



PORTLAND MAINE

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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

November 4, 2008

Stephen R. Bushey, PE
Senior Engineer
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

Michael Connelly
Director of Plant and Engineering
Mercy Hospital
144 State Street
Portland, ME. 04101

**RE: Mercy Hospital – Final CO Phase 1
Follow-up including amendment re Service Area Access**

Dear Mr. Bushey and Mr. Connelly:

Thank you for the cover letter and amendment application for revisions to the access drive entering the service area from the “front” of the Mercy hospital site. I write to confirm our understanding of the way forward on this element of the Phase 1 project now that the final CO has been issued.

The chain and jersey barriers across the drive are acceptable only as a short term measure until a more permanent solution is approved and implemented. I understand that a gate has been ordered and will not be installed until the amendment application is approved.


We agreed that a short meeting would be useful to outline the various perspectives on what is needed here and see if there is a solution that would meet both traffic and screening concerns (see 5.6 of Mercy July 2006 Master Plan and Condition 4xiv). I am hoping that the meeting can be held later this week or early next week.

While this amendment to the approved Phase 1 plan is pending, the defect guarantee will serve as the performance guarantee for any required improvements associated with this area.

While writing, Phil DiPierro has identified site stabilization and erosion control maintenance issues in the area of the snow dump and southern open space associated with the Phase 1 project which need to be addressed immediately. Again I would advise you that these improvements are considered to be covered by the defect guarantee.

If there are any questions, please contact Jean Fraser at 874- 8728 (jf@portlandmaine.gov) or Phil DiPierro at 874 8632 (PD@portlandmaine.gov).

Sincerely,



Jean Fraser
Planner

cc: Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator
Inspections Division
Jim Carmody, Transportation Engineer
Tom Errico, Traffic Engineering Peer Reviewer
Jeff Tarling, City Arborist

From: "Mark Johnson" <MJohnson@SMRTInc.com>
To: <JST@portlandmaine.gov>
Date: 11/19/2008 4:36:23 PM
Subject: Mercy screen

Hi Jeff,

The attached sketch depicts where I propose the location of 4 new White Spruce per our discussion at City Hall last Friday, and my subsequent site visit. As I looked at the cooling equipment from various angles, it appeared that the location I've chosen provides the longest duration screening impact; ie., for someone approaching from the southeast on Fore River Parkway. I looked at it from the opposite direction, approaching from the northwest, too, and this approach could be characterized as having a shorter angle of view and view duration to the cooling equipment than the approach from the southeast. Plantings placed to screen view from this direction would simply not fit in with the overall design, and the screening would be less effective than where I propose. Ultimately, as discussed in our meeting, the area between the Parkway and mechanical farm will become more planted, not less, as the gardens and plantings in this area evolve and mature.

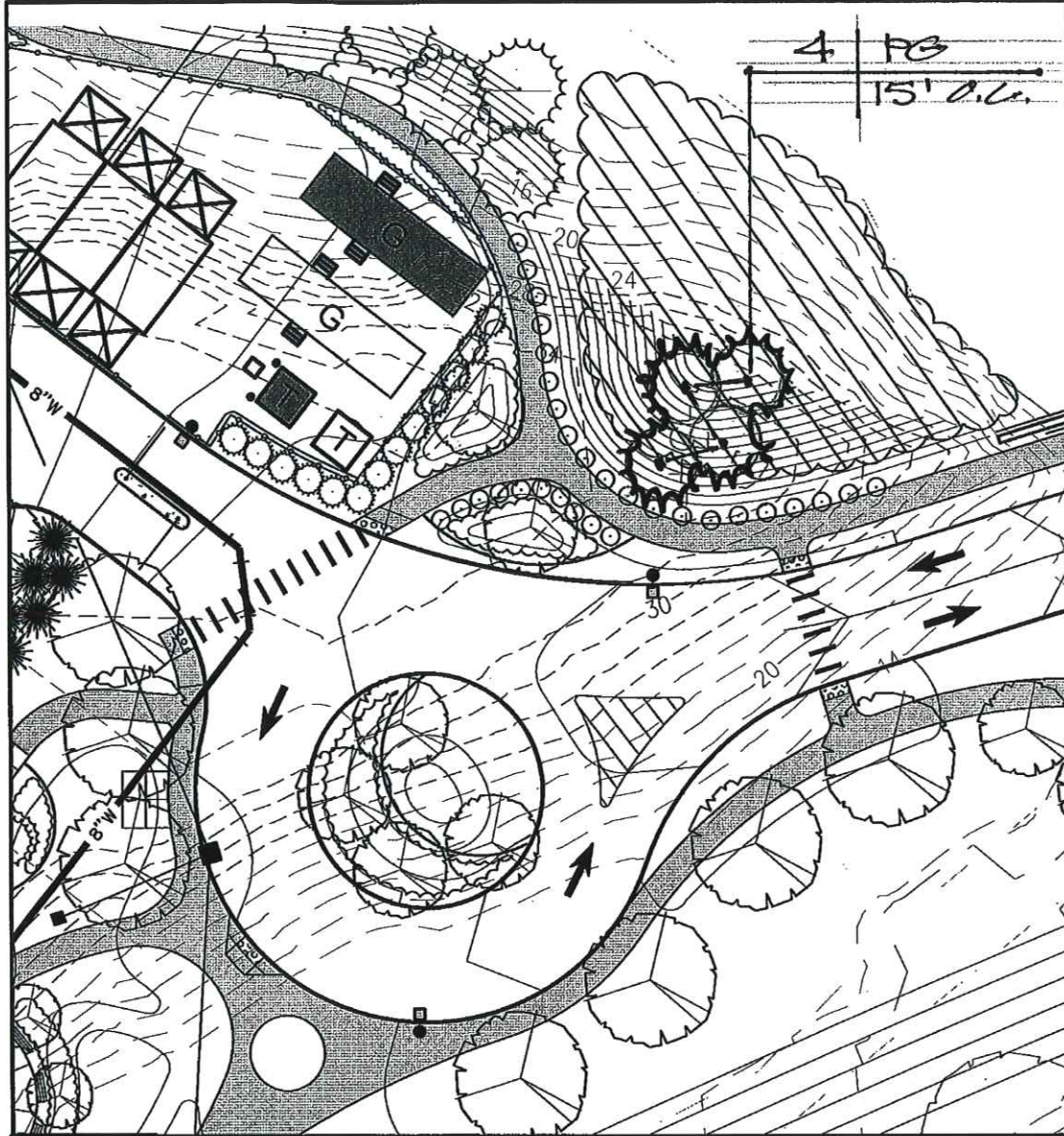
Please let me know if you have questions or would like to discuss this further. If this approach meets with your approval, please signify and we will prepare the plan change for issue to the contractor.

