

33-N-9

2006-0222

297 Cumberland Ave.
Building Addition
Salvation Army

From: Jean Fraser
To: Johnson, Mark
Date: 12/4/2006 2:56:52 PM
Subject: Salvation Army

Mark,

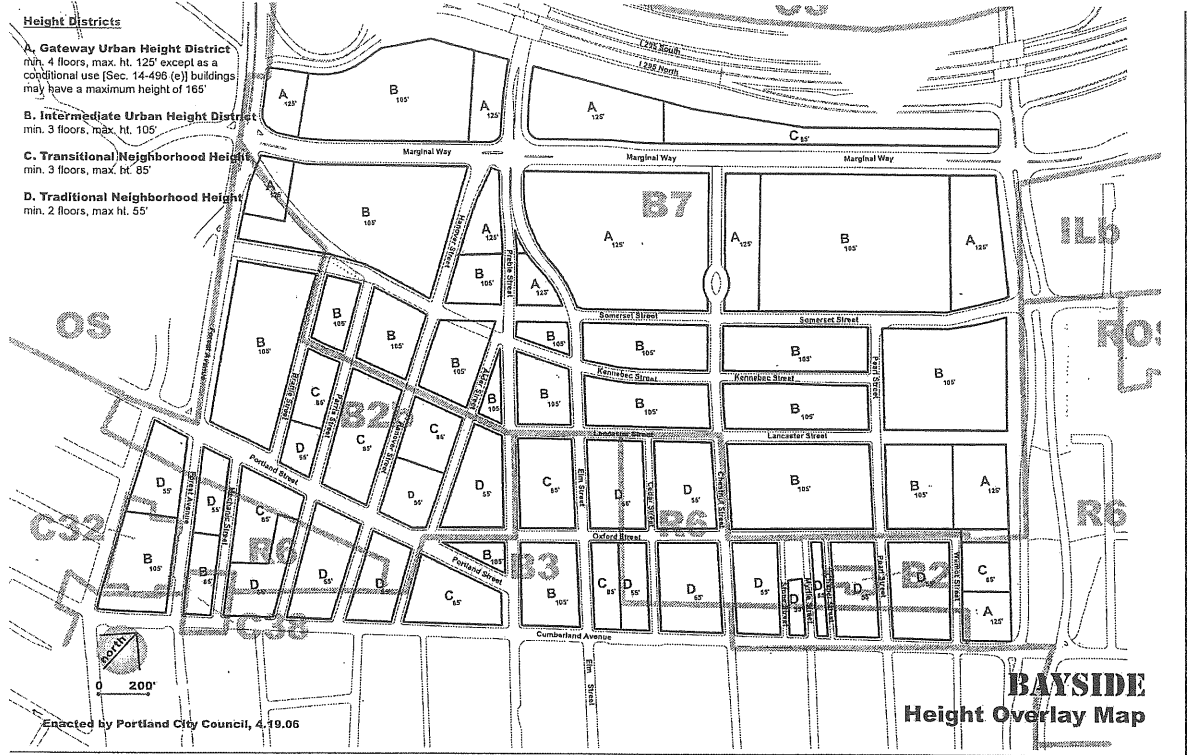
It would be helpful in doing our review if we could have set of floorplans of the building addition and where new external works are being proposed- so we could understand what is behind the windows/walls and how the new and old are fitting together.

Any chance of sending something by PDF asap...

thanks
Jean

SUBSTITUTE THE FOLLOWING:

Bayside Height Overlay Map



From: Jean Fraser
To: Tarling, Jeff
Date: 12/4/2006 2:59:02 PM
Subject: Salvation Army

Jeff,

I would like to set up a meeting either **tomorrow late afternoon** or **Wed afternoon** on site with Mark Johnson to look at options/ideas for the improvement of the parking lot- could you suggest some times that would work for you, please?

Thanks
Jean

1pm
Thurs Dec 7
on site

From: Jean Fraser
To: Johnson, Mark
Date: 12/1/2006 4:33:01 PM
Subject: Salvation Army building addition

Mark,

I attach the comments from Public Works.

Regarding the storm drains and sanitary connections, you might try to reach Eric Labelle, City Engineer (874-8850) (EJL@portlandmaine.gov) direct to get some advice- I think it will be easier now as he has an idea of the scale of the proposal etc.

Regarding the sidewalks, the submitted evaluation should be a survey of the condition of the sidewalks as (see the wording in the Ordinance) Public Works must determine whether the existing is "satisfactory" and that is largely based on their condition. Under the Ordinance, they may require reconstruction of sidewalks and the policy is that reconstruction should be of brick.

So, if you would like to discuss this issue with the Planning Board at the 12.12 Workshop it would be useful to have the sidewalk condition information urgently so that PW might provide a view prior to the Workshop Memorandum being finalized.

Similarly re the parking/trip generation information.

Regarding the zoning lines that you overlaid on the Layout Plan, how did you arrive at those? The reason I ask is that Rick Knowland and I reviewed the zoning and height overlay plans in relation to this site and thought that the B3 line was just at the back of the existing SA building along Cedar Street (ie that the building addition was totally within R-6). So could you clarify on that please.

One further question....do you (or could SA provide) the date on which they acquired Amity House (I guess it may be buried in the right title and interest docs...)?

Thats all for now- speak to you next week.

Jean (Fraser)
Planner
874-8728

From: Jean Fraser
To: Schmuckal, Marge
Date: 11/30/2006 3:55:41 PM
Subject: Re: 10-12 Cedar Street - Salvation Army

Marge,

This (which you have also put in UI but nothing else) answers the question about whether housing replacement is triggered, but what about the question as to whether this is a change of use (ie from residential/educational to church)? Under 14-137 it appears a conditional use and the Board will be looking for comments from you on this (or at least confirmation as to what the Planning board is reviewing as you did for Starbucks)- I am assuming that Planning is reviewing this under 14-474c2.

Could you also provide comments regarding all of the R-6 issues (height, setbacks etc) and clarify why they need to have the Practical Difficulty Variance so the Board has your determination on the matter- it goes to the Zoning Board on the 7th but I have to print my PB Memo on the 8th!!!!

thanks
Jean

>>> Marge Schmuckal 11/28/2006 4:21:47 PM >>>

I have received nothing from SMRT as to the use of this building. Since tensions are rising, I have done the research. And this is what I found (do you hear the drum rolls?).

In July 1985, our office shows a permit to change the use from "3 dwelling units to 1 apartment and 2 educational units". I know your next question.... What is an educational unit? Let me go on.

In December 1985, our office shows a permit to install an exhaust unit for Amity Center. That permit considers the use to be a "therapy center". I am thinking that the two educational units were for instruction and were not residential dwelling units as the permit request reflects.

Based upon our records, I have determined that there was only one lawfully existing dwelling unit in this building (10-12 Cedar Street). The removal of one lawfully existing dwelling unit in a building does not trigger the requirement of replacement housing unless the intended use after demolition is for a parking lot. That is not the case here. After demolitions, there will be an addition to the Salvation Army building that basically encompassed the lot on which the building now stands. The replacement housing ordinance would not be a factor in this particular situation.

Marge

CC: Barhydt, Barbara

From: Jean Fraser
To: Johnson, Mark
Date: 11/30/2006 3:13:34 PM
Subject: Re: Salv. Army - telecon

Mark,

Your note of our telephone conversation is accurate, but I would add that I was passing on a verbal confirmation from Eric Labelle that stormwater treatment will not be required.

Jean (Fraser)
Planner
874 8728

>>> "Mark Johnson" <MJohnson@SMRTInc.com> 11/29/2006 3:18:04 PM >>>
Hi Jean,

Attached are notes from our conversation today.

As discussed, we will have as much response as possible to your comments/questions for tomorrow as possible.

Thanks,

<<Fraser_TelMem_11-29-06.pdf>>

Mark G. Johnson, ASLA
Landscape Architect / Planner

SMRT, Inc.
144 Fore Street
Portland, Maine 04101
tel. 207-772-3846
fax 207-772-1070
email: mjohnson@smrtinc.com
www.smrtinc.com

From: "Mark Johnson" <MJohnson@SMRTInc.com>
To: "Portland (Jean Fraser) (E-mail)" <JF@portlandmaine.gov>
Date: 11/29/2006 10:34:16 AM
Subject: Salvation Army - site items

Hi Jean,

We are in receipt of your letter of 11/22. Most questions/comments we believe are readily addressable - some have been submitted actually in the ZBA package - but we require some clarification on others. Specifically:

Item 1: We are not aware of a request for zoning information from Marge Schmuckal, with whom we have met on three occasions. Please clarify her request or, if you prefer, direct us to contact her directly.

Item 4: We have a city peninsula map (CADD file obtained from the city) based on aerial survey which we can use for the buildings across Cedar Street. We presume this level of accuracy will be sufficient, versus having them located by a surveyor. Please confirm.

Item 7: We will confirm existence of a basement in the old Amity House (I believe there is one). Ledge removal is anticipated for building and utility work. Please direct us to specific city requirements regarding same.

Item 8: Regarding parking, we will provide information requested. As part of this, we propose to provide documentation of current parking use relative to capacity, and projected. To document current conditions (anecdotally, this morning it was only at approximately 2/3 capacity), we propose to do a series of counts representative of typical use periods. Will the city accept our own counts, or will we be required to hire a third party to do this? Please let us know. Note also that the use of the facility by ordinance is a church. As such, the existing parking on site meets the required number, as submitted in the application.

Under comments concerning landscaping, buffering, etc.:

Item 1: We are somewhat confused as to your stated requirement for extensive site improvements in the existing parking area when no work other than utility connections is proposed. We do not find reference to this requirement in the ordinance and consider it unwarranted. Please clarify basis for this requirement.

Item 2: We understand the city requirement for sidewalk replacement in brick, and propose to comply for the section shown currently as concrete on the layout plan. Where new utility work crosses the walk, we propose to replace the surface in kind to match existing, as this is purely a "cut and patch" condition.

Item 3: We have made numerous requests regarding the city's position on need for stormwater treatment on the site and have received no direction. Too, because no more impervious surface is being added, basic drainage patterns are being maintained, and overall disturbance falls below applicable rules that would trigger state storm rules, we propose that simple separation of storm and sanitary lines is all that should be required.

We will get as much material to you by end of day tomorrow as possible. This will include revised drawings and a letter responding to your comments. Please provide responses to the concerns above at your earliest convenience.

Thanks!

Mark G. Johnson, ASLA
Landscape Architect / Planner

SMRT, Inc.
144 Fore Street

*e-mail
ord. re
sidewalks*

ck Marge

ck Jim

ck Penny

ck PW

ck PW

coordinate w/ Jim

*offer pkg
areas for
this far
trip on base
on office*

*- trip
- pkg*

*Cumberland +
Oxford*

no

From: "Mark Johnson" <MJohnson@SMRTInc.com>
To: "Portland (Jean Fraser) (E-mail)" <JF@portlandmaine.gov>
Date: 11/29/2006 10:34:16 AM
Subject: Salvation Army - site items

Hi Jean,

We are in receipt of your letter of 11/22. Most questions/comments we believe are readily addressable - some have been submitted actually in the ZBA package - but we require some clarification on others. Specifically:

ck Marge { Item 1: We are not aware of a request for zoning information from Marge Schmuckal, with whom we have met on three occasions. Please clarify her request or, if you prefer, direct us to contact her directly.

→ Item 4: We have a city peninsula map (CADD file obtained from the city) based on aerial survey which we can use for the buildings across Cedar Street. We presume this level of accuracy will be sufficient, versus having them located by a surveyor. Please confirm.

→ Item 7: We will confirm existence of a basement in the old Amity House (I believe there is one). Ledge removal is anticipated for building and utility work. Please direct us to specific city requirements regarding same.

ck Jim { Item 8: Regarding parking, we will provide information requested. As part of this, we propose to provide documentation of current parking use relative to capacity, and projected. To document current conditions (anecdotally, this morning it was only at approximately 2/3 capacity), we propose to do a series of counts representative of typical use periods. Will the city accept our own counts, or will we be required to hire a third party to do this? Please let us know. Note also that the use of the facility by ordinance is a church. As such, the existing parking on site meets the required number, as submitted in the application.

Under comments concerning landscaping, buffering, etc.:

ck Penny { Item 1: We are somewhat confused as to your stated requirement for extensive site improvements in the existing parking area when no work other than utility connections is proposed. We do not find reference to this requirement in the ordinance and consider it unwarranted. Please clarify basis for this requirement. *wyene OK*

ck PW Item 2: We understand the city requirement for sidewalk replacement in brick, and propose to comply for the section shown currently as concrete on the layout plan. Where new utility work crosses the walk, we propose to replace the surface in kind to match existing, as this is purely a "cut and patch" condition.

ck PW Item 3: We have made numerous requests regarding the city's position on need for stormwater treatment on the site and have received no direction. Too, because no more impervious surface is being added, basic drainage patterns are being maintained, and overall disturbance falls below applicable rules that would trigger state storm rules, we propose that simple separation of storm and sanitary lines is all that should be required.

We will get as much material to you by end of day tomorrow as possible. This will include revised drawings and a letter responding to your comments. Please provide responses to the concerns above at your earliest convenience.

Thanks!

Mark G. Johnson, ASLA
Landscape Architect / Planner

SMRT, Inc.
144 Fore Street

Tel. Conv. w/ Mark Johnson
12 noon 11/29/06

See e-mail from MJ of today's date.

Action agreed:

① MJ will send Marge + me w/copy of the zoning practical difficulty application, as it includes info re permitted uses of the building to be demolished.

② Re Parking - explained we need to be able to say whether or not is an issue; he still feels 'church' requirement applies but ^{MJ} will call Jim Carmody.

③ MJ requested Ord. Refs that clarify basis for requirement for landscaping of existing parking lot + for brick sidewalks on Cedar St. (clearly he will be challenging those requirements at the workshop)

* JF
JF sent
11:30 am.

④ JF clarified (based on Dev Rev discussion + Eric L. statement) that no treatment of stormwater will be required. JF to forward PW comments when they are available.

not
received
11:29 or
11:30

⑤ MJ to get as much as poss. to JF to morrow as per letter.

Two exterior wall mounted light fixtures will be located on the north elevation of the building to provide safe and secure illumination of the immediate area (only one was shown in error in the submission). The fixtures will be mounted at a height of 12 to 13 feet, and will be full cut-off. 150 watt high pressure sodium, with a Type IV (forward throw) distribution. The mounting height combined with the distribution and cut-off characteristics will result in significant glare reduction over the four existing wall packs being replaced. Recessed "can" fixtures will be located in the new door canopy providing focused illumination at the entry.

Please see the attached partial plan and elevation showing light locations, and product information for the wall mounted fixtures.

11. We note that letter confirming the solid waste management arrangements will be forwarded to us.

Please refer to the attached capacity letter from current hauler Pine Tree Waste Services.

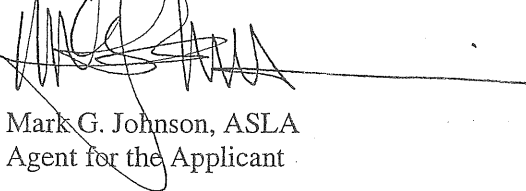
Regarding initial comments regarding landscaping/buffering, stormwater treatment, and sidewalk replacement, we understand that comments from Public Works, the city arborist, and Engineering are pending. We will respond to them as quickly as is practicable upon receipt.

In our telephone conversation yesterday, you requested information regarding the height of the existing Amity House.

The height of the Amity House, to be demolished, is approximately equal to that of the three-story component of the existing Salvation Army building, or approximately 33 to 34 feet. In the attached photographs taken from the north (across Oxford Street) looking towards the buildings, you will note the relatively even relation between the two. Drawing AE-201 EXTERIOR ELEVATIONS (included in original submission) illustrates the proposed building massing. In this, you will see that from a space, bulk, and massing standpoint, the new addition basically replaces the mass of Amity House, but in a way that presents a much more cohesive and unified appearance.

Thank you for your continued assistance in this review. Please let us know if you have any questions or require further information at this time.

Sincerely,
SMRT, Inc.

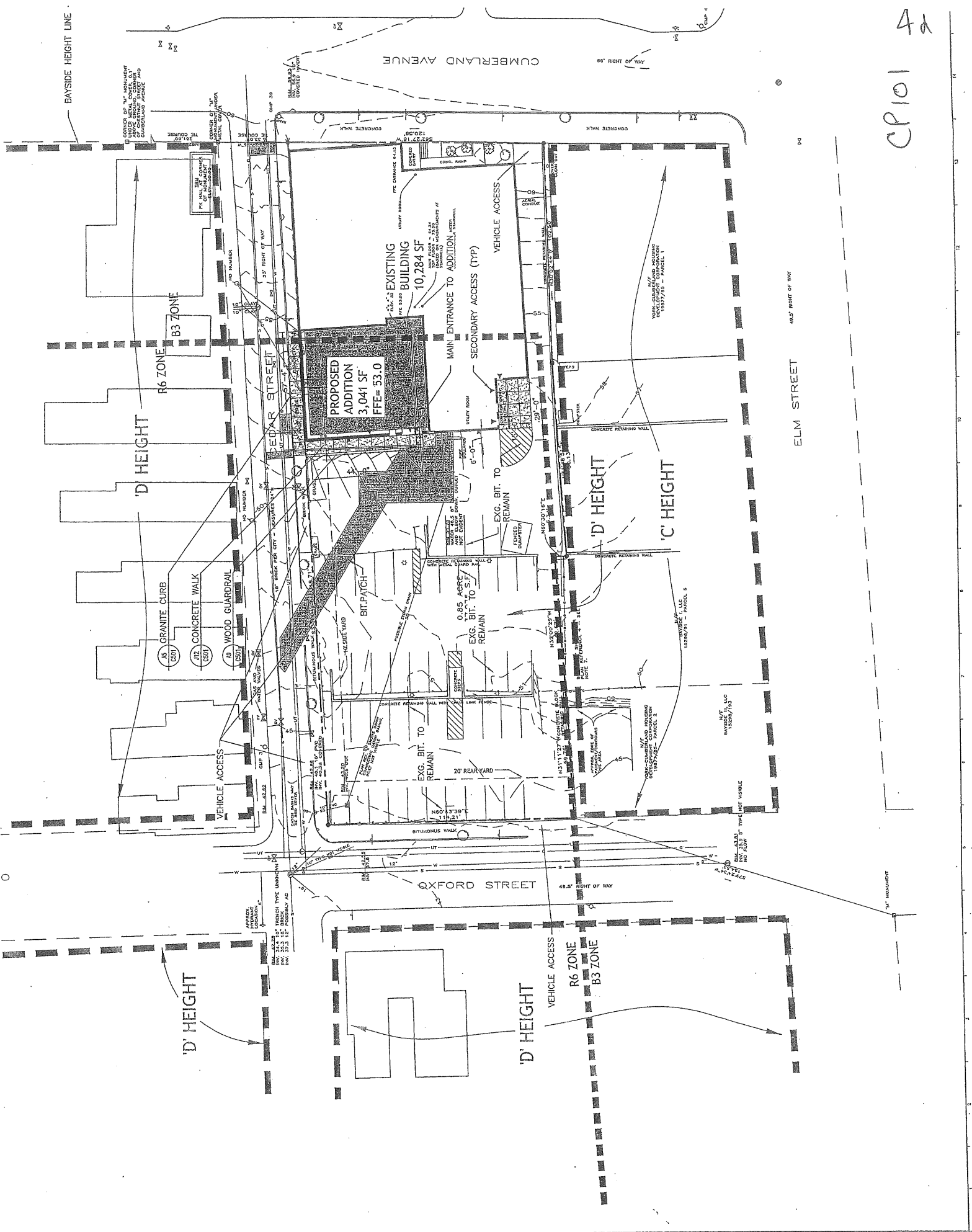


Mark G. Johnson, ASLA
Agent for the Applicant

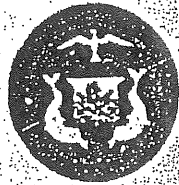
Enclosures

cc: Francis J. Kirk, Major, Salvation Army
PSS, KD,
File 05023/15.1 (all with enclosures)

CP101 4a



(submitted version in attachment 13 d)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 10, 1985

Mark Stinson Associates
813 Washington Avenue
Portland, Maine 04103
c/o Judith D'Amico

Re: 12 Cedar Street

Dear Ms. D'Amico:

Your application for a change of use of 12 Cedar Street from a three-family dwelling unit to a one family with two adult education units has been reviewed and a permit for this change has been granted.

A permit to make the alterations for this change must be submitted, and approval of the alterations must be granted, before any work is started.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

772-1248

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION **0.738**
 ZONING LOCATION ... **R-2** ... PORTLAND, MAINE ... **July 9, 1985**

PERMIT ISSUED
JUL 11 1985
CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... **12 Cedar Street** ... Fire District #1 #2
 1. Owner's name and address [(future) **Mark Stinson Assoc.** ... Telephone **774-6141**.
 2. Lessee's name and address ... **813 Washington Avenue 04103** ... Telephone
 3. Contractor's name and address ... **(site) Judith D'Amico** ... Telephone
 Proposed use of building .. **3 unit** .. 1 dwelling, 2 educational No. of sheets
 Last use ... **3 room dwelling units** No. families
 Material No. stories Heat Style of roof Roofing

Other buildings on same lot
 Estimated construction cost \$
 FIELD INSPECTOR - Mr. **775-5451**
 Change of use from **3 unit apartment house**
 to **1 apartment and 2 educational units**
 change of use only - will file for alterations

Appeal Fees	\$	5
Base Fee		25.00
Life Fee		
TOTAL	\$	25.00

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the building and subcontractors of heating, plumbing, electrical and mechanical.

DETAILS OF NEW WORK

Is any plumbing involved in this work?
 Is connection to be made to public sewer?
 Has septic tank notice been sent?
 Height average grade to top of plate
 Size, front depth
 Material of foundation Thickness top bottom
 Kind of roof
 No. of chimneys Material of chimney
 Framing Lumber - Kind
 Size Girder
 Studs (outside walls and carrying partitions) 2x4-1" O.C. spacing in every floor and flat roof span over 8 feet.
 Joists and rafters: In floor
 On centers: In floor
 Maximum span: In floor
 If one story building with masonry walls, thickness of walls
 If a GARAGE:
 No. cars now accommodated on same lot
 Will automobile repairing or other work require storage of cars for vehicles stored in the proposed building?

APPROVALS:
 BUILDING INSPECTION - PLAN EXAMINER
 BUILDING CODE
 Fire Dept.
 Health Dept.
 Others:

MISCELLANEOUS:
 Will work require disturbing of any trees on a public street?
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant: **Mark Stinson**
 Type Name of above: **Mark Stinson Assoc.**
 Phone # **774-6141**
 Phone # **775-5654**
 1 2 3 4

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 001425
B.O.C.A. TYPE OF CONSTRUCTION

DEC 6 1985

ZONING LOCATION PORTLAND, MAINE .. Dec ... 4 ... 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 12 Cedar Street

Fire District #10, #2 D

1. Owner's name and address Amity Center - same Telephone no phone yet

2. Lessee's name and address Telephone

3. Contractor's name and address Bay Sheet Metal CO. - 355 Commercial St. Telephone 761-2092

Proposed use of building therapy center No. of sheets

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 870.00

Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451

Base Fee \$ 25.00

Late Fee

TOTAL \$

To install exhaust system as per plans
1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04101

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? NO Is any electrical work involved in this work? YES
a connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories soil or filled land? earth or rock?
Material of foundation Thickness top Bottom cedar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and the roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street? NO

ZONING: Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Fire Dept. are observed? YES

Health Dept. Other

Signature of Applicant Wayne Smith Phone # 8206

Type Name of above Wayne Smith, Inc. 10 20 32 40

Bay Sheet Metal Other



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

Portland, Maine Feb. 18, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 12 Cedar St. Ward 3 Within Fire Limits? YEP Dist. No. 3

Owner's or Lessee's name and address Dennis F. Kincaid 108 Walton St. Telephone 3-4888

Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building Resident House No. families 3

Other buildings on same lot None

Plans filed as part of this application? no No. of sheets _____

Estimated cost \$ 50. Fee \$ 1.50

Description of Present Building to be Altered

Material Frame No. stories 3 Heat _____ Style of roof Flat Roofing _____

Last use Resident house No. families 3

General Description of New Work

To glass in rear side piazza, three stories high, side facing Cedar St. to be left open, 23' to side line. Roof over present piazza.

