

EXHIBIT 4

CONSISTENCY WITH MASTER DEVELOPMENT PLAN

A copy of the June, 2016 Approved Master Development Plan (MDP) is attached showing a senior campus on the 9.05 acre Lot 4 with five (5) buildings with a central courtyard, parking and access over Lot 3.

The proposed LIII Site Plan for Building-1 is consistent with the Master Development Plan based on the following:

1. **Location:** The proposed building is shown in the same general location and configuration as the MDP.
2. **Height:** The MDP proposed that the first building closest to Stevens Avenue would be subordinate to yet architecturally compatible with the Motherhouse. Building-1 is proposed as a 4-story building with a lower building height at 43 ft.-3 inches as compared to the Motherhouse at 5 stories including the 5th floor dormer apartments at 55-60 feet in height.
3. **Massing:** The applicant agreed that the Building-1 would also be lower in height to also present less massing softened by the robust existing and proposed landscaping and site trees as viewed from Stevens Avenue. The proposed site plan reflects this condition.
4. **Site Access and Circulation:** The proposed site plans provide for parking and access from Walton and Stevens Avenue through Lot 3 as per the approved MDP. The building will provide 28 covered parking spaces in the first floor garage to reduce surface parking as generally shown on the approved MDP. Pedestrian walks and paths behind and around the building are similar to those shown on the approved MDP. A stonedust path will be provided from Building-1 along the east side of Lot 3 to connect with the existing pathway and new walkway (to be constructed under the Motherhouse contract) connecting to Walton Street providing pedestrian linkages to both Stevens Avenue and Walton Street.
5. **Sensitivity to Baxter Woods** – The MDP process reviewed the relationship of the campus buildings 2, 3 and 4 to Baxter Woods. The design of Building -1 considered the following to provide a plan which is both sensitive to and integrated with the character of Baxter Woods. (Refer to Plan L1.0 -Landscape Plan for additional detail.)
 - a. The applicant has agreed to provide a conservation easement or deed covenants on the 33-foot portion of Lot 4 on the south side of the southern chain link fence. This is an area which appears to be a part of Baxter Woods complete with a trail traversing sections of the lot but is actually on Lot 4. The applicant's representatives have met with Jeff Tarling, City Arborist to review options for relocating a portion of the degraded side trail directly adjacent to the fence together with providing additional plantings along the north side of the fence. Refer to the Letter of Intent provided by the applicant as part of the MDP approval process for specific conditions.

(NOTE: reference to any work or plantings within the 33-foot easement or improvements or funding of same within Baxter Woods is part of the MDP approvals and are outside the scope of this LIII Application except a noted herein.)

- b. Invasive trees (Norway Maple) will be removed on the site as recommended by the City Arborist and planted with indigenous trees as shown on the landscape plan, Sheet L1.0. The area closest to Stevens Avenue near the red pine grove with minimal understory for buffering views will be enhanced with additional trees and landscaping
 - c. The rear of the building is proposed with a robust landscaping plan with indigenous plant materials compatible with Baxter Woods to provide additional buffering and infill to mitigate the removal of trees within the building footprint and removed due disease or age.
 - d. Two rain gardens behind the building will be incorporated with additional landscaping.
 - e. Exterior lighting will be kept to a minimum. All fixtures will be LED.
 - f. The chain link fence will be replaced with a decorative style fence along the edge of the 33-foot easement.
 - g. The building will be set back over 75 feet from Baxter Woods providing significant area for infill plantings together with a walking trail on Lot 4 behind the building.
6. **Building-1 Architectural Review** –The building structure together with the site plan, has drawn from the historic character of and relationship to the Motherhouse. We believe that architectural comments and suggestions made by the City Urban Designer, Caitlin Cameron dated June 9, 2016 have been incorporated into the Building-1 design. That memo references the MDP Final Submittal, Exhibit 8.1 –Architectural Characteristics Summary, together with preliminary architectural elevations and renderings as “guiding documents” for the implementation of the 5 building senior campus.

