

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

*Planning file copy*

**2007-0088**  
Application I. D. Number

**5/22/2007**  
Application Date

**Amendment to Plan - Mercy Hospital**  
Project Name/Description

**Mercy Hospital**  
Applicant  
**144 State St , Portland , ME 04102**  
Applicant's Mailing Address

Consultant/Agent  
**Applicant Ph: (207) 879-3427 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

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

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) **Amendment to Plan**

Proposed Building square Feet or # of Units 35 Acreage of Site                      Contract Zone                       
Zoning                     

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Other
- After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$250.00 Subdivision                      Engineer Review                      Date 5/22/2007

**Planning Approval Status:**

Reviewer *Jean Fræev*

- Approved  Approved w/Conditions See Attached  Denied

Approval Date                      Approval Expiration                      Extension to                       Additional Sheets Attached

OK to Issue Building Permit                      signature                      date                     

**Performance Guarantee**  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	<u>                    </u> date	<u>                    </u> amount	<u>                    </u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u>                    </u> date	<u>                    </u> amount	
<input type="checkbox"/> Building Permit Issue	<u>                    </u> date		
<input type="checkbox"/> Performance Guarantee Reduced	<u>                    </u> date	<u>                    </u> remaining balance	<u>                    </u> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	<u>                    </u> date	<input type="checkbox"/> Conditions (See Attached)	<u>                    </u> expiration date
<input type="checkbox"/> Final Inspection	<u>                    </u> date	<u>                    </u> signature	
<input type="checkbox"/> Certificate Of Occupancy	<u>                    </u> date		
<input type="checkbox"/> Performance Guarantee Released	<u>                    </u> date	<u>                    </u> signature	
<input type="checkbox"/> Defect Guarantee Submitted	<u>                    </u> submitted date	<u>                    </u> amount	<u>                    </u> expiration date
<input type="checkbox"/> Defect Guarantee Released	<u>                    </u> date	<u>                    </u> signature	



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
- TRAFFIC STUDIES AND MANAGEMENT

May 22, 2007

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

**Subject:       Mercy Hospital  
                  Fore River Site Project Amendment**

Dear Jean:

On behalf of Mercy Hospital we are submitting the accompanying materials in support of an amended site plan for the Fore River development site. The amended site plan specifically involves modifications to the parking lot layout at the southerly side of the site. Mercy's facilities managers have closely reviewed the parking lot configuration and wish to revise the layout to address the following issues:

1. Safety – The approved site plan includes multiple openings into the southerly parking lot off the easterly drive aisle that runs closest to the railroad tracks. This drive aisle is the designated delivery vehicle route and will also have a high percentage of traffic coming from the direction of I-295; thus the potential for conflicts may be greater with a higher number of parking lot entry points. Mercy is proposing to consolidate access off this drive aisle into one controlled access.
2. Security – The approved site plan also does not contemplate gate-controlled access into the parking area. In accordance with the Master Plan, the southerly lot will be a hospital employee designated parking lot. To better provide security and access control, Mercy is proposing to install gate control measures at two access points into the lot. The second access will be located per the approved design just off the southerly entrance drive. Each drive will have a narrow raised island on which typical parking lot gate controls can be placed and managed. Mercy also intends to install remote cameras for security coverage of the employee parking lot.

The proposed layout revisions result in a modest improvement to the overall landscaping coverage for the area to be revised. The revised layout results in a larger island that will separate the easterly drive aisle from the parking area. We have also eliminated the short length of sidewalk across the smaller intermediate islands as they no longer seem as functional or warranted. The following table summarizes the changes to the impervious and landscape areas within the southerly parking lot for the approved and proposed revised plans.

Ms. Jean Fraser  
May 22, 2007  
Page 2

<b>Plan</b>	<b>Impervious Area</b>	<b>Landscape Area</b>	<b>% Landscape</b>
Original	137,907 SF	21,103 SF	15.3 %
Revised	133,845 SF	25,165 SF	15.8 %

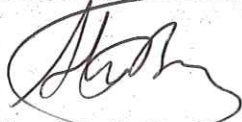
The proposed plan will require modest changes to the drainage layout and grading. Most of the drainage systems are already in place, therefore only several catch basins that have not yet been installed will require minor shifting to better align with the proposed curbing and parking layout. The revised layout will also require minor realignment of up to six light poles in the parking lot. We have requested an updated photometrics plan from Swaney Lighting and hope to provide that to you for review in the next day or so. Finally, SMRT will be preparing a revised landscape plan based on the revised layout. We also expect to forward this to you in the next day or so.

We trust that the accompanying revised plans and supporting information provide ample information to allow your review of the revised parking lot alignment. As we trust you will understand, these revisions currently are very timing sensitive since construction is well under way. We are seeking an expedited review of this proposal in order to avoid delay to the site development activities. In advance we kindly thank you for any effort you can make to hasten the staff review of this site plan amendment.

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

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

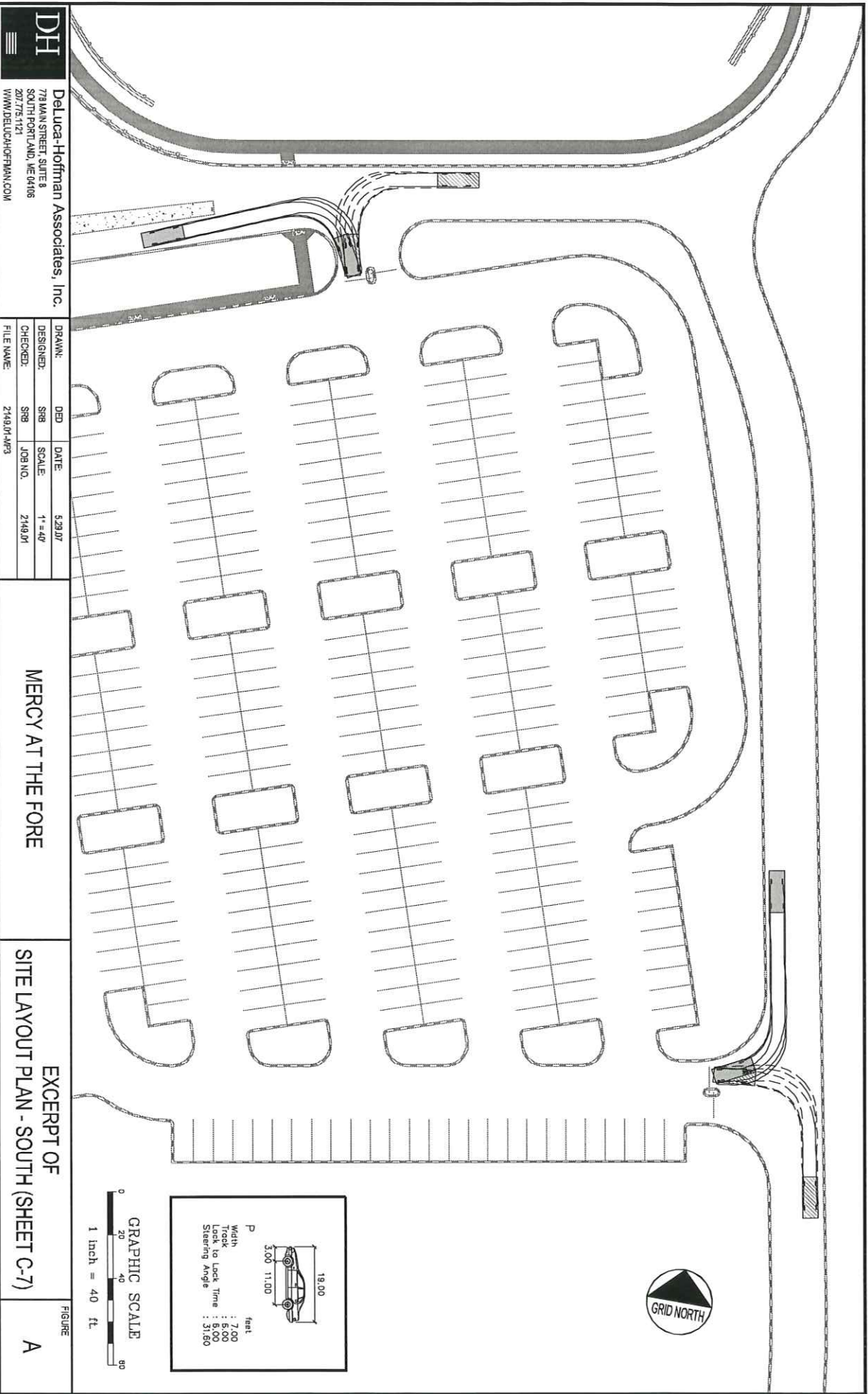


Stephen R. Bushey, P.E.  
Senior Engineer

SRB/sq/JN2149.01/Fraser05-22-07 amendment

Enclosures

- c: Tim Prince, Mercy Hospital, cover letter only  
Patrick Duke, KLMK Group, cover letter only  
Paul Stevens, SMRT Inc., cover letter only  
Mark Johnson, SMRT Inc., cover letter only  
Matt Manahan, Pierce Atwood, cover letter only  
Phil Dipierro, Development Review Coordinator  
Mike Poulin, Gilbane Building Co., cover letter only



