

May 15, 2008

Ms. Jean Fraser
City of Portland
398 Congress St.
Portland, ME 04101

**Re: Revised Submission Materials
Portland Museum of Art Spring Street Parking and Garden Project**

Dear Jean:

As you requested, we submit the attached PDF images of the plans for the Spring Street project. These plans have been revised to include the comments set forth in your memo as well as comments made by the Planning Board at the workshop on May 13, 2008. The specific revisions to the plans are as follows:

1. **Electronic gate for parking control:**
The plans have been revised to include an electronic gate and 18-foot long control arm. The gate has been located to control access into, and out of, the new parking lot. The gate is designed with both a key pad and magnetic swipe card so that access will be limited to the persons set forth in our earlier correspondence. The control key pad has been located on a granite block on the drivers' side of the entry aisle for ease of convenience. The details for the control gate are included on the detail sheet for the project.
2. **Sidewalk repairs and improvement in Spring and Oak Streets:**
We have included on our plans the information showing the extent of the sidewalk repair and improvements on Oak and Spring Streets. The work limits are in conformance with Mr. Farmer's memo. We are replacing the concrete sidewalks with brick as is required in this district. The details are shown on the project detail sheet.
3. **Treatment of the rear wall:**
The information that was presented to the Board for the treatment of the rear wall has been included on a separate drawing, L5.3, submitted in this package. As presented to the Board, we will be installing cables on the rear wall as an armature for the vines. The layout and construction details for the cables are shown on the newly inserted project sheet.
4. **Planting:**
As discussed with the City Arborist, and reviewed with the Planning Board, we have added an additional vine species, Sweet Autumn Clematis, to the plant list for the rear wall. We have also increased the plant quantities and increased plant

sizes for some of the vines. These changes are shown on drawing L4.0 and are noted in the plant list included on drawing L4.0. All other plantings remain as previously shown on the plans.

5. Lighting:

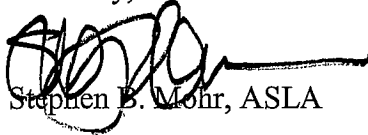
We have revised the lighting plan to address the staff and Board's concerns about illumination levels on the walkway, adjacent to the parking areas, and within the landscaped terraces. The bollard lights have been replaced with 100-watt pole-mounted lights at a 10-foot height parallel to the walkway. The light pole locations within the lot have been adjusted to provide more even illumination levels. After exploring several options the lighting for the landscaped terraces will consist of four (4), 50-watt downlights located on each of the three terraces. The downlights will be mounted at an 8-foot height and will be angled downward at 45 degrees. This lighting will provide a well dispersed, low-level of light within the center of each bosque of birch trees. The revised photometric plan will be sent to you under separate cover as we waiting for it to be completed.

6. Bicycle rack:

The previous submission included a detail for the proposed bicycle rack that is located on the west side of the Clapp House. We have revised that detail to provide a lower profile bicycle rack.

We have been in contact with the Museum's attorney who will be sending the draft license agreement under separate cover. I trust this will address all the issues raised by the Board and City staff. We will deliver four (4) copies of full-sized prints to your office on Friday, May 16.

Sincerely,



Stephen B. Mohr, ASLA

Cc: Hans Underdahl
Tom Denenberg
Charlton Ames