CERTIFICATE OF EXCESSIVE
IMPROVEMENTS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____

Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of base _____ Type of feet _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Sort or board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4's O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____

If one story building with masonry walls, thickness of wall? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or clearing of any shade trees on a public street? NO

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Signature of owner _____

4i

APPLICATION FOR PERMIT

866

PERMIT ISSUE

B.O.C.A. USE GROUP

0 860

AUG 6 1985

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE AUGUST 1, 1985

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 12 Cedar St. Fire District #10, #20

1. Owner's name and address Mark Stinson Associates 813 Washington Avon Telephone 374-6141

2. Lessee's name and address Telephone

3. Contractor's name and address QVNER Telephone

Proposed use of building 1 apt. & 2 educational units No. of sheets No. families

Last use SAME No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 1,000 Appeal Fees \$

FIELD INSPECTOR - Mr. Base Fee 25.00

@ 775-5451

Late Fee

TOTAL \$

To make alterations to existing apt and 2 educational units as per plans. 3 sheets of plans.

chang of use applied for on 7-9-85 permit # 738 send permit to # 1 04103

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

DETAILS OF NEW WORK

Is any plumbing involved in this work? NO Is any electrical work involved in this work? YES
Is connection to be made to public sewer? YES What is proposed for sewage? Form water seal
Has septic tank or line been used? No. of stories 1 solid or filled land? earth or rock?
Height average grade to top of plate Height average grade to highest point of roof
Site, front depth No. stories 1 solid or filled land? earth or rock?
Material of foundation Thickness top bottom cellar
Kind of roof Ribs per foot Roof covering
No. of chimneys Material of chimney of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size Corner posts Sills
Size Order Column under girders Size Max. on center
Studs (outside walls and carrying partitions) 2x4-16 O. C. Bracing in every room and flat roof span over 8 feet
Joists and rafters 1st floor 2nd floor 3rd floor roof
On centers 1st floor 2nd floor 3rd floor roof
Maximum span 1st floor 2nd floor 3rd floor roof
If one story building with masonry walls, thickness of walls height

IF A GARAGE

No. cars now accommodated on same lot to be accommodated Number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs on cars habitually stored in the proposed building?

APPROVALS BY DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any trees on a public street? NO
BUILDING CODE Will there be in the course of the above work a person competent to set the State and City requirements pertaining thereto
Fire Dept.
Health Dept.
Others

Signature of Applicant [Signature] Place # 8000

Type Name of above John Robinson for 10 20 30 40

Alliance for Nonally Illness Health

PERMIT ISSUED



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

Portland, Me., March 23, 1926, 19

To the
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 12 Cedar Street Ward 4 in fire-limit No.
 Name of Owner or Lessee Wm. E. Cobay Address 20 Cedar St.
 " " Contractor Cobb & Webster " 169 Clinton St.
 " " Architect, " "
 Description of Present Bldg. Material of Building is Wood Style of Roof, Pitch Material of Roofing Asphalt
 Size of Building is 54 feet long; 25 feet wide. No. of Stories 2 1/2
 Cellar Wall is constructed of Stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is _____ is _____ inches thick; is _____ feet in height.
 Height of Building _____ Wall, if Brick; 1st _____ 2d _____ 3d _____ 4th _____ 5th _____
 What was Building last used for? Tenement No. of Families 3
 What will Building now be used for? Three family tenement

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Raise roof and make flat roof and a three-story building for three family tenement, all as per sketch submitted and in accordance with the building ordinance. All stairways between the cellar and first floor will be enclosed with fire resistance and doors with self-closing or automatic fire door at the bottom. The entire building will be heated by steam. No part of this building shall be closer than 5 feet to the rear lot line. Estimated cost \$4000.00 will be increased in height. All work will comply with the building ordinance.

If Extended On Any Side

Size of Extension, No. of feet long _____; No. of feet wide _____; No. of feet high above sidewalk _____
 No. of Stories high _____; Style of Roof _____; Material of Roofing _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? _____ How connected with Main Building? _____

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations? _____
 No. of feet high from level of ground to highest part of Roof to be _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative Wm. E. Cobay

Address by Esq. J. Davidson

Fee \$1.25

Cobb & Webster

4j



APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 11 1985

B.O.C.A. USE GROUP
B.O.C. TYPE OF CONSTRUCTION 0738

ZONING LOCATION ... R-2 ... PORTLAND, MAINE ... JULY 9, 1985

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION ... 12 Cedar Street ... Fire District #1 #2
1. Owner's name and address (Futural Mark Stinson, Assoc. Telephone .774-6141.
2. Lessee's name and address 813 Washington Avenue, 04103 Telephone
3. Contractor's name and address (attn: Judith D'Amico Telephone
Proposed use of building ... 1 dwelling, 2 educational No. of sheets
Last use ... 3 unit dwelling units No. families
Material ... No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$
No. of sheets
No. families
Roofing

FIELD INSPECTOR—Mr. @ 775-5451
change of use from 3 unit apartment house to 1 apartment and 2 educational units
Appel Fees \$ 25.00
Base Fee
Late Fee
TOTAL \$ 25.00

change of use only - will file for alterations Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

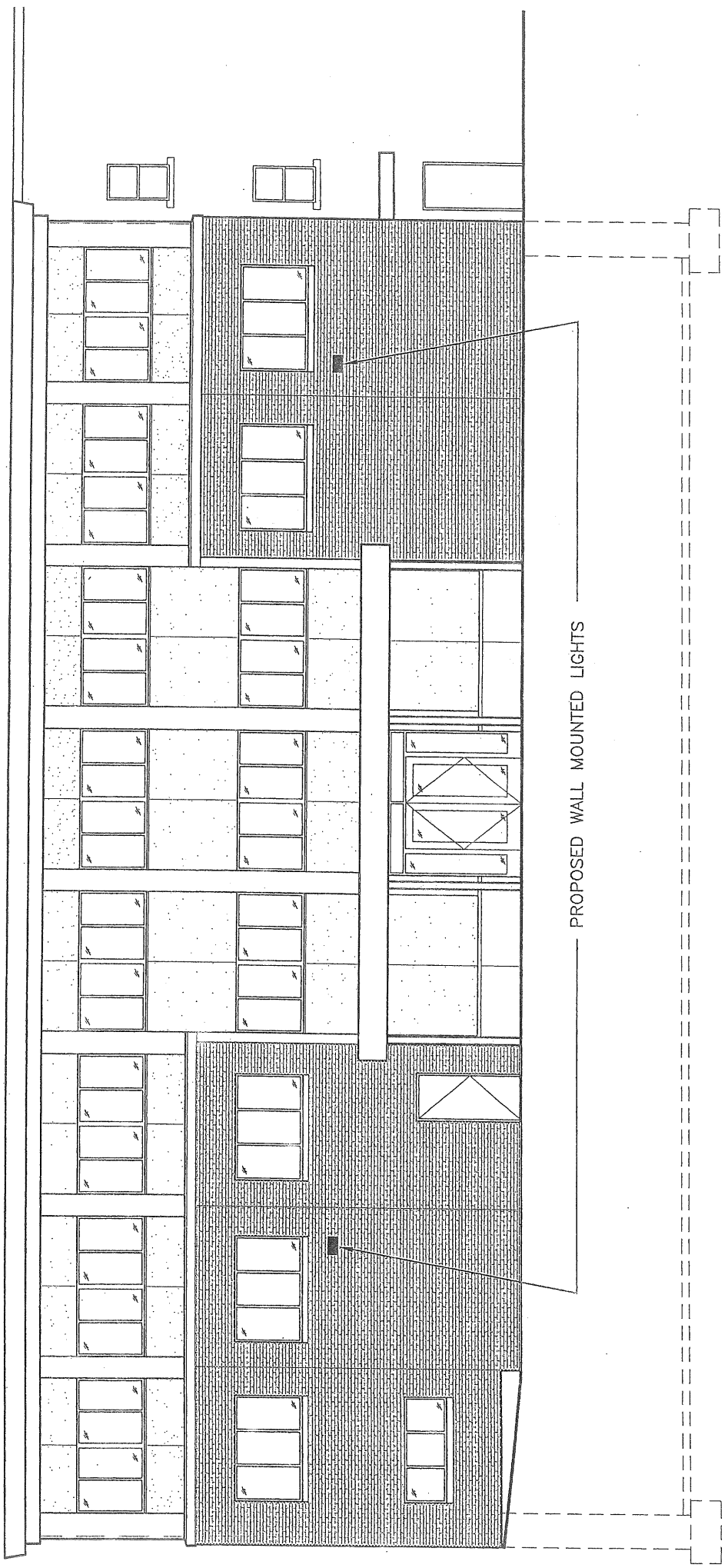
Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimney of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girders Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING
BUILDING CODE Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.
Health Dept.
Others

Signature of Applicant Judith D'Amico Phone # 775-5654
Type Name of above
10 20 30 40
Other

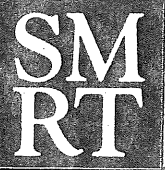
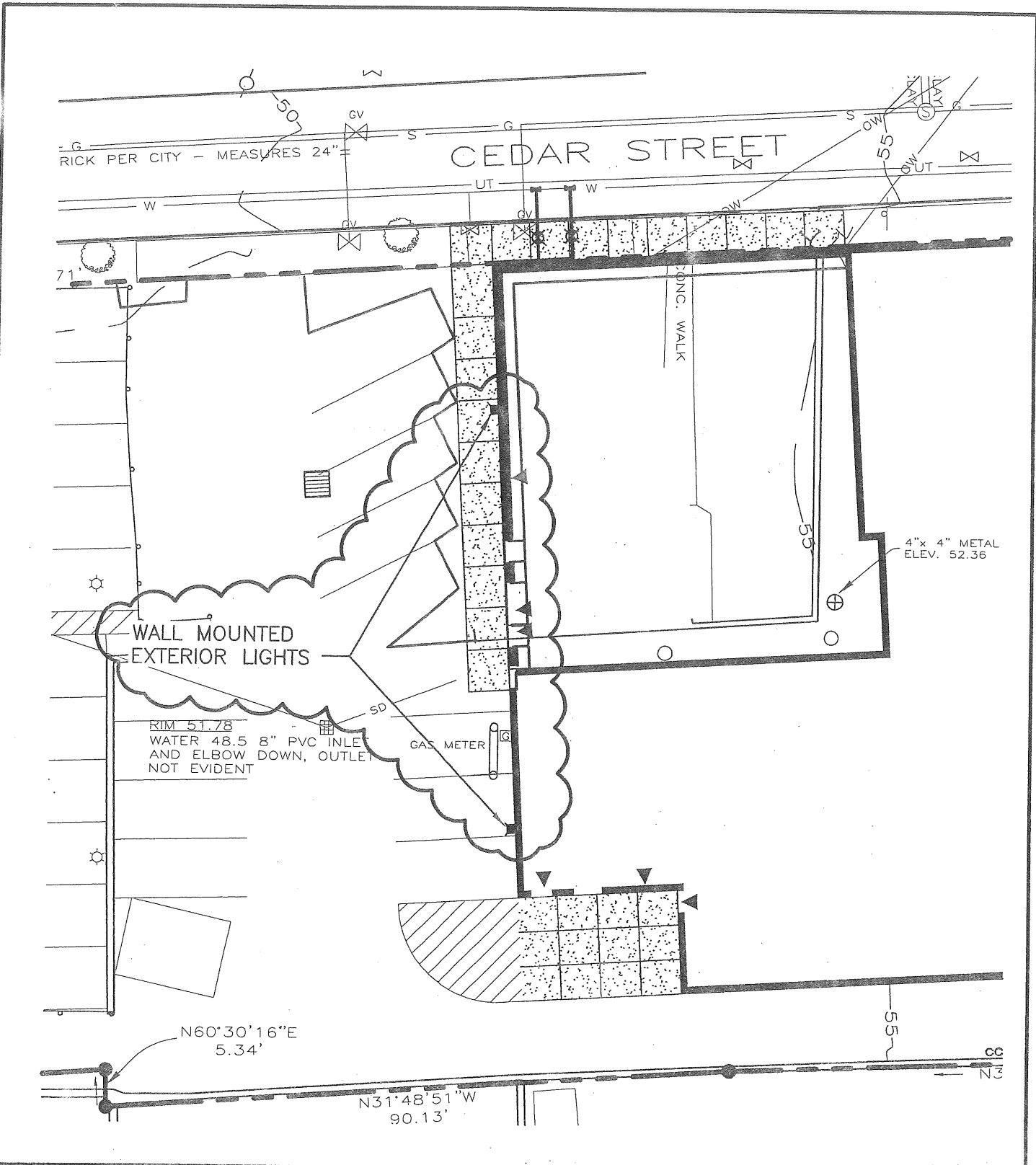


PROPOSED WALL MOUNTED LIGHTS

SK-1

(submitted version in attachment 13 h)

4m



ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street/P.O.Box 618 PORTLAND, MAINE 04104
tel. (207) 772-3846 / fax. (207) 772-1070

SCALE: 1"=20'
CAD FILE: 05023_CG101
PROJECT No. 05023
REF. SHEET: CG101

PROJECT: SALVATION ARMY
PORTLAND, MAINE
SUBJECT: EXTERIOR BUILDING
LIGHTING

PM: PSS
A/E: MGJ
DATE: 11-30-06

APPENDUM No.
SKETCH No. **SK-2**
© COPYRIGHT 2006 SMRT INC.

4n

Type:
 Job:
 Catalog number:

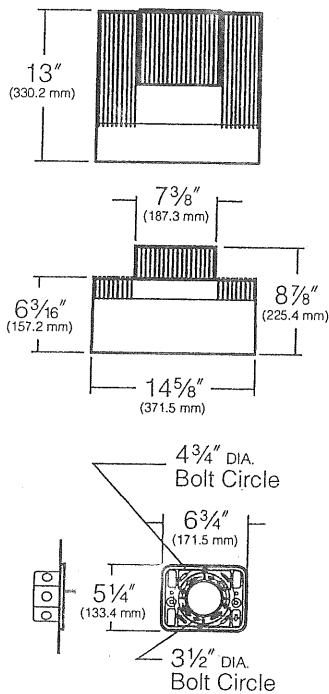
Approvals:

/	/	/	
Fixture	Electrical Module	Finish	Options
See page 2			See pages 3-4

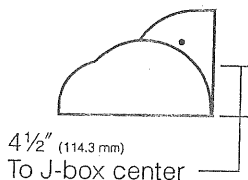
Date:
 Page: 1 of 5

Specifications

Maximum Fixture
 Weight (150HPS) = 26 lb



Mounting Plate
 Attaches directly to any
 standard 4" J-box (by others)



Reflector Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

Ballast Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

Lens Frame: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat 3/16" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

Type II, III, and IV Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

Wall Grazer Reflector Module: Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

Spot Reflector Module: Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

Electrical Components: High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH and PMH lamp modes.

Mounting Plate: Mounting plate attaches directly to any standard 4" junction box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

Finish/Color: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings

UL cUL 1598 ¹	-	25C Ambient
IP66 Rated	CE	ISO 9001:2000

¹Suitable for wet locations

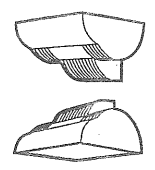
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.









40



Type:
 Job:



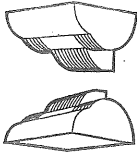
Standard Features

<p>Fixture Cat. No. designates WD14 fixture, Up (U) or Down (D) configuration, and light distribution (2, 3, 4, G or S).</p>	<div style="display: flex; justify-content: space-around; align-items: center;">       </div> <p>WD Fixture</p> <p>Light Distribution:</p> <p>Cat. No.: (Up 14") <input type="checkbox"/> WD14U2 <input type="checkbox"/> WD14U3 <input type="checkbox"/> WD14U4 <input type="checkbox"/> WD14UG <input type="checkbox"/> WD14US</p> <p>Cat. No.: (Down 14") <input type="checkbox"/> WD14D2 <input type="checkbox"/> WD14D3 <input type="checkbox"/> WD14D4 <input type="checkbox"/> WD14DG <input type="checkbox"/> WD14DS</p>
<p>Finish Super TGIC powder coat paint over a titanated zirconium conversion coating.</p>	<p>Color: Black Dark Bronze Light Gray Platinum Silver White ¹Custom Colors</p> <p>Cat. No.: <input type="checkbox"/> BL-P <input type="checkbox"/> DB-P <input type="checkbox"/> LG-P <input type="checkbox"/> PS-P <input type="checkbox"/> WH-P <input type="checkbox"/> CC-P</p> <p>¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</p>

Type:

Job:

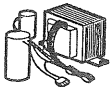
Page: 3 of 5



Standard Features

Electrical Module

- PMH** = Pulse Start Metal Halide
MH = Metal Halide
HPS = High Pressure Sodium
PL = Compact Fluorescent Triple Tube
IF = Induction Fluorescent



Lamp	Lamp Line	Watts	Type	Volts
175	MH	277		

Lamp and electrical data supplied for reference purposes only. All initial lumen values shown may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.

NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.

Cat. Nos. for Electrical Modules available:

	<input type="checkbox"/> 50PMH120 ⁴ <input type="checkbox"/> 50PMH208 ⁴ <input type="checkbox"/> 50PMH240 ⁴ <input type="checkbox"/> 50PMH277 ⁴ <input type="checkbox"/> 50PMH347 ⁴	<input type="checkbox"/> 70PMH120 ⁴ <input type="checkbox"/> 70PMH208 ⁴ <input type="checkbox"/> 70PMH240 ⁴ <input type="checkbox"/> 70PMH277 ⁴ <input type="checkbox"/> 70PMH347 ⁴ <input type="checkbox"/> 70PMH480 ^{3,4}	<input type="checkbox"/> 100PMH120 ⁴ <input type="checkbox"/> 100PMH208 ⁴ <input type="checkbox"/> 100PMH240 ⁴ <input type="checkbox"/> 100PMH277 ⁴ <input type="checkbox"/> 100PMH347 ⁴ <input type="checkbox"/> 100PMH480 ^{3,4}	<input type="checkbox"/> 125PMH120 ⁴ <input type="checkbox"/> 125PMH208 ⁴ <input type="checkbox"/> 125PMH240 ⁴ <input type="checkbox"/> 125PMH277 ⁴	<input type="checkbox"/> 150PMH120 ⁴ <input type="checkbox"/> 150PMH208 ⁴ <input type="checkbox"/> 150PMH240 ⁴ <input type="checkbox"/> 150PMH277 ⁴ <input type="checkbox"/> 150PMH347 ⁴ <input type="checkbox"/> 150PMH480 ^{3,4}
Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast	M148, M110	M143, M98	M140, M90	M150	M142, M102
	<input type="checkbox"/> 175MH120 <input type="checkbox"/> 175MH208 <input type="checkbox"/> 175MH240 <input type="checkbox"/> 175MH277 <input type="checkbox"/> 175MH347 <input type="checkbox"/> 175MH480 ³	<input type="checkbox"/> 70HPS120 <input type="checkbox"/> 70HPS208 <input type="checkbox"/> 70HPS240 <input type="checkbox"/> 70HPS277 <input type="checkbox"/> 70HPS347 <input type="checkbox"/> 70HPS480 ³	<input type="checkbox"/> 100HPS120 <input type="checkbox"/> 100HPS208 <input type="checkbox"/> 100HPS240 <input type="checkbox"/> 100HPS277 <input type="checkbox"/> 100HPS347 <input type="checkbox"/> 100HPS480 ³	<input type="checkbox"/> 150HPS120 <input type="checkbox"/> 150HPS208 <input type="checkbox"/> 150HPS240 <input type="checkbox"/> 150HPS277 <input type="checkbox"/> 150HPS347 <input type="checkbox"/> 150HPS480 ³	
Lamp	ED-17, or ED-28 Clear	T6 Clear G-12, ED-17 Clear	ED-17 Clear	T6 Clear, ED-17 Clear, or E-18 Clear	
Socket	Medium Base or Mogul Base	G-12 Base, or Medium Base	Medium Base	G12 Base, Medium Base, or Mogul Base	
ANSI Ballast	M-57	S-62	S-54	S-55	
	<input type="checkbox"/> 42PL120 ¹ <input type="checkbox"/> 42PL208 ¹ <input type="checkbox"/> 42PL240 ¹ <input type="checkbox"/> 42PL277 ¹	<input type="checkbox"/> 57PL120 ^{1,2} <input type="checkbox"/> 57PL208 ^{1,2} <input type="checkbox"/> 57PL240 ^{1,2} <input type="checkbox"/> 57PL277 ^{1,2}	<input type="checkbox"/> 60PL120 ^{1,2} <input type="checkbox"/> 60PL208 ^{1,2} <input type="checkbox"/> 60PL240 ^{1,2} <input type="checkbox"/> 60PL277 ^{1,2}	<input type="checkbox"/> 70PL120 ^{1,2} <input type="checkbox"/> 70PL208 ^{1,2} <input type="checkbox"/> 70PL240 ^{1,2} <input type="checkbox"/> 70PL277 ^{1,2}	<input type="checkbox"/> 55IF120 <input type="checkbox"/> 55IF208 <input type="checkbox"/> 55IF240 <input type="checkbox"/> 55IF277
Lamp	Coated	Coated	Coated	Coated	Induction
Socket	GX24q-4 Base	GX24q-5 Base	2GB-1 Base	GX24q-6 Base	
ANSI Ballast					

¹Multiple CFL lamp configurations (ie, two 42W lamps) are possible with certain optical systems. Consult factory for details.

²Remote battery pack and test switch available for 57W, 60W, and 70W CFL lamps - consult factory. "EM" option not available with 85W CFL, 55W IF, or 85W IF lamps.

³480 volt with medium base lamp sockets may require approval by the local building code authority.

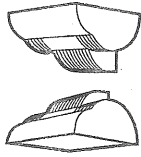
CAUTION: All manufacturers of metal halide lamps recommend turning them off for 15 minutes once per week when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.

WARNING: Fixtures must be installed and grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury. For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative. Lamps by others.