Specific architectural elements referenced for “future approvals” by Ms. Cameron have been summarized as follows with responses in italics. (The reviewer’s items 1-9 have been replaced with letters a-h):

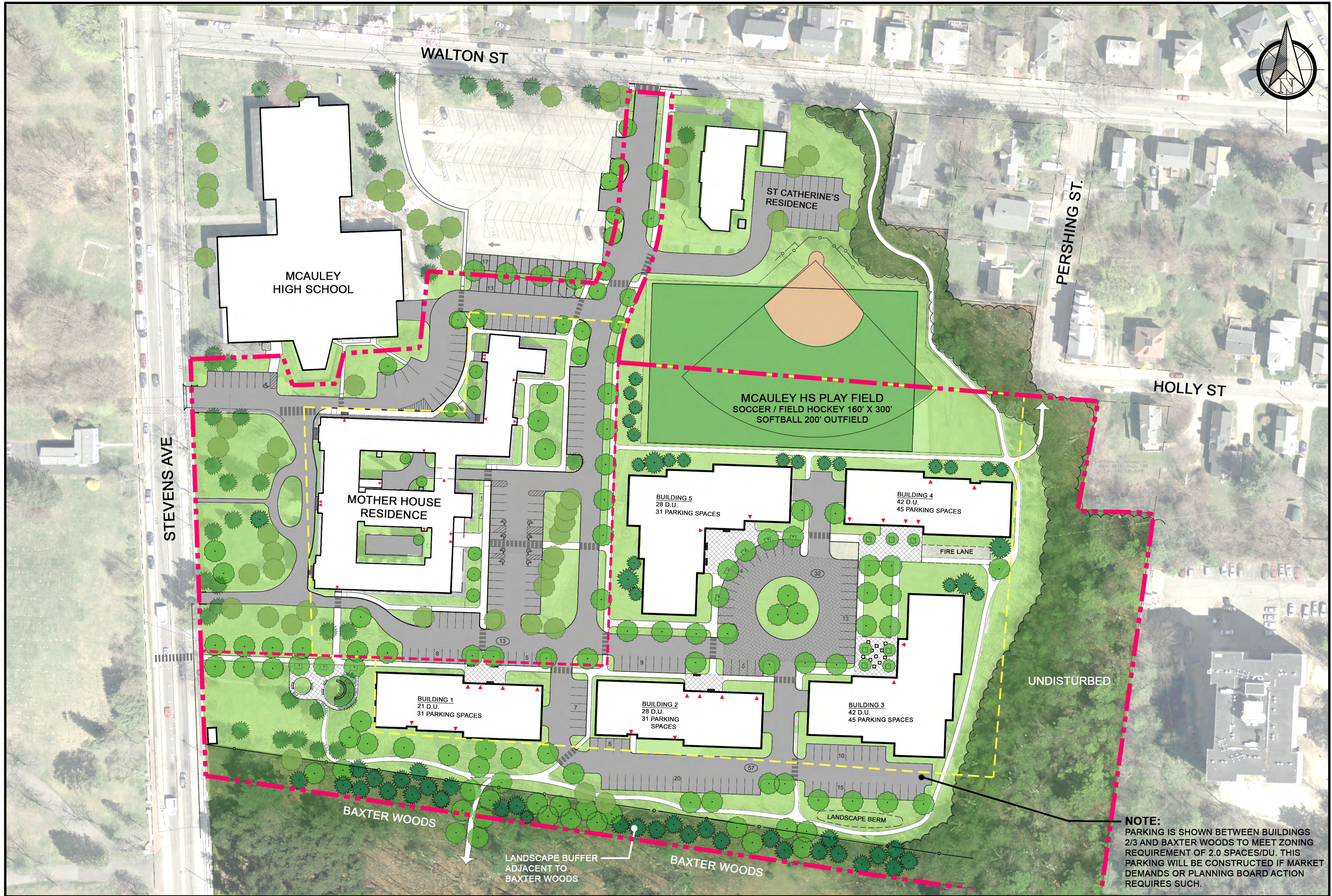
- a. Building Footprint – Shall generally follow the MDP approved footprints.
The building -1 footprint is very similar to the MDP approved footprint.
- b. Roof Lines – Flat roof forms are preferred to respond to the Motherhouse hipped roofs and dormers.
Building-1 will have a flat roof with accent trim lines.
- c. Motherhouse Context – Apply Characteristics of the Motherhouse to the new buildings.
Building-1 will utilize a combination of brick and first level stone veneer base material to follow the form of the Motherhouse granite base; brick will be the predominate material similar to the Motherhouse with accent shingles on the 4th floor simulating the hip roof of the Motherhouse. Granite/stone window headers will provide a similar repeating

form as used in the Motherhouse. Fenestration in the building faces will break up the massing to soften the scale of the building.

