

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

6/15/05

June 14, 2005

Mr. Rick Knowland, Senior Planner
City of Portland
389 Congress Street
Portland, Maine 04101

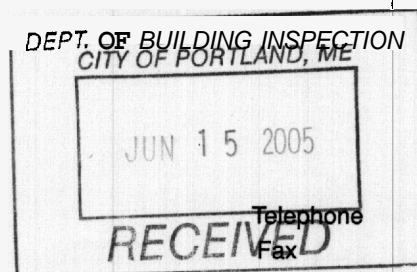
Comments by
Monday - 3

**Re: Hadlock Stadium
Right Field Grandstand Expansion**

Dear Rick,

On behalf of the Sea Dogs Organization, we are pleased to submit the following revised documentation for construction of a new grandstand seating and concession area located on the right field side of Hadlock Stadium. This correspondence has been modified since our previous submission of February 15, 2005. The plans have been revised to address recent site improvements undertaken by the city. The overall plan is substantially the same as previously submitted to the planning board in February of 2005. Minor modifications include a relocated sidewalk from the **EXPO** as requested by the city. As you are aware, the access drive to Fitzpatrick Stadium was relocated by the city and the existing sanitary and storm **drain** system was upgraded to address conflicts and to provide access to the Alme's House Sewer.

As you know, a MDOT Modified Traffic Movement Permit was approved for the increase seating that **has** been added, including the present application since the stadium opened. Gorrill-Palmer Consulting Engineers are in the process of updating the original Traffic and Parking Management Plan for Hadlock Stadium and will be submitting separately. A neighborhood information meeting has been scheduled for June 15, 2005, 6:30 PM in the Portland Room at Hadlock Stadium. Notices were sent out accordingly to the list of abutters provided to **our** office.



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The proposed project has been modified since our initial submission, in December 2004, and most recently as stated above to reflect site improvements made to Fitzpatrick Stadium. The proposed raised platform (December 2004 submission) over the existing picnic area was eliminated, the proposed concession stand has been relocated to the north side of the grandstand, and a new wood platform will be constructed for the concession stand that will connect to an existing platform. The project as presently proposed consists of the following improvements:

- Construction of a 390 seat, café style seating, grandstand with a 272 square foot concession stand located on an attached platform on the north side of the new grandstand. The area of the grandstand and platform is 5,880 square feet.
- Construct a new 1,173 square feet toilet facility to serve the proposed grandstand expansion and picnic area as well as to provide public toilet facilities for Fitzpatrick Stadium. The new toilet facilities will be constructed as two separate sections under one roof and will serve both men and women. Access from Fitzpatrick will be limited to the section closest to the stadium during games at Hadlock. The entire facility will be available for major events occurring at Fitzpatrick Stadium when not in conflict with Sea Dog games.
- Relocate the home bullpen under the new grandstand with a vehicle access gate to the field for access by ground maintenance.
- Provide new handicap access from the picnic area to the new toilet facility to serve the new grandstand and picnic area. The handicap access will also serve as egress from Fitzpatrick Stadium to Hadlock Stadium as needed.
- New site lighting will be limited to pedestrian scale pole mounted fixtures! along the handicap access ramp, fixtures under the grandstand for the toilet area and for the bullpen. A wall light will be provided to illuminate the sign for the toilet facility and external fixtures will be used to illuminate the wall sign for Hadlock Stadium located on the back wall of the grandstand.
- The new US Cellular sponsor sign, presently located behind the home team bullpen, will be relocated on the back wall of the grandstand facing Hadlock. The sign will be internally lit with an opaque back and will only be illuminated during games at Hadlock. As indicated above, there will be a wall mounted sign located on the Fitzpatrick Stadium side of the US Cellular sign that will be externally illuminated. **The architectural drawings have been corrected to reflect that the extension of the grandstand structure above the 45-FT height limit is required to support the sign.**

Rick Knowland

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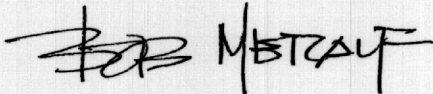
- As part of the city improvements, the vehicle access drive to Fitzpatrick Stadium was relocated, the vehicle access drive to Hadlock Field was eliminated, and a new sidewalk was installed for access to Fitzpatrick Stadium from the Expo building. This sidewalk will be relocated again during construction of the grandstand to accommodate for placement of a new retaining wall and for pedestrian access to Hadlock.
- The landscape plan has not been revised; we have tried to reach Jeff Tarling to review the site changes made by the city before we revise the Planting Plan. We will resubmit a new plan once we have reviewed the site conditions with Jeff Tarling.

Enclosed for your review are the following:

- Site Plan Set; Existing Conditions Plan, Amended Site Plan, Layout and Planting Plan, Grading and Drainage Plan and Site Details
- Architectural Plan set prepared by Brian E. Duffy Associates

Should you have any questions or comments, please do not hesitate to call me. We look forward to meeting with you and the Planning Board on June 28, 2005 for the Public Hearing.

Sincerely,
Mitchell & Associates



Robert B. Metcalf

Enclosure

Cc Charlie Eshbach
Peter Drivas
Brian Duffy
Tom Gorrill