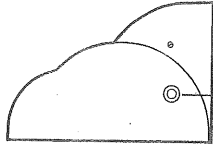
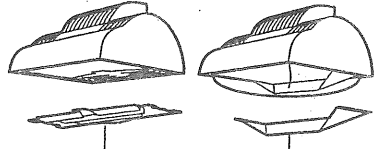
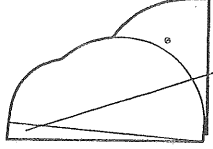

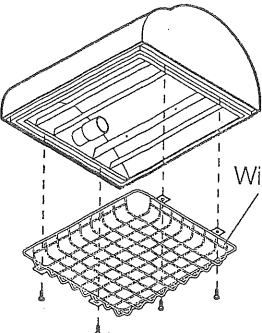
Type:

Job:

Page: 4 of 5



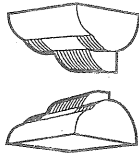
Optional Features

<p>Photozell Control Cat. No. (see right) <input type="checkbox"/> No Option</p>	<p>Factory installed inside housing with fully gasketed sensor on side wall.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Cat. No.</td> <td style="width: 25%;">Line Volts:</td> <td style="width: 25%;">Cat. No.</td> <td style="width: 25%;">Line Volts:</td> </tr> <tr> <td><input type="checkbox"/> A-30</td> <td>120V</td> <td><input type="checkbox"/> A-33</td> <td>277V</td> </tr> <tr> <td><input type="checkbox"/> A-31</td> <td>208V</td> <td><input type="checkbox"/> A-34</td> <td>480V</td> </tr> <tr> <td><input type="checkbox"/> A-32</td> <td>240V</td> <td><input type="checkbox"/> A-35</td> <td>347V</td> </tr> </table>	Cat. No.	Line Volts:	Cat. No.	Line Volts:	<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V	<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-34	480V	<input type="checkbox"/> A-32	240V	<input type="checkbox"/> A-35	347V	 <p style="text-align: right;">Photozell Control</p>
Cat. No.	Line Volts:	Cat. No.	Line Volts:															
<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V															
<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-34	480V															
<input type="checkbox"/> A-32	240V	<input type="checkbox"/> A-35	347V															
<p>Houseside Shield Cat. No. <input type="checkbox"/> HS <input type="checkbox"/> HSC <input type="checkbox"/> No Option</p>	<p>Combination louver shield and black end-panel for reflector. Factory installed to reflector module. Reduces light toward wall by the amounts shown.</p> <p>CAUTION: Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Approximate Light Reduction Toward Wall</td> <td style="width: 10%;">Type II</td> <td style="width: 10%;">Type III</td> <td style="width: 10%;">Type IV</td> </tr> <tr> <td></td> <td style="text-align: center;">-43%</td> <td style="text-align: center;">-74%</td> <td style="text-align: center;">-77%</td> </tr> </table>	Approximate Light Reduction Toward Wall	Type II	Type III	Type IV		-43%	-74%	-77%	 <p style="text-align: center;">HS for flat lens</p> <p style="text-align: center;">HSC for Lexan® SLX enclosure</p>								
Approximate Light Reduction Toward Wall	Type II	Type III	Type IV															
	-43%	-74%	-77%															
<p>5° Shield Cat. No. <input type="checkbox"/> 5DS14 <input type="checkbox"/> No Option</p>	<p>Aluminum shield field-attached to lens frame. Maintains a horizontal cutoff fixture edge when the luminaire is tilted 5°. Finished to match the fixture.</p>	 <p style="text-align: right;">5° Shield</p>																
<p>Lexan® SLX Non-yellowing Enclosure: Cat. No. <input type="checkbox"/> SX <input type="checkbox"/> No Option</p>	<p>For DOWN fixture models only. Clear convex vacuum formed non-yellowing Lexan® SLX enclosure with gasket replaces standard tempered glass lens.</p> <p>NOTE: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and MH lamps. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance.</p>	 <p style="text-align: right;">Lexan® SLX enclosure</p>																
<p>Wire Guard Cat. No. <input type="checkbox"/> WG14 <input type="checkbox"/> No Option</p>	<p>11 ga. (.12" dia.) BB Wire, (.75" sq. welded mesh pattern,) 11 3/8" x 10 1/4" x 1 1/2" deep. Finish is super TGIC thermoset polyester powder coat paint, over zinc plated wireform. Finished to mach the fixture.</p> <p>NOTE: Only available with flat lens applications.</p>	 <p style="text-align: right;">Wire Guard</p>																

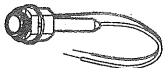
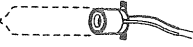
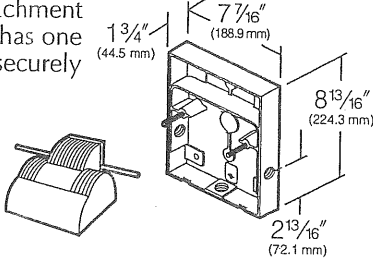

4r

Type:

Job:



Optional Features

<p>Fusing Cat. No. (see right) <input type="checkbox"/> No Option</p>	<p>Line Volts: 120V 208V 240V 277V 347V 480V Cat. No.: <input type="checkbox"/> SF <input type="checkbox"/> DF <input type="checkbox"/> DF <input type="checkbox"/> SF <input type="checkbox"/> SF <input type="checkbox"/> DF</p>	
<p>Quartz Standby Cat. No. <input type="checkbox"/> QS <input type="checkbox"/> No Option</p>	<p>Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100 watt maximum.</p>	
<p>Surface Conduit Mount Cat. No. <input type="checkbox"/> SCM14U <input type="checkbox"/> SCM14D <input type="checkbox"/> No Option</p>	<p>Cast aluminum junction box and fixture mount for attachment (by others) to existing walls, beams or columns. SCM14 has one 3/4" NPT conduit tap in each side and bottom. Must be securely mounted to wall surface. Finished to match the fixture.</p> <p>SCM14U for UP fixtures only. SCM14D for DOWN fixtures only.</p> <p>Note: Must be securely mounted to all surface.</p>	
<p>Battery Back-up: Cat. No. <input type="checkbox"/> EM <input type="checkbox"/> No Option</p>	<p>Internal battery pack provides 90 minutes of supplement light at 750 lumens on 26, 32, or 42 watt compact fluorescent lamps. (Remote mounted battery pack also available for 57W, 60W, and 70W CFL - consult factory.)</p>	

4s



Pine Tree Waste, Inc.

Mark Johnson

SMRT

Portland, ME 04104

Re: Capabilities Statement for Salvation Army 297 Cumberland Ave, Portland, ME

This letter is to confirm that Pine Tree Waste Services located in Scarborough, ME has the capability to pick up, truck, and dispose of all annual volumes of Municipal Solid Waste (MSW), Construction and Demolition Debris (CDD), and Universal Hazardous/E-Waste, and recyclable materials generated by the Salvation Army located on 297 Cumberland Ave, Portland, ME 04101.

Outlined below are the anticipated volumes by commodity:

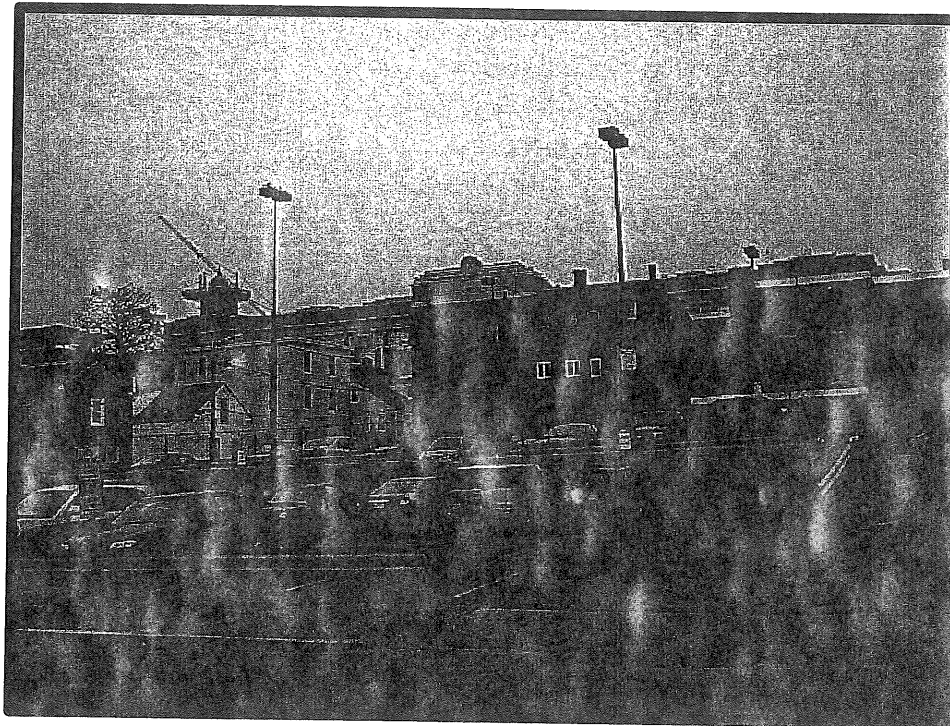
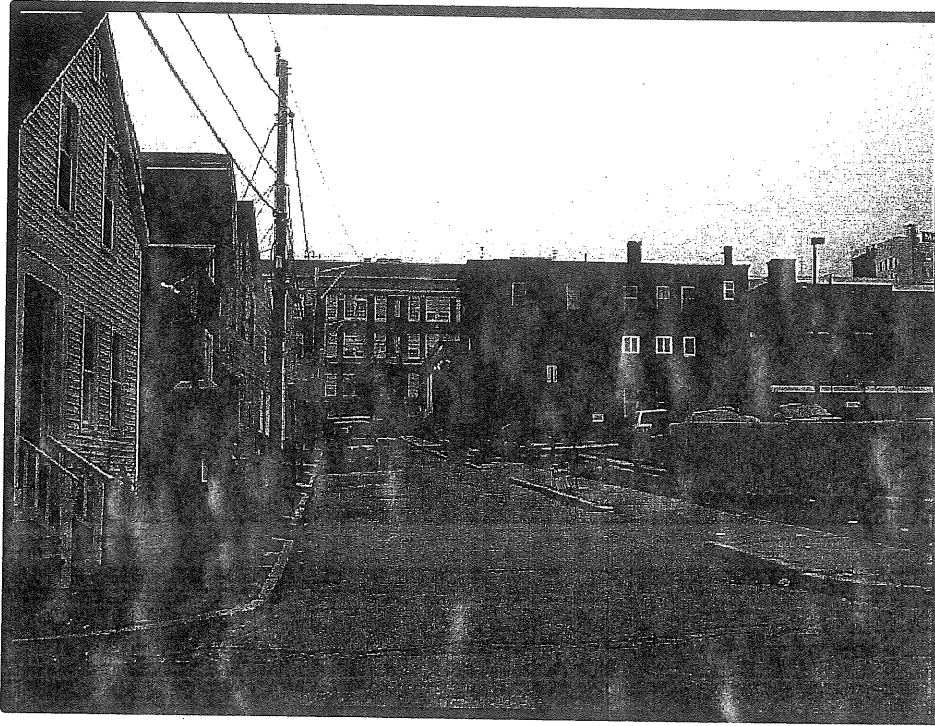
- MSW; 1162 cubic yards per year.

Pine Tree Waste Services can also transport increased volumes of MSW and CDD, recyclables and Universal/Electronic Waste. Pine Tree Waste Services is a permitted consolidator of Universal/Electronic Waste.

This letter is not a quote for services. Rather it is a statement of capabilities. The sole purpose of this letter is to communicate the willingness and capabilities that Pine Tree Waste Services has towards providing the services as requested.

Sincerely,

Joe Kosnow
 Pine Tree Waste Services
 office: 883-9777 x105
 cell: 653-4165
 email: joseph.kosnow@casella.com



**SM
RT**

ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street/P.O.Box 618 PORTLAND, MAINE 04104
tel. (207) 772-3846 / fax. (207) 772-1070

SCALE: NTS

CAD FILE: SPR_Sight-Light..

PROJECT No. 05023

REF. SHEET:

PM: PSS

ADDENDUM No.

A/E: MGJ

SKETCH No.

DATE: 11-30-06

SK-3

© COPYRIGHT 2006 SMRT INC.

PROJECT:

**SALVATION ARMY
PORTLAND, MAINE**

SUBJECT:

**SITE
PHOTOGRAPHS**

Application ID Number: Save Close

Distribution: Add Review

Current Status: Reviewer: Approval Date:

Department: Expiration Date: Extension Date:

OK to issue Permit Name: Date: Date 2:

Conditions

Comments

Status:	Comments Submitted	Date:	11/28/2006
Comment:	<p>The ZBA is set to hear the setback appeal on Dec 7, 2006. SMRT never submitted use information which they said that they had, so I did some zoning forensics. Our microfiche shows a permit in 1985 to change the use from 3 D.U. to one apartment and 2 educational units, which I take to be different from a residential dwelling unit. Therefore only one lawfully existing dwelling unit exists within this building. There is no requirement under the replacement housing ordinance to replace the loss of one dwelling unit.</p>		
Status:	Comments Submitted	Date:	12/01/2006
Comment:	<p>This project is currently pending Zoning Board of Appeals approval for a variance appeal to allow an approximate 2' side yard setback instead of the required 10' setback. This project is the removal of an existing, detached building to allow an addition to the existing Salvation Army building. This is an expansion of the institutional church use which is a conditional use to the planning board within the R-6 zone. There are no additional parking requirements under the zoning ordinance. Parking requirements for churches and their accessory uses are based upon the principal place of assemblage for worship in the church. The expansion is not an expansion of the principal place of assemblage for worship.</p>		
Status:	Comments Submitted	Date:	11/08/2006
Comment:	<p>The removal and new addition of a new building creates some zoning problems. The applicant will give me documentation concerning the old use. The R-6 zone requires 10' sideyard setback on a side street. The setback shown is less than that. The applicant will do a practical difficulty appeal for that setback.</p>		

Create Date: By: Update Date: By:

56

From: Marge Schmuckal
To: ALEX JAEGERMAN; Barbara Barhydt ; Jean Fraser; Lee Urban
Date: 11/28/2006 4:21:54 PM
Subject: 10-12 Cedar Street - Salvation Army

I have received nothing from SMRT as to the use of this building. Since tensions are rising, I have done the research. And this is what I found (do you hear the drum rolls?).

In July 1985, our office shows a permit to change the use from "3 dwelling units to 1 apartment and 2 educational units". I know your next question.... What is an educational unit? Let me go on.

In December 1985, our office shows a permit to install an exhaust unit for Amity Center. That permit considers the use to be a "therapy center". I am thinking that the two educational units were for instruction and were not residential dwelling units as the permit request reflects.

Based upon our records, I have determined that there was only one lawfully existing dwelling unit in this building (10-12 Cedar Street). The removal of one lawfully existing dwelling unit in a building does not trigger the requirement of replacement housing unless the intended use after demolition is for a parking lot. That is not the case here. After demolitions, there will be an addition to the Salvation Army building that basically encompassed the lot on which the building now stands. The replacement housing ordinance would not be a factor in this particular situation.

Marge



CORPORATE OFFICES: Maine, Massachusetts, New Hampshire, Connecticut, Florida
Operational offices throughout the U.S.

MEMORANDUM

TO: Jean Fraser, City of Portland Planner
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: November 28, 2006
RE: Salvation Army Building Addition

Woodard & Curran has reviewed the Site Plan submission for the proposed expansion of Salvation Army.

Documents Reviewed

- Major Site Plan application dated October 27, 2006 prepared by Mark Johnson, SMRT.
- Engineering Plan Sheets, G001, C001, CP101, CG101, C501, and AE201 dated October 27, 2006 by SMRT.

Detail Comments

- Detail A5 should indicate a 7” granite curb reveal.
- Detail A12 should indicate a 3’ sump and a precast concrete base.
- Detail E12 should indicate 6” of stone under sanitary and storm lines, 12” of stone over sanitary and storm lines, 15” of type “D” gravel in the roadway and 3” of type “B” gravel..
- A detail should be provided indicating how the existing storm drain lines in the parking lot will be abandoned.

Plan Comments

ie condition surveyed.

- The condition of the sidewalk should be evaluated along the property line on Oxford Street and on Cedar Street from Cumberland to Oxford. After the evaluation, a determination shall be made by Public Works on which sections shall be reconstructed.
- The policy in this area for sidewalks is that they will be reconstructed in brick.
- There is no indication on the rational of sizing new storm drain lines.
- A new manhole is being proposed in Cedar Street. It is not clear why the applicant is not proposing to just core into the existing main.
- The connection of the sanitary line to the storm line should be made at the property line not in the middle of Cedar Street.
- A casco trap should be installed in any new catch basins.

Please contact our office if you have any questions.

DRG
203848.86

MEMORANDUM

TO: Jean Fraser
FR: Carrie M. Marsh
DT: 120506
RE: Addition to Salvation Army at 297 Cumberland Avenue

I have reviewed the application for an addition to the Salvation Army building.

Section 14-469 on Conditional Use Permit states that "the board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood."

This building addition will be in the R-6 Zone, but will expand a building that is primarily in the B-3 Zone. Consideration should be made of the visual and aesthetic impacts of an institutional use that is encroaching in to a residential area. The building addition should present a respectful interface with the adjacent residential neighborhood, and pedestrian level at Cedar Street.

Overall the building addition forms a positive addition to the building. The following issues are offered for consideration.

Blank Walls – There are blank walls at the pedestrian level on the North Elevation facing Oxford Street, and the first and second floors on the East Elevation along Cedar Street. Opportunities for greater fenestration should be considered, particularly along the first floor of the exterior.

Materials – The entrance to the building facing Oxford Street includes double doors and a canopy. But the sides of the entrance are blank walls made of EIFS material. Building materials of high quality such as brick are encouraged at the pedestrian entrance level.

It is suggested that a condition of approval be that revisions be made to the design with regard to the above mentioned design issues, in order to mitigate any adverse effects to the residential neighborhood, and the pedestrian experience along Cedar Street.

Attachment 8a

From: James Carmody
To: Errico, Thomas; Fraser, Jean
Date: 12/6/2006 4:45:02 PM
Subject: Re: Salvation Army 12.12. Workshop

Jean:

Parking generation for an office building (Code 701) at the upper range for the gross square footage of the combined building is 47 spaces. The existing parking lot shows 52 spaces. Therefore sufficient parking is available.

James Carmody, P. E.
City Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

Jean Fraser - Salvation Army

Page 1

From: James Carmody
To: Fraser, Jean
Date: 12/7/2006 7:00:16 AM
Subject: Salvation Army

Jean:

CORRECTION!

Sorry Jean. Was using wrong numbers for building SF.
Recalculated required number of parking spaces is 58. Existing is 52. They have to provide a statement that the additional 6 spaces are available in their secondary lot.

James Carmody, P. E.
City Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

From: Jeff Tarling
To: Jean Fraser
Date: 12/8/2006 3:44:59 PM
Subject: Salvation Army Site Plan

for circulation re
Salvation Army
Building Addition
(297 Cumberland)

Jean -

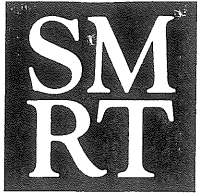
After reviewing the proposed Salvation Army site plan and inspecting the existing conditions along Cedar Street between Cumberland Avenue and Oxford Street I would like to offer the following comments / recommendations:

The existing parking lot along Cedar Street contains old highway style metal guardrail that over the years have dented corners and now lends a poor appearance to the neighborhood. From our site walk on Thursday there appears to be room along the inside the sidewalk from near the proposed building towards Oxford Street to add a buffer strip of landscaping without adversely effecting existing parking. The addition of landscaping at the corner of Oxford and Cedar Streets would effect one parking space but complete the street scape improvements along Cedar Street. Recommendation would be to add a curbed landscape buffer on the inside of the sidewalk to buffer the residential homes along Cedar Street. This buffer would contain a mix of shade trees and shrub plantings.

Jeff Tarling
City Arborist

Salvation Army Parking Lot c/o Cedar Street and Oxford Street – Planning history

<i>Date</i>	<i>Proposal</i>	<i>Description</i>	<i>Staff issues raised</i>	<i>Decision</i>
Summer 1996	Salvation Army carried out resurfacing of parking area c/o Oxford and Cedar (known as "phase 1 area"), including repainting of spaces with realignment of spaces to create 2 additional spaces; also added guard rail			
November 20, 1996 date of application for minor site plan review	Alteration of access points to "Phase 1" area of the "Oxford Street/Cedar Street" parking lot	Elimination of 2 existing curb cuts (1 each Oxford and Cedar Sts); create 2 new curb cuts on Cedar; widen existing curb cut on Oxford	PW comments re curbs; no mention of drainage	Approved December 10, 1996 (no conditions) Indicated in the file as an EXPIRED approval
June 22, 1999 date of application for minor site plan review	Expansion of parking lot to add 2490 sq ft at 14 Cedar Street (adjacent to the existing building to be demolished)	Creation of 7 additional parking spaces and one-way out curb cut, with 2 planters (juniper planting) and a tree (Also refers to 5 year Master Plan for the site, with this area as "Phase 2")	Required timber guardrail and planters; staff raised concern over lack of buffer landscaping over all phases but did not press for this. PW confirmed no comments (this part of parking lot utilizes street drainage in Cedar St)	Approved October 8, 1999 (no conditions) (1999-0082; note fee of \$400 waived)



ARCHITECTURE
ENGINEERING
PLANNING

December 12, 2006

Jean Fraser, Planner
City of Portland
389 Congress Street
Portland, Maine
04101

Re: Salvation Army
297 Cumberland Avenue
Site Plan Review – Comment Response (Fraser Letter of 11/22/06)
SMRT Project No. 05023

Dear Ms. Fraser,

We are in receipt of your memorandum to the Portland Planning Board for the December 12, 2006 Workshop. Regarding the ‘Next Steps’ identified on page 9, we offer the following by way of response to progress with these items.

1. **Confirm the outcome of the ZBA Practical Difficulty Variance. The Zoning Board of Appeals in unanimous decision granted the variance at their last regular meeting on December 7, 2006.**
2. **Submit further information to demonstrate proposed parking is sufficient or otherwise resolve parking issues. Information received from the Salvation Army describes the following regarding parking demand.**
 - The number of employees currently housed in the Salvation Army building and in leased space at the neighboring Avesta Housing building total 52.
 - The new addition is designed to provide space for existing staff, alleviating sub-standard workspace. No new staff additions are planned or required in association with the building addition.
 - All staff at the facility park in the existing 54 space lot on-site.
 - The Center for Healthy Aging program operates during weekdays from 9 – 3:30. Typically, 6 – 12 cars require parking for this program. The addition may increase this need by approximately 5 – 10 cars.
 - The Family Services program operates during weekdays from 9 – 4. Typically, 2 – 5 cars require parking for this program.
 - The Friday Night Live program operates from 6:30 pm – 10 pm on Friday’s. Typically 8 – 17 cars require parking for this program.
 - Sunday church services are from 9 – 3 and require parking for 10 – 20 cars. The addition may increase this and the Friday night program needs by approximately 5 – 10 cars each.
 - Anecdotal evidence gathered from Salvation Army staff indicates that at no time currently is the lot completely full at any time during operating hours. Staff has a widely ranging day starting at 5:30 am and going through program times.
 - Efforts are being made by the Salvation Army to increase use and ridership of it’s bus service for people using the facility.

Northeast

Mid-Atlantic

SMRT

144 Fore Street
PO Box 618
Portland, Maine 04104

☎ 207 772-3846
☎ 207 772-1070

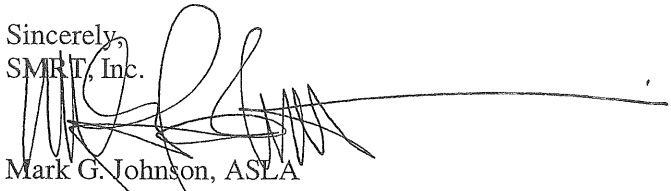
www.smrtinc.com

Pl. file copy

Attachment 11a

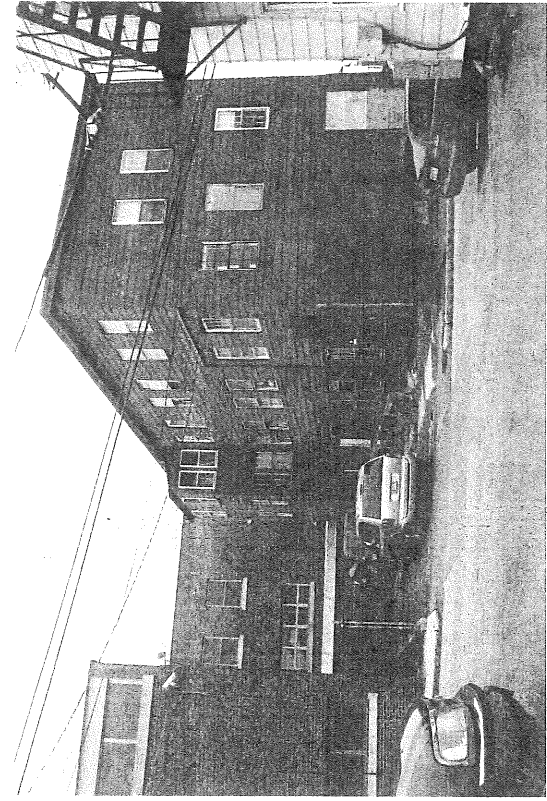
3. *Revise design and materials of the building addition to mitigate any adverse effects on the residential neighborhood. The proposed building design continues the design of the existing structure and provides elements that serve to break up the building mass through use of quality materials, and fenestration where appropriate relative to interior spatial layout and uses. As such, the proposed design provides reasonable street-level interest within the context of the use and existing design conditions. Additional measures to add detail, replace EIFS at the new entry with brick, and otherwise increase interest on the north and east elevations will be investigated.*
4. *Submit a Landscape Plan that reflects staff comments. Extent of treatment will be discussed with the Board.*
5. *Submit information detailing the condition of the existing sidewalks in Cedar Street and Oxford Street. Inspection of the condition of the walks in question revealed that the existing bituminous and concrete pavements appeared to be reasonably sound, free from defects, and safe for regular use. A few exceptions include some cracking in the bituminous, and a rough concrete patch adjacent to the existing building. Both can be addressed in the scope of the project. A short section of brick walk and drive apron exist just below the project area. This area is basically sound, but is exhibiting evidence of surface undulation due to frost action and some individual brick chipping and deterioration. New concrete walk consistent with that on upper Cedar Street and Cumberland Avenue is proposed to replace existing walk in disrepair adjacent to the existing Amity House and that disrupted by new construction. Bituminous paving will be used to patch the bituminous walk and street where utility work crosses.*
6. *Address comments of the DRC/PW. Comments will be addressed.*
7. *Submit capacity to serve letters. These letters are in process of being obtained.*
8. *Provide further information and resolve issues with the Fire Department. Discussion with Captain Cass indicated in telephone conversation with Mark Johnson (SMRT, Inc.) that the plans and supplemental information submitted are acceptable.*
9. *Provide further information and relevant deeds to clarify when Amity House (the building to be demolished) came into Salvation Army use. The deeds will be provided.*
10. *Hold a Neighborhood Meeting. A Neighborhood Meeting will be held in accordance with city requirements.*

Sincerely,
SMRT, Inc.

