stover
- 60 Oxford street
- 64 Frank J. H. Dalpocha
- Martin F. Dugan
- 66 Michael J. O'Day
- Henry J. Clark
- 68 Martin A. Ames
- George C. Ritchot
- 70 Mrs. Rebecca H. Brackett
- 74 Patrick D. Eagan
- 76 Horatio N. Barker
- Samuel Dultzky
- 78 William H. Rollinson
- 80 Edmund H. Shaw
- 86 Launcester street
- 94 Arthur H. Gallant
- John E. Hanson
- Back bay

SOMERSET STREET.

- WARDS 3, 4.
- From 128 Wilnot to 151 Kennebec.
- 9 Gutterson & Gould, junk
 - 25-47 Vacant
 - B. & M. R. R. freight yard
 - 87, 89 Cedar street
 - 125 William A. Allen Co., planing
 - Allen Drawer Slide Co., sh
 - H. C. Harrison, organ builder
 - 127, 129 Preble street
 - 147—Kennebec street
- SOUTH STREET.**
- WARD 4.
- From 25 Pleasant to opposite 81 Free.
- 2 Edward Curran
 - E. Eugene Daniels
 - 5 Miss Delia Flaherty
 - Michael Norton
 - James Welch
 - James J. Hopkins

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41 to 45 CROSS STREET.

PORTLAND STREET DIRECTORY.

RIGHT SIDE.

- SOUTH STREET**—Continued.
- 7 Joseph J. Devlin
 - Coleman Geary
 - 9 John Murray
 - Michael Curran
 - 11 David D. Hannegan
 - 15 Luke V. Whalen
 - Hans J. Smith
 - (rear) Eugene E. Reardon
 - (rear) Mrs. Hannah Flaherty
 - Jeremiah McCarthy
 - 19 Michael R. Fell
 - Christian Jorgensen
 - 19½ John A. Frates
 - Mrs. Mary Grimes
 - Arthur L. Frane
 - 21 Bruce Kirvan
 - 23 Mrs. Rosie Werner
 - 25 Wilson L. Chute
 - 29 Spring street
 - The E. T. Burrows Co., fac
 - 43 Maine Motor Carriage Co., auto-
 - mobiles
 - 49—Free street

LEFT SIDE.

- 8 Mrs. Lucy Haskell
- Patrick Conley
- Martin J. Costello
- Patrick Lee
- 9 Cony McDonough
- Mrs. Mary Perry
- 11 Matthew J. Burke
- Martin Conley
- Gustaf A. Henrikson
- Edward G. Price
- (rear) Radcliffe Qualliam
- Miss Mary M. McMahon
- Mrs. Mary A. Flynn
- Miss Margaret O'Neill
- Michael Fay
- John J. Gilmore
- 30 Veteran 0 Spring street
- Peter J. Quincannon
- James B. Mitchell
- 40 Michael H. Connolly
- 42 John T. Anderson
- Free street

- SPRING STREET.**
- WARDS 4, 5, 6, 7.
- From 84 Center to 43 Vaughan.
- 1-25 The E. T. Burrows Co., screens
- 0 South street
- 35 Michael P. Conroy
 - 41 Henry F. McGee
 - 45 Daniel Ciancy
 - 47 Miss Catherine E. O'Brien
 - 49 Mrs. Nellie F. Locke
 - (rear) Vacant st
 - Franklin B. Ghe
 - 51 Edwin A. Springer
 - 55 Thomas J. Foster
 - 57 John F. Marr
 - Alexander Eagles
 - 65 The Boyd
 - 69 William C. Haggatt
 - 71 Mrs. Lizzie A. Clarke
 - 0 Oak street
 - Y. W. C. A., rms
 - 75-85 Maine School for the Deaf
 - 91 Annex to School for the Deaf
 - 97 Charles C. Bickford
 - 103 Vacant
 - 0 High street
 - 121 Dr. Samuel B. Thoms, h and o
 - 125 Mrs. Elizabeth M. Deering
 - 127 Charles H. Walker
 - Charles E. Mansfield
 - 0 Spring street place
 - 129 Mrs. Marzetta A. Snow
 - 131 Mrs. Clara E. Chandler
 - 133 Robinson Williams
 - 135 Dr. Charles Hutchinson
 - 0 Park street
 - 137 Moses H. Foster
 - 141 Herbert Crossman
 - Mrs. Adelaide N. Moulton
 - 143 Henry A. Trappin
 - 145 Michael J. Lynch
 - 145A John J. Flinders

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Mill, 151 Kennebec Street.

1910

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 233 MIDDLE STREET

1920

PORTLAND STREET DIRECTORY 1920

- | | |
|---|--|
| <p>LEFT SIDE</p> <p>30 Veteran Firemen's Association
 0 Spring street</p> <p>32 Vacant</p> <p>33 Miss Jeanette Graves
 Miss A Eugenie Griffith</p> <p>40 Mrs Elsie M Hamilton
 John T Anderson</p> <p>42
 49
 50</p> | <p>RIGHT SIDE</p> <p>23 Conrad H Werner
 25 Ollie Olsen
 29 Spring street</p> <p>33 The E T Burrows Co fac
 43 Packard Motor Car Co automobiles
 49 Free street</p> |
|---|--|
-
- | | |
|---|---|
| <p>LEFT SIDE</p> <p>4 Mrs Bridget Connolly
 Matt Noonan
 James Coffey
 Miss Bridget Flaherty
 Mrs Margaret McDonough
 Mrs Margaret Donahue
 The E T Burrows Co fac
 Miss Phyllis Irue
 Miss Anna Nelson
 Mrs Emma Nelson</p> <p>8 Mrs Luella Lawrence
 John F Marr
 William L Allen
 Elmer G Bushey
 George T Harding
 Edward Christensen
 Mrs Lezae F Adams
 Mrs Eva L Junkins
 William E Leighton
 Joseph H Adams
 Elias T Holbrook Club
 0 Oak street</p> <p>24 Fred I Albet
 76-78 Woman Literary Union
 Frye Hall
 Reuben H Cleaves
 Charles E Weeks
 Edward F Tompson
 William B Desmond
 Mrs Hattie Hawkins
 High street</p> <p>106 Taxi Service Co Inc
 107 William H Barker
 Dr Harriet M Lewis h and o
 Herman F Grant
 Mrs Mary V Stevens
 Adelbert R Harmon
 Mrs Mae L Macdonald
 Mrs Catherine E McCallan
 Frank Laing
 Adam M Laing
 A M Laing & Son gilders
 Park street</p> <p>130 Mae L Allen
 143-148 Charles L Poole lodging house
 Ernest E Morse
 Miss Georgie McKenney
 Lewis Belenson tailor
 Michael Glynn
 Michael A Clancy
 Mrs Margaret Spiller bakery
 0 State street</p> <p>168 Rev Ralph R Kennur
 169 Alfred L Colesworthly
 0 Winter street</p> <p>183 John H Pierce
 184 Frank H Pierce
 185 Alberta M Page
 Thompson McKenzie
 Charles Flynn
 Mrs Helen R Potter
 Miss Adeline B Loud
 John S Morris
 Brackett street</p> <p>190 William H Ohler
 Fred S Stevens</p> | <p>RIGHT SIDE</p> <p>1-25 The E T Burrows Co fac
 26 South street
 33 Michael L Ward
 35 Howard N Shaw
 39 Albert E Copp
 41 The Elks Apartment
 45-47 Margaret Belle Urquhart
 (rear) Vacant st
 Franklin B Gile
 James Tilley
 Mrs Effie Springer
 The Tyler Apartments
 The Royd Apartments
 69-71 Walter E Pinkham lodging house
 0 Oak street</p> <p>75-85 Maine School for the Deaf
 91 Annex to the School for the Deaf
 97 Portland School of Fine Arts
 103 Portland Society of Art Gallery
 0 High street</p> <p>119 Ralph R Glidden Grocer
 121 Dr Samuel B Thombs h and o
 125 Dr Charles O Caswell h and o
 127 Mrs Sadie E Chase
 0 Spring street place</p> <p>129 Mrs Alice Johnson
 131 Mrs Mabel Crockett
 133 Robinson Williams
 135 Dr Charles Hutchinson
 0 Park street</p> <p>137 Anna G Benjamin
 139 Mrs Madeline L Drey
 141 Mrs Adelaide N Mouton
 143 Mrs Catherine T Lappin
 145 Michael J Lynch
 145A Mrs Bessie Harbach
 Mrs Anna M Anderson
 147 Norman A Fuller
 Mrs Isabelle E Ladd
 147A William S Ward
 149 Waldo E Houghton
 151 Archibald T Haney
 Mrs Ellen Jortberg
 155-157 Steam Fire Engine No 4
 0 State street</p> <p>179 Andrew Temple
 Henry S Hoar
 179A Wilbur J Mckenzie
 183 Dr Charles H Hunt
 187 Mrs Mary A Meehan
 0 Winter street</p> <p>197 Mrs Margaret Lee
 Harry W Dunton
 199 Carl W Boynton
 Melville W Dreifethen
 205 Mrs Mary Augusta Stubbs
 207 Mrs Amanda C R Nesmith
 209 Colcord & Washburn drugs
 211 Mrs Addie L Peters
 213 James L Holley
 215 Seth P H Carr
 217 John H Edwards
 219 Harry M Turner
 221 Charles K Serotta
 223 Fred C Robinson
 Fred E Roberts</p> |
|---|---|

A. F. Douglass & Co. INSURANCE

The JAMES BAILEY COMPANY 264-MIDDLE STREET-264
 OUTFITTERS TO THE HORSE • NEAR MONUMENT SQUARE

PORTLAND STREET DIRECTORY 1920

- | | |
|--|---|
| <p>LEFT SIDE</p> <p>22 Alfred C Wood</p> <p>32 Guy M Hinkley
 John J McCarthy
 Mrs Minnie U Lombard
 Edward S McVaile
 Cornelius Harris
 Mrs Caroline Spencer</p> <p>42 John J McKeown
 James J Nicholson
 Stephen B Hayes
 (rear) William Carey
 Louis Averback
 Sylvester Cushing
 Eugene W Purkin
 Mrs Vina Gustian
 Robert J Collins
 Albert Meserve</p> <p>60 Oxford street
 Mrs Bern B Huntley
 Henry P Ardison
 Charles W Read
 Mrs Mary Downing
 Christian Olsen
 Frank Tolson
 Frank Ireland E Hamilton
 William H Rollinson
 John W Ross</p> <p>82 John J Donaghey
 Lancaster street</p> <p>86</p> <p>94 Hollis Meador
 Fox street
 Back Bay</p> <p>110</p> | <p>RIGHT SIDE</p> <p>21 Tillman E Gould
 Mrs Bliza Flynn</p> <p>23-25 Clement S Johnson grocer
 0 Cumberland avenue</p> <p>33 Joseph Devine
 James R Regan
 Mrs Mary T Sullivan
 George G Murdock
 Horatio A Farr
 (rear) James J Burke
 James I Chadsey</p> <p>41 John D Silke
 Mrs Mary A Mulkeyn
 Thomas J Silke
 David M McPherson
 Albion T Rankin
 William Gunn
 Mrs Mary Williams
 Mrs Marie Johnson
 Herbert O Douglass
 Clifford G Ofen</p> <p>51 Herbert W Legrow
 Edgar A Ladd
 Mrs Elizabeth Taylor
 Mrs William J McCrink
 Didas Leclair</p> <p>57 Max Brown
 George Mealy
 Oxford street</p> <p>59 Jacob Williams
 67 George Anderson
 Jacob Miller
 Israel B Romanow
 Walter A Whitney
 William A Wanamaker
 Harry Bragg
 James P McCormick
 85 Tavean Fuxon junk
 89 Daniel P Barley
 97 (rear) Frank Dyer
 Stephen E Ham
 Fox street
 Back Bay</p> <p>111</p> |
|--|---|
-
- | | |
|--|--|
| <p>LEFT SIDE</p> <p>20-22 Pearl street
 60-88 Chestnut street
 88-90 Cedar street
 108-110 Elm street
 128-130 Preble street
 140 Kennebec street</p> | <p>RIGHT SIDE</p> <p>87-89 Cedar street
 William A Allen Co pianos
 125 Allen Drawer Slide Co sh
 127-129 Kennebec street
 147- Kennebec street</p> |
|--|--|
-
- | | |
|--|--|
| <p>LEFT SIDE</p> <p>2 John J Deetgen
 Patrick Ney
 Patrick E King
 Thomas Ridge
 Joseph Norton</p> <p>8 Weston J Coffield
 Vestus J McDonough
 Michael Norson
 Mrs Mary Perry
 Frank P Avera
 Percy M Mayberry</p> <p>16 Vacant
 (rear) John J Ridge
 Patrick McMahon
 Peter J Bennett
 Frank J Quincannon</p> <p>22 John J Gilmore</p> | <p>RIGHT SIDE</p> <p>From 25 Pleasant to opposite 81 Free
 5 John Thornton
 Roscoe Libby
 7 Coleman Geary
 Mrs Nora Morgan
 Matthew J Burke
 Martin Lowery
 James J Flaherty
 Charles E Goebig
 Coleman E Donahue
 David E MacDonell
 (rear) William F Kelly
 Jeremiah McCarthy</p> <p>19 Michael Curran
 Christen Jorgensen
 Mrs Catherine Frates
 Arthur L Frame
 Mrs Gertrude A Kirwan</p> |
|--|--|

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LUMBER WHOLESALE

35 FREE STREET
 PORTLAND
 TEL. FOREST 3670

PORTLAND [1930] STREET DIRECTORY

1151

1150

PORTLAND [1930] STREET DIRECTORY

RIGHT SIDE

LEFT SIDE

SOUTH STREET

WARD 4

From 25 Pleasant to 80 Free

- 2 Carl Stekan
- 3 Mrs. Anna Lapointe
- 4 Patrick E. King
- 5 Frank Boyls
- 6 Stephen J. Finkerty
- 7 Patrick J. Lydon
- 8 Michael McDonough
- 9 Michael Vachon
- 10 Sarah Manchester
- 11 Mrs. Nellie Whitney
- 12 John A. Morkum
- 13 Mrs. Emma A. Walter
- 14 Raymond B. Stewens
- 15 (Gray) Mrs. M. Davis
- 16 Manderville G. Madden
- 17 William G. Dunphy
- 18 Patrick McManon
- 19 Mrs. M. Evans
- 20 Mrs. M. McManon
- 21 Mrs. M. McManon
- 22 Michael G. Carpenter Shop
- 23 Portland Marine Firemen's Assn.
- 24 Spring street
- 25 Steve A. Simulson
- 26 James D. Harkins
- 27 Frederick G. Christensen
- 28 John P. Anderson
- 29 Quality Coat & Linen Supply
- 30 Free street
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46

SPRING STREET—Continued

RIGHT SIDE

LEFT SIDE

- 65 Charles McSwigin apt 10
- George F. Thompson apt 11
- Mrs. Elizabeth F. Thompson
- apt 12
- Alley O. Gould apt 12
- Rowe Apartments
- Grace W. Weiden apt 1
- Robert J. Sweet apt 2
- John W. Healy apt 3
- Mrs. Annie C. Bean apt 5
- Mrs. Claumenata H. A. Ballard
- Mrs. John and n. apt 6
- John C. Goldie apt 7
- William H. Pope apt 8
- Abel K. Hyde apt 9
- High apartment apt 1
- Burgate (Gagnon) apt 2
- Clayton A. Club House
- G. W. C. Club House
- Oak street
- 76 01 Maine School for the Deaf
- 77 School of Fine Arts
- 78 Winifred Collins
- 80 Sweet Memorial Building
- 90 High street
- 101 Flavin S. Colquhoun
- 117 Mrs. Jennie P. Thoburns
- 121 Charles O. Caswell plays
- 127 Richard F. McNeill
- 129 Fred C. Towler apt 0
- Milburn J. Viggin
- William G. O'Brien
- Walter W. Haddock
- George C. Dinal
- First National Stores Inc 670
- 133 Mrs. Anne C. Inanson
- John M. Shivers
- Charles G. Harcourt
- 145 Mrs. Ada G. G. H. G. and h
- Mrs. Adeline M. Harcourt and h
- Herbert A. Webster and h
- Mrs. T. E. J. Murray and h
- 148 Mrs. T. E. J. Murray and h
- 146 Mitchell J. Lynch
- 145a Samuel W. Ireland
- Mrs. Victoria Leaver and h
- Mrs. Anne M. Batts and h
- 147a Fred W. York
- Mrs. Adah B. Fuller real est.
- 149 Enoch W. Higgins
- 151 Archibald T. Hanes
- Mrs. Ellice L. Rossberg
- 151a Portland Fire Dept Engine 4
- 157 State street
- 161 Ray J. Habb
- Cecil R. Grafton
- (near) Frank Matthews
- Mrs. Annie O. Palmer
- 187 Grace W. Harcourt drummer and h
- 188 Alida W. Harcourt drummer
- 189 Harry A. Lee
- 190 John H. Clough
- 191 Edith Libby nurse
- Bernhard J. Cobb
- Mrs. Edith M. Gray
- 205 Mary A. Stubbs
- 207 Mrs. D. NeSmith
- 209 George & Washburn drug
- 211
- 212
- 213
- 214
- 215
- 216