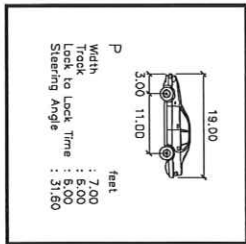
**DH**  
 Deluca-Hoffman Associates, Inc.  
 779 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.776.1121  
 WWW.DELUCHOFFMAN.COM

DRAWN:	DEB	DATE:	3/29/07
DESIGNED:	SRB	SCALE:	1" = 40'
CHECKED:	SRB	JOB NO.:	214921
FILE NAME:	214921.dwg		

**MERCY AT THE FORE**

EXCERPT OF  
 SITE LAYOUT PLAN - SOUTH (SHEET C-7)

FIGURE  
**A**





# PORTLAND MAINE

Planning Division  
Jean Fraser, Planner

5.23.07

TO: Pat Carroll  
From: Jean Fraser

Pat -

Could you please review these:

1) further info on the oil tank proposal that you commented on April

2) new amendment of the southern parking area - reorienting the parking bays in the north part. They say its better for landscaping and maybe worse for peds.

Docs for both are enclosed.  
Thanks, Jean

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 5/23/2007 12:14:44 PM  
**Subject:** Mercy Sth Parking Lot

Steve,

Just to confirm I received the amendment application and it has been distributed this morning.

I need one more copy of the Landscape Plan please asap.

Jim Carmody and Tom Errico had some concerns and asked for more time to look at it closely and consult with each other- I think they will need more info as to how the entry system will work as the proposal does not show where queueing will take place and as it stand the peds will cross the queue waiting to get in.

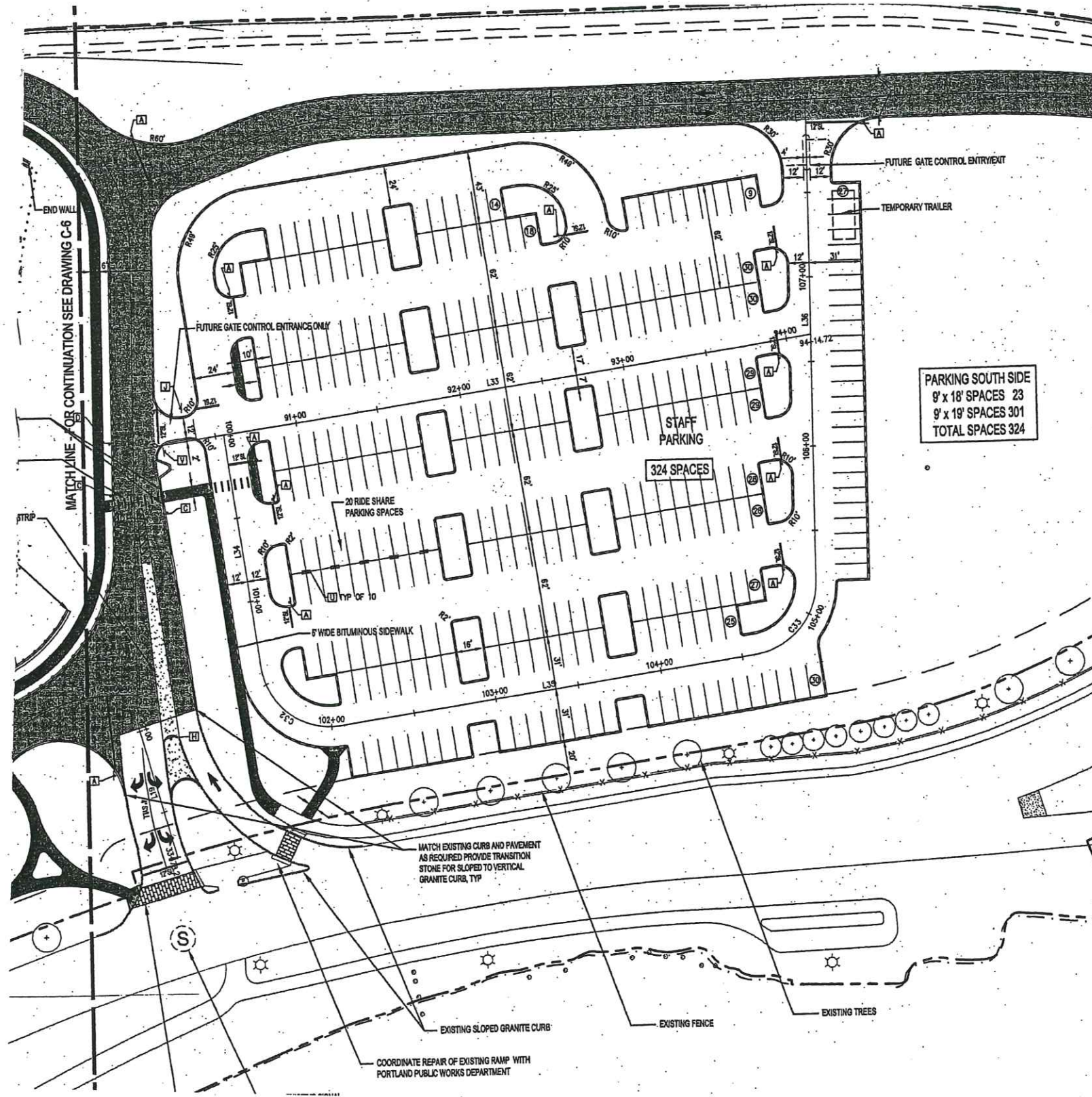
I specifcally asked them to determine whether they needed to sit down with you at a meeting and I will try to get back to you later today or tomorrow morning.

Jean

**CC:** Carmody, James; Errico, Thomas

Discussed at Dev Rev 5.23

- ① ck integration with sidewalks/trails
- ② ck landscape area/impact



LINE TABLE		
LINE	LENGTH	BEARING
L14	27.27	S64°34'38"W
L16	515.28	S27°46'25"W
L17	422.72	N10°46'14"W
L18	282.09	S80°00'00"W
L19	82.43	S64°10'25"W
L21	231.00	S62°13'39"E
L22	105.49	S27°46'25"W
L23	146.43	N32°18'41"W
L24	214.83	S62°13'35"E
L25	408.83	N62°13'35"W
L27	266.50	N27°46'25"E
L28	76.37	N27°11'49"W
L29	45.76	N38°32'37"W
L30	13.66	S10°00'00"E
L31	84.26	N30°00'00"W
L32	353.71	N10°49'14"W
L33	414.72	N18°19'31"W
L34	139.00	S71°40'29"W
L35	254.69	S18°19'31"E
L36	285.74	N78°59'54"E
L37	23.79	N54°32'63"E

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STA	PT STA
C10	60.98	42.00	83°09'41"	37.26	0+27.27	0+68.23
C11	78.01	53.00	82°10'05"	46.21	15+15.29	15+91.30
C12	12.48	884.50	0°48'25"	6.23	16+91.30	16+03.75
C13	255.23	884.50	16°31'58"	128.51	16+03.75	16+58.98
C14	329.72	884.50	21°21'31"	166.80	16+58.98	21+68.70
C15	243.77	680.00	20°32'22"	123.21	21+68.70	24+32.47
C16	158.51	100.00	90°49'14"	101.44	28+55.19	30+13.70
C21	246.29	592.00	23°50'11"	124.85	50+25.84	52+72.13
C22	172.70	180.00	54°58'14"	93.64	56+38.62	57+11.32
C23	45.94	232.00	11°20'48"	23.05	57+67.68	58+33.63
C24	50.93	232.00	12°34'42"	25.57	58+79.38	59+60
C26	73.64	220.00	19°10'46"	37.17	70+84.26	71+57.91
C31	185.13	800.46	13°15'05"	92.98	78+25.91	80+11.04
C32	85.87	42.00	90°00'00"	42.00	101+39.00	102+04.97
C33	59.87	42.00	81°40'35"	36.30	104+59.66	105+19.53
C34	100.50	48.00	119°57'54"	83.08	2+41.56	3+42.08
C35	56.55	36.00	90°00'22"	36.00	4+80.48	5+17.05
C38	2.05	40.00	2°56'16"	1.03	50+23.79	50+25.84
C37	71.77	100.00	41°07'19"	37.51	59+30.31	60+02.06
C38	309.28	620.00	28°34'56"	157.93	75+16.62	78+25.91

**SIGN LEGEND**

**NOTES:**  
ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.  
ALL PARKING STALLS TO BE STRIPPED USING THE MARKING COLORS SPECIFICATIONS IN THE DETAILS.  
REFER TO WAY FINDING PLAN SHEET C-22 FOR ADDITIONAL SIGNAGE.  
SEE DETAILS FOR SIGN POST INSTALLATION INFORMATION.