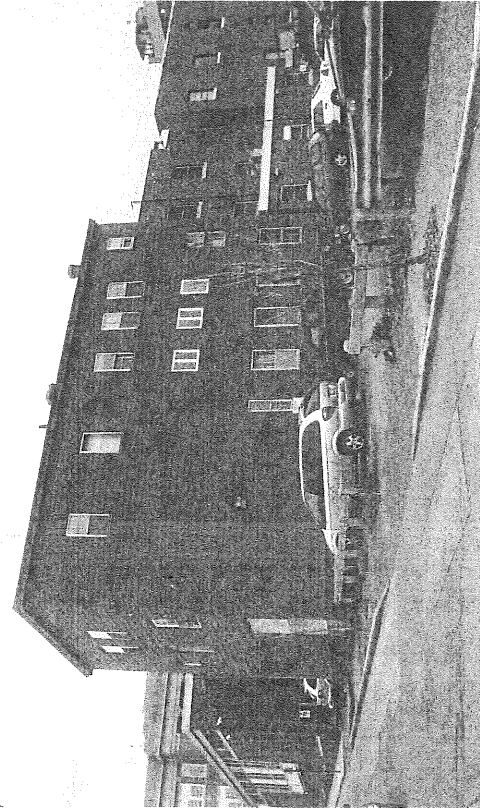


Mark G. Johnson, ASLA

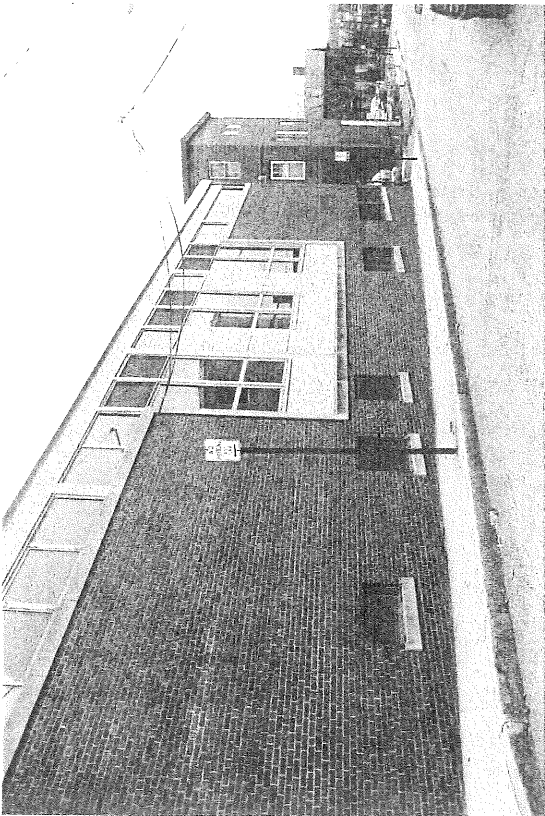
Cc: Frank Kirk, Salvation Army
PSS, file 05023/22



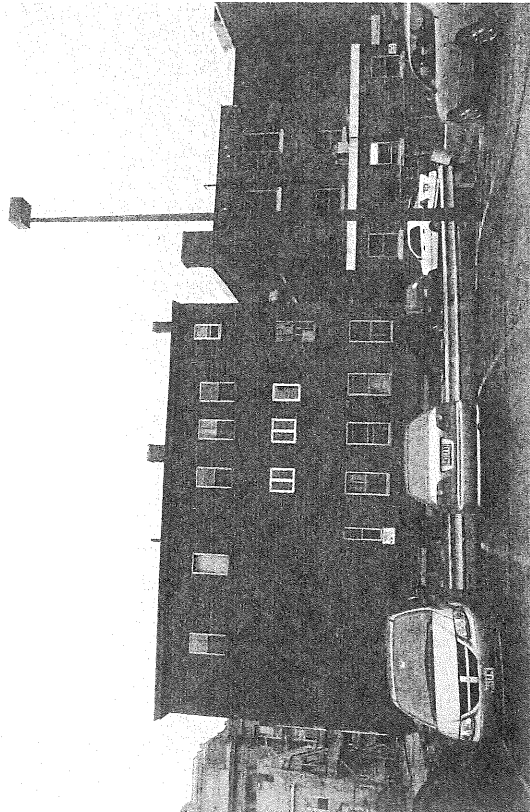
View from parking area next to 3-story apartment building



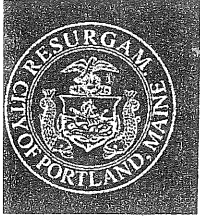
Cedar Street looking toward Cumberland Ave.



Existing elevation onto Cedar Street (picture taken from c/o Cumberland Ave. looking north)



From within SA parking area looking south (red shingle building to be demolished for new building addition)



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

December 22nd, 2006

Mark Johnson, ASLA
SMRT
144 Fore Street
PO Box 618
Portland, ME 04104

RE: Salvation Army Building Addition
ID #2006-0222, CBL #033-N-9001

Dear Mr. Johnson,

I am writing following the December 12th, 2006 Planning Board Workshop to clarify the required information and timetable for the Hearing, which is tentatively scheduled for January 23rd, 2006.

I have circulated your letter of December 12, 2006 (circulated by you at the Workshop) to reviewers and will confirm the position regarding sidewalk and parking requirements as soon as possible.

Please submit a photometric plan showing the lighting levels along the Cedar Street and Oxford Street boundaries of the site after the completion of the proposed works (ie the lighting levels with the existing parking lot lights and the proposed wall lamps both on).

Based on the Workshop Memorandum and discussion and our recent telephone conversation, I confirm that further submissions are awaited to address the following outstanding requirements:

1. Revisions to address the comments made at the Workshop regarding the elevations/blank walls of the proposed building addition;
2. Landscape Plan;
3. Waiver requests as appropriate;
4. Revisions to address the comments of the DRC/PW dated November 28, 2006;
5. Deeds that relate to Amity House;

6. Certification of Neighborhood Meeting in accordance with the guidelines.

I confirm that all information for the Hearing Report (except re the Neighborhood Meeting if the meeting takes place after January 9th) should be submitted by January 9th, 2006 at the latest in order to hold the place on the Planning Board agenda. Items #2 and #3 above should be with us as soon as possible (ie before January 9th) to allow time for review, as they will include new proposals that have not yet been seen by reviewers.

As previously noted, your timetable indicates that demolition is scheduled for January 2007 and if demolition starts prior to the completion of the site review process you will need to write to the Director of Planning requesting authorization for the demolition to proceed. You will need to confirm the arrangements for site stabilization and security between the demolition and construction of the new building. Also please note that any blasting is governed by the City's Blasting Ordinance and requires the submission of Blasting Plans etc in advance.

Please contact me if you have any questions at 874-8728 or at jf@portlandmaine.gov.

Sincerely,



Jean Fraser
Planner

CC: Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Rick Knowland, Senior Planner
Eric Labelle, City Engineer
Jim Carmody, City Transportation Engineer

Attachment 14a

From: Jean Fraser
To: Johnson, Mark
Date: 12/28/2006 11:27:21 AM
Subject: Salvation Army- Parking

Mark,

Thanks for the further information that you circulated at the Dec 12th Planning Board re the likely demand for parking generated by the building addition. This has been circulated to reviewers but as you saw in the Planning Board Memorandum the Transportation Engineer (Jim Carmody) considers that the scale of offices and non-church activities in this facility continues to raise concerns over whether the 54 space lot is going to be sufficient for the expanded programs as well as the staff.

His assessment is that 58 spaces are needed (and this assessment is conservative) and that the extra spaces should be identified in the other lot that they own (PB Memo: Page 4 and Attachment 8).

While we have the floor plans and the overall floor space figures for each level, it would be helpful for you to (as soon as possible) clarify the floorspace totals (for the entire facility after the building addition is in use) for the various uses, separating out:

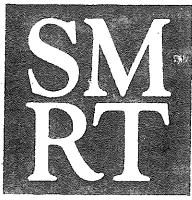
- the "church" floor space (chapel);
- "fellowship" floorspace (this is assumed to be closely associated with the chapel/church use);
- "fellowship/gym floorspace"
- the "office" floorspace (this would include all workstations, conference/meeting rooms);
- total floorspace for intermittently used areas such as classrooms, nursery, multipurpose;
- "support" areas (including toilets, kitchen, storage and mechanicals).

Please account for the total floorspace as previously indicated.

This information will allow a review based on a more accurate understanding of the uses within the overall facility (after the addition has been constructed), and will be considered together with your 12.12.2006 information regarding the anticipated extra demand.

If you have any questions, please contact me or Jim Carmody (874 8894 / JPC@ portlandmaine.gov).

Thanks
Jean (Fraser)
Planner
874 8728



ARCHITECTURE
ENGINEERING
PLANNING

Attachment 15 a

January 9, 2007

Jean Fraser, Planner
City of Portland
389 Congress Street
Portland, Maine
04101

Re: Salvation Army
297 Cumberland Avenue
Site Plan Review – Comment Response (Fraser Letter of 12/12/06)
SMRT Project No. 05023

Dear Ms. Fraser,

This is in response to your letter dated December 22, 2006 and concerns requests for information and supporting documentation therein.

A point-by-point lighting analysis plan is included for review. It models the existing parking lot lights and the proposed building-mounted lights. Note that because of the age of the existing fixtures, some assumptions about their performance had to be made. Also, the street lights across Cedar Street – large contributors of illumination onto the site – are not included in the model.

Further items included address:

1. *Revisions to address the comments made at the Workshop regarding the elevations/blank walls of the proposed building addition. Please see the attached East, North, and West elevations. Additional fenestration has been added to the east elevation. The EIFS flanking the entry doors on the north has been changed to a more durable and “finished” appearing precast concrete panel system. A glazed brick accent band has been added at the canopy level.*
2. *Landscape Plan. Please see the attached plan sheet LP101 PLANTING PLAN. Note that, to create adequate space for planting, we propose to reduce certain parking spaces to slightly less than the required 9-feet. As the use of the spaces tends to be relatively low turn-over, we believe this should not create problems. The plant materials proposed will help soften the impact of the parking from the view along Cedar Street, are tolerant of urban conditions, and will provide seasonal interest.*
3. *Waiver requests as appropriate. On behalf of the applicant, we hereby*

Northeast

Mid-Atlantic

SMRT

144 Fore Street
PO Box 618
Portland, Maine 04104

☎ 207 772-3846
☎ 207 772-1070

www.smrtinc.com

request waiver of the standard governing parking stall width. Spaces of a width of 8.5' are required to preserve parking count and introduce planting treatment along the Cedar Street property line to screen parking as requested by the City.

4. *Revisions to address the comments of the DRC/PW dated November 28, 2006. Please see plans.*
5. *Deeds that relate to Amity House. Please see attached deed information for the remaining parcels that comprise the site.*
6. *Certification of Neighborhood Meeting in accordance with the guidelines. Notice of the meeting was sent January 4, 2007 for a meeting to be held January 11, 2007. Certification will be provided thereafter.*

Regarding parking, we provide the following information regarding building areas for the completed facility per your request:

Basement level

*Support ----	storage	56 sf
	mech.	707 sf
	elev. mach.	76 sf

Ground floor

*Fellowship(s) ----	3000 sf
*Fellowship/gym ----	2387 sf
*Office -----	553 sf
*intermittently used	1469 sf
*Support -----	2017 sf

First Floor

*Chapel -----	3325 sf (includes back stage, behind moveable wall)
*office -----	1492 sf
*intermittently used	1969 sf
*Support -----	894 sf

Second Floor

*Office -----	5936 sf
*Support -----	1113 sf

In addition:

- Currently, 36 employees work at the facility, 12 of whom carpool, with a total need for 24 parking spaces.
- A maximum of 4 additional employees may be added after project completion, thereby requiring a total of 28 spaces if none of the 4 carpool.
- As stated in our 12/12/06 letter, the other daytime uses of the facility during standard office hours are the Center for Healthy Aging program and the Family Services program. Between the two, estimated current parking demand

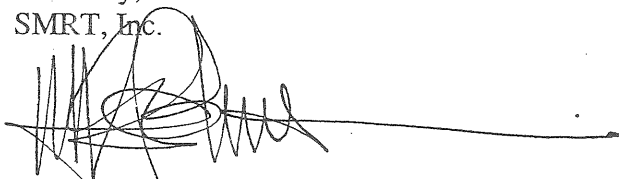
ranges from 8 – 17 spaces. Potentially, it is estimated this demand could increase with the addition to 13 – 27. All other programs occur during off-hours.

- From the existing 54 spaces on site, two spaces have been removed to allow for structural support columns for the entrance canopy on the north side of the addition, leaving 52 total (provided the waiver for space width can be obtained). Total parking required based on actual usage could potentially exceed that by 3 spaces, or a total of 55.
- The Applicant owns additional surface parking at 88 Preble Street at the corner of Park Street, containing approximately 30 - 32 spaces. This space is used typically when large events are planned at the Cumberland Avenue facility, wherein staff uses it to free up on-site space. Typically, there are 10 – 12 vehicles utilizing the lot on any given day. This space allows the Applicant the flexibility to accommodate a wide variety of needs after completion of the facility expansion.

Because there is a high percentage of carpooling, and the Applicant continues to encourage greater use of its bus transport service for program users, onsite parking resources are presumed to be adequate for the foreseeable future. The Preble Street lot allows overflow in the event additional space is required.

Please let us know if you have any questions or require further information at this time. We look forward to meeting with you and the Board at the January 23rd meeting.

Sincerely,
SMRT, Inc.



Mark G. Johnson, ASLA

Cc: Frank Kirk, Salvation Army
PSS, file 05023/15.1

15d

BK 11696PG346

66141

WARRANTY DEED
(Maine Statutory Short Form)

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that The Alliance for the Mentally Ill of Greater Portland, a Maine Not-for-Profit Corporation with a principal place of business in Portland, Me., also formerly known as the Alliance for the Mentally Ill of Maine, Inc., grants to the Salvation Army, a New York corporation having a principal place of business in said Portland, Maine, with WARRANTY COVENANTS, the following described real property located in Portland, Cumberland County, Maine:

A certain lot or parcel of land, together with the building thereon, situated on the westerly side of Cedar Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at the intersection of the northerly sideline of Cumberland Avenue and the westerly sideline of Cedar Street being the south easterly corner of the land of Salvation Army;

Thence N 31°14'00" W along the westerly sideline of said Cedar Street and the Salvation Army 92.64 feet to the land of this grantor as described in Deed Book 7749, Page 294, recorded in the Cumberland County Registry of Deeds and to the point of beginning;

Thence N 31°14'00" W continuing along the westerly sideline of Cedar Street and land of this grantor 52.00 feet to a drill hole set and the land of Thomas J. and Patricia A. Wildes as described in Deed Book 3756, Page 140 recorded in said Registry;

Thence S 62°29'24" W along the land of Wildes 53.46 feet to the land of this grantee and a 5/8" capped rebar;

Thence S 31°44'48" E along the land of this grantee 52.00 feet to a point;

Thence N 62°31'30" E along the land of this grantee a distance of 53.00 feet to the westerly sideline of said Cedar Street and the point of beginning, containing 2,761 Square Feet.

Courses mentioned above based on a Magnetic 1913 observation.

BK 11696PG347

Meaning and intending to convey and hereby conveying the same parcel of land conveyed to the Alliance for the Mentally Ill of Maine by Mark Stimson Associates by deed recorded in Book 7749, Page 294.

Further meaning and intending to convey and hereby conveying the same parcel of land as conveyed to said Mark Stimson Associates by deed of Richard S. Harris, Jr. dated July 31, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6844, Page 221.

Above described property shown on plan entitled "Land Title Survey for the Salvation Army" prepared by Owen Haskell Inc. dated October 14, 1994.

IN WITNESS WHEREOF, The Alliance for the Mentally Ill of Greater Portland, has caused this deed to be signed by Josiah H. Drummond, Jr., President of its Board of Trustees, thereunto duly authorized this 3rd day of November, 1994.

WITNESS: THE ALLIANCE FOR THE MENTALLY ILL OF GREATER PORTLAND,

Peter W. Wile By: Josiah H. Drummond, Jr.
Its President

State of Maine
County of Cumberland, ss. November 3, 1994

PERSONALLY APPEARED the above named Josiah H. Drummond, Jr. President of The Alliance for the Mentally Ill of Greater Portland, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

SEAL

Before me,
Peter W. Wile
Notary Public/Attorney at Law

RECEIVED
OFFICE OF THE CLERK OF COURTS
94131-3 11 3 94
CUMBERLAND COUNTY
John B. O'Brien

8K14109PG209

30667

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **THOMAS J. WILDES and PATRICIA A. WILDES**, both of 14 Cedar Street, Portland, Maine 04101, for consideration paid, grant to **THE SALVATION ARMY**, a New York corporation, having a place of business in Portland, Maine, and having a mailing address of 440 West Nyack Road, Nyack, New York 10960, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, with all buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the westerly side line of said Cedar Street at the northeast corner of land formerly of William H. Chase; thence northwesterly along said Cedar Street forty-four (44) feet to a point; which point is one hundred thirty and six hundredths (130.06) feet southerly from the intersection of the southerly side of Oxford Street and the westerly side of Cedar Street; thence westerly on a line parallel with the northerly side line of said Chase land fifty-three (53) feet nine (9) inches to land now or formerly of May E. Gobey; thence southeasterly on a line parallel with said Cedar Street; forty-four (44) feet to said Chase land; thence easterly along said Chase land to the westerly side line of Cedar Street and the point of beginning.

Said premise are conveyed subject to a sewer easement for the benefit of the land of said May E. Gobey.

Being all the same premises described as conveyed in deed of Thomas F. Hollivan et al to the grantors herein dated November 9, 1973, recorded in Cumberland County Registry of Deeds in Book 3483, Page 192.

WITNESS our hands and seals on August 26, 1998.

WITNESS:

[Signature]
[Signature]

Thomas J. Wildes
THOMAS J. WILDES

Patricia A. Wildes
PATRICIA A. WILDES

MAINE REAL ESTATE TAX PAID

15h

34038

BK 14754 pg 304

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that We, **THOMAS J. WILDES** and **PATRICIA A. WILDES**, both of P.O. Box 378, Buxton, Maine 04093, for consideration paid, grant to **THE SALVATION ARMY**, a New York corporation, having a place of business in Portland, Maine, and having a mailing address of 440 West Nyack Road, Nyack, New York 10960, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land situated on the westerly side of Cedar Street in Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a post at the southerly end of a fence and standing on the westerly side of said Cedar Street, which post is distant one hundred thirty and six hundredths (130.06) feet southerly from the intersection of the southerly line of Oxford Street, and the westerly line of said Cedar Street;

Thence southerly by said Cedar Street four (4) feet to the northeasterly corner of land conveyed by Sarah F. Burleigh to John Fairfield Marr by deed dated January 2, 1893 and recorded in the Cumberland County Registry of Deeds, Book 597, Page 336, which land is now owned by the grantee herein;

Thence westerly by said land fifty-three (53) feet and nine (9) inches, more or less, to land of May E. Gobey;

Thence northerly by said Gobey land four (4) feet to a point;

Thence easterly parallel with the second course of fifty-three (53) feet and nine (9) inches, more or less, to the point of beginning.

This conveyance is made, however, **SUBJECT** to the right of said May E. Gobey, her heirs and assigns, to maintain and keep in repair the sewer now leading from her land aforesaid across the land above described.

Being the same premises conveyed to the grantors herein by Pauline H. Logan by deed dated October 9, 1975 and recorded in Cumberland County Registry of Deeds, Book 3756, Page 140.

WITNESS our hands and seals on April 29, 1999.

WITNESS:

Susan Wildes

Thomas J. Wildes
THOMAS J. WILDES

Patricia A. Wildes
PATRICIA A. WILDES

15i

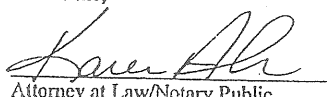
BK 14754 pg 305

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 29, 1999

Then personally appeared the above named Thomas J. Wildes and Patricia A. Wildes and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law/Notary Public
(Print name: Karen Alves)

KAREN ALVES
Notary Public, Maine
My Commission Expires July 20, 2004

SEAL

PALEISALVATION ARMY14 CEDAR STREETWildes Deed 4-99 Cedar Street.doc

RECEIVED
RECORDED REGISTRY OF DEEDS
1999 MAY 14 PM 2:40
CUMBERLAND COUNTY
John B. O'Brien

15j

Know All Men by these Presents,

That I, Ella Rooney McKay of Portland, in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable considerations

paid by The Salvation Army, a New York Corporation, duly created under the laws of New York and having an established place of business at New York City, New York

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

The Salvation Army

successors
its heirs and Assigns forever,

the following described property: A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Cedar Street, in Portland in said County of Cumberland and bounded and described as follows:-

Beginning at a post at the southerly end of a fence now standing on the southwesterly side of said Cedar Street, which post is distant 130.06 feet southerly from the intersection of the southerly line of Oxford Street and the westerly line of said Cedar Street and in the most northerly corner of a strip of land conveyed by Joseph E. Davidson and Eva M. Davidson to Thomas F. Hollivan and another by deed dated October 9, 1920 and recorded in the Cumberland County Registry of Deeds in Book 1084, Page 31; thence southwesterly by said Hollivan land 53.9 feet, more or less, to land now or formerly of May E. Gobey; thence northwesterly parallel with said Cedar Street eight feet; thence southwesterly 64.1 feet to land now or formerly of the heirs of James M. Kimball; thence northwesterly by said Kimball land 41.76 feet to land now or formerly of James A. Leavitt; thence northeasterly by said Leavitt land 38 feet to land now or formerly of said Kimball heirs; thence southeasterly two feet; thence north-easterly by said Kimball land 75.5 feet to said Cedar Street; thence south-easterly by said Cedar Street 36.16 feet to the point of beginning.

Being the same premises as deeded to Susan E. Whitehall by one Libby dated August 11, 1926, and recorded in said Registry of Deeds in Book 1243, Page 237. Reference is made to devise to Viola E. Rooney as recorded in said Registry in Book 1440 at Page 196; and being the same premises descending to Ella Rooney McKay, as sole at heir at law, of Viola E. Rooney who died intestate December 16, 1965. Further note is made that interest of Edward S. Whitehall, Sr., terminated with his death on October 6, 1944.

1274/27
V

15K

320
To have and to hold the aforegranted and bargained premises,
with all privileges and appurtenances thereof to the said
The Salvation Army, a New York Corporation

successors
its ~~heirs~~ and Assigns, to it and ~~them~~ ^{it's} use and behoof
forever.

And I do ~~know~~ ^{know} with the said Grantee, its ^{successors} ~~heirs~~
and Assigns, that I am lawfully seized in fee of the premises;
that they are free of all incumbrances;
that I have good right to sell and convey the same to the said
Grantee to hold as aforesaid; and that I and MY Heirs, shall
and will Warrant and Bind the same to the said Grantee,
The Salvation Army, a New York Corporation
its successors,
~~heirs~~ and Assigns forever, against the lawful claims and demands
of all persons.

In Witness Whereof, We the said Ella Rooney McKay

and Floyd McKay ^{husband} ~~wife~~ of the said Ella Rooney McKay

joining in this deed as Grantors, and relinquishing and conveying
our rights by descent and all other rights in the above
described premises, have hereunto set our hands and seals this
15th day of December in the year of our Lord
one thousand nine hundred and sixty-nine

Signed, Sealed and Delivered
in presence of

Paul Chestnut
to both

Ella Rooney McKay
Floyd McKay

State of Maine, }
Cumberland } ss.

December 15, 1969

Personally appeared the above named
Ella Rooney McKay

and acknowledged the above instrument to be her free act and
deed.

