



**A C O R N**

**ENGINEERING, INC.**

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

February 21, 2019

Subject: Level II Final Site Plan Application  
Portland Museum of Art Visitor Parking Lot Project

To Whom It May Concern:

On behalf of the Portland Museum of Art (PMA), we are pleased to submit the accompanying submission material package related to PMA's proposed visitor parking lot redevelopment project. The project is located at 87 Spring Street, which resides within the Downtown Business (B-3) and Downtown Entertainment Overlay (DEOZ) Zoning Districts. The project's objective is to provide a more efficient parking layout while minimizing the expanded footprint to the greatest practical extent and complying with the required 35 ft buffer from both Spring and Oak Street.

Proposed parking lot improvements include constructing full depth pavement in the expanded footprint areas. Existing landscaping and granite curbing is to be reused based upon the expanded footprint. The project also proposes to modify water quality treatment measures, with the addition of a vegetated underdrain soil filter. The designed vegetated underdrain soil filter is an accepted Low Impact Development (LID) strategy by the Maine Department of Environmental Protection.

In addition, the parking lot redevelopment will increase ADA accessible parking and has been designed with LID practices and aims to reuse existing landscaping, lighting and additional site elements. The proposed stormwater system measures are designed to reduce the effect of increased impervious area and create an aesthetically pleasing environment around the proposed parking lot.

We are pleased to submit this application as the proposed development will create more inviting and open access to PMA for its visitors and staff, which aids in fostering PMA's organizational objective. This submission package is intended to meet the City's Submission Requirements as outlined in the Level II Site Plan Application procedures.

The PMA staff has compiled a team of leading professionals from the development and sustainable construction industries to complete the design. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.  
Project Manager  
Acorn Engineering, Inc.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the Level II Site Plan Application:

Documents:

- Section A: Cover Letter
- Section B: Level II Final Site Plan Application & Checklist
- Section C: Right, Title, Interest
- Section D: Zoning Assessment
- Section E: Summary of Written Easements
- Section F: Request for Waivers
- Section G: Financial Capacity
- Section H: Technical Capacity
- Section I: Conformity with Land Use Ordinance
- Section J: Stormwater Management Report
- Section K: Erosion & Sedimentation Control Report
- Section L: Lighting
- Section M: Utilities
- Section N: Construction Management Plan
- Section O: Transportation Analysis
- Section P: Solid Waste Disposal

Drawings:

- Civil Site Plan Set

