

145-B-42

746 Stevens

Ave

Conditional Use

UNE

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

November 16, 2000

Ms. Sarah Marshall, ASLA
TJD & A
121 West Main Street
Yarmouth, Maine 04096

re: Conditional Use Appeal, Site Plan, and Chapter 500 Storm Water Permit approval for University of New England

Dear Ms. Marshall

On (Date) November 14, 2000 the Portland Planning Board voted 4-0 (Caron, Hagge, Rodriguez absent) on the following motions regarding the University of New England lecture hall addition and parking expansion:

1. That the plan is in conformance with the conditional use standards of the land use code, subject to the following condition of approval:
 - i. That the applicant provides a lease for Corporation Counsel's review and approval for parking on the Armory parcel.
2. That the plan is in conformance with the site plan standards of the land uses code, subject to the following conditions of approval:
 - i. That the applicant supply utility capacity letters for planning staff review and approval Water
 - ii. That the applicant supply a final traffic report for the City Traffic Engineer's review and approval.
 - iii. That the lighting plan be modified to show light fixture with wattage readings of no more than 250 Watts.
 - iv. That the applicant install a fence as per the City Arborist's suggestion stated in the attached memo dated October 30, 2000 and add street trees along Stevens Avenue adjacent to the Armory parking lot of a size and type to be determined by the City Arborist.

- v. That the 13 parallel parking spaces that abut the Evergreen Cemetery be omitted in order to provide a larger forested buffer and that the area remain in its natural state thereafter.
3. That the plan is in conformance with the standards for a Chapter 500 Storm Water Permit.

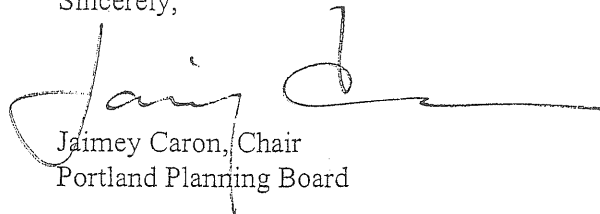
The approval is based on the submitted plan and the findings related to review standards as contained in Planning Board # 60-00, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction 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 preconstruction 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 (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. 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 regarding the Board's actions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
✓ William B. Needelman, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

From: Anthony Lombardo
To: William Needleman
Date: Tue, Dec 19, 2000 12:13 PM
Subject: Re: Engineering Review Fees

UNE FEES: 4 hrs @ \$40/ hr = \$160

ISLAND VIEW APTS FEES: 8 hrs @ \$40/hr = \$320

>>> William Needleman 12/19 11:18 AM >>>

Could you both provide the Engineering Review fees for Island View Apartments and UNE. Each of these projects will require a little more review as fine tuning continues, so you may want to anticipate that in your number. Thanks. Bill

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Planning Board
FROM: William B. Needelman, Planner
DATE: August 8, 2000
RE: University of New England - Westbrook College expansion, vicinity of 684 Stevens Avenue

Background:

University of New England requests workshop review for an expansion of their facility at the Westbrook College campus at 684 - 717 Stevens Avenue. As an expansion of an institutional use in a residential zone, this project is subject to conditional use and site plan review. Additionally, proposed increases in impervious surface area require the application of site location of development review standards. The materials submitted by consultants, Port City Architecture and Terrance J. DeWan & Associates, intend to serve as a master plan for the school campus. The applicant wishes to introduce the plan to the Board at a preliminary state of development and it is expected that a second workshop will be required for the project where additional information will be provided.

Findings:

Zoning: R-5

Land area: 42 acres +/-

Building addition:
6000 sq ft lecture hall addition

Parking: existing 322
proposed 571

Lower campus lot to be constructed in three phases of 140 spaces each resulting in a new 420 space (50,000 sq ft)lot.

Upper campus parking expansions to provide 151 spaces in expansion of existing lots.

total parking 893

Impervious surface:

Pre-1970 241,500 sq ft
Post-1970 43,600 sq ft
Proposed 81,500 sq ft

(125,100 sq ft or 2.87 acres applied to site location of dev. calc.)

Note: The road accessing the new lower campus parking lot may or may not be included in the proposed impervious surface calculation.

Project Description:

1. New lecture hall addition connecting two existing buildings.

This proposal includes construction of a 6000+/- square foot addition between the existing main classroom building, Proctor Hall, and the School of Nursing building, Blewitt Hall. The lecture hall will serve as the focal area for the newly consolidated school of health related services. There will be pedestrian circulation pathways and landscape amenities associated with the addition, but no vehicular circulation changes.

Note: Concurrent with Planning Board review of this project, the Historic Preservation Committee is reviewing the proposed lecture hall addition for compliance with the Historic Preservation ordinance. The Westbrook College Historic District bisects the rear wing of Proctor Hall and the proposed addition falls partially within the district. City corporation counsel finds that since the lecture hall is proposed to be less than 10,000 square feet, the addition is considered minor development. While the addition is subject to Planning Board review as a conditional use, as minor development, the Historic Preservation Committee will issue the Certificate of Appropriateness.

2. Parking

Parking currently is spread out among several lots in the upper campus and is purported to be insufficient for the current need. The applicant wishes to alleviate the current shortage of parking and to accommodate for an anticipated increase in students associated with the new health services program. The plan proposes adding 151 parking spaces to the 322 existing upper campus lots, resulting in 473 spaces. Additionally, this proposal includes converting an existing athletic field in the lower campus (behind the Stevens Avenue Armory) to a 420 space parking lot. The lower lot would be accessed by existing gravel roads which would be upgraded with asphalt paving. Construction of the lower lot would be phased into 140 space increments, to be constructed as needed. The access road layout and details will need to be provided.

Issues:

1. Traffic-Parking

A traffic-parking study and parking management plan will need to be submitted. The applicant is in the process of having a traffic consultant undertake the study. This study will outline the anticipated trips per hour, impacts on Stevens Avenue and the surrounding area, and parking need for the campus. Staff has concerns that the proposed parking is excessive and that the applicant needs to demonstrate a need for the additional 571 parking spaces.

2. Stormwater management

The applicant's statement indicates that 2.87 acres of impervious surface will have been added to the campus since 1970, qualifying the project for a Chapter 500 Stormwater Permit. The calculations provided did not include the proposed access road as part of the calculation, thus raising the possibility that the project will cross the three acre threshold and require review under Site Location of Development under local delegated authority. Limits of review and a complete stormwater management and treatment plan will be provided prior to the next workshop.

The lower campus parking facility falls within the Capisic Brook watershed, making issues of both stormwater quantity and quality of increased importance. The upper campus parking expansion will drain into the College Street and Stevens Avenue municipal systems.

3. Building Elevations

The lecture hall will serve as a centralized meeting area for several health related programs at the university, and the architecture reflects this programmatic intent. A curved lobby area connects to Blewitt Hall, and features a prominent raised entry which provides the primary focus of the design. The curve brings the building to an offset section of wall which intersects perpendicularly with the rear wing of Proctor Hall. The design features vertically aligned windows, separated by masonry piers, and will be capped with a standing seam metal roof.

The materials currently under consideration are brick for the lower sections of piers and walls, metal siding for upper sections of walls, divided metal windows, and standing seam metal for the visible sections of roof. Elevations are still at a preliminary phase, and are continuing to develop through the Historic Preservation review process.

4. Landscaping-Lighting

Landscape details have been provide for the area around the lecture hall, but the landscaping the parking areas have not been provided. Staff is of the opinion that the proposed parking lot expansions which abut the Evergreen Cemetery need to provide a significant landscape buffer between the pavement and the property boundary. Additionally, all parking areas should be sufficiently landscaped to provide compatibility with the character of the historic campus.

Lighting details have not been provided.

Attachments:

1. Siteplan application and written information
2. Conditional use application and written information
3. Deed information
4. Context photos of lecture hall site
5. Siteplans - ~~traffic study~~ ~~formwork~~
6. ~~Building plans and elevations~~

⑦

~~Siteplans~~

traffic

8 Site Plans

9 ~~Building~~ before hall drawings

Att 1.1

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

UNIVERSITY OF NEW ENGLAND-
(Westbrook College Campus)

July 19, 2000

Applicant
Dana Glenn Peterson, Facilities
11 Hills Beach Rd Biddeford ME 04005
Applicant's Mailing Address

Application Date
UNE - Westbrook

Consultant/Agent
Sarah Marshall, L.A.
846 0757 tel 846 0675 fax
Applicant/Agent Daytime telephone and FAX

Project Name/Description
Stevens Ave Portland
Address Of Proposed Site
~~XXXX~~ see attached list
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 Other(Specify) parking improvements and new parking lot
83,000
17 BUILDINGS, TOTAL SF AREA 42 ± R-5
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
 - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. plus 2 extra Site Plans
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record 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 an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Sarah Marshall Date: 7.19.2000

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

tjd&a Terrence J. DeWan & Associates Landscape Architects & Planners

121 West Main Street
Yarmouth, Maine 04096
tel. 207.846.0757 fax. 207.846.0675
e.mail. tjddewan@maine.rr.com

July 19, 2000

Planning Board, City of Portland
389 Congress Street
Portland, ME 04101

RE: Site Plan Application, University of New England Westbrook College Campus

Dear Members of the Board:

We are glad to submit information pertaining to a proposed building addition at the University of New England (UNE) at the Westbrook College Campus (WCC). Westbrook started as a Seminary in 1831, became a Junior College in the 1920s, and merged with the University of New England in Biddeford in 1996. The WCC now offers several key educational programs and is scheduled for major renovations in the next few years that will bring the older buildings into new lives, serving the College of Health Professions. While almost all of the work will be internal, one building will grow a new addition. Proctor Hall, which was built in 1952, is a colonial revival classroom building at the rear of a small quadrangle deep off Steven Avenue. A new one-story Lecture Hall, approximately 6000 sf (50 x 120), is planned to adjoin the east side of Proctor and connect over to Blewett Science Center.

This building footprint area requires Site Plan Approval. There is no encroachment or impact on neighboring lands (mostly Evergreen cemetery), or reduction of building setbacks. Because the institution is a conditional use, we have concurrently applied for a Concitional Use permit for this addition, and understand that the Planning Board will see both applications. Of greater impact on the site, however, are the proposed improvements to the parking lots. With the addition of several Health Profession programs, many more students will be using this campus, and almost all of them are commuting. We propose to increase parking on the existing upper campus and build a new parking lot on the lower campus, site of an open playing field. A detailed inventory of existing and proposed parking is attached to this packet. Other site improvements associated with the renovations include landscaping and pedestrian amenities in the courtyard, accessibility improvements throughout the campus.

We look forward to discussing the project plans with you, and welcome any questions. Thank you for your consideration.

Sincerely,



Sarah Coffin Marshall, ASLA

Cc: Dana Glenn Peterson, Alan Thibeault, UNE
Andy Hyland, Lita Semrau, Port City Architects
Peter Pelletier, Allied/Cook Construction

University of New England, Westbrook College Campus
College of Health Professions

PROJECT INFORMATION

Preliminary Workshop Submission, 7/19/00

§ 14-525 (c) Written Statements:

- (1) **Proposed Use:** existing educational institution, comprised of classrooms, library, labs, offices, general purpose spaces, and dormitories. One classroom building (PROCTOR) will have an addition of approximately 6000 sf. Existing dormitories to remain unchanged. Existing parking lots to be re-organized, in some areas enlarged, re-striped. Existing athletic field to be converted for necessary parking lot on a phased, as-needed basis, access from the end of College Street, down existing gravel drive to be paved and improved with pedestrian walkway. Please see attached Parking Space Summary.
- (2) **Total Land Area of Site:** Upper campus: 17.30 acres, lower campus 25 ± acres. Please see attached Impervious Surfaces Inventory.
- (3) **Summary of Existing or Proposed Easements:** N/A
- (4) **Solid Waste:** UNE plans to carry on with current waste reduction, recycling and removal systems.
- (5) **Sewer, Water, Streets:** The Stevens Avenue campus is currently served by full infrastructure. College Street is a public right-of-way as well.
- (6) **Surface Drainage and Stormwater Management:** the existing campus generally drains towards Stevens Avenue, and it is the proposed plan to maintain this pattern of drainage for the developed campus. A system of catch basins, underdrains, and dry wells serve to manage the surface and subsurface flows within the campus. The proposed lower parking lot will be significantly below the level of Stevens Ave, however, and will drain to swales along the sides of the lot and pitch toward the rear of the parcel, where there is an existing small pond. Conceptually, UNE intends to rehabilitate this neglected pond with debris clean-up and slope stabilization through bio-remediation, and use the area for stormwater retention to maintain or improve downstream storm flow levels.
- (7) **Sequence of Construction:** Please see attached Schedule. There are several components in the Schedule which do not necessitate Site Plan Review (internal renovations) but it is included to provide a context for the construction of the Lecture Hall and the parking lots.

- (8) **State and Federal Approvals:** The project does not require any DEP approvals since the City can review Stormwater and Traffic. (The impervious surfaces built since 1970 and proposed within this Plan do not total DEP Site Location Review.)
- (9) **Financial and Technical Capacity:** Financial: UNE has appropriated the funds for the implementation of the plan to bring the College of Health Professions to the Westbrook College Campus. Technical: UNE has a multi-disciplinary team of contractors, architects, engineers, and planners. Please see attached list of names and contact numbers.
- (10) **Evidence of Ownership:** Please see attached deed documents.
- (11) **Unusual Natural Resources:** The wetlands were delineated and GIS mapped by Steve Walker of Woodlot Alternatives, and the line is represented on drawings C1-C3. No encroachment on the wetlands is planned. There is a small elongated oval pond in the lower acreage, about 300' x 100', with an attractive stone-masonry headwall. Please see #6 above regarding use of pond for stormwater. Steve Walker is preparing a summary report of species and values for the pond which we will use to guide design of remediation solutions. It is hoped that the pond will be an attractive natural area and a scenic amenity after the clean-up.
- (12) **CADD.DXF files:** the team will submit CADD files before the deadline for submission to review for final approval, or sooner if possible.
- (13) **Recyclables:** please see #4 above.

UNE-Westbrook College

List of Properties within Campus

<u>Address</u>	<u>Chart</u>	<u>Block</u>	<u>Lot</u>
684 Stevens Ave	144	A	005
710 Stevens Ave	145	A	002
717 Stevens Ave	146	A	003
41 College St	145	B	009
83 College St	145	B	014

UNE-Westbrook College

Re. Right, Title and Interest

The University holds many deeds to the land known as the Westbrook College Campus. We will provide a catalogued list of the various legal deeds, and all of them are available for inspection.

Sarah Marshall, Landscape Architect

tjd&a – Terrence J. DeWan & Associates

121 West Main St., Yarmouth ME 04096

tel: 846-0757

UNE Parking: Existing and Proposed

Upper Campus	ex.	pro.	total
Maintenance	20	3	23
Alexander	23	-	23
Admissions	-	23	23
College Ave	27	-	27
McDougal Ginn	-	-	-
behind Ginn	18	-	18
behind Library/Proctor (near Gallery)	73	125	198
quad (visitor space)	5	-	5
Blewett	4	-	4
Rec. Center	86	-	86
Auditorium	66	-	66
	322	151	473
Lower Campus			
Athletic Fields:	-	420	420
		420	420
total number of spaces:			893
Parking Plan			
A. Existing Parking		322	
B. Infill upper campus with new parking to maximize capacity without degradation of aesthetics or pedestrian safety		151	
C. Implement construction of parking lot on lower area (athletic field) by permitting the entire capacity and then building in phases to suit demand, for example:		140	Phase I
		140	Phase II
		140	Phase III
		893	
total number of spaces provided on campus:			893

UNE Impervious Surfaces Inventory

Buildings	*Pre-1970	Post-1970	Proposed
Abplanalb	7,200		
Admissions	1,600		
Alexander	9,500		
Alumni Hall	6,000		
Blewett	9,000		2,700
Burpee Finley Rec.		15,000	
Coleman Dental	8,000		2,100
Connector	1,000		
DeWolfe Auditorim	4,000		
Fine Arts Gallery		1,600	
Goddard	4,200		
Hersey	8,000		
Linnell	5,000		
Maintenance	1,500		
McDougal Ginn	8,000		
Proctor	8,000		4,200
res. house	2,000		
	83,000	16,600	9,000

Pavement Areas	*Pre-1970	Post-1970	Proposed
at Auditorium	21,600		
at Rec Center		27,000	
at Blewett	2,500		7,500
behind Proctor	22,000		
at Arts Center			15,000
at Library	12,000		
at Tennis Courts (exist. pvmt.)	19,200		
existing roads	50,000		
at McDougal	5,600		
at Alexander	25,600		
Playfield conversion to pkg			50,000
	158,500	27,000	72,500

totals:	241,500	43,600	81,500
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125,100

**total acres impervious:
(added since 1970) 2.87**

* pre-1970: grandfathered

COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND
Project Schedule

ID	Task Name	Duration	Start	Finish	2000												2001					
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
1																						
2	Renovations Hersey & Abplanalp	275 days	5/15/00	6/1/01																		
3	Design	70 days	5/15/00	8/18/00																		
4	Schematic Design	4 wks	5/15/00	6/9/00																		
5	Design Development	5 wks	6/12/00	7/14/00																		
6	Construction Documents	5 wks	7/17/00	8/18/00																		
7																						
8	Permitting	65 days	6/12/00	9/8/00																		
9	Historic Approval	10 days	6/21/00	7/5/00																		
10	Workshop Hersey & Abplanalp	0 days	6/21/00	6/21/00																		
11	Staff Review & Approval	0 days	7/5/00	7/5/00																		
12	State Fire Marshall Review	1 wk	6/12/00	6/16/00																		
13	State Fire Marshall Permit	1 wk	7/31/00	8/4/00																		
14	Building Permit	1 wk	9/4/00	9/8/00																		
15																						
16	Pricing	67 days	6/12/00	9/13/00																		
17	Schematic Budget	2 wks	6/12/00	6/23/00																		
18	Design Development Budget	2 wks	7/17/00	7/28/00																		
19	Prepare Bid Packages	1 wk	8/14/00	8/18/00																		
20	Sub-Contractor Bid Time	2 wks	8/21/00	9/1/00																		
21	Receive & Review Bids	1 wk	9/4/00	9/8/00																		
22	Set CMP	0 days	9/13/00	9/13/00																		
23																						