**STRIPING LEGEND**

ALL SIGNAGE AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION, & REFLECTIVITY.

- 12" SL - 12" WIDTH STOP LINE
- 4" SYLL - 4" WIDTH SOLID YELLOW LANE LINE
- 4" SWL - 4" WIDTH SOLID WHITE LANE LINE
- 4" DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4" SBWL - 4" WIDTH SINGLE BROWN WHITE LINE

STANDARD SIZE SPACES SHALL BE STRIPPED WHITE

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

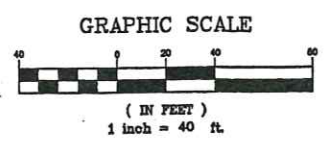
- HEAVY DUTY BITUMINOUS ASPHALT
- CONCRETE

ALL SIDEWALKS SHALL BE AS FOLLOWS:

- BITUMINOUS SIDEWALK
- CONCRETE SIDEWALK
- CONCRETE PAVERS-PATTERN
- STREET PRINT-PATTERN

\*SEE LANDSCAPE DRAWINGS AND SURFACE TREATMENT PLAN FOR EXACT DIMENSIONS AND LOCATIONS OF SURFACE TYPES

CONFORMED SET 10.05.07



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
10	5.22.07	RESUBMITTED TO CITY OF PORTLAND	10	5.22.07	RESUBMITTED TO CITY OF PORTLAND
9	1.10.07	FINAL APPROVAL PLANS RESUBMITTED TO CITY OF PORTLAND / CONSTRUCTION MANAGER	9	1.10.07	FINAL APPROVAL PLANS RESUBMITTED TO CITY OF PORTLAND / CONSTRUCTION MANAGER
8	11.10.06	FINAL - ISSUED FOR CONSTRUCTION	8	11.10.06	FINAL - ISSUED FOR CONSTRUCTION
7	9.15.06	FINAL APPROVAL PLANS SUBMITTED TO CITY OF PORTLAND	7	9.15.06	FINAL APPROVAL PLANS SUBMITTED TO CITY OF PORTLAND
6	7.28.06	RELEASED TO CONSTRUCTION MANAGER	6	7.28.06	RELEASED TO CONSTRUCTION MANAGER
5	7.25.06	RESUBMITTED TO CITY OF PORTLAND	5	7.25.06	RESUBMITTED TO CITY OF PORTLAND
4	6.21.06	RESUBMITTED TO CITY OF PORTLAND	4	6.21.06	RESUBMITTED TO CITY OF PORTLAND
3	6.09.06	RESUBMITTED TO CITY OF PORTLAND	3	6.09.06	RESUBMITTED TO CITY OF PORTLAND
2	3.10.06	PRELIMINARY SITE PLAN APPLICATION TO CITY OF PORTLAND	2	3.10.06	PRELIMINARY SITE PLAN APPLICATION TO CITY OF PORTLAND
11	6.04.07	REVISED SOUTH SIDE PARKING AREA AND WALKWAYS	1	1.11.02	SITE LOCATION OF DEVELOPMENT PERMIT SUBMISSION
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

STATE OF MAINE  
STEPHEN R. BUSHEY  
No. 7499  
LICENSED PROFESSIONAL ENGINEER

P.E. STEPHEN R. BUSHEY  
LIC. #7429

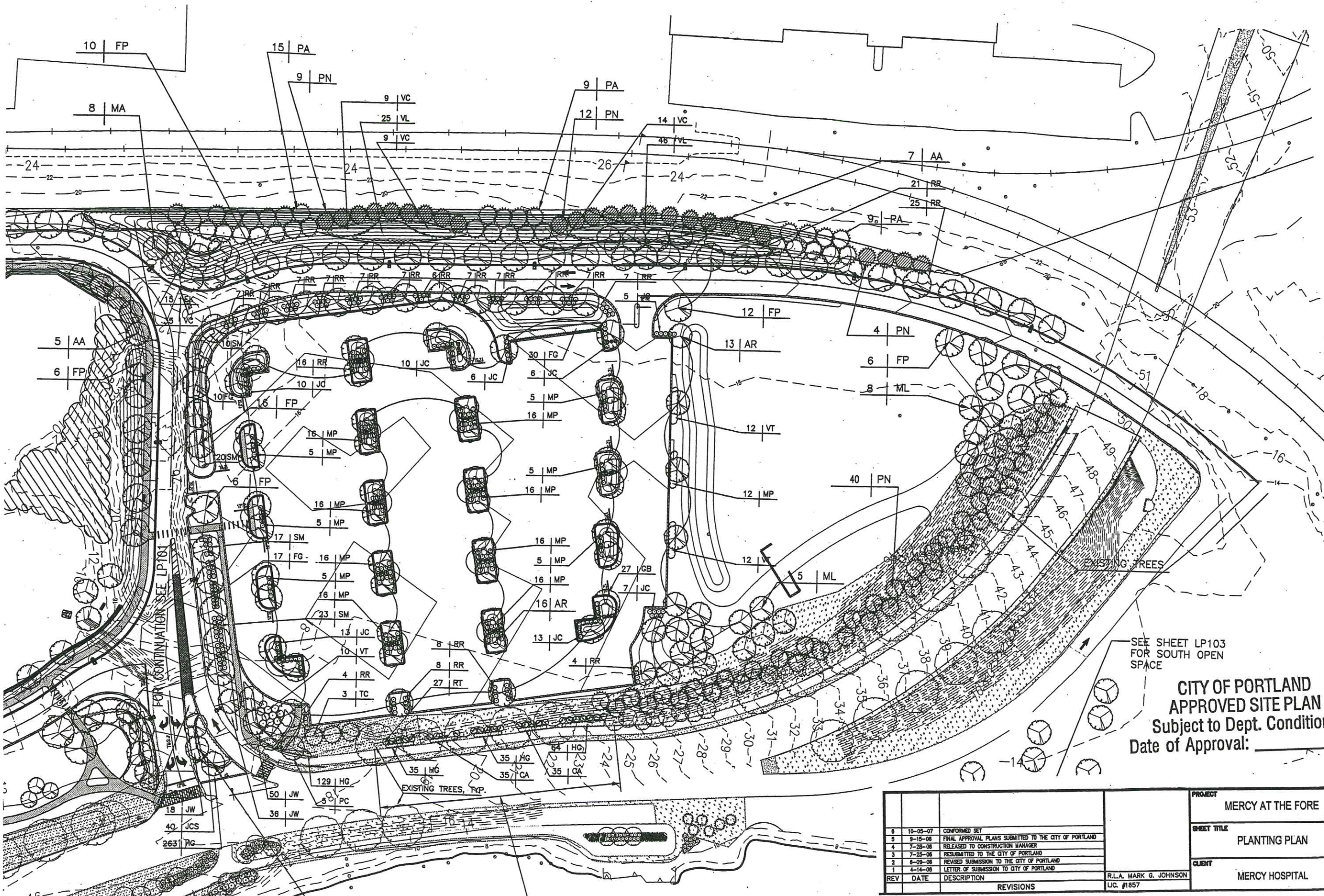
PROJECT  
MERCY AT THE FORE

SHEET TITLE  
SITE LAYOUT PLAN - SOUTH

CLIENT  
MERCY HOSPITAL


DH DeLUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
(207) 775-1121  
DHA@DELUCAHOFFMAN.COM

DRAWN: DED DATE: 11.01.01  
DESIGNED: SRB SCALE: 1"=40'  
CHECKED: SRB JOB NO. 2149.01  
FILE NAME: 2149.01 -MP3  
SHEET C-7




SEE SHEET LP103  
FOR SOUTH OPEN  
SPACE

**CITY OF PORTLAND  
APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_



**SM  
RT**  
ARCHITECTURE ENGINEERING PLANNING  
SMRT  
144 Fore Street/P.O. Box 618  
Portland, Maine 04104  
tel. (207) 772-3846  
fax. (207) 772-1070



