

July 24, 2018



Nell Donaldson, Senior Planner
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: MMC Staff Parking Garage | 222 St. John Street | Level III Site Plan
Design Change

Dear Nell:

The purpose of this memorandum is to summarize changes made within the attached revised design drawings since the initial Level III Site Plan Submission on June 22, 2018.

Drawing Sheet C-100 (Civil Site Layout)

- Additional garage entrance added at the southeast corner of the parking garage. This entrance will facilitate parking for users of 184 St. John Street (Fraternal Order of the Eagles). A total of 50 spaces within the parking garage have been designated for 184 St. John Street and will be sectioned off from Maine Medical Center Employee users internal to the building. Sidewalks added from the garage to the north and south side entrances of Eagles building.
- Reconfiguration of existing 184 St. John Street Parking lot; the existing parking lot is proposed to be reconstructed within its existing footprint. The reconstruction includes revised parking lot striping and the addition of a brick driveway apron in accordance with the City's standards.
- Addition of 6-foot high fence between 184 St. John Street and 190 St. John street entrances. The fence is intended for security purposes and to prevent pedestrians from crossing between driveways, and to provide additional security within the area.
- Reconfiguration of the transformer and generator pads. Equipment pad dimensions and locations have been updated to match current electrical drawings and code requirements for separation.
- Addition of bicycle parking at the garage lobby entrance. Based upon City of Portland comments and discussions, six additional bike racks have been added at the lobby entrance for users of the garage.
- Addition of brick driveway apron at garage entrance drive per City of Portland comments.
- Additional detailing of D Street design per City of Portland comments, as described in Response to Comment Letter. Awaiting final input from City for further revisions.
- Addition of fourth crosswalk at D street, St. John Street, Garage entrance intersection.

Drawing Sheet C-101 (Civil Site Layout)

- Addition of reinforced turf turn-around at the north entrance of the garage for access to pump station.



- Reconfiguration of the sidewalk to the north of 222 St. John Street. Per City of Portland comments the sidewalk has been reconfigured to be continuous in this location.

Drawing Sheet C-102 (Civil Grading & Drainage)

- Additional storm drain structures have been added to accommodate the new garage entrance from 184 St. John Street.
- Updated storm drain rim and invert elevations for storm drain along the western side of the garage.

Drawing Sheet C-103 (Civil Grading & Drainage)

- Reconfiguration of grading adjacent to the pedestrian walkway from the northeast corner of the garage to St. John Street. Grading has been revised along the northern edge of proposed stairs; narrow strip of stone armoring added immediately adjacent to stairs to provide stabilization and prevent erosion.
- Revised grading along Union Station Plaza entrance, proposed grades have been revised to match existing grades.

Drawing Sheet C-104 (Civil Utility)

- Relocation of fire hydrant to lower level northern entrance drive in response to fire department comments.
- Relocation of pump station and valve box.

Drawing Sheet C-201 (Civil Details)

- Addition of Oil Water Separator and Pump Station Details.

Drawing Sheet L1.0 (Landscape Plan)

- Revised planting plan behind 184 St. John Street.
- Revised planting along northern property line of 212/214 St. John Street.

Drawing Sheets PS1- PS6 (Garage Floor Plans)

- Revised garage layout to accommodate separate 184 St. John Street entrance and parking spaces.
- Relocated van accessible spaces to level G and reduce floor to floor level 1 and level 2.
- Design layout changes within travel lane.
- Adaptational travel lane dimensions.

Drawing Sheet G102 (Code Information Plan)

- Revised garage layout to accommodate separate 184 St. John Street entrance and parking spaces.



Drawing Sheets A101 and A102 (Building Elevations)

- Revised east façade to accommodate entrance for 184 St. John Street users (Eagles).
- Enlarged canopy over entrance area in response to City comments.
- Added windows at electrical / mechanical rooms in response to City comments.
- Reduced the floor to floor height of the first deck level (lower) by relocating van accessible spaces to level G; revision resulted in a reduction in the overall building height (revisions to elevation call outs)
- Removed the screening wall above the stair tower due to changes in mechanical equipment

Sincerely,

WOODARD & CURRAN

A handwritten signature in blue ink, appearing to read "David Senus".

David Senus, PE
Project Manager