SPRING STREET

WARDS 4, 5, 6, 7

From 85 Center to 48 Maughan

- 4 West Nooman
- 6 Mrs. Mary Crawford
- 8 Thomas H. Rowley
- 8 Vacant
- 8 Mrs. Margaret P. Donahue
- 10 Vacant warehouse
- 12 Vacant warehouse
- 14 Glenn Hatch
- 16 Mrs. Katie G. French
- 18 Mrs. Emma G. Nelson
- 20 South street
- 22 George N. Campbell
- 24 William L. Allen interior decorator
- 26 and n
- 28 Joseph A. Jennings
- 40 George W. Cragie
- 48
- 48 Valerius Roberts
- Mrs. Nora H. McManthey
- Mrs. Rebecca A. Millidge
- William B. Leighton
- 50 James J. Shea
- 52 Mrs. Minerva B. Pope
- 60 Portland Athletic Club

FREE STREET

WARD 5

From 85 Center to 48 Maughan

- 31 Campbell's Lunch
- 33 William E. Gungahill
- 35 Vacant
- 37 Leathe B. Aycker
- 39 Albert B. Cobb
- 41 The Pillsbury and n
- 43 Mrs. Julia M. Blyden
- 45 Robert J. Shea
- 47 Lilla C. Taylor and n
- Mrs. Margaret and n
- Shannon P. Portman
- Mrs. May A. Hanks and n
- Harold W. Hanks and n
- Frederick G. Conant and n
- Walter H. Gray and n
- Mrs. Lillian S. Giddings
- Ernest V. Peterson and n
- Philip W. Allen and n
- Frank W. Seible and n
- Howard H. B. Gungahill
- 49 Prospector B. H. Gungahill
- (near) Stephen J. Gungahill
- 51 Frank B. Gungahill
- James A. Gungahill
- 53 James H. Gungahill
- 55 Albin A. Gungahill
- Arthur A. Gungahill
- Harold C. Gungahill
- Ernest C. Gungahill
- Frank C. Gungahill
- Barry C. Gungahill
- Charles C. Gungahill
- Edward C. Gungahill

1930

**NEON TUBES
 ELECTRIC SIGNS**

JOHN H. MIDDLEBROOK
 12 ELM STREET Tel. Preble 830 SIGNS

**COMPLETE
 COMMERCIAL SIGN
 SERVICE**

**Portland Museum of Art
Proposed Parking lot and associated landscaping**

Staff presentation: PB Workshop May 13, 2008

Apologies re attachments not attached - f, g + h circulated.

1. The proposal includes a surface parking lot for 45 vehicles set back from Spring Street about 65 feet. Associated landscaping along Spring Street has been designed as gardens with a formal historic theme. A raingarden that doubles as a water treatment bioretention cell is located at the northeast end of the site near Oak Street.
2. The proposal is an interim use of the former YWCA site while the Museum develops long term plans for the site as part of the overall Museum development. The parking lot use is anticipated to be used only by Museum administration and be in place for 15-20 years.
3. This is a conditional use within the B3 zone and is subject to particular requirements in the B3 Zoning ordinance, the Site Plan standards and the B3 Downtown Urban Design Guidelines.
4. While broadly acceptable from an historic, landscape, engineering and traffic review perspective, the scale of the site and its prominence along Spring Street have raised some concerns and questions regarding the:
 - a. Low levels of lighting in some parts of the parking area and absence of lighting in the gardens
 - b. Treatment of the retaining wall and chain link fencing along the rear of the site and near oak Street (this is owned by the Museum)
 - c. Nature of public access and use of the garden areas and future management

Portland Museum of Art Workshop 5.13.08.

① JF presentation (see note)

② Chauton Chair of PMA Board - excited; bought site for Museum dev "bright future" focus on aesthetic improvement.

③ Stephen Mohr.

- described ex. conds

- wanted to make statement.

- explained need for parking

- "simplest plan is best plan" ^{bold landscape statement}

- ref. other houses marching down st. ^{mode but mode}
recreate land forms.

- parking lot a couple feet lower

- didn't want it to be secluded.

- ref. Eng + landscape comments

- lighting - inc. in parking lot + walkway

- addressed traffic - widened access

want to put in "wand-gate"

Museum will assign tandem space

- back wall - vic. ^{her. weaver} vines; now climbing ^{twin}

inc 37 to 60 vine plants; 6' high year 1 + ^{+ climbing to}

will go onto chain link. Concerned

re graffiti

- Public access - Museum have spoken to attorneys - thinking in terms of a licence (+ this will go to Penny)
OK public access in terraced areas during daylight hours

Charlton added - terraces will offer opportunity for sculpture - plays into public interest issue

back to SM - have been honest re the timetable for "interim" as this is window needed for

Charlton est. that no members of public present
Questions from Board

Bill - qu. as to need for parking; noticed empty meters; sees this largely as a convenience issue; concerned that this project encourages staff to use SOV & wonders if museum could do other things to encourage staff to use public transit bicycles (ans - museum has no program)

Mike P - clar. where staff park now

Lee L - how many employees 44 full time + some pt
likes look of what
asked about bike racks; ^{contemporary} looking place
interesting
lots near museum

*de.

sens of spirals →

LL - wish best of luck w/ main gardens;
will be high maintenance.

JT - Have there been discussions as to what
Master Plan will look like.

Charlton added - are working on a strategic
plan; have 8000 PMA members; will
need a lot of money which don't have now.

MP - Great project; good to have wasteland
looking better, wants to understand
how higher levels in pleg. will affect
gardens.

SM - no 'O' in center

not sure how to inc. to safe levels
but not be adverse re historic quality

MP - requests this be addressed.

agreed May 27th for Karraig

Attachment 5f

(accidentally left
out of PB memo re PMA)

From: Jean Fraser
To: Mohr, Stephen
Date: 5/6/2008 3:17:39 PM
Subject: Re: FW: PMA Spring Street Project

Stephen,

Yes, I am working on the PB Memo now and will do a final review at the staff meeting tomorrow morning- so will look for your letter and 11x17 plan set (needed for 10am please).

I have just received comments from the Traffic Engineering Reviewer and he has asked for: "The applicant should provide a summary of existing parking conditions (e.g. where existing employees park), and how those conditions will change in the future." To be honest I am not quite sure what he means, but if you can answer that it would be one issue out of the way.

The other issue that we will probably raise with the Board is the quality of the rear wall treatment given the number of years that this is going to be "exposed"- I am sure there are vertical metal railings (painted black) or other designs that also meet code re safety over the retaining wall and so there is a question re incorporating a more permanent/attractive fence solution.

I will e-mail you a copy of the cover text of the PB Memo on Friday afternoon and you may collect a paper copy of the entire PB Memo on Monday morning.

Jean (Fraser)
Planner
874 8728

>>> "Stephen Mohr" <smohr@mohrseredin.com> 5/6/2008 2:47:09 PM >>>

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Attachment 5g.
(accidentally left out of
PB memo re PMA)

From: Deb Andrews
To: Jean Fraser
Date: 5/8/2008 12:47:41 PM
Subject: PMA Proposed Parking Lot and Garden

Jean:

At your request, I have reviewed the Portland Museum of Art's proposed parking/landscape treatment for the lot adjacent to Clapp House on Spring Street. You asked that I review the proposal according to the "congruity" standard included in the site plan ordinance, as the subject lot is located immediately adjacent to an individually-designated landmark structure and the eastern boundary of the West End Historic District.

In my view, the proposed treatment meets the site plan ordinance's congruity standard. Although it is hoped that the site will one day accommodate a new building within the Museum's expanded campus, the proposed landscape treatment effectively buffers the parking and the series of birch tree bosques provides an interesting reference to the building footprints of houses that historically occupied the frontage.

The one potential concern I have is that the proposal calls for retaining (and repairing where necessary) the chain link fence on top of the concrete wall at the northern edge of the site. Particularly where the proposed treatment may be in place for as many as 20 years, the chain link fence seems like an inferior choice of fencing material. At a minimum, I would encourage generous, fast-growing vine plantings at the base which would hopefully obscure the fencing.

Deb Andrews
Historic Preservation Program Manager

Jean Fraser - PMA Proposed Parking Lot and Garden

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Deb Andrews
Historic Preservation Program Manager

Attachment 5h
Portland Museum of Art
PB memo.
(workshop)

From: Jeff Tarling
To: Jean Fraser
Date: 5/9/2008 4:07:01 PM
Subject: PMA Spring Street Parking & Garden

Jean -

The proposed PMA Spring Street Parking & Garden landscape plan offers a unique approach to combining parking and garden landscape design treatment for the Spring Street property. The focal point of the project are three 'bosque' or groupings containing 48 White Birch trees planted in a formal design in three blocks of 16. Additional features include a rain garden area, groupings of evergreen trees, hydrangea shrubs, and an assortment of vines. Overall the proposed landscape design and its unique character will add interest to the area, especially in comparison to the more typical landscape treatment. Recommendations would include the adding to the screening of the back walls. While the plan proposes a wide variety of vine treatments the number or density of plants perhaps should be increased especially behind the five parking spaces near the top of the landscape sheet L4. To the right and left of this area trees help with the screening. Either a greater number of vines, espalier trees perhaps would help meet the screening goals. I would be glad to meet with the project team to review recommendations. Culturally, the White Birch groves will require special accommodations and extended care to be successful. While the use of White Birch should be striking with the white stems, River Birch would be an easier plant selection to grow.

Additional comments would include snow storage - where? and extending the use of curbing around the entire parking lot to protect the lawn and landscape areas.

Overall - unique approach that should make this an area of horticultural & design interest that fits with the PMA mission.

Jeff Tarling
City Arborist

CC: Barbara Barhydt ; Tom Civiello

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Portland Museum of Art
PB memo.
(workshop)

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Jeff Tarling
City Arborist

CC: Barbara Barhydt ; Tom Civiello



Memorandum
Department of Planning and Development
Planning Division

To: Chair Tevanian and Members of the Portland Planning Board

From: Jean Fraser, Planner

Date: Prepared: May 9, 2008
Presented: May 13, 2008

Re: Proposed parking lot and gardens
Site of former YWCA, 87 Spring Street
Portland Museum of Art, Applicant
Site Plan and Conditional Use Review

Introduction

Mohr & Seregin, on behalf of the Portland Museum of Art, has requested conditional use and site plan approval for a proposal to use an existing vacant site of 38,500 sq ft (.88 acre) as a surface parking lot for 45 vehicles, with associated access, lighting and landscaping improvements. The site is located at the corner of Spring Street and Oak Street and was formerly occupied by the YWCA, which has now been demolished.

The proposed parking lot (and associated access) comprises 60% of the site and would be for the use of Museum administration staff, volunteers and docents and not for the general public. The proposed landscaping comprises 16,000 sq ft of gardens which would cover 40% of the site. The gardens are intended as a "landscape statement identifying this parcel as part of the [Museum] campus" (Attachment 1). The proposals include upgraded vehicle and pedestrian access from Spring Street, new storm drainage, site lighting and planting.

The proposal is anticipated to be an interim use for 15-20 years while the Museum develops a longer range plan for Museum use of this site (see Attachments 1 & 2). Staff suggests that the Board review this proposal as if it were a permanent use and site plan development.

The property is zoned B-3 and this development will be reviewed for compliance with the B-3 Zone, Site Plan, and Conditional Use (14-218(3)) standards of the Land Use Code. This site is adjacent to a Historic Landmark (Clapp House) but not within the Historic District.

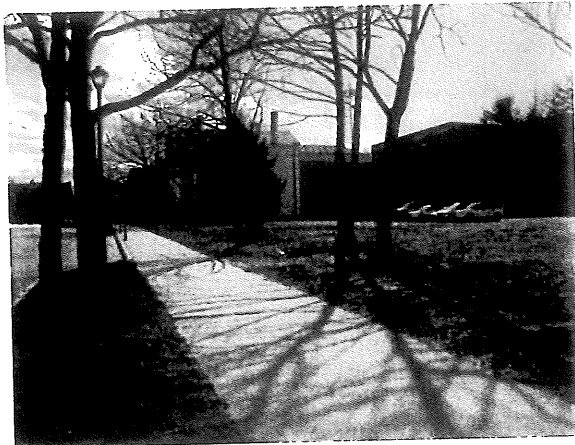
Project Summary

Zoning:	B-3
Land Area:	38,500 sq ft (0.88 acre)
Existing Parking Spaces:	24-26 spaces
Proposed Parking Spaces:	35 spaces plus 10 "tandem" spaces; total of 45 parking spaces
Area of site for gardens:	16,000 sq ft (.37 acre)

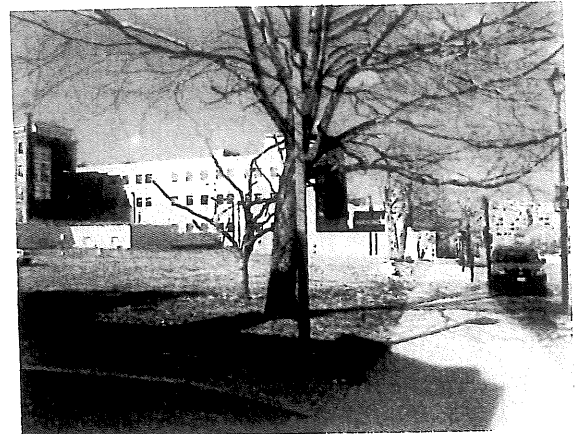
Project Site

The site is currently vacant and flat, following the recent demolition of the former YWCA that covered most of the site (see Boundary Survey in [Attachment 8b](#)). It is bounded to the west by the boundary of the Historic District and Clapp House, an Historic Landmark. Behind the site towards Free Street, at a higher level, is a parking area for the Holiday Inn.

The museum has been using the existing graveled area for parking, with the numbers of vehicles at or below the numbers using the site when the YWCA occupied the site. (See [Attachment 7](#) for additional photographs taken by staff).



Spring Street, looking west



Spring Street, looking east

Along the back of the site there is an existing concrete retaining wall (on Museum property) with chain link fencing above it, and 10 trees within the site in addition to one existing street tree (See Land Title survey and Existing Conditions Plan L1.0 in [Attachment 8](#)).

Proposal

The proposed Layout is shown in Plan L2.0 ([Attachment 8d](#)) and includes the following:

- Paving and striping of a parking lot towards the rear of the site, with low level lighting around the perimeter and new drainage
- Widening and repaving of the access drive, with brick pedestrian path alongside
- New bioretention cell/raingarden at east end of the parking lot (near Oak Street) as part of an improved drainage and water treatment system
- Three landscaped terraces along Spring Street, with lawn areas and bosques of birch trees

- Three landscaped terraces along Spring Street, with lawn areas and bosques of birch trees (with irrigation; existing trees to be removed including adjacent to Clapp House) (also see Landscape Plan L4.0 and sketches in Attachments 7 & 8)
- Other tree and shrub planting to screen proposed parking (with irrigation)
- Repainting of concrete wall along the wall to rear, with trellis features and climbing plants (repair and repainting of existing chain link on top of wall, plus new sections of chain link where necessary to comply with code re safety) (See L5.2 in Attachment 8)

Key Site Plan Review Standards and Issues

Traffic/Circulation/Parking

The proposals retain the existing site access pattern, which comprise a single existing curb cut from Spring Street near Clapp House. The existing driveway into the parking lot is proposed to be widened from 16 feet to 20 feet. An existing 6 foot wide pedestrian path (subject to an easement with Harper Hotels Inc for connection to between the Holiday Inn and parking on Free Street) adjacent to the access drive is relocated to accommodate the widened drive and proposed to be resurfaced in brick with new lighting alongside.

The parking lot to the rear of the site is designed for 35 regular spaces and 10 tandem spaces for a total of 45 spaces. The previous use as a YWCA had 24-26 parking spaces on the site. A summary traffic statement by William Bray PE has been submitted (Attachment 1). The parking will be limited to vehicles directly involved in the administration of the Museum such as staff, volunteers, docents and occasional specialists associated with specific Museum activities such as setting up exhibits- this is described in more detail in the letters from Mohr & Seredin dated 4.23.2008 and 5.6.08 (Attachments 3 & 4).