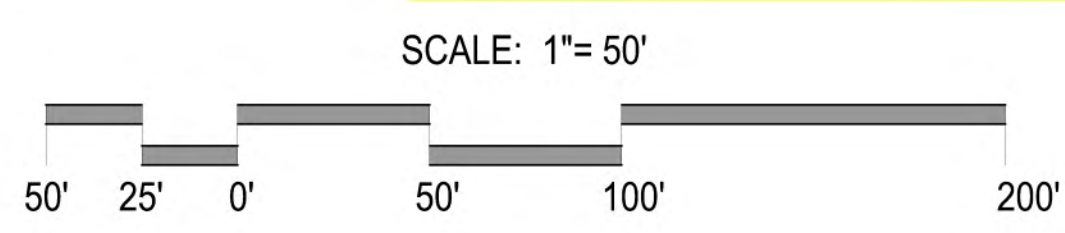
- d. Material Palette –Material selection and color palette should be guided by those shown in the MDP renderings and elevations:
The proposed Building-1 Elevations are similar in materials and colors to the approved MDP renderings.
 - e. Building Entry – Clearly delineate the entries with porch elements:
The Main (north) entry is proposed with an inviting entry plaza and canopy with vertical posts simulating a traditional porch. The rear (south) entry will be primarily for residents to access walking paths and an external patio and seating area. This entry will be much more subtle due to landscape buffering from Baxter Woods and the secondary nature of this entry door.
 - f. Massing –Mitigate the scale of the buildings:
The proposed building architecture will provide for both vertical and horizontal breaks and fenestrations in the building exterior to break up the massing together with the discretely placed changes in materials from the stone veneer base, primary brick exterior and 4th floor shingle siding. The narrow end of the building will face Stevens Avenue filtered through both existing evergreen trees and proposed trees. The final building elevations are very similar to those presented with the MDP.
 - g. Parking: Structured parking to be consistent with upper floors:
The first floor covered parking has been carefully designed to blend in with the overall architectural context of the building – creating the image of a residential ground floor. Again the use of an intermittent stone base will also provide balance in context with the base of the Motherhouse.
 - h. Additional Guideline Recommended by the Reviewer - Window types will be consistent with the vertical proportion throughout all buildings:
Building 1 windows are shown as elongated with floor to floor proportions similar in overall context to the Motherhouse windows. Future buildings will follow this general design guideline to create a unified architectural “look” between the 5 buildings.
- 7. MDP Stormwater Plan:** Building -1 site plans will provide for two rain gardens as well as roof drain filters taking advantage of the sandy soils for infiltration. This concept is consistent with the approved MDP Stormwater Plan C1.0, copy attached.
- 8. MDP Utility Plan:** Water and gas utilities will be serviced from Stevens Avenue as shown on the approved MDP plan C2.0 (copy attached). Electric will be provided from the rear of the Motherhouse from the upgraded overhead line extending from Walton Street as shown on the MDP Utility Plan. Evaluation of Building-1 sewer alignments are slightly altered the MDP plans of a single sewer trunk line running through the future Buildings 2-5 central corridor. Instead, a new sewer trunk line running along the east side of Lot 3 is proposed to avoid trenching within the athletic fields at this phase of development.

However the sanitary sewer will continue to discharge to the same mains as shown across Lot 1 to Walton Street. Based on the above we believe the utility plan is consistent with the approved MDP.

In summary, we believe that the proposed Building-1 development is consistent with the approved 2016 Master Development Plan in all respects.



