ACORN ENGINEERING, INC.

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

August 25, 2017

Subject: Preliminary Site Plan and Subdivision Application
Stroudwater Preserve - Portland, Maine

Dear Planning Board & Staff,

Stroudwater Development Partners, LLC is pleased to submit the accompanying package of submission materials related to the proposed redevelopment of 1700 Westbrook St into a traditional single-family neighborhood with a townhouse development adjacent to the Maine Turnpike. Stroudwater Preserve includes ninety-eight single family house lots, one planned unit residential development (PRUD) lot that will include twenty-five townhomes, and one open space lot for a total of twenty-four acres of open space within the project limits. The single-family house lots will range in size between 6,500 sf to 20,000 sf. The Site Plan has been further refined from the R3/ROS Concept provided during the rezone phase to create a more intimate neighborhood while further minimizing and avoiding environmental impacts. The rezone provided the designer with the tools to implement these smart growth principals.

Stormwater quality and quantity will exceed the requirements set forth within the Maine Department of Environmental Projection Chapter 500 Rules. The stormwater runoff from new roadways and sidewalks will be treated by high-performance filtration systems before being redirected towards detention basins. The detention basins will provide stormwater flood control with the center basin designed to provide the community with an ice skating pond. Thirty-foot-wide landscape buffers are proposed along Westbrook Street within additional landscape buffers within the center of each of the loop roads. The project anticipates being completed over three phases starting with the single-family homes, followed by townhouses, and ending with the remaining single-family homes.

The development will include a minimum of 10% workforce housing units in accordance with Division 30, Affordable Housing of the Land Use Ordinance. This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures.

Stroudwater Development Partners, LLC and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. 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.
Principal - Project Manager
Acorn Engineering, Inc.