Thomas Errico the City's Traffic Engineering Reviewer, has confirmed that the proposed driveway design and parking space layout is acceptable as based on the confirmation that it will be used for long term duration vehicles (eg Museum employees) (Attachment 5c). A condition of any approval might include a restriction on the nature of the parking use and a requirement for submission of a parking management plan for the lot.

Mr Errico requested further clarification as to where the employees currently park. The applicant has responded in a letter from Mohr & Seredin dated 5.6.08 (Attachment 4) that employees currently park in non-metered street locations, metered parking on surrounding streets and daily fee parking on Free/Spring Streets.

B-3 Site Plan Standard- Design Standards

The site plan ordinance includes standard 16, which addresses design standards for proposals within the B-3 zone. The first section of this standard relates to the pedestrian environment and sub-paragraph 4 addresses sidewalk areas and open space. This standard applies to the proposal and is as follows:

4. Sidewalk areas and open space: The design of publicly accessible sidewalk areas and open space shall complement the general pattern of the downtown pedestrian environment, conform with special City of Portland streetscape programs described in the Technical and Design Standards and guidelines, and enhance the attractiveness, comfort, security, and usability of the pedestrian environment. Factors to be considered include the design, placement, character, durability, and quality of the following:
 - a. Sidewalk, crosswalk, and street paving materials;
 - b. Landscaping, planters, irrigation, and tree guards and grates;
 - c. Lighting;
 - d. Pedestrian amenities such as benches and other seating, trash receptacles, kiosks, bus shelters, artwork, directional and informational signage, fountains, and other special features; and
 - e. Sidewalk vendors and sidewalk cafes.

The design features of the proposal are described below.

- a. Sidewalk
Public Works have outlined the scale of improvements required to the sidewalks and sidewalk ramp at the corner of Oak Street and Spring Street (Attachment 5d). The submitted proposals will require minor revisions to meet this requirement.
- b. Landscaping
The landscape proposals are described in the Application (Attachment 1) and illustrated on Plan L4.0 Landscape and Planting Plan (Attachment 8g). The proposals along Spring Street comprise a visual landscape design that suggest the massing of the historic homes removed from this site (prior to the YWCA); three flat terraces are separated by slopes with birch planting in the terraced areas. These tree plantings are augmented by groups of shrub planting and lawn; irrigation has been incorporated to assure survival of the planting. The garden proposals do not include amenities that would encourage or support public access such as stone dust paths, lighting, benches, artwork etc.

Based upon the landscape plan, it appears that all of the existing trees along the Spring Street frontage, including a large conifer adjacent to Clapp House, will be removed.

At the east end of the proposed parking lot there is a bioretention cell that will operate as a rain garden with herbaceous water plants.

Additional tree planting (mostly red maples) are proposed in groups of three at the throat of the parking lot and in four places along the rear of the site in front of the concrete retaining wall. The treatment of the concrete retaining wall is proposed to be painting with anti-vandal paint and the creation of an "armature of plant growth on the entire wall" (Attachment 4, second page). Staff has requested further information /graphic clarification of the wall treatment at the Workshop and the Mohr & Seredin letter of 5.6.08 (Attachments 3 & 4) suggests that the proposals shown in L4.0 and L5.2 (Attachment 8g & 8j) may be revised.

The staff had indicated to the landscape architects (Attachment 5f) that the quality of the rear wall treatment is an issue given the number of years that this is going to be "exposed". While the applicants agents have described the chain link fence as a "safety barrier" in Attachment 2 (which is an important function given the height of the retaining wall), staff consider a more permanent/attractive fence solution should be pursued. (also see comments under "Historic Congruity" below).

The City Arborist has reviewed the proposals but written comments were not received in time to be included in this Memorandum; they will be available at the Planning Board Workshop meeting.

c. Lighting

Attachment 1 includes a description of the proposed lighting and catalog cuts; Attachments 8d & 8e provide details of the location of the lights and associated illumination levels. Low level lights will be provided along the pedestrian walkway into the site from Spring Street and it is proposed that there be "low level, soft, polite illumination at the edges of the parking lot...By design the illumination levels are likely to be less that the city standards but as proposed are sufficient to provide safe, nighttime use of this area" (Attachment 1). The photometric and illumination levels are further described in Attachments 2 and 3 as staff had asked whether these levels would be adequate at night given that there is no additional lighting within the surrounding garden areas.

The City's Technical and Design Standards set a minimum of .2 foot candles for areas "intended to be lighted" and the Photometric Plan in Attachment 8e is below that level in the vicinity of pedestrian cross walks, to the center rear of the parking lot nearest the retaining wall and near the "rain garden" to the east of the parking lot. Staff recommends that some low level lighting should be included within the gardens area, perhaps by the use of bollards, illuminating the birch trees or other creative solution, which enhance the attractiveness, comfort, security and usability of the area. Staff also suggest that the minimum level of .2 foot candles be achieved within the parking area, particularly in the vicinity of crosswalks and pedestrian routes.

d. Pedestrian Amenities

The proposed gardens comprise about a third of the site and all of the Spring Street frontage. The gardens are not designed as a public open space, thus no benches, lighting of the gardens or other amenities are proposed. While it is not required that this open space be designed as a public park like setting, the site is accessible and may be visited by the public. Some lighting may be desirable for security and aesthetic purposes, and other amenities might make the space more usable.

Historic Congruity

Site Plan Standard 15-526 (18) requires that "if any part of a proposed structure or object is within one hundred (100) feet of any landmark...subject to the protection of article IX and not

separated from such landmark or district by any public street, or any portion of any such street, such structure or object shall be determined not to be incongruous to the architectural style or character of those portions of such designated landmark or district as are currently visible to the development when viewed from a street or public open space". The proposals have therefore been reviewed by the City's Historic Preservation Program Manager (Deb Andrews) and have been determined to meet this standard (Attachment 5g).

However, Ms Andrews has raised a potential concern regarding the choice of retaining/replacing the chain link fence on the top of the retaining wall.

Engineering Issues

The most recent proposals (submitted 5.7.2008) appear to address the Engineering Review comments of 4.24.2008 (Attachment 5b) although a formal review has not been completed. The applicant was particularly advised of the comments regarding the bio-retention cell (See staff e-mail of 5.1.2008 in Attachment 5c) as the viability of the proposed herbaceous plantings may be affected by the design of this water treatment system.

Conditional Use Review Issues

Museums are a permitted institutional use under the B-3 Zoning Ordinance, but surface parking lots are a conditional use in the B-3 Zone and therefore must meet the following standards as set out under (14-218) (see relevant extracts below with staff comments):

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

(5) Surface parking provided that:

- a/b. In the case of lot undergoing minor/major site plan review, no new surface parking spaces, parking aisles, or vehicle lanes shall be allowed within thirty-five (35) feet of any street, except for driveway(s) located perpendicular to the street and providing access to the site;*
- c. No surface parking spaces shall be encumbered by lease or other use commitment exceeding twenty-four (24) month term.*

Staff comment: These standards have been met.

The proposals have been reviewed against 14-474 (Conditional Uses) and the applicant has addressed the three standards of section 14-474 in their Conditional Use application "Statement of Conformance with Conditional Use Criteria" (Attachment 1). Staff has the following comments:

- (2) *Standards. Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:*
- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use;*

Staff comment: As outlined in the submitted note, the previous use of the site for the YWCA did include parking for 24-26 spaces and the gardens are suggested as having a positive effect for the public using Spring and Oak Streets and for adjacent properties.

- b. *There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and*

Staff comment: Staff suggest that the combination of low lighting within the parking area and absence of any lighting within the garden area could contribute to unsafe conditions for pedestrians using the paths across the site (Spring Street to the upper level parking for the Hotel; pedestrians coming from the Museum to the parking lot) and for pedestrians using Spring Street when it is dark/at night.

- c. *Such impact differs substantially from the impact which would normally occur from such a use in that zone.*

Staff comment: The B3 Zone and B3 Urban Design Standards include statements regarding the character of the B3 Zone, such as:

Downtown Portland is the center of the region's business, governmental, cultural, and residential communities. It is also a physical environment comprised of a variety of individual buildings, streetscapes, parks, and districts in which people carry on with day-to-day interactions. As a physical environment, it should be designed to facilitate these uses in a setting that has beauty, is comfortable and secure, which provides amenity and interest for the pedestrian, and which celebrates the coming together of people in a concentrated pedestrian world. (page 1 of the Urban Design Guidelines).

Staff appreciate there is a practical timetable for the Museum which means that this site is unlikely to be developed for a permanent Museum facility for at least 15-20 years. The need for parking is recognized and the proposals in terms of that use do not create an inconsistent impact.

- (d) *Conditions on conditional use permits. The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.*

Attachments

1. Applicant's application, including Mohr & Seredin written statement re conditional use and Right, Title, Interest information, Stormwater analysis, Traffic Note & Lighting Catalog cuts dated March 31, 2008
2. Mohr & Seredin letter of April 11, 2008 regarding lighting, existing retaining wall and short/long range plans for the site
3. Mohr & Seredin letter of April 23, 2008 regarding parking lot use, retaining wall treatment and lighting
4. Mohr & Seredin letter of May 6, 2008 regarding engineering details, current and proposed staff parking, retaining wall treatment and omission of benches from the gardens
5. Staff Comments
 - a. Zoning comments dated April 11, 2008
 - b. Engineering Review (Dan Goyette of Woodard & Curran) Memo of April 24, 2008
 - c. Planning staff e-mail of May 1, 2008
 - d. Public Services Memo re sidewalk improvements of May 1, 2008
 - e. Traffic Engineering Reviewer (Tom Errico) comments e-mail of May 6, 2008
 - f. Planning staff e-mail of May 6, 2008
 - g. Historic Preservation Program Manager comments of May 8, 2008
 - h. City Arborist Comments (to be available at the Workshop)
6. Existing Condition Photograph (staff)
7. Submitted Sketches (March 2008)
8. Plan Set (final revisions as received May 6, 2008 which address traffic and engineering comments)
 - a. Cover Sheet
 - b. Land Title Survey
 - c. L1.0 Existing Conditions
 - d. L2.0 Layout, Materials and Lighting Plan
 - e. L2.1 Lighting Photometric Plan
 - f. L3.0 Grading, Drainage, Utilities and Erosion Control Plan
 - g. L4.0 Landscape and Planting Plan
 - h. L5.0 Site Details
 - i. L5.1 Site Details
 - j. L5.2 Site Details (including for retaining wall treatment)
 - k. C-1 Drainage Improvements Plan
 - l. C-2 Existing and Proposed Conditions Maps
 - m. C-3 Drainage Improvements Details
 - n. C-4 Overall Neighborhood Drainage Plan

Attachment 1

M O H R & S E R E D I N

Landscape Architects, Inc.

March 31, 2008

Ms. Barbara Barhydt, Development Review Services Manager
City of Portland Planning Department
389 Congress St.
Portland, ME 04101

**Re: Portland Museum of Art, Spring Street Site Plan Submission
Tax Map 39B, Lot 15**

Dear Barbara:

On behalf of the Portland Museum of Art (The Museum) we submit the attached site plan and Conditional Use applications, plans, and documents in support of a request for Conditional Use Site Plan approval for the property at 83 Spring Street recently purchased by The Museum. As you know from our meetings and discussions, The Museum is proposing to utilize this property for parking to support the Museum's mission, for outdoor gardens and to improve the appearance of the Museum's facilities on Spring Street. The Museum is putting forth this plan as an interim measure while it develops a long-range Master Plan for the former YWCA property.

The 38,500 s.f. parcel is located at the corner of Oak and Spring Streets and is within the B-3 Downtown Business Zoning District. Parking is permitted within this zone as a Conditional Use and requires Planning Board approval of a site plan developed in conformance with Portland's Land Use Ordinance. The proposal by The Museum is to create a paved parking area for 45 vehicles on the southwesterly corner of the property and to regrade 16,000 s.f. of the lot to create three landscaped terraces paralleling Spring Street. The site improvements will include new storm drainage, site lighting and planting.

Our office has developed this site plan in response to the specific program of The Museum, the historic residential precedents on Spring Street, and the functional issues which exist at this parcel. The proposed parking area includes 35 regular spaces and 10 tandem spaces for a total count of 45 vehicles. This lot will be used primarily by Museum staff, volunteers, docents, and therefore the tandem parking can be successfully used given The Museum's control over, and management of, this lot. The three terraces reflect the prior residential development on Spring Street that was removed to construct the YWCA and the slopes between the terraces reinforce the location of the original house lots that existed on the west side of Spring Street. The bosques of birch trees suggest the massing of the removed homes and are The Museum's landscape statement identifying this parcel as a part of their campus.

The site plan has been developed to include stormwater management measures on the property to address the quantity of runoff as well as water quality. When the YWCA was located on this parcel approximately 90% of the property was impervious and 10% was green space. The design as proposed includes approximately 40% green space and 60% impervious area. The redesign of the drainage system on the property directs the runoff from the parking area into a bio-retention cell/rain garden. This is a low-lying vegetated basin that is constructed with a soil underdrain that will result in runoff with a water quality that meets the City standards. The rain garden will have both an underdrain and an emergency overflow that will be connected to the separated storm drainage system in Spring Street. Runoff from the lawn terraces will be controlled by small drain inlets and underdrains which will also be tied into the separated storm drainage system. A stormwater management plan has been prepared by Steve Blais, PE, of Land Consulting Engineers and is attached with this submission.

Site lighting will be provided via low-level lights on the pedestrian walkway that crosses the southern end of the property and pole mounted lights on the western edge of the parking lot. The walkway lights are proposed as 50-watt metal halide bollard lights. These will be placed parallel to the walkway, adjacent to the parking area, to provide a lower-level, soft, polite illumination level at the edges of the parking lot closest to pedestrian activity. The four pole mounted lights will be located at the western side of the parking lot. These will be metal halide fixtures mounted at a 15-foot height. Both fixture types are simple, anodized black lights that comply with the City of Portland standards. By design the illumination levels are likely to be less than the City standards but as proposed are sufficient to provide safe, nighttime use of this area. An illumination diagram for the site has been included in this submission which shows the footcandle levels within the property. A proposed photometrics plan will be submitted under separate cover.

We have reviewed the traffic and circulation issues for the project and consulted with William Bray, P.E. regarding traffic issues. Prior to the demolition of the YWCA there were 24 to 26 parking spaces that utilized the existing 16-foot wide driveway from Spring Street. The proposed plan expands the parking spaces to 45, and we are proposing to widen the existing driveway to a 20-foot travel width. In doing so, we will relocate the existing 4-foot wide sidewalk in order to accommodate the additional travel width of the driveway. The use of the property by the YWCA produced a daily trip generation level that will not be matched by the proposed use of the space for 20 additional vehicles for parking. Mr. Bray has prepared a summary traffic statement that is attached with this submission.

The three bosques of birch trees are a significant element in the overall landscape design for this project. In order to showcase these plantings we are proposing to remove all of the existing Norway Maples that are on the property. The London Plane tree that is within the Spring Street right-of-way will be preserved. The birches and the proposed shrub masses will meet the intent of the parking lot landscaping guidelines set forth in the City's Technical Supplement. To assure survival of the planting they will all be irrigated as will the lawn areas on the terraces. The existing concrete wall will be treated with a paint that assures graffiti removal, and will be planted with vines on wires as well as on metal trellises. Details for the landscaping are included in this submission with a specific plant list for all proposed plantings.

The design for this property is based upon a simple terraced landform and the massing of the white birch trees that screen the proposed parking on the site. Accordingly, site improvements will be kept to a minimum to allow the strength of the planting and lawn terraces to be revealed. One sign will be located at the driveway entrance stating that the parking is for the Portland Museum of Art staff and a Portland Art Museum identification sign will be placed at the corner of Oak and Spring Streets. No other signs are proposed for the parcel. Granite seating may be incorporated into the park design in a form consistent with the seating found at The Museum entrance. The existing pre-cast concrete pedestrian walkway will be reconstructed with a brick surface to provide color contrast as well as a historical reference with the surface materials.

The property has an eight (8) foot wide easement held by Harper Hotels, Inc. for a pedestrian walkway and utilities. This easement is used by the Holiday Inn to provide pedestrian connection to the Free Street parking lot owned by Harper Hotels, Inc. No other easement are located on the parcel. The Museum is evaluating the issue of public access to the proposed landscaped areas and will discuss that issue with the Planning Board at the April Workshop.

There are no trash cans, solid waste facilities or dumpsters proposed for the project. The Museum handles these needs via their existing facilities so none are included on the site plan. The proposal does not include any structures, so there will be no effluent placed into the City's sanitary sewer system nor

will there be a water demand of domestic use. The stormwater flows leaving the site will be substantially reduced, and have the qualities improved. Based upon these two facts we believe that the public facilities in Spring Street have the capacity to meet the needs of the proposed project.