1.9

COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND
Project Schedule

ID	Task Name	Duration	Start	Finish	2000												2001											
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug								
24	Construction	267 days	5/25/00	6/1/01																								
25	Hersey / Haz. Mat. Abatement Basement	2 wks	5/25/00	6/7/00																								
26	Hersey / Haz. Mat. Abatement Upper Fis.	6 wks	9/1/00	10/12/00																								
27	Hersey Hall / Construction	37 wks	9/18/00	6/1/01																								
28	Abplanalp / Haz. Mat. Abatement	2 wks	9/25/00	10/6/00																								
29	Abplanalp Library / Construction	15 wks	9/18/00	12/29/00																								
30	Renovations Blewett & Proctor	328 days	5/15/00	8/15/01																								
31	Design	115 days	5/15/00	10/20/00																								
32	Schematic Design	4 wks	5/15/00	6/9/00																								
33	Design Development	5 wks	6/12/00	7/14/00																								
34	Construction Documents	6 wks	9/11/00	10/20/00																								
35	Permitting	142 days	5/18/00	12/1/00																								
36	Historic Approval	6 wks	5/18/00	6/28/00																								
37	State Fire Marshall Review	1 wk	6/12/00	6/16/00																								
38	State Fire Marshall Permit	1 wk	11/13/00	11/17/00																								
39	Building Permit	1 wk	11/27/00	12/1/00																								
40	Pricing	117 days	6/12/00	11/22/00																								
41	Schematic Budget	2 wks	6/12/00	6/23/00																								
42	Design Development Budget	2 wks	7/17/00	7/28/00																								
43	Prepare Bid Packages	1 wk	10/23/00	10/27/00																								
44	Sub-Contractor Bid Time	2 wks	10/30/00	11/10/00																								
45	Receive & Review Bids	1 wk	11/13/00	11/17/00																								
46	Set GMP	0 days	11/22/00	11/22/00																								

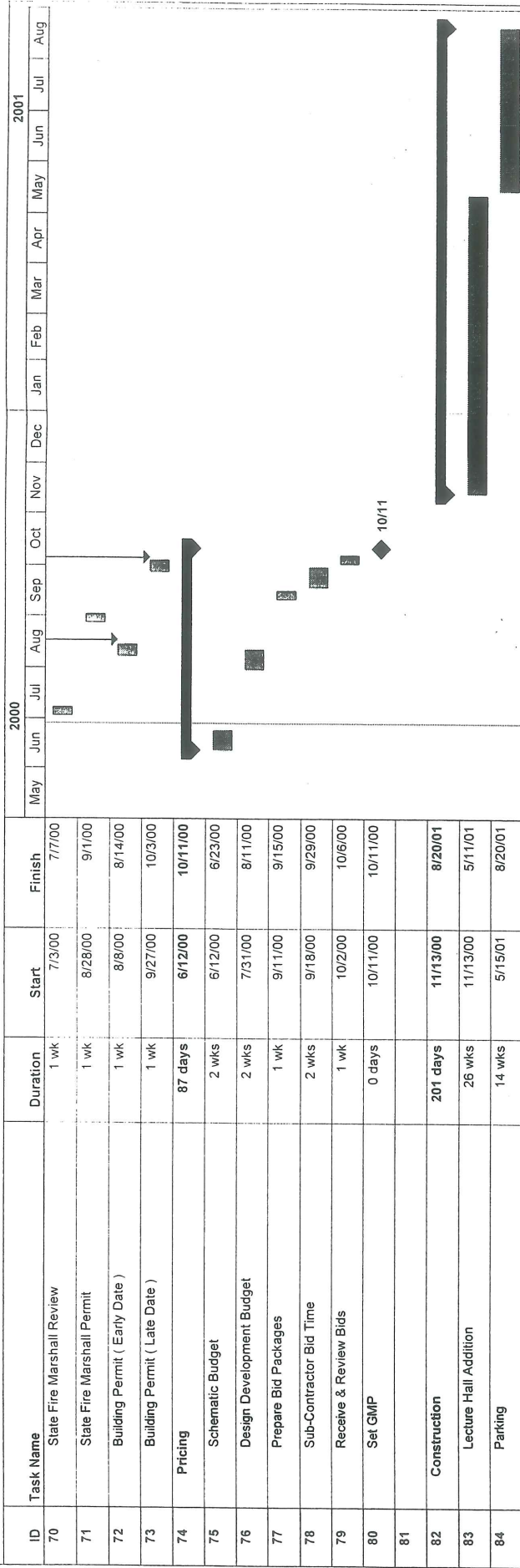
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COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND
Project Schedule

		2000												2001			
		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
ID	Task Name	Duration	Start	Finish													
47	Construction	167 days	12/26/00	8/15/01													
48	Blewett / Haz. Mat. Abatement	6 wks	12/26/00	2/5/01													
49	Blewett Hall / Construction	19 wks	1/22/01	6/1/01													
50	Proctor Hall / Construction	13 wks	5/17/01	8/15/01													
51	Parking Lot & Lecture Hall Addition	331 days	5/15/00	8/20/01													
52	Design	85 days	5/15/00	9/8/00													
53	Schematic Design	4 wks	5/15/00	6/9/00													
54	Design Development	5 wks	6/12/00	7/14/00													
55	Construction Documents	6 wks	7/31/00	9/8/00													
56	Permitting	100 days	5/17/00	10/3/00													
57	City Approval	94 days	5/17/00	9/26/00													
58	Workshop - Master Plan & Overview	0 days	7/11/00	7/11/00													
59	Submittal for City (Early Date)	8 wks	5/17/00	7/11/00													
60	Workshop	0 days	7/25/00	7/25/00													
61	Planning Board (Early Date)	0 days	8/8/00	8/8/00													
62	Submittal for City (Late Date)	15 wks	5/17/00	8/29/00													
63	Workshop with City	0 days	9/12/00	9/12/00													
64	Planning Board Mtg. (Late Date)	0 days	9/26/00	9/26/00													
65	DEP Approval	20 days	7/12/00	8/8/00													
66	DEP Stormwater Review	4 wks	7/12/00	8/8/00													
67	Historic Approval	50 days	6/5/00	8/11/00													
68	Historic Review	10 wks	6/5/00	8/11/00													
69	Workshop Mtg	0 days	7/19/00	7/19/00													

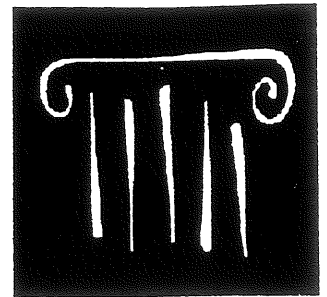
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COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND
Project Schedule



1.12

113



**PORT ■ CITY
ARCHITECTURE**

CHP BUILDING

**UNIVERSITY OF NEW ENGLAND WESTBROOK
COLLEGE CAMPUS**

DESIGN TEAM

MAY 4, 2000

Contact

UNE Facilities	University of New England 11 Hills Beach Road Biddeford, ME 04005-9599 283-0170 294-5911 - Fax	Dana Glenn Peterson dpeterson@mailbox.une.edu
	University of New England 716 Stevens Avenue Portland, ME 04103-2670 797-7261 797-7225 - Fax	Alan F. Thibeault athibeault@mailbox.une.edu Westbrook College Campus
Architect	Port City Architecture 65 Newbury Street Portland, ME 04101 761-9000 761-2010 - Fax	Andy Hyland – Proj. Architect andy@portcityarch.com Lita Semrau – Proj. Manager lita@portcityarch.com
Contractor	Allied/Cook P.O. Box 1396 Portland, ME 04104 772-2888 885-5135 - Fax	Peter Pelletier
Structural	Becker Structural Engineers 19 Commercial Street Portland, ME 04101 879-1838 879-1822 - Fax	Paul Becker
Landscape	Terry J. DeWan & Associates 121 West Main Street Yarmouth, ME 04096 846-0757 846-0675 - Fax	Sarah Coffin Marshall scmdewan@maine.rr.com
Civil	Taylor Engineering Associates 410 Summer Street Auburn, ME 04210 784-5471 777-5742 - Fax	Joseph Norton TEA@TaylorEng.com
Env.	Env. Safety & Hygiene Assoc. 5 Delta Drive Westbrook ME 04092 854-2711 Fax 2609	Mark Coleman Dwice Hackett

PORT CITY ARCHITECTURE

65 Newbury Street Portland, ME 04101-1218 • 207 761 9000 • Fax 207 761 2010 • portcity@igv.net

Conditional Use

Application Material

Att 2.1

CITY OF PORTLAND, MAINE
BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE CAMPUS

Applicant's interest in property (e.g., owner, purchaser, etc.):
OWNER

Owner's name and address (If different): UNE FACILITIES MGMT OFFICE, UNE, 11 HILLS BEACH RD, BIDDEFORD ME 04005-9599, Attn.

Address of property and Assessor's chart, block and lot number: Stevens Ave, Phd. *see attached list* ← *Dana Glenn Peterson*

Zone: R-5 Present use: educational

Type of conditional use proposed: educational

Conditional use authorized by: Section 14- 118(2)g

NOTE: If site plan approval is required, attached preliminary or final site plan. concurrent Major Site Plan Review

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Date: July 19, 2000

Sarah Coffin Marshall
Signature of Applicant

applicant's representative

Sarah Coffin Marshall, Landscape Architect
Terrence J. DeWan & Associates

121 West Main Street
Yarmouth ME 04096

tel (207) 846-0757

fax (207) 846-0675

2.3

Alex / Gross Ltd

ABSTRACT OF TITLE.

Alex / Gross Ltd

FROM THE LAW OFFICES OF
HINCKLEY & HINCKLEY
PORTLAND, MAINE

My notes

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Planning Board
FROM: William B. Needelman, Planner
DATE: August 8, 2000
RE: University of New England - Westbrook College expansion, vicinity of 684 Stevens Avenue

Background:

University of New England requests workshop review for an expansion of their facility at the Westbrook College campus at 684 - 717 Stevens Avenue. As an expansion of an institutional use in a residential zone, this project is subject to conditional use and site plan review. Additionally, proposed increases in impervious surface area require the application of site location of development review standards. The materials submitted by consultants, Port City Architecture and Terrance J. DeWan & Associates, intend to serve as a master plan for the school campus. The applicant wishes to introduce the plan to the Board at a preliminary state of development and it is expected that a second workshop will be required for the project where additional information will be provided.

Findings:

Zoning: R-5

Land area: 42 acres +/-

Building addition:
6000 sq ft lecture hall addition

Parking: existing 322
proposed 571

Lower campus lot to be constructed in three phases of 140 spaces each resulting in a new 420 space (50,000 sq ft)lot.

Upper campus parking expansions to provide 151 spaces in expansion of existing lots.

total parking 893

Impervious surface:

Pre-1970 241,500 sq ft
Post-1970 43,600 sq ft
Proposed 81,500 sq ft

(125,100 sq ft or 2.87 acres applied to site location of dev. calc.)

Note: The road accessing the new lower campus parking lot may or may not be included in the proposed impervious surface calculation.

Project Description:

1. New lecture hall addition connecting two existing buildings.

This proposal includes construction of a 6000+/- square foot addition between the existing main classroom building, Proctor Hall, and the School of Nursing building, Blewitt Hall. The lecture hall will serve as the focal area for the newly consolidated school of health related services. There will be pedestrian circulation pathways and landscape amenities associated with the addition, but no vehicular circulation changes.

Note: Concurrent with Planning Board review of this project, the Historic Preservation Committee is reviewing the proposed lecture hall addition for compliance with the Historic Preservation ordinance. The Westbrook College Historic District bisects the rear wing of Proctor Hall and the proposed addition falls partially within the district. City corporation counsel finds that since the lecture hall is proposed to be less than 10,000 square feet, the addition is considered minor development. While the addition is subject to Planning Board review as a conditional use, as minor development, the Historic Preservation Committee will issue the Certificate of Appropriateness.

2. Parking

Parking currently is spread out among several lots in the upper campus and is purported to be insufficient for the current need. The applicant wishes to alleviate the current shortage of parking and to accommodate for an anticipated increase in students associated with the new health services program. The plan proposes adding 151 parking spaces to the 322 existing upper campus lots, resulting in 473 spaces. Additionally, this proposal includes converting an existing athletic field in the lower campus (behind the Stevens Avenue Armory) to a 420 space parking lot. The lower lot would be accessed by existing gravel roads which would be upgraded with asphalt paving. Construction of the lower lot would be phased into 140 space increments, to be constructed as needed. The access road layout and details will need to be provided.

Issues:

1. Traffic-Parking

A traffic-parking study and parking management plan will need to be submitted. The applicant is in the process of having a traffic consultant undertake the study. This study will outline the anticipated trips per hour, impacts on Stevens Avenue and the surrounding area, and parking need for the campus. Staff has concerns that the proposed parking is excessive and that the applicant needs to demonstrate a need for the additional 571 parking spaces.

2. Stormwater management

The applicant's statement indicates that 2.87 acres of impervious surface will have been added to the campus since 1970, qualifying the project for a Chapter 500 Stormwater Permit. The calculations provided did not include the proposed access road as part of the calculation, thus raising the possibility that the project will cross the three acre threshold and require review under Site Location of Development under local delegated authority. Limits of review and a complete stormwater management and treatment plan will be provided prior to the next workshop.

The lower campus parking facility falls within the Capisic Brook watershed, making issues of both stormwater quantity and quality of increased importance. The upper campus parking expansion will drain into the College Street and Stevens Avenue municipal systems.

3. Building Elevations

The lecture hall will serve as a centralized meeting area for several health related programs at the university, and the architecture reflects this programmatic intent. A curved lobby area connects to Blewitt Hall, and features a prominent raised entry which provides the primary focus of the design. The curve brings the building to an offset section of wall which intersects perpendicularly with the rear wing of Proctor Hall. The design features vertically aligned windows, separated by masonry piers, and will be capped with a standing seam metal roof.

The materials currently under consideration are brick for the lower sections of piers and walls, metal siding for upper sections of walls, divided metal windows, and standing seam metal for the visible sections of roof. Elevations are still at a preliminary phase, and are continuing to develop through the Historic Preservation review process.

4. Landscaping-Lighting

Landscape details have been provide for the area around the lecture hall, but the landscaping the parking areas have not been provided. Staff is of the opinion that the proposed parking lot expansions which abut the Evergreen Cemetery need to provide a significant landscape buffer between the pavement and the property boundary. Additionally, all parking areas should be sufficiently landscaped to provide compatibility with the character of the historic campus.

Lighting details have not been provided.

Attachments:

1. Siteplan application and written information
2. Conditional use application and written information
3. Deed information
4. Context photos of lecture hall site
5. Siteplans
6. Building plans and elevations

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

UNIVERSITY OF NEW ENGLAND-
(Westbrook College Campus)

July 19, 2000

Applicant
Dana Glenn Peterson, Facilities
11 Hills Beach Rd Biddeford ME 04005
Applicant's Mailing Address

Application Date
UNE - Westbrook

Consultant/Agent
Sarah Marshall, L.A.
846 0757 tel 846 0675 fax
Applicant/Agent Daytime telephone and FAX

Project Name/Description
Stevens Ave Portland

Address Of Proposed Site
~~Westbrook~~ see attached list

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 Other(Specify) parking improvements and new parking lot

83,000 42 ± R-5

17 BUILDINGS, TOTAL SF AREA 42 ± R-5

Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must Include the following with you application:
1) A Copy of Your Deed or Purchase and Sale Agreement
2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. PLUS 2 extra Site Plans
(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record 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 an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Sarah Marshall Date: 7.19.2000

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

tjd&a Terrence J. DeWan & Associates Landscape Architects & Planners

121 West Main Street
Yarmouth, Maine 04096
tel. 207.846.0757 fax. 207.846.0675
e-mail. tjddewan@maine.rr.com

July 19, 2000

Planning Board, City of Portland
389 Congress Street
Portland, ME 04101

RE: Site Plan Application, University of New England Westbrook College Campus

Dear Members of the Board:

We are glad to submit information pertaining to a proposed building addition at the University of New England (UNE) at the Westbrook College Campus (WCC). Westbrook started as a Seminary in 1831, became a Junior College in the 1920s, and merged with the University of New England in Biddeford in 1996. The WCC now offers several key educational programs and is scheduled for major renovations in the next few years that will bring the older buildings into new lives, serving the College of Health Professions. While almost all of the work will be internal, one building will grow a new addition. Proctor Hall, which was built in 1952, is a colonial revival classroom building at the rear of a small quadrangle deep off Steven Avenue. A new one-story Lecture Hall, approximately 6000 sf (50 x 120), is planned to adjoin the east side of Proctor and connect over to Blewett Science Center.

This building footprint area requires Site Plan Approval. There is no encroachment or impact on neighboring lands (mostly Evergreen cemetery), or reduction of building setbacks. Because the institution is a conditional use, we have concurrently applied for a Concitional Use permit for this addition, and understand that the Planning Board will see both applications. Of greater impact on the site, however, are the proposed improvements to the parking lots. With the addition of several Health Profession programs, many more students will be using this campus, and almost all of them are commuting. We propose to increase parking on the existing upper campus and build a new parking lot on the lower campus, site of an open playing field. A detailed inventory of existing and proposed parking is attached to this packet. Other site improvements associated with the renovations include landscaping and pedestrian amenities in the courtyard, accessibility improvements throughout the campus.

We look forward to discussing the project plans with you, and welcome any questions. Thank you for your consideration.