**DeLUCA-HOFFM.  
ASSOCIATES, INC.**  
778 MAIN STREET, SUITE  
SOUTH PORTLAND, ME  
(207) 773-1121  
DHA@DELUCAHOFFMAN.COM

DRAWN: MGJ DATE: 7-1  
DESIGNED: MGJ SCALE: 1"=1'  
CHECKED: DVJ JOB NO. 050  
FILE NAME: LP102\_05034  
SHEET LP102

REV	DATE	DESCRIPTION	REVISIONS
6	10-05-07	CONFORMED SET	
5	9-15-08	FINAL APPROVAL PLANS SUBMITTED TO THE CITY OF PORTLAND	
4	7-28-08	RELEASED TO CONSTRUCTION MANAGER	
3	7-25-08	RESUBMITTED TO THE CITY OF PORTLAND	
2	6-09-08	REVISED SUBMISSION TO THE CITY OF PORTLAND	
1	4-14-08	LETTER OF SUBMISSION TO CITY OF PORTLAND	

R.L.A. MARK G. JOHNSON  
LIC. #1857

PROJECT	MERCY AT THE FORE
SHEET TITLE	PLANTING PLAN
CLIENT	MERCY HOSPITAL



**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 8/28/2007 12:33:23 PM  
**Subject:** Mercy south parking lot

Steve,

Just to follow up on this...

At the moment I am awaiting a revised set of plans (landscape and layout; I assume the 250 watt photometric and lighting will not change as a result of the sidewalk but if some lights are added in then that revised plan also needs to go on the file) so that I can issue the approval letter (the approval letter would refer to plan #s and revision #s).

Five additional sets would be helpful so that I can stamp and circulate so that this amendment is on the record when inspections are done etc.

Let me know if there are any other issues that we need to discuss.

thanks  
Jean

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 8/16/2007 4:22:02 PM  
**Subject:** Mercy's South parking Lot

Steve,

I am writing to confirm and summarize the final review position on the proposed modifications to the South Parking Lot (applic # 2007-0088). I am sending this via e-mail in the interest of expediting the project.

1. The location of the vehicle access points, gates, islands, aisles, striping etc are all acceptable as we had previously advised.
2. **Lighting:** The original proposal for 250 watt lamps is OK; the proposal for 400 watt lamps is not acceptable. While not a site plan requirement, I suggest the installation of additional low level "cut off" type perimeter lighting may be needed in several of the edge areas for personal safety reasons, with locations depending on the lighting levels generated by nearby streetlighting and the provision of lighting in relation to the proposed maintenance building and its access)
3. **Sidewalks:** the original parking lot proposal included a long length of central sidewalk leading to the crossing of the south access road near the pond. The modified parking lot layout resulted in the loss of this pedestrian route and there has been considerable discussion over what combination of relocated/new sidewalks, striping and related ramps should be introduced to ensure that safe and convenient pedestrian facilities are included in the modified layout. The anticipated desire lines within the parking lot as well as the need for links between the Connector sidewalk and the the parking lot and pond trail were taken into account.

The following reflects the conclusion of the discussions and would be acceptable to the city:

- a. Retain all of the pedestrian proposals shown on the revised parking layout dated 6.11.07 but omitting the short segment of sidewalk on the one parking lot island nearest the Connector;
- b. Retain the sidewalk shown on the originally approved layout which skirted the NW corner but modifying the route of the sidewalk nearest the Connector so it would link directly into the stub of the Connector sidewalk, and also so that where it joins the eastern-most crossing of the South Access road (at right angles) there is sensible transition so that users do not need to go down an angled tipdown and then up again to reach the crossing (one suggestion was to provide an at grade level wedge around the back of the tipdown but there may be a better solution as we discussed).

The objective is to create a level and direct link between the Connector sidewalk and the crossing which goes over to the pond trail; I understand you will send a revised PDF showing how these two issues can be resolved.

4. **Landscaping:** The changes outlined above and the need to discourage people from crossing the South Access Road between the designated crossings (while maintaining visibility) is likely to require revised/relocated landscaping and maybe some low fencing. A final landscaping plan will need to be submitted for the areas around/within the parking lot.

Please note that a final landscaping plan and species list/nos for the whole of the Mercy site is requested which reflects all of the amendments to the landscaping (including this one) that have been agreed since the final plan set was submitted in late 2006. Could you also please confirm the timetable for planting.

I hope you feel this accurately reflects the discussions and let me know if there are any other issues we need to discuss.

Thanks

Jean (Fraser)  
Planner  
874 8728

**CC:** Alex Jaegerman ; Barhydt, Barbara; Carmody, James; Errico, Thomas

Note for file  
7.10.07

Discussion Steve Brokey, DeLuca Hoffman

- ① Mercy Hosp. Amendment re oil storage -  
Jeff received wrong plan so JF do double  
check re the arborvitae proposed.
- ② Amendment re South Parking lot  
(Traffic reviewers + landscape have signed off)

Steve submitted revised photometric on  
July 3<sup>rd</sup> + called to explain how this had  
been developed.

- It was a response to my comment  
that peripheral levels seemed low  
for such a remote site
- SB + Mercy security + Swaney (lighting  
expert) checked light levels at existing  
parking lots a few weeks ago and  
agreed with me
- Swaney suggested 'easy' fix of  
changing bulbs to 400 watts. While  
the illumination levels seem OK, this wattage  
(in our stds) is only OK re industrial areas.

- ③ Agreed Steve to send blown up (readable) photos  
350 + 400 w. versions + JF to nearby Barbara

**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Jean Fraser" <JF@portlandmaine.gov>  
**Date:** 8/16/2007 6:48:01 AM  
**Subject:** FW: sidewalk for south parking area at Mercy

Jean,

The attached sketch shows the s/W as I understand from our discussion.  
Please let me know if this is correct.

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

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

From: Celina Daniell  
Sent: Thursday, August 16, 2007 6:33 AM  
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/>

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 8/16/2007 12:21:02 PM  
**Subject:** Re: FW: sidewalk for south parking area at Mercy

Hi Steve,

In principle this is what we would like but the two places where the sidewalk meets the other smaller sections at right angles is awkward because the path turns across the tip down.

I have asked Jim and Tom to look at this as I think they will suggest that the sidewalk needs to be continuous and level- so maybe a small curved flat connection piece needs to be added in at those 2 points.

I will get back to you (today) and I will send (in next hour or so) a more general e-mail covering where things stand re the South Parking lot amendment application.

Thanks

Jean

>>> "Steve Bushey" <SBushey@DelucaHoffman.com> 8/16/2007 7:44:59 AM >>>  
Jean,

The attached sketch shows the s/W as I understand from our discussion.  
Please let me know if this is correct.

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](mailto:sbushey@delucahoffman.com)

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

From: Celina Daniell  
Sent: Thursday, August 16, 2007 6:33 AM  
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/>

**From:** Jean Fraser  
**To:** Carmody, James; Errico, Thomas  
**Date:** 8/16/2007 12:17:07 PM  
**Subject:** Fwd: FW: sidewalk for south parking area at Mercy

Tom and Jim,

Steve has sent me this palm showing the sidewalk added back in.

I am not very happy about the way the sidewalk ties in to the sidewalks it meets at each end (shown darkened in) as people need to turn in a right angle over the edge of the tip down. I would like to ask him to create curved section to link into the other two small sections of sidewalks so that it becomes a continuous level sidewalk around the tipdowns.

What do you think? (Urgent reply requested)

Jean

>>> "Steve Bushey" <SBushey@DelucaHoffman.com> 8/16/2007 7:44:59 AM >>>  
Jean,

The attached sketch shows the s/W as I understand from our discussion.  
Please let me know if this is correct.

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](mailto:sbushey@delucahoffman.com)

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

From: Celina Daniell  
Sent: Thursday, August 16, 2007 6:33 AM  
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/>

**From:** Jean Fraser  
**To:** Carmody, James; Errico, Thomas  
**Date:** 8/15/2007 4:25:10 PM  
**Subject:** Mercy TMP

Tom and Jim,

I spoke to Steve Bushey this afternoon to convey the gist of our discussion at Dev Review meeting today re the Mercy TMP and south parking lot layout .

During my discussion with Steve (which covered the issue of the Connector crossing at the northerly access drive) he asked when the signals were going to be turned on etc at the southerly drive. That question led to a further discussion of the TMP as there is a long list of items which Mercy is required to pay for/implement re the connector itself (eg signals, signage, etc) and maybe (?) the striping/signs for the ped crossing at the northern crossing point.