DEC 16 1969

RECORDS OF DEEDS, CUMBERLAND COUNTY, MAINE Before me, Paul Chestnut
Received at 3 H 20 M P.M. and recorded in Justice of the Peace
BOOK 3112 PAGE 625 Edward R. Thompson Registrar

328

23592
Know all Men by these Presents,

That I, PAUL R. RHEAUME, SR., of Portland in the County of
C Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations,

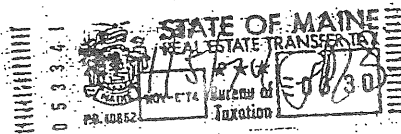
paid by The Salvation Army, a New York corporation, duly created
under the laws of the State of New York and having an established
place of business at New York City, New York,

the receipt whereof I do hereby acknowledge, do hereby
give, grant, bargain, sell and convey, unto the said The Salvation Army,
its successors ~~heirs~~ and assigns forever,

a certain lot or parcel of land with the buildings thereon,
situated on the Southwesterly side of Cedar Street in said
Portland, bounded and described as follows:

Commencing on said side of said street at the North corner
of the homestead now or formerly of Sarah Willard, wife of
E. G. Willard; thence running on said street line Northwesterly
forty (40) feet, more or less, to the East corner of land now
or formerly of Arthur M. Hannaford; thence on said Hannaford
land Southwesterly about seventy-six (76) feet to land now or
formerly of James A. Leavitt; thence on said Leavitt land
Southeasterly forty (40) feet, more or less, to said Willard
land; thence on said Willard land Northeasterly about seventy-
six (76) feet to the corner and point of beginning. Said prem-
ises are numbered twenty-two (22) on said Cedar Street.

Being the same premises conveyed to George H. Withee by
Leola J. Noyes by warranty deed dated July 9, 1951 and recorded
in Cumberland County Registry of Deeds in Book 2051, Page 322,
and the same conveyed to Paul R. Rheaume, Jr. et al 10/30/70 in
Book 3149, Page 433; and the same premises Paul R. Rheaume, Jr.
conveyed to Paul R. Rheaume, Sr. 7/3/73 in Book 3430, Page 14;
and the same premises Homer Michal, Trustee in Bankruptcy of
Paul R. Rheaume, Jr. et al conveyed to Paul R. Rheaume, Sr.,
by Trustee's Deed dated October 15, 1974 and recorded in said
Registry.



15m

To have and to hold the aforegranted and bargained premises
with all the privileges and appurtenances thereof to the said 329
The Salvation Army, its successors

~~reside~~ and assigns, to its and their use and behoof forever.
its successors
And I do COVENANT with the said Grantee, ~~reside~~
and assigns, that I am lawfully seized in fee of the premises
that they are free of all encumbrances:

that I have good right to sell and convey the same to the said
Grantee to hold as aforesaid; and that I and my heirs shall
and will WARRANT and DEFEND the same to the said Grantee, its
~~reside~~ successors
and assigns forever, against the lawful claims and demands
of all persons.

In Witness Whereof, I the said PAUL R. RHEAUME, SR.

and GLORIA R. RHEAUME

wife of the said
PAUL R. RHEAUME, SR.

joining in this deed as Grantors and relinquishing and conveying
our right by descent and all other rights in the above described
premises, have hereunto set our hand and seals this ^{5th}
day of November in the year of our Lord one thousand nine
hundred and seventy-four .

Signed, Sealed and Delivered
in presence of

Paul R. Rheaume Sr.
6. 17th

Gloria R. Rheaume
Paul R. Rheaume Sr.

State of Maine,
Cumberland
Portland

} ss.

November 5, 1974 .

Personally appeared the above named

PAUL R. RHEAUME, SR.

and acknowledged the above

instrument to be his free act and deed.

NOV 6 1974

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 E 50th Ave. and recorded in

BOOK 3618 PAGE 328

Before me,

Paul Rheaume Sr.
W. L. Knight Register

Justice of the Peace.
Notary Public.

15 n

01714
Know All Men by These Presents.

That It, Dirigo Realty Corporation

a Corporation organized and existing under the Laws of the State
of Maine and located at Portland,
in the County of Cumberland and State of Maine
in consideration of One dollar and other valuable considerations

paid by The Salvation Army, a New York Corporation, duly created under the
Laws of New York and having an established place of business at New York City,
New York

the receipt whereof it does hereby acknowledge, does hereby give, grant,

~~convey~~ and assigns unto the said

The Salvation Army, a New York Corporation, its

successors

and assigns forever, a certain lot or parcel of land situated
on the southerly side of Oxford Street in Portland aforesaid, between Cedar
Street and Elm Street and bounded and described as follows:-

Beginning on the line of said Oxford Street at the northerly corner of a
lot which David Furbish purchased of Benjamin Underwood et al; thence running
southeasterly by said Furbish land and land belonging to Samuel Hale eighty
(80) feet; thence northeasterly, parallel with Oxford Street, thirty-eight (38)
feet; thence northwesterly, parallel with first line eighty (80) feet to
Oxford Street; thence southwesterly by Oxford Street thirty-eight (38) feet to
first bound.

Being the third parcel in deed of Isaac L. Cyr to Wallace J. & Jeanette
C. Madore, as joint tenants with rights of survivorship dated March 23, 1951,
recorded in Cumberland County Registry of Deeds Book 2035, Page 448, and thus
to Jeannette C. Madore at death of Wallace J. Madore on April 14, 1966; and the
same acquired by City of Portland by tax deed recorded in Book 2613, Page 31
in which premises are described as #216-218 Oxford Street, Assessors Chart 33-
N-9.

Further reference is made to deed from City of Portland to Dirigo Realty
Corporation dated March 11, 1963 recorded in said Registry Book 2749, Page 304;
and to deed of Jeannette C. Madore to Dirigo Realty Corporation dated November
10, 1969 recorded in Book 3109, Page 69.

621

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said The Salvation Army, a New York Corporation

its successors heirs/and assigns, to it and their use and behoof forever.

And the said Grantor Corporation does hereby warrant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Dirigo Realty Corporation

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John F. Cipriano

its Treasurer thereunto duly authorized, this 15th day of December in the year one thousand nine hundred and sixty-nine

Signed, Sealed and Delivered in presence of

Paul Peter David

DIRIGO REALTY CORPORATION
By *John F. Cipriano*
Treas.



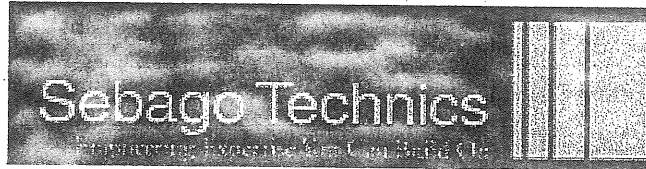
State of Maine, Cumberland ss. Dec 15 1969.

Personally appeared the above named John F. Cipriano, Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, *Paul Peter David*
Justice of the Peace
Notary Public

DEC 16 1969
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3:20 P.M. and recorded in
BOOK 3112 PAGE 623 *Edward R. Kelly*

15p



Memorandum

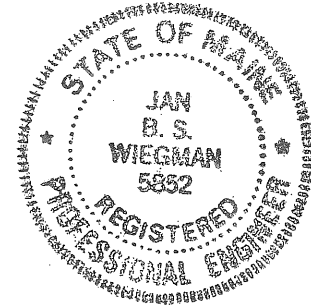
06426

To: Mark Johnson, ASLA
SMRT, Inc.
144 Fore St.
Portland, ME 04101

From: Jan Wiegman, P.E. and Michael Michaud
JN *MM*

Date: December 22, 2006

Subject: Storm Line Sizing



As requested, I have attached documentation to support the sizing of the storm lines. I walked the site with the grading and utility plans and delineated the subcatchments contributing runoff into the storm drain network. I have attached a 11"x17" copy of the delineated plan and copies of the calculations along with the referenced rainfall intensity curves. Because of the small sizes of the drainage areas, the rational method was used to determine the runoff rates. The Portland IDF curve for a two-year storm event was used in the calculation. Manning's equation was used to determine the pipe capacities.

Based on the information provided and the calculations, the proposed 12" storm lines are adequate to handle the sites' stormwater runoff demands.

SEBAGO TECHNICS, INC.

P.O. Box 1339

Westbrook, ME 04098

(207) 856-0277 FAX (207) 856-2206

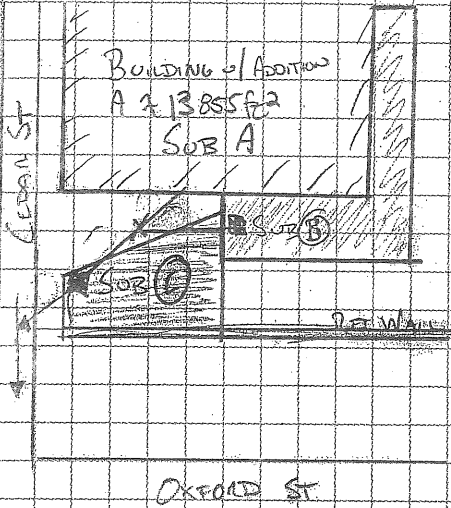
JOB 1104206 → SALVATION TROOP

SHEET NO. 1 OF 3

CALCULATED BY MDM DATE 12/20/06

CHECKED BY JESU DATE 12/2/06 159

SCALE N.T.S.



USING RATIONAL METHOD AND ASSUMING
 A TIME OF CONCENTRATION OF 5 MINUTES
 THE RAINFALL INTENSITY EQUAL 4 IN/HR
 FOR A 2 YEAR STORM EVENT.

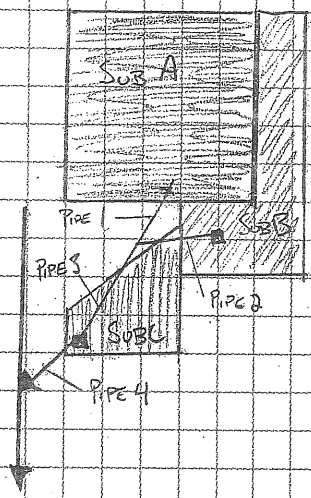
$$Q = C i A$$

WHERE $i = 4.0 \text{ IN/HR}$ OR 0.000093 F/SEC
 $C = 0.95$

SUB A: $Q = C i A$ WHERE $A = 13,855 \text{ F}^2$
 $Q = (0.95)(0.000093)(13,855)$
 $Q = 1.22 \text{ cfs}$

SUB B: $A = 5005 \text{ F}^2$
 $Q = (0.95)(0.000093)(5005)$
 $Q = 0.44 \text{ cfs}$

SUB C: $A = 3847 \text{ F}^2$
 $Q = (0.95)(0.000093)(3847)$
 $Q = 0.34 \text{ cfs}$



Using MANNINGS EQUATION

$$D = \left(\frac{Qn}{0.464 S^{1/2}} \right)^{3/8}$$

WHERE Q = Flow (cfs)
n = MANNINGS NUMBER
S = Slope (ft/ft)

PIPE 1: Q = 1.22 cfs

Assuming Full Flow & Using MANNINGS

$$D = \left(\frac{Qn}{0.464 S^{1/2}} \right)^{3/8} = \left(\frac{(1.22)(0.011)}{(0.464)(0.004)^{1/2}} \right)^{3/8}$$

D = 0.72 ft ≈ 1 ft on 12"

V = Q/A = 1.22 / 0.785 = 1.55 ft/s

t = L/V = 28 / 1.55 = 18 sec = 0.3 min

PIPE 2: Q = 0.44 cfs

$$D = \left(\frac{(0.44)(0.011)}{(0.464)(0.18)^{1/2}} \right)^{3/8} = \frac{0.0048}{0.197} = 0.24 \text{ ft} \approx 6" \text{ USE } 12"$$

V = Q/A = 0.44 / 0.785 = 0.56 ft/sec

t = L/V = 34 / 0.56 = 60.7 sec = 1.01 min

PIPE 3: Q = 1.22 cfs + 0.44 cfs = 1.66 cfs

$$D = \left(\frac{(1.66)(0.011)}{(0.464)(0.004)^{1/2}} \right)^{3/8} = \left(\frac{0.018}{0.029} \right)^{3/8} = 0.84 \text{ ft USE } 12"$$

V = 1.66 / 0.785 = 2.11 ft/sec

t = 74 / 2.11 = 35 sec or 0.58 min

PIPE 4" $A = \begin{array}{r} 13855 \text{ ft}^2 \\ 5005 \text{ ft}^2 \\ + 3847 \text{ ft}^2 \\ \hline 22,707 \text{ ft}^2 \end{array}$

$t_c = 6 \text{ MIN}$

$L = 3.9 \text{ IN/HR} = 0.00007 \text{ ft/SEC}$
 * SAME

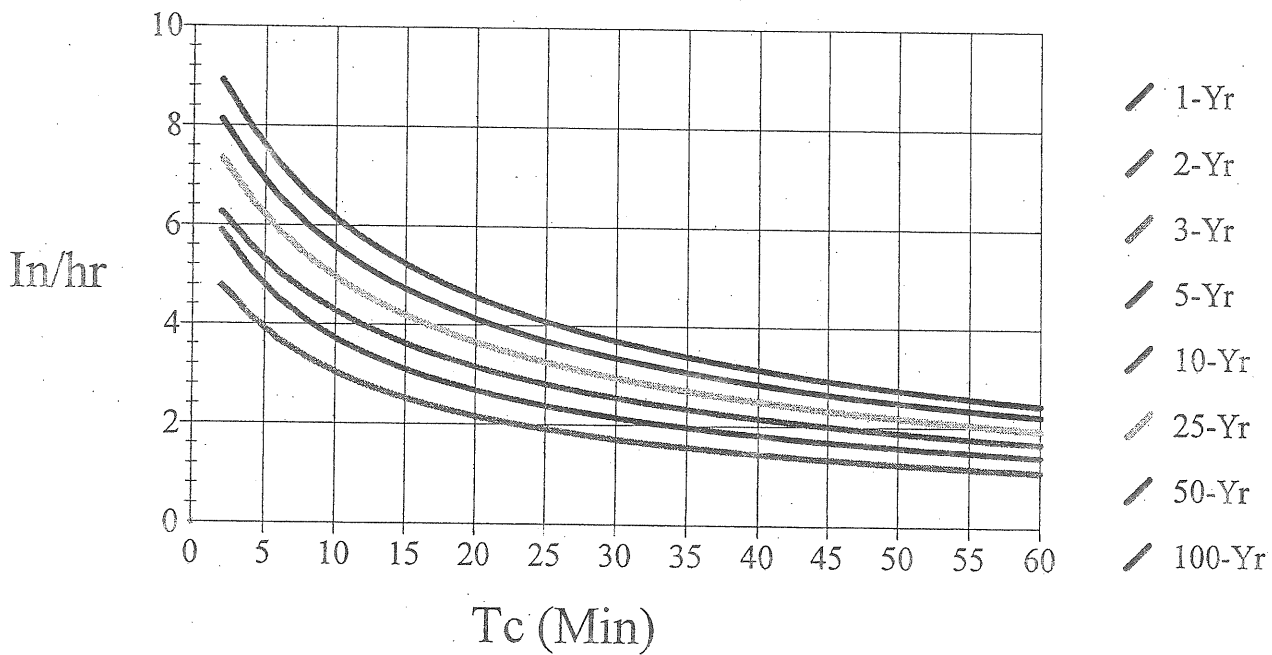
$Q = 1.94 \text{ cfs}$

$$D = \left(\frac{(1.94)(0.01)}{(0.464)(0.015^{1/2})} \right)^{3/8} = \left(\frac{0.021}{0.053} \right)^{3/8} = 0.70 \text{ ft}$$

 USE 12"

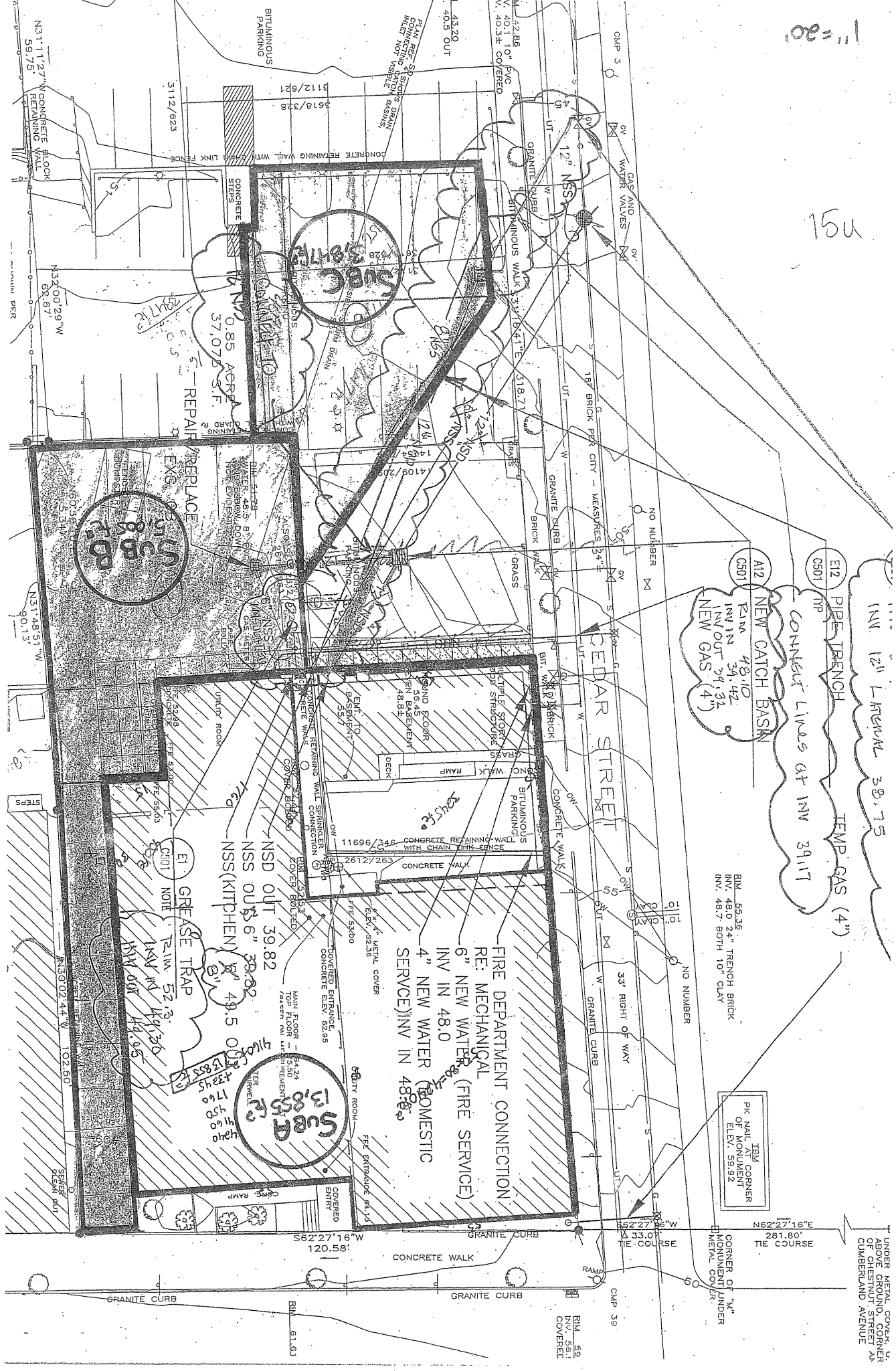
15 t

I-D-F Curve - Portland.IDF



11=20

15u



T UNDER METAL COVER, U
 ABOVE GROUND, STREET AN
 OF CHESTNUT STREET AN
 CUMBERLAND AVENUE

TRM
 CORNER
 OF MONUMENT
 ELEV. 59.92

RM. 55.38
 INV. 48.0 24" FRENCH BRICK
 INV. 48.7 BOTH 10" CLAY

A12
 C501
 NEW CATCH BASIN

E12
 C501
 PIPE TRENCH

TEMP GAS (4")

CONNECT LINES AT INV 39.17

NEW GAS (4")
 INV IN 39.42
 INV OUT 39.132

NEW GAS (4")

RM. 55.38
 INV. 48.0 24" FRENCH BRICK
 INV. 48.7 BOTH 10" CLAY

NO NUMBER

33' RIGHT OF WAY

GRANITE CURB

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

NO NUMBER

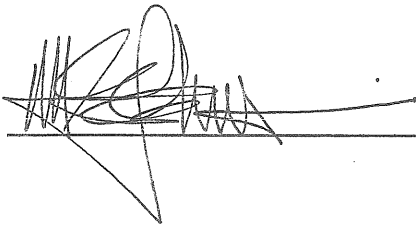
NO NUMBER

Neighborhood Meeting Certification

I, Mark G. Johnson, ASLA (agent for the Applicant), hereby certify that a neighborhood meeting was held on Thursday January 11, 2007 at the Salvation Army Building, 297 Cumberland Avenue, Portland, Maine, at 6:30 pm.

I also certify that on January 4, 2007, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

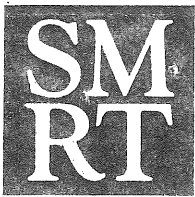
Signed,



1/13/07
Date

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes



ARCHITECTURE
ENGINEERING
PLANNING

1166

January 2, 2007

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a **new addition and renovations to the Salvation Army Headquarters building** located at **297 Cumberland Avenue.**

Meeting Location: **Salvation Army Building
297 Cumberland Avenue
Room**

Meeting Date: **Thursday January 11, 2007**

Meeting Time: **6:30 pm**

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call Mark G. Johnson at SMRT, Inc.
(phone: 772-3846).

Sincerely,
SMRT, Inc.

Mark G. Johnson, ASLA
Agent for the Applicant

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

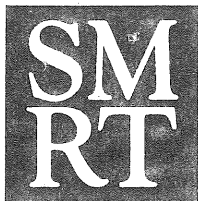
SMRT

144 Fore Street
PO Box 618
Portland, Maine 04104

☎ 207 772-3846

☎ 207 772-1070

www.smrtinc.com



ARCHITECTURE
ENGINEERING
PLANNING

16d

Meeting Notes

Date of Meeting: January 11, 2007

Date of Issuance: January 15, 2007

A/E Project No: 05023

A/E Project Name: Salvation Army Addition

Meeting Location: Salvation Army

Attendees: David Kelley, Andrew Ferreira (Salvation Army)

Paul Stevens, Mark Johnson (SMRT)

Public: see attached

Topic: Neighborhood Meeting

In accordance with City of Portland Site Plan Review requirements, a Neighborhood Meeting was held at 6:30 pm for the purpose of presentation of the project to, and response to questions from, the general public. The following occurred.

1. Dave presented an overview of the purpose and need for the addition.
2. Mark gave a summary of the proposed site design.
3. Paul reviewed the building program and design, and outlined the anticipated construction schedule.

The floor was opened to questions, summarized below with responses.

1. What types of plants are proposed along Cedar Street? **Mark summarized the placement and selection.**
2. Will all curb cuts remain on Cedar Street? **Mark stated that the three existing cuts will remain. The cut at the Amity House alley will not.**
3. What are the interior uses of the building? **Paul repeated his architectural summary for the late-coming questioner.**
4. Why is the new main entrance oriented towards the "back", instead of Cumberland Avenue? **Paul stated that it responded to the primary flow of users of the main public spaces.**
5. Will there be an addition to the Salvation Army's Men's Rehabilitation Center around the corner? **Dave responded that, though he was not involved with that program, he understood that interior renovations were the extent of pending work there.**

144 Fore Street
PO Box 618
Portland, Maine 04104

☎ 207 772-3346

☎ 207 772-1070

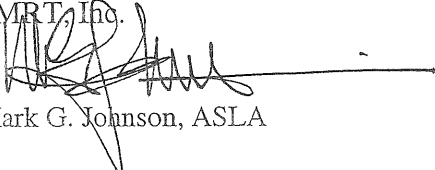
www.smrtinc.com

6. It would be a great service if the Salvation Army could convert some of it's Preble Street parking area to a public gathering space for those waiting for the neighboring Preble Street Resource Center and Wayside Evening Soup Kitchen; could they approach the city? **Dave responded that, though this is not something the Salvation Army was pursuing, it would be open to conversation. It could be difficult in any event due to city parking requirements.**
7. Will the on-site parking be fully utilized after the addition? **Mark and Dave explained the current usage of the lot, noting that except for extraordinary events, the lot is never filled, and that it is not anticipated to be after the addition based on current use and program needs.**
8. Could some of the parking be eliminated and additional planting installed? **Mark explained that all spaces were needed at this time per city standards.**
9. The center exterior stair between the lower two parking tiers tends to attract transient loitering and illegal activity, is anything proposed to remedy this condition? **Mark and Dave replied in the negative, but added that Salvation Army facility staff try to patrol the area regularly to discourage these activities, and encouraged those noting these activities to suggest greater police presence.**
10. What is the legal status of the driveway entering from Cumberland Avenue, and will public pedestrian access be maintained? **Mark and Dave responded that this was a private driveway accessing private property, and that there were no legal easements in place for public access. People who use it - and there are many, especially students from Portland High School – are essentially trespassing. That being said, nothing is being done or is being considered to discourage it, though it could be problematic in the event someone slips and falls, or similar.**

The meeting concluded at about 7:20 pm.