Thanks,

Mark G. Johnson ASLA, LEED AP
Landscape Architect

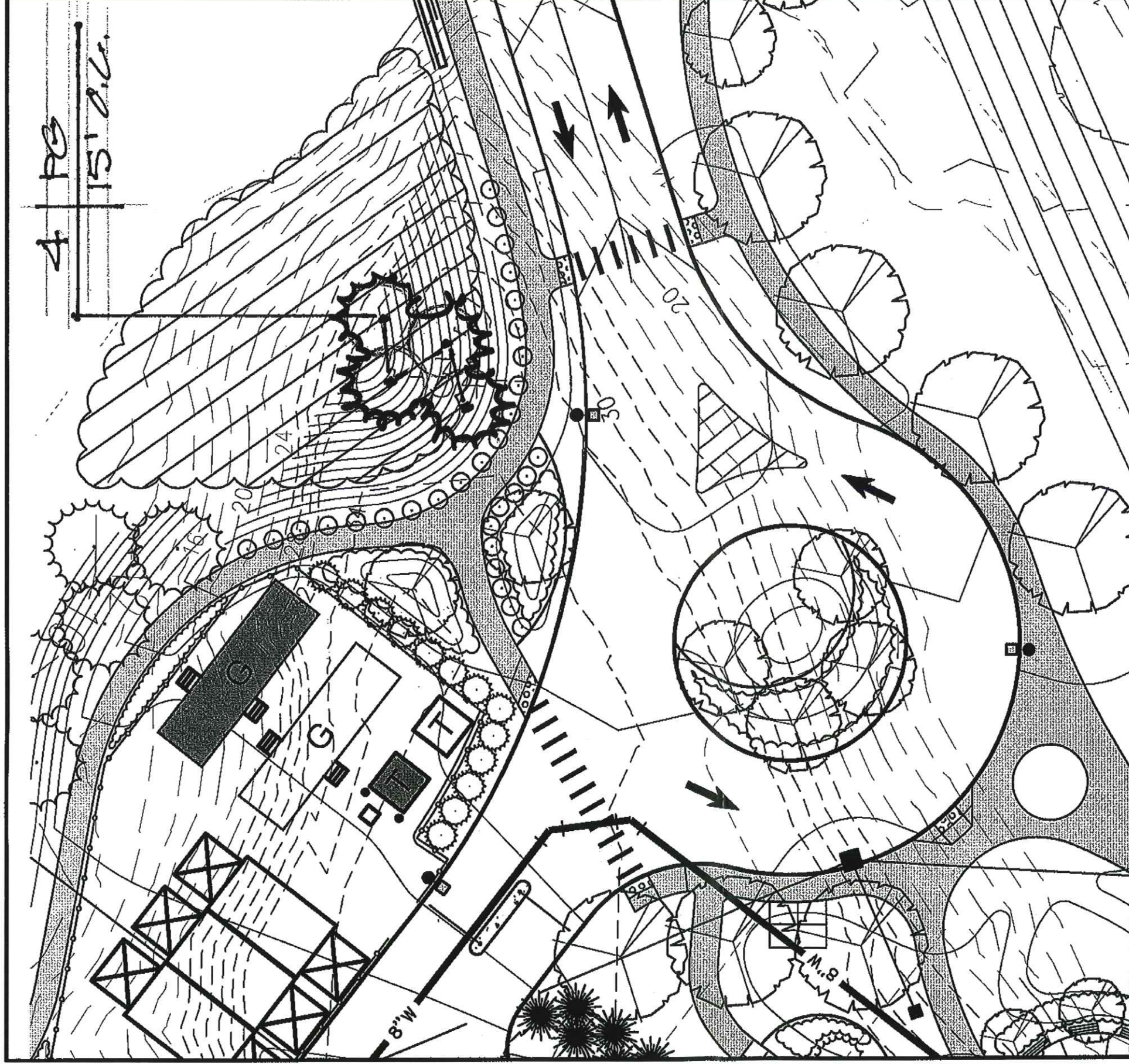
SMRT
144 Fore Street, PO Box 618 Portland, Maine 04104
p 207.772.3846 f 207.772.1070
www.smrtinc.com <<http://www.smrtinc.com/>>

CC: "Mercy (Mike Connolly)" <ConnollyM@mercyme.com>, <sbushy@delucahoffman.com>, <JF@portlandmaine.gov>



 <p>SM RT</p>	<p>ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN COMMISSIONING</p>	<p>144 Fore Street/P.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1070 www.smrtinc.com</p>	<p>SUBJECT: ADDED SCREEN AT MECHANICAL FARM</p>	
			<p>REF. SHEET: LP101</p>	<p>SCALE: 1" = 30'</p>
<p>MERCY AT THE FORE HOSPITAL PORTLAND, MAINE</p>			<p>PROJECT MANAGER: MGJ</p>	<p>SUPPLEMENTAL INSTRUCTION: SI-</p>
			<p>A/E OF RECORD: MGJ</p>	<p>SKETCH No.</p>
			<p>CAD FILE: LP101</p>	<p>SKL-</p>
			<p>PROJECT NO: 05034</p>	<p>© COPYRIGHT 2008 SMRT INC.</p>
			<p>DATE: -</p>	

DRAFT



SM RT	ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN COMMISSIONING	144 Fore Street/P.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1070 www.smrinc.com	SUBJECT: ADDED SCREEN AT MECHANICAL FARM
	MERCY AT THE FORE HOSPITAL PORTLAND, MAINE	GRID NORTH	REF. SHEET: LP101 SCALE: 1" = 30' PROJECT MANAGER: MGI A/E OF RECORD: MGI CAD FILE: LP101 PROJECT NO: 05034 DATE: -
			SUPPLEMENTAL INSTRUCTION: SKL- SKETCH No.
			SKL- <small>© COPYRIGHT 2008 SMRT INC</small>

DRAFT

*as sent
for signature
11/21/08*

November 21, 2008

Mr. Stephen R. Bushey, PE
DeLuca Hoffman Associates Inc.
778 Main Street- Suite 8
South Portland, ME. 04106

Mercy Hospital
144 State Street
Portland, ME 04101

**RE: Mercy Hospital – Amendment to Approved Site Plan: Service Area Gate and Access Area
Vicinity of Fore River, Portland ME (201 Fore River Parkway)**

CBL: Chart 073-076, Block A
Application ID: 2008-0159

Dear Mr Bushey,

On November 21, 2008, the Portland Planning Authority approved the amended site plan for the Phase 1 Mercy development, to include installation of a gate (controlled by loop detectors) and six bollards at the entrance to the service area of the main hospital building near the Fore River Parkway, as shown on the approved plan CSK-34 dated October 30, 2008 and as amplified in the letter of November 17, 2008 from DeLuca Hoffman Associates Inc, with the following conditions:

1. That black vinyl slats shall be placed in the chain link fence around the transformer pads and cooling tower; and
2. That four evergreen trees shall be planted in the front yard area to improve screening of the cooling tower; the location and species/size of such planting to be reviewed and approved by the City Arborist Jeff Tarling.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approval does not constitute approval for building plans, which must be reviewed and approved the City of Portland's Inspection Division.

2. Where submission drawings are available in electronic form, final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874 8728.

Sincerely,

Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Services Director
Kathi Earley, Public Works
Bill Clark, Public Works
Michael Farmer, Public Works
Jim Carmody, City Transportation Engineer
Jane Ward, Public Works
Captain Greg Cass, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

From: Jeff Tarling
To: Jean Fraser
Date: 11/13/2008 12:12:53 PM
Subject: Re: CONFIRMED: Mercy Meeting tomorrow 1pm

Jean -

Penny has asked me to attend a Wallgreens Meeting at 1:15 tomorrow. For the Mercy project I would ask that they could make the berm area look as natural as possible in shape and that they explore options to add some additional landscaping or screening to the mechanical area.

I can meet with Mark or others of the project team later in the day or next week if needed.

Thanks

Jeff t

=====

CONFIRMED:

Meeting re Mercy service access gate and treatment:

1pm Friday Nov 14th Planning Conference Room

The meeting will also include an update on the "berm" in the maintenance building site and on the provision of improved signage for the Fore River Parkway (as per Tim Prince e-mail).