The Museum plans to proceed with the work immediately upon receipt of the permit from the City. Work will commence in June, and the planting and lawn will be installed by mid to late August, with a completion date by mid-September, 2008. No other state or federal permits are required to perform the work.

This submission includes the following:

1. Site Plan Application and fee.
2. Completed Site Plan Checklist
3. Letter of Agency
4. Letter of Financial Capacity
5. Property deed as evidence of Right, Title and Interest
6. Stormwater Management Report by Steve Blais, PE
7. Written Erosion Control Plan.
8. Traffic statement by William Bray, P.E.
9. Lighting Specifications
10. Perspective Sketches
11. Conditional Use Application and fee.
12. Statement of Conformance with Conditional Use Criteria.
13. Plans
 - S1 -- Standard Boundary Survey
 - L1.0 -- Existing Conditions Plan
 - L2.0 -- Layout, Materials and Lighting Plan
 - L3.0 -- Grading, Drainage, Erosion Control & Utilities Plan
 - L4.0 -- Landscape and Planting Plan
 - L5.0 -- Site Details
 - L5.1 -- Site Details
 - L5.2 -- Site Detail
 - D1 -- Drainage Plan
 - D2 -- Drainage Details and Sections

Please call if you require any other information, or if you want to meet to review this submission.

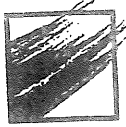
Sincerely,



Stephen B. Mohr, ASLA

Cc: Mr. Dan O'Leary, PMA
Mr. Charlton Ames
Mr. Hans Underdahl

Att. 1.4



Portland Museum of Art

Copy Lee, Barbara

*This is Dan's
response to our
concern about
parking - I
asked him to*

*include a plan
showing where
parking is
presently allowed.*

Alex

February 12, 2008

Alexander Q. Jaegerman, Director
Planning and Development Department
City of Portland
389 Congress Street
Portland, ME 04101-3509

Dear Alexander:

Thank you for the opportunity to meet with you and Lee Urban yesterday and to review the plans the Portland Museum of Art is developing for the property adjacent to the Museum at 87 Spring Street.

As I explained in our meeting, we have completed the search process for an engineering and landscaping consultant for this project and expect to proceed very soon with preparation of a site plan for review.

As we pursue this process, we understand that the Museum should not employ the site for new purposes, such as expanded or public parking, which would first require formal review and approval by the city.

We therefore are making every effort to restrict vehicle access to the site and to insure that our activity will conform to the same use established when the land was controlled by the previous owner. The YWCA maintained parking places for approximately 25 vehicles at the rear of the property. We have taken steps to limit our use to the same level and also to the same approximate location. We will also limit access to Museum staff, trustees, and occasional contractors, and we will monitor the area so that unauthorized use will not occur.

We look forward to making significant improvements to this property that will be valuable to our institution and to the city of Portland, and we appreciate your efforts to help us achieve a successful outcome.

Sincerely,

Daniel E. O'Leary
Director



Conditional Use Application

Department of Planning and Development
Portland Planning Board

Att. 1.5

1. Applicant Information:

PORTLAND MUSEUM OF ART
Name
SEVEN CONGRESS SQ.
Address
PORTLAND, ME 04101
775.6148
Phone Fax

2. Subject Property:

87 SPRING STREET
Address
39 B LOT 15
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

SAME AS APPLICANT
Name
Address
Phone Fax

4. Current Zoning Designation(s):

B-3 DOWNTOWN BUSINESS

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

THE MUSEUM OWNS THE LOT IN FEE SIMPLE INTEREST (DEED ATTACHED)

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

SEE PROJECT PLAN CONR SHEET (EXEMPT ATTACHED)

7. Existing Use:

Describe the existing use of the subject property: FORMER YWCA SITE; EXISTING USE IS OPEN SPACE and PARKING AREA FOR 25/26 VEH

8. Type of Conditional Use Proposed:

SURFACE PARKING GREATER THAN 35 FEET FROM STREET LINES AS SET FORTH IN 14-218 (b) (5)



9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.) *SEE ATTACHED PLAN SET*

10. **Conditional Use Authorized by:** Section 14- *21B (b) (5) REVIEW BY PLANNING BOARD*

11. **Standards - Criteria for Conditional Use Appeal**

SEE ATTACHED WITH THE RESPONSE

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

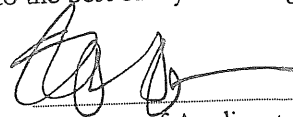
<input checked="" type="checkbox"/> Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

30 MARCH 05

Date of Filing



Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Statement of Conformance with Conditional Use Criteria

The Portland Museum of Art (PMA) is proposing to construct a parking lot and landscaped terraces on the property that they recently acquired at 87 Spring Street. This 38,500 s.f. parcel was formerly occupied by the YWCA structure; the buildings that occupied the parcel have been removed and a site plan developed by PMA for the reuse of the property. The proposed plan includes a parking lot for 45 cars on the southwest corner of the lot and the development of three landscape terraces adjacent to Spring Street.

The construction of surface parking lot in the B-3 Zoning District is permitted as a Conditional Use under Section 14-218(b)(5) of the City of Portland Land Use Ordinance. This section states that surface parking can be provided as long as it is reviewed as a Conditional Use by the Planning Board; that there is no parking located within 35 feet of any street and that no parking space shall be encumbered by a lease or other use commitment exceeding a 24-month term.

Our response to the criteria for the Conditional Use are set forth below based upon the plan as proposed by PMA. The ordinance states that a Conditional Use permit shall be granted unless the Board determines that the following criteria apply to a property or project.

- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use;*
When the YWCA occupied this property there was parking for 24 to 26 vehicles and a structure with a footprint of approximately 26,200 s.f. that housed residential uses, office space and indoor recreational facilities. The proposed uses include parking for 45 vehicles, related site improvements, and landscaped open space. Reuse of the site for parking will not create any unique or distinctive characteristics differing from those that existed on the property when it was owned and used by the YWCA.

Some of the negative effects of the former use of the site will be offset by the proposed uses through the inclusion of water quality and stormwater management measures and the separation of sanitary and stormwater flows leaving the property. The proposal to develop over 40% of the property as landscaped/garden area is a unique and distinctive characteristic, but results in a positive effect for adjoining properties. The proposed terracing and planting will enhance the historic qualities seen in the McLellan and Clapp Houses and will provide an aesthetic benefit for the public on Spring and Oak Streets and for the adjacent properties.

- b. *There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;*
Reuse of this site for parking for 45 vehicles and the development of 16,000 s.f. of landscaped open space will not result in any adverse impacts upon the adjoining lots, surrounding area, or upon the health, safety or welfare of the public. A traffic and circulation assessment has been performed by William Bray which indicates the 20 vehicle increase in on-site parking from that formerly found on the property will not create any traffic or safety hazards. The development has been designed to minimize the

visibility of the parking area and to manage the runoff for stormwater quality and quantity.

The redevelopment of the property for the proposed uses will remove all combined sanitary sewer flows from the property and direct the runoff to the portion of the City stormwater system that is a separated drainage system. There will be no shadowing of neighboring properties, there will be no unusual noise or site lighting levels resulting from the proposed project and the inclusion of green space will improve the appearance of the property to the public that travel Spring Street.

- c. *Such impact differs substantially from the impact which would normally occur from such a use in that zone.*

The impacts that result from the use of this property for parking and green space do not differ from uses that occur within the broader B-3 Downtown Zoning District. As noted above this property had parking for 24 to 26 vehicles and therefore the small expansion of the parking is substantially the same use as existed on the property prior to this application. The inclusion of open space, planting, and the related site improvements are all uses that occur throughout the downtown area and in large measure provide benefits within this zone and do not negatively impact abutters, neighbors, the public or the larger Portland community.



Development Review Application Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Address of Proposed Development: **87 SPRING STREET**

Zone: **B-3 DOWNTOWN BUSINESS**

Project Name: **PORTLAND MUSEUM OF ART SPRING STREET PARKING and GARDENS**

Existing Building Size: NO BUILDING ON THE LOT sq. ft.	Proposed Building Size: NO BUILDINGS PROPOSED sq. ft.
Existing Acreage of Site: 38,737 (0.89 AC) sq. ft.	Proposed Acreage of Site: SAME sq. ft.

Proposed Total Disturbed Area of the Site: **38,200** sq. ft. *

* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).

Tax Assessor's Chart, Block & Lot: Chart # 30 B Block # 15 Lot # 15	Property Owners Name/ Mailing address: PORTLAND MUSEUM OF ART SEVEN CONGRESS SQ. PORTLAND, ME 04101 CONTACT: MR DAN O'LEARY MUSEUM DIRECTOR	Telephone #: 775-6148 Cell Phone #: N/A
Consultant/Agent Name, Mailing Address, Telephone #, Fax # and Cell Phone #: MOTR & SEREON LANDSCAPE ARCHITECTS, INC. 18 PLEASANT ST PORTLAND 04101 871-0003 (PH)	Applicant's Name/ Mailing Address: SAME AS OWNER	Telephone #: SAME AS OWNER Cell Phone #: N/A

Fee for Service Deposit (all applications) (\$200.00)

- Proposed Development (check all that apply)
- New Building
 - Building Addition
 - Change of Use
 - Residential
 - Office
 - Retail
 - Manufacturing
 - Warehouse/Distribution
 - Parking lot
 - Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
 - Site Location of Development (\$3,000.00)
 - (except for residential projects which shall be \$200.00 per lot _____)
 - Traffic Movement (\$1,000.00)
 - Storm water Quality (\$250.00)
 - Section 14-403 Review (\$400.00 + \$25.00 per lot)
 - Other **CONDITIONAL USE (SEPARATE APPLICATION ATTACHED)**

~ Please see next page ~

- Major Development (more than 10,000 sq. ft.)
- Under 50,000 sq. ft. (\$500.00)
 - 50,000 - 100,000 sq. ft. (\$1,000.00)
 - Parking Lots over 100 spaces (\$1,000.00)
 - 100,000 - 200,000 sq. ft. (\$2,000.00)
 - 200,000 - 300,000 sq. ft. (\$3,000.00)
 - Over 300,000 sq. ft. (\$5,000.00)
 - After-the-fact Review (\$1,000.00 + applicable application fee)

- Minor Site Plan Review
- Less than 10,000 sq. ft. (\$400.00)
 - After-the-fact Review (\$1,000.00 + applicable application fee)

- Plan Amendments
- Planning Staff Review (\$250.00)
 - Planning Board Review (\$500.00)

Billing Address: (name, address and contact information)

MORR & SEREDIN
 18 PLEASANT ST.
 PORTLAND, ME 04101
 ATTN: STEPHEN MORR
 & TANIA SEREDIN


PHONE 871-0003
 FAX 871-1419

- Submittals shall include seven (7) folded packets containing of the following materials:
- A. Copy of the application.
 - B. Cover letter stating the nature of the project.
 - C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
 - D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
 - E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
 - E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
 - F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 30 MARCH 2008
--	------------------------



Att 1.11

Site Plan Checklist Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

PORTLAND MUSEUM OF ART
SPRING STREET PARKING and GARDENS - 87 SPRING ST.

Application Number

Project Name, Address of Project

The form is to be completed by the Applicant or Designated Representative:

Section 14-525 (b,c)

Check Submitted	Site Plan Item	Required Information	
✓ SITE S-1	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: Name and address of applicant and name of proposed development	1 a
✓ COVER SHEET	(2)	Scale and north points	b
✓ LI - L-4	(3)	Boundaries of the site	c
✓ S-1	(4)	Total land area of site	d
S-1 and COVER SHEET	(5)	Topography - existing and proposed (2 feet intervals or less)	e
L-1 and L-3	(6)	Plans based on the boundary survey including:	2
✓ COVER SHEET	(7)	Existing soil conditions	a
N/A or L-1	(8)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
N/A NO BUILDINGS	(9)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓ COVER SHEET	(10)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
✓ COVER SHEET	(11)	Location of on-site waste receptacles	e
N/A NONE EXIST.	(12)	Public utilities	e
✓ L-1	(13)	Water and sewer mains	e
✓ L-1	(14)	Culverts, drains, existing and proposed, showing size and directions of flows	f
✓ L-1 and L-3	(15)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	g
✓ S-1	(16)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓ S-1 and L-1 to L-4	(17)	Parking areas	g
LI THRU L-4	(18)	Loading facilities	g
EXISTING L-1	(19)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓ L-1 THRU L-4	(20)	Curb and sidewalks	h
✓ LI THRU L-4	(21)	Landscape plan showing:	h
✓ L-4	(22)	Location of existing vegetation and proposed vegetation	h
✓ L-1 and L-4	(23)	Type of vegetation	h
✓ L-1 and L-4	(24)	Quantity of plantings	h
✓ L-4	(25)	Size of proposed landscaping	h
✓ L-4	(26)	Existing areas to be preserved	h
✓ L-4	(27)	Preservation measures to be employed	h
✓ L-5	(28)	Details of planting and preservation specifications	i
✓ L-5	(29)	Location and dimensions of all fencing and screening	j
✓ L-4	(30)	Location and intensity of outdoor lighting system	k
✓ L-2	(31)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
L-1	(32)	Written statements to include:	c
COVER LETTER	(33)	Description of proposed uses to be located on site	cl
COVER LETTER	(34)	Quantity and type of residential, if any	cl
N/A	(35)	Total land area of the site	c2
COVER LETTER	(36)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
N/A COVER LETTER	(37)	General summary of existing and proposed easements or other burdens	c3
COVER LETTER	(38)	Type, quantity and method of handling solid waste disposal	c4
N/A	(39)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
COVER LETTER	(40)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6
COVER LETTER and DRAIN REPORT	(41)		c6

✓ <u>COVER LETTER</u>	(42)	An estimate of the time period required for completion of the development	7
<u>COVER LETTER</u>	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
<u>VEHICLE PLAN</u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	h8
<u>DEED SUBMITTED</u>	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
<u>N/A</u>	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
<u>WITH SUBMISSION</u>	(50)	A jpeg or pdf of the proposed site plan, if available.	
_____	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):



- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis

- NO an environmental impact study
- NO a sun shadow study
- NO a study of particulates and any other noxious
- NO a noise study

Other comments:

THIS SUBMISSION INCLUDES:

EROSION & SEDIMENTATION CONTROL PLAN (S. BURNS, PE)

TRAFFIC STATEMENT (W. BERLIN, P.E.)

DRAINAGE STUDY (S. BURNS, PE)



Site Plan Checklist Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Project Name, Address of Project _____

Application Number _____

The form is to be completed by the Applicant or Designated Representative:

Section 14-525 (b,c)

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
✓ <u>QTY. ALTA SURVEY</u>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓ <u>ON CONGR STREET</u>	(2)	Name and address of applicant and name of proposed development	a
✓ _____	(3)	Scale and north points	b
✓ _____	(4)	Boundaries of the site	c
✓ _____	(5)	Total land area of site	d
✓ <u>ON EXIST. CONDS</u>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓ <u>WRITTEN STATEMENTS</u>	(7)	Plans based on the boundary survey including:	2
N/A	(8)	Existing soil conditions	a
N/A	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
N/A	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓ <u>ON CONGR STREET</u>	(11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
N/A	(12)	Location of on-site waste receptacles	e
✓ <u>EX. COND. PLAN</u>	(13)	Public utilities	e
✓ _____	(14)	Water and sewer mains	e
✓ _____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	f
✓ <u>ON QTY ALTA SURVEY</u>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	g
✓ _____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓ _____	(18)	Parking areas	g
✓ <u>EXISTING PMA</u>	(19)	Loading facilities	g
✓ _____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓ _____	(21)	Curb and sidewalks	h
✓ _____	(22)	Landscape plan showing:	h
✓ _____	(23)	Location of existing vegetation and proposed vegetation	h
✓ _____	(24)	Type of vegetation	h
✓ _____	(25)	Quantity of plantings	h
✓ _____	(26)	Size of proposed landscaping	h
✓ _____	(27)	Existing areas to be preserved	h
✓ _____	(28)	Preservation measures to be employed	h
✓ _____	(29)	Details of planting and preservation specifications	i
✓ _____	(30)	Location and dimensions of all fencing and screening	j
✓ _____	(31)	Location and intensity of outdoor lighting system	k
✓ <u>EXISTING ON STREETS</u>	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	c
✓ _____	(33)	Written statements to include:	d
✓ _____	(34)	Description of proposed uses to be located on site	cl
N/A	(35)	Quantity and type of residential, if any	c2
✓ _____	(36)	Total land area of the site	c2
N/A <u>NO BUILDINGS PROPOSED</u>	(37)	Total floor area, total disturbed area and ground coverage of each proposed building and structure	c3
✓ _____	(38)	General summary of existing and proposed easements or other burdens	c4
✓ <u>NOISE PROTECTED</u>	(39)	Type, quantity and method of handling solid waste disposal	c5
✓ <u>IN CONSULTATION</u>	(40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c6
✓ <u>STORM DRAINAGE REPORT</u>	(41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

✓ _____	(42)	An estimate of the time period required for completion of the development	7
✓ _____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
✓ _____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	h8
✓ <u>VIDEO SUBMITTED</u>	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
N/A _____	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
✓ <u>ON DISC</u>	(50)	A jpeg or pdf of the proposed site plan, if available.	
<u>UNIT SUMMARY</u>	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

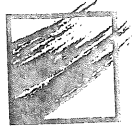
- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

Other comments:

~~As per~~ The following additional information has been submitted with this application

- Storm Drainage Study (Lund Consulting Engineers)
- Erosion Control Plan (M&E)
- Traffic/Circulator Statement (William Brown, PE)

Att. 1.15



Portland Museum of Art

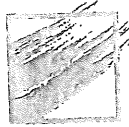
March 25, 2008

To whom it may concern:

Mohr & Seredin, Landscape Architects, Inc. is authorized to act on behalf of the Portland Museum of Art for the purposes of securing City of Portland permits for the PMA Spring Street Site Improvements Project at 87 Spring Street.