Respectfully Submitted by:

SMRT, Inc.


Mark G. Johnson, ASLA

cc:

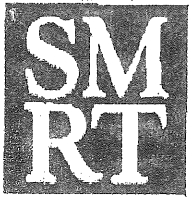
Code Official: Jean Fraser, Planner, City of Portland

Owner: Francis Kirk, Salvation Army

SMRT ME: PSS, KD, MGJ

File: 05023/28.3

16f



ARCHITECTURE
ENGINEERING
PLANNING

Fax Transmission

To: Jean Fraser, Planner Fax #: 756-8258
 From: Mark G. Johnson, ASLA *MGP* Date: 18 January 2007
 Re: Notices Job #: 05023
 Job Name: Salvation Army

4 pages, including cover.

REMARKS:

Attached are copies of label sheets sent by the city and used for mailing Neighborhood Meeting invitations. The addresses boxed and crossed out indicate notices that have been returned to us by the postal service as undeliverable and not able to be forwarded.

Please call if you have questions. Thanks.

cc: PSS, file 05023/22

*attachment showed
 85 addresses
 7 returned
 JF.*

Attachment 17
(Public Comment)

January 16, 2007

RE: Salvation Army addition

To City of Portland Planning Board,

1. We ask that landscaping be added along the Oxford Street side of the property.

Alternative ways to accomplish this:

- convert one or more parking spaces to landscaping (was discussed at the neighborhood meeting and was agreed to by The Salvation Army)
- install a very narrow strip of landscaping soil either along the cement wall in the parking lot or along the edge bordering the sidewalk. Tall grasses, which don't need much space, might be a suitable plant. A short fence might also be a good addition to screen the parking lot a little bit.

Note: A fence with no landscaping would not be a satisfactory substitute.

2. We encourage the Planning Board to work further with The Salvation Army to come to a mutually satisfying placement of the building's entry onto Cedar Street, rather than facing the parking lot.
3. We ask that The Salvation Army be more open to the neighborhood.

At the time of the neighborhood meeting, there were no lights on at the front of the building, two out of three doors were locked, and there was no signage. We know of at least one neighbor who left because it appeared there was no meeting that evening.

We would like the agency to consider making some space in their facilities available occasionally to our neighborhood association for public gatherings. We understand that negotiations and agreements would of course need to take place for that to occur, and we would be happy to discuss it with Major Dave Kelly or another representative of The Salvation Army. We want to maintain good relations with all of our neighbors.

Thank you.

Sincerely,

Colette Bouchard, Bayside Neighborhood Association

Alex Landry, Bayside Neighborhood Association

Stephen Hirshon, Bayside Neighborhood Association

cc: Major Dave Kelly, The Salvation Army
Paul Stevens, SMRT
Mark Johnson, SMRT

Attachment 19

From: Carrie Marsh
To: Fraser, Jean
Date: 1/17/2007 12:18:14 PM
Subject: Salvation Army

I have reviewed the revised designs for the Salvation Army Building at 297 Cumberland Avenue, which were submitted on January 9, 2007.

The facade has been redesigned to incorporate a greater number of windows along the east elevation. The materials at the front entry have been changes to precast concrete, rather than EIFS.

These changes satisfy the issues that were raised in the memo I wrote to the Planning Board on December 5, 2007.

Thank you.

Carrie M. Marsh, AICP, Urban Designer
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-874-8723 Fax: 207-756-8258

Attachment 20

From: James Carmody
To: Fraser, Jean
Date: 1/18/2007 12:29:47 PM
Subject: Salvation Army - Parking Requirements

Jean:

Have reviewed the parking requirements submitted by the applicant, and calculated the parking requirements based on the square footages given by the applicant and the ITE Parking Generation Manual.

The applicant has stated that their parking requirements are 55 spaces on a weekday (daytime), and the calculated number by ITE is 52 spaces. Therefore, the number of spaces provided for daytime weekday parking is sufficient.

Weeknight and weekend use would, generally, have less parking requirements than 52 spaces.

There is included in this plan restriping of two sections of the existing parking lot. The restriping of the spaces in the parking lot adjacent to Oxford St. to narrow the spaces is not acceptable. The spaces would be too narrow for the existing conditions in that section of the parking lot, and I would not support a waiver.

James Carmody, P. E.
City Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

CC: Earley, Katherine; Errico, Thomas



CORPORATE OFFICES: Maine, Massachusetts,
New Hampshire, Connecticut, Florida
Operational offices throughout the U.S.

MEMORANDUM

TO: Jean Fraser, City of Portland Planner
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: January 18, 2007
RE: Salvation Army Building Addition

Woodard & Curran has reviewed the Site Plan submission for the proposed expansion of Salvation Army.

Documents Reviewed

- Response to Comments Package, dated January 9, 2007 prepared by Mark Johnson, SMRT. Engineering Plan Sheets included in package, ES101, LP101, CP101, CG101, C501, C502 and by SMRT.

Detail Comments

- A detail for the construction of the new brick sidewalks, consistent with the City of Portland's standards, should be provided.

Plan Comments

- The sanitary sewer line should be constructed as a straight line connecting into the existing main. The storm line should connect into the sewer line at the property line. From that connection point, the pvc sewer pipe size should be increased to accommodate the stormwater flows.

Please contact our office if you have any questions.

DRG
203848.86

MEMO

TO: Jean Fraser
FROM: Michael Farmer, Project Engineer, Department of Public Works, Engineering
Division
DATE: January 19, 2007
RE: Salvation Army Sidewalk and Curbing

Upon review of the project and related correspondence, I recommend that the requirements be made conditions of approval for this project.

1. The applicant should be required to construct 58 feet, more or less, of new brick sidewalk along Cedar Street adjacent to the proposed building addition. The sidewalk shall extend in width from the granite curb to the building face.
2. The applicant shall replace an existing, rough, 40-inch by 60-inch section of concrete sidewalk located on Cedar Street with new concrete sidewalk. This rough section of concrete sidewalk is located about 14 feet southeasterly of the existing building corner that is on Cedar Street adjacent to the location of the proposed addition. The applicant shall also replace the three existing concrete sidewalk panels adjacent to the 40-inch by 60-inch rough section.
3. The applicant shall repair the existing asphalt sidewalk with new asphalt sidewalk at the location of the proposed storm drain and sanitary sewer connections.
4. The applicant shall be required to construct about 58 feet of new granite curbing along Cedar Street adjacent to the proposed building addition. The existing curb pieces can be reused if they are in good condition. The applicant shall also replace any other existing granite curbing disturbed by construction.
5. All sidewalk and curb construction shall conform to City standards.

PLANNING BOARD REPORT # 04-07

CONDITIONAL USE AND SITE PLAN REVIEW

SALVATION ARMY BUILDING ADDITION

VICINITY OF 297 CUMBERLAND AVE AND 10-14 CEDAR STREET

THE SALVATION ARMY, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

January 23, 2007

I. INTRODUCTION

On behalf of the applicant The Salvation Army, SMRT Architects and Engineers has requested Site Plan and Conditional Use approval for a proposed new three story building addition (totaling 13,076 sq ft of new space) to the rear of the existing Cumberland Avenue church building. The proposed building addition would be on the site of 10-14 Cedar Street (an existing 3 story building) and form an extension to the main building at 297 Cumberland Avenue.

The building addition requires the demolition of the existing 3 story building and loss of a parking space to integrate it into the existing site, which extends to Oxford Street and includes 54 parking spaces.

The overall site falls within both the R-6 and B-3 zones and is within the Bayside Height Overlay Map area where minimum and maximum heights are specified. The actual building addition is on the R-6 part of the zoning but is attached to a building that lies within the B-3 area (indicative boundaries shown in the submitted plan CP101 in Attachment 24).

The plan will be reviewed for conformance with the conditional use and site plan standards of the Land Use Code.

A total of 183 notices were sent to area residents and concerned citizens. A notice also appeared in the *Portland Press Herald*. One written representation was received from the members of the Bayside Neighborhood Association (Attachment 17). A Neighborhood Meeting was held on January 11th, 2007 at the Salvation Army building and attended by seven neighbors; notes of the meeting are included in Attachment 16.

The applicant has provided evidence of financial and technical capacity, as included in Attachment 1.

II. SUMMARY OF FINDINGS

Zoning:	Part B-3 and part R-6
Parcel Size:	37,075 sq ft (.85 acre)
Parking Spaces:	Existing 54; proposed 53 (including 15 @8.5 ft wide)
Building Addition Floor Area:	13,076 sq ft
Building Addition Height:	34 ft at highest point (to match existing building)
Uses:	Offices, Fellowship and Support uses ancillary to the Church Use

III. PROPOSED DEVELOPMENT

Currently the site comprises the main Salvation Army building (facing Cumberland Avenue) and the separate 3 story residential scale structure and a parking lot of 54 parking spaces with connecting asphalt walkways and access lanes. There is no landscaping within the site except the vestiges of two grassed areas within the 7-car parking area nearest the proposed new building.

The site shares a chain link fence along the boundary with the Avesta Housing building/parking within the same block. The opposite side of Cedar Street is primarily 2-3 story residential buildings at the back of the sidewalk (see photograph in Attachment 12 and location in Attachment 24). Opposite the site on Oxford Street is a derelict building and a parking lot which will most likely change as Bayside develops.

The applicant has described the site and proposals in Attachment 1 (Preliminary Written Statements) which relates to the boundary and topographic survey (Attachment 26). In summary:

- The existing building (10,284 sq ft footprint) is located along the north side of Cumberland Avenue; it is relatively modern and currently houses the church chapel (160 seats) plus fellowship halls, meeting rooms, a multi purpose room, lunch room, classrooms, offices and a conference space. This building is to be retained with no changes.
- A three story wood shingle detached building dating from 1918 stands adjacent to the existing main building. Its footprint is about 1225 sq ft and its lawful use is as a single residential unit and two educational units (permitted in 1985). This building is proposed to be demolished. The new 3 story building addition will be constructed to a larger footprint (3401 sq ft) in the same location and linked into the existing building. The proposal includes small 1st and 2nd floor extensions to the existing building on the north elevation as explained in the letter from SMRT of 11.30.2006 item 5 in Attachment 4). The new addition faces the parking lot and will be used for the same types of accessory use to the church as the main building (eg fellowship, kitchen, classrooms, offices, work areas and stations, conference space).
- The remainder of the site (almost half an acre) is paved and marked for 54 parking spaces. Due to the change in grade towards Oxford Street, the parking is divided into two levels, each with access from Cedar Street with ramps and stairways between them. Due to the constrained nature of the parking and access routes, extensive protective guardrailing has been placed throughout and around the site with no trees or landscaping within the site. The applicants propose to provide three landscaped spaces with trees along Cedar Street and corner of Oxford Street at the back of the sidewalk (within the site), and provide a concrete walk in from Cedar Street to the new secondary entrance facing the parking area.
- The proposals include replacement of the sidewalk in front of the building addition along Cedar Street with concrete.
- The overall parking is reduced by one space to give a total of 53 spaces.

IV ZONING

The proposed building addition is located just within the R-6 zone but is attached and integrated with the existing building which is located within the B-3 zone fronting Cumberland Avenue.

The Zoning Administrator has reviewed the proposals for compliance with the R-6 Zoning requirements and she has commented (Attachment 5):

“This project is currently pending Zoning Board of Appeals approval for a variance appeal to allow an approximate 2' side yard setback instead of the required 10' setback. This is an expansion of the institutional church use which is a conditional use to the planning board within the R-6 zone. There are no additional parking requirements under the zoning ordinance. Parking requirements for churches and their accessory uses are based upon the principal place of assemblage for worship in the church. The expansion is not an expansion of the principal place of assemblage for worship.

Pending the variance approval, all other setbacks and minimum and maximum heights are being met in both the R-6 and B-3 zones.” The variance was approved by the Zoning Board on December 7, 2006.

The Replacement Housing Ordinance does not apply in this case as the building to be demolished includes only one lawfully existing dwelling unit (Attachment 5).

The uses of the proposed building addition (see applicant’s narrative in Attachment 1) are classified as accessory uses to the Church Use, which (under Section 14-137 c *Institutional*) requires Conditional Use approval with the Planning Board substituting for the Board of Appeals as the reviewing authority. An analysis of the proposal against the Conditional Use standards and conditions is included in this Memorandum.

V. STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the conditional use and site plan ordinances. Staff comments are highlighted in this report.

VI. CONDTIONAL USE REVIEW

Sec. 14-137 c Institutional

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

- a. *In the case of expansion onto land of existing such uses other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential areas; and*

This does not apply as the proposed building addition is on the same lot as the principal use. It is understood the building proposed for demolition has been in Salvation Army use since 1994.

- b. *The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter; and*

Although as of June 1, 1983 there were three dwelling units, the current proposal will not be causing the displacement/conversion of three dwelling units because the property was already legally converted to one dwelling and two educational units in 1985 which was prior to its acquisition by the Salvation Army in 1994. The displacement of one dwelling unit is considered by staff to be less than “significant”.

- c. *In the case of a use or use expansion which constitutes a combination of the above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.*

This clause is not applicable to this case.

Sec. 14-474. Conditional uses.

- (c) *Conditions for conditional uses:*

(2) *Standards. Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:*

- a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use;*

The proposed expansion of the conditional use is understood to largely be addressing the need for extra space for existing uses and related programs, and therefore will not alter the characteristics or effects of the expanded conditional use.

- b. *There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and*

The “institutional” character of the existing facility is brought nearer to the adjacent residential neighborhood and the building design and site landscaping have been added since the Workshop to create a more “friendly” face to the neighborhood and minimize the impact of the expanded use.

The existing building already generates traffic and activity and the question is whether this will be substantially increased as a result of the building addition. The applicants have described the increased level of anticipated use in letters of 12.12.2006 and 1.9.2007 (Attachments 11 and 15) and indicated that additional day time parking might be up to 14 vehicles. The increase does not appear to be substantial and the parking lot appears to be sufficient (see below under ‘Site Review’).

- c. *Such impact differs substantially from the impact which would normally occur from such a use in that zone.*

The impact may differ in this location because of the proximity of residential properties and the prominence of the site as viewed from the north (Bayside) which is zoned R-6 to the northeast of the site (see photograph in Attachment 4). The proposed buffer landscape will help screen the parking lot from nearby residential properties while maintaining security.

- (d) *Conditions on conditional use permits. The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the*

permit. Violation of such conditions shall be a violation of this article.

The Board may wish to impose conditions that require further measures to minimize adverse effects of the expanded use. The letter from three members of the Bayside neighborhood Association (Attachment 17) suggests that the Salvation Army should be more open to the community using this facility (item 3). Making parts of the facility available to community groups might be a way of mediating the “institutional” impact of a large building/large parking lot with associated visitors and servicing activity.

VII. SITE PLAN REVIEW

1/2. Traffic

The building addition fronts onto the existing parking lot (facing Oxford Street) with the side of the building addition facing directly onto Cedar Street. Vehicular access to the parking area will continue as existing via Cedar Street and Oxford Street, but pedestrian access will be modified by the provision of a secondary building entrance directly from the parking lot.

The access and curbcuts for most of the parking area were expressly approved in 1996. In 1999 the parking area adjacent to the proposed building footprint was approved with another exit curbcut and some landscaping (summarized in Attachment 10).

The Transportation/Traffic Reviewers raised concerns regarding the adequacy of parking for the range and scale of accessory uses proposed. The parking requirements of the zoning code for a Church Use are based upon the number of seats in the chapel. Thus a total of 32 spaces are required to meeting zoning.

The City’s Site Plan standards (Section 14-526 (a) (2) (a) states “Where construction is proposed of ... building additions having a total floor area in excess of five thousand (5,000) square feet, and the provisions for off-street parking under article III (zoning) do not require off-street parking or are determined to be insufficient, the site plan shall provide sufficient parking to satisfy the reasonably foreseeable demand for parking which will be generated by the proposed development”.

To help assess whether the existing parking lot would be sufficient for the expanded Salvation Army building, the Traffic Engineering Reviewer (Jim Carmody) has reviewed the proposal in terms of the ITE recommended parking provision for various uses. Initially he considered that the proposed accessory uses are akin to “offices” and on that basis the required number of parking spaces would be 58 (Attachment 8). In light of the variety of uses proposed within the expanded building the applicant was asked to provide further information on the uses (Attachment 14) so that a more refined assessment would be possible. Further information was included in the letter of 1.9.2007 (Attachment 15) and Jim Carmody has revised the indicative parking requirement to 52 spaces (Attachment 20).

The applicant has also provided an explanation of the staff and visitors anticipated to be using this facility and parking lot in their letters of 12.12.2006 (Attachment 11) and 1.9.2007 (Attachment 15). These letters estimate a range of likely parking need and the upper end of the range is suggested by the applicant to be about 55 spaces.

The revised proposal shows 53 spaces with 15 of these being at 8.5 feet wide and the subject of the waiver request made by the applicant in item 3 of their letter of 1.9.2007 (Attachment 15). The request has been made to facilitate provision of landscaping without losing parking spaces.

The waiver request for 10 of these spaces nearest Oxford Street is not supported by the Traffic Engineering Reviewer because the spaces would be too narrow for the existing conditions in that section of the parking lot (Attachment 20). If the Board agrees to the waiver for the remaining 5 spaces, the total available and usable spaces would be 52 (as 1 parking space would be lost to allow the landscaping at the corner of Oxford Street and Cedar Street). Staff suggests that this number of spaces is sufficient given that the Salvation Army also have an "overflow" parking lot available as described Attachment 15. Also it should be noted that 32 spaces would be the requirement if based on the zoning (church).

3. Bulk, Location, Health, Safety Air / 4. Bulk, Location, Height of Proposed Buildings

The proposed building addition is a three-story structure with a basement, though due to the change in levels it is not three stories over the whole of the footprint (see elevation in Attachment 13). The height of the building is 34 feet (highest point above ground level) and has been designed to match the existing main Salvation Army building. Where the new building adjoins the existing building the intent has been to create a unified design.

The overall height of the new structure is similar to the building to be demolished except that the new building addition results in the 3-story height over a larger footprint which "fills in" an existing paved "alley" of about 25 feet wide leading off of Cedar Street (see photograph of this area in Attachment 12). This area is the "side yard" that is the subject of the practical difficulty appeal.

The existing relationship between the Salvation Army site and its neighbors is illustrated in the Photographs in Attachment 4d and Attachment 12). Elevations of the proposed building addition are shown in Attachment 25 and the materials are of brick veneer and stucco to match the existing main building. The elevation onto Cedar Street is opposite a three story apartment building and associated parking area (the wall of the new building is about 37 feet from the residential windows).

In the Planning Board Memo staff raised concerns that the "face" of the building addition towards Cedar Street was somewhat severe, especially at ground level. Carrie Marsh, the City's Urban Designer, had commented (Attachment 7) that "Opportunities for greater fenestration should be considered, particularly along the first floor of the exterior" to address the proposed blank walls at the pedestrian level...". In addition she raised a concern regarding the materials surrounding the entrance to the building facing Oxford Street.

The fenestration on the East Elevation along Cedar Street has been revised to include more windows and the materials surrounding the new entrance have been improved, and the proposals are considered by staff to be acceptable (see updated comments in Attachment 19).

The letter of 1.16.2007 from three members of the Bayside Neighborhood Association (Attachment 17) asked that the Planning Board "work further with The Salvation Army to come to a mutually satisfying placement of the building's entry onto Cedar Street, rather than facing the parking lot." While the B-3

design guidelines would seek an entrance on the street, staff have not raised this as a concern and do not support this request because:

- The proposed new entrance is a secondary entrance and is clearly intended to be convenient to the parking lot; the main entrance already exists onto the street (ie Cumberland Avenue);
- A review of the internal layout (see floor plans in Attachment 27) indicates that to create an entrance onto Cedar Street would require relocation of key uses that have a functional inter-relationship with those in the existing building;
- Any new entrance onto Cedar Street would exit onto a sloped sidewalk which would present difficulties for access, especially by infirm and handicapped persons;
- The building addition is not within the B-3 zone.

5. Sewers, Stormdrains, Water

The proposals are acceptable except for details of the stormdrain and sanitary sewer line connections as described in comments from the Engineering Reviewer in Attachment 21. Existing utilities will serve the new addition although capacity to serve letters have not been received. Suggested conditions of approval have been included to address these points.

The applicant is maintaining the existing wood slat enclosed dumpster for solid waste disposal on-site with no change regarding its location or access. A letter confirming the private waste contractor's capacity is included in Attachment 4.

6. Landscaping and Existing Vegetation

The existing parking lot and surrounds of the existing building do not meet current landscape requirements and present a bleak and unattractive face to the adjacent residential neighborhood. This is exacerbated by the narrowness of Cedar Street and the limited scope for street tree planting (three have been planted but are struggling).

The parking area nearest the proposed addition no longer incorporates the planting and landscaping as shown on the approved 1999 site plan (Attachment 10). However, as this area will be disturbed during the construction of the building addition any remedial works now need to be coordinated with the overall site and included on the site plan for this proposal.

Jeff Tarling met with the applicant on site to review the opportunities to provide adequate buffering in relation to this site and to help soften the impact of the expanded "institutional" use. The need to retain as much parking as possible is a constraint, as is the slope of the site and the need to retain pedestrian access and adequate drainage. Within the proposed layout (which retains the parking lot as existing) there is no available space for planting unless parking spaces/pedestrian routes are taken out of use.

Based on this site discussion Staff recommended at the Workshop that the emphasis be placed on landscaping along Cedar Street which is the main interface with the residential area. In this location it is suggested solid fencing be avoided in order to improve security.

Since the Workshop the applicant has submitted a Planting Plan (Attachment 28g) which incorporates most of the suggestions made by staff and proposes:

- Provision of three linear areas of tree and shrub planting along the back edge of the Cedar Street sidewalk adjacent to the Salvation Army parking area (between the curbcuts). The request for a waiver of parking space widths for 5 spaces results from this proposal.
- Removes the boundary guard rails along Cedar Street and near the corner to Oxford Street as these are unattractive, sharp and are not necessary
- Reorganizes and improves the area at the corner of Cedar Street and Oxford Street. This proposal results in the loss of a parking space and the request for re-striping to create narrower parking spaces along Oxford Street (subject of the waiver request for 10 spaces).

The Bayside Neighborhood Association members letter of 1.16.2007 (Attachment 17) asks that landscaping be added to the Oxford Street side of the property. The applicant has added a landscaped area on Oxford Street at the corner with Cedar Street but no other planting along that frontage. Jeff Tarling, City Arborist has commented that while that proposed planting is a welcome improvement he would recommend asking the applicant to find space and plant two to three more trees along Oxford Street (Attachment 23).

7. Soils and Drainage

The site is at present entirely paved and does not trigger the need for storm water quality treatment. However, some improvement to stormwater management has been included in proposals and have been reviewed under 5. above.

8. Exterior Lighting

The proposal retains the existing lighting within the parking lot which comprises 4 tall poles with lamps of the cut off design. As noted at the Neighborhood Meeting (Attachment 16) the parking lot attracts "loiterers" and the lighting is needed to discourage unwanted activities

The proposed building addition will have two wall-mounted lights on the north elevation (facing the parking lot) as described in Attachment 4 and shown on the Plan in Attachment 28h. These replace existing lights of a poorer design.

Staff requested (Attachment 13) a photometric plan showing the lighting levels based on retention of the existing parking lot lights along with the proposed wall mounted lights. This was requested in order to establish whether there was any substantial light trespass which needed to be addressed as part of the proposals.

The Photometric Plan (ES101) is not attached as it would be unreadable if reduced but a full scale copy will be available at the Planning Board Hearing. The City technical standards require that the level of 0.1 foot candles be reached at the property line. The submitted photometric plan shows that:

- On the western property line with the Avesta parking lot the levels range from 0.1 to 1.6
- On the northern property line at the back of the sidewalk the levels range from 0.2 to 0.8; the level of 0.1 is not reached until the sidewalk on the other side of Oxford Street
- On the eastern property line with the back of the sidewalk along Cedar Street the levels range from 0.2 to just over 1.0, with the 0.1 reached in the sidewalk on the other side of Cedar Street (with the 0.1 is at the front of three of the houses on the other side of Cedar Street.) The new wall-mounted lights appear to contribute to the light trespass along this side. The proposed tree planting may help somewhat in reducing the trespass along part of this frontage.