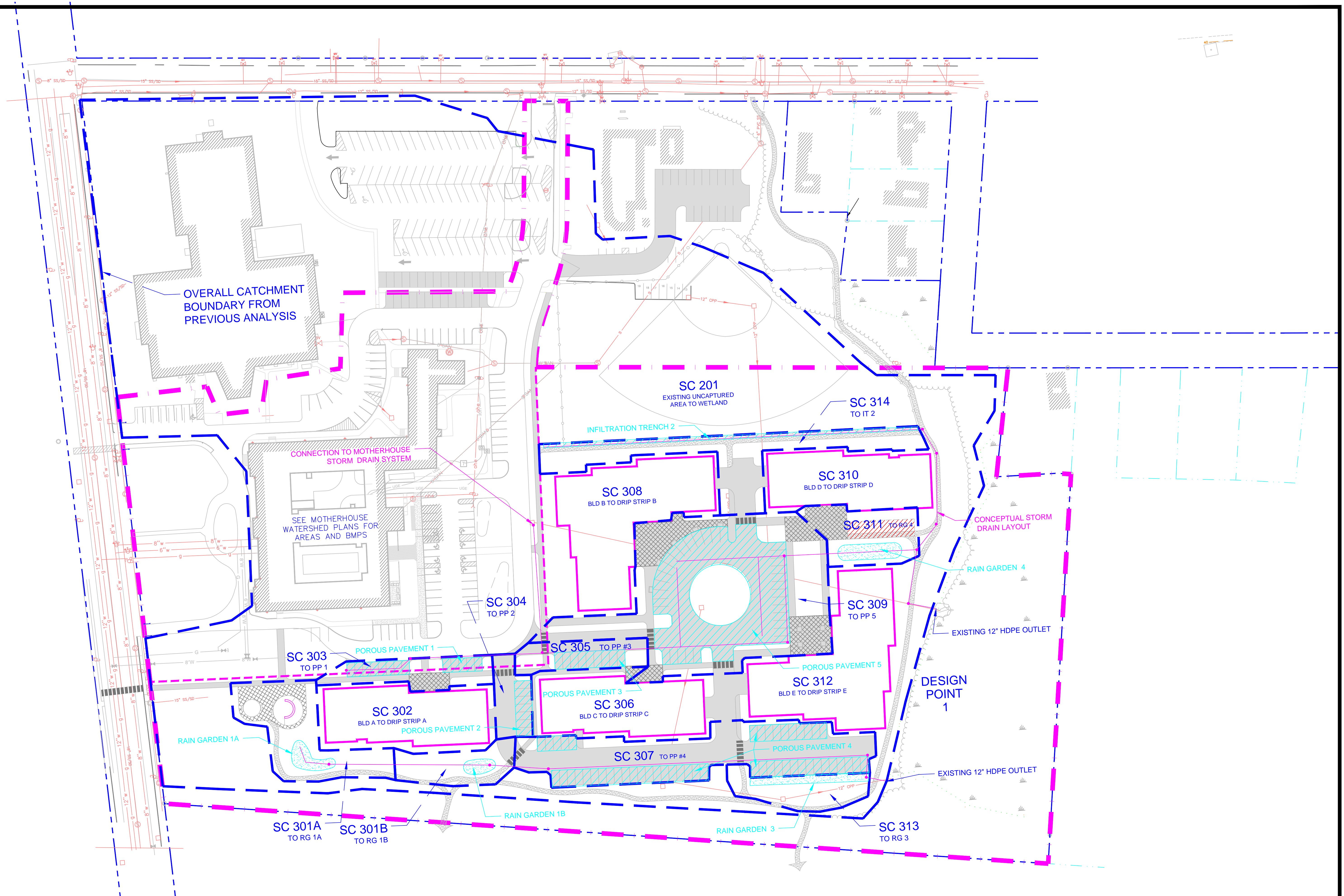
NOTE:
 PARKING IS SHOWN BETWEEN BUILDINGS 2/3 AND BAXTER WOODS TO MEET ZONING REQUIREMENT OF 2.0 SPACES/DU. THIS PARKING WILL BE CONSTRUCTED IF MARKET DEMANDS OR PLANNING BOARD ACTION REQUIRES SUCH.



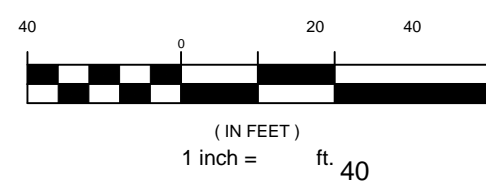
605 Stevens Avenue

CONCEPTUAL MASTER PLAN





PRELIMINARY - NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	REVISIONS	P.E.	LIC. #
1	05-16-16	ISSUED FOR MASTER PLAN REVIEW			