It occurred to me that the whole question of these work items and their timing re the Connector and the hospital needs to be thought through and clarified, including confirmation of some of the design details where the two meet/overlap. So I offered to (try and ) set up a meeting between you two and Steve to sit down and look at the original paperwork/approved plans/connector plans (I have a set of the final ones if needed) and clarify what and when we want these items done and confirm responsibilities.

Does that make sense?

If so, I think Steve would appreciate it soon as possible as they are doing the planting in Sept and currently finishing up on these kinds of things....could you suggest some dates/times??

thanks  
Jean

**CC:** Alex Jaegerman ; Barhydt, Barbara; DiPierro , Philip



Note for file

South Parking lot layout  
dates as marked.

① Lighting - final dis. B.B. 8.13.07

Bob considers that the 400 watt bulbs over this scale of area, highly visible etc. will further create light pollution and glare generally. Prefers the 250 watts + lower level (bollards, shorter poles) around the perimeter to brighten dark areas.

② Sidewalk - Sidewalk was omitted due to safety concerns that it would encourage parking lot users to cross the southern access road at a dangerous pt. (Not formally approved yet)

However, Alex, Barbara + Penny consider that this section of sidewalk is important in providing a more convenient (? safer) link between the Connector sidewalk/crossing and the wetlands trail and should be reinstated. They suggest the parking lot users will try to cross "dangerously" whether or not the sidewalk is there and that a low fence/discouraging hindrance, should be built in the shape of landscaping adj. to the sidewalk.

(discussed + agreed 8.10.07)  
w/ A.S., B.B., P.L.

**From:** Jean Fraser  
**To:** Errico, Thomas  
**Date:** 8/13/2007 11:14:02 AM  
**Subject:** Mercy South Parking Lot

Hi Tom,

I gather you have meetings most of the day so I will try to catch you by phone tomorrow morning, but just wanted to give you the background to the call (and if you have time, please call me at 874 8728).

I am writing re the above- the current situation on this application is that you gave a verbal "OK" at Dev Rev, Jim said that if you were happy he had no comments, and I have been discussing the lighting levels with Steve Bushey (delayed by his 2-week vacation) since then. The approval letter has not been sent and I do not have any formal comments from you on this.

In running through the proposals with Alex, Penny and Barbara (in the context of the wider Portland trail network/pedestrian easement issues) it became clear that they feel that the loss of the sidewalk along the parking lot is a greater loss than you, Jim and I considered it to be during the discussions with Steve Bushey.

Therefore they would like the sidewalk added back in with a fence of some kind between it and the south access road to stop folks crossing where it might be dangerous to do so. I don't think it makes any difference to the parking lot layout but before I raise this with Steve Bushey I wanted to discuss it further with you.

thanks  
Jean

**DH**DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS778 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

July 3, 2007

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

**Subject:       Mercy Hospital  
                  Fore River Site Project Amendment**

Dear Jean:

Per your June 1, 2007 email correspondence to this office relating to the latest parking lot lighting, we have had the lighting vendor prepare a revised photometric plan. We considered your thoughts on the lighting levels within the parking lots and presented your concern to the Mercy staff. For clarity we participated with Shawn Swaney and the Mercy Security Manager to measure nighttime light levels around the existing hospital so that a better understanding of what is intended at the Fore River site could be achieved. On this basis the Mercy Security Manager concluded that it would be prudent to increase the lighting coverage if possible at the new site. As configured, the easiest solution to increasing the lighting capacity is to revise the luminaires from 250 watt to 400 watt. Hence, the basic change to the plan is that the parking lot lighting fixtures have changed from 250 watt to 400 watt throughout. No other changes to pole locations, heights or style are proposed. The 400 watt fixture will prove to be a more efficient fixture for the owner as they require less maintenance and replacement than the 250 watt lights. We are requesting your consideration and approval for this lighting change. The accompanying photometrics plan indicates the light locations and contains a schedule of values pertaining to luminance levels.

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/Fraser07-03-07

Enclosures

c:     Tim Prince, Mercy Hospital, cover letter only  
       Mike Connelly, Mercy Hospital, cover letter only  
       Patrick Duke, KLMK Group, cover letter only  
       Kristen Damuth, SMRT Inc., cover letter only  
       Mark Johnson, SMRT Inc., cover letter only  
       Matt Manahan, Pierce Atwood, cover letter only  
       Mike Poulin, Gilbane Building Co., cover letter only  
       Shawn Swaney, Swaney Lighting Associates

400w NOT approved.

## City of Portland, Maine, Technical Standards and Guidelines

### SECTION XV: SITE LIGHTING STANDARDS

#### 1. INTENTION

These standards are intended to provide for safe and adequate site lighting for proposed developments which meets the needs of the proposed use but does not create unsafe or unpleasant conditions which adversely affect surrounding properties. These standards do not address Public Street lighting, which is covered in Section 1(5). The following standards are intended to prevent 1) higher than necessary illuminance levels which create a sense of incompatibility with neighboring properties; 2) uncontrolled source brightness which creates glare; and 3) improperly aimed/installed lights which cause light trespass onto neighboring properties.

#### 2. APPLICABILITY

The following development proposals shall be required to submit a lighting management plan:

- A. All major and minor development, as defined in the Land Use Code - Section 14-522.
- B. Other projects where the Planning Authority determines that special conditions warrant a lighting management plan.

#### 3. GENERAL STANDARDS

The provision for exterior lighting shall be adequate for the safety of the occupants or users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists traveling on adjacent streets. Unless otherwise specified below, exterior lighting shall conform to the recommendations put forth in Lighting for Exterior Environments RP-33-99, or its successor, published by the Illuminating Engineering Society of North America (IESNA).

All fixtures, including wall packs, shall be a "cut-off" type *where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane*. Sites which are part of an historic district or require specific decorative lighting fixtures as means to achieve compatibility within an existing architectural context may propose non-cutoff fixtures providing that photometrics fall within IESNA guidelines.

Mounting heights of all fixtures shall be the minimum necessary to meet the need. Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

Proposed uses that demonstrate a need to exceed the specific site lighting limits shown below for safe and reasonable exercise of the proposed use, must provide a professionally produced lighting plan which adheres to the current Illuminating Engineering Society of North America (IESNA) recommendations for the proposed use.

4. **SPECIFIC STANDARDS**

**A. Uniformity:**

As measured in foot candles at grade, maximum to minimum illumination levels shall not exceed a ratio of twenty (20) to one (1.)

**B. Illumination Levels:**

Minimum, Maximum, and Average illumination levels for areas intended to be lighted, as measured at grade, shall be:

Minimum:	0.2 foot candles
Maximum:	5.0 foot candles
Average:	1.25 foot candles

**C. Fixture Height:**

Fixtures shall be mounted at the lowest height necessary with no fixture height to exceed twenty (20) feet above grade, excepting in sites proposed for large industrial and/or commercial uses, where the fixture height shall not exceed thirty (30) feet above grade. For the purposes of this standard only, a large industrial and/or commercial use is defined to have greater than fifty thousand (50,000) gross square feet of building space.

**D. Light Trespass:**

The maximum illumination level at a property line shall not exceed 0.1 foot candle, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

**E. Wattage:**

No fixture shall exceed 250 watts, except in industrial areas.

**F. Light Quality:**

Low pressure sodium bulbs are prohibited, except in industrial areas.

**G. Auto Service Station Illuminance Standards:**

Illuminance levels for major and minor auto service stations, as defined in City Code 14-47 shall not exceed the following levels:

Illuminance Levels

- a. Minor Gasoline Service Stations and Major Gasoline Service Stations abutting residential zones, illuminance levels shall not exceed the following:

Approaches and Drives:	1.5 FC average 3:1 average-to-minimum uniformity ratio 3.0 FC maximum
Service Areas:	3.0 FC average 3:1 average-to-minimum uniformity ratio 6.0 FC maximum
Pump Island Areas:	20 FC average 3:1 average-to-minimum uniformity ratio 40 FC maximum

b. Major Gasoline Service Stations

Illuminance levels shall not exceed the following:

Approaches and Drives:	3.0 FC average 3:1 average-to-minimum uniformity ratio 6.0 FC maximum
Service Areas:	7.0 FC average 3:1 average-to-minimum uniformity ratio 14 FC maximum
Pump Island Areas:	30 FC average 3:1 average-to-minimum uniformity ratio 60 FC maximum

**H. Submission Requirements, Photometric Plans:**

A photometric plan shall be provided at 20 scale or larger which shall show the extent of the areas designed and intended for lighting, and within those specific areas show a photometric grid of maximum 10' point spacing, and within those areas provide foot candle calculations of maximum, average, minimum, maximum to minimum ratio, and average to minimum ratio. On the same or additional plan, a photometric plot shall extend to all lot lines and as necessary to reach illumination levels of 0 (zero) foot candles. Additionally, the applicant shall provide descriptive information, including manufacturers catalog excerpts, for all proposed light fixtures, lamps, and poles.

