

File: 13151

April 5, 2016

Ms. Helen Donaldson, Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: MASTER PLAN, 1945 CONGRESS STREET

Dear Nell,

Attached is the Master Plan prepared by Mohr & Seredin. It does an excellent job at portraying the existing site relative to the neighbor and puts it in context with the city. It goes on to show the on site development that we are proposing. This includes the 15,000 sq. ft. medical building and the 25,300 sq. office building.

Attached is a preliminary traffic report by Maine Traffic Resources. A full traffic study will be completed as part of the site plan review process.

We will be using a combination of underdrained soil filters and proprietary filtration systems to comply with Chapter 500 of the DEP's stormwater regulations. This project will meet the redevelopment standards in those regulations.

Also attached is a topographic and boundary survey from Maine Survey Consultants.

We have preliminary drawings of the buildings included in the package. We anticipate those will change based on review comments from the City.

This project has public water and public sewer available. We believe those will be adequate for the servicing of the development.

At this time we have no firm commitment to public easements. We are developing trail connections that will be accessible to the public.

Ms. Helen Donaldson
April 5, 2016
Page 2 of 2
File: 13151



We will hold a public informational meeting once the application is accepted.

Please review the Master Plan and let me know if you need anything else.

Sincerely,

PINKHAM & GREER,
CIVIL ENGINEERS

A handwritten signature in black ink, appearing to read "Thomas S. Greer". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Thomas S. Greer, P.E.

Enclosures

cc: Northland, Mohr & Seredin, File

TSG/rjs