

57-F-1

626

19 Emery St.

Contract Rezoning

PHA

~~Scanned~~ ~~Re-Scan~~  
~~Scanned~~



on Spreadsheet



**City of Portland, Maine**  
**Department of Planning and Development**  
**Contract Zone Application**

**Application ID:** 626 **Application Date:** 08/06/2004 **CBL:** 057 F001001 **Property Location:** 19 Emery St

**Applicant Information:**

Portland Housing Authority

Name

Business Name

14 Baxter Blvd

Address

Portland, ME 04101

City, State and Zip

207-773-4753

Telephone

Fax

**Applicant's Right, Title or Interest in Subject Property:**

FD Rich Housing Corp. to Portland Housing Auth.

**Current Zoning Designation:** R6

**Existing Use of Property:**

6 story building with 119 senior citizen apartments, 60 parking space. Apartment size breakdown: 26 studio units, 88 1-bedroom units and 5 2-bedroom units.

**Proposed Use of Property:**

PHA proposes to reduce the existing parcel from 96,996 sq. ft. (2.23 acres) to 66,298 sq. ft. (1.52 acres) by splitting off a second parcel of 30,698 sq. ft. (.7 acres) with frontage on Orange and Salem Streets for future residential development. The number of parking spaces at Harbor Terrace will also be reduced from 60 to 50. From 1994 to 2000 the number of dwelling units in Harbor Terrace was reduced from 150 to 119 through the merger of studio apartments to create more one bedroom units, as well as the conversion of 3 units to non-residential uses.

**Property Owner:**

Portland Housing Authority

Name

14 Baxter Blvd

Address

Portland, ME 04101

City, State and Zip

Telephone

Fax

Amendment A

Amendment B

Amendment C

Section 14:

**Planning Approval**

**REVIEW TYPE:** Committee Review

**RECOMMENDATION DATE:** \_\_\_\_\_ **APPROVAL DATE:** \_\_\_\_\_ **ENACTMENT DATE:** \_\_\_\_\_

**PORTLAND HOUSING AUTHORITY**  
14 BAXTER BOULEVARD, PORTLAND, MAINE 04101-1822

Administrative Office (207) 773-4753

Fax (207) 774-6471

Maintenance (207) 774-2815

*COMMISSIONERS:*

LUCILLE YOUNG, *Chairperson*  
NEVA S. CRAM, *Vice Chairperson*  
DARRELL MILESKI, SR., *Commissioner*  
JOHN ANTON, *Commissioner*  
JOHN H. MALCONIAN, *Commissioner*  
ELIZABETH V. CLARKE, *Commissioner*

PETER A. HOWE  
*Executive Director  
and Secretary*

BRUCE R. LORING  
*Deputy Executive  
Director*

*Director of  
Finance*

July 29, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall – Room 401  
389 Congress Street  
Portland, Maine 04101

Subject: Harbor Terrace - Request for Contract Zone Amendment

Dear Ms. Hopkins,

The Portland Housing Authority is applying for a contract zone amendment for our Harbor Terrace property located at 19 Emery and 282 Danforth Streets (57-F-1) in the West End. In February of 1969, the Zoning Board of Appeals granted the developer (F.D. Rich Company) lot size, set-back and parking variances to allow a seven-story building with 150 apartments for senior citizens on the condition that no fewer than 60 parking spaces were to be provided on the same or contiguous property. The building was completed in 1971.

The Portland Housing Authority is proposing to reduce the size of the existing parcel of land from 96,996 square feet (2.23 acres) to 66,298 square feet (1.52 acres) by splitting off a second parcel of 30,698 square feet (.7 acres), with frontage on Orange and Salem Streets. The number of parking spaces at Harbor Terrace will also be reduced from 60 to 50.

The second parcel of land will be used for the development of affordable housing in the future. No plans for this development currently exist, but in concept it is likely to be a multifamily development with 15 to 25 units in one or more buildings. It is unknown at this time if the development on the second parcel will also require a contract zone or variances.

PHA recognizes that requesting a contract zone prior to fully planning the pending development is unusual. On May 6, 2004, the PHA Board of Commissioners, voted to take this step at the request of neighborhood residents who want an opportunity to speak

in opposition to any development taking place at this location prior to the site design phase.

It's worth noting that the number of dwelling units in Harbor Terrace has changed. From 1994 to 2000, the PHA reduced the number of units from 150 to 119 through the merger of studio apartments to create more one-bedroom units. Also, three apartments were converted to non-residential uses (computer room, recreation space and sitting room).

It's our understanding that in 1969, when this project was planned, the City's current contract zoning process didn't exist. Zoning exceptions were addressed by the Zoning Board of Appeals through the review of applications for variances. We're assuming that requesting an amendment to a contract zone is the correct process to amend this type of existing variance. Please advise us if this is not the case and a different process and application is more appropriate.

Enclosed, please find our completed application and fee. Don't hesitate to contact me if you need additional information. Thank you for your consideration.

Sincerely,



Mark B. Adelson  
Deputy Executive Director

Cc: Bruce Loring



APPLICATION FOR ZONING AMENDMENT  
City of Portland, Maine  
Department of Planning and Development  
Portland Planning Board

1. Applicant Information:

Portland Housing Authority  
Name

14 Baxter Blvd.  
Address

Portland, Maine 04101

773-4753                      761-5886  
Phone                              Fax

2. Subject Property:

Harbor Terrace  
Address

19 Emery Street, 282-292 Danforth Street

57 - F - 1  
Assessor's Reference (Chart-Block-Lot)

3. Property Owner:     Applicant     Other

Name

Same as above  
Address

Phone                              Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Deed attached: F.D. Rich Housing Corp. to Portland Housing Authority, dated October 29, 1971, recorded at Cumberland County Registry of Deeds, Book 3198, Page 97.

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. **Existing Use:**

Describe the existing use of the subject property:

6 story building, with 119 senior citizen apartments, 60 parking spaces

Apartment size breakdown: 26 studio units, 88 one-bedrooms units, 5 two-bedrooms

7. **Current Zoning Designation(s):** February 7, 1969, ZBA granted variances to lot size, parking and side yard set back for development of a 7 story building with 150 apartments, with the condition of providing not less than 60 parking spaces

8. **Proposed Use of Property:** Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

PHA proposes to reduce the existing parcel from 96,996 square feet (2.23 acres) to 66,298 square feet (1.52 acres) by splitting off a second parcel of 30,698 square feet (.7 acres) with frontage on Orange and Salem Streets for future residential development. The number of parking spaces at Harbor Terrace will also be reduced from 60 to 50. From 1994 to 2000 the number of dwelling units in Harbor Terrace was reduced from 150 to 119 through the merger of studio apartments to create more one bedroom units, as well as the conversion of 3 units to non-residential uses.

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. **Proposed Zoning:** Please check all that apply:

A. \_\_\_\_\_ Zoning Map Amendment, from \_\_\_\_\_ to \_\_\_\_\_

B. \_\_\_\_\_ Zoning Text Amendment to Section 14-\_\_\_\_\_

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C.   X   Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____ Zoning Map Amendment	\$2,000.00
_____ Zoning Text Amendment	\$2,000.00
<u>  X  </u> Contract/Conditional Rezoning	
Under 5,000 sq. ft.	\$1,000.00
5,000 sq. ft. and over	\$3,000.00
Legal Advertisements	percent of total bill
Notices (receipt of application, workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

August 5, 2004  
Date of Filing

  
Signature of Applicant

**Further Information:**

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board  
Portland, Maine

Effective: July 6, 1998

# Know all Men by these Presents

That F. D. RICH HOUSING CORP., formerly known as F. D. RICH  
MODULAR HOUSING CORP. -----

a corporation organized and existing under the laws of the State of Delaware with  
a place of business -----  
and located at Stamford

in the County of Fairfield and State of Connecticut

in consideration of one dollar and other valuable considerations

paid by PORTLAND HOUSING AUTHORITY, a public body duly created and  
organized pursuant to the laws of the State of Maine -----

the receipt whereof it does ~~xxx~~ hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said PORTLAND HOUSING AUTHORITY,

ITS SUCCESSORS, ----- ~~xxxx~~ and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated in  
Portland, County of Cumberland and State of Maine and located on the  
Southernly side of Danforth Street and the Easterly side of Emery  
Street, being bounded and described as follows:

Beginning at a point on the Southeastly corner of  
Danforth and Emery Streets marked by a spike set in a  
concrete fence footing; thence N 71° 56' 30" E, along  
Danforth Street, One Hundred Sixty-One (161) Feet to an  
iron and the Northwestly corner of land now or formerly  
of Foley; thence Southeastly along the westerly side-  
line of said Foley land and land now or formerly of Polan  
and Provencal, One Hundred Thirty (130) feet, more or  
less, to the Southwestly corner of said Provencal land;  
thence Northeastly along the Southernly sideline of said  
Provencal land and land now or formerly of Sudan, Ninety-  
Two (92) feet, more or less, to land now or formerly of  
Jacob C. Barker; thence S 11° 46' 30" E, along said Barker  
land and land now or formerly of Caulfield, One Hundred  
(100) feet, more or less, to an iron at the Southwestly  
corner of said Caulfield land; thence N 76° 55' E, along  
said Caulfield land, Eighty-Two and Ninety-Seven Hundredths  
(82.97) feet to an iron and the Westerly side of Orange  
Street; thence S 13° 05' E, along Orange Street, One  
Hundred Sixty-One and Fifty-Eight Hundredths (161.58) feet  
to an iron at the Northwestly corner of Orange and  
Salem Streets; thence S 71° 29' 30" W, along Salem Street,  
Three Hundred Seven and Eighty-Six Hundredths (307.86)  
feet to an iron and the Easterly side of Emery Street;  
thence N 19° 34' W, along Emery Street, Three Hundred  
Ninety-Nine and Fifty-Three Hundredths (399.53) feet to  
the spike at the Southeastly corner of Danforth and  
Emery Streets and the point of beginning.

Also conveyed herewith are all the fixtures and equipment,  
rights, easements, privileges and appurtenances belonging to the  
premises hereinabove described, including the fee in the adjoining  
Salem Street land insofar as this Grantor has the right to convey the  
same and subject to the rights of the public to the use thereof as a  
public street, as conveyed by the City of Portland to F. D. Rich  
Construction Co., Inc. by a Deed dated July 31, 1969 as recorded in  
the Cumberland County Registry of Deeds in Book 3096, Page 423.

The above described premises being the same premises as conveyed  
to this Grantor by a Warranty Deed, dated December 3, 1970, from  
F. D. Rich Construction Co., Inc., as recorded in said Registry of  
Deeds, in Book 3153, Page 265.



To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PORTLAND HOUSING AUTHORITY, its successors

and assigns, to it and their use and behoof forever.

And do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances, except as aforesaid,

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our successors and assigns 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, the said F. D. RICH HOUSING CORP. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Eugene A. Sapelli, its Vice President

thereunto duly authorized, this 29th day of October in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

*[Handwritten signature]*

F. D. RICH HOUSING CORP.

By *[Handwritten signature]*  
Vice-President



State of Maine, Cumberland

October 29 19 71

Then personally appeared the above named Eugene A. Sapelli, Vice-President 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, *[Handwritten signature]*

NOV 1 1971  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE Justice of the Peace  
Received at 9 H'16 M. M., and recorded, in Public  
BOOK 3198 PAGE 97 with our Register

August 24, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall – Room 401  
389 Congress Street  
Portland, Maine 04101

Re: Clarification of Harbor Terrace Request for Contract Zone Amendment

Dear Ms. Hopkins,

In the July 29, 2004 letter to your office regarding a request for a Contract Zone amendment for the Portland Housing Authority's (PHA) Harbor Terrace proposed development, Mark Adelson wrote:

"PHA recognizes that requesting a contract zone prior to fully planning the pending development is unusual. On May 6, 2004, the PHA Board of Commissioners, voted to take this step at the request of neighborhood residents who want an opportunity to speak in opposition to any development taking place at this location prior to the site design phase."


We, the aforementioned "neighborhood residents" have issue with this statement. While those of us present at the May 6<sup>th</sup> meeting certainly want an opportunity to voice our concerns regarding the proposed project, we DID NOT, in any manner request the PHA seek a Contract Zone approval prior to submitting a detailed site plan.


Quite the contrary, we request that the normal approval process be followed; the contract zone change to be considered in conjunction with the detailed site plan review. It is unclear to us how the PHA interpreted our wishes in any other way.

We request that a copy of this letter be kept on file as a record of our position.

Respectfully,

The Salem-Orange Street Steering Committee

  
\_\_\_\_\_  
MARTHA RIENDE  
\_\_\_\_\_  
112 SALEM ST  
\_\_\_\_\_

  
\_\_\_\_\_  
JASPEW TOWLE  
\_\_\_\_\_  
100 SALEM STREET  
\_\_\_\_\_

J. Childs  
JAVIS C. Childs  
112 SALEM ST

Tami Bill  
Tami Bill  
3 Bond St. #1

Sara Anne Cody  
Sara Anne Cody  
78 Salem St.

Victoria A. Dylewski  
Victoria A. Dylewski  
88 Salem St

Marsha Campbell  
Marsha Campbell  
108 Salem St.

Mari Wolterstorff  
MARI WOLTERSTORFF  
24 Salem St.

Jo Coyne  
Jo Coyne  
36 Salem St.

Kathleen M Locker  
Kathleen M Locker  
12 Bond St.

Bea Peart  
Bea Peart  
90 SALEM ST

Sara Miller  
96 Salem St  
Sara Miller

Michael P. Stone  
Michael P. Stone  
116 Salem St.

Robert Wolterstorff  
Robert Wolterstorff  
24 Salem Street

Clarification of Harbor Terrace Request for Contract Zone Amendment page 3

TOM CARON  
TL

3 BOND ST., PORT.

Charles A. Fochl  
122 Salem St.

Portland, ME 04102

RICHARD VAGLIA  
Richard Vaglia

112 SALEM ST, PORTLAND

Peter W. Lawrence  
PETER W. LAWRENCE

5 BOND ST. PORTLAND 04102

c: Bruce Loring, Mark Adelson, Orlando Delogu and Members of the Portland Planning Board

**PORTLAND HOUSING AUTHORITY**  
14 BAXTER BOULEVARD, PORTLAND, MAINE 04101-1822

Administrative Office (207) 773-4753

Fax (207) 774-6471

Maintenance (207) 774-2815

**COMMISSIONERS:**

LUCILLE YOUNG, *Chairperson*

NEVA S. CRAM, *Vice Chairperson*

DARRELL MILESKI, SR., *Commissioner*

JOHN ANTON, *Commissioner*

JOHN H. MALCONIAN, *Commissioner*

ELIZABETH V. CLARKE, *Commissioner*

PETER A. HOWE  
*Executive Director  
and Secretary*

BRUCE R. LORING  
*Deputy Executive  
Director*

*Director of  
Finance*

July 29, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall – Room 401  
389 Congress Street  
Portland, Maine 04101

Subject: Harbor Terrace - Request for Contract Zone Amendment

Dear Ms. Hopkins,

The Portland Housing Authority is applying for a contract zone amendment for our Harbor Terrace property located at 19 Emery and 282 Danforth Streets (57-F-1) in the West End. In February of 1969, the Zoning Board of Appeals granted the developer (F.D. Rich Company) lot size, set-back and parking variances to allow a seven-story building with 150 apartments for senior citizens on the condition that no fewer than 60 parking spaces were to be provided on the same or contiguous property. The building was completed in 1971.