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 7/13/2007 3:02:34 PM  
**Subject:** Mercy amend: Sth Parking Lot

Steve,

Just to confirm our discussion last week re the lighting and the photometric plans.

You were going to send me easier-to-read versions of the one with 250 watt bulbs and the one with 400 watt bulbs so I could run this by Barbara...

thanks  
Jean

**From:** Jean Fraser  
**To:** Alex Jaegerman ; Barhydt, Barbara  
**Date:** 8/7/2007 4:50:47 PM  
**Subject:** Mercy Hospital Mods to Sth Parking Lot

Alex and Barbara,

The layout modifications to the south parking lot are all approved but the lighting issue is unresolved and holding up the issuance of the approval letter (they had submitted an amend. applic. in May and paid amend. fees with request for fast tracking as its under constuction now-ish.)

As I outlined to Barbara last week, Sean Swaney has been working with Steve Bushey to achieve appropriate lighting levels for this lot, given its remote location in a currently barren corner of the Mercy site with many users being women.

Sean's solution was to replace the 250 watt bulbs with 400 watt bulbs which achieves better lighting levels but exceeds our wattage max (for other than industrial areas) and also creates some high levels of illumination around the lamp poles.

Barbara suggested that the 400 watt bulbs be used only on the remote edges where the lot is not adjacent to streets and street lighting- I put that idea to Steve and he discussed it with Sean and it seems to present several operational problems including uneven lighting.

Sean has told Steve that the 400 watt bulbs would not result in glare for motorists which would be our main concern and Sean is willing to meet with us (by conference call or in person) this week to explain.

Given our meeting with Mercy reps on thursday it would be nice to resolve this quickly - so I have put it on the Dev Rev agenda with optimism....

Jean



**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 8/3/2007 1:39:50 PM  
**Subject:** Mercy South Parking Lot Modifications

Steve,

Welcome back.

While you were away I did discuss with Barbara Barhydt the issue of bulb wattage for the lamps in the parking lot- 400 vs 250.

We are concerned about the 400 watts near streets/cars being driven and wonder if there could be 250s internally and along the connector and the South Drive (where there should be some streetlights in any case) and have the 400s only where the lot is not adjacent to activity and other lighting.

Give me a call on Monday when you have a chance...

Thanks  
Jean

Note for file  
7.10.07

Discussion Steve Bushey, & Luca Hoffman

- ① Mercy Hosp. Amendment re oil storage -  
Jeff received wrong plan so JF do double  
check re the arborvitae proposed.
- ② Amendment re South Parking lot  
(Traffic reviewers + landscape have signed off)

Steve submitted revised photometric on  
July 3rd + called to explain how this had  
been developed.

- It was a response to my comment  
that peripheral levels seemed low  
for such a remote site
- SB + Mercy security + Swaney (lighting  
expert) checked light levels at existing  
parking lots a few weeks ago and  
agreed with me
- Swaney suggested 'easy' fix of  
changing bulbs to 400 watts. While  
the illumination levels seem OK, this wattage  
(in our stds) is only OK re industrial areas.

- ③ Agreed Steve to send blown up (readable) photometric of  
250 + 400 w. versions + JF to run by Barbara Bohyd  
A

Note for file  
7.10.07

Discussion Steve Brodsky, DeLuca Hoffman

- ① Mercy Hosp. Amendment re oil storage -  
Jeff received wrong plan so JF do double  
check re the arborvitae proposed.
- ② Amendment re South Parking lot  
(Traffic Reviewers + landscape have signed off)

Steve submitted revised photometric on  
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- Swaney suggested 'easy' fix of  
changing bulbs to 400 watts. While  
the illumination levels seem OK, this wattage  
(in our stds) is only OK re industrial areas.

- ③ Agreed Steve to send blown up (readable) photometric of  
250 + 400 w. versions + JF to nearby Barbara Bahyt

**DeLuca-Hoffman Associates, Inc.**

Consulting Engineers  
778 Main Street, Suite 8  
South Portland, Maine 04106

**(207) 775-1121**  
**Fax (207) 879-0896**

**TO: City of Portland**  
**Planning Department**  
**4<sup>th</sup> Floor City Hall**  
**Congress Street**

**LETTER OF TRANSMITTAL**

DATE <b>July 10, 2007</b>	JOB NO. <b>2149.01</b>
ATTENTION <b>Jean Fraser</b>	
RE: <b>Mercy Hospital</b>	

We are sending you  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop Drawings     Prints     Plans     Samples     Specifications  
 Copy of Letter     Change Order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4			revised photometrics plan

THESE ARE TRANSMITTED as checked below:

- For Approval                                     Approved as Submitted                                     Resubmit \_\_\_\_\_ Copies for Approval  
 For Your Use                                         Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested                                         Returned for corrections                                     Return \_\_\_\_\_ corrected prints  
 For review and comment                         \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_                         PRINTS RETURNED AFTER LOAN TO US

REMARKS: Jean,

Here is a disk with the Mercy Site Plans on it per your request and related to the MOB address issue..

If you require any other additional information, please contact our office.

COPY TO:

*given to Phil*

SIGNED: *Stephen Turley*

***If enclosures are not as noted, kindly notify us at once.***

**DeLuca-Hoffman Associates, Inc.**

Consulting Engineers  
778 Main Street, Suite 8  
South Portland, Maine 04106

**(207) 775-1121**  
**Fax (207) 879-0896**

**TO: City of Portland**  
**Planning Department**  
**4<sup>th</sup> Floor City Hall**  
**Congress Street**

**LETTER OF TRANSMITTAL**

DATE <b>July 16, 2007</b>	JOB NO. <b>2149.01</b>
ATTENTION <b>Jean Fraser</b>	
RE: <b>Mercy Hospital</b>	

We are sending you  Attached  Under separate cover via \_\_\_\_ the following items:

- Shop Drawings   
 Prints   
 Plans   
 Samples   
 Specifications  
 Copy of Letter   
 Change Order   
 \_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4			revised photometrics plan

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 Approved as Submitted                                   
 Resubmit \_\_\_\_ Copies for Approval  
 For Your Use                                   
 Approved as noted                                   
 Submit \_\_\_\_ copies for distribution  
 As requested                                   
 Returned for corrections                                   
 Return \_\_\_\_ corrected prints  
 For review and comment                                   
 \_\_\_\_  
 FOR BIDS DUE \_\_\_\_                                   
 PRINTS RETURNED AFTER LOAN TO US

REMARKS: Jean,

Here are some blow ups of the photometrics drawings showing the 250 watt vs. 400 watt options.

If you require any other additional information, please contact our office.

COPY TO:

SIGNED: 

*If enclosures are not as noted, kindly notify us at once.*

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 8/22/2007 2:18:19 PM  
**Subject:** RE: Mercy

Steve,

*pdf was received w/ SB email below.*

I printed out the attached and circulated it at this AM's Dev Rev meeting as that seemed the quickest way to take this forward. Jim Carmody, Tom Errico and Barbara Barhydt were there and agreed it appeared to work.

So its OK in principle re the route of the sidewalk; guess we have to reserve final review once grades/levels/landscaping are clear.

Might be worth checking that the sidewalk sections linking most directly into the parking lot (ie nearest the crossings of the Access Drive and well used by staff) are adequately lit.

Jean

>>> "Steve Bushey" <SBushey@DelucaHoffman.com> 8/21/2007 2:27:16 PM >>>  
Jean,

I've attached a figure depicting the sidewalk alignment we have discussed for the southerly parking area. Is this sufficient?