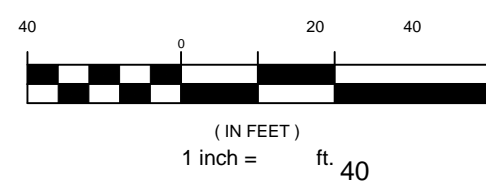
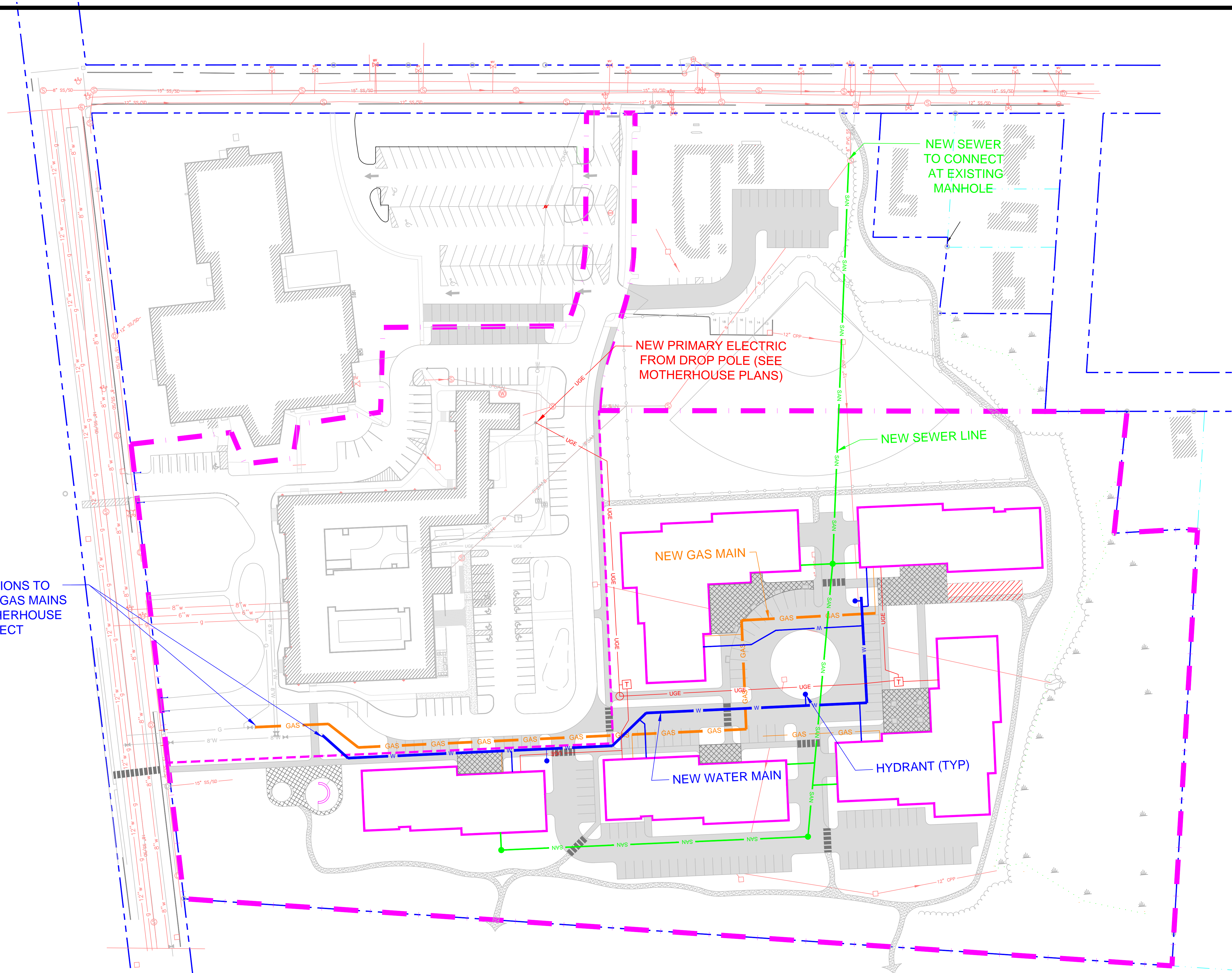
PROJECT	605 STEVENS AVE. MASTER DEVELOPMENT PLAN
SHEET TITLE	CONCEPT STORMWATER LAYOUT AND POST DEVELOPMENT WATERSHED PLAN
CLIENT	SEA COAST AT BAXTER WOODS, ASSOC., LLC & MOTHERHOUSE ASSOCIATES, LP

DRAWN:	DED	DATE:	MAY 2016
DESIGNED:	ADJ	SCALE:	1" = 40'
CHECKED:	ADJ	JOB NO.:	
FILE NAME:	SP-M162 UTILITY		
SHEET	C1.0		

STANTEC CONSULTING SERVICES INC.	
482 PAYNE ROAD, SCARBOROUGH, MAINE 04074 WWW.STANTEC.COM	<small>\\BLOKDRNET\statermc_jpgs\stc1.jpg</small>



CONNECTIONS TO
WATER AND GAS MAINS
FROM MOTHERHOUSE
PROJECT



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS	P.E.	LIC. #
1	05-16-16	ISSUED FOR MASTER PLAN REVIEW			

PROJECT	605 STEVENS AVE. MASTER DEVELOPMENT PLAN
SHEET TITLE	CONCEPT UTILITY PLAN
CLIENT	SEA COAST AT BAXTER WOODS, ASSOC., LLC & MOTHERHOUSE ASSOCIATES, LP

STANTEC CONSULTING SERVICES INC.	
482 PAYNE ROAD, SCARBOROUGH, MAINE 04074 WWW.STANTEC.COM	
DRAWN: DED	DATE: MAY 2016
DESIGNED: ADJ	SCALE: 1" = 40'
CHECKED: ADJ	JOB NO.
FILE NAME: SP-M162 UTILITY	
SHEET	C2.0