Sincerely,



Sarah Coffin Marshall, ASLA

Cc: Dana Glenn Peterson, Alan Thibeault, UNE
Andy Hyland, Lita Semrau, Port City Architects
Peter Pelletier, Allied/Cook Construction

University of New England, Westbrook College Campus
College of Health Professions

PROJECT INFORMATION *Preliminary Workshop Submission, 7/19/00*

§ 14-525 (c) Written Statements:

- (1) **Proposed Use:** existing educational institution, comprised of classrooms, library, labs, offices, general purpose spaces, and dormitories. One classroom building (PROCTOR) will have an addition of approximately 6000 sf. Existing dormitories to remain unchanged. Existing parking lots to be re-organized, in some areas enlarged, re-striped. Existing athletic field to be converted for necessary parking lot on a phased, as-needed basis, access from the end of College Street, down existing gravel drive to be paved and improved with pedestrian walkway. Please see attached Parking Space Summary.
- (2) **Total Land Area of Site:** Upper campus: 17.30 acres, lower campus 25 ± acres. Please see attached Impervious Surfaces Inventory.
- (3) **Summary of Existing or Proposed Easements:** N/A
- (4) **Solid Waste:** UNE plans to carry on with current waste reduction, recycling and removal systems.
- (5) **Sewer, Water, Streets:** The Stevens Avenue campus is currently served by full infrastructure. College Street is a public right-of-way as well.
- (6) **Surface Drainage and Stormwater Management:** the existing campus generally drains towards Stevens Avenue, and it is the proposed plan to maintain this pattern of drainage for the developed campus. A system of catch basins, underdrains, and dry wells serve to manage the surface and subsurface flows within the campus. The proposed lower parking lot will be significantly below the level of Stevens Ave, however, and will drain to swales along the sides of the lot and pitch toward the rear of the parcel, where there is an existing small pond. Conceptually, UNE intends to rehabilitate this neglected pond with debris clean-up and slope stabilization through bio-remediation, and use the area for stormwater retention to maintain or improve downstream storm flow levels.
- (7) **Sequence of Construction:** Please see attached Schedule. There are several components in the Schedule which do not necessitate Site Plan Review (internal renovations) but it is included to provide a context for the construction of the Lecture Hall and the parking lots.

- (8) **State and Federal Approvals:** The project does not require any DEP approvals since the City can review Stormwater and Traffic. (The impervious surfaces built since 1970 and proposed within this Plan do not total DEP Site Location Review.)
- (9) **Financial and Technical Capacity:** Financial: UNE has appropriated the funds for the implementation of the plan to bring the College of Health Professions to the Westbrook College Campus. Technical: UNE has a multi-disciplinary team of contractors, architects, engineers, and planners. Please see attached list of names and contact numbers.
- (10) **Evidence of Ownership:** Please see attached deed documents.
- (11) **Unusual Natural Resources:** The wetlands were delineated and GIS mapped by Steve Walker of Woodlot Alternatives, and the line is represented on drawings C1-C3. No encroachment on the wetlands is planned. There is a small elongated oval pond in the lower acreage, about 300' x 100', with an attractive stone-masonry headwall. Please see #6 above regarding use of pond for stormwater. Steve Walker is preparing a summary report of species and values for the pond which we will use to guide design of remediation solutions. It is hoped that the pond will be an attractive natural area and a scenic amenity after the clean-up.
- (12) **CADD.DXF files:** the team will submit CADD files before the deadline for submission to review for final approval, or sooner if possible.
- (13) **Recyclables:** please see #4 above.

UNE-Westbrook College

List of Properties within Campus

<u>Address</u>	<u>Chart</u>	<u>Block</u>	<u>Lot</u>
684 Stevens Ave	144	A	005
710 Stevens Ave	145	A	002
717 Stevens Ave	146	A	003
41 College St	145	B	009
83 College St	145	B	014

UNE-Westbrook College

Re. Right, Title and Interest

The University holds many deeds to the land known as the Westbrook College Campus. We will provide a catalogued list of the various legal deeds, and all of them are available for inspection.

Sarah Marshall, Landscape Architect
tjd&a – Terrence J. DeWan & Associates
121 West Main St., Yarmouth ME 04096
tel: 846-0757

UNE Parking: Existing and Proposed

Upper Campus	ex.	pro.	total
Maintenance	20	3	23
Alexander	23	-	23
Admissions	-	23	23
College Ave	27	-	27
McDougal Ginn	-	-	-
behind Ginn	18	-	18
behind Library/Proctor (near Gallery)	73	125	198
quad (visitor space)	5	-	5
Blewett	4	-	4
Rec. Center	86	-	86
Auditorium	66	-	66
	322	151	473
Lower Campus			
Athletic Fields:	-	420	420
		420	420
total number of spaces:			893

Parking Plan

A. Existing Parking		322	
B. Infill upper campus with new parking to maximize capacity without degradation of aesthetics or pedestrian safety		151	
C. Implement construction of parking lot on lower area (athletic field) by permitting the entire capacity and then building in phases to suit demand, for example:		140	Phase I
		140	Phase II
		140	Phase III
		893	
total number of spaces provided on campus:			893

UNE Impervious Surfaces Inventory

Buildings	*Pre-1970	Post-1970	Proposed
Abplanalb	7,200		
Admissions	1,600		
Alexander	9,500		
Alumni Hall	6,000		
Blewett	9,000		2,700
Burpee Finley Rec.		15,000	
Coleman Dental	8,000		2,100
Connector	1,000		
DeWolfe Auditorim	4,000		
Fine Arts Gallery		1,600	
Goddard	4,200		
Hersey	8,000		
Linnell	5,000		
Maintenance	1,500		
McDougal Ginn	8,000		
Proctor	8,000		4,200
res. house	2,000		
	83,000	16,600	9,000

Pavement Areas	*Pre-1970	Post-1970	Proposed
at Auditorium	21,600		
at Rec Center		27,000	
at Blewett	2,500		7,500
behind Proctor	22,000		
at Arts Center			15,000
at Library	12,000		
at Tennis Courts (exist. pvmt.)	19,200		
existing roads	50,000		
at McDougal	5,600		
at Alexander	25,600		
Playfield conversion to pkg			50,000
	158,500	27,000	72,500

totals:	241,500	43,600	81,500
			125,100

**total acres impervious:
(added since 1970) 2.87**

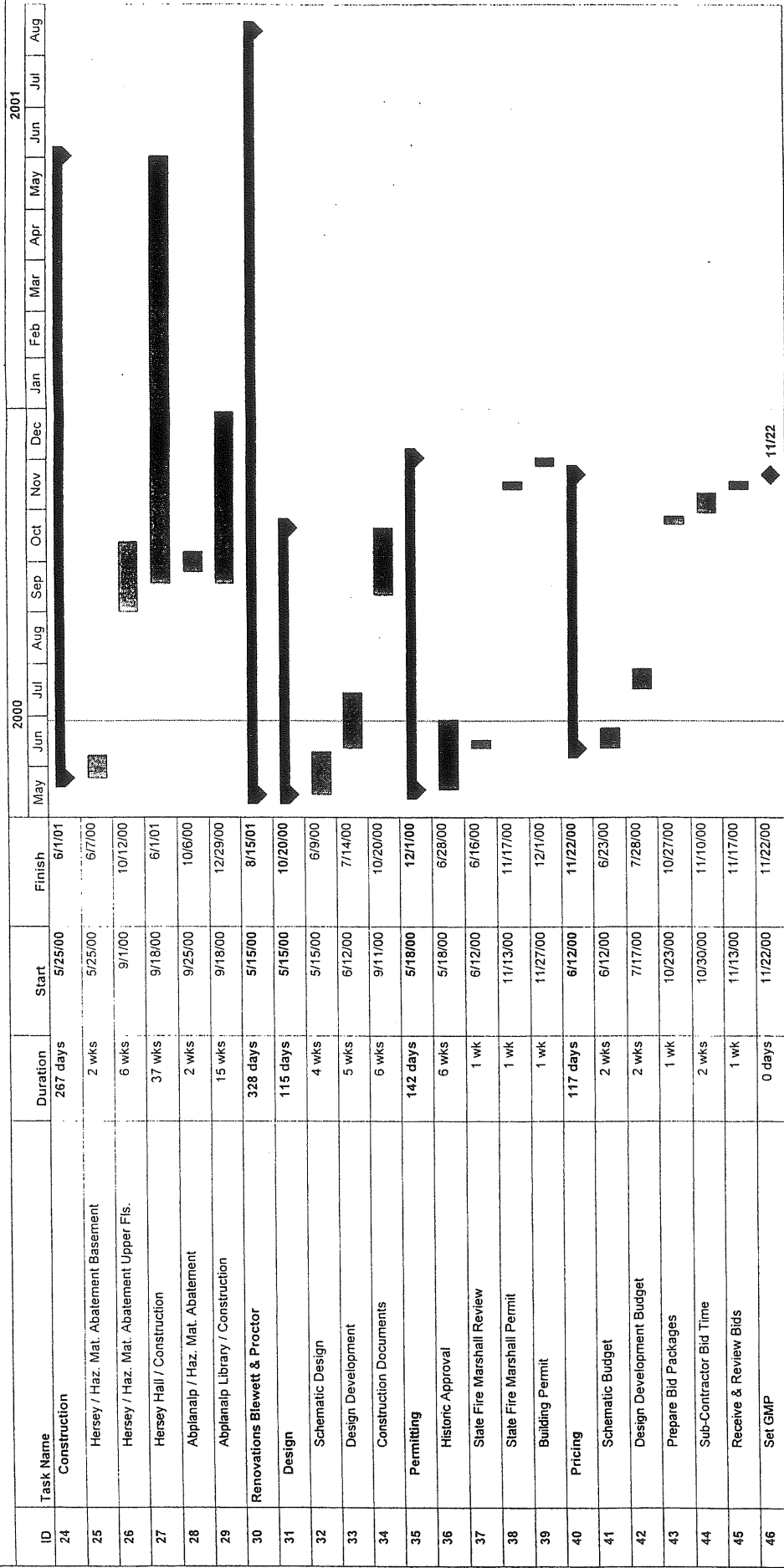
* pre-1970: grandfathered

COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND
Project Schedule

ID	Task Name	Duration	Start	Finish	2000												2001										
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug							
1	Renovations Hersey & Abplanalp	275 days	5/15/00	6/1/01																							
2	Design	70 days	5/15/00	8/18/00																							
3	Schematic Design	4 wks	5/15/00	6/9/00																							
4	Design Development	5 wks	6/12/00	7/14/00																							
5	Construction Documents	5 wks	7/17/00	8/18/00																							
6	Permitting	65 days	6/12/00	9/8/00																							
7	Historic Approval	10 days	6/21/00	7/5/00																							
8	Workshop Hersey & Abplanalp	0 days	6/21/00	6/21/00																							
9	Staff Review & Approval	0 days	7/5/00	7/5/00																							
10	State Fire Marshall Review	1 wk	6/12/00	6/16/00																							
11	State Fire Marshall Permit	1 wk	7/31/00	8/4/00																							
12	Building Permit	1 wk	9/4/00	9/8/00																							
13	Pricing	67 days	6/12/00	9/13/00																							
14	Schematic Budget	2 wks	6/12/00	6/23/00																							
15	Design Development Budget	2 wks	7/17/00	7/28/00																							
16	Prepare Bid Packages	1 wk	8/14/00	8/18/00																							
17	Sub-Contractor Bid Time	2 wks	8/21/00	9/1/00																							
18	Receive & Review Bids	1 wk	9/4/00	9/8/00																							
19	Set GMP	0 days	9/13/00	9/13/00																							
20																											
21																											
22																											
23																											

19

COLLEGE OF HEALTH PROFESSIONS
 UNIVERSITY OF NEW ENGLAND
 Project Schedule



110

COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND
Project Schedule

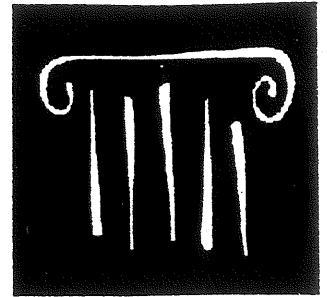
ID	Task Name	Duration	Start	Finish	2000												2001											
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug								
47	Construction	167 days	12/26/00	8/15/01																								
48	Blewett / Haz. Mat. Abatement	6 wks	12/26/00	2/5/01																								
49	Blewett Hall / Construction	19 wks	1/22/01	6/1/01																								
50	Proctor Hall / Construction	13 wks	5/17/01	8/15/01																								
51	Parking Lot & Lecture Hall Addition	331 days	5/15/00	8/20/01																								
52	Design	85 days	5/15/00	9/8/00																								
53	Schematic Design	4 wks	5/15/00	6/9/00																								
54	Design Development	5 wks	6/12/00	7/14/00																								
55	Construction Documents	6 wks	7/31/00	9/8/00																								
56	Permitting	100 days	5/17/00	10/3/00																								
57	City Approval	94 days	5/17/00	9/26/00																								
58	Workshop - Master Plan & Overview	0 days	7/11/00	7/11/00																								
59	Submital for City (Early Date)	8 wks	5/17/00	7/11/00																								
60	Workshop	0 days	7/25/00	7/25/00																								
61	Planning Board (Early Date)	0 days	8/8/00	8/8/00																								
62	Submital for City (Late Date)	15 wks	5/17/00	8/29/00																								
63	Workshop with City	0 days	9/12/00	9/12/00																								
64	Planning Board Mtg. (Late Date)	0 days	9/26/00	9/26/00																								
65	DEP Approval	20 days	7/12/00	8/8/00																								
66	DEP Stormwater Review	4 wks	7/12/00	8/8/00																								
67	Historic Approval	50 days	6/5/00	8/11/00																								
68	Historic Review	10 wks	6/5/00	8/11/00																								
69	Workshop Mtg	0 days	7/19/00	7/19/00																								

**COLLEGE OF HEALTH PROFESSIONS
UNIVERSITY OF NEW ENGLAND**
Project Schedule

ID	Task Name	Duration	Start	Finish	2000					2001												
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
70	State Fire Marshall Review	1 wk	7/3/00	7/17/00																		
71	State Fire Marshall Permit	1 wk	8/28/00	9/1/00																		
72	Building Permit (Early Date)	1 wk	8/8/00	8/14/00																		
73	Building Permit (Late Date)	1 wk	9/27/00	10/3/00																		
74	Pricing	87 days	6/12/00	10/11/00																		
75	Schematic Budget	2 wks	6/12/00	6/23/00																		
76	Design Development Budget	2 wks	7/31/00	8/11/00																		
77	Prepare Bid Packages	1 wk	9/11/00	9/15/00																		
78	Sub-Contractor Bid Time	2 wks	9/18/00	9/29/00																		
79	Receive & Review Bids	1 wk	10/2/00	10/6/00																		
80	Set GMP	0 days	10/11/00	10/11/00																		
81																						
82	Construction	201 days	11/13/00	8/20/01																		
83	Lecture Hall Addition	26 wks	11/13/00	5/11/01																		
84	Parking	14 wks	5/15/01	8/20/01																		

1.12

1.13



**PORT ■ CITY
ARCHITECTURE**

CHP BUILDING

**UNIVERSITY OF NEW ENGLAND WESTBROOK
COLLEGE CAMPUS**

DESIGN TEAM

MAY 4, 2000

Contact

UNE Facilities	University of New England 11 Hills Beach Road Biddeford, ME 04005-9599 283-0170 294-5911 - Fax	Dana Glenn Peterson dpeterson@mailbox.une.edu
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Architect	Port City Architecture 65 Newbury Street Portland, ME 04101 761-9000 761-2010 - Fax	Andy Hyland – Proj. Architect andy@portcityarch.com Lita Semrau – Proj. Manager lita@portcityarch.com
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PORT CITY ARCHITECTURE

45 Newbury Street Portland, ME 04101-4218 • 207 761 9900 • Fax 207 761 2010 • portcity@igvnet.com

A# 2.1

Conditional Use

Application Material



CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE CAMPUS

Applicant's interest in property (e.g., owner, purchaser, etc.):

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Stevens Ave, Pld.

see attached list

Dana Glenn Peterson

Zone: R-5

Present use: educational

Type of conditional use proposed: educational

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Date: July 19, 2000

Sarah Coffin Marshall

Signature of Applicant

applicant's representative

Sarah Coffin Marshall, Landscape Architect
Terrence J. DeWan & Associates

121 West Main Street
Yarmouth ME 04096

tel (207) 846-0757

fax (207) 846-0675

tjd&a Terrence J. DeWan & Associates Landscape Architects & Planners

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Yarmouth, Maine 04096
tel. 207.846.0757 fax. 207.846.0675
e.mail. tjddewan@maine.rr.com

July 19, 2000

Board of Appeals, City of Portland
389 Congress Street
Portland, ME 04101

RE: Conditional Use Application, University of New England Westbrook College Campus

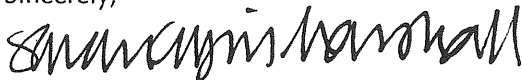
Dear Members of the Board:

We are glad to submit information pertaining to a proposed building addition at the University of New England (UNE) at the Westbrook College Campus (WCC). Westbrook started as a Seminary in 1831, became a Junior College in the 1920s, and merged with the University of New England in Biddeford in 1996. The WCC now offers several key educational programs, (including Dental Hygiene, Nursing, and the Center for Business Information Technology) and is scheduled for major renovations in the next few years that will bring the older buildings into new lives, serving the College of Health Professions. While almost all of the work will be internal, one building will grow a new addition. Proctor Hall, which was built in 1952, is a colonial revival classroom building at the rear of a small quadrangle deep off Steven Avenue. A new one-story Lecture Hall, approximately 6000 sf (50 x 120), is planned to adjoin the east side of Proctor and connect over to Blewett Science Center.

This expansion of an institutional Conditional Use requires City Approval. There is no proposed acquisition or conversion of new land, simply the use of a small area of the internal campus for a new lecture hall. There is no encroachment or impact on neighboring lands, or reduction of building setbacks. Site Improvements associated with the renovations include landscaping and pedestrian amenities in the courtyard, accessibility improvements throughout the campus, re-organized parking lots in the upper campus, and a new lower parking lot, to be built in phases. These Improvements are being submitted to the City for Planning Board review concurrently with this application so that the Staff and Planning Board may expedite the combined reviews.

We look forward to discussing the project plans with you, and welcome any questions. Thank you for your consideration.