See you tomorrow.
Jean

CC: Barbara Barhydt ; Tom Civiello

3^r 11/14/08

M.C. }
M.P. } mercy
S.B. }
TE/JC }
AJ } City
J.F. }

Mercy

- gate

- 4 pines along front

- black ship inference
near tank

- gate + Gollards OK.

MJ to
locate

- Signs

JC described.

added a 6th where go under
295 just past TransCenter.

TE suggested Mercy get in / Vet Br. Mtgs.

JC to speak Brian Kaiser, MAOT

JC get street name sign at stop off ²⁹⁵ ramp
+ overhead at ^{Det Br.} intersection.

- Berm

MJ / SB outlined proposals (trees in
toe of berm
as app.)

JF / AJ confirmed Berm OK in
principle

JT seeking natural shapes

agreed MJ / JT to liaise

From: "Steve Bushey" <SBushey@DelucaHoffman.com>
To: "Jim Carmody (Business Fax)"
<IMCEAFAX-Jim+20Carmody+40+2B1+20+28207+29+20874-8473@DelucaHoffman.com>
Date: 10/27/2008 4:19:56 PM
Subject: FW: Mercy at the Fore Service Area gate

Jim,

Mercy is proposing to install a gate control at the service area entrance off their circular drop off near the rear of the hospital. The attached sketch shows the basic configuration. The drive width will be reduced to 16 feet by placement of jersey barriers across half the existing drive aisle. The jersey barriers will also provide protection to the gate box. The attached figure only shows barriers on one side. We have decided to place them on both sides of the gate box. They think they can have this installed by the end of the week. Please review and let me know if this meets your expectations based on the phone discussion you and I had.

thanks

Stephen Bushey PE
Senior Engineer
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
207- 775-1121
Fax 207-879-0896
sbushey@delucahoffman.com

www.delucahoffman.com
-----Original Message-----

From: Celina Daniell
Sent: Thursday, October 23, 2008 4:00 PM
To: Steve Bushey
Subject: Sharp scan

DEVICE NAME: Sharp AR-M550N
DEVICE MODEL: SHARP AR-M550N
LOCATION: Print rm

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 200dpi x 200dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

CC: <JF@portlandmaine.gov>, <terrigo@wilbursmith.com>

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

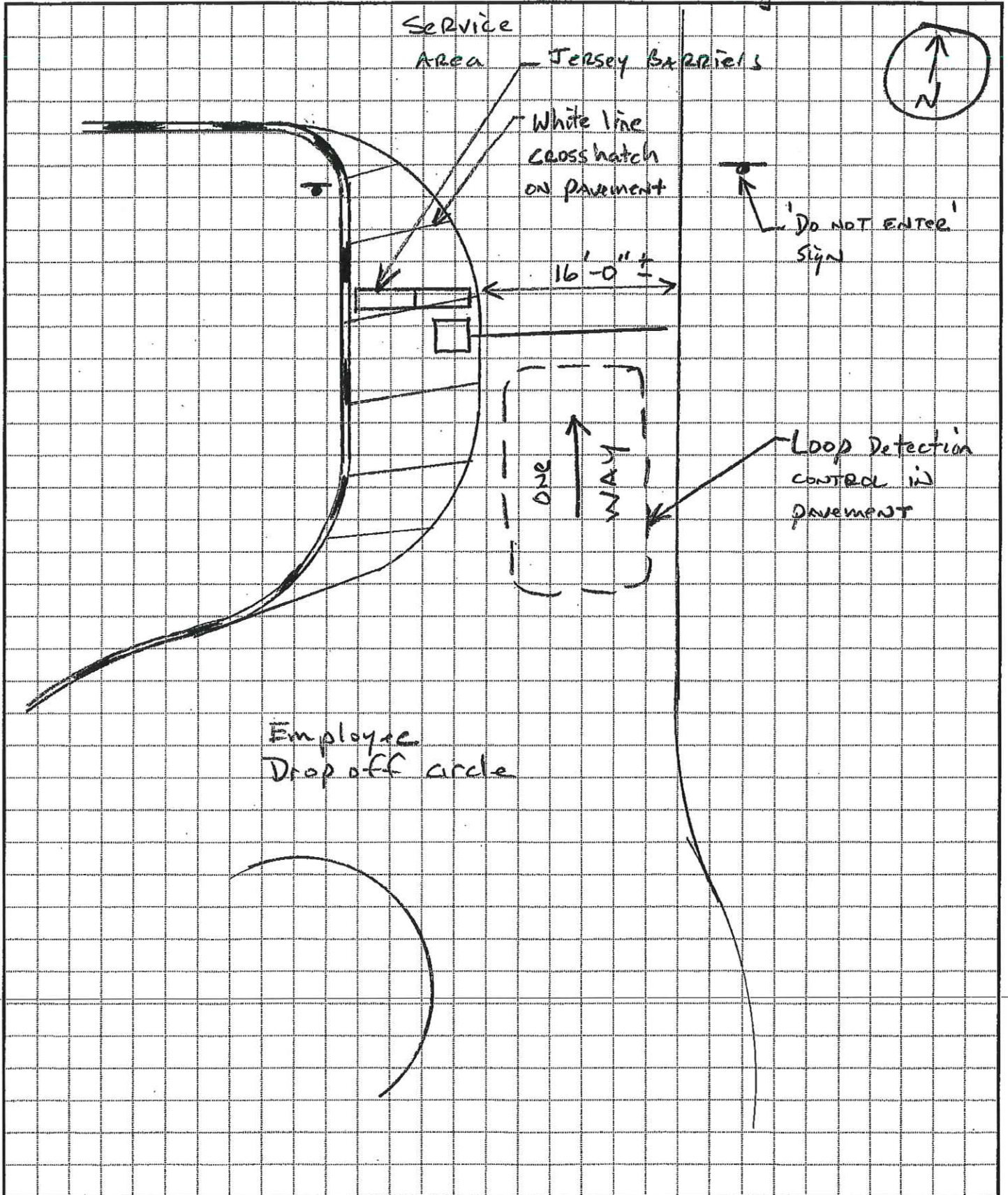
JOB Merry at the Fore

SHEET NO. _____ OF _____

CALCULATED BY SRB DATE 10/23/08

CHECKED BY _____ DATE _____

SCALE Service Area gate control - N.T.S



From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 9/22/2008 12:49:55 PM
Subject: RE: Mercy Hospital CO- gates to service area

Jean --

Both Jim and I believe it is important to segregate the general parking lot from the Maintenance area. Accordingly, Mercy should provide a gate.

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
w: 207.871.1785 f: 207.871.5825
TErrico@WilburSmith.com
www.WilburSmith.com

-----Original Message-----

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, September 19, 2008 12:21 PM
To: Errico, Thomas A
Cc: Barbara Barhydt; James Carmody; Philip DiPierro
Subject: Mercy Hospital CO- gates to service area

Tom,

I have just learned from Phil that Mercy has not installed the gates across the access at the front of the service area- the third-hand explanation that I received is that Mercy didn't think they needed it.

As I recall (I have not had time to look at all your comments back in early 2006) you were concerned about this and they added the gates at our request. The gates are on the approved plans and they have not asked for an amendment.

It looks like everyone is working toward a final CO next week and Phil needs to know whether they should be required to install the gates or whether we would consider this a de minimus amendment?

What is your view?