Yours truly,

Hans Underdahl
President
Portland Museum of Art Board of Trustees



Portland Museum of Art

March 25, 2008

To whom it may concern:

The cost to complete the PMA Spring Street Site Improvements Project is estimated not to exceed \$280,000. The Portland Museum of Art's Board of Trustees, at their meeting on March 19, 2008, voted to authorize sufficient funds be set aside to complete this project as budgeted. This money will be available through existing funds.

Yours truly,

Elena Murdock
Deputy Director for Finance and Operations

Att. 1.17

QUITCLAIM DEED

THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF PORTLAND, MAINE, a Maine nonprofit corporation, for consideration paid, GRANTS to the **PORTLAND MUSEUM OF ART**, a Maine nonprofit corporation having a mailing address of Seven Congress Square, Portland, Maine 04101, certain real estate located in Portland, Cumberland County, Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Reference is hereby made to the following deeds: State of Maine to Young Women's Christian Association of Portland, Maine by quitclaim deed dated November 19, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2451, Page 19; and Porteous, Mitchell & Braun Company to Young Women's Christian Association of Portland, Maine by warranty deed dated August 12, 1966 and recorded in the Cumberland County Registry of Deeds in Book 3303, Page 47. Further reference is made to that certain "ALTA/ACSM LAND TITLE SURVEY at 87 Spring Street, Portland, Maine made for Maine State Housing Authority" dated December 1, 2006 and prepared by Owen Haskell, Inc.

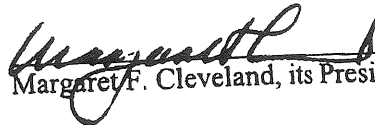
IN WITNESS WHEREOF, this instrument is executed on behalf of The Young Women's Christian Association of Portland, Maine this 10th day of July, 2007 by Margaret F. Cleveland, its President, thereunto duly authorized.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

THE YOUNG WOMEN'S CHRISTIAN
ASSOCIATION OF PORTLAND, MAINE



Witness




Margaret F. Cleveland, its President

STATE OF MAINE
County of Cumberland, SS.

July 10, 2007

Then personally appeared the above-named Margaret F. Cleveland, President of The Young Women's Christian Association of Portland, Maine, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of The Young Women's Christian Association of Portland, Maine.

Before me,



Notary Public/Maine Attorney-at-Law

Printed Name: JOLEEN M. RICE

NOTARY PUBLIC, MAINE
COMMISSION EXPIRES MAY 3, 2012

SEAL

EXHIBIT A

87 Spring Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Spring Street and the westerly side of Oak Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the aforementioned intersection of Spring and Oak Streets;

Thence S 61° 29' 20" W along said northerly side of Spring Street, 264.94 feet to land now or formerly of the Portland Society of Art;

Thence, leaving said Spring Street, N 25° 44' 40" W along said Portland Society of Art land 114.90 feet;

Thence N 24° 10' 40" W, continuing along said Portland Society of Art land 47.37 feet to land now or formerly of Harper Hotels Inc.;

Thence, along said Harper Hotels Inc. the following courses and distances:

N 63° 27' 20" E a distance of 72.75 feet;

N 68° 06' 18" E a distance of 127.15 feet;

S 27° 48' 20" E a distance of 30.48 feet;

N 68° 56' 12" E a distance of 71.57 feet to the westerly side of the aforementioned Oak Street;

Thence S 21° 02' 20" E along said Oak Street 106.00 feet to the point of beginning and containing 0.89 acres, more or less.

Together with the benefit of rights and easements granted to The Young Women's Christian Association of Portland, Maine by Portland Society of Art as set forth in an Indenture dated October 8, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4689, Page 284, and subject to the rights and easements granted to the Portland Society of Art in said instrument and the terms and conditions contained therein, as affected by an Amendment to Indenture dated December 1, 1982 and recorded in said Registry of Deeds in Book 5089, Page 116.

Subject to an easement granted to Harper Hotels, Inc. by The Young Women's Christian Association of Portland, Maine as set forth in an Easement Deed dated September 30, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10376, Page 112.

Received
Recorded Register of Deeds
Jul 10, 2007 01:19:15P
Cumberland County
Pamela E. Lovley



STORMWATER ANALYSIS
For
PORTLAND MUSEUM OF ART
SPRING STREET PARKING and GARDENS
March 25, 2008

INTRODUCTION

As requested by Mohr & Seredin Landscape Architects, we have prepared this report to evaluate stormwater runoff from the interim Portland Museum of Art's Spring Street Parking and Gardens development, in Portland, Maine. This stormwater analysis will be updated as the Museum develops a long term Master Plan for the property.

The 0.89 ± acre parcel is located on the northwest corner of Spring Street and Oak Street in Portland, Maine. There is approximately ten feet of elevation change over the length of the 106 foot by 264 foot lot. This parcel will be referred to as the "Site" for the remainder of this report.

In this analysis the existing condition refers to the Site conditions prior to demolition of the Young Women's Christian Association (YWCA) Building. The Portland Museum of Art's plans for the Site are to construct an interim parking facility with 35 vehicles spaces and 10 tandem parking spaces separated from Spring Street by a series of landscaped terraces.

The proposed development reduces the amount of impervious areas on the Site due to the introduction of the new landscaped areas. The additional landscaped areas will absorb more rainwater, thus reducing the Site's stormwater impacts. To further reduce stormwater impacts, the Museum is proposing to construct an interim bioretention cell to treat the runoff from the proposed parking area and a portion of the driveway near the museum.

DATA COLLECTION AND ASSUMPTIONS

The following information sources were used to create a HydroCAD drainage model of the Site:

- CAD files from Mohr & Seredin.
- Field observations and data collected in the field by LCE.

Att 1.20



March 25, 2008
PMA Stormwater Report
Page 2 of 4

HydroCAD is a Computer Aided Design program for modeling the hydrology and hydraulics of stormwater runoff. It is based largely on hydrology techniques developed by the Soil Conservation Service (now the Natural Resources Conservation Service), combined with other hydrology and hydraulics calculations. For a given rainfall event, these techniques are used to generate hydrographs throughout a watershed. This allows LCE to verify that a given drainage system is adequate for the area under consideration, or to predict where flooding or erosion problems are likely to occur.

Curve numbers (CNs) assigned to differing land cover and soil types were taken from tables within the HydroCAD software, which are from the SCS TR-55 manual, revised 1986. Because the Sites soils have been altered over the years, we have assumed them to have a hydrologic soil classification (HSG) of C.

24-hour rainfall depths were taken from the "City of Portland, Maine Technical and Design Standards and Guidelines, Adopted September 1987, March 2000". Times of concentrations were calculated with the HydroCAD software using the TR-55 methodologies including sheet flow, shallow concentrated flow, and circular channel flow.

Watershed subcatchments for the existing and proposed conditions are shown on the enclosed Drawing C-2. Modeling assumptions made for each subcatchment are summarized in the attached HydroCAD output.

EXISTING SITE CONDITIONS

The total impervious area for the Site's existing conditions is approximately 39,358 square feet. This area includes the former YWCA building, driveway, and parking area. The building had a flat roof, which we were told by YWCA staff and a building contractor connected directly into the City's stormwater system in Spring Street via a closed conduit system.

The Site generally slopes towards the northeast and has an elevation change of approximately 10 feet. Runoff from the Site flowed into the City of Portland's storm sewer system in Spring Street. There was no treatment that we are aware of for the Site's stormwater runoff other than a Casco Bay trap in the single parking lot catch basin located on the Site.



PROPOSED DEVELOPMENT CONDITIONS

The proposed project converts a portion of the existing building footprint into landscaped area; it reconfigures and expands, the existing parking, and it adds a new stormwater collection and treatment system on the property.

The total impervious area in the proposed condition is 20,945 square feet, an 18,413 square foot decrease from existing conditions. Land cover changes include converting impervious area to lawn/landscaped area as discussed above.

Positive drainage will be provided from the landscaped areas and new parking lot by sheet flow/vertical relief, and drainage inlets. The new parking area will drain via overland flow to a bioretention cell at the southeast corner of the Site. This BMP (best management practices) device will treat frequent "first flush" stormwater flows. A catch basin in the bioretention cell will serve as an overflow spillway for larger storms. This catch basin will be connected to the existing separated stormwater system in Spring Street via a 12-inch pipe.

The landscaped area includes a series of three stepped terraces. These terraces will be drained by smaller drain inlets which will be interconnected by 8" pipes and released into the City stormwater system as shown on Drawing C-1. Stormwater pipes and culverts are designed to pass the 25-year storm-event.

WATER QUANTITY

The interim development will have less runoff quantity than left the property in the existing conditions without use of any detention in the proposed stormwater management plan. This is due to the roughly 30% reduction in impervious area proposed by the plan.

The bioretention cell will further decrease stormwater flows. The table below compares the existing conditions to the interim developed condition's peak flows for the 2, 10, and 25-year storm events.



Table Comparing Peak Flows
Portland Museum of Art - Spring Street Gardens
March 25, 2008

Storm Event	Existing Conditions Peak Flow (cfs)	Interim Conditions Peak Flow (cfs)
2-Year	2.46	0.68
10-Year	4.61	3.50
25-Year	5.61	4.37

WATER QUALITY

In existing conditions, the Site had no water quality treatment devices other than a casco bay trap in the parking lot catch basin. Reducing the Sites impervious area reduces its stormwater quality impact.

The bioretention cell is designed using Maine Department of Environmental Protection standards. It will treat 1.0 inch of water from impervious surfaces and 0.4 inches of water from landscaped areas. The attached calculations and HydroCad data show the design of the bioretention cell.

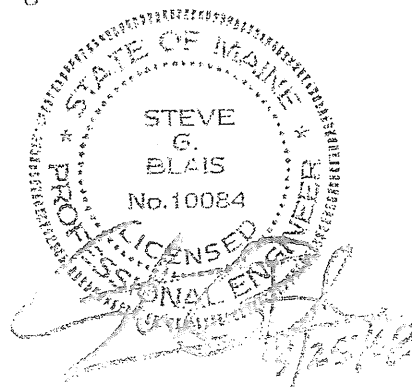
All construction will be in accordance with the most current Maine Erosion and Sedimentation Control Best Management Practices.

CONCLUSIONS

Due to the significant decreases in impervious area, the interim design described in this report will have less stormwater impacts than the YWCA Site did. The bioretention cell will provide additional stormwater mitigation.

This analysis will be revised when the Master Plan is completed. Stormwater quality and quantity will be compared between developed conditions of the Master Plan and existing conditions of the YWCA building Site.

Steve G. Blais, PE



Ad. 1.23

PORTLAND MUSEUM OF ART
SPRING STREET GARDENS
Water Quality Computations
March 21, 2008

Water Quality Treatment Table

Treatment Unit	Treated Impervious Area	Treated Landscaped/Lawn Area	Total Treated Area	Required WQ Volume	Provided WQ Volume	Subcatchment
BioRetention Cell	13,700 SF	9,937 SF	23,637 SF	1,473 CF	1,483 CF	1.25

- Notes: 1. WQ Volume = (1.0" x Treated Impervious Area) + (0.4" x Treated Landscaped Area)
2. Req'd Filter Area = 5% of Treated Impervious Area + 2% of Treated Landscaped/Lawn Area

WATER QUALITY VOLUME CALCS.

08109

Prepared by LAND CONSULTING ENGINEERS, PA
HydroCAD® 8.50 s/n 003530 © 2007 HydroCAD Software Solutions LLC

Type III 24-hr 2-Yr Rainfall=2.60"

Printed 3/22/2008

Stage-Area-Storage for Pond 1.2P: BIO. CELL

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
93.50	550	0
93.55	565	28
93.60	580	56
93.65	595	86
93.70	610	116
93.75	625	147
93.80	640	178
93.85	655	211
93.90	670	244
93.95	685	278
94.00	700	313
94.05	720	348
94.10	740	384
94.15	760	422
94.20	780	461
94.25	800	500
94.30	820	540
94.35	840	582
94.40	860	625
94.45	880	668
94.50	900	713
94.55	920	758
94.60	940	804
94.65	960	852
94.70	980	901
94.75	1,000	950
94.80	1,020	1,000
94.85	1,040	1,052
94.90	1,060	1,105
94.95	1,080	1,158
95.00	1,100	1,213
95.05	1,136	1,268
95.10	1,172	1,326
95.15	1,208	1,386
95.20	1,244	1,447
95.25	1,280	1,510
95.30	1,316	1,575
95.35	1,352	1,642
95.40	1,388	1,710
95.45	1,424	1,780
95.50	1,460	1,853
95.55	1,496	1,926
95.60	1,532	2,002
95.65	1,568	2,080
95.70	1,604	2,159
95.75	1,640	2,240
95.80	1,676	2,323
95.85	1,712	2,408
95.90	1,748	2,494
95.95	1,784	2,582
96.00	1,820	2,673

SURFACE STORAGE = 1,213 CF

STORAGE IN SOIL MEDIA:

$550 \text{ FT}^2 \times 1.5 \text{ FT} \times 30\% = 270 \text{ FT}^3$

$$\begin{array}{r}
 1,213 \text{ CF} \\
 + 270 \text{ CF} \\
 \hline
 \end{array}$$

1,483 CF = Total Water Quality Volume Provided



SGB
3/21/08

EROSION AND SEDIMENTATION CONTROL PLAN
for
Portland Museum of Art
Spring Street Parking and Gardens

87 Spring Street
Portland, Maine

March 30, 2008

INTRODUCTION

The following plan for controlling sedimentation and erosion in this project is based on conservation practices found in the Maine Erosion & Sediment Control BMPS Manual, Maine Department of Environmental Protection (DEP), March 2003, or latest edition. The contractor who implements this plan shall be familiar with this publication and adhere to it and the practices presented herein.

The project site is at the former YWCA property at the corner of Oak and Spring Streets in Portland, Maine. The proposed site work consists of approximately 38,200 s.f. of regrading of the site to create a parking lot for 45 vehicles and 16,000 s.f. of terraced landscape area.

The site is 38,737 s.f. in size and the work will involve the majority of the site, all of which is currently disturbed gravel and loam surface. There are currently erosion issues in the parts of the lot not used for parking which this project will address.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following is a list of general erosion control practices that will be used to prevent erosion and sedimentation before, during and after the construction of this project. In addition, special care shall be used at all times to:

- 1) Limit disturbance and, hence, erosion;
- 2) Correct any erosion problems immediately;
- 3) Regularly monitor the implemented practices, especially after every rainfall;
- 4) Revegetate disturbed areas as soon as possible after construction;
- 5) Topsoil shall not be removed from the site.

Haybales and/or Silt Fence

As noted on the plans, haybales and/or silt fencing is to be installed at the toe of work area near Spring and Oak Streets which are the limits of the property and soil disturbance.

Temporary Protection Measures for Drainage Structures

As shown on the plan the existing catchbasin will be covered with a solid grate to prevent runoff from entering the system.

Construction Entrance

The existing driveway from Spring Street and the related on-site parking lot entrance will serve as the construction entrance for construction equipment necessary for work of this project. Wheeled or tracked equipment will travel over a stone construction entrance in the parking lot prior to driving over the paved drive leading to Spring Street.

On Site Sediment Basin

The rain garden area will be excavated at the start of the project so that it can serve as a temporary sediment basin for the proposed construction activities.