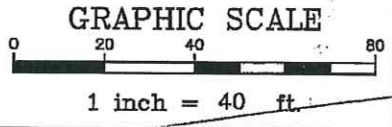
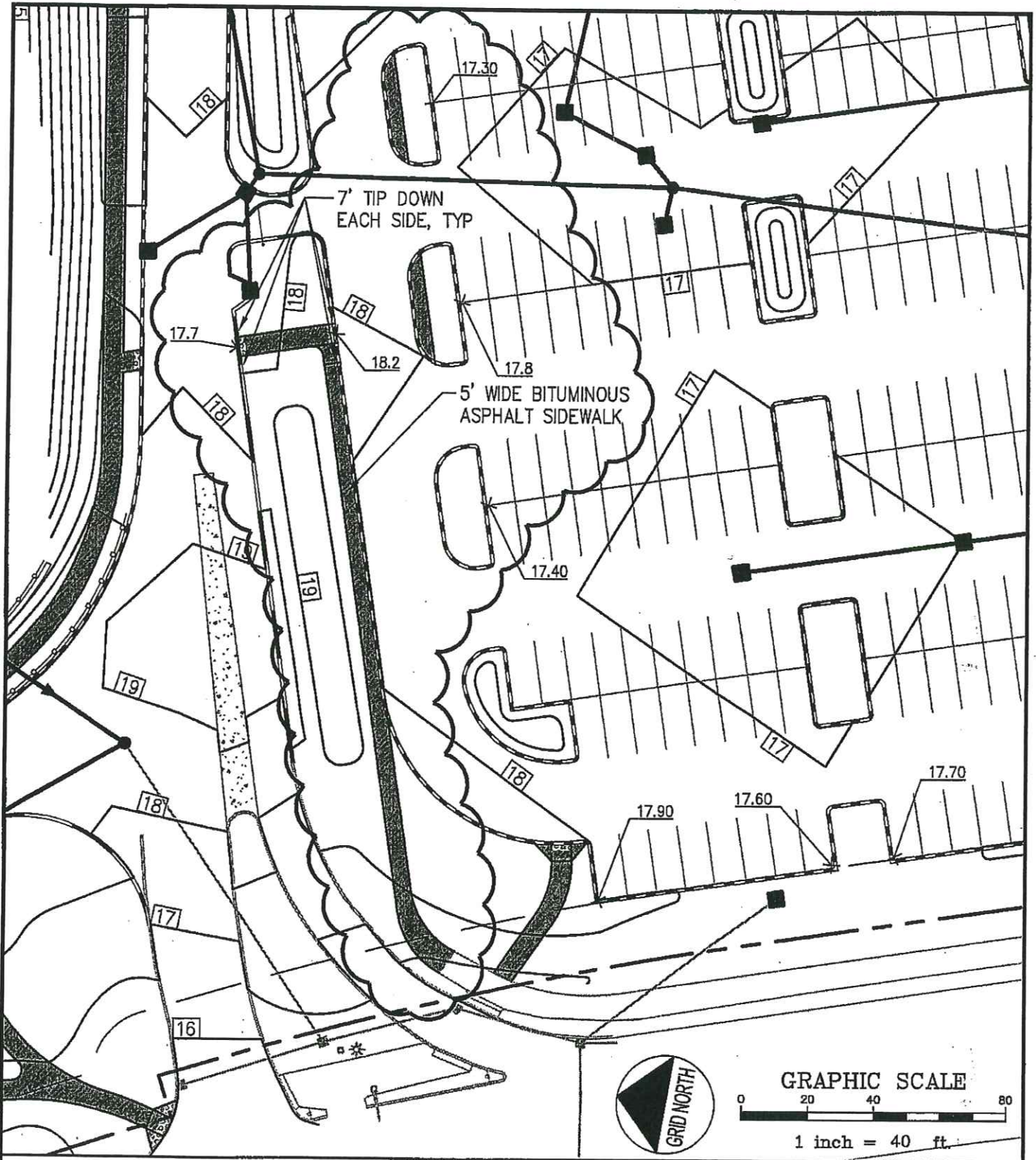
Stephen Bushey PE  
Senior Engineer  
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778 Main Street, Suite 8  
South Portland, Maine 04106  
207- 775-1121  
Fax 207-879-0896  
[sbushey@delucahoffman.com](mailto:sbushey@delucahoffman.com)

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

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]  
Sent: Tuesday, August 21, 2007 12:18 PM  
To: Steve Bushey  
Subject: Mercy

Hi Steve,

1. Northerly Open Space- I am trying to get clarification re the meeting with MDEP and will get back to you asap (got your message of this AM)
2. Southerly Parking Lot: I am awaiting a revised plan from you on this.
3. TMP Review meting: I am waiting to hear from Jim carmody- I am out of the office on Thursday... I have chased him but...



MERCY AT THE FORE

EXCERPT OF  
GRADING AND DRAINAGE PLAN - SOUTH



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

DRAWN:	DED	DATE:	8.16.07
DESIGNED:	SRB	SCALE:	1" = 40'
CHECKED:	SRB	JOB NO.	2149.01
FILE NAME:	2149.01-MP3		

FIGURE  
**CSK-22**

*rec'd 8.21.07 via email pdf  
does this address city concerns?*

**From:** Barbara Barhydt  
**To:** Carmody, James; Cass, Gregory; Farmer, Michael; Patrick Carroll; Tarling, Jeff; Thomas Errico  
**Date:** 6/21/2007 12:05:04 PM  
**Subject:** Amendment to Mercy Plan - Comments

Good morning:

As I continue to sort through my desk, I realized I did not include the Mercy Hospital amendment on the Wednesday agenda. Jean sent out a memo and the revised plans on June 13th and asked for comments by June 20th. I have not seen any comments that may have been submitted, so I am asking that you send or forward your comments to Jean and to me. I know she needs to finalize this on Monday when she returns from vacation.

Thank you.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
(207) 874-8699  
Fax: (207) 756-8256  
bab@portlandmaine.gov

**CC:** Earley, Katherine; Fraser, Jean; Jaegerman, Alex

re Parking Area revisions





**To:** Reviewers as appropriate:  
Jim Carmody  
Tom Errico  
Greg Cass  
Jeff Tarling  
Pat Carroll  
Mike Farmer  
Cc Barbara Barhydt and Alex Jaegerman (unscaled versions)

*extra + Dan Goyelle*

**From:** Jean Fraser

**Date:** June 13<sup>th</sup>, 2007

---

Additional information submitted for the following project:

**Application ID #:** 2007-0088

**Project Name:** Amendment to Plan- Mercy Hospital re South Parking Lot Layout

**Project Address:** Fore River Parkway

**Comments needed by:** June 20<sup>th</sup>, 2007

PLEASE COPY ALL COMMENTS TO BARBARA BARHYDT AS I AM AWAY NEXT WEEK ;  
the applicant needs urgent feedback as contractors are on site ready to start this work and therefore we  
should avoid any unnecessary delay.

Thanks  
Jean

*Dev Rev. 7/27*

<i>MF</i>	<i>-</i>	<i>no comment</i>
<i>JC</i>	<i>-</i>	<i>no comment</i>
<i>GC</i>	<i>-</i>	<i>OK</i>
<i>DG</i>	<i>-</i>	<i>OK</i>
<i>TE</i>	<i>-</i>	<i>OK</i>



**To:** Reviewers as appropriate:  
✓ Jim Carmody  
✓ Tom Errico  
✓ Greg Cass  
✓ Jeff Tarling  
✓ Pat Carroll  
✓ Mike Farmer  
Cc Barbara Barhydt and Alex Jaegerman (unscaled versions)  
+ Dan Goyette ✓

**From:** Jean Fraser

**Date:** June 13<sup>th</sup>, 2007

---

Additional information submitted for the following project:

**Application ID #:** 2007-0088

**Project Name:** Amendment to Plan- Mercy Hospital re South Parking Lot Layout

**Project Address:** Fore River Parkway

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PLEASE COPY ALL COMMENTS TO BARBARA BARHYDT AS I AM AWAY NEXT WEEK ;  
the applicant needs urgent feedback as contractors are on site ready to start this work and therefore we  
should avoid any unnecessary delay.

Thanks  
Jean



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
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- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

June 13, 2007

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

**Subject:      Mercy Hospital  
                  Fore River Site Project Amendment**

Dear Jean:

Per our most recent discussions we are providing the accompanying modified plans depicting the proposed southerly parking lot changes. The accompanying site layout, grading and landscaping plans reflect the items we discussed with Tom Errico and Jim Carmody to the best of our understanding. Specifically the following layout measures are included on the plan.

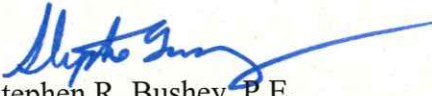
1. The southerly parking lot driveway off the south entrance drive has been changed to an exit only movement. Vehicles entering the lot will access off the east side drive aisle only.
2. The sidewalk locations have been placed per our discussion. Mainly, there will be a sidewalk linkage from the northwest corner of the lot to the existing sidewalk at the south entrance.
3. Sidewalk lengths have been added to several end cap island at the north end of the lot.
4. The grading plan reflects only minor grading changes. Runoff patterns and a few catch basin locations have been slightly modified based on the realignment of drive aisles and parking spaces. The parking lot will continue to discharge through a water quality treatment device prior to discharge to the treatment swales on the south side of the Fore River Parkway.
5. SMRT has prepared an updated landscaping drawing and Plant list. The plant list includes tabular columns comparing the plant counts for the original plans and the currently proposed plans. If necessary, Mark Johnson of SMRT is available to discuss the changes made to the plant list, as you will note there have been a few modest changes to the plant counts for several species. Some have increased while others have decreased.