Thanks
Jean

CC: "Barbara Barhydt" <BAB@portlandmaine.gov>, "James Carmody" <JPC@portlandmaine.gov>, "Philip DiPierro" <PD@portlandmaine.gov>

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

August 22, 2006

Mr. Stephen R. Bushey, PE
DeLuca Hoffman Associates Inc.
778 Main Street- Suite 8
South Portland, ME. 04106

Mr. Tim Prince
Vice President Planning & Ancillary Affairs
Mercy Hospital
144 State Street
Portland, ME 04101

**RE: Mercy Hospital Master Plan
Mercy Hospital Development Project – Phase 1
Vicinity of Fore River
Application ID Number: 2005-0192; Chart 073, Block A, Lot 1001**

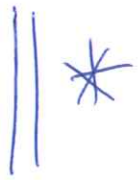
Dear Mr. Bushey and Mr. Prince,

On August 8, 2006, the Portland Planning Board considered Mercy Hospital's revised Master Plan (July, 2006) and its Phase 1 proposals for a 137,832 square foot short stay Hospital Building, an 80,054 square foot Medical Office Building, 783 parking spaces and associated access, servicing, landscaping and other site features. Approval was granted for the project by the following motions:

On the basis of the Revised Master Plan, site plans and materials submitted by the applicant and on the basis of information contained in Planning Report #43-06 relevant to standards for site plan regulations set forth in or authorized by the City of Portland Code of Ordinances and the requirements of the Contract Zone Agreement, and other findings as follows:

1. The Planning Board voted 5-0 (Odokara and Anton absent) that the Revised Master Plan dated July 2006 is in conformance with the Contract Zone Agreement of 2001, subject to the following conditions of approval:
 - i. That the applicant prepare and submit a Private Development Restriction document, as required by Clause 10i of the Contract Zone Agreement, which document shall be reviewed and approved by the Planning Authority; and
 - ii. That the applicant shall submit to the Planning Board a Traffic Study for each phase of development (beyond the initial phase) that comports with the requirements of a Traffic Movement Permit; and

- iii. That the Planning Board's approval of the Revised Master Plan does not limit the City's right to require additional site features and amenities (so far not identified or shown in the Revised Master Plan) in connection with any future Site Plan or Subdivision application for this site.
2. The Planning Board voted 5-0 (Odokara and Anton absent) to waive the City's Technical Standard (Section III 3 A which requires parking spaces to measure 19 feet by 9 feet) to allow a total of 303 parking spaces within the first phase of the Mercy Hospital development to be 18 feet in length.
3. The Planning Board voted 5-0 (Odakara and Anton absent) to waive the City's Technical Standard (Section XV 4 C relative to light pole fixture height) to allow the light pole heights to be 25 feet in the parking areas and 30 feet at the drive aisles, as shown in the plan.
4. The Planning Board voted 5-0 (Odakara and Anton absent) that the plan is in conformance with the Site Plan standards of the Land Use Code, subject to the following conditions of approval:
 - i. The applicant shall amend the survey, for review and approval by the City Engineer, so that it is tied to the vertical datum of NGVD 1929 and into the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD1983(HARN) Datum and the U.S. Survey Foot as the unit of measure; and
 - ii. That the applicant shall conduct a post-occupancy Parking Demand Study that documents actual field conditions for review and approval by the City. The scope of the Study shall be coordinated and approved by the City. If the Study identifies deficiencies, the applicant shall be responsible for developing a plan that addresses the problem, as approved by the City; and
 - iii. That the applicant shall implement the submitted Transportation /Travel Demand Management Plan (TDM Plan) within one month from the issuance of the Certificate of Occupancy for the Phase 1 Hospital (short stay); and
 - iv. The applicant shall submit an annual TDM report that outlines the program for review and approval by the Planning Authority, with an initial report submitted within 12 months following the issuance of the Certificate of Occupancy for the Phase 1 Hospital (short stay). The report shall summarize the current program elements and participation in the program. The TDM monitoring program shall be conducted in parallel with the Parking Monitoring Study, with the scope of the Study agreed with the Planning Authority prior to conducting the Study; and
 - v. That the applicant shall continue to meet with METRO and use its best endeavors to ensure a reasonable public transit service is in operation to service the site prior to the issuance of the Certificate of Occupancy for the Phase 1 Hospital (short stay); and
 - vi. That the applicant shall submit for review and approval by the Planning Authority, revisions related to traffic signs and road markings, the detail of several crosswalks, and annotations related to future signal installation to address the items 11-15 and 17-21 of Tom Errico's comments of August 3, 2006; and



- vii. The applicant shall revise the site plan to show the location of bike racks and staff shower facilities on the site; and
- viii. That no more than 783 parking spaces may be built and/or provided within Phase 1 of the Mercy Development; and
- ix. That the applicant shall install on the site all of the planting and landscaping shown in Plans LP101, LP102, LP103, LP201 and LP202 within one year of the issuance of the Certificate of Occupancy for the first completed building; and
- x. That the applicant shall submit revised plans for review and approval by the Planning Authority which clearly show the details and extent of tree preservation, protection methods, and other requirements. The submission should include a Tree Protection and Vegetation Management Plan that clearly identifies these elements; and
- xi. That the applicant shall submit, for review and approval by the Planning Authority, further planting information and details to address the comments in the Memorandum from Pat Carroll dated August 2, 2006 and the e-mailed Recommendation from Jeff Tarling dated August 3, 2006; and
- xii. That the applicant shall submit further information regarding lighting levels and submit revisions as necessary for review and approval by the Planning Authority; and
- xiii. That the applicant shall submit, for review and approval by the Planning Authority, the elevations, materials and other information in respect of the maintenance building shown on the site plan; and
- xiv. That the applicant shall submit revised plans, for the review and approval by the Planning Authority, to achieve improved screening and integration of the service area, and associated tanks, structures and apparatus, through baffles and relocation of planting; and
- xv. That the applicant shall submit, for the review and approval by the Planning Authority, the complete information of processes, materials, or methods of storage to be used by the development and specify how hazardous impacts to neighboring properties will be prevented (as required in para 13 of the Contract Zone Agreement); and
- xvi. The storage of compressed gases shall comply with NFPA 55, and the applicant shall provide a compliance letter from a design professional to the Fire Department; and
- xvii. The applicant shall provide a public access easement, in compliance with Para 6 of the Contract Zone Agreement, for the pedestrian trail and bike path network within the Mercy site (Fore River waterside trails; the loop trail around the wetland area; and the "front" trail that connects the two access drives but excluding the staff-only "spur" path to the Phase 1 Hospital Building), to be approved by the Corporation Counsel; and
- xviii. That the applicant shall submit, for review and approval by the Planning Authority, all outstanding capacity to serve letters; and
- xix. That the applicant shall submit, for review and approval by the Planning Authority, revised plans that show 12 inches of special backfill material over all pipes to meet City standards; correct references to BMPs; and 7 inch reveals for granite curbing where it is located with the City's Right of Way (see DRC memorandum of August 3, 2006); and

- xx. That the applicant shall discuss and agree with Portland Trails, the City of Portland Public Works Department and the City of Portland Department of Parks and Recreation, a co-ordinated signing, management and maintenance regime that ensures that all areas within and adjacent to the site are maintained to a high standard of amenity and safety; and
- xxi. That the applicant shall provide the Portland Trail signage, subject to agreement with Portland Trails and to all necessary approvals and permits, as it relates to or is located on the Mercy site; and
- xxii. That the applicant shall submit a construction program, including measures being taken to avoid any impacts to surrounding streets and properties, for review and approval by the Planning Authority prior to the start of construction; and
- xxiii. That the applicant shall submit further information on the noise levels of any generator likely to be used on the site and confirm what measures will be taken to meet the noise standards of the City's Ordinance; and
- xxiv. The Fire Department Connections on building #1 (Phase 1 Hospital) at the loading dock must be kept unobstructed at all times and should be striped "Fire Lane" on the plans; and
- xxv. The Fire Alarm system shall require the use of Master boxes.