CONSTRUCTION PHASE

The following general practices will be implemented to prevent erosion during construction on this project:

1. Only those areas under active construction will be left in an untreated or unvegetated condition. Once construction of an area is complete, final grading, loaming and seeding shall occur immediately (refer to "Post Construction Revegetation" section). If final grading, loaming and seeding cannot occur immediately, it shall be done prior to any storm event and within 15 days of completing construction in the area. If final grading, loaming and seeding cannot occur within 15 days, or if the area is not under active construction for a period longer than 15 days, see Item No. 5 below.
2. Prior to the start of construction in a specific area, silt fencing, haybales and/or erosion control mix berms will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion.
3. Topsoil will not be removed from the site and will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles expected to remain longer than 15 days shall be:
 - A. Treated with anchored mulch (within 5 days of the last deposit of stockpiled soil).
 - B. Stockpiles expected to remain longer than 3 days shall be encircled with haybales or silt fence at the toe of the pile.
4. All disturbed areas expected to remain longer than 15 days shall be:
 - A. Treated with straw at a rate of 70-90 lbs. per 1000 square feet from 4/14 to 10/1, or at a rate of 150-200 lbs. per 1000 square feet from 10/1 to 4/15.
 - B. Seeded with conservation mix of perennial rye grass (1.0 lbs/1000 sq.ft.) and mulched immediately. From 10/1 to 4/15, follow the seeding rates as outlined below in sub-section 4.D. of the "Post Construction Revegetation" section.
 - C. Monitored every two weeks until seeding can occur and remulched as needed to protect slopes.
5. All grading will be held to a maximum 3:1 slope where practical. Greater slopes may be used where the banks are protected with soft armour matting, or riprap. All slopes will be stabilized with permanent seeding immediately after final grading is complete. (It is understood that immediately means within 5 days of the completion of work. See Post-Construction revegetation for seeding specification.)

6. Construction traffic will be directed over the construction entrance into the site area. Any areas subject to rutting will be stabilized immediately. The crushed stone construction entrance shall be maintained by the addition of more crushed stone as needed as the voids become filled. The entrance driveway and Spring Street shall be swept daily should mud be left on these paved surfaces by construction activities.

POST CONSTRUCTION REVEGETATION

The following general practices will be implemented to prevent erosion as soon as an area is ready to undergo final grading:

1. A minimum of 6" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. If final grading is accomplished during the normal growing season (4/15 to 10/1), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 100 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

<u>Lawns</u>		<u>Swales</u>	
Hard Fescue	0.60 lbs/1000 sf	Creeping Red Fescue	0.46 lbs/1000 sf
Creeping Red Fescue	0.46 lbs/1000 sf	Red Top	0.05 lbs/1000 sf
Perennial Ryegrass	0.11 lbs/1000 sf	Tall Fescue	0.46 lbs/1000 sf

If permanent seeding areas that have received winter mulching, the top two inches of winter mulching shall be removed.

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of hay mulch, hydro-mulch or any suitable substitute deemed acceptable by the Design Professional.
 - A. Hay mulch shall be applied at the rate of 2 tons per acre. Hay mulch shall be secured by one of the following:
 1. Drive over with tracked construction equipment on grades of 5% and less.
 2. Blanket with tacked photodegradable/biodegradable netting on grades greater than 5%.
 - B. Hydro-mulch shall consist of a mixture of binder, wood fibre or paper fibre and water which is sprayed over a seeded area. Hydro-mulch shall not be used between 10/1 and 4/15.
4. Construction shall be planned to eliminate the need for seeding between October 1st and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:
 - A. Only unfrozen loam shall be used.
 - B. Loaming, seeding and mulching will not be done over snow or ice cover. If snow exists, it must be removed prior to placement of seed.
 - C. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs/1000 s.f.) shall be sown instead of the previously noted seeding rate.

- D. Where temporary seeding is required, Annual Winter Rye (2.5 lbs/1000 s.f.) shall be sown instead of the previously noted seeding rate.
 - E. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread.
 - F. Hay mulch shall be secured with photodegradable/biodegradable netting. Tracking by machinery alone will not suffice. Winter mulching rates, as specified above in subsection 5.A. of the "Construction Phase" section, should be applied during this period.
5. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Design Professional that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. Immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows:

- 1. Haybale barriers and silt fence shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the haybale barriers prove to be ineffective, the contractor shall install silt fence behind the haybales.
- 2. Construction entrance (crushed stone per details) shall be visually inspected daily. Spring Street and the access drive shall be swept should mud or debris be deposited/tracked onto them.

EROSION CONTROL REMOVAL

An area is considered stable if it is paved or if 80% growth of planted seeds are established. Once an area is considered stable, the erosion control measures can be removed as follows:

- 1. Haybales and Silt Fence

The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be distributed to an area undergoing final grading or removed and relocated off-site.

The above erosion controls must be removed within 30 days of final stabilization of the site.

Conformance with this plan, and following these practices, will result in a project that complies with the State Regulations, and will protect water quality in areas downstream from the project.



Stephen B. Mohr, ASLA
Mohr & Seredin Landscape Architects, Inc.

Att. 1.29

William J. Bray, P.E.
235 Bancroft Street
Portland, Maine 04102
Phone (207) 774-3603
trafficsolutions@maine.rr.com

March 27, 2008

Stephen B. Mohr, ASLA
Mohr & Seredin, Landscape Architects, Inc.
18 Pleasant Street
Portland, Maine 04101

RE: Portland Museum of Art – Parking Lot Access

Dear Steve:

It is my understanding that the Portland Museum of Art is proposing to develop a 42 to 45-space surface parking lot in the general area of the recently removed YWCA building. Access to the facility will be provided across an existing 16-foot wide driveway that intersects Spring Street directly opposite the Holiday Inn parking garage entrance. Your March 11th note asks that I address the following two project design issues:

- Is the existing 16-foot wide access drive adequate for safe ingress/egress to the parking lot?
- Are there other traffic safety issues that need to be addressed with development of the proposed parking lot?

The American Association of State Highway and Transportation Officials (AASHTO) handbook, which presents national standards for the design and construction of highways and streets, has been adopted by the Maine Department of Transportation to provide uniform design practices within the State of Maine. The most recent 2004 edition of the AASHTO manual establishes the design width of a passenger vehicle at 7'0". In my opinion, based upon this design dimension, two passenger vehicles, one entering and a second departing, the proposed parking lot would have considerable difficulty passing each other safely with an overall driveway dimension of 16-feet. It is suggested that the driveway be widened to a minimum width of 20-feet, which provides a reasonable dimension for both vehicles to safely pass each other.

Vehicle sightlines were examined at the existing driveway intersection with Spring Street to determine if vehicles leaving the parking lot are visible to approaching vehicles traveling west on Spring Street. A clear line of sight in excess of 200-feet is attainable "looking" to the center of the approaching travel lanes on Spring Street, which is adequate for approach speeds of 25mph. Based upon the existing conditions plan that you provided for my review, the existing

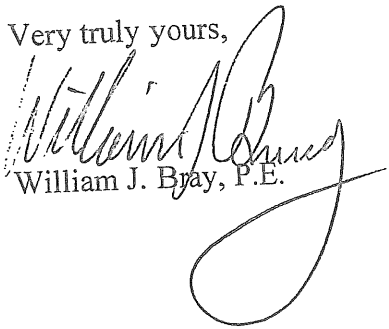
Ad. 1.30

driveway apron is flared to 22-feet at the gutter line of Spring Street, which in my opinion should be more than adequate width to minimize possible encroachment problems of vehicles entering and departing the proposed parking lot.

In summary, it would be my professional opinion that the proposed parking lot project, with acceptance of the increased driveway width of 20-feet, will have no measurable impact on traffic safety on Spring Street.

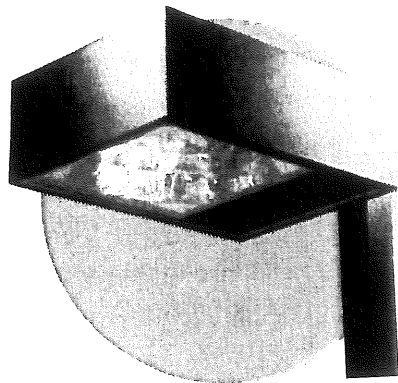
Please contact me at 400-6890 with questions or clarification of the information presented above.

Very truly yours,



William J. Bray, P.E.

RAVEN®



Features

- Lightweight, rugged, one-piece formed and welded aluminum for smooth construction and weatherproofing. Pre-drilled for mounting. Decorative embossed band and reveal colors available.
- Extruded aluminum doorframe with rigid corner bracing and die-cast zinc latches for tool-free entry. Quality silicone gasketing seals out insects, dirt and moisture. Decorative silk screening conceals electrical compartment. Flat tempered and impact-resistant glass provide sharp full cutoff.
- Hydroformed and performance series reflectors available. IES type II, III, IV, and V distributions. RCS: H2/H3/H5 (hydroformed), H2P/H3P (patented multi-faceted hydroformed), H4 (multi-piece), H5P (segmented). RCL: H2P/H3P (segmented), H4/H4P (multi-piece), H5 (hydroformed). All reflectors are field rotatable.
- Extruded arms along with multiple adapters provide mounting flexibility.
- Mogul porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell. Medium base for ED-17 lamp.
- CWA type, HPF ballast, starting rated at -20°F (-40°F for HPS). Removable Powr-Panl® available for maintenance and installation ease.
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service.
- UL 1598 listed and CSA certified for outdoor use in wet locations.

RECTANGULAR LUMINAIRES

Ordering Information

- Series**
 RCS Raven Small (100-400W)
 RCL Raven Large (400-1000W)
- Mounting**
 A4 Arm Mount (includes 4" rigid arm)
 A10² Arm Mount (includes 10" rigid arm)
 WB Wall Bracket (arm not required or included)
 WBA4 Wall Bracket with 4" rigid arm
 WBA10 Wall Bracket with 10" rigid arm
 0 No arm or wall bracket (only order without arm or wall bracket when they are ordered as an accessory)
- Wattage/Source**
Metal Halide
 H17 175W (ED-28) RCS only
 H25 250W (ED-28) RCS only
 H40 400W (RCS: ED-28, RCL: BT-37)
 H1K 1000W (BT-56) RCL only
Super Metal Halide
 MS17 175W (ED-28) RCS only
 MS25 250W (ED-28) RCS only
 MS40 400W (RCS: ED-28, RCL: BT-37)
 MS1K 1000W (BT-56) RCL only
Pulse Start Metal Halide
 P10 100W (ED-17) RCS only
 P12 125W (ED-17) RCS only
 P15 150W (ED-28) RCS only
 P20 200W (ED-28) RCS only
 P25 250W (ED-28) RCS only
 P32 320W (ED-28) RCS only
 P35 350W (ED-28) RCS only
 P40 400W (RCS: ED-28, RCL: BT-37)
 P75 750W (BT-37) RCL only
 P1K 1000W (BT-37) RCL only
High Pressure Sodium
 S10 100W (ED-23 1/2) RCS only
 S15 150W (ED-23 1/2) RCS only
 S25 250W (ED-18) RCS only
 S40 400W (ED-18)
 S60³ 600W (T-14) RCL only
 S75³ 750W (BT-37) RCL only
 S1K 1000W (E-25) RCL only

Series	Mount	Wattage Source	Orient./Dist.	Lens	Volts	Color	Options
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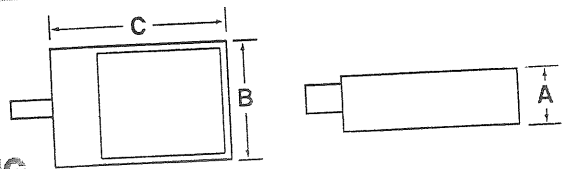
Lamp Orientation/Distribution		Options
H2	Horiz. II - RCS only (hydroformed)	W1 120V Wiring Prep
H2P ⁴	Horiz. II - Performance Series (RCS: patented multi-faceted hydroformed; RCL segmented)	W2 208V Wiring Prep
H3	Horiz. III - RCS only (hydroformed)	W3 240V Wiring Prep
H3P	Horiz. III - Performance Series (RCS: patented multi-faceted hydroformed; RCL segmented)	W4 277V Wiring Prep
H4	Horiz. IV (multi-piece)	W5 480V Wiring Prep
H4P	Horiz. IV - RCL only Performance Series (multi-piece)	W6 347V Wiring Prep
H5	Horiz. V - (hydroformed)	RPA2 Round Pole Adapter (2 3/4 - 3 1/8")
H5P	Horiz. V - Performance Series RCS Only (segmented)	RPA3 Round Pole Adapter (3 1/4 - 3 3/4")
Lens		RPA4 Round Pole Adapter (3 7/8 - 4 1/2")
F	Flat	RPA5 Round Pole Adapter (5")
F	Flat	RPA6 Round Pole Adapter (6")
Voltage		F(X) Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)
Q ¹	Quad-Tap ² 120/208/240/277V 480V	P(X) Photobutton (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)
5	480V	PR(X) Photo Cell Receptacle (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)
T ^{1,3}	Tri-Tap ² 120/277/347V	QZ Quartz RS with lamp
E	50Hz 220/240V (250 & 400W MH & HPS only)	HS Internal House-Side Shield
V ¹	Five-Tap 120/277/347/480V (120/208/240/277/480V) ¹	VG Polycarbonate Vandal Guard
0	No Ballast	R(XX) Reveal (EB option must be chosen also)
Color		EB Embossed Band
DB	Dark Bronze	L Lamp
BL	Black	
WH	White	
GR	Gray	
PS	Platinum Silver	
RD	Red (premium color)	
FG	Forest Green (premium color)	
CC	Custom Color (consult factory)	

Accessories - Order Separately



Catalog Number	Description
RCS-PVG	Polycarbonate Vandal Guard
RCS-HS-23	Internal House-Side Shield (H2 & H3 distributions)
RCS-HS-23P	Internal House-Side Shield (H2P & H3P distributions)
RCS-HS-4	Internal House-Side Shield (H4 distribution)
RCL-PVG	Polycarbonate Vandal Guard
RCL-HS-23P	Internal House-Side Shield (H2P & H3P distributions)
RCL-HS-4	Internal House-Side Shield (H4 distribution)
RCL-HS-4P	Internal House-Side Shield (H4P distribution)

Dimensions

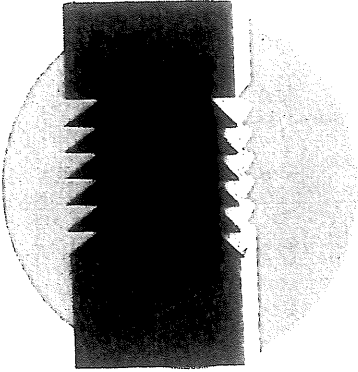


	A	B	C	EPA	Weight
RCS	8 1/2"	16 1/4"	23 1/2"	1.7 ft ²	42 lbs.
	203mm	413mm	591mm	0.2 m ²	19.1 kg
RCL	10 1/2"	22 1/4"	30"	2.6 ft ²	70 lbs.
	262mm	556mm	750mm	0.2 m ²	31.7 kg

Note: EPA and weight values do not include mounting arm. See Spaulding EPA Value pages for more detailed information.

MODESTO

SQUARE/ROUND



UL SP Star View compliant

Features

- Extruded aluminum square or round housing, with tamper resistant hardware. Flat top, or optional dome top for round MO2. Single screw access for top relamping.
- Thread-on glass diffuser and matte black polycarbonate louvers enclose lamp.
- Medium porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell.
- Concealed, galvanized steel anchor base. Four 1/2" x 10" anchor bolts, on 4" diameter bolt circle.
- HPF ballast, starting rated at -20°F (-40°F for HPS). Metal Halide is CWA or Super CWA type. HPS is CWA, HR, or Reactor type.
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service.
- UL1598 listed and CSA certified for outdoor use in wet locations.
- IESNA full cutoff classified.

