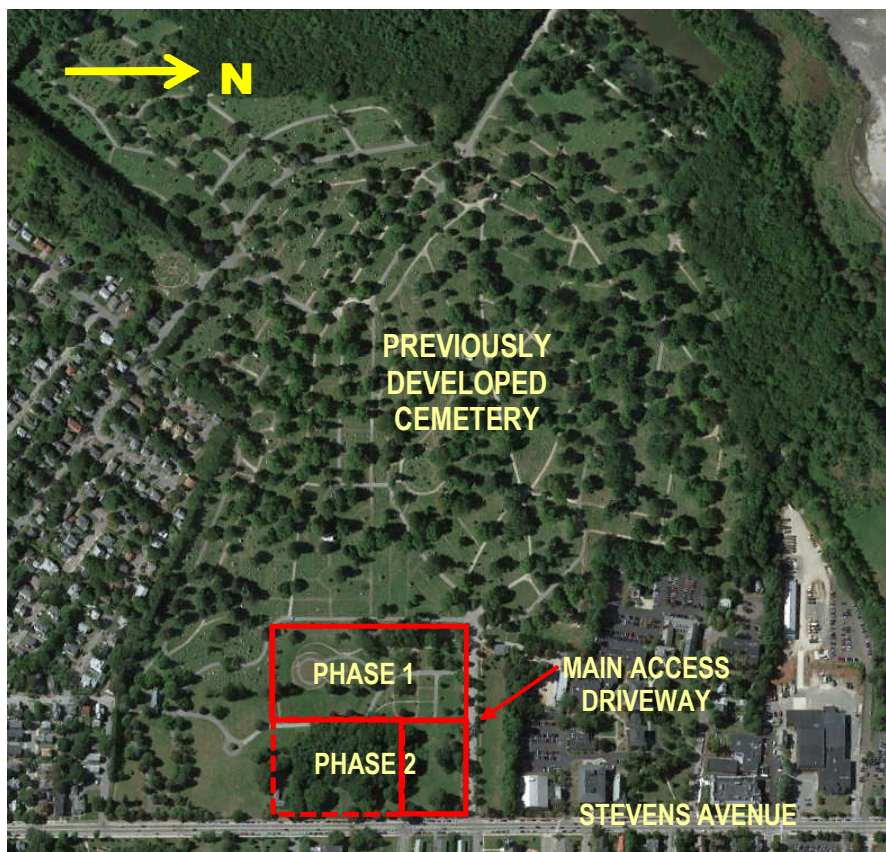


## 2. PROJECT DESCRIPTION

### 2.1 PROJECT SITE & BACKGROUND

The project site is in the historic, city-owned, Evergreen Cemetery, which was established in 1855 and is located at 672 Stevens Avenue in Portland, Maine. A location map is included in Appendix A for your reference. There is an increasing demand for burial spaces; and the developed portion of the 244-acre Cemetery is nearing capacity. The need for new burial space has led to the re-development and expansion of the Cemetery in the area just off of Stevens Avenue, adjacent to the Main Road Entrance. Photographs of the Cemetery are included in Appendix G of this application.



**Figure 2-1 Cemetery Redevelopment Locations**

In 2005, plans for Phase 1 and Phase 2 expansions were developed for this area of the Cemetery. These areas are identified in the figure above. The two phases were designed and approved by the City of Portland, and Phase 1 was constructed in 2006. The plans for Phase 2 were kept for future construction when the Phase 1 area became full. As part of the Phase 1 construction, stormwater infrastructure was installed through the Phase 2 area for use with future expansion. The 2005 Phase 1 and Phase 2 plan was developed by Sebago Technics, and a copy of the plan is included in Appendix B.

As the Phase 1 area approaches capacity, the City of Portland Public Services Department has reviewed the previously developed plan for Phase 2, and has determined that modifications to the design are needed to provide better functionality. The original layout presented challenges associated with narrow circular roads, limitations for snow storage, and challenging burial site layout. The originally proposed Phase 2 design also called for complete removal of the existing trees within the area, and a design with less impact

on the existing trees, which serve to buffer the Cemetery from Stevens Avenue, was preferred. The City also has a need for more internment options which can be addressed by constructing a columbarium structure with niches for urn placement. The original design of both Phases 1 and 2 did not include space for this type of construction.