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Enclosed, please find our completed application and fee. Don't hesitate to contact me if you need additional information. Thank you for your consideration.

Sincerely,



Mark B. Adelson  
Deputy Executive Director

Cc: Bruce Loring



APPLICATION FOR ZONING AMENDMENT  
City of Portland, Maine  
Department of Planning and Development  
Portland Planning Board

1. Applicant Information:

Portland Housing Authority  
Name

14 Baxter Blvd.  
Address

Portland, Maine 04101

773-4753                      761-5886  
Phone                              Fax

2. Subject Property:

Harbor Terrace  
Address

19 Emery Street, 282-292 Danforth Street

57 - F - 1  
Assessor's Reference (Chart-Block-Lot)

3. Property Owner:     Applicant     Other

Name

Same as above  
Address

\_\_\_\_\_

\_\_\_\_\_

Phone

Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

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5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property:

6 story building, with 119 senior citizen apartments, 60 parking spaces

Apartment size breakdown: 26 studio units, 88 one-bedrooms units, 5 two-bedrooms

7. Current Zoning Designation(s): February 7, 1969, ZBA granted variances to lot size, parking and side yard set back for development of a 7 story building with 150 apartments, with the condition of providing not less than 60 parking spaces

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

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10. Proposed Zoning: Please check all that apply:

A. \_\_\_\_\_ Zoning Map Amendment, from \_\_\_\_\_ to \_\_\_\_\_

B. \_\_\_\_\_ Zoning Text Amendment to Section 14-\_\_\_\_\_

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C.   X   Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)



11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____ Zoning Map Amendment	\$2,000.00
_____ Zoning Text Amendment	\$2,000.00
<u>  X  </u> Contract/Conditional Rezoning	
Under 5,000 sq. ft.	\$1,000.00
5,000 sq. ft. and over	\$3,000.00
Legal Advertisements	percent of total bill
Notices (receipt of application, workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

8-5-04  
Date of Filing

  
Signature of Applicant

**Further Information:**

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board  
Portland, Maine

Effective: July 6, 1998

# Know all Men by these Presents

That F. D. RICH HOUSING CORP., formerly known as F. D. RICH  
MODULAR HOUSING CORP. -----

a corporation organized and existing under the laws of the State of Delaware with  
a place of business -----  
and located at Stamford

in the County of Fairfield and State of Connecticut

in consideration of one dollar and other valuable considerations

paid by PORTLAND HOUSING AUTHORITY, a public body duly created and  
organized pursuant to the laws of the State of Maine -----

the receipt whereof it does ~~XXXX~~ hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said PORTLAND HOUSING AUTHORITY,

ITS successors, ----- ~~XXXX~~ and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated in  
Portland, County of Cumberland and State of Maine and located on the  
Southerly side of Danforth Street and the Easterly side of Emery  
Street, being bounded and described as follows:

Beginning at a point on the Southeasterly corner of  
Danforth and Emery Streets marked by a spike set in a  
concrete fence footing; thence N 71° 26' 30" E, along  
Danforth Street, One Hundred Sixty-One (161) Feet to an  
iron and the Northwesterly corner of land now or formerly  
of Foley; thence Southeasterly along the westerly side-  
line of said Foley land and land now or formerly of Polan  
and Provencal, One Hundred Thirty (130) feet, more or  
less, to the Southwesterly corner of said Provencal land;  
thence Northeasterly along the Southerly sideline of said  
Provencal land and land now or formerly of Budan, Ninety-  
Two (92) feet, more or less, to land now or formerly of  
Jacob C. Barker; thence S 11° 46' 30" E, along said Barker  
land and land now or formerly of Caulfield, One Hundred  
(100) feet, more or less, to an iron at the Southwesterly  
corner of said Caulfield land; thence N 76° 55' E, along  
said Caulfield land, Eighty-Two and Ninety-Seven Hundredths  
(82.97) feet to an iron and the Westerly side of Orange  
Street; thence S 13° 05' E, along Orange Street, One  
Hundred Sixty-One and Fifty-Eight Hundredths (161.58) feet  
to an iron at the Northwesterly corner of Orange and  
Salem Streets; thence S 71° 29' 30" W, along Salem Street,  
Three Hundred Seven and Eighty-Six Hundredths (307.86)  
feet to an iron and the Easterly side of Emery Street;  
thence N 18° 34' W, along Emery Street, Three Hundred  
Ninety-Nine and Fifty-Three Hundredths (399.53) feet to  
the spike at the Southeasterly corner of Danforth and  
Emery Streets and the point of beginning.

Also conveyed herewith are all the fixtures and equipment,  
rights, easements, privileges and appurtenances belonging to the  
premises hereinabove described, including the fee in the adjoining  
Salem Street land insofar as this Grantor has the right to convey the  
same and subject to the rights of the public to the use thereof as a  
public street, as conveyed by the City of Portland to F. D. Rich  
Construction Co., Inc. by a Deed dated July 31, 1969 as recorded in  
the Cumberland County Registry of Deeds in Book 3096, Page 423.

The above described premises being the same premises as conveyed  
to this Grantor by a Warranty Deed, dated December 3, 1970, from  
F. D. Rich Construction Co., Inc., as recorded in said Registry of  
Deeds, in Book 3153, Page 265.

98

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PORTLAND HOUSING AUTHORITY, its successors

and assigns, to it and their use and behoof forever.

And do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances, except as aforesaid,

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our successors and assigns 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, the said F. D. RICH HOUSING CORP.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Eugene A. Sapelli, its Vice President

thereunto duly authorized, this 29th day of October in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

*[Signature]*

F. D. RICH HOUSING CORP.

By *[Signature]* Vice-President



State of Maine, Cumberland

ss.

October 29 19 71

Then personally appeared the above named Eugene A. Sapelli, Vice-President 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, *[Signature]*

NOV 1 1971  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE Justice of the Peace  
Received at 9 H'16 M A M, and recorded in Public  
BOOK 3198 PAGE 97 W. L. B. Registrar

**PORTLAND HOUSING AUTHORITY**

14 BAXTER BOULEVARD, PORTLAND, MAINE 04101-1822

Administrative Office (207) 773-4753

Fax (207) 774-6471

Maintenance (207) 774-2815

*COMMISSIONERS:*

LUCILLE YOUNG, *Chairperson*  
NEVA S. CRAM, *Vice Chairperson*  
DARRELL MILESKI, SR., *Commissioner*  
JOHN ANTON, *Commissioner*  
JOHN H. MALCONIAN, *Commissioner*  
ELIZABETH V. CLARKE, *Commissioner*

PETER A. HOWE  
*Executive Director  
and Secretary*

BRUCE R. LORING  
*Deputy Executive  
Director*

*Director of  
Finance*

July 29, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall – Room 401  
389 Congress Street  
Portland, Maine 04101

Subject: Harbor Terrace - Request for Contract Zone Amendment

Dear Ms. Hopkins,

The Portland Housing Authority is applying for a contract zone amendment for our Harbor Terrace property located at 19 Emery and 282 Danforth Streets (57-F-1) in the West End. In February of 1969, the Zoning Board of Appeals granted the developer (F.D. Rich Company) lot size, set-back and parking variances to allow a seven-story building with 150 apartments for senior citizens on the condition that no fewer than 60 parking spaces were to be provided on the same or contiguous property. The building was completed in 1971.

The Portland Housing Authority is proposing to reduce the size of the existing parcel of land from 96,996 square feet (2.23 acres) to 66,298 square feet (1.52 acres) by splitting off a second parcel of 30,698 square feet (.7 acres), with frontage on Orange and Salem Streets. The number of parking spaces at Harbor Terrace will also be reduced from 60 to 50.

The second parcel of land will be used for the development of affordable housing in the future. No plans for this development currently exist, but in concept it is likely to be a multifamily development with 15 to 25 units in one or more buildings. It is unknown at this time if the development on the second parcel will also require a contract zone or variances.

PHA recognizes that requesting a contract zone prior to fully planning the pending development is unusual. On May 6, 2004, the PHA Board of Commissioners, voted to take this step at the request of neighborhood residents who want an opportunity to speak

in opposition to any development taking place at this location prior to the site design phase.

It's worth noting that the number of dwelling units in Harbor Terrace has changed. From 1994 to 2000, the PHA reduced the number of units from 150 to 119 through the merger of studio apartments to create more one-bedroom units. Also, three apartments were converted to non-residential uses (computer room, recreation space and sitting room).

It's our understanding that in 1969, when this project was planned, the City's current contract zoning process didn't exist. Zoning exceptions were addressed by the Zoning Board of Appeals through the review of applications for variances. We're assuming that requesting an amendment to a contract zone is the correct process to amend this type of existing variance. Please advise us if this is not the case and a different process and application is more appropriate.

Enclosed, please find our completed application and fee. Don't hesitate to contact me if you need additional information. Thank you for your consideration.

Sincerely,



Mark B. Adelson  
Deputy Executive Director

Cc: Bruce Loring



APPLICATION FOR ZONING AMENDMENT  
 City of Portland, Maine  
 Department of Planning and Development  
 Portland Planning Board

1. Applicant Information:

Portland Housing Authority  
 Name

14 Baxter Blvd.  
 Address

Portland, Maine 04101

773-4753                      761-5886  
 Phone                              Fax

2. Subject Property:

Harbor Terrace  
 Address

19 Emery Street, 282-292 Danforth Street

57 - F - 1  
 Assessor's Reference (Chart-Block-Lot)

3. Property Owner:     Applicant     Other

Name

Same as above  
 Address

\_\_\_\_\_

\_\_\_\_\_                      \_\_\_\_\_  
 Phone                              Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Deed attached: F.D. Rich Housing Corp. to Portland Housing Authority, dated October 29, 1971, recorded at Cumberland County Registry of Deeds, Book 3198, Page 97.

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property:

6 story building, with 119 senior citizen apartments, 60 parking spaces

Apartment size breakdown: 26 studio units, 88 one-bedrooms units, 5 two-bedrooms

7. Current Zoning Designation(s): February 7, 1969, ZBA granted variances to lot size, parking and side yard set back for development of a 7 story building with 150 apartments, with the condition of providing not less than 60 parking spaces

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

PHA proposes to reduce the existing parcel from 96,996 square feet (2.23 acres) to 66,298 square feet (1.52 acres)

by splitting off a second parcel of 30,698 square feet (.7 acres) with frontage on Orange and Salem Streets for

future residential development. The number of parking spaces at Harbor Terrace will also be reduced from

60 to 50. From 1994 to 2000 the number of dwelling units in Harbor Terrace was reduced from 150 to 119

through the merger of studio apartments to create more one bedroom units, as well as the conversion of 3 units to

non-residential uses.

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A.  Zoning Map Amendment, from \_\_\_\_\_ to \_\_\_\_\_

B.  Zoning Text Amendment to Section 14-\_\_\_\_\_

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C.  Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____ Zoning Map Amendment	\$2,000.00
_____ Zoning Text Amendment	\$2,000.00
<u>X</u> Contract/Conditional Rezoning	
Under 5,000 sq. ft.	\$1,000.00
5,000 sq. ft. and over	\$3,000.00
Legal Advertisements	percent of total bill
Notices	.55 cents each
(receipt of application, workshop and public hearing)	

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

8-5-04  
Date of Filing

  
Signature of Applicant

**Further Information:**

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board  
Portland, Maine

Effective: July 6, 1998



# Know all Men by these Presents

That F. D. RICH HOUSING CORP., formerly known as F. D. RICH  
MODULAR HOUSING CORP. -----

a corporation organized and existing under the laws of the State of Delaware with  
a place of business -----  
and located at Stamford

in the County of Fairfield and State of Connecticut

in consideration of one dollar and other valuable considerations

paid by PORTLAND HOUSING AUTHORITY, a public body duly created and  
organized pursuant to the laws of the State of Maine -----

the receipt whereof it, does ~~XXXX~~ hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said PORTLAND HOUSING AUTHORITY,

ITS SUCCESSORS, ----- ~~XXXXXX~~ and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated in  
Portland, County of Cumberland and State of Maine and located on the  
Southerly side of Danforth Street and the Easterly side of Emery  
Street, being bounded and described as follows:

Beginning at a point on the Southeastery corner of  
Danforth and Emery Streets marked by a spike set in a  
concrete fence footing; thence N 71° 26' 30" E, along  
Danforth Street, One Hundred Sixty-One (161) Feet to an  
iron and the Northwestery corner of land now or formerly  
of Foley; thence Southeastery along the westerly side-  
line of said Foley land and land now or formerly of Polan  
and Provencal, One Hundred Thirty (130) feet, more or  
less, to the Southwestery corner of said Provencal land;  
thence Northeastery along the Southerly sideline of said  
Provencal land and land now or formerly of Sudan, Ninety-  
Two (92) feet, more or less, to land now or formerly of  
Jacob O. Barker; thence S 11° 46' 30" E, along said Barker  
land and land now or formerly of Caulfield, One Hundred  
(100) feet, more or less, to an iron at the Southwestery  
corner of said Caulfield land; thence N 76° 55' E, along  
said Caulfield land, Eighty-Two and Ninety-Seven Hundredths  
(82.97) feet to an iron and the Westerly side of Orange  
Street; thence S 13° 05' E, along Orange Street, One  
Hundred Sixty-One and Fifty-Eight Hundredths (161.58) feet  
to an iron at the Northwestery corner of Orange and  
Salem Streets; thence S 71° 29' 30" W, along Salem Street,  
Three Hundred Seven and Eighty-Six Hundredths (307.86)  
feet to an iron and the Easterly side of Emery Street;  
thence N 18° 34' W, along Emery Street, Three Hundred  
Ninety-Nine and Fifty-Three Hundredths (399.53) feet to  
the spike at the Southeastery corner of Danforth and  
Emery Streets and the point of beginning.

Also conveyed herewith are all the fixtures and equipment,  
rights, easements, privileges and appurtenances belonging to the  
premises hereinabove described, including the fee in the adjoining  
Salem Street land insofar as this Grantor has the right to convey the  
same and subject to the rights of the public to the use thereof as a  
public street, as conveyed by the City of Portland to F. D. Rich  
Construction Co., Inc. by a Deed dated July 31, 1969 as recorded in  
the Cumberland County Registry of Deeds in Book 3096, Page 423.

The above described premises being the same premises as conveyed  
to this Grantor by a Warranty Deed, dated December 3, 1970, from  
F. D. Rich Construction Co., Inc., as recorded in said Registry of  
Deeds, in Book 3133, Page 265.

98

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PORTLAND HOUSING AUTHORITY, its successors

and assigns, to it and their use and behoof forever.