Ordering Information Example

Series Wattage Source Volts Color Options

Series
MO1 Modesto Square
MO2 Modesto Round

Wattage/Source
Metal Halide
H17 175W (ED-17)
Pulse Start Metal Halide
P50 50W (ED-17)
P70 70W (ED-17)
P10 100W (ED-17)
P12 125W (ED-17)
P15 150W (ED-17)
High Pressure Sodium
S35² 35W (ED-17)
S50 50W (ED-17)
S70 70W (ED-17)
S10 100W (ED-17)
S15 150W (ED-17)

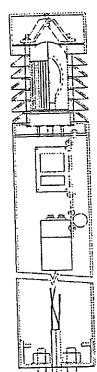
Voltage
Q¹ Quad-Tap® - 120/208/240/277V
T³ 120/277/347V CSA¹

Color
DB Dark Bronze
BL Black
WH White
GR Gray
PS Platinum Silver
RD Red (premium color)
FG Forest Green (premium color)
CC Custom Color (consult factory)

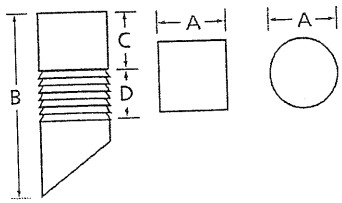
Options
DM Dome Top (round only)
24 24" Luminaire Height
30 30" Luminaire Height
36 36" Luminaire Height
F1 Fusing - 120V
F2 Fusing - 208V
F3 Fusing - 240V
F4 Fusing - 277V
F6 Fusing - 347V
HS120 Internal Shield - 120°
HS180 Internal Shield - 180°
L Lamp

1 Factory wired for highest voltage unless specified.
2 120V only.
3 70 watt system or higher only.

BOLLARDS



Dimensions



	A	B	C	D	Weight
MO1	6 3/4" sq.	42"	6"	3 3/4"	41 lbs.
	171 mm	1067 mm	152 mm	95 mm	18.6 kg
	7" dia.	42"	6"	3 3/4"	41 lbs.
MO2	178 mm	1067 mm	152 mm	95 mm	18.6 kg

M O H R & S E R E D I N

Landscape Architects, Inc.

April 11, 2008

Ms. Barbara Barhydt, Development Review Services Manager
City of Portland Planning Department
389 Congress St.
Portland, ME 04101

**Re: Supplemental Submission Information
Portland Museum of Art, Spring Street Site Plan Submission
Tax Map 39B, Lot 15**

Dear Barbara:


Thank you for the call yesterday alerting me to the change in schedule for the workshop for the Museum's Spring Street Parking and Garden project. We have informed the client of the change in the workshop date to May 13, 2008, and as discussed with you will continue to follow-up with City staff to resolve any issues that may arise as you continue your review of this application. Per our conversation, I submit the following supplemental information on behalf of the Museum in support of the pending request for Conditional Use and Minor Site Plan approval.

- 1. Photometrics:**
We have completed the revisions to the site lighting plan (Sheet L2.1) and have had the attached photometric chart prepared for the site. As you can see we have maintained an average of one foot candle within the parking lot and are in conformance with the minimum to maximum requirement of the Technical Supplement. The height of the lights on this plan have been reduced to 15 feet and the wattage of each fixture reduced to 100, which we find to be a better solution than the one previously outlined in our submission of March 30, 2008.
- 2. Railing at the Existing Retaining Wall:**
The existing retaining wall that separates the Museum property from the Harper Hotel has the proper safety barrier between the upper and lower lots. In two areas the existing fence is attached to the top of the wall and in the middle section chain link fencing has been placed against the wall at the upper level to create the appropriate barrier. We enclose a revised plan (L2.0) and section (L5.2) which indicates that the Museum proposes to repair and paint the two sections of chain-link fence that comply with code and to install new, lower chain-link fence in the middle section of the retaining wall so that the existing larger panels can be removed. We have confirmed that the wall is on the Museum's property and that they have the necessary rights to make the improvements discussed above.
- 3. Short and Long-Range Plans for the Site:**
As discussed with the City staff in March, the Museum has developed the current plan as a short-range, interim plan that will provide the Museum with some use of the property while they develop a long-range plan for this parcel. The Board of Trustees recognized the importance of securing the property when the YWCA was closed, and acted to secure the property to help meet the long-term mission of the Portland Museum of Art. The Museum believes that it will take 20 to 25 years to properly develop a long-range plan for the property,

implement a capital program/campaign and start the construction related to the long-range plan for the property. Accordingly, the interim use of this parcel for parking and gardens is viewed by the Museum as a 15 to 20 year commitment. The design of the project has been based upon this time frame and is reflected in the selection of plant materials, the utility design and the other site improvements proposed for the property.

Please review this supplemental information and the enclosed plans and call if you have any questions. We can meet with you and/or Ms. Frasier if you want to review any of the submission material in greater detail.

Sincerely,



Stephen B. Mohr, ASLA

Cc: Mr. Dan O'Leary, PMA
Mr. Thomas Denenberg, PMA
Mr. Charlton Ames
Mr. Hans Underdahl



M O H R & S I E D E R I N
Landscape Architects, Inc.

April 23, 2008

Ms. Jean Fraser, Planner
City of Portland
389 Congress St.
Portland, ME 04101-3503

**Re: Portland Museum of Art Site Plan Submission Response to Staff Questions
Spring Street Parking and Gardens**

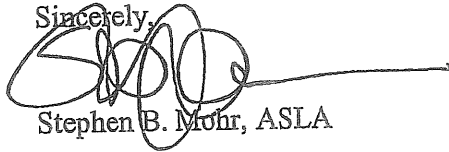
Dear Ms. Fraser:

Thank you for the telephone message on Friday regarding staff issues that have been raised for the Museum's proposed project on Spring Street. I offer the information below in response to your questions, and each item as a separate issue;

1. **Use of the Parking Lot by the PMA**
As indicated in our submission dated March 31, 2008, the 45 car parking lot is being constructed to serve the Museum's administration, staff and volunteers. Based on input from the Museum we know that the Museum administration, staff, volunteers and docents will be using this parking area on a daily basis, and therefore the 20 foot wide travel lane and tandem parking can be successfully managed. There will be other occasions when the Museum Trustees, visiting artists, special exhibit curators, exhibit installers, contractors or contracted work forces for the Museum may use this parking lot for specific short-term needs. The Museum is not constructing this parking lot for use by the general public. I trust this detailed response will address the staff concerns regarding the travel lane width and use of the tandem parking spaces.
2. **Trellis and Wall Fence Details:**
Our initial submission I indicated that the existing concrete wall would have trellises attached to it at 10' intervals on part of the wall. On top of the wall sections of the existing chain-link fence will be preserved, but new 22" high chain-link fence will be installed where a temporary chain-link barrier has been placed. In the supplemental submission made to the department on April 11, 2008 we included a section of the wall showing these improvements on drawing L5.2. At the time of the workshop we will provide additional graphics that further define the design of both the trellis and the new fence.
3. **Proposed Site Lighting:**
The photometric plan that was prepared and submitted on April 11, 2008 for the lighting for the project provides safe and sufficient light levels for the use of the parking based upon our discussions with the Museum, our experience, and generally accepted lighting standards for parking lots. As can be seen in the summary chart on drawing L2.1 there is an average level of 1.02 footcandles in the parking lot and the

minimum to maximum light range falls within the range of 0 fc to 6.9 fc. There are three locations within the parking lot where the illumination level is considered low at a level of 0.1 fc. It is our opinion that these isolated areas of lower light levels will in fact be sufficiently illuminated due to the lighting sources adjacent to this property, including illumination from the Holiday Inn on Spring Street. It is our intent to request a waiver from the Planning Board for any areas of nonconformity with the City's Technical Standards because the Museum does not want to create excessive light levels in this part of their property.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Mohr", with a long horizontal line extending to the right.

Stephen B. Mohr, ASLA

Cc: Hans Underdahl
Charlton Ames
Dan O'Leary
Tom Denenberg

May 6, 2008

Ms. Jean Fraser, Planner
 City of Portland
 389 Congress St.
 Portland, ME 04101-3503

**Re: Portland Museum of Art -- Spring Street Parking and Garden
 Staff Review Comments**

Dear Ms. Fraser:

Thank you for your April 30 and May 6, 2008, emails outlining the Planning Department's preliminary review comments regarding the Portland Museum of Art's Spring Street Parking and Garden project. We have reviewed your comments as well as Woodard & Curran's April 24, 2008, memorandum. Based upon our review of these documents we offer the following responses, which appear in the order of the April 24 memorandum, and are then are followed by responses to the most recent email from you.

1. Survey Data: The topographic survey uses NGVD 1929 and the project is tied into the Maine State Plane Coordinate system. Our surveyor will add appropriate notes to the topographic survey, which will be re-submitted once it is revised.
2. Sidewalk: Sheet L2.0 has been revised indicating the contractor shall repair the damaged area of the concrete sidewalk at the corner of Spring Street and Oak Street.
3. Sewer Main: Sheet L3.0 has been revised stating Contractor shall provide evidence that the sewer has been capped at the sewer main.
4. Stormwater Connection: Sheet L3.0 has been revised showing the proposed 12-inch stormwater drain connecting to the existing Oak Street stormwater manhole.
5. Stormwater Pipe: Sheet L3.0 has been revised showing all stormwater drains located with the City Right-of-Way as reinforced concrete pipe (RCP.)
6. Water Capacity Letter: The removal of the YWCA building and the departure of the School of Art from the Clapp House have reduced the water demand at this location by approximately 2,800 to 4,200 gallons (the range is a function of season and occupancy at the buildings) per day. The proposed irrigation system will use roughly 300 gallons a day during the summer months. We do not foresee any issues with this flow demand being met by the PWD, but have submitted a Capacity Request Letter to the Portland Water District, dated May 5, 2008.
7. Pipe Bedding Detail: Detail 8 on Sheet L5.0 has been revised to shown crushed stone on top and bottom of pipe.
8. Catch Basin Detail: Detail 2 on Sheet C-3 has been revised to show a Casco trap.

9. Soil Filter Bed Detail: Detail 4 on Sheet C-3 has been revised to show an 18 inch depth for the soil filter bed.
10. Soil Filter Bed Plantings: Based upon our experiences with bioretention cells, the proposed perennial plants were selected based upon their capacity to withstand both standing water/inundation conditions as well as dry/arid conditions. We will provide additional documentation regarding these issues if the Board deems it necessary.

With respect to the issues raised in your email of today we offer the following responses to the issue of the parking use by staff and the treatment of the concrete wall.


Employee Parking: The 24 to 26 parking spaces that existed at the former YWCA and Museum/Clapp properties included 4 spaces used by the Museum. As agreed with the City staff when the YWCA structure was removed, the area previously used for parking by the YWCA and Clapp House would be utilized for parking by the Museum staff while the plans were being developed for this project. The Museum staff that are currently parking in the temporary lot had previously either parked in all-day, non-metered on-street parking spaces (e.g. upper Pleasant St. or lower Oak St.) or in nearby parking garages.

The proposed 45 space parking lot, 10 spaces of which are tandem, will be used by staff for parking creating 41 spaces more than the Museum had at this location. Based on the current parking plan 30 to 35 of the spaces will be dedicated to staff (including the tandem spots), 2 are handicapped spaces, 1 is for delivery vans/museum contractors and the balance of the parking spaces will be reserved for docents, volunteers for specific shows, exhibit installation, curators and exhibit personnel or other Museum staff or Trustees who require short-term parking near the building. The staff that will now be parking in the proposed lot formerly parked in the non-metered locations, in metered parking on Free, Oak, Spring and Congress Streets, or they utilized surface or garage parking on Free and Spring Streets and paid a daily fee.

Wall Treatment: We are working on a revised plan for the treatment of the rear wall and fence which will create an armature of plant growth on the entire wall, extending up to and including the fence atop the wall. The small metal panels previously proposed for the wall in selected locations have been replaced with curved wire strands held off the wall 4 to 6 inches by metal stanchions to create a rigid trellis on the face of the wall. The trellis will be planted with the twining and clinging vine species previously set forth in our submission. We are studying the feasibility of extending the trellis up to the height of the fence so that the entire wall will become a green surface with wisteria, clematis, Virginia creeper, honeysuckle and Kiwi.

We have removed the benches from the plans, but the balance of the project remains as previously submitted. Please call if you have question as you finalize the memo to the Planning Board.

Sincerely,



Stephen B. Mohr, ASLA

Cc: Hans Underdahl
Charlton Ames
Dan O'Leary
Tom Denenberg

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0038

Date: 4/11/2008

This property is located within the B-3 Business Zone. Parking lots are required to be approved by the Planning Board under a conditional use appeal. Parking lots in the B-3 zone require parking to be setback a minimum of 35 feet from any street line. This submittal shows 65 feet and 70.5 feet setbacks. Bicycle racks are shown on the plans as encouraged.

A separate application and review is required for any new signage. The B-3 Zone restricts freestanding signs on the peninsula. Section 14- 434 restricts signage heights within areas situated on the corner of two streets.

All other zoning requirements related to this parking lot are being met.

Marge Schmuckal
Zoning Administrator

MEMORANDUM



TO: Jean Fraser
FROM: Dan Goyette, PE and Lauren Swett, EIT
DATE: April 24, 2008
RE: Portland Museum of Art, Spring Street Site Plan

Woodard & Curran has reviewed the site plan application for the Portland Museum of Art Spring Street parking lot. The Museum has purchased the former YWCA property located at the corner of Spring Street and Walnut Street, and is proposing to construct a 45-vehicle parking lot for museum employees. The project will include extensive landscaping and the construction of a bioretention cell for stormwater treatment.

Documents Reviewed

- Portland Museum of Art, Spring Street Site Plan Submission, prepared by Mohr & Seredin Landscape Architects, Inc., on behalf of the Portland Museum of Art, dated March 31, 2008.
- Engineering Plan Sheets, B-1, L1.0 to L5.0, L5.1, L5.2, and C-1 to C-4, prepared by Mohr & Seredin Landscape Architects, Inc. and Land Consulting Engineers on behalf of the Portland Museum of Art, dated March 28, 2008,
- Stormwater Analysis for Portland Museum of Art Spring Street Parking and Gardens, prepared by Land Consulting Engineers, on behalf of the Portland Museum of Art, dated March 25, 2008.
- Supplemental Submission Information for the Portland Museum of Art, Spring Street Site Plan Submission, prepared by Mohr & Seredin Landscape Architects, Inc., on behalf of the Portland Museum of Art, dated April 11, 2008

Comments

- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. This should be indicated on the survey.
- The condition of the sidewalk at the site will need to be evaluated to determine if the applicant will be required to install new sidewalk and curbing.
- The applicant will need to provide verification to the City that the old sewer has been capped at the sewer main.
- The applicant has proposed to tie storm drain from the site into the existing catch basin on Spring Street. This connection should either be made to the existing manhole on Oak Street or a new manhole should be provided in Spring Street. The connection directly to the catch basin will not be allowed.
- City of Portland standards do not allow the use of HDPE pipe. PVC and RCP pipes are acceptable and need to at least be used within the City right-of-way for the connections to City infrastructure.
- The application states that the project has no domestic water needs, however an irrigation system connected to the existing Clapp House water supply is proposed. Has this water capacity requirement been addressed with the Water District?
- The landscaping plans and the engineering plans both include details for pipe trenches. These details should be the same and should show crushed stone above and below the pipe.

Att. 56'2



- Catch basins should have casco traps. A detail should be included and the casco trap should be shown in the catch basin detail as well.
- The bioretention cell detail does not include a depth for the soil filter bed.
- It was noted that the proposed bioretention cell has a ponding depth of 18". MaineDEP standards for BMPs call for a maximum ponding depth of 6" to allow for plant growth. We recommend that the applicant contact the DEP to discuss allowable ponding depth relative to the plants that have been chosen for the site.

Please contact our office if you have any questions.

DRG/LJS
203943

Attachment 5c

From: Jean Fraser
To: Jewell, Patty
Date: 5/1/2008 9:26:11 AM
Subject: RE: Review of PMA proposed pkg lot and gardens

Ms Jewell,

I do not have an e-mail address for Stephen Mohr and would be grateful if you could pass on the following update and confirm that Stephen has received it:

Hello Stephen,

I am writing to update you on the progress of the above Conditional Use and Site Plan review.

1. The Workshop date of Tuesday, May 13 is definite, although I do not yet know the time for your item.
2. For the PB Memo that I am preparing for the Workshop, I need 11X17 copies of all of the plans and revised plans that now make up this application (excluding any of the plans that are now superceded by revisions). I need these plans by Wednesday of next week (May 7) at the latest please.
3. I am still awaiting comments from some reviewers. I attach for information the Memo from the Engineering Reviewer dated 4.24.2008- this Memo will be included in the packet going to the Workshop and most are details that can be addressed after the Workshop.

Re bullet point 2 of this Memo, I anticipate that Public Works will confirm that there is a section of sidewalk at the corner of Spring and Oak that needs to be upgraded as part of the proposals.

Re the last two bullet points of this Memo, you may wish to address this prior to the Workshop and possibly revise the design of the Bioretention cell re ponding depth to ensure that it will operate as a "rain garden".

Please do not hesitate to call me if there are any questions.

Jean (Fraser)
Planner
874 8728

Attachment 5d

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC SERVICES
Engineering Division**

M E M O

TO: Jean Fraser
FROM: Michael Farmer, Project Engineer
DATE: May 1, 2008
RE: PMA Parking Lot - Spring Street

The Department of Public Services recommends requiring the applicant for this project to reconstruct the sidewalk ramp at the intersection of Spring St. and Oak St., the first 7 feet of the adjacent sidewalk on Oak Street, and the first 12 feet of the adjacent sidewalk on Spring Street. The new sidewalk ramp and adjacent sidewalk areas should be constructed of brick, in accordance with the applicable City technical standards.