The Board may wish to request the applicants to modify the existing and proposed lighting to more closely meet the current lighting standards.

9. Fire /Blasting

The City's Fire Prevention Officer has approved the proposals (Attachment 18).

It is noted that blasting will be required to expand the basement area for the new building and that this is very close to residential properties. The City's Blasting Ordinance will apply and a suggested condition clarifies this point.

10. City Infrastructure

The existing sidewalk along the site along Cedar Street is three different materials and of mixed condition, including some sections of brick (see the Survey is Attachment 24). The sidewalk on the opposite side of Cedar Street (in front of residential properties) is in brick (uneven). Oxford Street sidewalks are bituminous and mostly in fair condition; the Cumberland Avenue sidewalks are concrete in good condition.

The applicant is proposing that the existing sidewalk be replaced with a concrete sidewalk over the section in front of the new building on Cedar Street, which would remove a small section of existing brick sidewalk.

Public Works have requested further information detailing the condition of the existing sidewalks in Cedar Street and Oxford Street (Attachment 6). Because the site is located on the peninsula, the sidewalk policy requires brick sidewalk along the frontages of the site where it is to be replaced.

After careful review of the existing conditions, staff recommends that the sidewalk along the immediate frontage of the new building should be replaced with brick as it is in poor condition and the replacement material should meet the City's policy. Elsewhere the sidewalk is basically in reasonable condition, so Public Works have requested that the applicant carry out specific repairs as set out in their comments (Attachment 22). A suggested condition of approval is included to require these works to the sidewalks.

Annota

VIII. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #04-07, standards for conditional use and site plan review, and other applicable regulations, and the testimony presented at the Planning Board Hearing, the Planning Board finds:

- i. That the proposal to build a 13,976 sq ft addition for uses classified as accessory uses to the existing Salvation Army Church Use is/is not in conformance with the Conditional Use Standards of the Land Use Code.
- ii. That the Planning Board does/does not waive the Technical Standard (Section III 3 A) which requires a parking space to be 9 feet wide by 19 feet long, to allow 5 spaces to be 8.5 feet wide in the row not adjacent to Oxford Street, as shown in the approved site plan.
- iii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.

7-0
7-0

Potential Conditions of Approval

- 1. That the applicant shall replace the sidewalk along the immediate frontage of the proposed building addition with a brick sidewalk, ~~not~~ to be constructed ^{with a} until a detail for its construction is submitted and approved; and *in conformance*
- 2. That the applicant shall repair the abutting sidewalks and construct new granite curbing in accordance with the memo form Public Works (Michael Farmer) dated January 19, 2007; and *with a*
- 3. That the applicant shall obtain capacity to serve letters in respect of water and sewer capacity and submit these prior to the issuance of a building permit; and
- 4. That the applicant shall submit, for review and approval prior to the issuance of a building permit, plans and details that address the Memo from the DRC (Dan Goyette) dated January 18, 2007 in respect of the sanitary sewer line and storm line and sewer pipe sizing; and
- 5. That the applicant shall plant 2-3 additional trees along the Oxford Street frontage either within the site or in the sidewalk, the locations to be agreed with Jeff Tarling, City Arborist; and
- 6. That the planting shown on Plan LP101 and that subject of Condition 5 be planted within one year of the issuance of the Certificate of Occupancy; and
- 6. All blasting will be in accordance with the City's "Regulation of Explosives" Ordinance (§14-583 et. Seq.) and each stage will require separate permits as required by the Ordinance.

add in lightning waver

6-1 ds opposed

6. That the guardrail along Oxford St be replaced with a bollard + chain... (get wording)

Attachments:

Previously included in PB Workshop Memo

1. Submitted Application and Checklist
 - Supporting documents: SMRT letter of October 27, 2006 and Written Statement
 - Supporting documents: Financial Capacity, Technical Capability (resumes) and Deed Documents
2. Jean Fraser, City Planner, letter of November 22, 2006
3. SMRT Telephone memo dated November 29, 2006 (Jean Fraser confirmed as an accurate record)
4. SMRT letter dated November 30, 2006:
 - Cover letter/Permits issued in the past
 - Lighting proposals
 - Photographs (SK-3)
5. Reviewer: Marge Schmuckal, Zoning Administrator
6. Reviewer Dan Goyette, City Engineering/PW, memorandum of November 28, 2006
7. Reviewer Carrie Marsh, Urban Designer, e-mail of December 5, 2006
8. Reviewer James Carmody, City Transportation Engineer, e-mails of December 6& 7, 2006
9. Reviewer Jeff Tarling, City Arborist; e-mail of December 8, 2006 circulated at the Workshop
10. Previous approvals for existing parking lot (summary)
11. SMRT letter of December 12, 2006, (circulated at the Workshop - re Parking information)
12. Photographs by City Staff

Received since the PB Workshop

13. City staff letter of December 22, 2006
14. City staff e-mail of December 28, 2006 re parking information
15. SMRT letter of January 9, 2007 (Attached plans of revised elevations are in Attachment 25 below)
 - Description of revisions & Landscape Plan
 - Waiver Request
 - Deeds relating to amity House (to be demolished)
 - Floorspace and other information to assist in determining parking need
16. Neighborhood Meeting Certification dated January 13, 2007 including Invitation, sign in sheet and minutes of the meeting
17. Public Comment: Colette Bouchard; Alex Landry; Stephen Hirshon, Bayside Neighborhood Association letter dated January 16, 2007
18. Reviewer Captain Greg Cass, Fire Department UI approval December 12, 2006
19. Reviewer Carrie Marsh, Urban Designer, e-mail of January 17, 2007
20. Reviewer James Carmody, City Transportation Engineer, e-mail of January 18, 2007
21. Reviewer Dan Goyette, Engineering Reviewer, memo of January 18, 2007
22. Reviewer Mike Farmer, Public Works, re Sidewalks, e-mail of January 19, 2007
23. Reviewer Jeff Tarling, City Arborist; e-mail of January 18, 2007
24. Plans circulated by applicant at December 12, 2006 Workshop, including surrounding building footprints and former elevations of the proposed building addition
25. Revised elevations as submitted with SMRT letter of January 9, 2007 (above)

- East Elevation
- North Elevation
- West elevation

26. Boundary Survey

27. Floor Plans

- a) Basement Level (Floor) Plan AE100
- b) Ground Floor (Floor) Plan AE 101
- c) First Floor (Floor) Plan AE 102
- d) Second Floor (Floor) Plan AE 103

28. Final Plan Set

- a) Cover Sheet G001
- b) Notes and legend C001
- c) Layout & Materials Plan (with zoning info) CP101 Rev 4
- d) Grading & Utilities Plan CG101 Rev 2
- e) Details Sheet C501 Rev 2
- f) Details Sheet C502
- g) Planting Plan LP101
- h) Exterior Lighting Locations (large version) SK

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 297 Cumberland Ave		Zone: B3/R6																
Total Square Footage of Proposed Structure: 3,041 SF		Square Footage of Lot: 37,075 SF																
Tax Assessor's Chart, Block & Lot: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Chart#</th> <th style="text-align: left;">Block#</th> <th style="text-align: left;">Lot#</th> </tr> </thead> <tbody> <tr> <td>033</td> <td>NO</td> <td>0001</td> </tr> <tr> <td>033</td> <td>NO</td> <td>17001</td> </tr> <tr> <td>033</td> <td>NO</td> <td>16001</td> </tr> <tr> <td>033</td> <td>NO</td> <td>09001</td> </tr> </tbody> </table>		Chart#	Block#	Lot#	033	NO	0001	033	NO	17001	033	NO	16001	033	NO	09001	Property owner's mailing address: The Salvation Army 297 Cumberland Ave Portland, ME 04101	Telephone #: (207) 774-3483
Chart#	Block#	Lot#																
033	NO	0001																
033	NO	17001																
033	NO	16001																
033	NO	09001																
Consultant/Agent, mailing address, phone # & contact person: SMRT Architects & Engineers 144 Fore St., PO Box 618 Portland, ME 04104 Mark Johnson, ASLA (207) 772-3846		Applicant's name, mailing address, telephone #/Fax#/Pager#: The Salvation Army 297 Cumberland Ave Portland, ME 04101 (207) 774-3483 fax(207) 774-3483	Project name: Salvation Army Addition															
Fee For Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)																		
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots___ (\$25.00 per lot) \$_____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot_____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input checked="" type="checkbox"/> Other: <u>Improved & expanded space for existing programs</u>																		
Major Development (more than 10,000 sq. ft.) <input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)																		
- Please see next page -																		

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

SMRT, Inc.
 144 Fore St.
 PO Box 618
 Portland, ME 04104
 Att: Paul Stevens

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: October 27, 2006
--	-------------------------------

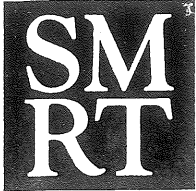
This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Salvation Army Addition, 297 Cumberland Ave.
Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
Pending	(8)	Existing soil conditions	a
N/A	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
✓	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
N/A	(22)	Landscape plan showing:	h
N/A	(23)	Location of existing proposed vegetation	h
N/A	(24)	Type of vegetation	h
N/A	(25)	Quantity of plantings	h
N/A	(26)	Size of proposed landscaping	h
N/A	(27)	Existing areas to be preserved	h
N/A	(28)	Preservation measures to be employed	h
N/A	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	1
N/A	(35)	Quantity and type of residential, if any	1
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
N/A	(38)	General summary of existing and proposed easements or other burdens	c3
✓	(39)	Method of handling solid waste disposal	4
✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
✓	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓	(42)	An estimate of the time period required for completion of the development	7



ARCHITECTURE
ENGINEERING
PLANNING

October 27, 2006

Sarah Hopkins
City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Salvation Army Building Addition
297 Cumberland Avenue
Site Plan Review

Dear Ms. Hopkins,

On behalf of the applicant and in accordance with city requirements, we submit herewith our application with supporting plans & documentation for Major Site Plan Review. Enclosed is a check for \$700.00 with 9 copies of each of the following:

- Completed Application
- Checklist
- Written statement
- Resumes
- Financial Statements
- Deed Information
- Plans (full size)
- Plans (11x17)

We believe the materials being submitted are complete and ready for site plan review. We therefore request placement on the agenda for the next available Planning Authority meeting.

Thank you for your assistance in this matter. Please let us know if you have questions or need anything further at this time.

Sincerely,

Mark G. Johnson, ASLA
SMRT, Inc., Agent for the Applicant

Enclosures

cc: Francis J. Kirk, Major, Salvation Army (with enclosures)
PSS, KD, (without enclosures)
File 05023/15.1 (with enclosures)

Northeast

Mid-Atlantic

SMRT

144 Fore Street
PO Box 618
Portland, Maine 04104

☎ 207 772-3846
☎ 207 772-1070

www.smrtinc.com

*Salvation Army
Addition to Existing Church
Site Plan Review – Preliminary Written Statements
October 27, 2006*

Existing Uses & Conditions

The building is currently being used as a church. The primary use space within the building is the 160 seat chapel. Accessory uses within the building include fellowship halls, meeting rooms, a multi-purpose room, lunch room, classrooms, offices and a conference space.

There is an existing, three-story building on the site. The most recent use includes a single residence and two adult education units. This building will be demolished as a part of this project, under a separate demolition permit process, and there will be no parking proposed within that existing footprint.

The site is rectangular in shape and runs longways along Cedar Street between Cumberland Ave. and Oxford Street. It has a total area of 37,075 SF. It slopes at a fairly constant grade from Cumberland Ave to Oxford Street, dropping a total of 17 feet over a distance of 320 feet. The upper third of the site is covered by the footprint of the two existing buildings, and the lower two thirds is entirely covered by parking. The parking itself is broken up into three distinct levels by low retaining walls, each accessing the others by ramps. The parking areas are bituminous and the surrounding sidewalks are composed of various materials including concrete, bituminous, brick and granite. There are several small street trees along Cedar Street.

A geotechnical investigation is underway, the results of which will be forwarded to the city upon receipt.

Proposed Uses

The goal of this addition and renovation to the Salvation Army is to provide additional upgraded space for existing programs. 13,076 square feet of new space including basement, ground, first and second floors will be added at the rear of the existing Cumberland Avenue property, without disturbing the existing parking lot. The new addition will have a brick and stucco exterior to match materials on the existing building. The architectural design will be coordinated with the existing building appearance. The project may be characterized as follows:

Addition

- Basement at 2,579 sf.
 - Mechanical room
 - Machine room (new elevator)
 - Storage
 - Stairs
- Ground Floor at 3,362 sf

- Vestibule
- Lobby
- Fellowship
- Kitchen
- First Floor at 3,568 sf
 - Lobby
 - Classrooms (2)
 - Offices (5)
 - Toilets
 - Storage
- Second Floor at 3,568 sf
 - Files/work area
 - Offices (10)
 - Work stations (8)
 - Conference
 - Storage

Renovations

- Basement: Non-existent
- Ground Floor at 4,524 sf
 - Toilets
 - Fellowship
 - Gym/fellowship
 - Storage
- First Floor at 1,152 sf
 - Lobby
 - Reception
 - Conference
 - Secretary
 - Food pantry
 - Family services
- Second Floor at 1,122 sf
 - Toilets
 - Storage

Proposed site improvements will include granite curbing along Cedar street, a concrete walk on Cedar street which will also extend the length of the new addition and renovated section of the old building serving, and a timber guardrail which will further reinforce the separation between automobile and pedestrian circulation. A new catch basin will be added and an old one will be repaired and or replaced to ensure the site is adequately drained.

Parking

As the current use is defined as “church,” all other uses in the building are accessory to “church,” and the seats are “fixed,” the current parking requirement is 32 spaces (@ 1 space for each 5 fixed seats, where $160 \text{ seats} / 5 = 32 \text{ spaces}$). There are currently 53 spaces on the site, but 3 are likely to be lost due to renovations. The final design is

projected to provide 50 projected spaces, which is a surplus of 18 from what is required. Therefore, there will be no requirement for additional spaces.

Total Land and Building Area

The site is 37,075 square feet in size (0.85 acre). The existing building is 24,784 gross square feet with a footprint of 10,284 sf. There is no existing basement. The proposed addition will result in a new total of approximately 35,282 gsf (not including 2,579 sf of new basement) and a total footprint of 13,325 sf.

Existing and Proposed Easements

There are currently no easements on the property, and no new ones are proposed.

Solid Waste

The existing solid waste stream from this building is approximately 832 cubic yards per year. Salvation Army is currently served by Pine Tree Waste. This project is projected to create additional waste of no more than 330 cubic yards per year, based on the percentage increase in square footage. A letter confirming additional capacity to serve is pending and will be forwarded upon receipt.

Off-Site Facilities

Existing utilities will be utilized to serve the building, and there is ample capacity for each service, including electric, sewer, water and natural gas. There will be a new gas connection. Site development will be limited to excavation and backfill for the new addition, a concrete sidewalk and a new guardrail to separate the walk from the existing parking area.

Stormwater Management

The new work will be constructed on existing pavement and building surfaces, so there will be no increase of stormwater runoff from the site. The city storm system will therefore be adequate to accept the continued flows.

Construction Plan

Building demolition	1/1/07 – 2/1/07
Building construction	2/1/07 – 10/15/07

State and Federal Regulatory Approvals

None required.

Financial/Technical Capacity

See attached financial reports for financial capacity information.

The cost of construction is estimated at \$2 million.

There will be no financing. Salvation Army will pay for the project out of their reserves and by fundraising.

Salvation Army has undertaken and completed a range of construction projects, including:

- Old Orchard Beach Pavilion
- Old Orchard Beach Corps
- Rockland Corps
- Manchester –Cedar Street

Salvation Army has retained the services of SMRT Inc. for architectural, engineering, planning, and permitting tasks associated with this project. SMRT, Inc. has extensive experience in all aspects of building and site design and construction, and has successfully completed numerous projects of this magnitude. Please see attached resumes for the SMRT personnel who will be involved in this project.

Sebago Technics, Inc., will be providing civil engineering assistance with utilities.

The project will be publicly bid.

Title, Right or Interest

The applicant owns the entire site. See attached deeds.

Unusual Natural Areas

None exist.

Electronic Drawings

Electronic files will be provided at the time the final plans are generated and submitted.

Recycling

Salvation Army does not currently have a recycling program.

Paul S. Stevens, AIA, NCARB
Principal
Architecture

University of Pennsylvania-
Masters of Architecture
Wesleyan University – Bachelor
of Fine Arts

Registered Architect - ME, NH,
N J, NY, MA, PA, RI, FL

Paul Stevens, NCARB, AIA, is a Principal and Senior Architect at SMRT. Paul, the great grandson of John Calvin Stevens, was the former President of SMRT from 1969 until 2002 and has more than 30 years experience.

Paul's recent project experience includes:

Mercy Hospital - Portland and Westbrook, ME

Planning, permitting and design of expansions and new construction including:

- Design of a new outpatient diagnostic treatment facility combined with a short stay inpatient surgical and obstetric/newborn facility.
- Renovating interior space to house new MRI. Complex project within existing/operation imaging suite.
- New Inpatient and Outpatient Recovery Center at the existing Westbrook facility. Project included designing two new connectors to the inpatient component to form a secure central courtyard for patient use.
- Master planning for renovation and expansion of existing hospital facility and ambulatory care expansion on adjacent site.
- Design of a new outpatient diagnostic and treatment facility combined with a short-stay in-patient surgical facility.

Gulf of Maine Research Institute - Portland, ME

Design of 44,000 s.f. research lab for private marine research laboratories, a public education interface and administrative offices. The building will be flexible to accommodate changing uses and future expansion.

Banknorth - Falmouth, ME

Design of a 140,000 s.f. , 3 floor office building on a site near the turnpike in Falmouth.

IDEXX Laboratories - Westbrook, ME

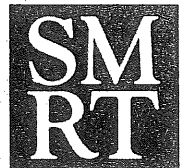
Renovation and addition of 234,000 square feet housing corporate headquarters, employee support areas, research & development, and manufacturing for this leading biotechnology firm.

Southern Maine Regional Aquatic Center -- Portland, Maine

Facilities feasibility study, funded by USA Swimming to construct a new 50-meter pool for the Portland Porpoise Swim Team and the University of Southern Maine.

University of Maine Presque Isle, Health & Physical Education Complex - Presque Isle, Maine

Project Architect for the master plan to determine the appropriate location for the new health and physical education complex. SMRT worked with UMPI to establish design criteria for evaluation of three sites. Project Architect for the resulting new 60,000 s.f. complex housing a 25-meter pool, 160 meter elevated track, gym with multi-purpose courts including basketball and tennis, a fully equipped fitness center, an aerobics room, a 28 foot high six station climbing wall as well as classroom and laboratory space.



ARCHITECTURE
ENGINEERING
PLANNING

Kristen L. Damuth, AIA,
NCARB - Architect
Architecture

University of Miami – Master of
Architecture

Syracuse University – Bachelor
of Architecture

Registered Architect - ME, MA,
FL

Kristen Damuth is a Project Architect and Project Manager at SMRT with nearly 10 years of experience. Kristen has served as a Project Manger on many types of projects including commercial, government, higher education, advanced technology, and health care projects.

Kristen's pertinent experience includes:

Fairchild Semiconductor Headquarters Offices - South Portland, Maine

- . Running Hill Road first floor office renovations.
- . Running Hill Road Lobby Renovations at

Minat Corporation Real Estate Development: Reef Road Parcel - Cape Elizabeth, Maine

Schematic floor plan and elevation of a raised ranch style house and foundation plan for Cape Elizabeth building permit application requirements.

University of Massachusetts Olney Hall - Lowell, MA

Project Architect for the planning and design of renovations to the fifth floor of the Olney Building associated with the construction of a new Nano-Manufacturing Lab, Bio-Process Lab, and Gowning Room, and to reactivate the systems in the existing VLSI Cleanroom.

Binax/Inverness - Portland, ME

Project Architect for the design of a new 65,000 s.f. facility for research and development, including biosafety laboratory.

Fairchild Semiconductor Headquarters Offices - South Portland, ME

- . Running Hill Road first floor office renovations.
- . Running Hill Road Lobby Renovations

Maine Department of Health and Human Services (DHHS)- Skyway Plaza - Caribou, ME

Project Architect for tenant fit-up and conversion of 24,000 s.f. of existing space at the Skyway Plaza in Caribou for occupancy by DHHS.

FarmTech Building Evaluation (Winstanley Enterprises) - Farmington, CT

Project Architect for review of the present building conditions of 400 Farmington Avenue. The review included building envelope, structural, plumbing, HVAC, fire protection, and electrical. A report was compiled which included a general overview of the building systems, observations and recommendations.

Precision Drive Existing Conditions and MEP Upgrades (Winstanley Enterprises) - Springfield, VT

Architect assigned to the existing conditions study of a 400,000 s.f. manufacturing building, with 60,000 s.f. of office space.



ARCHITECTURE
ENGINEERING
PLANNING

1 K

12

Mark G. Johnson, ASLA
Landscape Architect

Landscape Architecture

Virginia Polytechnic Institute:
Bachelor of Landscape Architecture

Registered Landscape Architect - ME,

Mark Johnson is a Landscape Architect and Project Manager at SMRT. He has practiced Landscape Architecture for more than 15 years in New England and the Southeast and has provided site planning and design services for educational, municipal, institutional, commercial, and residential clients in these areas. Mark's pertinent experience includes:

Waynflete Athletic Complex - Portland, Maine

Analysis, program development and master plan alternatives for 33 acre multi-use athletic/educational facility for Waynflete, adjacent to Thompson's Point and containing a portion of the old Cumberland and Oxford Canal.

Pineland Center - New Gloucester, Maine

Renovation of 18 existing buildings and construction of 1 replacement building on a campus formerly housing Maine's developmentally disabled population. Renovations include new roofs, windows, masonry restoration, ADA and life safety upgrades, new electrical and mechanical services. Buildings will form a corporate campus for 1,500 employees with support buildings such as a gymnasium and cafeteria banquet center.

Town of Brunswick Municipal Facilities - Brunswick, Maine

The Town of Brunswick purchased the former Times Record Publishing building to house their police, cable tv, public works and council chambers. Once the police have relocated, the town hall will be renovated for town departments such as planning, administration and assessors who require greater public interface.

City of Nashua, Facility Space Needs Assessment - Nashua, New Hampshire

Facility space needs assessment to ascertain city departmental staff/space requirements for 10 and 20-year planning periods; evaluate departmental management practices and develop options for improving efficiency through spatial reorganization, location changes and possible consolidation; develop space plans to improve the utility and efficiency of city office buildings.

Augusta State Facilities Master Plan - Augusta, Maine

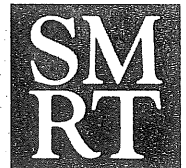
Development of a campus master plan to include potential re-use strategies for the Augusta Mental Health Institute and documentation of existing conditions and re-use options for the Capitol Complex and surrounding buildings.

The Cliff House - York Maine

Master plan expansion of this coastal resort hotel. The development includes a spa, coffee shop, indoor and outdoor pools, separate recreation facilities, staff housing and a maintenance building as well as hotel rooms and suites.

University of Maine Master Plan - Orono, Maine

Preliminary master planning for the University of Maine. This project includes siting the recreation center, traffic and parking, summary of important issues and opportunities and constraints.