Sincerely,



Sarah Coffin Marshall, ASLA

Cc: Dana Glenn Peterson, Alan Thibeault, UNE
Andy Hyland, Lita Semrau, Port City Architects
Peter Pelletier, Allied/Cook Construction
Bill Needleman, Planning Department

UNE-Westbrook College

List of Properties within Campus

<u>Address</u>	<u>Chart</u>	<u>Block</u>	<u>Lot</u>
684 Stevens Ave	144	A	005
710 Stevens Ave	145	A	002
717 Stevens Ave	146	A	003
41 College St	145	B	009
83 College St	145	B	014

2.3

FILED IN CASE 00-001

ABSTRACT OF TITLE.

Alex/Gallen Int

FROM THE LAW OFFICES OF
HINCKLEY & HINCKLEY
PORTLAND, MAINE

A# 3.1

Abstract of Title to the following described land:

A certain lot or parcel of land with the building thereon, situated number 374 Stevens Avenue in that part of said Portland formerly Deering, and being bounded and described as follows:

~~Beginning at a stone post standing on the northerly side of College~~
Street, formerly Seminary Street, one hundred and fifty-eight (158) feet more or less from the northwesterly corner of said College Street and Stevens Avenue, and running north, twenty-four and one-fourth ($24 \frac{1}{4}$) degrees east, one hundred and forty-eight and one-half ($148 \frac{1}{2}$) feet to land now or late of Captain Sargent; thence south, seventy (70) degrees east by said Sargent's land one hundred and forty-one and one half ($141 \frac{1}{2}$) feet more or less to said Stevens Avenue; thence southerly by said Stevens Avenue seventy-four (74) feet to land now or late of Arabella W. Roberts; thence westerly by land now or late of said Roberts in a line parallel with said College Street one hundred (100) feet; thence southerly again by land now or late of said Roberts in a line parallel with said Stevens Avenue ninety (90) feet to said College Street; and thence westerly by said College Street to point of beginning; be any or all of said measurements more or less, or however otherwise bounded, measured or described.

Being the same premises conveyed by Lydia J. Snow to Thalia L. Clement, formerly Thalia L. Scamman, by warranty deed dated April 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 716, Page 326.

bounded, measured or described.

Being the same premises conveyed by Lydia J. Snow to Thalia L. Clement, formerly Thalia L. Scanman, by warranty deed dated April 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 716, Page 326.

Excepting that certain lot or parcel of land conveyed by the said Thalia L. Clement to Victor Brewster by warranty deed dated October 19, 1908, and recorded in Cumberland County Registry of Deeds, Book 831, Page 38.

33

APPEARANCE OF TITLE TO THE FOLLOWING DESCRIBED LOT:

377-518.

(Elizur)

Eleazer B. Forbes to Joseph C. Snow;

Warranty; July 29, 1870;

Tract embracing lot described.

478-428.

Joseph C. Snow to Lydia J. Snow, wife;

Warranty; December 13, 1880;

Same tract as 377-518.

716-326.

Lydia J. Snow to Thalia L. Scamman;

Warranty, April 22, 1902.

721-20.

Thalia L. Scamman to Portland Savings Bank;

Mortgage; September 30, 1902; Discharged on margin

Mar. 2, 1905.

Thalia L. Clement to Portland Savings Bank, June 10, 1910.

Mortgage;

Discharged on margin September 22, 1914.

At the present time there are no encumbrances of record.

Dated at Portland, Maine, this fifth day of April,

A.D. 1919.

Wm. H. Beebe

3.4

Quit-Claim Deed
CORPORATION — WITH COVENANT

FROM

ALL SOULS UNIVERSALIST CHURCH OF
PORTLAND, MAINE
(ALL SOULS CHURCH PARISH)

TO

WESTBROOK SEMINARY AND JUNIOR COLLEGE

Dated February 9, 1940

State of Maine.

Cumberland ss. Registry of Deeds

Received FEB 9 1940

at 8 H. 36 M. P. M., and

recorded in Book 1598 Page 276

Wm. M. ...
REGISTER

FROM THE OFFICE OF

Bradley, Linnell, Nulty & Brown
192 Middle Street
Portland, Maine

41

168

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3.5

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it, the said Westbrook Seminary and Junior College, its successors

~~Hold~~ and Assigns forever.

And the said Grantor Corporation does covenant with the said Westbrook Seminary and Junior College, its successors

~~Hold~~ and Assigns, that it will Warrant and Warrant Defend the premises to it, the said Grantee, its successors

~~Hold~~ and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said All Souls Universalist Church of Portland, Maine (All Souls Church Parish)

has caused this instrument to be sealed with its ~~corporate~~ seal

and signed in its corporate name by Herbert B. Seal, President of its Board of Trustees,

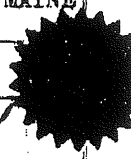
thereunto duly authorized, this 9th day of February in the year one thousand nine hundred and forty.

Signed, Sealed and Delivered in presence of

E. A. Perkins

ALL SOULS UNIVERSALIST CHURCH OF PORTLAND, MAINE (ALL SOULS CHURCH PARISH)

By Herbert B. Seal Its President of Board of Trustees.



~~CORPORATE SEAL~~

0

~~CORPORATE SEAL~~

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0

State of Maine.

} ss.

February 9, 1940.

CUMBERLAND,

Personally appeared the above named *Herbert B. Seal, President*
of the Board of Trustees of said Grantor Corporation
as aforesaid, and acknowledged the foregoing instrument to be his
free act and deed in his said capacity, and the free act and deed of
said corporation.



Before me,

Elliott P. Perkins

Justice of the Peace

3.7

*W. Whittman - 1/20/40
6-5-40 (Linnell) Lot -*

*W. Whittman - 1/20/40
6-5-40 (Linnell) Lot -*

Warranty Deed

FROM

WALTER G. WHITMAN

TO

WESTBROOK SEMINARY AND JUNIOR COLLEGE

Dated _____, 1940

State of Maine

Lumberland ss. Registry of Deeds

Received MAR 28 1940 M

at 4 H., 55 M., P M., and

recorded in Book 1603 Page 98

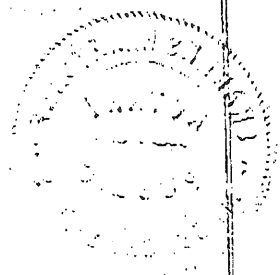
Wm Linnell
Register.

FROM THE OFFICE OF

Bradley, Linnell, Nulty & Brown
192 Middle Street
Portland, Maine

MARTIN'S FORM NO. 1 - STANDARD REGISTRY FORM
MAKING - PORTLAND, MAINE - OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS - ADDING MACHINES - FILING CABINETS - CASES - ETC

4-55



3.0

Cudebe

Know all Men by these Presents

That ALL SOULS UNIVERSALIST CHURCH OF PORTLAND, MAINE, a religious society duly organized under the laws of the State of Maine and located at Portland, in the County of Cumberland and State of Maine, formerly known as and called ALL SOULS CHURCH PARISH, a corporation organized and existing under the laws of the State

~~of~~

~~in the County of Cumberland~~

~~in the County of Cumberland~~

~~in the State of Maine~~

in consideration of one dollar and other valuable consideration

paid by WESTBROOK SEMINARY AND JUNIOR COLLEGE, a corporation organized and existing under the laws of the State of Maine and located at said Portland,

the receipt whereof it does hereby acknowledge, does hereby remise,

release, bargain, sell and convey, and forever quit-claim unto the said

Westbrook Seminary and Junior College, its successors

~~backs~~ and assigns forever,

the following described premises situated in said Portland:

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at an iron stake at the northwesterly corner of the lot of land conveyed by Ella Louise Fernald to Susie Whitman by deed dated May 11, 1908 and recorded in Cumberland County Registry of Deeds in Book 826, Page 72; thence by land conveyed to said Whitman as aforesaid and by land conveyed to said Whitman by Cordelia S. Pierce by deed dated August 3, 1892 and recorded in said Registry of Deeds, Book 593, Page 236, on a course of South sixty-four degrees forty-two minutes East (S. 64° 42' E.) two hundred thirty-three (233) feet to an iron stake; thence by other land of said Grantor on a course of North twenty-one degrees fifty-six minutes East (N. 21° 56' E.) sixty-eight and fifty-five hundredths (68.55) feet to the Southeasterly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to other land of said Grantee; thence by land of said Grantee on a course of South thirty-one degrees forty-five minutes West (S. 31° 45' W.) sixty-eight and one tenth (68.1) feet to the point of beginning.

Said above described lot is subject to the life lease to Ella L. Perry as granted to her by All Souls Church Parish by lease dated October 17, 1924 and recorded in said Registry in Book 1204, Page 65.

2. A certain other lot or parcel of land in said Portland was devised and conveyed as follows: Beginning at a stake on the northerly line of the lot of land which Cordelia S. Pierce devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by her last will and testament

Westbrook Seminary and Junior College, its successors

3.9

hereby and assigns forever,

the following described premises situated in said Portland:

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at an iron stake at the northwesterly corner of the lot of land conveyed by Ella Louise Fernald to Susie Whitman by deed dated May 11, 1908 and recorded in Cumberland County Registry of Deeds in Book 826, Page 72; thence by land conveyed to said Whitman as aforesaid and by land conveyed to said Whitman by Cordelia S. Pierce by deed dated August 3, 1892 and recorded in said Registry of Deeds, Book 593, Page 236, on a course of South sixty-four degrees forty-two minutes East (S. 64° 42' E.) two hundred thirty-three (233) feet to an iron stake; thence by other land of said Grantor on a course of North twenty-one degrees fifty-six minutes East (N. 21° 56' E.) sixty-eight and fifty-five hundredths (68.55) feet to the Southeasterly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to other land of said Grantee; thence by land of said Grantee on a course of South thirty-one degrees forty-five minutes West (S. 31° 45' W.) sixty-eight and one tenth (68.1) feet to the point of beginning.

Said above described lot is subject to the life lease to Ella L. Perry as granted to her by All Souls Church Parish by lease dated October 17, 1924 and recorded in said Registry in Book 1204, Page 65.

2. A certain other lot or parcel of land in said Portland and described as follows: Beginning at a stake on the northerly line of the lot of land which Cordelia S. Pierce devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by her last will and testament an abstract of which is recorded in Cumberland County Registry of Deeds in Book 757, Page 186, said stake being distant one hundred forty-five (145) feet westerly of the westerly line of Stevens Avenue as established by deed from Westbrook Seminary to the City of Portland dated May 29, 1917 and recorded in said Registry in Book 1086, Page 449; thence by other land of said Grantor on a course of South twenty-one degrees fifty-six minutes West (S. 21° 56' W.) sixty-eight and fifty-five hundredths (68.55) feet to the northerly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to land of said Grantee; thence by land of said Grantee on a course of North thirty-one degrees forty-five minutes East (N. 31° 45' E.) sixty-eight and one tenth (68.1) feet to a stake; thence by land of said Grantee on a course of South sixty-five degrees eight minutes East (S. 65° 08' E.) two hundred nine and sixty-four hundredths (209.64) feet to the point of beginning.

310

Said aforementioned courses are magnetic and of the date of 1935.)

Being a part of the property devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by the last will and testament of Cordelia S. Pierce, an abstract thereof being recorded in said Registry of Deeds in Book 757, Page 136.

3.11

On ~~have~~ and to ~~hold~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

Westbrook Seminary and Junior College, its successors

~~heirs~~ and assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will ~~warrant and defend~~ the same to the said Grantee, its ^{successors} ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons; except as aforesaid.

In Witness Whereof, I, the said Walter G. Whitman,

and I, Grace B. Whitman,

wife of the said

Walter G. Whitman,

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have herunto set our hands and seals this 26th day of March in the year of our Lord one thousand nine hundred and forty.

Signed, Sealed and Delivered in presence of

Sumner Wheeler

Walter G. Whitman

Grace B. Whitman



day of March
hundred and forty.

in the year of our Lord one thousand nine

312

Signed, Sealed and Delivered
in presence of

Summer Y. Wheeler

Walter S. Whitman

Grace B. Whitman



COMMONWEALTH OF MASSACHUSETTS,

Essex,

ss.

March 26, 1940.

Personally appeared the above named

Walter G. Whitman

and acknowledged

the foregoing instrument to be his

free act and deed.

Before me,

Charles A. Metcalf

Justice of the Peace

Notary Public

My commission expires Apr. 28, 1941

3.14

eaa

0000

KNOW ALL MEN BY THESE PRESENTS, That the CITY OF PORTLAND, a body politic and corporate located in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other good and valuable considerations, paid by Westbrook College, a corporation organized and existing under the laws of the State of Maine and located at 716 Stevens Avenue in said Portland in said County and State, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Westbrook College, its successors and assigns forever, certain real estate located in said Portland, lying Westerly of College Street and Southerly of Bishop Street, bounded and described as follows:

Beginning at a point on the Northerly line of the land of Portland Railroad Company where the same intersects with land hereby conveyed and land formerly of George H. Smardon, commonly known as the Smardon Gravel Pit, formerly Read's Gravel Pit; thence from said point North $19^{\circ} 30'$ East 28.68 rods; thence North 60° West Seven and thirty-two hundredths (7.32) rods to a point; thence South $74^{\circ} 45'$ West Thirty-six and sixty-four hundredths (36.64) rods to a point; thence North 5° West Two and fifty-six hundredths (2.56) rods; thence North 30° West Twenty-four and four tenths (24.4) rods; thence South 65° West Forty-seven and twelve hundredths (47.12) rods to center of ditch; thence up the center of said ditch towards what is known as pasture Two Hundred Ninety-eight (298) feet; thence in a straight line to a point in line of Evergreen Cemetery indicated by a spruce stump, said stump being on the intersection between land of said Cemetery and land conveyed by Luther B. Roberts to the said City of Portland; thence from said stump North $80^{\circ} 21'$ East Three Hundred Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch

Two Hundred Ninety-eight (298) feet; thence in a straight line to a point in line of Evergreen Cemetery indicated by a spruce stump, said stump being at the intersection between land of said Cemetery and land conveyed by Luther B. Roberts to the said City of Portland; thence from said stump North $80^{\circ} 21'$ East Three Hundred Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

3.15

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch between the hereinabove described premises and the land hereby conveyed and in line of land now or formerly owned by Adam Wilson and running Southerly by land of said Wilson to the Westerly corner of land of Evergreen Cemetery; thence South Twenty-four (24°) degrees East by land of said Cemetery One hundred and seventy-five (175) feet to a point; thence by land formerly of Dennis F. Gulliver, and being the premises hereinabove described, in a straight line to a point in the center of said ditch; said point being Two Hundred Ninety-eight (298) feet from the point of beginning; thence down the center of said ditch to the point of beginning.

3.16

256

- 2 -

Excepting and reserving from the above described premises that portion thereof conveyed by the Grantor to Central Maine Power Company by deed dated February 26, 1967, recorded in said Registry of Deeds in Book 2989, Page 13.

This conveyance is made subject to the right-of-way or easement granted by the Grantor to Central Maine Power Company by deed dated December 13, 1951, recorded in said Registry of Deeds in Book 2055, Page 463.

Reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times upon a strip of land fifty (50) feet in width lying equally on either side of the storm drain and upon a strip of land fifty (50) feet in width lying equally on either side of the brook presently located on the premises herein conveyed and the right perpetually to maintain, repair, rebuild, relocate, or remove said storm drain and brook with all necessary fixtures and appurtenances within said strips of land, granting to the Grantee, its successors and assigns, the use and enjoyment of said strips of land for such purposes only as will in no way interfere with the perpetual use thereof by the Grantor, its successors and assigns, for the purposes above mentioned, except that no buildings or structures may be erected within said strips of land. Also reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times upon the premises herein conveyed for the purpose of access and egress by itself, its servants and/or agents to and from said strips of land.

Being the same premises conveyed to the Grantor by deed of James Gulliver, Administrator, d.b.n.c.t.a., of the Estate of Stephen Gulliver by deed dated August 23, 1935, recorded in said Registry of Deeds in Book 1476, Page 441.

Also a certain lot of land lying in the rear of College Street, in the City of Portland, bounded and described as follows, to wit:

Beginning at a point on the Northerly side line of College Street and at the Westerly corner of land belonging to Francis L. Stone; thence North 25° 22' east by land of said Stone eighty-seven and nineteen one hundredths (87.19) feet to land of the Portland Railroad Company; thence North 62° 26' west by land of said Portland Railroad Company four hundred and thirty-one and ninety three one hundredths (431.93) feet

Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

3.17

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch between the hereinabove described premises and the land hereby conveyed and in line of land now or formerly owned by Adam Wilson and running Southerly by land of said Wilson to the Westerly corner of land of Evergreen Cemetery; thence South Twenty-four (24°) degrees East by land of said Cemetery One hundred and seventy-five (175) feet to a point; thence by land formerly of Dennis F. Gulliver, and being the premises hereinabove described, in a straight line to a point in the center of said ditch; said point being Two Hundred Ninety-eight (298) feet from the point of beginning; thence down the center of said ditch to the point of beginning.

A. view from proposed Lecture Hall
out towards Steven Avenue



B. view of Proctor Hall (4-story building at rear of quadrangle)
where proposed Lecture Hall will be constructed

UNE-WESTBROOK COLLEGE CAMPUS
College of Health Professions

photo: tj&a, spring 2000

mtg notes

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Caron and Members of the Planning Board
FROM: William B. Needelman, Planner
DATE: September 12, 2000
RE: University of New England - Westbrook College expansion, vicinity of 684 Stevens Avenue

Background:

University of New England requests a second workshop review for an expansion of their facility at the Westbrook College campus at 684 - 717 Stevens Avenue. As an expansion of an institutional use in a residential zone, this project is subject to conditional use and site plan review. The materials submitted by consultants, Port City Architecture and Terrance J. DeWan & Associates, intend to serve as a master plan for the school campus. The applicant has provided additional site plan information for this workshop, including landscaping, lighting, stormwater, and traffic information.