And do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances, except as aforesaid,

that we have good right to sell and convey the same to the said Grantee to hold us aforesaid; and that we and our successors and assigns 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, the said F. D. RICH HOUSING CORP. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Eugene A. Sapelli, its Vice President thereunto duly authorized, this 29th day of October in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of [Signature]

F. D. RICH HOUSING CORP. By Eugene A. Sapelli Vice-President



State of Maine, Cumberland } ss. October 29 19 71

Then personally appeared the above named Eugene A. Sapelli, Vice-President 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, [Signature]

NOV 1 1971 REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE Justice of the Peace Received at 9 H'16 M + M, and recorded in Public BOOK 31 98 PAGE 97 with fees as Register

A. Allan Soule, Building Inspection Department

February 11, 1969

Barnett I. Shur, Corporation Counsel

Appeals

Attached please find file in connection with appeal heard by the Board of Appeals on January 30, 1969:

F. D. Rich Company - 280-286 Danforth Street - Zoning - Granted - provided that not less than sixty parking spaces shall be provided on the same or contiguous property.

BIL  
Barnett I. Shur  
Corporation Counsel

MEM

Enclosures

cc: City Clerk w/ copy of decision  
Planning Board w/ copy of decision

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

F. D. Rich Company, owner of property at 280-286 Danforth Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: **construction of a 7-story masonry building 186' x 168' with 150 dwelling units.** This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) A side yard of only 10 feet is to be provided on the right side of this building from Emery Street instead of the 15 feet as required under Section 602.7B.2 of the Zoning Ordinance for the R-6 Residence Zone in which the property is located; 2) The 150 rentable units with a lot area of only 92,151 square feet is in violation of Section 602.7B.7 which requires a minimum of 1,000 square feet per family or 150,000 square feet; 3) Section 602.14B.1 requires one parking space for each dwelling unit, 150 parking spaces will need to be provided instead of 36 spaces as indicated on the plan submitted with application.

NOTE: Variance for side yard not required.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

F. D. Rich Company

By: \_\_\_\_\_  
APPELLANT

DECISION

After public hearing held January 30, 1969, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, **provided that not less than sixty parking spaces shall be provided on the same or contiguous property.** It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, **provided that not less than sixty parking spaces shall be provided on the same or contiguous property.**

Granted February 7, 1969

Frank G. Hill  
Harry M. Smart  
\_\_\_\_\_  
Board of Appeals

100

COMMUNICATION  
RE PROPOSED DANFORTH AND EMERY  
STREET APARTMENT COMPLEX  
( Dr. MacVane )

IN THE CITY COUNCIL

FEBRUARY 17, 19 69

Read and received, 9 Yeas.

Extra

Attest:   
City Clerk.

CITY OF PORTLAND, MAINE  
CITY COUNCIL



---

DONALD R. SLIPP  
CHAIRMAN  
DANIEL B. FELIX  
CHARLES W. ALLEN  
RALPH AMERGIAN  
HAROLD G. LORING  
POPKINS ZAKARIAN  
WILLIAM L. MACVANE, JR.  
EDWARD I. BERNSTEIN  
JOHN W. STURGIS

February 13, 1969

TO THE CHAIRMAN AND MEMBERS OF THE CITY COUNCIL:

Gentlemen:

I have recently been contacted by residents of Danforth, Taylor, and Emery Streets regarding the new apartment complex of 150 units at the corner of Danforth and Emery Streets. These individuals feel that the proposed building is not in the best interest of the neighborhood due to the requested variances for parking, its height, etc.

Although I realize that this matter would normally not come to the City Council as it is a problem of the Zoning Board of Appeals, I hereby request that this communication be on the Council Agenda of February 17, 1969 so that concerned residents may speak to the Council on this matter.

Sincerely,

William L. MacVane, Member  
Portland City Council

WLM:egd

345


COMMUNICATION

PORTLAND HOUSING AUTHORITY RE ESTIMATE  
OF PAYMENT IN LIEU OF TAXES FROM DAN-  
FORTH AND EMERY HOUSING PROJECT

IN THE CITY COUNCIL

JULY 7, 19 69

Read and received, 8 Yeas,  
(Zakarian out).

Attest:   
City Clerk.





Department of Planning & Development  
Lee D. Urban, Director



## CITY OF PORTLAND

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

September 27, 2004

Mr. Mark B. Adelson  
Portland Housing Authority  
14 Baxter Blvd.  
Portland, ME 04101

RE: Harbor Terrace – 19 Emery Street – Contract Zone Application  
ID #626, CBL #057 F001001

Dear Mark:

Planning staff has received your August 8, 2004 application to rezone the property at 19 Emery Street from R6 with a variance to a Contract Zone. A November 23, 2004 workshop with the Planning Board has been tentatively scheduled.

### **Harbor Terrace Contract Zone**

The proposed Contract zone would apply to a 1.52 acre portion of the existing 2.23 acre Harbor Terrace site. This reduction in parcel size would have substantial impact Harbor Terrace's overall density and on-site parking ratio.

#### *Density*

At 119 units on 2.23 acres, the Harbor Terrace project is currently at a density of 53 units per acre or 815 square feet of land area per unit. By reducing the parcel size to 1.52 acres that density would increase to 78 units per acre or 556 square feet of land area per unit. This proposed density is comparable to other mid-rise projects on the peninsula. In order to properly evaluate the proposed project with the Planning Board, we request further back-up information on the following two issues: (1) how parking is addressed on the Harbor Terrace site and (2) the nature, quality, and extent of the project proposed for the remainder parcel as addressed below.

#### *Parking*

When originally granted its variance in the late 1960s, the Harbor Terrace project featured 150 units and provided 60 parking spaces resulting in a ratio of .4 parking spaces per unit. In recent years, the unit count has lowered to 119 thereby changing that ratio to .5 spaces per unit. The proposed contract zone would reduce Harbor Terrace's spaces to 50 resulting in a ratio of .42 spaces per unit.

Recent parking studies have shown that on-peninsula parking demand for some residential unit types can be less than 1 space per unit. More information should be provided to support the proposed .42 spaces per unit ratio.

Please present a comprehensive parking study for Harbor Terrace including such information as:

- A site plan with available parking spaces scaled and numbered as well as any loading zones
- A parking management plan (eg: spaces assigned for exclusive use or first come first serve?)
- Total number of residents
- Data on vehicle ownership among residents
- Maximum number of employees on duty at any given time
- Data on visitor parking demand
- Data on commercial loading demand
- Any special events at Harbor Terrace that may create short-term spikes on parking demand
- Estimated demand for off-site street parking
- Any other information relevant to parking on the site

#### **New Multifamily Development**

The stated intent of the subject contract zone is to allow for the subdivision and development of a .7-acre remainder parcel. However, no development proposal has been presented for that area. City Code Sec. 14-60 states:

*Pursuant to 30-A M.R.S.A. Section 4503(9), conditional or contract zoning is hereby authorized for rezoning of property where, for reasons such as the unusual nature or unique location of the development proposed, the city council finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions in order to ensure that the rezoning is consistent with the city's comprehensive plan. Conditional or contract zoning shall be limited to where a rezoning is requested by the owner of the property to be rezoned. Nothing in this division shall authorize either an agreement to change or retain a zone or a rezoning which is inconsistent with the city's comprehensive plan.*

In order for the project to be approved it must be found consistent with this purpose statement. Staff finds that it is not possible to determine whether the proposed contract zone is well reasoned, beneficial to the community, or otherwise consistent with the comprehensive plan without seeing a development proposal for the remainder parcel, which it is intended to create. Please submit a conceptual site plan and narrative for the proposed multifamily development on the proposed .7-acre remainder parcel.

Once this plan has been developed, please consider either (1) encompassing the .7-acre multi-family development within the proposed contract zone or (2) otherwise applying to rezone the .7-acre parcel concurrently with the subject contract zone application.

I look forward to working with you through the review process. If you have any questions, please do not hesitate to contact me by phone at 756-8083 or by email at [ebm@portlandmaine.gov](mailto:ebm@portlandmaine.gov).

Best regards,

A handwritten signature in black ink, appearing to read 'E. Boxer-Macomber', with a long horizontal flourish extending to the right.

Ethan Boxer-Macomber  
Planner

CC: Alex Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager

## PORTLAND HOUSING AUTHORITY

14 BAXTER BOULEVARD, PORTLAND, MAINE 04101-1822

Administrative Office (207) 773-4753

Fax (207) 774-6471

Maintenance (207) 774-2815

### COMMISSIONERS:

LUCILLE YOUNG, *Chairperson*

NEVA S. CRAM, *Vice Chairperson*

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*Executive Director  
and Secretary*

BRUCE R. LORING  
*Deputy Executive  
Director*

*Director of  
Finance*

July 29, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall - Room 401  
389 Congress Street  
Portland, Maine 04101

Subject: Harbor Terrace - Request for Contract Zone Amendment

Dear Ms. Hopkins,

The Portland Housing Authority is applying for a contract zone amendment for our Harbor Terrace property located at 19 Emery and 282 Danforth Streets (57-F-1) in the West End. In February of 1969, the Zoning Board of Appeals granted the developer (F.D. Rich Company) lot size, set-back and parking variances to allow a seven-story building with 150 apartments for senior citizens on the condition that no fewer than 60 parking spaces were to be provided on the same or contiguous property. The building was completed in 1971.

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Enclosed, please find our completed application and fee. Don't hesitate to contact me if you need additional information. Thank you for your consideration.

Sincerely,



Mark B. Adelson  
Deputy Executive Director

Cc: Bruce Loring



APPLICATION FOR ZONING AMENDMENT  
 City of Portland, Maine  
 Department of Planning and Development  
 Portland Planning Board

1. Applicant Information:

Portland Housing Authority  
 Name

14 Baxter Blvd.  
 Address

Portland, Maine 04101

773-4753                      761-5886  
 Phone                              Fax

2. Subject Property:

Harbor Terrace  
 Address

19 Emery Street, 282-292 Danforth Street

57 - F - 1  
 Assessor's Reference (Chart-Block-Lot)

3. Property Owner:     Applicant     Other

Name  
Same as above  
 Address

\_\_\_\_\_  
 Phone                              Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

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A. \_\_\_\_\_ Zoning Map Amendment, from \_\_\_\_\_ to \_\_\_\_\_

B. \_\_\_\_\_ Zoning Text Amendment to Section 14-\_\_\_\_\_

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (~~example~~), and language to be added is depicted with underline (example).

C.   X   Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____ Zoning Map Amendment	\$2,000.00
_____ Zoning Text Amendment	\$2,000.00
<u>  X  </u> Contract/Conditional Rezoning	
Under 5,000 sq. ft.	\$1,000.00
5,000 sq. ft. and over	\$3,000.00
Legal Advertisements	percent of total bill
Notices (receipt of application, workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper are required by State Statute and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

8-5-04  
Date of Filing

  
Signature of Applicant

**Further Information:**

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board  
Portland, Maine

Effective: July 6, 1998



# Know all Men by these Presents

That F. D. RICH HOUSING CORP., formerly known as F. D. RICH  
MODULAR HOUSING CORP.,  
a corporation organized and existing under the laws of the State of Delaware with  
a place of business  
and located at Stamford

in the County of Fairfield and State of Connecticut  
in consideration of one dollar and other valuable considerations

paid by PORTLAND HOUSING AUTHORITY, a public body duly created and  
organized pursuant to the laws of the State of Maine  
the receipt whereof it does hereby acknowledge, does hereby  
give, grant, bargain, sell and convey unto the said PORTLAND HOUSING AUTHORITY,

ITS SUCCESSORS, and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated in  
Portland, County of Cumberland and State of Maine and located on the  
southerly side of Danforth Street and the Easterly side of Emery  
Street, being bounded and described as follows:

Beginning at a point on the Southeastery corner of  
Danforth and Emery Streets marked by a spike set in a  
concrete fence footing; thence N 71° 26' 30" E, along  
Danforth Street, One Hundred Sixty-One (161) Feet to an  
iron and the Northwestery corner of land now or formerly  
of Foley; thence Southeastery along the wasterly side-  
line of said Foley land and land now or formerly of Folan  
and Provencal, One Hundred Thirty (130) feet, more or  
less, to the Southwestery corner of said Provencal land;  
thence Northeastery along the Southerly sideline of said  
Provencal land and land now or formerly of Sudan, Ninety-  
Two (92) feet, more or less, to land now or formerly of  
Jacob C. Barker; thence S 11° 46' 30" E, along said Barker  
land and land now or formerly of Caulfield, One Hundred  
(100) feet, more or less, to an iron at the Southwestery  
corner of said Caulfield land; thence N 76° 55' E, along  
said Caulfield land, Eighty-Two and Ninety-Seven Hundredths  
(82.97) feet to an iron and the Westerly side of Orange  
Street; thence S 13° 05' E, along Orange Street, One  
Hundred Sixty-One and Fifty-Eight Hundredths (161.58) feet  
to an iron at the Northwestery corner of Orange and  
Salem Streets; thence S 71° 29' 30" W, along Salem Street,  
Three Hundred Seven and Eighty-Six Hundredths (307.86)  
feet to an iron and the Easterly side of Emery Street;  
thence N 18° 34' W, along Emery Street, Three Hundred  
Ninety-Nine and Fifty-Three Hundredths (399.53) feet to  
the spike at the Southeastery corner of Danforth and  
Emery Streets and the point of beginning.

Also conveyed herewith are all the fixtures and equipment,  
rights, easements, privileges and appurtenances belonging to the  
premises hereinabove described, including the fee in the adjoining  
Salem Street land insofar as this Grantor has the right to convey the  
same and subject to the rights of the public to the use thereof as a  
public street, as conveyed by the City of Portland to F. D. Rich  
Construction Co., Inc. by a Deed dated July 31, 1969 as recorded in  
the Cumberland County Registry of Deeds in Book 3096, Page 483.

The above described premises being the same premises as conveyed  
to this Grantor by a Warranty Deed, dated December 3, 1970, from  
F. D. Rich Construction Co., Inc., as recorded in said Registry of  
Deeds, in Book 3153, Page 263.



98 To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PORTLAND HOUSING AUTHORITY, its successors

~~XXXX~~ and assigns, to it and their use and behoof forever.

And do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances, except as aforesaid,

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our successors and assigns 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, the said F. D. RICH HOUSING CORP. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Eugene A. Sapelli, its Vice President

thereunto duly authorized, this 29 day of October in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

*[Signature]*

F. D. RICH HOUSING CORP.

By *[Signature]* Vice-President



State of Maine, Cumberland

October 29 19 71

Then personally appeared the above named Eugene A. Sapelli, Vice-President 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, *[Signature]* Justice of the Peace

NOV 1 1971  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 9 H/16 M/W, and recorded in Public  
BOOK 3188 PAGE 97 with fees to Register

Tuesday, March 22, 2005

Bruce Loring, Director  
Portland Housing Authority  
14 Baxter Blvd.  
Portland, Maine 04101

Re: Request per Freedom of Information Act (FOIA)

Dear Mr. Loring:

This letter is a request for all documents, letters, faxes, newspaper articles, and any other written, taped, or otherwise documented information held by the Portland Housing Authority pertaining to the zoning, permitting and construction of Harbor Terrace, as well as any and all variances, easements, covenants and restrictions associated with the Harbor Terrace facility and its construction.