ARCHITECTURE
ENGINEERING
PLANNING

1 m

PricewaterhouseCoopers LLP
300 Atlantic Street
Stamford CT 06901
Telephone (203) 539 3000
Facsimile (813) 207 3999

Report of Independent Auditors

To the Board of Trustees of
The Salvation Army – Eastern Territory

In our opinion, the accompanying consolidated statements of financial position and the related consolidated statements of activities, cash flows and functional expenses present fairly, in all material respects, the consolidated financial position of The Salvation Army – Eastern Territory (the “Eastern Territory”) as of September 30, 2005 and 2004, and the consolidated changes in their net assets and their cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America. These consolidated financial statements are the responsibility of the Eastern Territory’s management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits of these statements in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

PricewaterhouseCoopers LLP

March 28, 2006

1 n

**The Salvation Army –
Eastern Territory**
Consolidated Financial Statements
September 30, 2005 and 2004

The Salvation Army – Eastern Territory
Index
September 30, 2005 and 2004

	Page(s)
Report of Independent Auditors.....	1
Consolidated Financial Statements	
Consolidated Statements of Financial Position as of September 30, 2005 and 2004.....	2-3
Consolidated Statements of Activities for the years ended September 30, 2005 and 2004.....	4-7
Consolidated Statements of Cash Flows for the years ended September 30, 2005 and 2004.....	8
Consolidated Statements of Functional Expenses for the years ended September 30, 2005 and 2004.....	9-10
Notes to Consolidated Financial Statements.....	11-26

*[Full set of statements (257pp)
submitted and will be
available at the PB meeting]*



1 p
LAWRENCE R. MORETZ
TERRITORIAL COMMANDER

MAJORS DAVID & NAOMI KELLY
DIVISIONAL LEADERS

THE SALVATION ARMY

FOUNDED IN 1865 BY WILLIAM AND CATHERINE BOOTH

 COPY

NORTHERN NEW ENGLAND DIVISION
(Serving Maine, New Hampshire and Vermont)
297 CUMBERLAND AVENUE
PORTLAND, ME 04101
TELEPHONE (207) 774-6304
FAX (207) 774-3483
www.ServingNewEngland.org

MAILING ADDRESS
P.O. BOX 3647
Portland, ME 04104

Tuesday, September 26, 2006

RECEIVED
SEP 28 2006
SMRT, INC.

MR. PAUL S. STEVENS
SMRT
144 Fore Street
P. O. Box 618
Portland ME 04104

RE: Cumberland Avenue Deed Information

Dear MR. STEVENS:

Enclosed please find copies of deeds pertaining to Cumberland Avenue,
Portland, Maine.

Thank you.

Semper Fidelis,

Francis J. Kirk, Major
Divisional Secretary

FJK/lt
Enclosures

cc: MWD
file 05023 / 15.1

19

327

KNOW ALL MEN BY THESE PRESENTS that FLORENCE L. LIBBY of Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by THE SALVATION ARMY, a corporation organized and existing under the laws of the State of New York and having a place of business in said Portland, County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY, unto the said THE SALVATION ARMY, its successors and assigns forever, the following described property:

A certain lot or parcel of land with the buildings thereon situated on the northwesterly side of Cumberland Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly side line of Cumberland Avenue, which point is eighty-seven and one-half ($87\frac{1}{2}$) feet northeasterly from the intersection of the northwesterly side line of Cumberland Avenue and the northeasterly side line of Elm Street; thence northwesterly one hundred two and one-half ($102\frac{1}{2}$) feet to a point distant ninety (90) feet northeasterly measured at right angles from said northeasterly side line of Elm Street; thence northwesterly ninety (90) feet more or less to a point on the boundary line of land now or formerly of Helen Peters, which point is sixty-five (65) feet southwesterly along said Peters' boundary line and the boundary line of land now or formerly of Viola E. Roney from the most northerly corner of the lot of land conveyed by Mary E. Gobey to Universal Laundry, Inc., by deed dated June 17, 1924, recorded in the Cumberland County Registry of Deeds, Book 1171, Page 424; thence northeasterly by said Peters and Roney land sixty-five (65) feet to said corner; thence southeasterly by other land now or formerly of the said Viola E. Roney, land now or formerly of Thomas F. Hollivan, land now or formerly of Earl L. Briggs, and land now or formerly of Frances E. Clough one hundred ninety-three (193) feet, more or less, to the northwesterly side line of Cumberland Avenue; thence southwesterly by said northwesterly side line of Cumberland Avenue sixty-seven and one-half ($67\frac{1}{2}$) feet, more or less, to the point of beginning.

The above described premises being all of the same conveyed by Celeste M. Shaw to Universal Laundry, Inc., November 4, 1925, by deed recorded in said Registry of Deeds, Book 1219, Page 153, a portion of the premises conveyed by Robert D. Libby to Universal Laundry, Inc., May 3, 1920, by deed recorded in said Registry of Deeds, Book 1056, Page 186, including rights in Elmwood or Byrd Place, and a portion of the premises conveyed by Mary E. Gobey to Universal Laundry, Inc., January 17, 1924, by deed recorded in said Registry of Deeds, Book 1171, Page 424. All of said above described premises being a portion of the premises conveyed by Universal Laundry, Inc., to Florence L. Libby by deed dated December 6, 1956, recorded in said Registry of Deeds, Book 2330, Page 105.

15

Know all Men by these Presents,

321

That I, Lewis C. Weeks, also known as L. Clifford Weeks, of Portland in the County of Cumberland and State of Maine

in consideration of One dollar and other valuable considerations, less than one hundred dollars

paid by The Salvation Army, a corporation duly organized and existing under the laws of the State of New York, and having a place of business in Portland in the County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby ~~relinquish~~ ~~release, bargain, sell and convey~~ and forever quit-claim unto the said

The Salvation Army, its successors or assigns forever,

Heirs and Assigns forever,

All my right, title and interest, if any, in and to that part of a certain 15 foot right of way sometimes known as Elmwood Place or Byrd Place located on those premises conveyed to the grantee herein by Florence L. Libby by deed of recent date, or those premises conveyed to the grantee by Earl L. Briggs and Helen K. Briggs by deed of recent date.

The purpose of this deed and one other between these same parties of similar tenor is the mutual release by the parties hereto so that the rights of each party in said Elmwood Place or Byrd Place are completely obliterated and said way shall forever cease.

On here and in hold the same, together with all the privileges and appurtenances thereunto belonging to It the said The Salvation Army, its successors or assigns forever.

~~Heirs and assigns forever~~

In Witness Whereof. I the said Lewis C. Weeks, also known as L. Clifford Weeks

and Flora M. Weeks

wife of the said

Lewis C. Weeks, also known as L. Clifford Weeks

joining in this deed as Grantors, and relinquishing and conveying

all rights by descent and all other rights in the above

described premises have hereunto set our hands and seal, this

fourteenth day of July in the year of our Lord

one thousand nine hundred and sixty-one

Signed, Sealed and Delivered in presence of

Edward M. Peterson
To both

Lewis C. Weeks
Flora M. Weeks

State of Maine,

Cumberland } ss.

July 14, 1961

Personally appeared the above named

Lewis C. Weeks, also known as L. Clifford Weeks

and acknowledged the above instrument to be his free act and deed.

JUL 14 1961

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 3 H 42 M P. M., and recorded in

BOOK 2616 PAGE 321

Before me,

Edward M. Peterson

Justice of the Peace

Register

Notary Public

3/13

Quit-Claim Deed

WITHOUT COVENANT - RELEASE

FROM

LEWIS C. WEEKS, a/k/a
L. CLIFFORD WEEKS

TO

THE SALVATION ARMY

Dated July 14, 1961

State of Maine

MA. Registry of Deeds

Received JUL 14 1961

at H., M., M., and

recorded in Book Page

ATTEST:

REGISTRAR

FROM THE OFFICE OF

Daniel C. McDonald
415 Congress Street
Portland, Maine

PROPERTY DEPARTMENT
RECORDS SECTION
RECEIVED 10/31/61
EXAMINED BY [Signature]

L. MARTIN, PORTLAND, ME. - OFFICE MACHINES AND SUPPLIES
TELEPHONES, ADDRESS MACHINES, PILING CHARACTER, ETC.

MAINE'S FORM NO. 81 - STANDARD REGISTRY FORM

3-42 48

Know All Men by These Presents,

263

That We, Earl L. Briggs and Helen K. Briggs, both of Portland in the County of Cumberland and State of Maine

in consideration of One dollar and other valuable considerations

paid by The Salvation Army, a corporation duly organized and existing under the laws of the State of New York, and having a place of business in Portland in the County of Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said The Salvation Army, its successors

and assigns forever, a certain lot or parcel of land with the buildings thereon, situated on the westerly side of Cedar Street, in said Portland, and bounded and described as follows: Beginning on said westerly side of Cedar Street at a point distant northwesterly fifty-eight (58) feet and six (6) inches from the corner made by the intersection of the northerly side line of Cumberland Avenue and the westerly side line of Cedar Street; thence northwesterly by said Cedar Street thirty-five (35) feet, more or less, to the land formerly of William H. Chase; thence southwesterly by said Chase land fifty (50) feet, more or less, to the land formerly of Ezekiel Whitman; thence southeasterly by said Whitman land thirty-five (35) feet, more or less, to land conveyed by deed dated January 27, 1943, and recorded in Cumberland County Registry of Deeds, Book 1705, Page 65; thence northeasterly by said last mentioned land fifty (50) feet, more or less, to Cedar Street at the point of beginning. Said premises are numbered eight (8) on said Cedar Street and are subject to whatever rights the owner of property #299 Cumberland Avenue has, if any, to lay and maintain a drain across the same.

Also another certain lot or parcel of land with the buildings thereon, situated in said Portland on the northerly side of Cumberland Avenue, and bounded and described as follows: Beginning on the northerly side of said Cumberland Avenue at the easterly corner of land formerly of Ezekiel Whitman; thence northeasterly by said Cumberland Avenue, fifty (50) feet, more or less, to Cedar Street; thence northwesterly by said Cedar Street, fifty-eight (58) feet and six (6) inches; thence southwesterly at right angles to said Cedar Street, fifty (50) feet, more or less, to the land formerly of Ezekiel Whitman above mentioned; thence southeasterly by said Whitman land to the point of beginning. Said premises are numbered 295 on said Cumberland Avenue.

Also a right in common with the owners and occupants of the adjoining premises numbered eight (8) on Cedar Street, to use the driveway between the houses on this lot and said adjoining lot which was formerly owned by the Portland Savings Bank.

Being the same premises conveyed to Frances E. Clough by Ansel B. Higgins by deed dated February 11, 1960, and recorded in Cumberland County Registry of Deeds in Book 2524, Page 384.

And being the same premises Frances E. Clough conveyed to Earl L. Briggs and Helen K. Briggs by warranty deed dated December 1, 1960 and recorded in said Registry Book 2579, Page 28.

Also hereby conveying to the grantees herein any and all right, title and interest of the grantors herein in and to Byrd Place, sometimes known as Elmwood Place.



lw

284 We have and in full the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

The Salvation Army, its successors and assigns

~~to it and its~~ ^{its} use and behoof forever.

And we do covenant with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

1x

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof. We the said Earl L. Briggs and Helen K. Briggs, husband and wife

~~xxxxxx~~

~~xxxxxx~~

~~xxxxxxxxxxxx~~

joining in this deed as Grantors, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-second day of June in the year of our Lord one thousand nine hundred and sixty-one

Signed, Sealed and Delivered in presence of

Taniel O. Woodard
to both

Earl L. Briggs
Helen K. Briggs

State of Maine, Cumberland ss. June 22, 1961.

Personally appeared the above named Earl L. Briggs and Helen K. Briggs

severally and/acknowledged the foregoing instrument to be their free act and deed.

Before me, Taniel O. Woodard
Justice of the Peace
Notary Public

JUN 26 1961

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 H 4 M P. M., and recorded in

BOOK 2612 PAGE 263 Arnold R. H. Jones Registrar

14

Handwritten signature
2/3

Warranty Book

FROM

EARL L. BRIGGS and
HELEN K. BRIGGS

TO

THE SALVATION ARMY

Dated June 22, 1961

State of Maine

Received JUN 26 1961
at H. M., M., and M., Registry of Deeds
19

Recorded in Book Page

ATTEST:

Handwritten signature REGISTER

FROM THE OFFICE OF

Daniel C. McDonald
415 Congress Street
Portland, Maine

L. L. MARTIN, PORTLAND, ME.—OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS, ADDING MACHINES, FILING CABINETS, SAFES, ETC.
MARTINE FORM NO. 1 — STANDARD REGISTRY FORM

1-4

110

110

PROPERTY DEPARTMENT
LEGAL SECTION
RECEIVED 6/31/61
EXAMINED BY *[Signature]*

November 22nd, 2006

Mark Johnson, ASLA
SMRT
144 Fore Street
PO Box 618
Portland, ME 04104

RE: Salvation Army Building Addition
ID #2006-0222, CBL #033-N-9001

Dear Mr. Johnson,

I confirm receipt of the Site Plan Application for the Building Addition adjacent to the Salvation Army Church Building. An initial review has been undertaken and the following information is requested in order to continue with the Major Site Plan review:

Site Plan Submittals

1. The proposed use of the building addition is for an expansion of the church use, which is a conditional use within the R-6 zone. I understand that the Zoning Administrator has requested further information to clarify the zoning status of the existing building.
2. I understand that you have requested a variance from the side yard requirements for the reason of practical difficulty and that this will be determined on December 7th, 2006.
3. As mentioned in the discussions last week, replacement for the housing may be required and confirmation of the previous use(s) of the building to be demolished should be submitted so a determination may be made.
4. Please show the existing buildings along the other side of Cedar Street on the Layout Plan to assist in assessing the impact of the proposal on neighbors. Also please show the zoning boundaries (B3/R6) on the site layout plan, including the Bayside height overlay boundary.
5. The Layout Plan shows the footprint of the proposed addition as 3,041 SF while three of the new floors are indicated as larger. Please clarify the plans/narrative to help us understand the proposal.
6. Please submit the information on the attached Fire Department checklist if not yet submitted direct to the Fire Department.
7. Please confirm whether or not the existing building (to be demolished) has a basement and whether construction of the new building addition will require blasting.

- 8. Staff observation of the existing parking area shows that it appears to be at capacity. The scale and use of the proposed addition (with the additional offices, classrooms and conference/fellowship areas) is likely to generate substantial parking need that may not be met by the existing parking lot. Where parking is deemed insufficient, the City requires that the site plan shall provide sufficient parking to satisfy the reasonably foreseeable demand for parking which will be generated by the proposed development (see Land Use Ordinance under Site Plan Standards 14-5261a.).

Please submit further information/documentation to clarify the proposed uses and the likely additional parking need associated with the new addition. The information should include the number of additional employees/visitors and the hours of operation in relation to the addition and the entire facility.

- 9. Please also submit capacity to serve letters in respect of water supply and sanitary waste.
- 10. Please provide details of the proposed wall mounted lighting.
- 11. We note that letter confirming the solid waste management arrangements will be forwarded to us.

Initial comments are outlined below in respect of landscaping/buffering, stormwater treatment and sidewalk replacement:

- 1. I am unable to find a site plan approval for the remainder of the parking lot though a small part of it was approved in 1999 and included landscaped areas. The submitted proposals include works in the parking lot. Improvements will be required (eg street tree planting, landscaping, screening, improved fencing, and possibly lighting etc.) to the existing parking area and further comments will be forwarded as soon as they are available.
- 2. The City's sidewalk policy states that on the peninsula, all sidewalks shall consist of brick material and any replacement should be of brick. Replacement brick sidewalks will be required for the section of Cedar Street between the proposed sewer works and the south corner of proposed building addition.
- 3. Storm water treatment may be required as modifications (catch basins and sewer connections) are proposed to the existing lot. Public Works will clarify on this point next week.

This project is scheduled for a Planning Board Workshop on December 12th, 2006 and please submit as much additional information as possible by November 30th, 2006 so it can be reviewed and included in the Memorandum for the Planning Board. ~~Assuming that at the Workshop the Planning Board agrees it may proceed to a Hearing, the Hearing date would be January 23rd, 2006~~

It is noted that your timetable indicates that demolition is scheduled for January 2007 and if demolition starts prior to the completion of the site review process you will need to obtain a letter from the Director of Planning that authorizes demolition to proceed. You will need to confirm the arrangements for site stabilization and security between the demolition and construction of the new building.

A neighborhood meeting will be required for this project. The neighborhood meeting requirements are attached for your review.

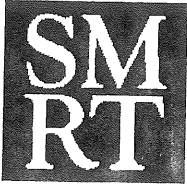
Any further comments shall be sent to you as soon as they are received. If you have any questions, please do not hesitate to contact me at 874-8728.

Sincerely,

ZC

Jean Fraser
Planner

CC: Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Acting Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Rick Knowland, Senior Planner
Eric Labelle, City Engineer
Jim Carmody, City Transportation Engineer



ARCHITECTURE
ENGINEERING
PLANNING

Telephone Memo

Date: November 29, 2006
Between: Call to: Mark G. Johnson, ASLA
Call from: Jean Fraser, Planner, City of Portland
Job #: 05023
Job Name: Salvation Army
Re: Site Plan Review comments (City letter dated 11/22/06)

Jean called to discuss clarification questions emailed to her by Mark relative to her comment letter regarding the Salvation Army (SA) Site Plan Review application package submitted by SMRT.

1. Fire department review:
 - a. Submit items requested by city in Fire Department Checklist (list forwarded as attachment to Jean's letter).
 - b. Greg Cass from PFD apparently has concerns about the proposed location of the fire department connection. Call to discuss (874-8405).
2. Zoning issues:
 - a. Apparently the only question here related to that of possible change of use (new addition versus Amity House), and loss of housing.
 - b. Mark will forward the city documentation received in 1985 approving change of use from residential to adult education.
3. Building height: State how high the Amity House is for comparison to the height of the proposed addition.
4. Parking:
 - a. We need to establish existing and proposed occupancies, parking loads, and parking distribution.
 - b. Include in the description any other parking resources currently utilized by SA. Jean (and Staff) is of the belief that SA currently owns or otherwise utilizes off-site parking areas. Confirm or deny.
 - c. Jean stated that ordinance stipulates parking must be provided, in one form or another, to satisfy the use demand, not just satisfy the parking

ratios for specific uses stipulated in the ordinance. Therefore, we must demonstrate ability to accommodate parking need.

d. Mark will talk to Jim Carmody (City Traffic Engineer) to clarify further.

5. Site Improvements:



- a. Jean stated that section 14-526 Standards of the city ordinance applies to the site in total, and therefore includes existing conditions whether they are to be modified or not. As such, standards concerning landscaping, buffers, etc., - with emphasis on the parking - apply, though this is largely a matter of Board interpretation.
- b. According to city corporation council (discussion between Jean and Penny Littel), the Planning Board chair (and the Board) leans heavily towards the above interpretation of standards.
- c. In light of the above, we should not be surprised if request is made for streetscape improvements including walks, screening, and landscaping.
- d. Jean suggested that it was Staff's impression that SA utilizes off-site parking resources (owned or otherwise) for the facility. If that is the case, then, perhaps a small number of spaces could be "transferred", the space resulting then being used for the improvements noted above. This gets back to the parking documentation and verification piece.
- e. Jeff Tarling (city arborist) apparently has thoughts on the matter.
- f. Jean is awaiting comment letter from Department of Public Works, and thinks they may request extensive walk reconstruction, especially along Cedar Street, but also possibly along Cumberland, with other streetscape improvements. There is a city sidewalk ordinance that apparently addresses this, though Mark was unclear as to the reference. Jean will send clarification.

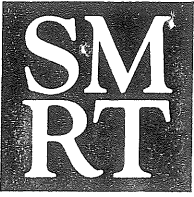
6. Utilities:

- a. Jean believes there will be no requirement for stormwater treatment, but is awaiting comment letter from Engineering (Eric Labelle) for final confirmation.
- b. Apparently Engineering does not understand the reasoning behind the proposed utility layout. Future communication should take place to explain.

At this point, then, comment letters from various departments are pending and will be forwarded to SMRT upon receipt by Jean. Technically, these items should have been addressed Tuesday of this week (two weeks prior to the Workshop), but due to the lateness of departmental responses, this can slide. Mark will submit as much response as possible Thursday 11/30 for inclusion in the Board packets.

cc: Frank Kirk, SA
Jan Wiegman, Sebago Technics
PSS, MGJ, (all via email)
file 05023/28.3 (hard copy)

 Fore Street P.O. Box 618 Portland, Maine 04104
 207 772-3846



ARCHITECTURE
ENGINEERING
PLANNING

November 30, 2006

Jean Fraser, Planner
City of Portland
389 Congress Street
Portland, Maine
04101

Re: Salvation Army
297 Cumberland Avenue
Site Plan Review – Comment Response (Fraser Letter of 11/22/06)
SMRT Project No. 05023

Dear Ms. Fraser,

On behalf of the applicant, the Salvation Army, we submit herewith nine (9) copies of responses to your comments, questions, and requests for information. We understand that comments from Engineering and Public Works, and possibly others, are still outstanding.

Comments and responses are as follows in the order received.

Site Plan Submittals

1. *The proposed use of the building addition is for an expansion of the church use, which is a conditional use within the R-6 zone. I understand that the Zoning Administrator has requested further information to clarify the zoning status of the existing building.*

The clarification requested concerns an existing 3-story woodframe building, formerly housing, and most recently utilized primarily for education functions of the church. Formerly called “Amity House”, the change of use from residential was approved by the city in 1985. Most recently, functional use of the building has ceased, and it is vacant. Please see the attached documentation from the city concerning change of use.

2. *I understand that you have requested a variance from the side yard requirements for the reason of practical difficulty and that this will be determined on December 7th, 2006.*

Correct.

3. *As mentioned in the discussions last week, replacement for the housing may be required and confirmation of the previous use(s) of the building to be demolished should be submitted so a determination may be made.*

Please see response to #1.

4. *Please show the existing building along the other side of Cedar Street on the layout Plan to assist in assessing the impact of the proposal on neighbors. Also please show the*

Northeast

Mid-Atlantic

SMRT

144 Fore Street
PO Box 618
Portland, Maine 04104

☎ 207 772-3846
☎ 207 772-1070

www.smrtinc.com

zoning boundaries (B3/R6) on the site layout plan, including the Bayside height overlay boundary.

Done. Please see the attached drawing CP-101 LAYOUT AND MATERIALS PLAN.

- 5. *The Layout Plan shows the footprint of the proposed addition as 3,401 SF while three of the new floors are indicated as larger. Please clarify the plans/narrative to help us understand the proposal.*

The proposed addition includes expansion of the footprint at the basement and ground floor levels up to the existing building foundation. The first and second floors actually expand over what is currently the existing single-story kitchen and boiler room. Thus, the differing areas. Note that, as the building design is refined, the floor areas are somewhat in flux. They are currently as defined in the written narrative submitted with the application.

- 6. *Please submit the information on the attached Fire Department checklist if not yet submitted direct to the Fire Department.*

This is in process.

- 7. *Please confirm whether or not the existing building (to be demolished) has a basement and whether construction of the new building addition will require blasting.*

The existing Amity House has a basement. Blasting is anticipated for the new addition and utility work. We understand that the city has blasting plan requirements, the submission of which is required prior to obtaining a building permit.

- 8. *Staff observation of the existing parking area shows that it appears to be at capacity. The scale and use of the proposed addition (with the additional offices, classrooms and conference/fellowship areas) is likely to generate substantial parking need that may not be met by the existing parking lot. Where parking is deemed insufficient, the City requires that the site plan shall provide sufficient parking to satisfy the reasonably foreseeable demand for parking which will be generated by the proposed development (see Land Use Ordinance under Site Plan Standards 14-5261a.).*

Please submit further information/documentation to clarify the proposed uses and the likely additional parking need associated with the new addition. The information should include the number of additional employees/visitors and the hours of operation in relation to both the addition and the entire facility.

In general, the proposed addition and interior renovations provide space for persons currently using the facility who are in sub-standard conditions, or are now in leased space in the adjoining Avesta building on Cumberland. In both instances, these persons utilize the existing on-site parking. Detailed information including staff counts and hours of operation is being compiled and will be forwarded upon completion.

- 9. *Please also submit capacity to serve letters in respect of water supply and sanitary waste.*

Capacity letters are being requested and will be forwarded upon receipt.

- 10. *Please provide details of the proposed wall mounted lighting.*

Attachment 23 a

From: Jeff Tarling
To: Jean Fraser
Date: 1/18/2007 3:49:00 PM
Subject: Re: Salvation Army HEARING Report

Hi Jean -

I have reviewed the revised Landscape Plan submitted for the Salvation Army addition on Cumberland Avenue and Cedar Streets. The revised plan shows improved tree and shrub plantings that will improve the existing parking lot conditions and general street-scape view from Cedar Street. Additional trees along the bordering section of Oxford Street would help meet goals identified by the Bayside Neighborhood Organization and our local community tree planting efforts. One of the problems we found last year is the lack of planting space within the Oxford Street right-of-way due to underground utilities. It would be a great addition to the site if space for two or three additional street-trees could be found along the Oxford Street parking lot boarder. Overall the landscape plan is an improvement over existing conditions and should help the Bayside Neighborhood meet some of the tree planting goals for this local area. I would like to ask the applicant to review an additional two or three tree planting locations along Oxford Street as a condition of approval.

Jeff Tarling
City Arborist