Note: As of the writing of this memo, the applicant's agent informed staff that the proposed lower campus parking lot is no longer being considered for this application. The university will be providing additional upper campus parking and is negotiating off-site leased parking. Understanding that much of the material and analysis contained in this memo is now in question, the applicant wishes to proceed with the Workshop as an opportunity to introduce the changes to the Board. Planning staff supports the elimination of the lower parking lot and will provide as much updated information to the Board as is available at the Workshop. The lecture hall review is continuing, though minor design revisions are anticipated

Historic Preservation

Findings:

Zoning: R-5

Land area: 42 acres +/-

Building addition:
6000 sq ft lecture hall addition

Parking: existing 322
Proposed To be determined

Impervious surface:
Pre-1970 241,500 sq ft
Post-1970 43,600 sq ft
Proposed To be determined

Project Description:

1. New lecture hall addition connecting two existing buildings.

This proposal includes construction of a 6000+/- square foot addition between the existing main classroom building, Proctor Hall, and the School of Nursing building, Blewitt Hall. The lecture hall will serve as the focal area for the newly consolidated school of health related services. There will be pedestrian circulation pathways and landscape amenities associated with the addition, but no vehicular circulation changes.

Note: Concurrent with Planning Board review of this project, the Historic Preservation Committee is reviewing the proposed lecture hall addition for compliance with the Historic Preservation ordinance. The Westbrook College Historic District bisects the rear wing of Proctor Hall and the proposed addition falls partially within the district. City corporation counsel finds that since the lecture hall is proposed to be less than 10,000 square feet, the addition is considered minor development. While the addition is subject to Planning Board review as a conditional use, as minor development, the Historic Preservation Committee will issue the Certificate of Appropriateness. The Historic Preservation public hearing has been held and the lecture hall has received a conditional approval.

2. Parking

Parking currently is spread out among several lots in the upper campus and is purported to be insufficient for the current need. The applicant wishes to alleviate the current shortage of parking and to accommodate for an anticipated increase in students associated with the new health services program. The plan proposes adding parking spaces to the 322 existing upper campus lots. Additionally, this proposal originally included converting an existing athletic field in the lower campus (behind the Stevens Avenue Armory) to a 110 space parking lot for Phase I, possibly growing to a 344 space lot in a future Phase II. The lower lot is now not part of this proposal.

Note: Staff has asked the applicant to supply a parking demand analysis to be used as a basis for estimating the appropriate supply of parking which should be provided on campus. An updated plan showing additional upper campus parking and leased off-site parking is currently being contemplated by the university but has not yet been provided to planning staff.

Issues:

1. Traffic-Parking

A preliminary traffic study plan has been submitted and is attached (Attachment 7). The applicant is discussing the requirements of the final traffic report with City Traffic Engineer, Larry Ash. The preliminary study has estimated 35 employee trips per peak hour and 67 student trips per peak hour. Mr. Ash is in the process of evaluating the need for a MDOT Traffic permit under delegated authority.

2. Stormwater management

A Stormwater management report has been provided, but will need to be significantly amended with the anticipated parking changes.

3. Building Elevations

The lecture hall will serve as a centralized meeting area for several health related programs at the university, and the architecture reflects this programmatic intent. A curved lobby area connects to Blewitt Hall, and features a prominent raised entry which provides the primary focus of the design. The curve brings the building to an offset section of wall which intersects perpendicularly with the rear wing of Proctor Hall. The design features vertically aligned windows, separated by masonry piers, and will be capped with a membrane roof.

The materials currently under consideration are brick for the lower sections of piers and walls, metal siding for upper sections of walls, and divided metal windows.

4. Landscaping-Lighting

Landscape details have been provide for the area around the lecture hall, and additional landscaping for the parking areas have been provided since the previous workshop .

Lighting fixture proposals have been included, showing a cut-off box type lamp. Photo metric and mounting heights have not been provided.

Attachments:

1. Updated written information
2. Conditional use application and written information
3. Deed information
4. Context photos of lecture hall site
5. Stormwater report
6. lighting fixtures
7. Traffic report
8. Siteplans
- 9.. Building plans and elevations

PLANNING BOARD REPORT #60-00

**UNIVERSITY OF NEW ENGLAND
VICINITY OF COLLEGE STREET AND STEVENS AVENUE
CONDITIONAL USE AND SITE PLAN REVIEW
UNIVERSITY OF NEW ENGLAND, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

November 14, 2000

I. INTRODUCTION

University of New England requests a Public Hearing for an expansion of their facility at the Westbrook College campus at 684 - 717 Stevens Avenue. As an expansion of an institutional use in a residential zone, this project is subject to conditional use, site plan review and Chapter 500 storm winter permit. The materials submitted by consultants, Port City Architecture and Terrance J. DeWan & Associates, intend to serve as a master plan for the school campus parking needs.

The applicant has reconfigured some of the parking related to this plan since the September 12, 2000 workshop, and supporting stormwater information has been provided.

Notice of this public hearing consisted of 205 notices sent to the area property owners.

II. FINDINGS

Zoning:	R-5
Land area:	42 acres +/-
Building addition:	6000 sq ft lecture hall addition
Parking:	Existing 340
	Proposed 234
	Total 574
Impervious surface:	
	Pre-1970 241,500 sq ft
	Post-1970 43,600 sq ft
	Proposed To be determined

III. PROJECT DESCRIPTION

The project includes a lecture hall addition to the historic Proctor Hall and Blewett Hall, and extensive parking improvements.

1. New lecture hall addition connecting two existing buildings

This proposal includes construction of a 6000+/- square foot addition between the existing main classroom building, Proctor Hall, and the School of Nursing building, Blewitt Hall. The lecture hall will serve as the focal area for the newly consolidated school of health related services. There will be pedestrian circulation pathways and landscape amenities associated with the addition, but no vehicular circulation changes.

Note: Concurrent with Planning Board review of this project, the Historic Preservation Committee reviewed the proposed lecture hall addition for compliance with the Historic Preservation ordinance. The Westbrook College Historic District bisects the rear wing of Proctor Hall and the proposed addition falls partially within the historic district. City corporation counsel finds that since the lecture hall is proposed to be less than 10,000 square feet, the addition is considered minor development. While the addition is subject to Planning Board review as a conditional use, as minor development, the Historic Preservation Committee issues the Certificate of Appropriateness. The Historic Preservation public hearing has been held and the lecture hall received approval.

2. Parking

Parking currently is spread out among several lots in the upper campus and is purported to be insufficient for the current need. The applicant wishes to alleviate the current shortage of parking and to accommodate for an anticipated increase in students associated with the new health services program. The plan proposes adding parking spaces to the 340 existing upper campus lots. This proposal originally included converting an existing athletic field in the lower campus (behind the Stevens Avenue Armory) to a 110 space parking lot for Phase I, possibly growing to a 344 space lot in a future Phase II. The lower lot is now not part of this proposal.

The current proposal includes substantial increases in parking around the gallery building at the westerly corner of the site, including conversion of an existing tennis court to parking. Additional incremental increases to smaller parking areas near the Ginn Residential Hall and two existing lots near Stevens Avenue are proposed; in addition to leasing and upgrading an abutting lot at the Stevens Avenue Armory

Note: The leased lot at the Armory is considered off-site parking in the R-5 zone and requires specific Planning Board approval under 14-344.

IV. STAFF REVIEW

The proposed amendments have been reviewed by staff for conformance with the relevant standards for conditional uses and site plan review.

A. Conditional Use

Sec. 14-88

- i. In the case of expansion of existing such uses [onto] land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of and or building, and will not cause significant physical encroachment into established residential areas;

The expansion of parking on to the Armory parcel results from the applicant's desire to avoid the loss of the lower campus playing field and to provide parking near to the anticipated use. The proposed plan attempts to maximize the efficient use of the upper campus land without unduly impacting the historic character of the campus. The 34 off-site parking spaces will not displace any residential uses.

- ii. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter;

No displacement of residential uses are proposed.

- iii. In the case of a use expansion which constitutes a combination of the above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.

Minimum lot size standard has been met.

Sec. 14-474

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The university use of this site is well established and there are no unique or distinctive effects anticipated

- b. There will be an adverse impact up on health, safety or welfare of the public or surrounding area.

There are no known health, safety or welfare issues anticipated with the expansion of use. There will be traffic impacts associated which are addressed in the Traffic Section below.

- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

College and school uses have been part of the Stevens Avenue area for decades and the impacts of the proposed expansion do not substantially differ from the impacts seen in other residential zones which contain institutional uses.

V. SITE PLAN REVIEW

1. Traffic/Parking

Traffic

A preliminary traffic impact study for UNE has been submitted by Eaton Traffic Engineering (see Attachment 7). A summary of the findings is shown below:

- The proposed project is projected to generate 29 am peak hour trips for staff, 67 am peak hour trips for students, 35 pm peak hour trips for staff and 67 pm peak hour trips for students.

Mr. Eaton concludes that the anticipated traffic increases will not require a MDOT traffic permit and will not significantly impact the level of service in the vicinity of the University.

City traffic engineer, Larry Ash, has reviewed the submitted material and agrees with Mr. Eaton's assertions. A final Traffic report will need to be submitted and reviewed. A condition of approval is suggested in the motions.

Parking

The applicant's traffic report proposes that 320 new students and 40 new staff members will be moved to the campus under the current expansion.

There are currently 340 spaces on the upper campus and 234 new spaces are proposed. The applicant's analysis states that 210 spaces would be sufficient to satisfy the proposed demand. Mr. Ash has indicated that he agrees with the 210 estimation, but stresses the need to keep cars from parking on Stevens Avenue.

As part of the elimination of the lower campus parking lot proposal, the applicant has designed a new lot which wraps around the gallery building and places parking in close proximity to Evergreen Cemetery. This area of the UNE/Evergreen property boundary has older grave sites very close to the boundary with large trees buffering on the UNE side of the line. While State law mandates that the new construction be set 25 feet away from the cemetery, substantial mature tree growth will be lost with this parking configuration, even with the 25 foot buffer. Planning Staff recommends that the 13 parallel spaces which are closest to the cemetery be eliminated, allowing for at least nine more feet of buffer at the Cemetery boundary. This would result in a total of 221 new spaces, 11 more than the applicant's analysis states is needed for the expansion. A condition of approval is suggested in the motions.

The trees in this area consist of many 20-30 inch white and red pines with mixed hardwoods.

2. Bulk, location or height of proposed structures and proposed uses . . . health or safety problem

There are no known health or safety issues associated with this project.

3. Bulk, location or height of proposed structures minimizes substantial diminution in the value or utility to neighboring structures

Building Elevations

The lecture hall will serve as a centralized meeting area for several health related programs at the university, and the architecture reflects this programmatic intent. A curved lobby area connects to Blewitt Hall, and features a prominent raised entry which provides the primary focus of the design. The curve brings the building to an offset section of wall which intersects perpendicularly with the rear wing of Proctor Hall. The design features vertically aligned windows, separated by masonry piers, and will be capped with a membrane roof.

The materials currently under consideration are brick for the lower sections of piers and walls, metal siding for upper sections of walls, and divided metal windows.

The proposed lecture hall is largely interior to the campus, with the cemetery being the only abutter which will have direct view of the rear of the new building.

4. Sewers, storm drains, water, solid waste disposal

Sewer disposal for the site is through existing systems which were sized for historic uses of the site. Previous to downsizing of Westbrook College in the 1970's and 1980's, there was a larger student body and the sewer system was adequate. A sewer capacity letter will need to be provided and a suggested condition of approval is included in the motions.

Stormwater management of the site will need to satisfy a Chapter 500 Stormwater permit as over an acre of new impervious surface is proposed.

The majority of stormwater impacts occur at the rear of the site, near the gallery. The UNE site is unusual for Portland in that there is a good supply of very well drained soils covering the entirety of the upper campus. The campus has historically taken advantage of these soils by using dry well stormwater infiltration as the major component in its existing stormwater management.

The increases in impervious surface at the west end of the site will be mitigated by utilizing a system of new drywells to be located around the gallery. The infiltration method provides excellent treatment of stormwater, but has limited capacity. Currently this area of the campus sheet flows over to the Cemetery property, with most water infiltrating in all but the largest storm events. The post development condition will infiltrate water into the dry wells in smaller events, providing total treatment and runoff containment. In larger events, water will overtop the drywells, ponding onto the gallery rear lawn. The largest events will result in sheet flow onto the Cemetery, where the good soils are anticipated to absorb additional flows.

The smaller lot expansions will not receive additional treatment and will result in incremental increases in stormwater discharge to the rear of the site and to Stevens Avenue. The volumes anticipated are small, and City Public Works Engineer, Anthony Lombardo describes the impacts as negligible. The Armory lot is an improvement of an existing lot, with no anticipated changes in stormwater flow.

5/6. Landscaping and Existing Vegetation

Landscape architect Sarah Marshall of TJD Associates has provided a landscaping and lighting plan for the project. Buffering and landscaping are proposed for all parking areas. Staff suggests that additional street trees be planted at Stevens Avenue in front of the Armory lot, and, as stated above in the Parking section, that there be a greater buffer strip provided at the Cemetery property boundary. Additionally, City Arborist, Jeff Tarling requests chain link fencing at the property line from the existing tennis courts to the westerly corner of the site.

7. Soil and Drainage

Site disturbance is limited to the specific improvements shown on the site. See section 5 above.

8. Lighting

Exterior lighting is proposed and fixture and photometric information has been provided. Cutoff fixtures on 20 foot poles are proposed with 400 watt bulbs. Light intensity and trespass are not problematic, but the 400 watt fixtures should be replaced with 250 watt substitutes as per City Technical Standards. A condition of approval is included in the motions.

9. Fire

Lt. McDougall of the Fire Department has reviewed and approved the plan for fire related concerns.

10. Infrastructures

The proposed development is proposed to be consistent with off-premises infrastructures, existing or planned by the city.

11. Historic

The site contains the Westbrook College Campus Historic District and the lecture hall addition has been approved by the Historic Preservation Committee. Other than the lecture hall, no alterations take place in the District, but those alterations which are within 100 feet of the district should satisfy the "not incongruous " standard in 14-526(18).

12. Natural Resources

The proposed site improvements are located within the existing developed area of the UNE campus which minimizes impacts on sensitive natural areas. The exception to this is the removal of the mature trees as stated above.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #60-00 relevant to standards for conditional use and site plan regulations, and Chapter 500 Stomwater Permits, and or other findings as follows:

1. That the plan is in conformance with the conditional use standards of the land use code.

Potential Conditions of Approval:

- i. That the applicant provide a lease for Corporation Council's review and approval for parking on the Armory parcel.
2. That the plan is in conformance with the site plan standards of the land uses code.

Potential Conditions of Approval:

- i. That the applicant supply utility capacity letters for planning staff review and approval
 - ii. That the applicant supply a final traffic report for the City Traffic Engineer's review and approval.
 - iii. That the lighting plan be modified to show light fixture with wattage readings of no more than 250 Watts.
 - vi. That the applicant install a fence as per the City Arborist's suggestion stated in the attached memo dated October 30, 2000 and add street trees along Stevens Avenue adjacent to the Armory parking lot of a size and type to be determined by the City Arborist.
3. That the plan is in conformance with the standards for a Chapter 500 Stormwater Permit.

Attachments:

- 1.a Supplemental written information
1. Updated written information
2. Conditional use application and written information
3. Deed information
4. Context photos of lecture hall site
5. Zoning Memo
6. lighting fixtures
7. Traffic Report
8. Arborist's Memo
9. Letter of concern
10. Historic Preservation Approval Letter
11. Public Works E-mail
- 12.a. Addendum to Stormwater Information
12. Stormwater Information
13. Plans
14. Building plans and elevations



University of New England at Westbrook College College of Health Professions

**Combined Application for
Site Plan and Conditional Use Permit**

**Materials Submitted
to City of Portland Planning Board
September 22, 2000**

September 22, 2000

Planning Board, City of Portland
389 Congress Street
Portland, ME 04101

RE: Site Plan Application, University of New England Westbrook College Campus

Dear Members of the Board:

We are glad to submit information pertaining to a proposed building addition at the University of New England (UNE) at the Westbrook College Campus (WCC). In response to Staff and Planning Board questions, we have developed our submission to be complete.

Summary of Proposed Campus Improvements

- A new one-story Lecture Hall, approximately 6000 sf (50 x 120), is planned to adjoin the east side of Proctor and connect over to Blewett Science Center.
- Reorganize and expand internal parking lots behind classroom buildings.
- Add small parking lot behind Admissions for guests and administration.
- Reorganize and re-stripe parking at Maintenance Lot.
- Lease, pave and stripe gravel lot in front of Armory for additional parking.

A summary of all existing and proposed campus parking is attached.

We look forward to discussing the project plans with you at a Public Hearing on October 10th.

Thank you
for your consideration.

Sincerely,



Sarah Coffin Marshall, ASLA

Cc: Dana Glenn Peterson, Alan Thibeault, UNE
Andy Hyland, Lita Semrau, Port City Architects
Peter Pelletier, Allied/Cook Construction

ATTACHMENTS:

- PROJECT INFORMATION, Final Submission, rev. 9/22/00
§ 14-525 (c) Written Statements, including Stormwater Treatment Plan
- PARKING SUMMARY SHEET, rev. 9/22/00
- TRAFFIC REPORT: From Eaton Traffic Engineers

DRAWINGS: Full size and 11x17 of each

- C-1 Overall Site Plan
- C-2 Upper Campus Site Plan
- C-3 Upper Campus Grading Plan
- C-4 Erosion Control Notes
- C-5 Details
- SL-1 Campus Landscape & Lighting Plan
- Photometric Overlay of SL-1

University of New England, Westbrook College Campus
College of Health Professions

PROJECT INFORMATION

Public Hearing Submission 9/22/00

§ 14-525 (c) Written Statements:

- (1) **Proposed Use:** existing educational institution, comprised of classrooms, library, labs, offices, general purpose spaces, and dormitories. One classroom building (PROCTOR) will have an addition of approximately 6000 sf for a new lecture hall. Existing dormitories to remain unchanged. Existing parking lots to be re-organized, in some areas enlarged and re-stripped. Please see attached Parking Space Summary.
- (2) **Total Land Area of Site:** Upper campus: 17.30 acres, lower campus 25 ± acres. Please see attached Impervious Surfaces Inventory.
- (3) **Summary of Existing or Proposed Easements:** N/A
- (4) **Solid Waste:** UNE plans to carry on with current waste reduction, recycling and removal systems.
- (5) **Sewer, Water, Streets:** The Stevens Avenue campus is currently served by full infrastructure. There will be no stormwater discharge into the city sewer systems. College Street is a public right-of-way as well.
- (6) **Surface Drainage and Stormwater Management:** Please see attached Narrative from Norm Chamberlain, Civil Engineer with Taylor Engineering Associates.
- (7) **Sequence of Construction:** Please see attached Schedule. There are several components in the Schedule which do not necessitate Site Plan Review (internal renovations) but it is included to provide a context for the construction of the Lecture Hall and the parking lots.
- (8) **State and Federal Approvals:** The project does not require any direct DEP approvals since the City can review Stormwater and Traffic.
- (9) **Financial and Technical Capacity:** Financial: UNE has appropriated the funds for the implementation of the plan to bring the College of Health Professions to the Westbrook

College Campus. Technical: UNE has a multi-disciplinary team of contractors, architects, engineers, and planners. Please see list of names and contact numbers from 7/19/00.