As you know, we have made previous requests for this information. We would therefore appreciate receiving said documentation within ten business days.

Yours truly,



Tom Caron  
for the Salem/Orange Steering Committee

3 Bond Street  
Portland, Maine 04102  
(207) 228-4853  
[tcaron@maine.rf.com](mailto:tcaron@maine.rf.com)

cc - Department of Housing and Urban Development  
Joseph Gray, City Manager  
Lee Urban, Director, Dept. of Planning and Development  
Portland City Councilors

October 25, 2004

Lee Urban,  
Director, Planning and Development  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Urban:

Several of our members attended the October 7 meeting of the Portland Housing Authority, at which this item was considered:

Resolution withdrawing the application for a contract zone amendment for Harbor Terrace pending further development of a proposal for the creation of affordable housing at the site.

At that meeting, a letter from City Planner Ethan Boxer-Macomber to PHA Deputy Director Mark Adelson was shared. In that letter, Mr. Boxer-Macomber states that a workshop with the Planning Board has been scheduled for November 23, reviews various criteria and requests that specific pieces of information related to the proposed development be supplied.

We are disturbed that the review not only makes no mention of the substantial variances that have already been granted for this site but also states that the newly "proposed density is comparable to other mid-rise projects on the peninsula," with no reference to the residential nature of our neighborhood. When questioned about whether they thought the variances that the original building was constructed under or the limits on existing land size would be reasons the city would deny approval for a project, the commissioners said no. They stated that the city had already advised them that an appropriate housing project for that land parcel would be allowed.

We would like to know whether this is true. Has the development of additional housing at the Harbor Terrace site already been approved and/or encouraged by the City of Portland? If so, we would like to know which office, committee, council, board, commission, individual, or other entity within the administration of the city of Portland gave PHA that information. We would appreciate receiving your response as soon as possible.

Yours truly,

The Salem/Orange  
Steering Committee

Michael P. Stone  
116 Salem St.

RESER LAWRENCE  
5 Bond St.

Kathleen M. Locker  
12 Bond St.

J A SPEW TOJIG  
100 SALEM ST.

Charles A. Fohl  
Charles A. Fohl  
122 Salem St.

SARA W. MATO  
SARA W. MATO  
122 SALEM ST.

Richard Vaglia  
Richard Vaglia  
112 SALEM ST.

JAVIS C. Childs  
JAVIS C. Childs  
112 Salem St

Jo Coyne  
Jo Coyne  
36 Salem St.

SARA MILLER  
Sara Miller  
96 Salem St.

Robert Wolterstorff  
Robert Wolterstorff  
24 Salem St.

Mari Wolterstorff  
MARI WOLTERSTORFF  
24 SALEM ST.

MARTHA RITTLE  
Martha Rittle  
112 Salem St

Belinda Pease  
Belinda Pease  
90 Salem St.

Marsha Campbell  
Marsha Campbell  
108 Salem St. 04402

TOM CARON  
T L  
3 BOND ST. #3

Tami L. Bill  
Tami L. Bill  
3 Bond St. #1

Jason P. Grumell  
Jason P. Grumell  
3 Bond Apt 1

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cc - Joseph Gray, City Manager  
Ethan Boxer-Macomber, Planner  
Sarah Hopkins, Development Review Services Manager  
Aaron Shapiro, Director, Housing and Neighborhood Services  
Karen Geraghty, Councilor, District 2

August 24, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall – Room 401  
389 Congress Street  
Portland, Maine 04101

Re: Clarification of Harbor Terrace Request for Contract Zone Amendment

Dear Ms. Hopkins,

In the July 29, 2004 letter to your office regarding a request for a Contract Zone amendment for the Portland Housing Authority's (PHA) Harbor Terrace proposed development, Mark Adelson wrote:

"PHA recognizes that requesting a contract zone prior to fully planning the pending development is unusual. On May 6, 2004, the PHA Board of Commissioners, voted to take this step at the request of neighborhood residents who want an opportunity to speak in opposition to any development taking place at this location prior to the site design phase."


We, the aforementioned "neighborhood residents" have issue with this statement. While those of us present at the May 6<sup>th</sup> meeting certainly want an opportunity to voice our concerns regarding the proposed project, we DID NOT, in any manner request the PHA seek a Contract Zone approval prior to submitting a detailed site plan.

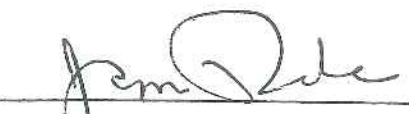
Quite the contrary, we request that the normal approval process be followed; the contract zone change to be considered in conjunction with the detailed site plan review. It is unclear to us how the PHA interpreted our wishes in any other way.

We request that a copy of this letter be kept on file as a record of our position.

Respectfully,

The Salem-Orange Street Steering Committee

  
\_\_\_\_\_  
MARTHA BIEHLE  
\_\_\_\_\_  
112 SALEM ST

  
\_\_\_\_\_  
JASPEW Towle  
\_\_\_\_\_  
100 SALEM STREET

Clarification of Harbor Terrace Request for Contract Zone Amendment page 2

JAVIS C. Childs  
JAVIS C. Childs  
112 Salem St

Tami Bill  
Tami Bill  
3 Bond St. #1

Sara Anne Cody  
Sara Anne Cody  
78 Salem St.

Victoria A. Dylewski  
Victoria A. Dylewski  
88 Salem St

Marsha Campbell  
Marsha Campbell  
108 Salem St.

Mari Wolterstorff  
MARI WOLTERSTORFF  
24 Salem St.

Jo Coyne  
Jo Coyne  
36 Salem St

Kathleen M. Locker  
Kathleen M. Locker  
12 Bond St.

Bruna Feast  
BRUNDA FEAST  
90 SALEM ST

Sara Miller  
96 Salem St  
Sara Miller

Michael P. Stone  
Michael P. Stone  
116 Salem St.

Robert Wolterstorff  
Robert Wolterstorff  
24 Salem Street

Clarification of Harbor Terrace Request for Contract Zone Amendment page 3

TOM CARON  
J.L.

3 BOND ST, PORT.

Charles A. Fiehl

122 Salem St

Portland, ME 04102

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RICHARD VAGLIA  
Richard Vaglia

112 SALEM ST, PORTLAND

Peter W. Lawrence

PETER W. LAWRENCE

5 BOND ST. PORTLAND ME 04102

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c: Bruce Loring, Mark Adelson, Orlando Delogu and Members of the Portland Planning Board



Alex [Signature]  
SEP - 9 2004

Peter W. Lawrence  
5 Bond Street  
Portland, ME 04102  
207-772-6863

Dear Mr. Gray:

Sept. 10, 2004

The Portland Housing Authority has applied for a Contract Zone Change on its Harbor Terrace site at Danforth Street and Emery Streets. Their plan is to sell off 0.7 acres for multi-unit housing, leaving 1.52 acres, or 66,211 sq. ft., for their existing high-rise building.

In 1969 the Authority's developer was granted several substantial variances, including a lot area reduction of nearly 40 percent, to build the structure. This neighborhood consists mostly of small, low-rise houses of one to three units. Thus the placing of this massive high rise on Danforth Street was a major imposition in terms of density and scale. There was opposition to the development, but houses were taken by eminent domain, families were relocated and the project went ahead.

All that may be just history, but there was an understanding that because of the very large variance given for such a large building, that would be the limit: there would be no expansion of the development and no further reduction of the lot area. Now Portland Housing wants to renege on that contract.

Why would the City want to lower its standards now?

As you know, there are long-accepted reasons for lot area requirements. They are intended to ensure sunlight and air circulation and to put a check on noise and traffic. All these factors are especially important in an old neighborhood such as ours.

The City's housing plan ("Housing: Sustaining Portland's Future") speaks of neighborhood stability and integrity. When I moved to this small neighborhood 27 years ago it was in danger of deteriorating and becoming a problem area. Very gradually it stabilized.

If the City now allows that open space to be occupied by a new housing development, it would be breaking the ruling it made in 1969 and it would disrupt the stability that this neighborhood has finally regained.

Furthermore, our confidence in the City's land use and zoning policies would be shattered. Laws are supposed to provide some predictability in our lives and our investments. If this plan goes through, what will the City do next?

Concerning the site itself, please see the enclosed map. The site is on a steep hillside, wedged in at the ends of two perpendicular dead-end streets, Emery and Salem, that cannot be connected because of the terrain. Orange Street, along one side of the lot has a paved surface of only about 16 feet, with no parking on either side. Salem Street is as narrow as a street can be while allowing parking on both sides. Bond Street, on the crest of the hill, is only 20 feet wide and has no parking on either side. Turning at the intersections of Orange with these latter two streets is very difficult for trucks and emergency vehicles. All vehicles have difficulty on ice and snow because of the slope.

A

21

September 13, 2004

**DRAFT**

Mr. Mark B. Adelson  
Portland Housing Authority  
14 Baxter Blvd.  
Portland, ME 04101

RE: Harbor Terrace – 19 Emery Street – Contract Zone Application  
ID #626, CBL #057 F001001

Dear Mark:

Planning staff has received your August 8, 2004 application to rezone the property at 19 Emery Street from R6 with a variance to a Contract Zone. A November 23, 2004 workshop with the Planning Board has been tentatively scheduled.

**Harbor Terrace Contract Zone**

The proposed Contract zone would apply to a 1.52 acre portion of the existing 2.23 acre Harbor Terrace site. This reduction in parcel size would have substantial impact Harbor Terrace's overall density and on-site parking ratio.

*Density*

At 119 units on 2.23 acres, the Harbor Terrace project is currently at a density of 53 units per acre or 815 square feet of land area per unit. By reducing the parcel size to 1.52 acres that density would increase to 78 units per acre or 556 square feet of land area per unit. This proposed density is comparable to other mid-rise projects on the peninsula. Staff ~~may be prepared to support the proposed density depending on~~ (1) how parking is addressed on the Harbor Terrace site and (2) the nature, quality, and ~~civic value~~ of the project proposed for the remainder parcel as addressed below. extent

*Parking*

When originally granted its variance in the late 1960s, the Harbor Terrace project featured 150 units and provided 60 parking spaces resulting in a ratio of .4 parking spaces per unit. In recent years, the unit count has lowered to 119 thereby changing that ratio to .5 spaces per unit. The proposed contract zone would reduce Harbor Terrace's spaces to 50 resulting in a ratio of .42 spaces per unit.

In order to properly evaluate this proposal with the Planning Board, we request further backup information on the following issues:

Recent parking studies have shown that on-peninsula parking demand for some residential unit types can be less than 1 space per unit. More information should be provided to support the proposed .42 spaces per unit ratio.

Please present a comprehensive parking study for Harbor Terrace including such information as:

- A site plan with available parking spaces scaled and numbered as well as any loading zones
- A parking management plan (eg: spaces assigned for exclusive use or first come first serve?)
- Total number of residents
- Data on vehicle ownership among residents
- Maximum number of employees on duty at any given time
- Data on visitor parking demand
- Data on commercial loading demand
- Any special events at Harbor Terrace that may create short-term spikes on parking demand
- Estimated demand for off-site street parking *(why this?)*
- Any other information relevant to parking on the site

#### **New Multifamily Development**

The stated intent of the subject contract zone is to allow for the subdivision and development of a .7-acre remainder parcel. However, no development proposal has been presented for that area. City Code Sec. 14-60 states:

*Pursuant to 30-A M.R.S.A. Section 4503(9), conditional or contract zoning is hereby authorized for rezoning of property where, for reasons such as the unusual nature or unique location of the development proposed, the city council finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions in order to ensure that the rezoning is consistent with the city's comprehensive plan. Conditional or contract zoning shall be limited to where a rezoning is requested by the owner of the property to be rezoned. Nothing in this division shall authorize either an agreement to change or retain a zone or a rezoning which is inconsistent with the city's comprehensive plan.*

In order for the project to be approved it must be found consistent with this purpose statement. Staff finds that it is not possible to determine whether the proposed contract zone is well reasoned, beneficial to the community, or otherwise consistent with the comprehensive plan without seeing a development proposal for the remainder parcel, which it is intended to create. Please submit a conceptual site plan and narrative for the proposed multifamily development on the proposed .7-acre remainder parcel.

Once this plan has been developed, please consider either (1) encompassing the .7-acre multi-family development within the proposed contract zone or (2) otherwise applying to rezone the .7-acre parcel concurrently with the subject contract zone application.

I look forward to working with you through the review process. If you have any questions, please do not hesitate to contact me by phone at 756-8083 or by email at [ebm@portlandmaine.gov](mailto:ebm@portlandmaine.gov).

Best regards,

Ethan Boxer-Macomber  
Planner

CC: Alex Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager

**From:** Ethan Boxer-Macomber  
**To:** Linda Pinard  
**Date:** 11/10/04 2:23:36 PM  
**Subject:** Harbor Terrace - Councilor Geraghty's Request

Linda-

Councilor Geraghty requested some background information regarding the proposed Harbor Terrace Rezone. She needed this information in order to respond to a letter issued by concerned neighbors. In your City mailbox you will find a packet including Councilor Geraghty's request, some documentation from the project file, and a draft response letter. I have attached an electronic copy of that response letter to this email for your convenience.

Please let me know if I can be of further assistance.

Ethan Boxer-Macomber, Planner  
Planning Division  
City of Portland  
389 Congress Street  
Portland, ME 04101

Tel: 207.756.8083  
Fax: 207.756.8258

**CC:** Alex Jaegerman ; Lee Urban

November 10, 2004

The Salem/Orange Steering Committee  
C/o Michael P. Stone  
116 Salem Street  
Portland, ME 04102

Dear Mr. Stone:

I have reviewed the September 27, 2004 project review letter prepared by Ethan Boxer-Macomber, Planner, regarding the proposed Harbor Terrace Contract Rezone. The letter sets parameters for the public review process and requests that additional information be submitted. It presents a factual summary of the current conditions and some background history of the site. The letter does not imply that the proposed rezone or any specific development proposal conforms to City regulations or that it will be approved.

After receipt of this letter, the Portland Housing Authority withdrew its request. Neighbors will be informed if a new application is submitted.

Sincerely,

Karen Geraghty

**PORTLAND HOUSING AUTHORITY**

14 BAXTER BOULEVARD, PORTLAND, MAINE 04101-1822

www.porthouse.org

Administrative Office (207) 773-4753 • TDD (207) 774-2570

Fax (207) 774-6471

Maintenance (207) 774-2815

*COMMISSIONERS:*

NEVA S. CRAM, *Chairperson*  
DARRELL MILESKE, SR., *Vice Chairman*  
JOHN ANTON, *Commissioner*  
JOHN H. MALCONIAN, *Commissioner*  
FAITH MCLEAN, *Commissioner*  
KATHY HARRIMAN, *Commissioner*  
MARYANN CARROLL, *Commissioner*

BRUCE R. LORING  
*Executive Director  
and Secretary*

MARK B. ADELSON  
*Deputy Executive  
Director*

October 8, 2004

Sarah Hopkins  
Development Review Services Manager  
Planning Division  
City Hall – Room 401  
389 Congress Street  
Portland, Maine 04101

COPY

Subject: Harbor Terrace - Contract Zone Application Withdrawal

Dear Sarah,

On October 7<sup>th</sup>, the Portland Housing Authority Board of Commissioners voted to withdraw its application for the Harbor Terrace contract zone pending further development of a proposal for the creation of affordable housing on Salem and Orange Streets. We anticipate reapplying in 2005.

