

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**

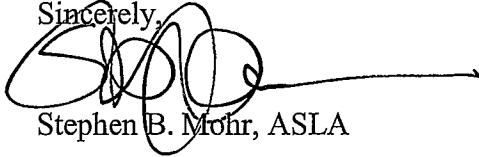
Dear Ms. Fraser:

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