- (10) **Evidence of Ownership:** Please see deed documents, complete with 7/19/00 submission.
- (11) **Unusual Natural Resources:** The wetlands were delineated and GIS mapped by Steve Walker of Woodlot Alternatives, and the line is represented on drawings C1-C3. A portion of his technical report is attached to this submission. No regulated encroachment on the wetlands is planned.
- (12) **CADD.DXF files:** the team will submit CADD files after final Site Plan Approval and before a Performance Bond is filed.
- (13) **Recyclables:** please see #4 above.

MEMO

October 16, 2000

To: Portland Planning Board and Staff

From: Sarah Marshall, TJD&A

Re: UNE Site Plan Submission

Cc: UNE, Allied Cook Construction, Port City Architects

Due to the cemetery buffer statute (attached) the Site Plan for the parking lots at the rear of the University of New England campus has been revised. The new plan provides adequate parking and does not make any further encroachments on the 25 foot buffer zone. (In a few places, such as the existing tennis courts, the pavement is already within 25 feet of the boundary line.)

In almost every other regard, the plan is similar to the most recently reviewed submittal. Stormwater, lighting, and circulation are not affected. The landscaping plan has been adjusted to augment the new buffer zone, with additional trees planted wherever the existing vegetation is sparse.

We look forward to meeting with you at the next Planning Board meeting, and are available for any questions in the meantime. Thanks.

scmdewan@maine.rr.com

846-0757 tel

846-0675 fax

Terrence J. DeWan & Associates, Landscape Architects & Planners
121 West Main St., Yarmouth, ME 04096

13 M.R.S.A. § 1371-A

MAINE REVISED STATUTES ANNOTATED
TITLE 13. CORPORATIONS
PART 2. CORPORATIONS WITHOUT CAPITAL STOCK
CHAPTER 83. CEMETERY CORPORATIONS
SUBCHAPTER V. PROTECTION AND PRESERVATION

Current through 1999 1st Reg. Sess. of 119th Legislature

§ 1371-A. Limitations on construction and excavation near burial sites

1. Known burial sites. Construction or excavation in the area of a known burial site or within the boundaries of an established graveyard must comply with any applicable land use ordinance concerning burial sites or graveyards, whether or not the burial site or graveyard is properly recorded in the deed to the property. In the absence of local ordinances, construction or excavation may not be conducted within 25 feet of a known burial site or within 25 feet of the boundaries of an established graveyard, whether or not the burial site or graveyard is properly recorded in the deed to the property, except when the construction or excavation is performed pursuant to a lawful order or permit allowing the relocation of bodies or when necessary for the construction of a public improvement, as approved by the governing body of a city or town or, in the case of a state highway, by the Commissioner of Transportation.

2. Undocumented burial site. The following procedures apply to construction or excavation that threatens an undocumented or unmarked burial site.

A. Whenever any person has knowledge that excavation or other construction activity may disturb or is disturbing a burial site, that person shall notify the local code enforcement officer by providing an affidavit and any other evidence of the location of the burial site.

B. Upon receipt of proper notification, the code enforcement officer shall issue a stop-work order to the person or entity responsible for the activity that threatens to disturb the burial site.

C. Before the construction activity may continue, the excavator or person who owns the land shall notify the Director of the Maine Historic Preservation Commission and the president of any local historical society of the probable location of the burial site. The excavator or the person who owns the land shall also arrange, at that person's own expense, for appropriate investigation to determine the existence and location of graves.

D. When the investigation is complete, if no human remains are discovered, the person responsible for the investigation shall notify the code enforcement officer of the results and the code enforcement officer shall revoke the stop-work order if satisfied that the investigation is complete and accurate.

E. If a burial site is discovered, excavation or construction may not continue except in accordance with subsection 1 and other applicable provisions of state law.

3. Application. This section applies only to burial sites and graveyards containing the bodies of humans.

UNE Parking: Existing and Proposed

Upper Campus	ex.	pro.	total
Maintenance	38	6	44
Alexander	23	-	23
Admissions	-	23	23
College Ave	27	-	27
McDougal Ginn	-	-	-
behind Ginn	18	17	35
behind Library/Proctor (near Gallery)	73	152	225
quad (visitor space)	5	-	5
Blewett	4	2	6
Rec. Center	86	-	86
Auditorium	66	-	66
Armory	-	34	34
	340	234	574

Parking Plan

A. Existing Parking	340
B. Infill upper campus with new parking to maximize capacity without degradation of aesthetics or pedestrian safety	234
	574

Parking Notes:

According to standard analysis of additional students, faculty and staff anticipated in College of Health Professions development, 210 new parking spaces need to be added to the campus.

**UNE-Westbrook College
College of Health Professions**

**Combined Application for
Site Plan and Conditional Use Permit**

**Materials Submitted for Workshop #2
August 28, 2000**

AH 1.2

tjd&a Terrence J. DeWan & Associates Landscape Architects & Planners

121 West Main Street
Yarmouth, Maine 04096
tel. 207.846.0757 fax. 207.846.0675
e.mail. tjddewan@maine.rr.com

August 28, 2000

Planning Board, City of Portland
389 Congress Street
Portland, ME 04101

RE: Site Plan Application, University of New England Westbrook College Campus

Dear Members of the Board:

We are glad to submit information pertaining to a proposed building addition at the University of New England (UNE) at the Westbrook College Campus (WCC).

Westbrook started as a Seminary in 1831, became a Junior College in the 1920s, and merged with the University of New England in Biddeford in 1996. The WCC now offers several key educational programs and is scheduled for major renovations in the next few years that will bring the older buildings into new lives, serving the College of Health Professions. While almost all of the work will be internal, one building will grow a new addition. Proctor Hall, which was built in 1952, is a colonial revival classroom building at the rear of a small quadrangle deep off Steven Avenue. A new one-story Lecture Hall, approximately 6000 sf (50 x 120), is planned to adjoin the east side of Proctor and connect over to Blewett Science Center.

This building footprint area requires Site Plan Approval. There is no encroachment or impact on neighboring lands (mostly Evergreen cemetery), or reduction of building setbacks. Because the institution is a conditional use, we have concurrently applied for a Conditional Use permit for this addition, and understand that the Planning Board will see both applications.

The proposed improvements to the parking lots also require Site Plan Approval. With the installation of several Health Profession programs in the renovated buildings, many students will be using this campus once again, and almost all of them are commuting. We propose to increase and reorganize parking on the existing upper campus and build a new parking lot on the lower campus, site of an open playing field. A detailed inventory (revised 8/28/00) of existing and proposed parking is attached to this packet. UNE seeks site plan review and permitting of Phase One parking only, as shown on the Lower Campus plans. If it is necessary to supply Phase Two parking, then UNE will need to apply to the DEP for Site Location permitting.

Other site improvements associated with the renovations include landscaping and pedestrian amenities in the courtyard, accessibility improvements throughout the campus. Landscape buffers have been proposed for all edges where new pavement would be visible from abutting properties, and shade trees have been

proposed for parking lot islands. Because of the institutional land use and the limited landscape maintenance budget, grass is recommended for the parking lot islands rather than perennials or shrubs. Lighting will be provided to the new parking lots and the CHP courtyard. A catalog cut is attached.

We look forward to discussing the project plans with you, and welcome any questions. Thank you for your consideration.

Sincerely,



Sarah Coffin Marshall, ASLA

Cc: Dana Glenn Peterson, Alan Thibeault, UNE
Andy Hyland, Lita Semrau, Port City Architects
Peter Pelletier, Allied/Cook Construction

ATTACHMENTS:

- PROJECT INFORMATION, Second Workshop Submission, rev. 8/29/00
§ 14-525 (c) Written Statements, including Stormwater Treatment Plan
- PARKING SUMMARY SHEET, rev. 8/29/00
- UNE IMPERVIOUS SURFACES INV. , rev. 8/29/00
- LIGHTING INFORMATION: Catalog Cut
- TRAFFIC REPORT: From Eaton Traffic Engineers

DRAWINGS:

- C-1 Overall Site Plan
- C-2 Upper Campus Site Plan
- C-3 Lower Campus Site Plan
- C-4 Upper Campus Grading Plan
- C-5 Lower Campus Grading Plan
- C-6 Erosion Control Notes
- C-7 Details
- SL-1 Landscape & Lighting, Courtyard
- SL-2 Landscape & Lighting, Upper Campus
- SL-3 Landscape & Lighting, Lower Campus

University of New England, Westbrook College Campus
College of Health Professions

PROJECT INFORMATION *Second Workshop Submission, 8/29/00*

§ 14-525 (c) Written Statements:

- (1) **Proposed Use:** existing educational institution, comprised of classrooms, library, labs, offices, general purpose spaces, and dormitories. One classroom building (PROCTOR) will have an addition of approximately 6000 sf for a new lecture hall. Existing dormitories to remain unchanged. Existing parking lots to be re-organized, in some areas enlarged and re-striped. Existing athletic field to be converted for supplemental parking lot, Phase One area only, access from the end of College Street, down existing gravel drive to be paved and improved with pedestrian walkway. Please see attached Parking Space Summary.
- (2) **Total Land Area of Site:** Upper campus: 17.30 acres, lower campus 25 ± acres. Please see attached Impervious Surfaces Inventory.
- (3) **Summary of Existing or Proposed Easements:** N/A.
- (4) **Solid Waste:** UNE plans to carry on with current waste reduction, recycling and removal systems.
- (5) **Sewer, Water, Streets:** The Stevens Avenue campus is currently served by full infrastructure. There will be no stormwater discharge into the city sewer systems. College Street is a public right-of-way as well.
- (6) **Surface Drainage and Stormwater Management:** Please see attached Narrative from Norm Chamberlain, Civil Engineer with Taylor Engineering Associates.
- (7) **Sequence of Construction:** Please see attached Schedule. There are several components in the Schedule which do not necessitate Site Plan Review (internal renovations) but it is included to provide a context for the construction of the Lecture Hall and the parking lots.
- (8) **State and Federal Approvals:** The project does not require any DEP approvals since the City can review Stormwater and Traffic. (The impervious surfaces built since 1970 and proposed within this Plan do not total DEP Site Location Review.)
- (9) **Financial and Technical Capacity:** Financial: UNE has appropriated the funds for the implementation of the plan to bring the College of Health Professions to the Westbrook College

Campus. Technical: UNE has a multi-disciplinary team of contractors, architects, engineers, and planners. Please see attached list of names and contact numbers.

- (10) **Evidence of Ownership:** Please see attached deed documents.
- (11) **Unusual Natural Resources:** The wetlands were delineated and GIS mapped by Steve Walker of Woodlot Alternatives, and the line is represented on drawings C1-C3. A portion of his technical report is attached to this submission. No regulated encroachment on the wetlands is planned. There is a small elongated oval pond in the lower acreage, about 300' x 100', with an attractive stone-masonry headwall. Please see #6 above regarding enhancement, clean-up and use of pond for stormwater. It is hoped that the pond will be an attractive natural area and a scenic amenity after the clean-up.

Mark Jordon of Portland Trails has been coordinating trail planning in this area. In our conversations we have discussed the importance of the UNE woodlot, pond, and trails within the regional trail system, since this is one of the few parcels which can link the Warren Ave and Forest Ave areas without major road and rail crossings. Portland Trails would like to see access rights maintained for future trail installations, and this is agreeable to the University. A suggested trail layout is shown on the overall property plan.

- (12) **CADD.DXF files:** the team will submit CADD files before the deadline for submission to review for final approval, or sooner if possible.
- (13) **Recyclables:** please see #4 above.

UNE Impervious Surfaces Inventory

Buildings	*Pre-1970	Post-1970	Proposed
Abplanalb	7,200		
Admissions	1,600		
Alexander	9,500		
Alumni Hall	6,000		
Blewett	9,000		2,700
Burpee Finley Rec.		15,000	
Coleman Dental	8,000		
Connector	1,000		
DeWolfe Auditorim	4,000		
Fine Arts Gallery		1,600	
Goddard	4,200		
Hersey	8,000		
Linnell	5,000		
Maintenance	1,500		
McDougal Ginn	8,000		
Proctor	8,000		6,000
res. house	2,000		
	83,000	16,600	8,700
<hr/>			
Pavement Areas	*Pre-1970	Post-1970	Proposed
at Auditorium	21,600		
at Rec Center		27,000	
at Blewett	2,500		7,500
behind Proctor	22,000		
at Arts Center			15,000
at Library	12,000		
at Tennis Courts (exist. pvmt.)	19,200		
existing roads	50,000		
at McDougal	5,600		
at Alexander	25,600		
Roads	60,000	6,300	
Parking on field (Phase One only)	60,000		43,152
	278,500	33,300	65,652
<hr/>			
	totals:	361,500	49,900
			74,352
			124,252

**total acres impervious:
(added since 1970) 2.85**

* pre-1970: grandfathered

tjd&a Terrence J. DeWan & Associates Landscape Architects & Planners

121 West Main Street
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July 19, 2000

Board of Appeals, City of Portland
389 Congress Street
Portland, ME 04101

RE: Conditional Use Application, University of New England Westbrook College Campus

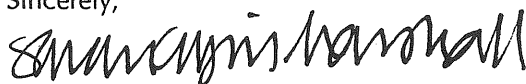
Dear Members of the Board:

We are glad to submit information pertaining to a proposed building addition at the University of New England (UNE) at the Westbrook College Campus (WCC). Westbrook started as a Seminary in 1831, became a Junior College in the 1920s, and merged with the University of New England in Biddeford in 1996. The WCC now offers several key educational programs, (including Dental Hygiene, Nursing, and the Center for Business Information Technology) and is scheduled for major renovations in the next few years that will bring the older buildings into new lives, serving the College of Health Professions. While almost all of the work will be internal, one building will grow a new addition. Proctor Hall, which was built in 1952, is a colonial revival classroom building at the rear of a small quadrangle deep off Steven Avenue. A new one-story Lecture Hall, approximately 6000 sf (50 x 120), is planned to adjoin the east side of Proctor and connect over to Blewett Science Center.

This expansion of an institutional Conditional Use requires City Approval. There is no proposed acquisition or conversion of new land, simply the use of a small area of the internal campus for a new lecture hall. There is no encroachment or impact on neighboring lands, or reduction of building setbacks. Site Improvements associated with the renovations include landscaping and pedestrian amenities in the courtyard, accessibility improvements throughout the campus, re-organized parking lots in the upper campus, and a new lower parking lot, to be built in phases. These Improvements are being submitted to the City for Planning Board review concurrently with this application so that the Staff and Planning Board may expedite the combined reviews.

We look forward to discussing the project plans with you, and welcome any questions. Thank you for your consideration.

Sincerely,



Sarah Coffin Marshall, ASLA

Cc: Dana Glenn Peterson, Alan Thibeault, UNE
Andy Hyland, Lita Semrau, Port City Architects
Peter Pelletier, Allied/Cook Construction
Bill Needleman, Planning Department

UNE-Westbrook College

List of Properties within Campus

<u>Address</u>	<u>Chart</u>	<u>Block</u>	<u>Lot</u>
684 Stevens Ave	144	A	005
710 Stevens Ave	145	A	002
717 Stevens Ave	146	A	003
41 College St	145	B	009
83 College St	145	B	014

Abstract of Title to the following described land:

A certain lot or parcel of land with the building thereon, situated number 374 Stevens Avenue in that part of said Portland formerly Deering, and being bounded and described as follows:

~~Beginning at a stone post standing on the westerly side of College~~
Street, formerly Seminary Street, one hundred and fifty-eight (158) feet more or less from the northwesterly corner of said College Street and Stevens Avenue, and running north, twenty-four and one-fourth ($24 \frac{1}{4}$) degrees east, one hundred and forty-eight and one-half ($148 \frac{1}{2}$) feet to land now or late of Captain Sargent; thence south, seventy (70) degrees east by said Sargent's land one hundred and forty-one and one half ($141 \frac{1}{2}$) feet more or less to said Stevens Avenue; thence southerly by said Stevens Avenue seventy-four (74) feet to land now or late of Arabella W. Roberts; thence westerly by land now or late of said Roberts in a line parallel with said College Street one hundred (100) feet; thence southerly again by land now or late of said Roberts in a line parallel with said Stevens Avenue ninety (90) feet to said College Street; and thence westerly by said College Street to point of beginning; be any or all of said measurements more or less, or however otherwise bounded, measured or described.

Being the same premises conveyed by Lydia J. Snow to Thalia L. Clement, formerly Thalia L. Scamman, by warranty deed dated April 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 716, Page 326.

bounded, measured or described.

Being the same premises conveyed by Lydia J. Snow to Thalia L. Clement, formerly Thalia L. Scanman, by warranty deed dated April 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 716, Page 326.

Excepting that certain lot or parcel of land conveyed by the said Thalia L. Clement to Victor Brewster by warranty deed dated October 19, 1908, and recorded in Cumberland County Registry of Deeds, Book 831, Page 38.

33

WHEREAS the title to the following described lot:

377-518.

(Elizur)

Eleazer B. Forbes to Joseph C. Snow;

Warranty; July 29, 1870;

Tract embracing lot described.

478-428.

Joseph C. Snow to Lydia J. Snow, wife;

Warranty; December 13, 1880;

Same tract as 377-518.