Please reimburse PHA the application fee. A copy of the receipt is attached.

We'll remain in contact with you and your staff as we continue the planning for this development. Thank you for your assistance to date.

Sincerely,



Mark B. Adelson  
Deputy Executive Director

Cc: Councilor Karen Geraghty  
Jodie Lapchick, WENA  
Janis Childs  
Ethan Macomber-Boxer



GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT **Planning and Development** DATE **8/5/04**

RECEIVED FROM **Portland Housing Authority**  
ADDRESS

**Harbor Terrace**

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Contract zone		3,000 <sup>00</sup>
	check 041225		

CASH  CHECK  OTHER TOTAL **3,000<sup>00</sup>**

RECEIVED BY **Gina**



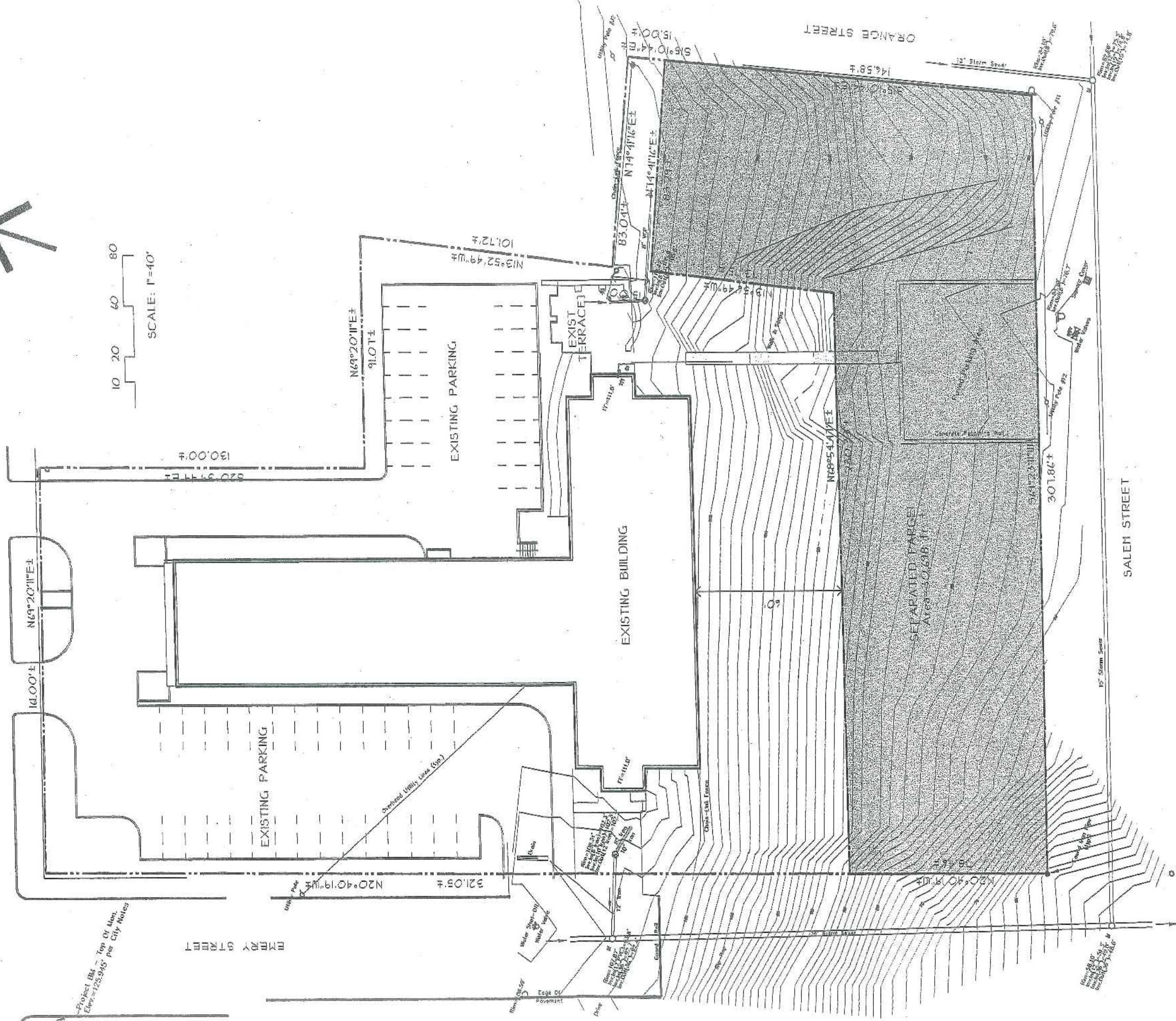
DANFORTH STREET



Project BM - Top of Men.  
Elev. = 125.945' per  
City Notes

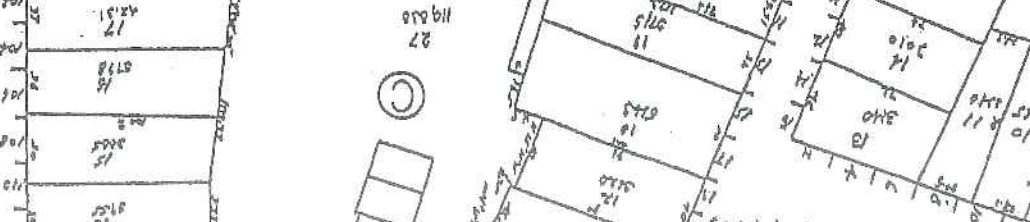
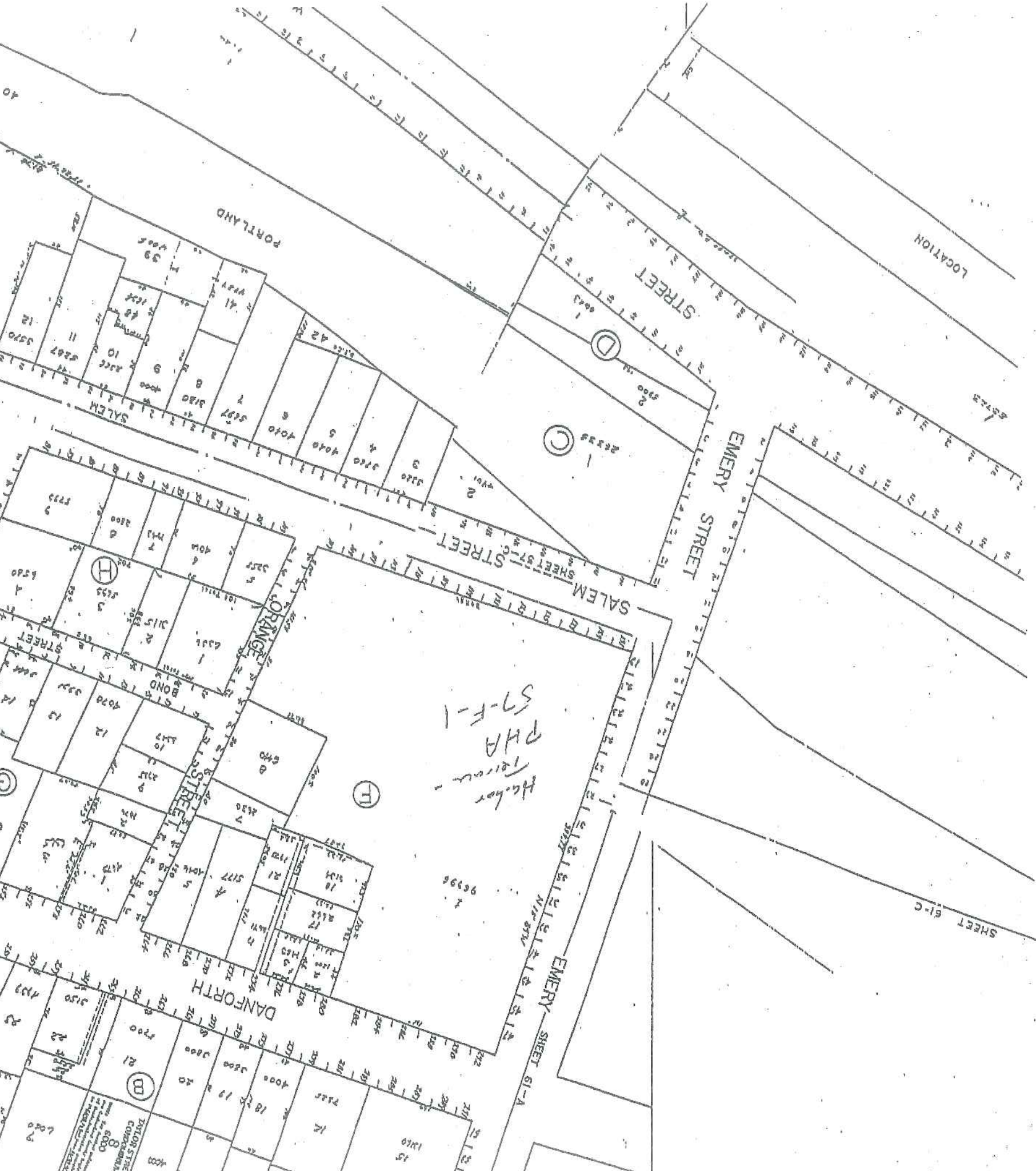