The approval is based on the submitted site plan and the findings related to conditional use and site plan review standards as contained in Planning Report #43-06, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,

Kevin Beal, Chair
Portland Planning Board

Attachments: Planning Board Report #43-06 (excluding attachments);
Comments from Tom Errico, Traffic Engineering Reviewer, dated August 3, 2006;
Memorandum from Pat Carroll dated August 2, 2006;
E-mail from Jeff Tarling dated August 3, 2006;
Memorandum from DRC (Woodard & Curran) dated August 3, 2006)

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jean Fraser, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
John Peverada, Parking control
Assessor's Office
Approval Letter File

From: "Mark Johnson" <MJohnson@SMRTInc.com>
To: <JF@portlandmaine.gov>
Date: 12/5/2008 5:07:07 PM
Subject: Mercy - planting issues

Jean,

I spoke with Jeff this afternoon and we've determined the following:

1. Jeff approves the screen design concept sent on 11-19-08 for the service area of the hospital. With that, we will formalize with the contractor for installation in the spring, earlier if possible.
2. The berm at the Storage Building, assuming DEP approves, will be reduced in size and volume, the excess material being placed in a depression in the South Open Space area. This should not require any different treatment than the berm at the storage building area. I understand your concern about integration of the fill in the south open space with future pedestrian pathways, and we will assist in coordinating this with Deluca Hoffman and Mercy.
3. Concerning the berm and planting at the storage building, I reviewed our proposed strategy with Jeff as presented at our last meeting. Specifically, after final shaping of the berm is achieved, and prior to placement of the warning fence layer and loam, tree locations will be staked in the field for review and adjustment as needed. Tree planting wells will be excavated (3-foot depth X 8-foot diameter +/-), filled with plant mix, and re-staked for planting in the spring. The excavated (contaminated) soil will be spread and compacted on the berm, the fence barrier installed, and the loam layer placed over all. In this way, no excavation of contaminated soil will be needed to plant the trees in the spring. Jeff concurred with this approach and did not express desire for further input or oversight.

*meets condition
Jeff confirmed these
are all agreed. JF
12/5/08*

I believe this covers your items of concern up to this point. Please let us know if you have questions or require further information at this time.

Thanks,

Mark G. Johnson ASLA, LEED AP
Landscape Architect

SMRT
144 Fore Street, PO Box 618 Portland, Maine 04104
p 207.772.3846 f 207.772.1070
www.smrtinc.com <<http://www.smrtinc.com/>>

CC: <JST@portlandmaine.gov>, <sbushey@delucahoffman.com>, "Mercy (Mike Connolly)" <ConnollyM@mercyme.com>, "Paul Stevens" <PStevens@SMRTInc.com>



PORTLAND MAINE

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

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

November 21, 2008

Mr. Stephen R. Bushey, PE
DeLuca Hoffman Associates Inc.
778 Main Street- Suite 8
South Portland, ME. 04106

Mercy Hospital
144 State Street
Portland, ME 04101

**RE: Mercy Hospital – Amendment to Approved Site Plan: Service Area Gate and Access Area
Vicinity of Fore River, Portland ME (201 Fore River Parkway)**

CBL: Chart 073-076, Block A
Application ID: 2008-0159

Dear Mr Bushey,

On November 21, 2008, the Portland Planning Authority approved the amended site plan for the Phase 1 Mercy development, to include installation of a gate (controlled by loop detectors) and six bollards at the entrance to the service area of the main hospital building near the Fore River Parkway, as shown on the approved plan CSK-34 dated October 30, 2008 and as amplified in the letter of November 17, 2008 from DeLuca Hoffman Associates Inc, with the following conditions:

1. That black vinyl slats shall be placed in the chain link fence around the transformer pads and cooling tower; and
2. That four evergreen trees shall be planted in the front yard area to improve screening of the cooling tower; the location and species/size of such planting to be reviewed and approved by the City Arborist Jeff Tarling.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approval does not constitute approval for building plans, which must be reviewed and approved the City of Portland's Inspection Division.

2. Where submission drawings are available in electronic form, final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874 8728.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
 Alexander Jaegerman, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner
 Philip DiPierro, Development Review Coordinator
 Marge Schmuckal, Zoning Administrator
 Jeanie Bourke, Inspections Division
 Lisa Danforth, Administrative Assistant
 Michael Bobinsky, Public Services Director
 Kathi Earley, Public Works
 Bill Clark, Public Works
 Michael Farmer, Public Works
 Jim Carmody, City Transportation Engineer
 Jane Ward, Public Works
 Captain Greg Cass, Fire Prevention
 Jeff Tarling, City Arborist
 Tom Errico, Wilbur Smith Consulting Engineers
 Dan Goyette, Woodard & Curran
 Assessor's Office
 Approval Letter File
Hard Copy: Project File

From: Jeff Tarling
To: Jean Fraser
Date: 12/8/2008 10:36:31 AM
Subject: Re: Fwd: Mercy - planting issues

Jean -

I reviewed the Mercy Hospital items below with Mark Johnson of SMRT. I feel that these changes are acceptable. They are also perhaps the 'best case scenarios' or compromises needed to solve these latest challenges.

Thanks, let me know if you have any questions,

Jeff Tarling

>>> Jean Fraser 12/8/2008 10:28:56 AM >>>

Could you confirm this is OK with you and then I will draft an approval letter.
thanks

>>> "Mark Johnson" <MJohnson@SMRTInc.com> 12/5/2008 5:06:21 PM >>>
Jean,

I spoke with Jeff this afternoon and we've determined the following:

1. Jeff approves the screen design concept sent on 11-19-08 for the service area of the hospital. With that, we will formalize with the contractor for installation in the spring, earlier if possible.
2. The berm at the Storage Building, assuming DEP approves, will be reduced in size and volume, the excess material being placed in a depression in the South Open Space area. This should not require any different treatment than the berm at the storage building area. I understand your concern about integration of the fill in the south open space with future pedestrian pathways, and we will assist in coordinating this with Deluca Hoffman and Mercy.
3. Concerning the berm and planting at the storage building, I reviewed our proposed strategy with Jeff as presented at our last meeting. Specifically, after final shaping of the berm is achieved, and prior to placement of the warning fence layer and loam, tree locations will be staked in the field for review and adjustment as needed. Tree planting wells will be excavated (3-foot depth X 8-foot diameter +/-), filled with plant mix, and re-staked for planting in the spring. The excavated (contaminated) soil will be spread and compacted on the berm, the fence barrier installed, and the loam layer placed over all. In this way, no excavation of contaminated soil will be needed to plant the trees in the spring. Jeff concurred with this approach and did not express desire for further input or oversight.

I believe this covers your items of concern up to this point. Please let us know if you have questions or require further information at this time.