716-326.

Lydia J. Snow to Thalia L. Scamman;

Warranty, April 22, 1902.

721-20.

Thalia L. Scamman to Portland Savings Bank;

Mortgage; September 30, 1902; Discharged on margin

Mar. 2, 1905.

Thalia L. Clement to Portland Savings Bank, June 10, 1910.

Mortgage;

Discharged on margin September 22, 1914.

At the present time there are no encumbrances of record.

Dated at Portland, Maine, this fifth day of April,

A.D. 1919.

W. H. Beebe

3.4

21

160

5

Quit-Claim Deed
CORPORATION — WITH COVENANT

FROM

ALL SOULS UNIVERSALIST CHURCH OF
PORTLAND, MAINE
(ALL SOULS CHURCH PARISH)

TO

WESTBROOK SEMINARY AND JUNIOR COLLEGE

Dated February 9, 1940

State of Maine.

Cumberland ss. Registry of Deeds

Received FEB 9 1940

at 8 H., 86 M., P. M., and

recorded in Book 1598 Page 276

ATTEST
Richard Linnell
REGISTER

FROM THE OFFICE OF

Bradley, Linnell, Nulty & Brown
192 Middle Street
Portland, Maine

MARTIN'S, PORTLAND, MAINE — LAW OFFICE SUPPLIES AND EQUIPMENT
MARTIN'S FORM NO. 9

3.5

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it, the said Westbrook Seminary and Junior College, its successors

~~Warrant~~ and Assigns forever.

And the said Grantor Corporation does warrant with the said Westbrook Seminary and Junior College, its successors

~~Warrant~~ and Assigns, that it will Warrant and Warrant Defend the premises to it, the said Grantee, its successors

~~Warrant~~ and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said All Souls Universalist Church of Portland, Maine (All Souls Church Parish)

has caused this instrument to be sealed with its ~~corporate~~ seal

and signed in its corporate name by *Herbert B. Seal, President of its Board of Trustees,*

thereunto duly authorized, this *9th* day of February

in the year one thousand nine hundred and forty.

Signed, Sealed and Delivered in presence of

E. P. Perkins

ALL SOULS UNIVERSALIST CHURCH OF PORTLAND, MAINE (ALL SOULS CHURCH PARISH)

By *Herbert B. Seal* Its President of Board of Trustees.



~~CORPORATE SEAL~~

City of Cumberland

~~CORPORATION~~

3.6

0

State of ~~Maine~~ } ss.
CUMBERLAND,

February 9, 1940.

Personally appeared the above named *Herbert B. Seal, President*
of the Board of Trustees of said Grantor Corporation
as aforesaid, and acknowledged the foregoing instrument to be his
free act and deed in his said capacity, and the free act and deed of
said corporation.



Before me,

Elliott P. Perkins
Justice of the Peace

3.7

*W. Brown - 10/1/78
1980 - 10/1/78
1981 - 10/1/78
1982 - 10/1/78
1983 - 10/1/78
1984 - 10/1/78
1985 - 10/1/78
1986 - 10/1/78
1987 - 10/1/78
1988 - 10/1/78
1989 - 10/1/78
1990 - 10/1/78
1991 - 10/1/78
1992 - 10/1/78
1993 - 10/1/78
1994 - 10/1/78
1995 - 10/1/78
1996 - 10/1/78
1997 - 10/1/78
1998 - 10/1/78
1999 - 10/1/78
2000 - 10/1/78*

Merritt

FROM

WALTER G. WHITMAN

TO

WESTBROOK SEMINARY AND JUNIOR COLLEGE

Dated _____, 1940

State of ~~Maine~~

Lumberland six Registry of Deeds

Received MAR 28 1940

at 4 H. 55 M. O M., and

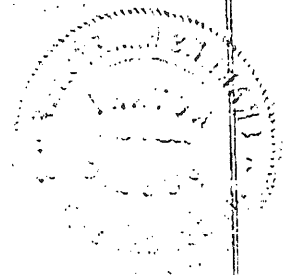
recorded in Book 1605 Page 98

W. G. Whitman
Register.

FROM THE OFFICE OF

Bradley, Linnell, Nulty & Brown
192 Middle Street
Portland, Maine

MARTIN'S FORM NO. 1 - STANDARD REGISTRY FORM



4-55

Indeke

Know all Men by these Presents

That ALL SOULS UNIVERSALIST CHURCH OF PORTLAND, MAINE, a religious society duly organized under the laws of the State of Maine and located at Portland, in the County of Cumberland and State of Maine, formerly known as and called ALL SOULS CHURCH PARISH, a corporation organized and existing under the laws of the State

of

~~the County of Cumberland~~

~~the State of Maine~~

~~and State of Maine~~

in consideration of one dollar and other valuable consideration

paid by WESTBROOK SEMINARY AND JUNIOR COLLEGE, a corporation organized and existing under the laws of the State of Maine and located at said Portland,

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Westbrook Seminary and Junior College, its successors

~~books~~ and assigns forever,

the following described premises situated in said Portland:

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at an iron stake at the northwesterly corner of the lot of land conveyed by Ella Louise Fernald to Susie Whitman by deed dated May 11, 1908 and recorded in Cumberland County Registry of Deeds in Book 826, Page 72; thence by land conveyed to said Whitman as aforesaid and by land conveyed to said Whitman by Cordelia S. Pierce by deed dated August 3, 1892 and recorded in said Registry of Deeds, Book 593, Page 256, on a course of South sixty-four degrees forty-two minutes East (S. 64° 42' E.) two hundred thirty-three (233) feet to an iron stake; thence by other land of said Grantor on a course of North twenty-one degrees fifty-six minutes East (N. 21° 56' E.) sixty-eight and fifty-five hundredths (68.55) feet to the Southeasterly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to other land of said Grantee; thence by land of said Grantee on a course of South thirty-one degrees forty-five minutes West (S. 31° 45' W.) sixty-eight and one tenth (68.1) feet to the point of beginning.

Said above described lot is subject to the life lease to Ella L. Perry as granted to her by All Souls Church Parish by lease dated October 17, 1924 and recorded in said Registry in Book 1204, Page 65.

2. A certain other lot or parcel of land in said Portland was devised and conveyed as follows: Beginning at a stake on the northerly line of the lot of land which Cordelia S. Pierce devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by her last will and testament

Westbrook Seminary and Junior College, its successors

3.9

beirs and assigns forever,

the following described premises situated in said Portland:

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at an iron stake at the northwesterly corner of the lot of land conveyed by Ella Louise Fernald to Susie Whitman by deed dated May 11, 1908 and recorded in Cumberland County Registry of Deeds in Book 826, Page 72; thence by land conveyed to said Whitman as aforesaid and by land conveyed to said Whitman by Cordelia S. Pierce by deed dated August 3, 1892 and recorded in said Registry of Deeds, Book 593, Page 256, on a course of South sixty-four degrees forty-two minutes East (S. 64° 42' E.) two hundred thirty-three (233) feet to an iron stake; thence by other land of said Grantor on a course of North twenty-one degrees fifty-six minutes East (N. 21° 56' E.) sixty-eight and fifty-five hundredths (68.55) feet to the Southeasterly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to other land of said Grantee; thence by land of said Grantee on a course of South thirty-one degrees forty-five minutes West (S. 31° 45' W.) sixty-eight and one tenth (68.1) feet to the point of beginning.

Said above described lot is subject to the life lease to Ella L. Perry as granted to her by All Souls Church Parish by lease dated October 17, 1924 and recorded in said Registry in Book 1204, Page 85.

2. A certain other lot or parcel of land in said Portland and bounded and described as follows: Beginning at a stake on the northerly line of the lot of land which Cordelia S. Pierce devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by her last will and testament an abstract of which is recorded in Cumberland County Registry of Deeds in Book 757, Page 186, said stake being distant one hundred forty-five (145) feet westerly of the westerly line of Stevens Avenue as established by deed from Westbrook Seminary to the City of Portland dated May 29, 1917 and recorded in said Registry in Book 1086, Page 449; thence by other land of said Grantor on a course of South twenty-one degrees fifty-six minutes West (S. 21° 56' W.) sixty-eight and fifty-five hundredths (68.55) feet to the northerly corner of the lot of land next hereinafter described and conveyed; thence by said lot of land next hereinafter described and conveyed on a course of North sixty-four degrees fifty-five minutes West (N. 64° 55' W.) two hundred twenty-one and three tenths (221.3) feet to land of said Grantee; thence by land of said Grantee on a course of North thirty-one degrees forty-five minutes East (N. 31° 45' E.) sixty-eight and one tenth (68.1) feet to a stake; thence by land of said Grantee on a course of South sixty-five degrees eight minutes East (S. 65° 08' E.) two hundred nine and sixty-four hundredths (209.64) feet to the point of beginning.

3.10

Said aforementioned courses are magnetic and of the date of 1935.

Being a part of the property devised to All Souls Universalist Church of Portland, Maine under the name of Society of All Souls Church by the last will and testament of Cordelia S. Pierce, an abstract thereof being recorded in said Registry of Deeds in Book 757, Page 136.

3.11

On ~~have~~ and to ~~hold~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Westbrook Seminary and Junior College, its successors ~~heirs~~ and assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances except as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will ~~warrant and defend~~ the same to the said Grantee, its ^{successors} ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons except as aforesaid.

In Witness Whereof, I, the said Walter G. Whitman,

and I, Grace B. Whitman,

wife of the said

Walter G. Whitman,

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 26th day of March in the year of our Lord one thousand nine hundred and forty.

Signed, Sealed and Delivered in presence of

Sumner Wheeler

Walter G. Whitman

Grace B. Whitman



premises, have returned
day of March

in the year of our Lord one thousand nine

312

hundred and forty.

Signed, Sealed and Delivered
in presence of

Summer Y. Wheeler

Walter G. Whitman

Grace B. Whitman



COMMONWEALTH OF MASSACHUSETTS,

Essex,

ss.

March 26, 1940.

Personally appeared the above named

Walter G. Whitman

and acknowledged

the foregoing instrument to be his

free act and deed.

Before me,

Charles A. Metcalf

Justice of the Peace
Notary Public

My commission expires Apr 28, 1940

3.14

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KNOW ALL MEN BY THESE PRESENTS, That the CITY OF PORTLAND, a body politic^s and corporate located in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other good and valuable considerations, paid by Westbrook College, a corporation organized and existing under the laws of the State of Maine and located at 716 Stevens Avenue in said Portland in said County and State, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Westbrook College, its successors and assigns forever, certain real estate located in said Portland, lying Westerly of College Street and Southerly of Bishop Street, bounded and described as follows:

Beginning at a point on the Northerly line of the land of Portland Railroad Company where the same intersects with land hereby conveyed and land formerly of George H. Smardon, commonly known as the Smardon Gravel Pit, formerly Read's Gravel Pit; thence from said point North $19^{\circ} 30'$ East 28.68 rods; thence North 60° West Seven and thirty-two hundredths (7.32) rods to a point; thence South $74^{\circ} 45'$ West Thirty-six and sixty-four hundredths (36.64) rods to a point; thence North 5° West Two and fifty-six hundredths (2.56) rods; thence North 30° West Twenty-four and four tenths (24.4) rods; thence South 65° West Forty-seven and twelve hundredths (47.12) rods to center of ditch; thence up the center of said ditch towards what is known as pasture Two Hundred Ninety-eight (298) feet; thence in a straight line to a point in line of Evergreen Cemetery indicated by a spruce stump, said stump being on the intersection between land of said Cemetery and land conveyed by Luther B. Roberts to the said City of Portland; thence from said stump North $80^{\circ} 21'$ East Three Hundred Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch

Two Hundred Ninety-eight (298) feet; thence in a straight line to a point in line of Evergreen Cemetery indicated by a spruce stump; said stump being at the intersection between land of said Cemetery and land conveyed by Luther B. Roberts to the said City of Portland; thence from said stump North $80^{\circ} 21'$ East Three Hundred Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

3.15

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch between the hereinabove described premises and the land hereby conveyed and in line of land now or formerly owned by Adam Wilson and running Southerly by land of said Wilson to the Westerly corner of land of Evergreen Cemetery; thence South Twenty-four (24°) degrees East by land of said Cemetery One hundred and seventy-five (175) feet to a point; thence by land formerly of Dennis F. Gulliver, and being the premises hereinabove described, in a straight line to a point in the center of said ditch; said point being Two Hundred Ninety-eight (298) feet from the point of beginning; thence down the center of said ditch to the point of beginning.

3.16

256

- 2 -

Excepting and reserving from the above described premises that portion thereof conveyed by the Grantor to Central Maine Power Company by deed dated February 26, 1967, recorded in said Registry of Deeds in Book 2989, Page 13.

This conveyance is made subject to the right-of-way or easement granted by the Grantor to Central Maine Power Company by deed dated December 13, 1951, recorded in said Registry of Deeds in Book 2055, Page 463.

Reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times upon a strip of land fifty (50) feet in width lying equally on either side of the storm drain and upon a strip of land fifty (50) feet in width lying equally on either side of the brook presently located on the premises herein conveyed and the right perpetually to maintain, repair, rebuild, relocate, or remove said storm drain and brook with all necessary fixtures and appurtenances within said strips of land, granting to the Grantee, its successors and assigns, the use and enjoyment of said strips of land for such purposes only as will in no way interfere with the perpetual use thereof by the Grantor, its successors and assigns, for the purposes above mentioned, except that no buildings or structures may be erected within said strips of land. Also reserving to the Grantor, its successors and assigns, the right perpetually to enter at any and all times upon the premises herein conveyed for the purpose of access and egress by itself, its servants and/or agents to and from said strips of land.

Being the same premises conveyed to the Grantor by deed of James Gulliver, Administrator, d.b.n.c.t.a., of the Estate of Stephen Gulliver by deed dated August 23, 1935, recorded in said Registry of Deeds in Book 1476, Page 441.

Also a certain lot of land lying in the rear of College Street, in the City of Portland, bounded and described as follows, to wit:

Beginning at a point on the Northerly side line of College Street and at the Westerly corner of land belonging to Francis L. Stone; thence North 25° 22' east by land of said Stone eighty-seven and nineteen one hundredths (87.19) feet to land of the Portland Railroad Company; thence North 62° 26' west by land of said Portland Railroad Company four hundred and thirty-one and ninety three one hundredths (431.93) feet

Seventy-one and two tenths (372.2) feet to an angle; thence from said angle North $76^{\circ} 8'$ East, Five Hundred Ninety-six and twenty-two hundredths (596.22) feet to an angle; thence from said last named angle at a right angle South $12^{\circ} 52'$ East Seventy-five (75) feet to land of said Portland Railroad Company; thence about North $76^{\circ} 8'$ East by said Portland Railroad Company's land to the point of beginning.

3,17

Also a certain other parcel of land, abutting the above described premises and bounded and described as follows: Beginning at the center of the ditch between the hereinabove described premises and the land hereby conveyed and in line of land now or formerly owned by Adam Wilson and running Southerly by land of said Wilson to the Westerly corner of land of Evergreen Cemetery; thence South Twenty-four (24°) degrees East by land of said Cemetery One hundred and seventy-five (175) feet to a point; thence by land formerly of Dennis F. Gulliver, and being the premises hereinabove described, in a straight line to a point in the center of said ditch; said point being Two Hundred Ninety-eight (298) feet from the point of beginning; thence down the center of said ditch to the point of beginning.

A# 4

A. view from proposed Lecture Hall
out towards Steven Avenue



B. view of Proctor Hall (4-story building at rear of quadrangle)
where proposed Lecture Hall will be constructed

UNE-WESTBROOK COLLEGE CAMPUS
College of Health Professions

photo: tjd&a, spring 2000

Zoning Division
Marge Schmuckal
Zoning Administrator



AH 5
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

TO: Bill Needleman, Planning Division

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Site Plan Review for 746 Stevens Ave., UNE, Westbrook College
145 B-42 - R-5 Zone

DATE: September 1, 2000

I have reviewed the new parking layouts and lecture hall proposals. This campus is located within the R-5 zone. This is an allowable institutional use under a conditional use appeal which the Planning Board has the authority to approve. It is my understanding that a conditional use approval for the expansion is part of this project packet.

The new lecture hall meets the R-5 zone setbacks. It is a one story structure with the closest abutting neighbor being the Evergreen Cemetery. With Stevens Avenue considered the front of this campus lot, there is only an 8 foot required side setback.. The closest side property line is approximately 122 feet away. All setbacks have been satisfactorily met.

Parking setbacks have also been met. Please note that section 14-336 does not apply to parking lots for over six vehicles. However, section 14-337 states. "Where off-street parking for more than six vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than 25 feet to any residential structure on an adjoining lot." I have interpreted that to mean actual lived-in residential structure. I do not believe that this section is meant to encompass accessory structures such as sheds or garages that are not living spaces. The closest residential structure to a proposed parking lot, is the McDonald property. The closest portion of the house is approximately 57 feet from the parking spaces, and therefore complies with the ordinance.

These parking lots shall also meet the requirements of section 14-340 entitled, "Construction requirements when more than six vehicles parked." I believe that this section of the ordinance will more than be met with all the other planning and public works design standards and requirements.