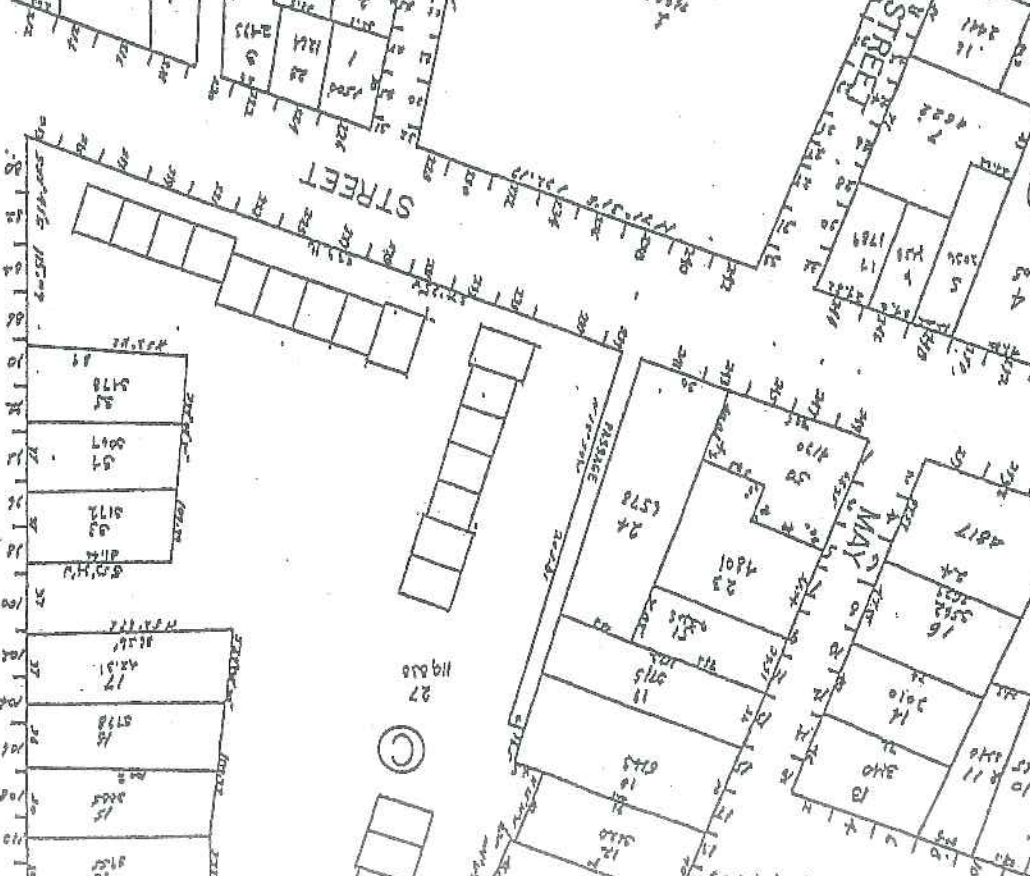
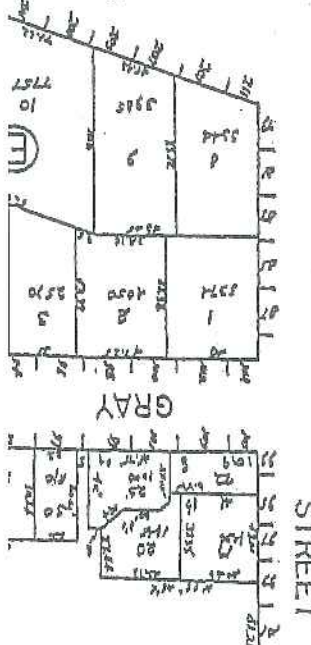
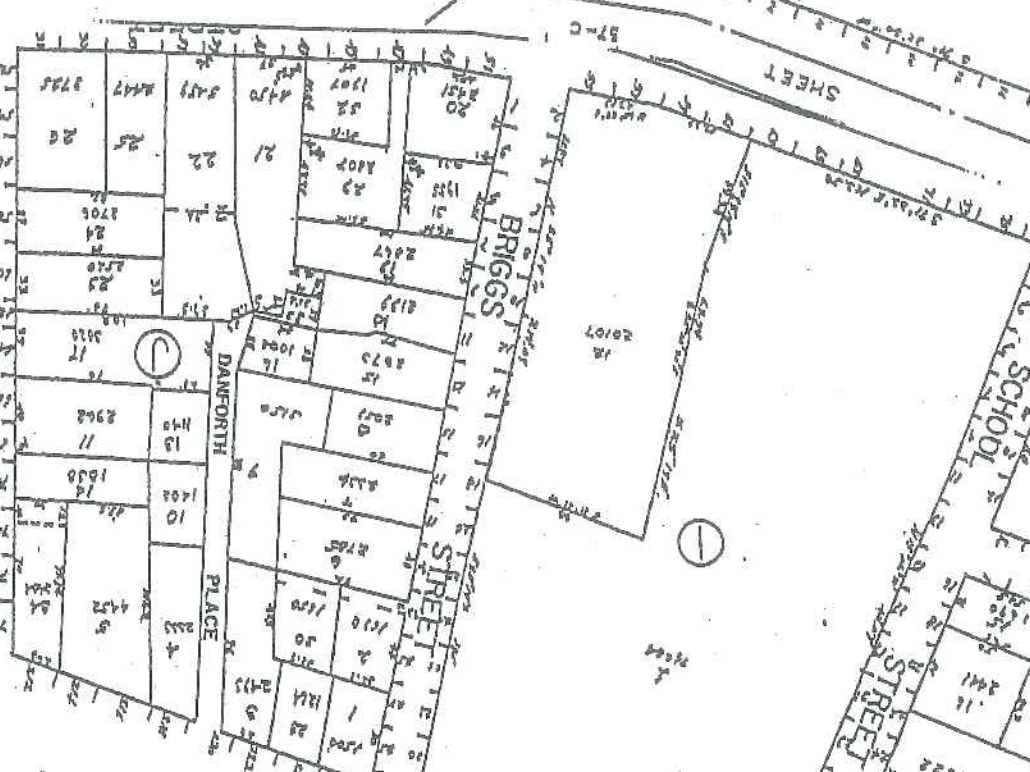
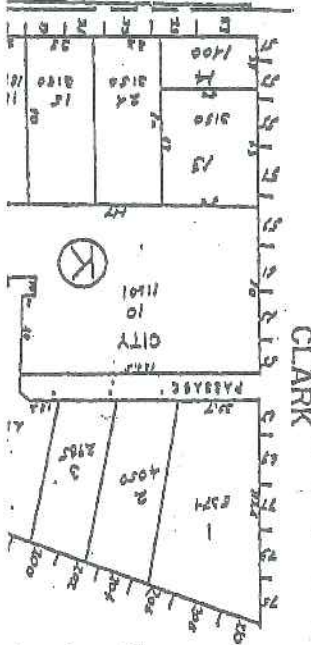
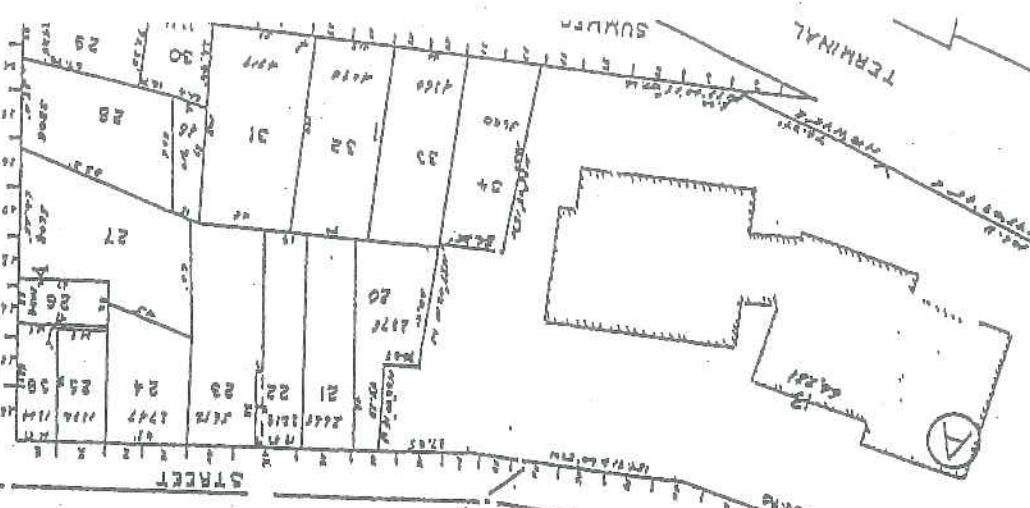
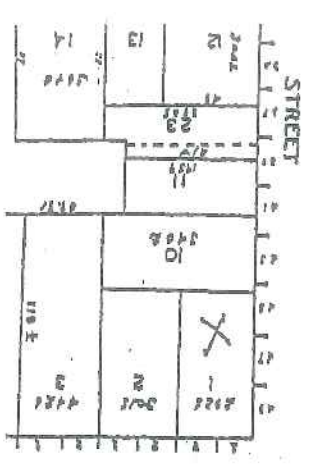
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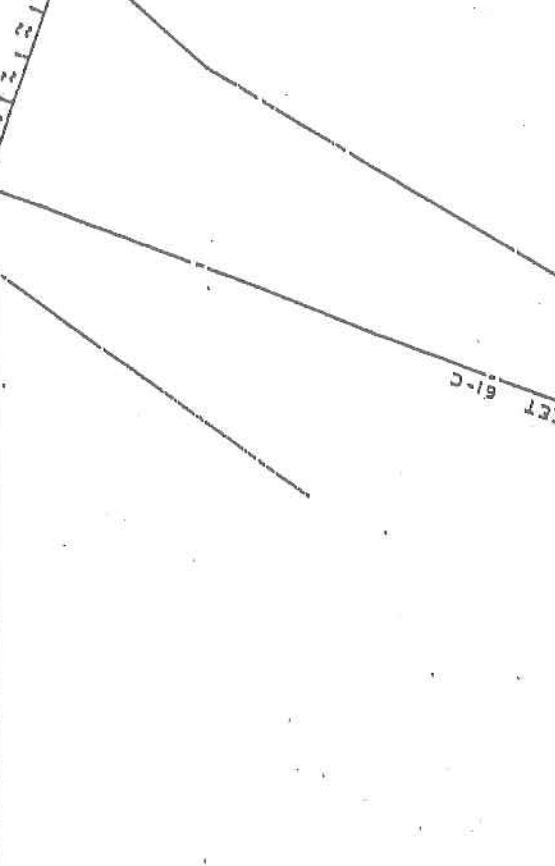
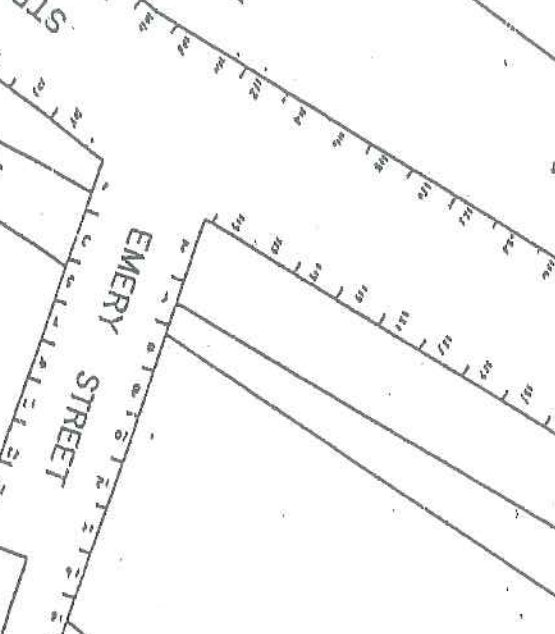
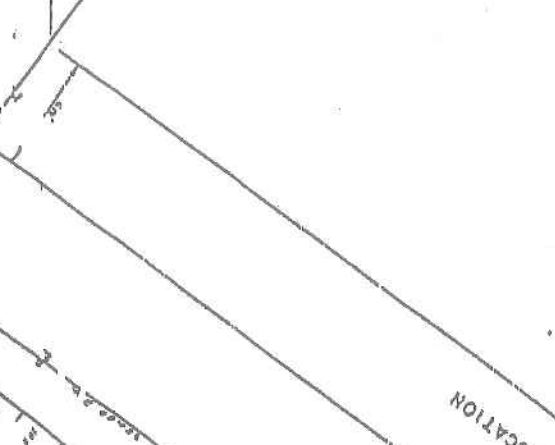
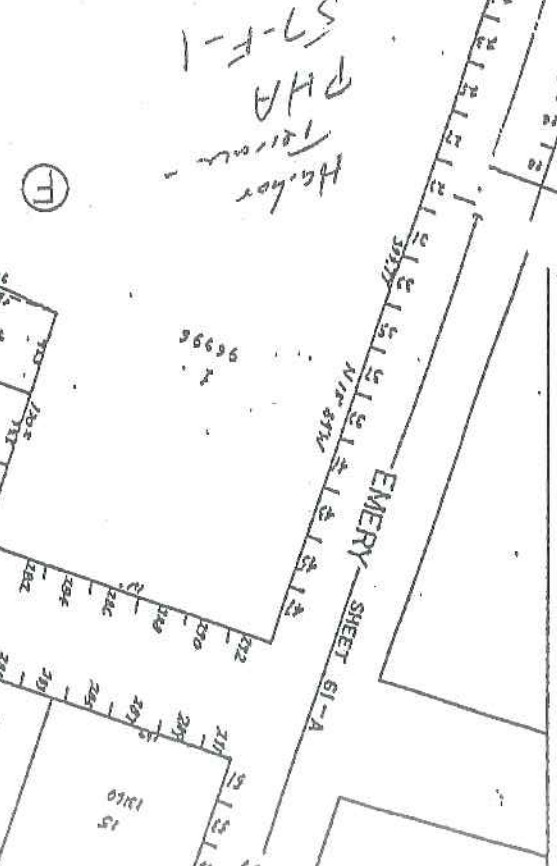
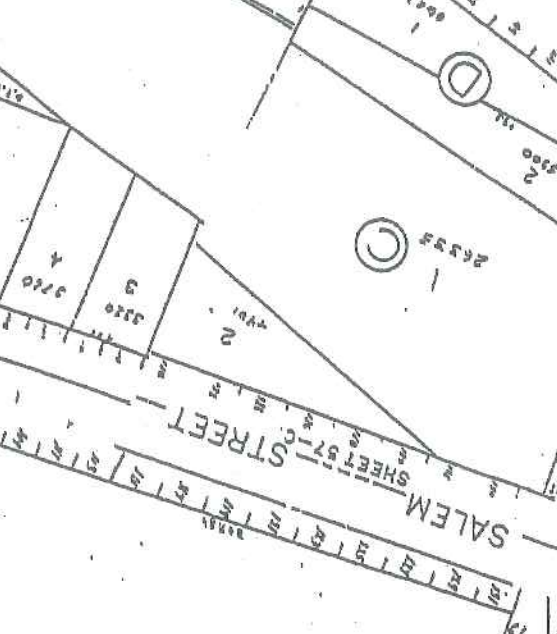
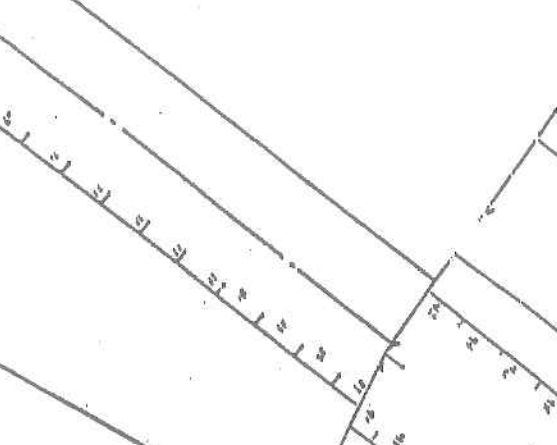
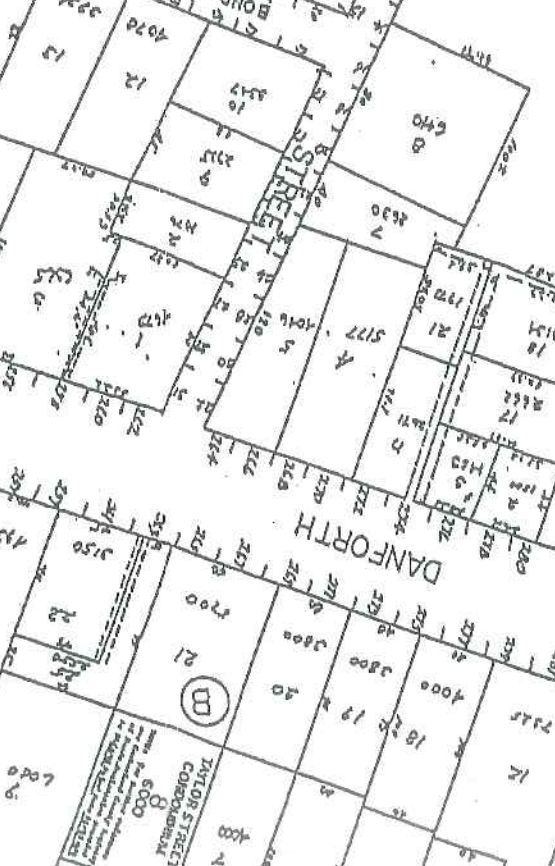
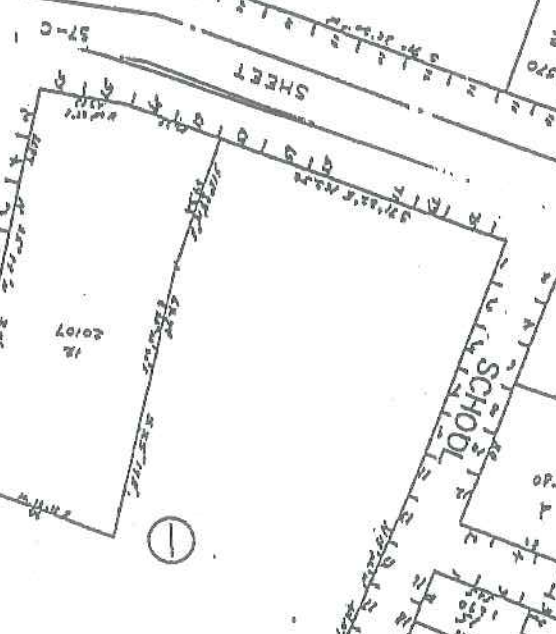
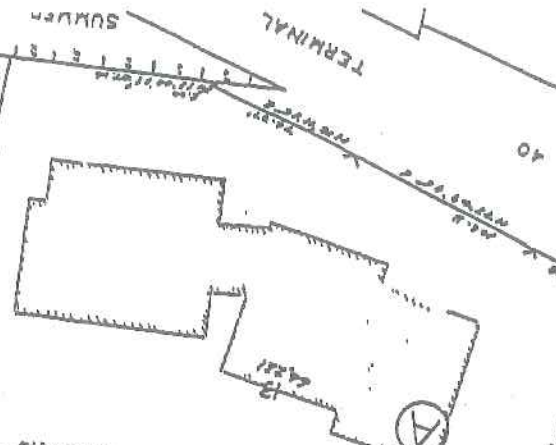
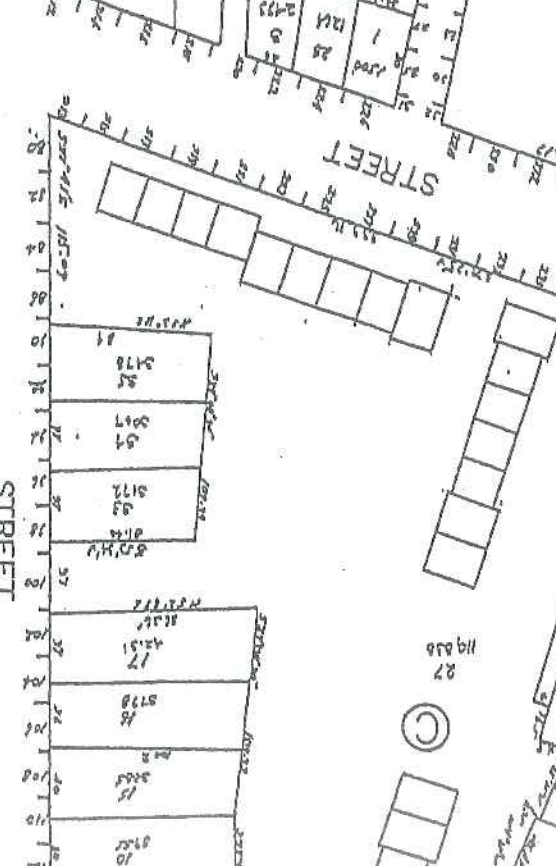
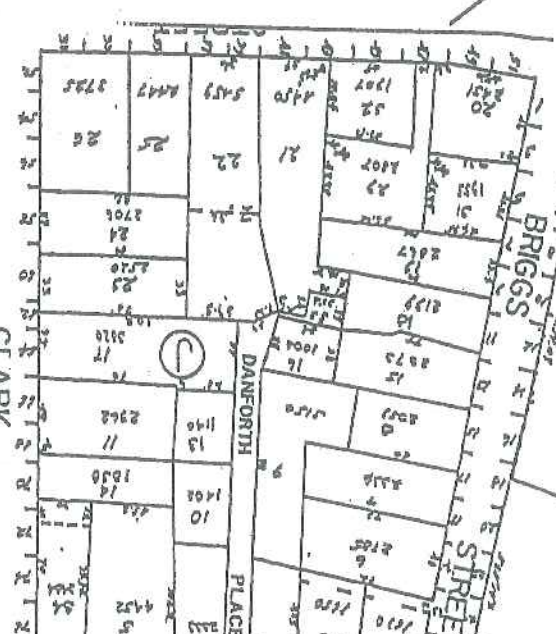
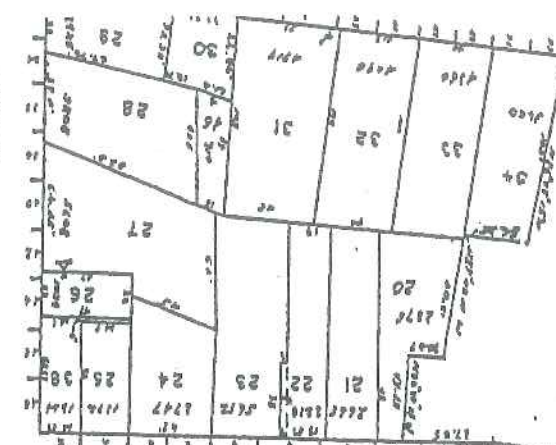
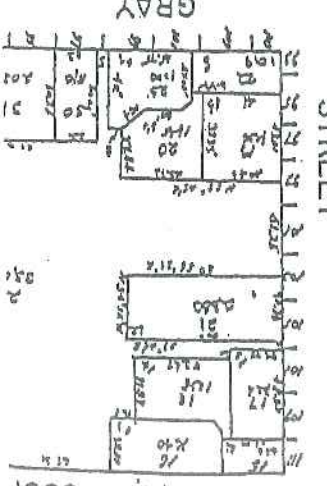
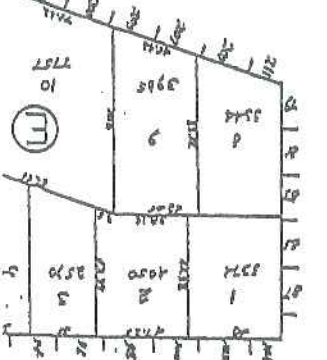
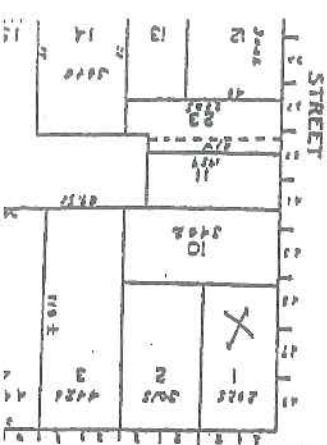
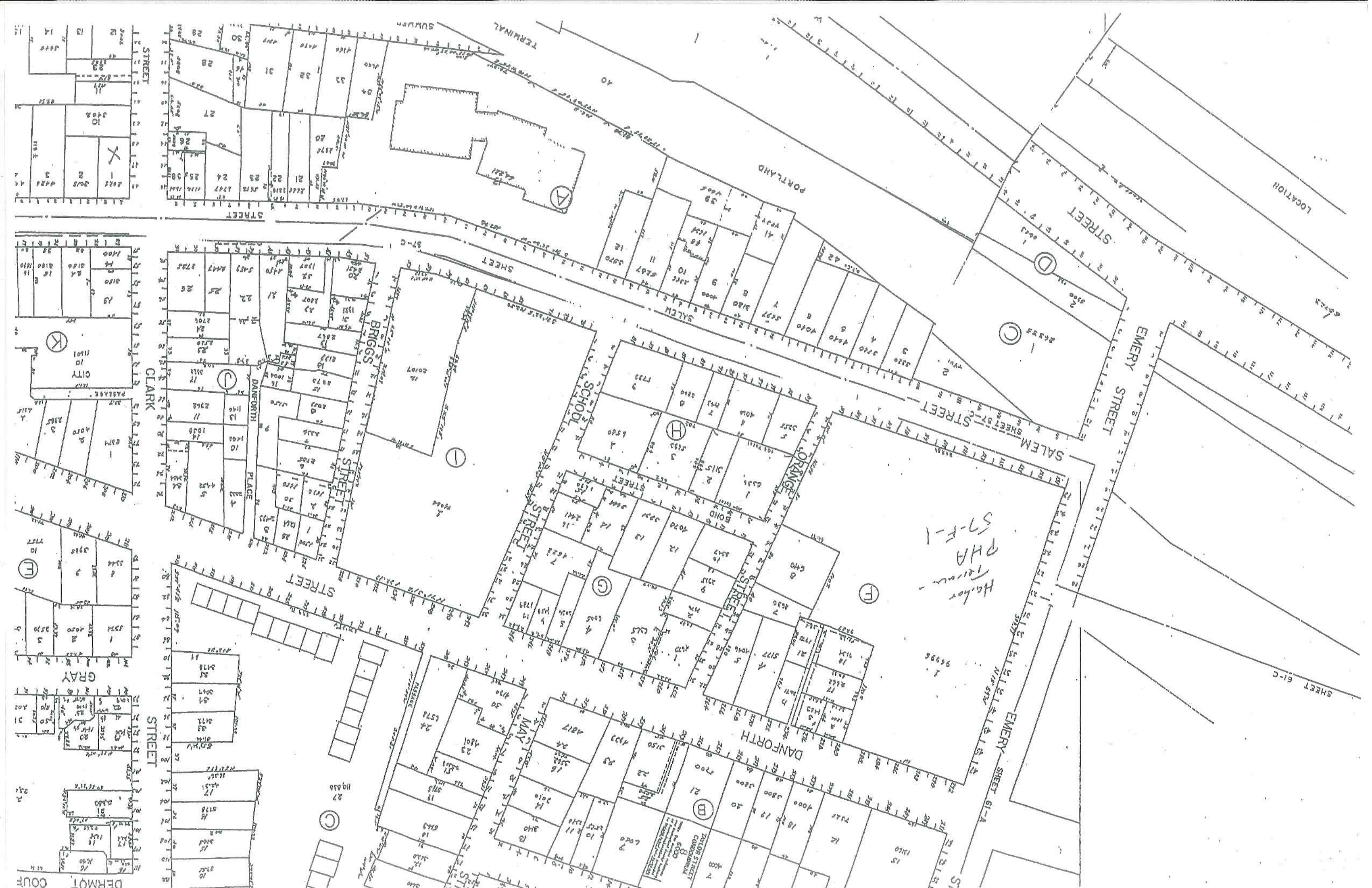
EMERY STREET