Ms. Jean Fraser  
June 13, 2007  
Page 2

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/Fraser06-13-07 amendment

Enclosures

- c:     Tim Prince, Mercy Hospital, cover letter only  
        Patrick Duke, KLMK Group, cover letter only  
        Paul Stevens, SMRT Inc., cover letter only  
        Mark Johnson, SMRT Inc., cover letter only  
        Matt Manahan, Pierce Atwood, cover letter only  
        Phil Dipierro, Development Review Coordinator  
        Mike Poulin, Gilbane Building Co., cover letter only

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 6/1/2007 12:14:18 PM  
**Subject:** Mercy Pkg Lot Lighting

Steve,

I have had a quick look at the photometric- I guess I would only comment that in view of the remoteness of this lot - with no overlooking when it opens- you might want to (mercy should) look at ensuring that were you have sidewalks and crossing for drive lanes/aisles etc that the lighting levels are higher.

My impression is that this lot is less well lit than the ones nearest the hospital/MOB especially at edges where it will be dark and creepy - I presume that the CATV needs a certain level of lighting and that these revised locations etc and photometrics meet that requirement so that all of the parking area can be seen.

Jean

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 6/1/2007 11:54:22 AM  
**Subject:** Mercy Parking Lot Amendments

Steve,

Got the photometrics thanks.

I have had a chance to speak to Pat Carroll and subject to the request below (for more info) he feels that planting is on the right track and to go ahead with the revisions as agreed with Jim and Tom yesterday.

Your May 22 letter confirms there is more area devoted to landscape but does not compare the approved and amended proposals in terms of the plant schedule eg numbers of plants and species. We would appreciate seeing that comparison, and also having a landscape plan (can be separate plan from the planting plan) that includes the trees, grading and sidewalks so we can see how it all works together to screen and work visually for peds.

When you incorporate the sidewalk into the planted areas, please ensure the number of trees remains unchanged.

I am assuming you will submit:

- a revised layout plan;
- (any traffic turning info if needed);
- a revised planting plan (to take account of roadway and sidewalk changes);
- a landscape/grading plan as mentioned above; plus
- a table comparing the planting schedules between approved and amended.

Call me if any questions...

Thanks

Jean

(PS if you can provide this via a pdf it will speed up the review considerably; also your May 22 letter in pdf would be helpful)

**From:** "Steve Bushey" <SBushey@DelucaHoffman.com>  
**To:** "Jean Fraser" <JF@portlandmaine.gov>  
**Date:** 6/1/2007 12:02:26 PM  
**Subject:** RE: Mercy Parking Lot Amendments

Hi Jean,

Thanks for the summary. I agree with your approach and am working accordingly to provide you with the appropriate information. I hope to have something back to you by Tuesday or Wed. of next week.

Thanks and have a great weekend.

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

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

From: Jean Fraser [mailto:JF@portlandmaine.gov]  
Sent: Friday, June 01, 2007 10:54 AM  
To: Steve Bushey  
Subject: Mercy Parking Lot Amendments

Steve,

Got the photometrics thanks.

I have had a chance to speak to Pat Carroll and subject to the request below (for more info) he feels that planting is on the right track and to go ahead with the revisions as agreed with Jim and Tom yesterday.

Your May 22 letter confirms there is more area devoted to landscape but does not compare the approved and amended proposals in terms of the plant schedule eg numbers of plants and species. We would appreciate seeing that comparison, and also having a landscape plan (can be separate plan from the planting plan) that includes the trees, grading and sidewalks so we can see how it all works together to screen and work visually for peds.

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- a landscape/grading plan as mentioned above; plus
- a table comparing the planting schedules between approved and

amended.

Call me if any questions...

Thanks

Jean

(PS if you can provide this via a pdf it will speed up the review considerably; also your May 22 letter in pdf would be helpful)



Steve B  
Jim C  
Tom E  
Jean F

Mercy Amend  
South Parking lot.

May 31, 2007. 11am

- ① summarized changes.
- ② discussions of mech. to control.
- ③ congestion on south drive
- ④ Central pedestrian -
  - a) link to crossing at Connector
  - b) sidewalks on sides of islands nearest drive. w/ strip
  - c) introduce land barrier + remove existing
  - d) street print at crossing according MF + still need parallel <sup>white</sup> lines on outside - heavy use.
  - e) shelters for shuttle waiters
- ⑤ JF to confirm re landscaping / Penny network.

Other TMP - finances / contributions.  
Other conditions?

JF speak  
Alert \*

⑥ what if use Pkg lot now: activate signal  
want to use Sept put on flash for auto  
landscaping will be in. fulfill TMP req's  
first  
walk along roadway  
ick - relocate re security issue.

**From:** Jean Fraser  
**To:** Carmody, James; Errico, Thomas  
**Date:** 5/25/2007 9:44:54 AM  
**Subject:** RE: Mercy Hosp amendment re Sth Pkg Lot layout

Are you and Jim around early next week for a meeting????

>>> "Thomas Errico" <terrico@wilbursmith.com> 5/25/2007 8:07:01 AM >>>  
Jean --

I would suggest a meeting. That would be the quickest way to resolve any issues. The one item that Jim noted on Wednesday was the ability for vehicles to locate at the gate to have a card swiped (to open the gate). In advance of that meeting, I would suggest that Steve provide "Auto-Turn" graphics that illustrate movements into and out of the parking lot.

Call me if you want to discuss.

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](mailto:TErrico@WilburSmith.com)  
[www.WilburSmith.com](http://www.WilburSmith.com)

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

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]  
Sent: Thursday, May 24, 2007 4:05 PM  
To: James Carmody; [terrico@wilbursmith.com](mailto:terrico@wilbursmith.com)  
Cc: Barbara Barhydt  
Subject: Mercy Hosp amendment re Sth Pkg Lot layout

Further to the discussion at yesterday's Dev Rev, could you please give me some feedback to give to Steve Bushey ie:

1. what other information do we need?
2. do we need to met with him to get this clear and raise concerns OR is it really bad in some respects and therefore he needs to fix those before we meet and take this farther

Whatever is most efficient.

I can see that having peds crossing through the entrance/exit area needs to be addressed but not sure how.

Please give some guidance on how to take forward this review.

The landscape plans have gone to Jeff Tarling and Pat Carroll but will not be in their hands for a few days and I need to let them know whther to look closely at this layout or wait for revisions.

Thanks  
Jean

**From:** Jean Fraser  
**To:** Littell , Penny  
**Date:** 5/25/2007 9:43:48 AM  
**Subject:** Mercy Ped Easement

At the meeting we had with Alex you were going to send revised wording to Eben Adams and I understood from Alex that you were going to do a plan to go with it.

Could I please have a copy of the revised wording and the plan (and any other attachments).

I particularly need it to cross check whether their recently submitted amendments to the southern parking lot relates in any way to the overall pedestrian network- from a first glance their revisions don't look right and I need to check that easement plan to see what to recommend.

Needed asap (I will come down to collect; or I can borrow and photocopy) as I am meeting them early next week.

Thanks  
Jean

**From:** Jean Fraser  
**To:** Bushey, Steve  
**Date:** 5/25/2007 9:39:12 AM  
**Subject:** Mercy Sth Parking Lot amendment

Steve,

Tom Errico suggests a meeting as its partly about understanding the proposal and partly about impact on the southern access drive.

I think pedestrian routes need to be better integrated.

Jim was concerned about the geometry of the entrance for cars to get into position to swipe a card or whatever.

Tom requested "Auto-Turn" graphics that illustrate movements into and out of the parking lot prior to any meeting.

In view of the time pressures I will try to set up something as soon as possible- how soon could you get that info to Tom and Jim and what is the earliest you could meet?

Let me know and I'll set up something asap.

Thanks

Jean

**From:** Jean Fraser  
**To:** Carmody, James; Errico, Thomas  
**Date:** 5/24/2007 4:05:12 PM  
**Subject:** Mercy Hosp amendment re Sth Pkg Lot layout

Further to the discussion at yesterday's Dev Rev, could you please give me some feedback to give to Steve Bushey ie:

1. what other information do we need?
2. do we need to met with him to get this clear and raise concerns OR  
is it really bad in some respects and therefore he needs to fix those before  
we meet and take this farther

Whatever is most efficient.

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Thanks  
Jean

**CC:** Barhydt, Barbara