### **2.1.1 Design Development**

The design team of Woodard & Curran (civil engineers) and Carol R. Johnson Associates, Inc. (CRJA) (landscape architects) held several design development meetings throughout 2013. These meetings provided opportunities for outreach and involvement with stakeholder groups, throughout the design process. These meetings included City of Portland Public Services, Evergreen Cemetery staff, City of Portland Historic Preservation staff, and members of the Friends of Evergreen Cemetery Group.

Starting with the original Phase 2 design, a plan for expansion has been developed to provide a functional new Cemetery space that will be in line with the historic nature of the existing Cemetery and the 1994 Master Plan developed for the Cemetery. The original Phase 2 area (identified in Figure 2-1 with dashed lines) has been reduced to a smaller area (identified in the figure with solid lines). The design preserves some existing vegetation and provides new landscaping along Stevens Avenue.

## **2.2 PROPOSED PROJECT**

Plans, including engineering and landscaping improvements are included in Appendix C. The project includes an updated road layout for both the Phase 1 and Phase 2 areas of the Cemetery, providing for improved traffic movement and parking options during funeral services. Existing road widths in the cemetery were reviewed, and were found to range from 12 to 18 feet in width in the area surrounding the proposed work. The proposed new road widths are 12 feet and 18 feet to match the surrounding existing conditions.

The road has also been designed to provide for a more functional grave space layout. The proposed grave layout (Figure 2) is included in Appendix D. The reconfiguration of the road within the Phase 1 area leaves space for approximately 320 grave spaces. The Phase 2 area will have approximately 540 grave spaces.

New landscaping features, including trees throughout the proposed expansion and trees at the Stevens Avenue entrance have been proposed to supplement the existing trees. The addition of trees at Stevens Avenue will create a buffer to replace vegetation that will be removed. A mix of evergreens, flowering trees, and fruit trees will be planted.

The project will also include the construction of a columbarium within the existing Phase 1 area of the Cemetery. Three curved granite walls containing niches for urn placement will be installed within the Phase 1 roadway cul-de-sac. This roadway will be reconstructed as part of this project, and will be widened to allow for improved parking in the area. Under the current configuration, individuals in funeral processions would not be able to exit the site without all individuals in the procession exiting prior. A second roadway will be constructed off of the cul-de-sac, creating separate routes for entering and exiting the cul-de-sac, improving circulation and access. To counter the added impervious area of the new paved roadways, existing gravel access pathways within the Phase 1 area will be loamed and seeded, resulting in a net decrease in impervious area of over 200 square feet.

The columbarium and the proposed landscaped features have been developed by Landscape Architect Carol R. Johnson Associates, Inc. (CRJA). Memos from CRJA describing the design elements of the columbarium and proposed landscaping features are included in Appendix E.

The proposed project will also include the construction of curb ramps and cross walks on Stevens Avenue. New curb ramps will be constructed, providing an ADA accessible pathway to cross the

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Cemetery driveway. Existing curb ramps crossing Stevens Avenue to the north and south of the Cemetery driveway will be reconstructed to be compliant with ADA standards.

The proposed Cemetery expansion has been designed to be consistent with the context of the existing Cemetery. The layout of the grave spaces and the widths of the proposed roadways will match those in the existing, historic areas of the Cemetery.

### **2.3 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

In accordance with Article IX of the Land Use Code, an Application for a Certificate of Appropriateness is being submitted to the Historic Preservation Program for the proposed construction and site alterations to the designated historic property, the Evergreen Cemetery. The following Report and attachments are presented in conformance with the requirements of this Application.

Due to the public nature of the project, and the interest of local neighborhood and friends groups, a public meeting will be held. The meeting is currently scheduled for April 15, 2014, and will be advertised in the local newspaper, with notices also sent to neighbors and other interested parties. Any project alterations that occur as a result of the public meeting will be provided under separate cover.