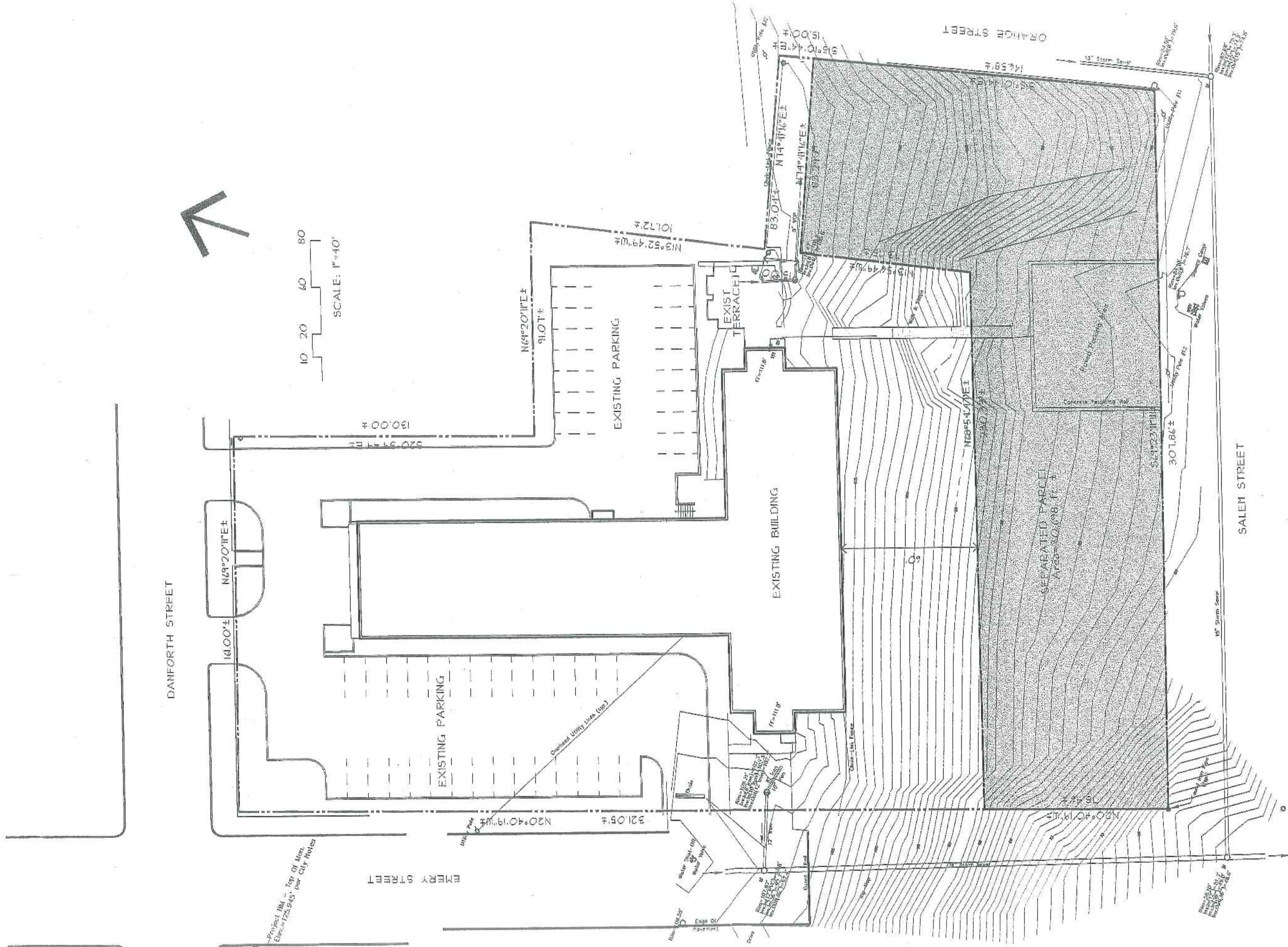


Portland Housing Authority-Harbor Terrace Property  
 19 Emery Street and 282 Danforth Street ( 57-F-1)

Proposed Parcel Modification  
 July, 2004

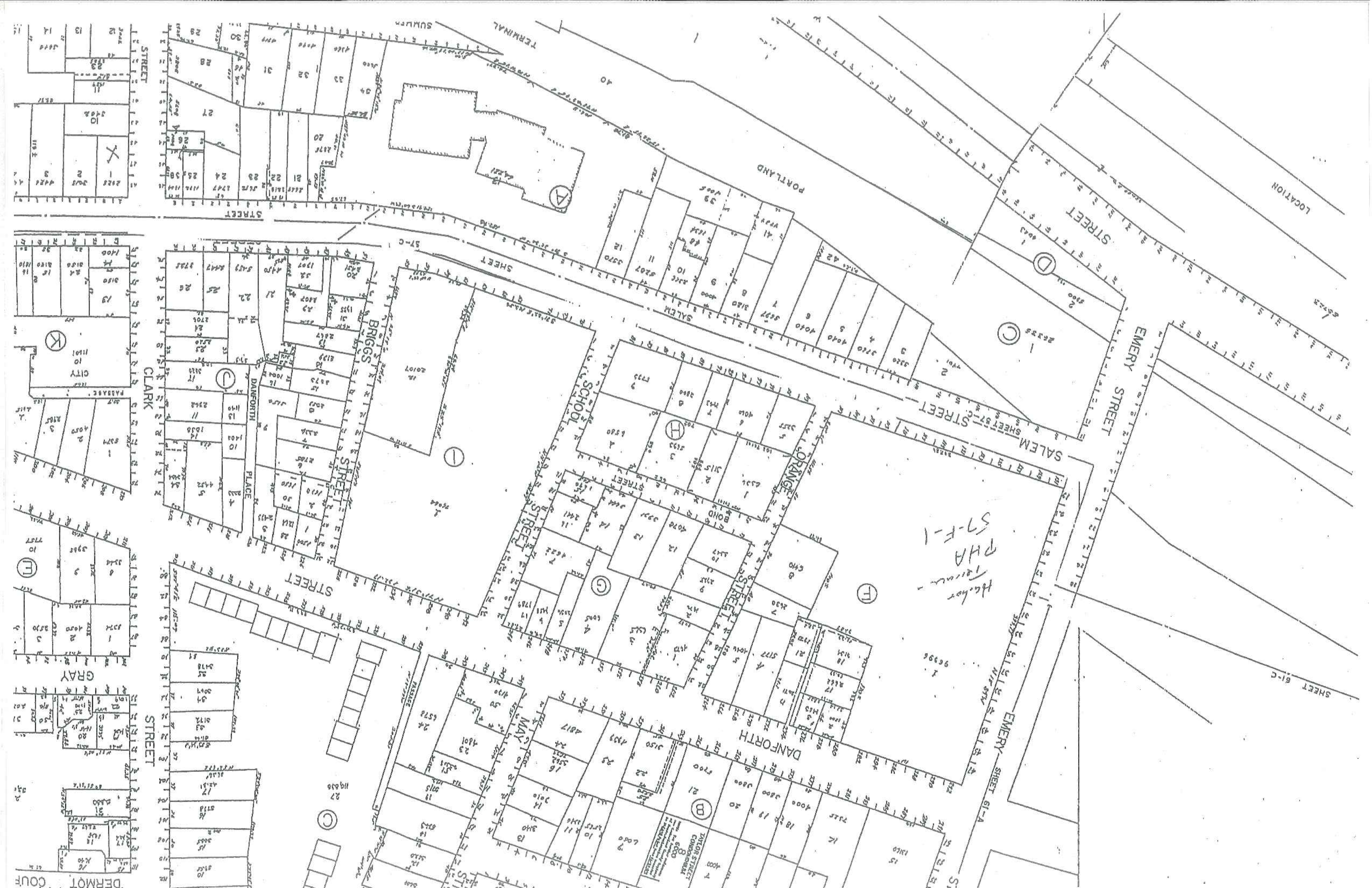






Portland Housing Authority-Harbor Terrace Property  
 19 Emery Street and 282 Danforth Street ( 57-F-1)