Thanks,

Mark G. Johnson ASLA, LEED AP
Landscape Architect

SMRT
144 Fore Street, PO Box 618 Portland, Maine 04104
p 207.772.3846 f 207.772.1070
www.smrinc.com < <http://www.smrinc.com/> >

file



To: Jim Carmody; Tom Errico; Jeff Tarling; Alex Jaegerman

From: Jean Fraser

Date: Nov 19, 2008

Additional information submitted for the following project:

Application ID #: 2008-0159 (Service Area access) and 2008-0161 (Berm)0002

Project Name: Mercy Hospital amendments

:

Project Address: Fore River Parkway

Comments needed by: This letter is a confirmation of what was agreed at the meeting last week; please give formal sign off so I can issue approval letters this week with conditions based on this letter.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

November 17, 2008

Ms. Jean Fraser
City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

**Subject: Mercy Hospital – Fore River Site Project Amendment
 Service Area Gate and Metal Building Berm
 Summary of Meeting**

Dear Jean:

As a follow-up to our meeting on Friday, November 14, 2008, we are reaffirming Mercy's proposal related to the installation of a control gate at the service area entrance off the employee drop-off circle near the southeast corner of the Hospital. As we discussed, Mercy will install a controller box and gate within the existing paved area as depicted on the attached figure. Mercy will also install multiple 6" pipe bollards on each side of the control box to provide for its protection. Mercy does not plan to make any revisions to the existing curb alignment in this area. The gate will be controlled by loop detectors in the pavement on each side of the gate. The detector on the south side of the gate will open the gate and the detector on the north side will close the gate.

We understand, based on our discussions, that the City has also approved the placement of black vinyl slats in the chain link fence that faces the building adjacent to the transformer pads and cooling tower. Finally, Mercy agrees to install four evergreen plantings in the front yard area to improve screening of the cooling tower. The exact location will be coordinated with Jeff Tarling of the City's Parks and Recreation Department next spring.


At our meeting we also discussed the placement of a berm east of the existing metal building area. Based on Jeff Tarling's input, it appears that some modest grading and shaping of the placed material will help soften its visual impact and will also work with the proposed landscaping that was called for in this area. Mercy's representatives, including Mark Johnson of SMRT, will work with the contractor to achieve the desired results over the course of the next week or so.

Ms. Jean Fraser
November 17, 2008
Page 2

Based on these discussions, we understand no further information will be required by staff and that these activities are authorized to proceed. If you have any further questions or informational needs, please contact this office.

Sincerely,

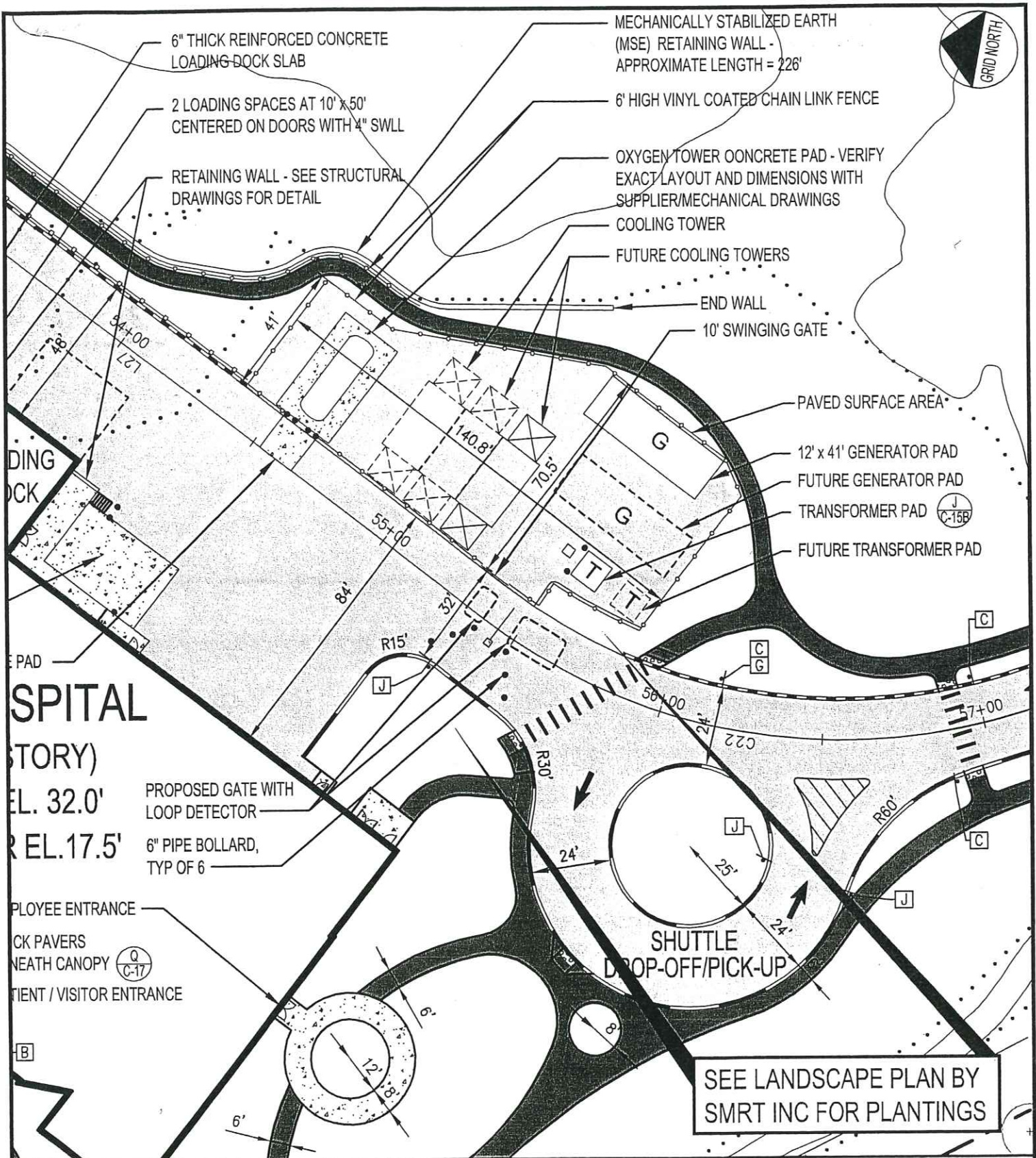
DeLUCA-HOFFMAN ASSOCIATES, INC.


Stephen R. Bushey, P.E.
Senior Engineer

SRB/sq/JN2149.01/Fraser11-17-08-GateAmendment

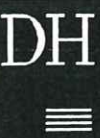
Attachment

c: Mike Connolly, Mercy Hospital
Tim Prince, Mercy Hospital
Mike Poulin, Gilbane
Mark Johnson, SMRT



MERCY AT THE FORE

EXCERPT OF
SITE LAYOUT PLAN - NORTH

 <p>DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM</p>	DRAWN: DED DATE: 10.30.08	FIGURE <h1>CSK-34</h1>
	DESIGNED: SRB SCALE: 1" = 40'	
	CHECKED: SRB JOB NO. 2149.01	
	FILE NAME: 2149.01-MP3	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION FORM
PLANNING DEPARTMENT PROCESSING FORM**

Planning Copy

2008-0159
Application I. D. Number
10/31/2008
Application Date
Amendment to Plan - Mercy Hos. Servi

Project Name/Description
201 - 201 Fore River Pkwy, Portland, Maine
Address of Proposed Site
073 A001001
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax
Applicant Ph: (207) 879-3427 Agent Fax:
Proposed Development (check all that apply):
 Warehouse/Distribution
 Manufacturing
 Parking Lot
 Building Addition
 New Building
 Change Of Use
 Residential
 Office
 Retail
200
Proposed Total Disturbed Area of the Site
Zoning

Check Review Required:
 Site Plan (major/minor)
 Amendment to Plan - Board Review
 Amendment to Plan - Staff Review
 After the Fact - Major
 After the Fact - Minor
Fees Paid: Site Plan

Design Review
 Design Review
 DEP Local Certification
 Site Location
 Other
Historic Preservation
 Flood Hazard
 Zoning Variance
 Shoreland
Subdivision # of lots
 Subdivision
 PAD Review
 Stormwater
 Traffic Movement
 14-403 Streets Review