Jean Fraser - PMA Spring Street Parking Lot

Attachment 5e

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 5/6/2008 11:42:20 AM
Subject: PMA Spring Street Parking Lot

Jean -

I have reviewed plans (prepared by Mohr & Seredin dated April 10, 2008) and supplemental materials (William J. Bray letter dated March 27, 2008) and generally support the current project with the following comments:

* I support the provision of a 20-foot driveway and a City driveway width standard waiver.

* I support the use of tandem parking stalls. I would note that this is based upon the use of the parking spaces by long-term duration vehicles, in this case employees. If the use of the parking lot changes, I would suggest that the parking layout be reviewed for its appropriateness.

* The applicant should provide a summary of existing parking conditions (e.g. where existing employees park), and how those conditions will change in the future.

If you have any questions or comments, please contact me.

Best regards,

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
w: 207.871.1785 f: 207.871.5825



Memorandum

To: Carrie Marsh, Urban Designer
Deb Andrews, Historic Preservation Program Manager

From: Jean Fraser, Planner

Date: April 30, 2008

Re: PMA Proposed parking lot and gardens (site of former YWCA), Spring St

Location: Site Plan and Conditional Use Proposal for 38,500 SF parcel at the corner of Spring St and Oak St (opposite Holiday Inn and adjacent Clapp House at 97 Spring Street)

Proposal: 40% of site (outer edges) to be unlit landscaped gardens ("bosques of birch trees");
60 % low lit parking lot (rear of site)- all with anticipated "life" of 15-20 years

Application # 2008-0038

Being considered by Planning Board Workshop on May 13, 2008 so I am preparing Workshop Memo next week.

I would appreciate your input and comments on the PMA's proposal to use this now-vacant lot for parking and gardens. It is not really "temporary" and this will be explained in the Workshop Memo- it is an interim use for 15-20 years. The gardens will be open to the public but are intended mainly as a visual statement I believe.

There have been a number of pre-application meetings since Feb 2008 (which I did not attend; Lee, Alex, Barbara and others attended) regarding this proposal and I have some notes re these meetings.

The proposed open space is intended to have a historic design character as explained in the attached letters. The parking lot is only to be used by museum staff and volunteers.


I have attached copies of what I have copies of and an extract from the landscape plan- the full set of plans is in the file on the "wall" nearest Deb's desk.

Some issues that I have identified:

1. B3 design guidelines seem to suggest that open spaces should have lighting and other amenities (page 23)...
2. To me this is a kind of transition area and sort of "no man's land"- so that the retention of this "black hole" might make it more so? (Perhaps compounded by no lighting in gardens and low lighting in parking lot)
3. It is adjacent to the Clapp House Historic Landmark and the wider Historic Area so please confirm "congruity"
4. The rear wall is concrete topped by chain link fencing- for a 15-20 year life maybe something of a higher quality (?what) might be appropriate?
5. Or maybe this is brilliant?

Thanks
Jean

*Apologies for
quality of
Landscape Plan*


M O H R & S E R E D I N
Landscape Architects, Inc.

March 31, 2008

Ms. Barbara Barhydt, Development Review Services Manager
City of Portland Planning Department
389 Congress St.
Portland, ME 04101

**Re: Portland Museum of Art, Spring Street Site Plan Submission
Tax Map 39B, Lot 15**

Dear Barbara:

On behalf of the Portland Museum of Art (The Museum) we submit the attached site plan and Conditional Use applications, plans, and documents in support of a request for Conditional Use Site Plan approval for the property at 83 Spring Street recently purchased by The Museum. As you know from our meetings and discussions, The Museum is proposing to utilize this property for parking to support the Museum's mission, for outdoor gardens and to improve the appearance of the Museum's facilities on Spring Street. The Museum is putting forth this plan as an interim measure while it develops a long-range Master Plan for the former YWCA property.

The 38,500 s.f. parcel is located at the corner of Oak and Spring Streets and is within the B-3 Downtown Business Zoning District. Parking is permitted within this zone as a Conditional Use and requires Planning Board approval of a site plan developed in conformance with Portland's Land Use Ordinance. The proposal by The Museum is to create a paved parking area for 45 vehicles on the southwesterly corner of the property and to regrade 16,000 s.f. of the lot to create three landscaped terraces paralleling Spring Street. The site improvements will include new storm drainage, site lighting and planting.

Our office has developed this site plan in response to the specific program of The Museum, the historic residential precedents on Spring Street, and the functional issues which exist at this parcel. The proposed parking area includes 35 regular spaces and 10 tandem spaces for a total count of 45 vehicles. This lot will be used primarily by Museum staff, volunteers, docents, and therefore the tandem parking can be successfully used given The Museum's control over, and management of, this lot. The three terraces reflect the prior residential development on Spring Street that was removed to construct the YWCA and the slopes between the terraces reinforce the location of the original house lots that existed on the west side of Spring Street. The bosques of birch trees suggest the massing of the removed homes and are The Museum's landscape statement identifying this parcel as a part of their campus.

The site plan has been developed to include stormwater management measures on the property to address the quantity of runoff as well as water quality. When the YWCA was located on this parcel approximately 90% of the property was impervious and 10% was green space. The design as proposed includes approximately 40% green space and 60% impervious area. The redesign of the drainage system on the property directs the runoff from the parking area into a bio-retention cell/rain garden. This is a low-lying vegetated basin that is constructed with a soil underdrain that will result in runoff with a water quality that meets the City standards. The rain garden will have both an underdrain and an emergency overflow that will be connected to the separated storm drainage system in Spring Street. Runoff from the lawn terraces will be controlled by small drain inlets and underdrains which will also be tied into the separated storm drainage system. A stormwater management plan has been prepared by Steve Blais, PE, of Land Consulting Engineers and is attached with this submission.

Site lighting will be provided via low-level lights on the pedestrian walkway that crosses the southern end of the property and pole mounted lights on the western edge of the parking lot. The walkway lights are proposed as 50-watt metal halide bollard lights. These will be placed parallel to the walkway, adjacent to the parking area, to provide a lower-level, soft, polite illumination level at the edges of the parking lot closest to pedestrian activity. The four pole mounted lights will be located at the western side of the parking lot. These will be metal halide fixtures mounted at a 15-foot height. Both fixture types are simple, anodized black lights that comply with the City of Portland standards. By design the illumination levels are likely to be less than the City standards but as proposed are sufficient to provide safe, nighttime use of this area. An illumination diagram for the site has been included in this submission which shows the footcandle levels within the property. A proposed photometrics plan will be submitted under separate cover.

We have reviewed the traffic and circulation issues for the project and consulted with William Bray, P.E. regarding traffic issues. Prior to the demolition of the YWCA there were 24 to 26 parking spaces that utilized the existing 16-foot wide driveway from Spring Street. The proposed plan expands the parking spaces to 45, and we are proposing to widen the existing driveway to a 20-foot travel width. In doing so, we will relocate the existing 4-foot wide sidewalk in order to accommodate the additional travel width of the driveway. The use of the property by the YWCA produced a daily trip generation level that will not be matched by the proposed use of the space for 20 additional vehicles for parking. Mr. Bray has prepared a summary traffic statement that is attached with this submission.

The three bosques of birch trees are a significant element in the overall landscape design for this project. In order to showcase these plantings we are proposing to remove all of the existing Norway Maples that are on the property. The London Plane tree that is within the Spring Street right-of-way will be preserved. The birches and the proposed shrub masses will meet the intent of the parking lot landscaping guidelines set forth in the City's Technical Supplement. To assure survival of the planting they will all be irrigated as will the lawn areas on the terraces. The existing concrete wall will be treated with a paint that assures graffiti removal, and will be planted with vines on wires as well as on metal trellises. Details for the landscaping are included in this submission with a specific plant list for all proposed plantings.

The design for this property is based upon a simple terraced landform and the massing of the white birch trees that screen the proposed parking on the site. Accordingly, site improvements will be kept to a minimum to allow the strength of the planting and lawn terraces to be revealed. One sign will be located at the driveway entrance stating that the parking is for the Portland Museum of Art staff and a Portland Art Museum identification sign will be placed at the corner of Oak and Spring Streets. No other signs are proposed for the parcel. Granite seating may be incorporated into the park design in a form consistent with the seating found at The Museum entrance. The existing pre-cast concrete pedestrian walkway will be reconstructed with a brick surface to provide color contrast as well as a historical reference with the surface materials.

The property has an eight (8) foot wide easement held by Harper Hotels, Inc. for a pedestrian walkway and utilities. This easement is used by the Holiday Inn to provide pedestrian connection to the Free Street parking lot owned by Harper Hotels, Inc. No other easement are located on the parcel. The Museum is evaluating the issue of public access to the proposed landscaped areas and will discuss that issue with the Planning Board at the April Workshop.

There are no trash cans, solid waste facilities or dumpsters proposed for the project. The Museum handles these needs via their existing facilities so none are included on the site plan. The proposal does not include any structures, so there will be no effluent placed into the City's sanitary sewer system nor

will there be a water demand of domestic use. The stormwater flows leaving the site will be substantially reduced, and have the qualities improved. Based upon these two facts we believe that the public facilities in Spring Street have the capacity to meet the needs of the proposed project.


The Museum plans to proceed with the work immediately upon receipt of the permit from the City. Work will commence in June, and the planting and lawn will be installed by mid to late August, with a completion date by mid-September, 2008. No other state or federal permits are required to perform the work.

This submission includes the following:

1. Site Plan Application and fee.
2. Completed Site Plan Checklist
3. Letter of Agency
4. Letter of Financial Capacity
5. Property deed as evidence of Right, Title and Interest
6. Stormwater Management Report by Steve Blais, PE
7. Written Erosion Control Plan.
8. Traffic statement by William Bray, P.E.
9. Lighting Specifications
10. Perspective Sketches
11. Conditional Use Application and fee.
12. Statement of Conformance with Conditional Use Criteria.
13. Plans
 - S1 -- Standard Boundary Survey
 - L1.0 -- Existing Conditions Plan
 - L2.0 -- Layout, Materials and Lighting Plan
 - L3.0 -- Grading, Drainage, Erosion Control & Utilities Plan
 - L4.0 -- Landscape and Planting Plan
 - L5.0 -- Site Details
 - L5.1 -- Site Details
 - L5.2 -- Site Detail
 - D1 -- Drainage Plan
 - D2 -- Drainage Details and Sections

Please call if you require any other information, or if you want to meet to review this submission.

Sincerely,


Stephen B. Mohr, ASLA

Cc: Mr. Dan O'Leary, PMA
Mr. Charlton Ames
Mr. Hans Underdahl

M O H R & S E R E D I N

Landscape Architects, Inc.

April 11, 2008

Ms. Barbara Barhydt, Development Review Services Manager
City of Portland Planning Department
389 Congress St.
Portland, ME 04101

**Re: Supplemental Submission Information
Portland Museum of Art, Spring Street Site Plan Submission
Tax Map 39B, Lot 15**

Dear Barbara:

Thank you for the call yesterday alerting me to the change in schedule for the workshop for the Museum's Spring Street Parking and Garden project. We have informed the client of the change in the workshop date to May 13, 2008, and as discussed with you will continue to follow-up with City staff to resolve any issues that may arise as you continue your review of this application. Per our conversation, I submit the following supplemental information on behalf of the Museum in support of the pending request for Conditional Use and Minor Site Plan approval.

1. **Photometrics:**
We have completed the revisions to the site lighting plan (Sheet L2.1) and have had the attached photometric chart prepared for the site. As you can see we have maintained an average of one foot candle within the parking lot and are in conformance with the minimum to maximum requirement of the Technical Supplement. The height of the lights on this plan have been reduced to 15 feet and the wattage of each fixture reduced to 100, which we find to be a better solution than the one previously outlined in our submission of March 30, 2008.
2. **Railing at the Existing Retaining Wall:**
The existing retaining wall that separates the Museum property from the Harper Hotel has the proper safety barrier between the upper and lower lots. In two areas the existing fence is attached to the top of the wall and in the middle section chain link fencing has been placed against the wall at the upper level to create the appropriate barrier. We enclose a revised plan (L2.0) and section (L5.2) which indicates that the Museum proposes to repair and paint the two sections of chain-link fence that comply with code and to install new, lower chain-link fence in the middle section of the retaining wall so that the existing larger panels can be removed. We have confirmed that the wall is on the Museum's property and that they have the necessary rights to make the improvements discussed above.
3. **Short and Long-Range Plans for the Site:**
As discussed with the City staff in March, the Museum has developed the current plan as a short-range, interim plan that will provide the Museum with some use of the property while they develop a long-range plan for this parcel. The Board of Trustees recognized the importance of securing the property when the YWCA was closed, and acted to secure the property to help meet the long-term mission of the Portland Museum of Art. The Museum believes that it will take 20 to 25 years to properly develop a long-range plan for the property,

implement a capital program/campaign and start the construction related to the long-range plan for the property. Accordingly, the interim use of this parcel for parking and gardens is viewed by the Museum as a 15 to 20 year commitment. The design of the project has been based upon this time frame and is reflected in the selection of plant materials, the utility design and the other site improvements proposed for the property.

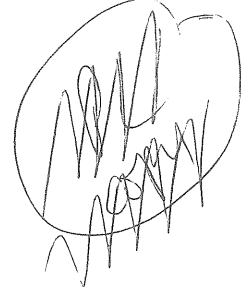
Please review this supplemental information and the enclosed plans and call if you have any questions. We can meet with you and/or Ms. Frasier if you want to review any of the submission material in greater detail.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen B. Mohr".

Stephen B. Mohr, ASLA

Cc: Mr. Dan O'Leary, PMA
Mr. Thomas Denenberg, PMA
Mr. Charlton Ames
Mr. Hans Underdahl



April 23, 2008

Ms. Jean Fraser, Planner
City of Portland
389 Congress St.
Portland, ME 04101-3503

**Re: Portland Museum of Art Site Plan Submission Response to Staff Questions
Spring Street Parking and Gardens**

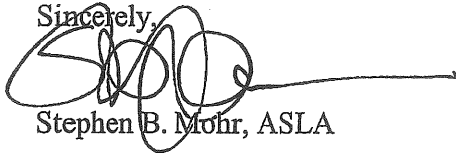
Dear Ms. Fraser:

Thank you for the telephone message on Friday regarding staff issues that have been raised for the Museum's proposed project on Spring Street. I offer the information below in response to your questions, and each item as a separate issue;

1. **Use of the Parking Lot by the PMA**
As indicated in our submission dated March 31, 2008, the 45 car parking lot is being constructed to serve the Museum's administration, staff and volunteers. Based on input from the Museum we know that the Museum administration, staff, volunteers and docents will be using this parking area on a daily basis, and therefore the 20 foot wide travel lane and tandem parking can be successfully managed. There will be other occasions when the Museum Trustees, visiting artists, special exhibit curators, exhibit installers, contractors or contracted work forces for the Museum may use this parking lot for specific short-term needs. The Museum is not constructing this parking lot for use by the general public. I trust this detailed response will address the staff concerns regarding the travel lane width and use of the tandem parking spaces.
2. **Trellis and Wall Fence Details:**
Our initial submission I indicated that the existing concrete wall would have trellises attached to it at 10' intervals on part of the wall. On top of the wall sections of the existing chain-link fence will be preserved, but new 22" high chain-link fence will be installed where a temporary chain-link barrier has been placed. In the supplemental submission made to the department on April 11, 2008 we included a section of the wall showing these improvements on drawing L5.2. At the time of the workshop we will provide additional graphics that further define the design of both the trellis and the new fence.
3. **Proposed Site Lighting:**
The photometric plan that was prepared and submitted on April 11, 2008 for the lighting for the project provides safe and sufficient light levels for the use of the parking based upon our discussions with the Museum, our experience, and generally accepted lighting standards for parking lots. As can be seen in the summary chart on drawing L2.1 there is an average level of 1.02 footcandles in the parking lot and the

minimum to maximum light range falls within the range of 0 fc to 6.9 fc. There are three locations within the parking lot where the illumination level is considered low at a level of 0.1 fc. It is our opinion that these isolated areas of lower light levels will in fact be sufficiently illuminated due to the lighting sources adjacent to this property, including illumination from the Holiday Inn on Spring Street. It is our intent to request a waiver from the Planning Board for any areas of nonconformity with the City's Technical Standards because the Museum does not want to create excessive light levels in this part of their property.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Mohr', with a long horizontal line extending to the right.

Stephen B. Mohr, ASLA

Cc: Hans Underdahl
Charlton Ames
Dan O'Leary
Tom Denenberg