Proposed Parcel Modification  
 July, 2004



LOCATION

SHEET 61-C

STREET

EMERY STREET

SALEM STREET

EMERY STREET

DANFORTH STREET

PORTLAND STREET

SCHOOL STREET

MAY STREET

BRIGGS STREET

DANFORTH PLACE

STREET

CLARK STREET

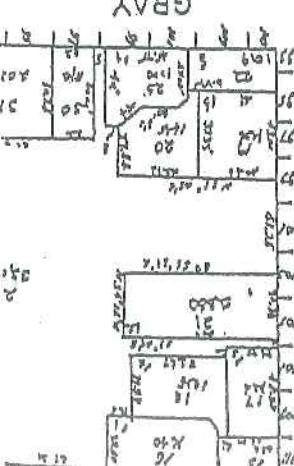
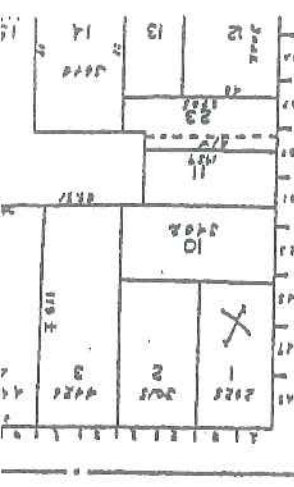
GRAY

DERMOT COUF

Harker  
RHA  
57-F-1

SUMNER

TERMINAL

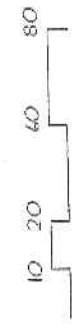


DANFORTH STREET

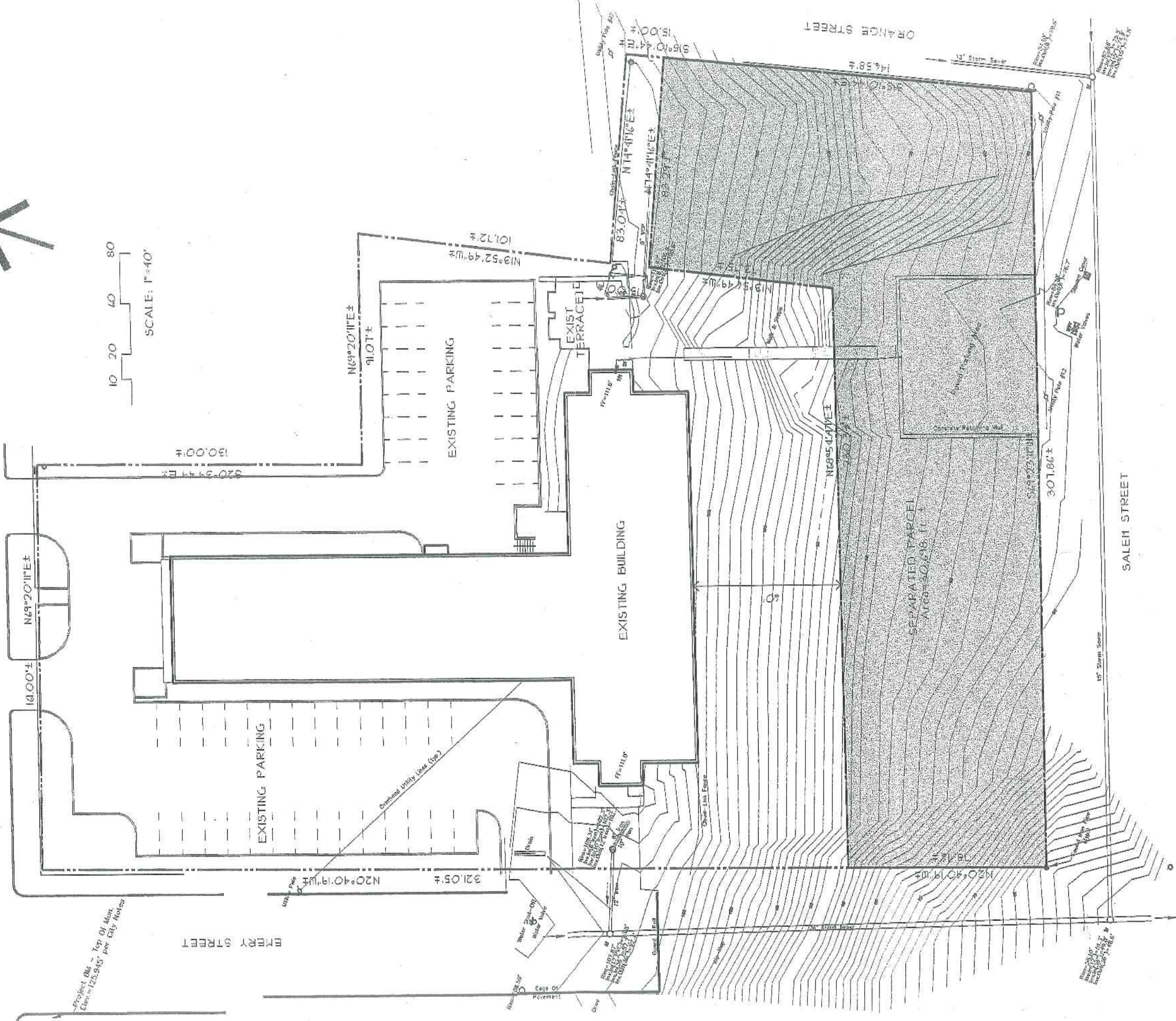


Project BM - Top Of Mast.  
Elev. = 125.945' per City Notem

SCALE: 1"=40'



EMERY STREET

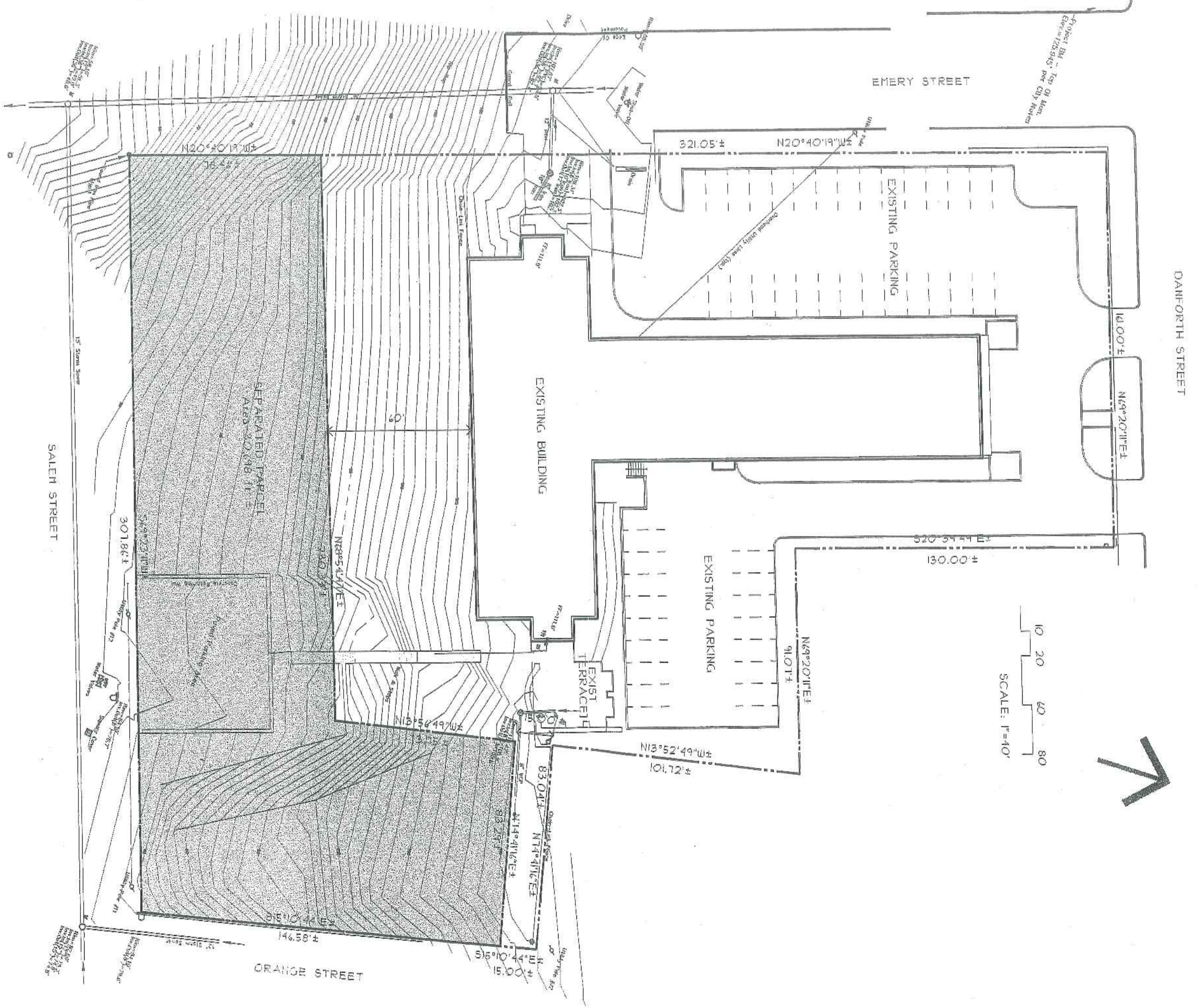


SALEM STREET

ORANGE STREET

# Portland Housing Authority-Harbor Terrace Property 19 Emery Street and 282 Danforth Street ( 57-F-1)

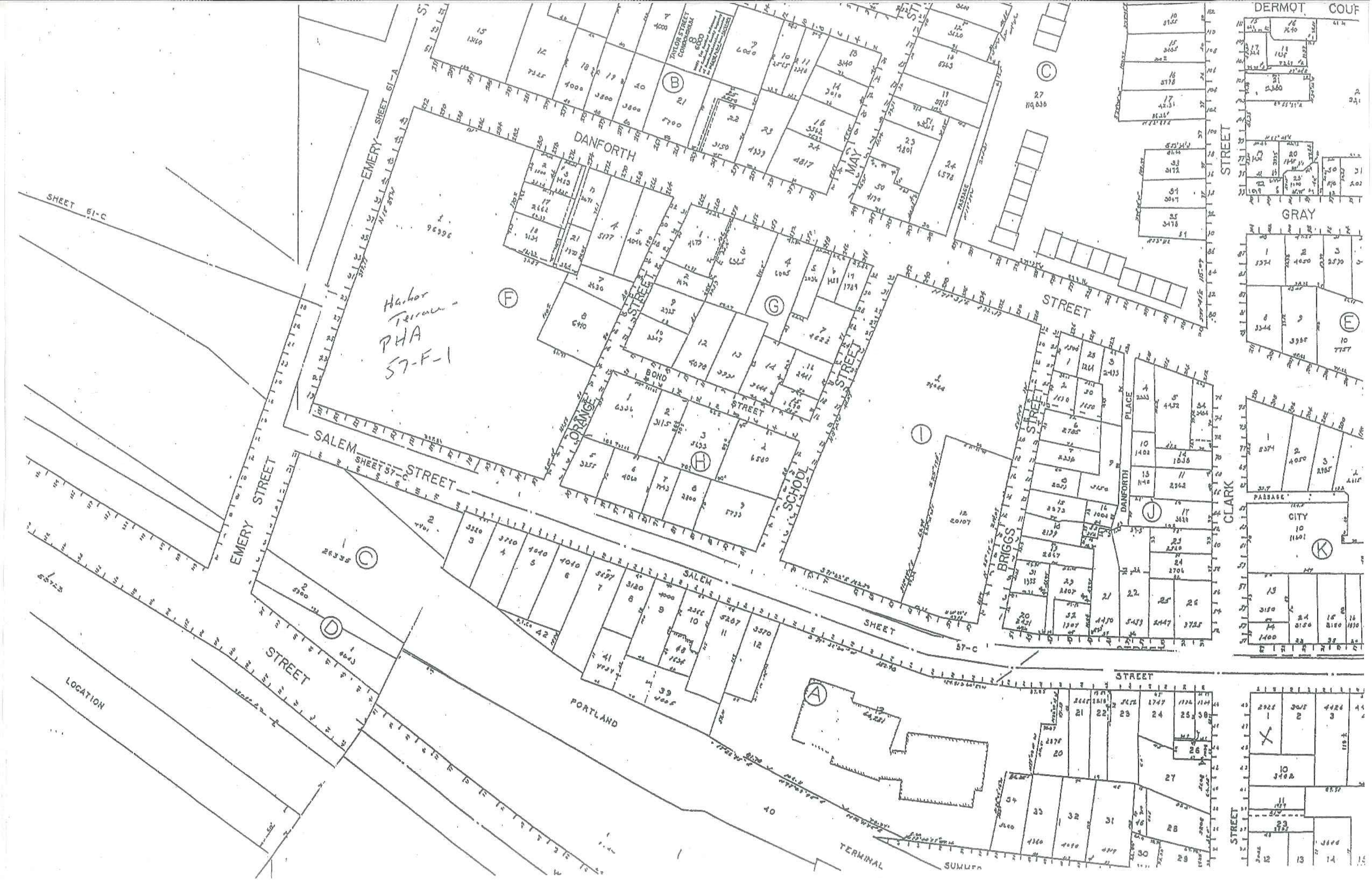
## Proposed Parcel Modification July, 2004



10 20 40 80  
SCALE: 1"=40'



Portland Housing Authority-Harbor Terrace Property  
 19 Emery Street and 282 Danforth Street (57-F-1)  
 Proposed Parcel Modification  
 July, 2004



Harbor Terrace  
PHA  
57-F-1

SALEM STREET

DANFORTH STREET

STREET

EMERY STREET

ORANGE STREET

SCHOOL STREET

BRIGGS STREET

STREET

PORTLAND STREET

TERMINAL STREET

SUMNER STREET

STREET

GRAY

CLARK

STREET

DERMOT COUF

SHEET 51-C

SHEET 57-C

SHEET

57-C

LOCATION

SCALE 20'

PASSAGE

CITY 10 1101

STREET

STREET

STREET

STREET

(C)

(D)

(F)

(G)

(H)

(I)

(J)

(E)

(K)

(A)

(C)

(B)