Engineer Review
Date
Reviewer

Planning Approval Status:

Approved
 Approved w/Conditions
 See Attached
 Approved w/Conditions
 Approved w/Conditions
 OK to Issue Building Permit
Approval Date
Signature
date

Performance Guarantee
 Required*
 Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted
 Inspection Fee Paid
 Building Permit Issue
 Performance Guarantee Reduced

Temporary Certificate of Occupancy
 Final Inspection
 Certificate Of Occupancy
 Performance Guarantee Released

Defect Guarantee Submitted
 Defect Guarantee Released

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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

DeLUCA-HOFFMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS
 778 MAIN STREET
 SUITE 8
 SOUTH PORTLAND, MAINE 04106
 TEL. 207 775 1121
 FAX 207 879 0896



October 30, 2008

Ms. Jean Fraser
 City of Portland Planning Authority
 4th Floor, City Hall
 389 Congress Street
 Portland, ME 04101

Subject: Mercy Hospital - Fore River Site Project Amendment
 Service Area Gate

Dear Jean:

In accordance with our recent discussions, I am forwarding a project amendment application along with some supporting figures related to the installation of a gate at the service area access near the hospital's south end. As you know Mercy has temporarily installed several jersey barriers and a chain across the service area entrance as an interim access control to the space. We understand that this will allow a permanent Certificate of Occupancy to be issued by October 31, 2008. We understand that City officials are currently requesting that a more permanent of access control be installed at this location. To date we have discussed the installation of a mechanical gate to be operated by a remote loop detection system in the pavement. The purpose for this arrangement is to allow entering traffic flow only from the south side of the service area. Vehicles leaving the service area will need to travel to the north end of the site and loop around to either the north or south driveways. We understand that City staff are interested in discussing the proposed gate measures, the changes to the pavement and curbing, and/or other means of protection for the gate control box. We welcome this discussion and look forward to your review of the attached sketch figures and photographs of the area in the immediate vicinity of the proposed gate location. Please advise this office as to an appropriate time with we can get together and discuss these matters.

If you have any further questions or informational needs please contact this office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E.
 Stephen R. Bushey, P.E.
 Senior Engineer

SRB/smk/JN2149.01/Fraser10-3-08-GateAmendment

Enclosures

c: Mike Connolly, Mercy Hospital
 Tim Prince, Mercy Hospital
 Mike Poulin, Gilbane



Address of Proposed Development: 201 Fore River Parkway
 Zone: Contract Zone
 Project Name: Mercy at the Fore - Mercy Hospital

Existing Building Size: _____ sq. ft.
 Existing Acreage of Site: 35+ Ac. sq. ft.
 Proposed Building Size: 137,832 Hospital sq. ft.
 Proposed Acreage of Site: 35+-Ac sq. ft.

* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).

Tax Assessor's Chart, Block & Lot:
 Chart # 73, 74, 75, 76, 74, 75, 76
 Block # A, A, A, A, A, A, A, A
 Lot # 1, 2, 3, 1, 1, 2, 17, 33
 Mailing address:
Mercy Hospital
144 State Street
Portland, ME 04102
 Telephone #: 207-879-3127
 Cell Phone #: _____

Consultant/Agent Name, Mailing Address, Telephone #, Fax # and Cell Phone #:
Delux-Hoffman Associates Inc.
778 Main St Suite 8
South Portland, ME 04106
PH: 775-1141 FAX: 879-0896
 Applicant's Name/
Same as above
 Mailing Address:
Same as above
 Telephone #: _____
 Cell Phone #: _____

Fee for Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

New Building Building Addition Change of Use Residential Office Retail Warehouse/Distribution Parking lot + major site plan fee if applicable

Manufacturing Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot)

Site Location of Development (\$3,000.00)

(except for residential projects which shall be \$200.00 per lot)

Storm water Quality (\$250.00)

Traffic Movement (\$1,000.00)

Section 14-403 Review (\$400.00 + \$25.00 per lot)

Other _____

Signature of Applicant: *Mark Smiley*

Date: 10/31/08

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

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 Planning Authority and Code Enforcement 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.

- Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.
- A. Copy of the application.
 - B. Cover letter stating the nature of the project.
 - C. Written Submittal (Sec. 14-525.2. (c), including evidence of right, title and interest.
 - D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
 - E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
 - F. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
 - G. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Submittals shall include seven (7) folded packets containing of the following materials:

Billing Address: (name, address and contact information)

Mercy Hospital
144 State Street
Portland, ME 04102

Plan Amendments

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

Minor Site Plan Review

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

Major Development (more than 10,000 sq. ft.)

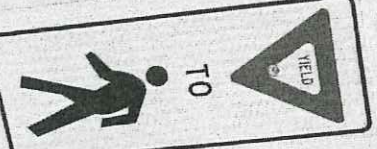
- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

BB
determined
payable





STATE
LAW
TO
YIELD
WITHIN
CROSSWALK



HIDE
TOOLS



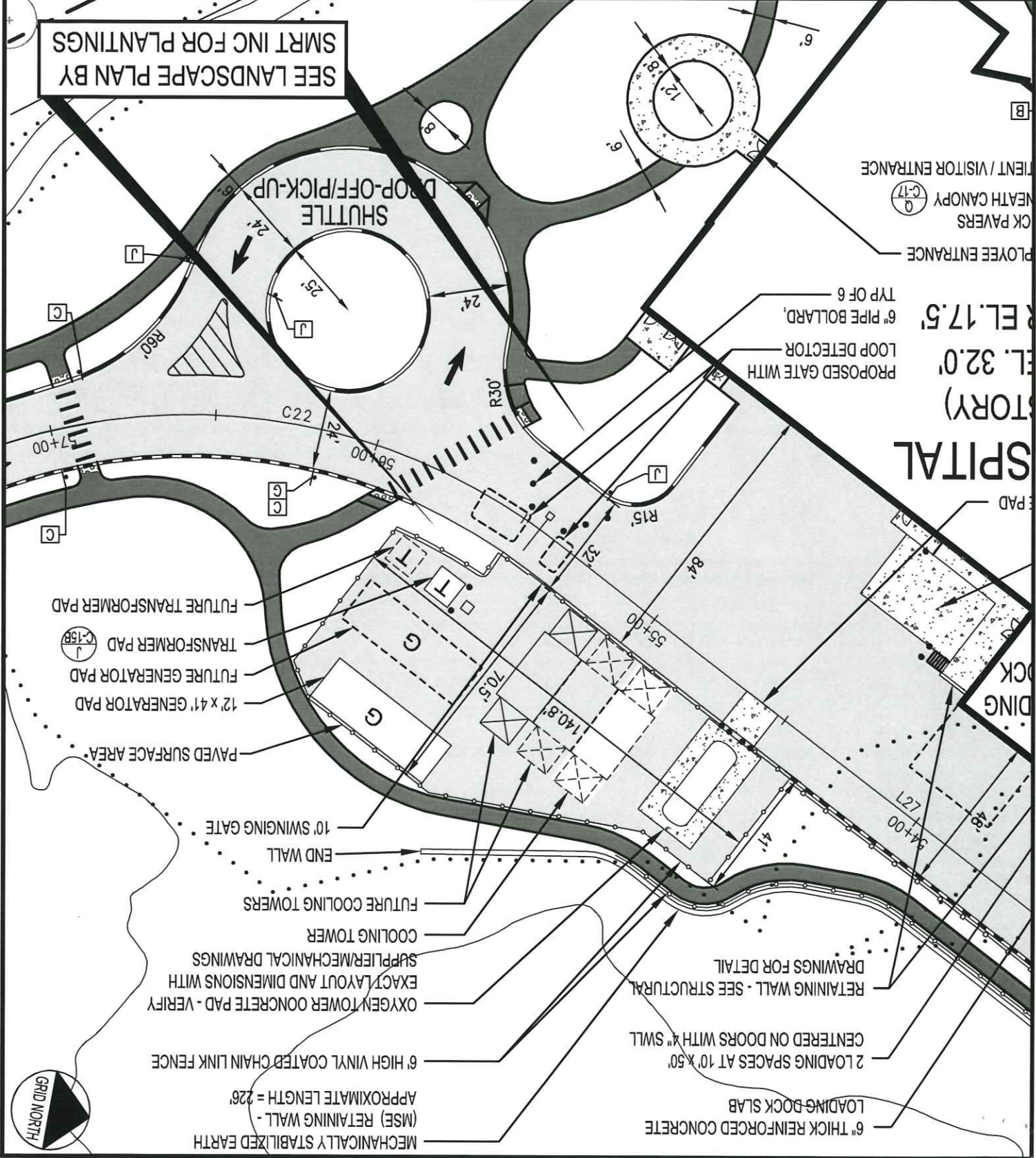
Deluca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

