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

July 30th, 2015

Re: Preliminary Civil Application
667 Congress St Redevelopment
667 Congress St, Portland ME 04101

Shukria,

Acorn Engineering, Inc., in coordination with the project team, is pleased to submit the civil engineering components for a Preliminary Application for a Level III Site Plan for the redevelopment of 667 Congress Street. The proposed development design is at a considerable level of completion for a preliminary application. The following design work has been completed:

- 1) Existing Conditions:** Acorn Engineering has teamed up with Titcomb Associates to produce an initial survey of the development site. The survey outlines the existing utilities and grades of the area and serves as a basis for all continued design. A geotechnical report has also been completed by Summit Geoengineering Services and defines the structural soundness of the subsurface as well as outlines any structural guidelines for further development based on existing soil conditions. The report is included as an attachment in the Stormwater Report.

Acorn is also aware of the current Deering Street reconstruction by Woodard & Curran and have incorporated the anticipated finished project into the initial design; this reconstruction will directly impact the Congress Street redevelopment's drainage system.

Regarding exiting easements there is an existing stormwater drain easement that extends 10 feet from the northernmost property line as well. Proposed easements may include a grease trap within the City ROW, a pedestrian easement from the developer to the City and guy wire easement to reinforce an existing pole.

- 2) Site Plan:** The current layout includes an interior parking garage in the basement and first floor of the building. The proposed basement parking access is located on Avon Street while the first floor access is off of Vernon Place; this outlet arrangement allows for split traffic patterns and ease of access from two separate points. There is a total of 81 physical parking spaces comprised of both standard and compact spaces. However, with the introduction of a single shared parking space, the effective parking space total increases to 88 (1 shared space as the equivalent of 8 spaces) which represents 63% of total residential units.

Because the majority of parking need is residential, it is defined as a low turnover lot and can therefore support a more compact layout. Using a parking lot design study published by Carl Walker, Inc. as a basis of design, the proposed layout uses a 75 degree angled, elongated

compact parking space (8.5' X 16-18') with a one-way drive aisle width. Carl Walker, Inc. is an engineering firm that specializes in parking structure design. This layout is supported by the User Comfort Factor (UCF) and Level of Service (LOS) approach and is able to maximize parking spaces while maintaining parking maneuverability.

Due to the covered nature of the parking lots, no landscaping was incorporated into the interior design; these lots are most like a parking garage and therefore do not apply to the requirements set by the City of Portland Code of Ordinances for Land Use. However, there will be three trees planted along Congress Street in front of the building. This is an improvement to the lack of trees or landscaping currently on the property. The additional street trees required along Vernon Place and Avon Street will not be put into place due to space restrictions but the equivalent of 13 trees will be contributed to the City of Portland Tree Fund.

The remaining building space will be occupied by a commercial space (Joe's Variety Store) on the first floor with seven additional floors of residential units.

3) Utility Plan: Acorn Engineering has sent out Ability to Serve letters to gas, water, telephone, cable, electricity, solid waste removal, and sewer utilities and have successfully secured responses from Unutil (gas), Portland Water District (water), Fairport Communications (phone/cable), and Central Maine Power (electricity). The majority of these providers have also been met with onsite and reviewed proposed changes to existing utilities. A summary of the responses is included in this application.

4) Grading, Drainage and Erosion Control Plan: Through implementation of a covered parking lot, the majority of surface runoff will be from the roof with minimal runoff from some exposed bituminous concrete on the first floor. Therefore, the proposed development produces cleaner runoff than the existing, uncovered surface parking lot. All runoff is to be redirected to the basement floor and then connected to the newly separated stormwater system within Avon Street.

For a more detailed description of the proposed drainage and grading system, refer to the Stormwater Report. This report includes evidence that the proposed development will not increase surface runoff flows.

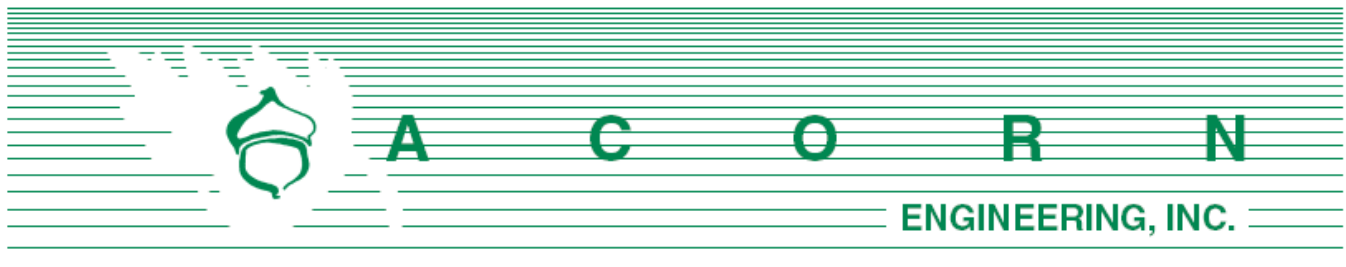
5) Lighting: The existing building front is directly lit by a street light on Congress Street that meets the downtown district municipal standards. A portion of the site is also lit by another approved lamp on the corner of Congress Street and Vernon Place. Vernon Place and Avon Street will be lit by mounted lamps along the building's edge; these lamps will comply with the Historic District's guidelines.

Please do not hesitate to contact our office with any questions or comments.

Sincerely,



Will Savage, P.E.
President
Acorn Engineering, Inc.



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