FILE NAME:	2149.01-MP3		
CHECKED:	SRB	JOB NO.	2149.01
DESIGNED:	SRB	SCALE:	1" = 40'
DRAWN:	DED	DATE:	10.30.08

CSK-34
 FIGURE

EXCERPT OF
 SITE LAYOUT PLAN - NORTH

MERCY AT THE FORE



SEE LANDSCAPE PLAN BY
 SMART INC FOR PLANTINGS

- FUTURE TRANSFORMER PAD
- TRANSFORMER PAD (C-15B)
- FUTURE GENERATOR PAD
- 12 x 41' GENERATOR PAD
- PAVED SURFACE AREA

- MECHANICALLY STABILIZED EARTH
- (MSE) RETAINING WALL - APPROXIMATE LENGTH = 226'
- 6" HIGH VINYL COATED CHAIN LINK FENCE
- OXYGEN TOWER CONCRETE PAD - VERIFY EXACT LAYOUT AND DIMENSIONS WITH SUPPLIER/MECHANICAL DRAWINGS
- COOLING TOWER
- FUTURE COOLING TOWERS
- END WALL
- 10' SWINGING GATE

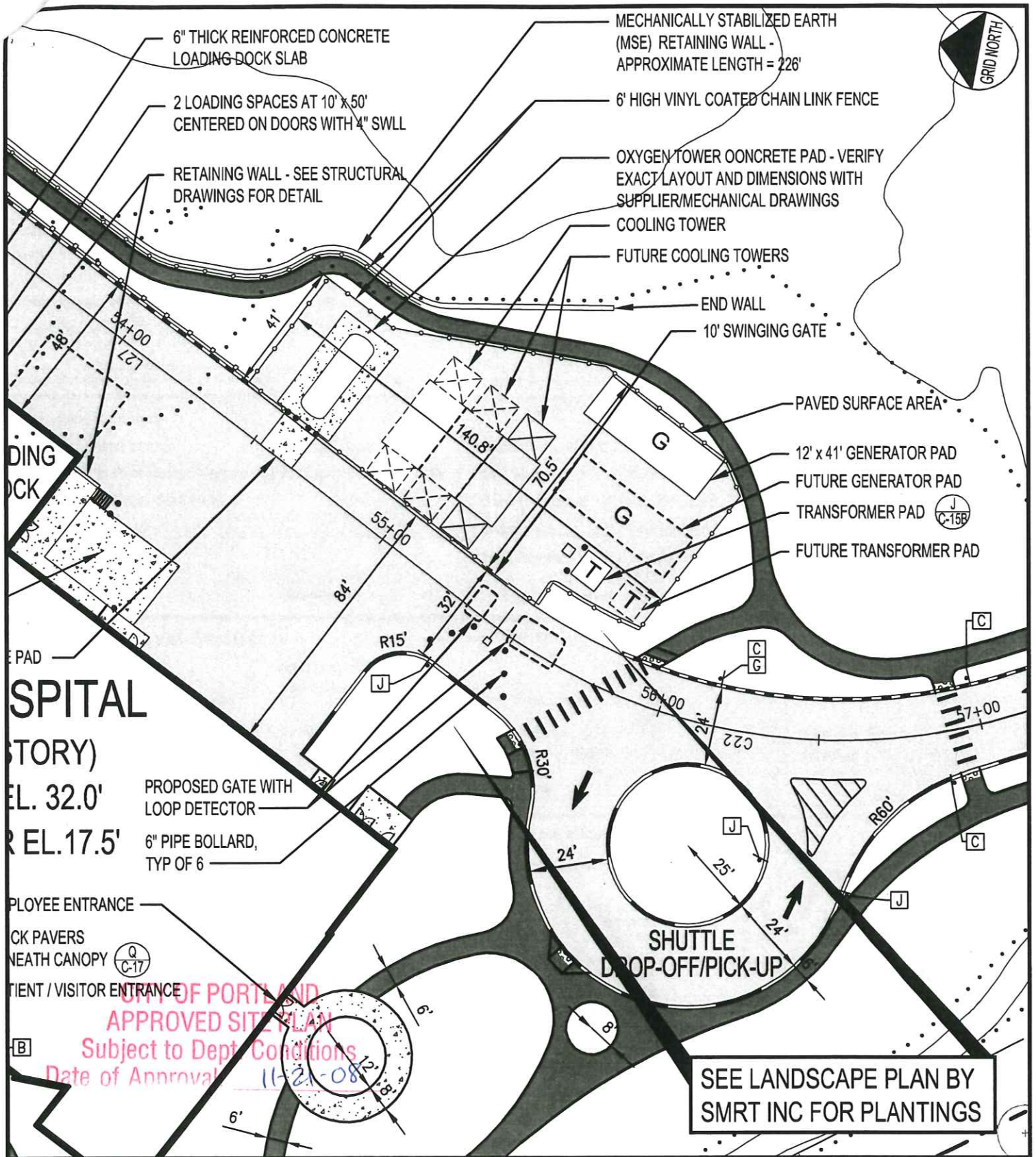
- 6" THICK REINFORCED CONCRETE LOADING DOCK SLAB
- 2 LOADING SPACES AT 10' x 50' CENTERED ON DOORS WITH 4" SWL
- RETAINING WALL - SEE STRUCTURAL DRAWINGS FOR DETAIL

- STORY) EL. 32.0'
- EL. 17.5'
- PROPOSED GATE WITH LOOP DETECTOR
- 6" PIPE BOLLARD, TYP OF 6

- EMPLOYEE ENTRANCE
- DOCK PAVERS
- WEATH CANOPY (C-17)
- CLIENT / VISITOR ENTRANCE

- LOADING DOCK
- TRUCK PAD





MERCY AT THE FORE

**EXCERPT OF
SITE LAYOUT PLAN - NORTH**

DH
 DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

DRAWN:	DED	DATE:	10.30.08
DESIGNED:	SRB	SCALE:	1" = 40'
CHECKED:	SRB	JOB NO.:	2149.01
FILE NAME:	2149.01-MP3		

FIGURE
CSK-34

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-21-08

SEE LANDSCAPE PLAN BY
 SMRT INC FOR PLANTINGS