Architectural/Area

22" Wedge-Shaped Luminaire – Type II/III – 1-1/2" Close Mount

Series BAF

Electrical

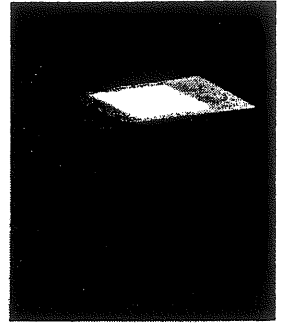
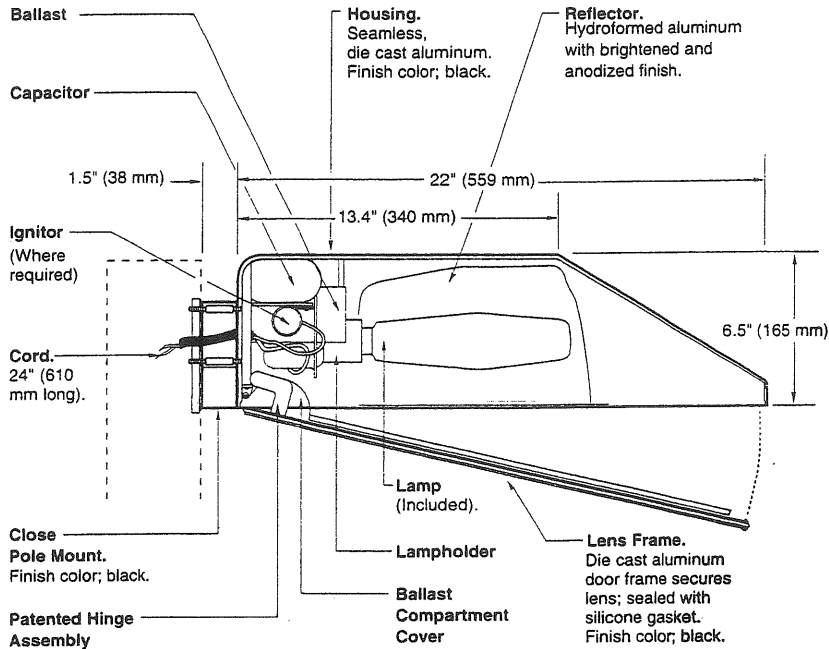
Fixture includes a clear, mogul base lamp. Porcelain enclosed, 4kv rated screw shell type lamp holder with spring loaded center contact. Multi-tap ballast assembly consists of high power factor Constant Wattage Autotransformer ballast and capacitor. Fully encapsulated lamp ignitor included on HPS assemblies. (See voltage options).

Finish

Fixture supplied with an epoxy undercoat and durable acrylic thermoset powder finish, with excellent resistance to ultraviolet, abrasion, fading and weather. Standard finish is Black (2). For optional colors specify: Bronze (1) or White (3).

Labels

ANSI lamp wattage label supplied, visible during relamping. Listed in accordance with U.L. Standard #1572, for wet locations.



Description

Architecturally appealing wedge-shaped luminaire for H.I.D. lamp, totally enclosed. Housing is seamless, die cast aluminum. Mounting consists of a 1.75" wide by 4.5" high by 1.5" long extruded aluminum arm. The arm is held in place with two 5/16" dia. mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high impact, clear tempered glass.

SPEC. TYPE	WATTAGE	CATALOG #	OPTIONS
	175W MH	BAF417D1A-M*()	-5: 480V Ballast (Replaces -M)
	250W MH	BAF425D1A-M_()	-†P: Button Photocell †(Specify voltage) 1-120V; 2-277V; 3-208V; 4-240V
	400W MH	BAF440D1A-M_()	-5P: External Photocell (For 480V)
	250W HPS	BAF525D1A-M_()	F: Fusing
	400W HPS	BAF540D1A-M_()	Q: Quartz Standby (Relay w/ 150W quartz lamp)

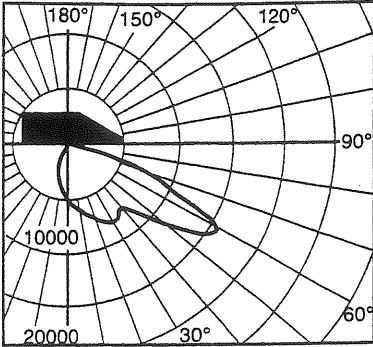
* Specify Options/Finish ()
For voltage suffix explanation, see Technical Data Sheet TD-2.



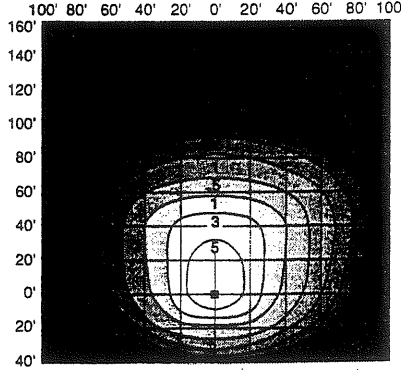
E.P.A. Rating

E.P.A. .87 for single fixture direct mount with 0° tilt.
 (See pole section for E.P.A. rating on additional mountings, multiple units or other tilt angles.)

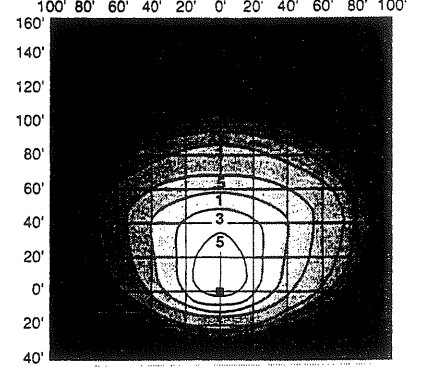
22" Wedge-Shaped Luminaire Photometric Data – Type IV Distribution



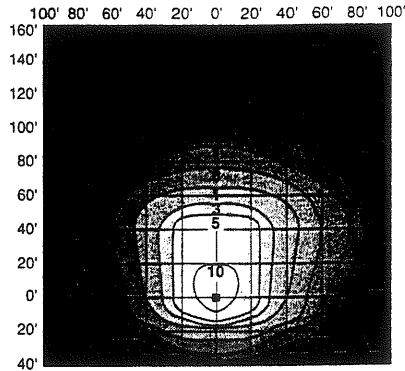
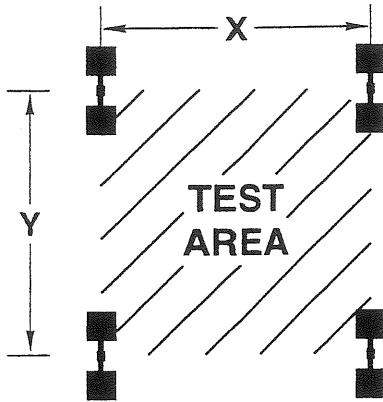
Candlepower distribution curve of 400W MH 22" Type IV Wedge-Shaped Luminaire.



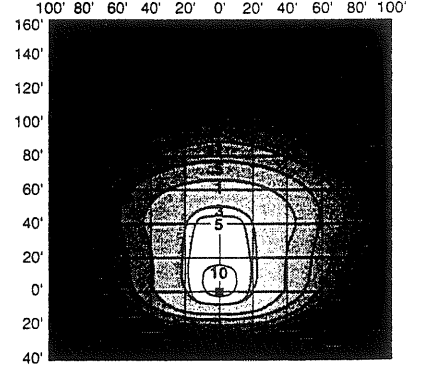
Isofootcandle plot of 400W MH Type IV Wedge-Shaped Luminaire at 25' mounting height, 0° vertical tilt, with backlight shield removed.



Isofootcandle plot of 400W MH Type IV Wedge-Shaped Luminaire at 25' mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff.



Isofootcandle plot of 400W HPS Type IV Wedge-Shaped Luminaire at 30' mounting height, 0° vertical tilt, with backlight shield removed.



Isofootcandle plot of 400W HPS Type IV Wedge-Shaped Luminaire at 30' mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff.

Pole Spacing Example Data – Type IV Distribution

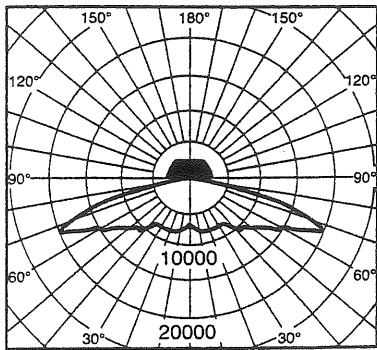
Catalog Number	Lamp		Pole Height	Pole Spacing		Avg. Initial Footcandles 2 Fix. per pole at 180°
	Type	Lumens		X	Y	
BAF425	250W MH	19,500	20'	75'	x 110'	3.6"
BAF440	400W MH	32,000	25'	95'	x 135'	2.29
			30'	115'	x 165'	2.20
BAF525	250W HPS	27,500	25'	95'	x 135'	3.13
			30'	115'	x 165'	1.86
BAF540	400W HPS	50,000	25'	95'	x 135'	5.69
			30'	115'	x 165'	3.40



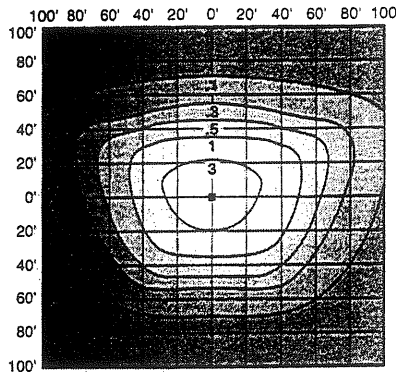
E.P.A. Rating

E.P.A. .87 for single fixture direct mount with 0° tilt.
 (See pole section for E.P.A. rating on additional mountings, multiple units or other tilt angles.)

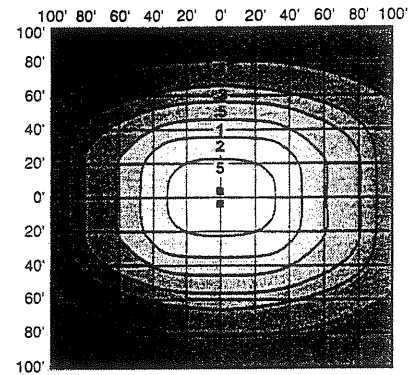
22" Wedge-Shaped Luminaire Photometric Data – Type III Distribution



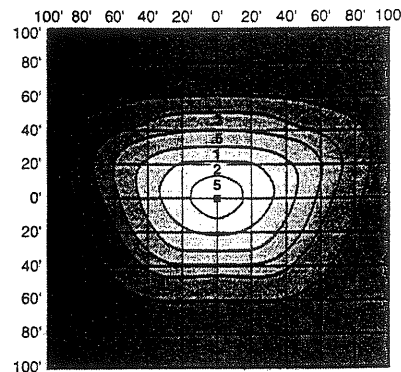
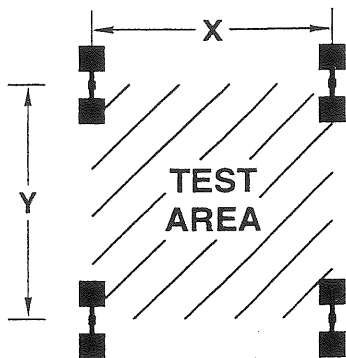
Candlepower distribution curve of 400W HPS 22" Type III Wedge-Shaped Luminaire.



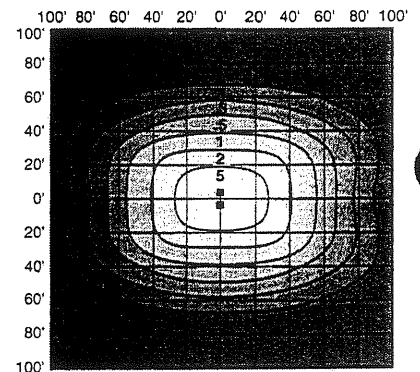
Isofootcandle plot of 400W MH Type III Wedge-Shaped Luminaire at 30' mounting height and 0° vertical tilt.



Isofootcandle plot of two 400W MH Type III Wedge-Shaped Luminaire at 30' mounting height and 0° vertical tilt.



Isofootcandle plot of 250W HPS Type III Wedge-Shaped Luminaire at 25' mounting height and 0° vertical tilt.



Isofootcandle plot of two 250W HPS Type III Wedge-Shaped Luminaire at 25' mounting height and 0° vertical tilt.

Pole Spacing Example Data – Type III Distribution

Catalog Number	Lamp		Pole Height	Pole Spacing		Avg. Initial Footcandles 2 Fix. per pole at 180°
	Type	Lumens		X	Y	
BAF417	175W MH	12,000	15'	90'	x 60'	4.29
			20'	100'	x 80'	2.31
			20'	120'	x 80'	3.38
BAF425	250W MH	19,500	25'	150'	x 100'	2.11
			25'	150'	x 100'	3.70
BAF440	400W MH	32,000	30'	180'	x 120'	2.50
			25'	150'	x 100'	2.97
BAF525	250W HPS	27,500	30'	180'	x 120'	2.01
			25'	150'	x 100'	5.41
BAF540	400W HPS	50,000	30'	180'	x 120'	3.66

A. 6.9

Architectural/Area

22" Wedge-Shaped Luminaire – Type II/III – 6" Extended Mount

Series BAF

Electrical

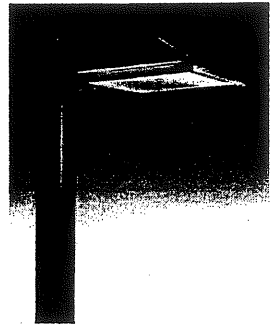
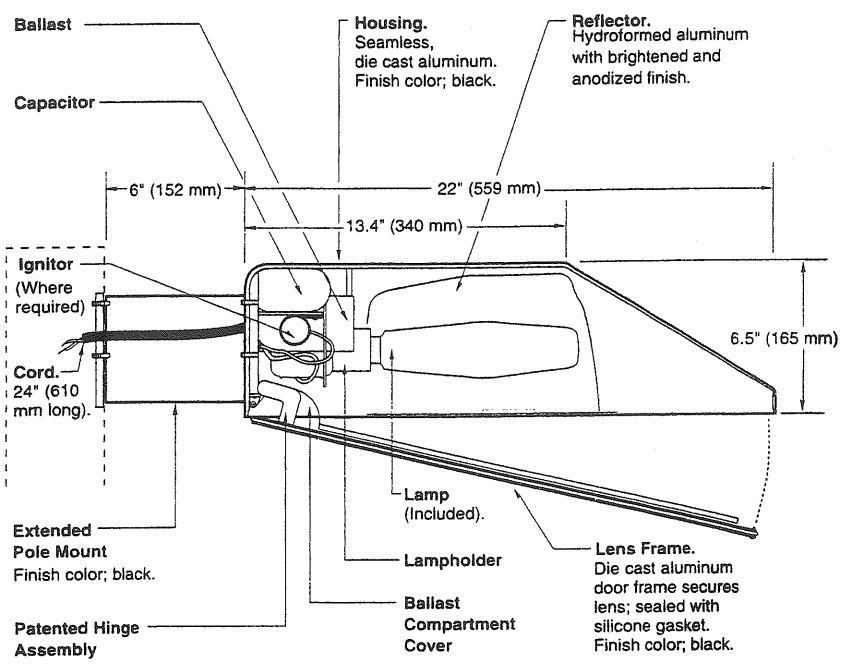
Fixture includes a clear, mogul base lamp. Porcelain enclosed, 4kv rated screw shell type lamp holder with spring loaded center contact. Multi-tap ballast assembly consists of high power factor Constant Wattage Autotransformer ballast and capacitor. Fully encapsulated lamp ignitor included on HPS assemblies. (See voltage options).

Finish

Fixture supplied with an epoxy undercoat and durable acrylic thermoset powder finish, with excellent resistance to ultraviolet, abrasion, fading and weather. Standard finish is Black (2). For optional colors specify: Bronze (1) or White (3).

Labels

ANSI lamp wattage label supplied, visible during relamping. Listed in accordance with U.L. Standard #1572, for wet locations.



Description

Architecturally appealing wedge-shaped luminaire for H.I.D. lamp, totally enclosed. Housing is seamless, die cast aluminum. Mounting consists of a 1.75" wide by 4.5" high by 6" long extruded aluminum arm. The arm is held in place with two 5/16" dia. mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high impact, clear tempered glass.

SPEC. TYPE	WATTAGE	CATALOG #	OPTIONS
	175W MH	BAF417D2A-M*()	-5: 480V Ballast (Replaces -M)
	250W MH	BAF425D2A-M_()	-†P: Button Photocell †(Specify voltage) 1-120V; 2-277V; 3-208V; 4-240V
	400W MH	BAF440D2A-M_()	-5P: External Photocell (For 480V)
	250W HPS	BAF525D2A-M_()	F: Fusing
	400W HPS	BAF540D2A-M_()	Q: Quartz Standby (Relay w/ 150W quartz lamp)

* Specify Options/Finish ()
For voltage suffix explanation, see Technical Data Sheet TD-2.





EATON TRAFFIC ENGINEERING
2 Miranda Street • Brunswick • Maine • 04011
Tel 207.725.9805 • Fax 207.725.0847

To: Sarah Marshall, L.A., TJD Associates

Fm: William C. Eaton, P.E., Eaton Traffic Engineering *WCE*

Dt: August 28, 2000

Re: UNE-Westbrook College - College of Health Professionals - Preliminary Traffic Impact Assessment

Trip Generation

The proposed expansion of UNE-Westbrook College on Stevens Avenue will result in an increase of the student population of 320, and a staffing increase of 40 persons. New traffic projected to be generated by the expansion was estimated using the publication Trip Generation - Sixth Edition¹. For land use code 550 "University/College" trip generation can be estimated on the basis of students or employees. The table below summarizes trip generation estimates for both variables.

UNE-Westbrook Expansion - Trip Generation Estimates

Variable	Variable Size	AM Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Rate	PM Peak Hour Trips	Daily Rate	Daily Trips
Employees	40	.73/Emp	29	.88/Emp	35	9.13/Emp	365
Students	320	.21/Student	67	.21/Student	67	2.38/Student	762

To provide for a conservative estimate of traffic impacts, the higher trip generation associated with Students will be used in the analysis. This level of new traffic generation is less than the threshold requiring an MDOT Traffic Permit under Chapter 374 of the Site Location of Development Law, thus only City of Portland review is required for this project.

¹ Institute of Transportation Engineers, 1997

Safety

Safety data for the most recent available 3 year period (1997-99) was obtained from the Accident Records Section of the MDOT Bureau of Planning for roadways in the vicinity of the site. A summary of the accident history in the area is presented in the table below.

1997-99 Accident History in Site Vicinity

LOCATION	1997-99 ACCIDENTS	ANNUAL AVERAGE	CRITICAL RATE FACTOR ²
Stevens Ave @ Forest Ave	52	17.33	1.03
Stevens Ave/ Forest to Arbor	17	5.67	1.86
Stevens Ave @Arbor	2	0.67	<1.00
Stevens Ave/ Arbor to Poland	1	0.33	<1.00
Stevens Ave @ Poland	0	0	0
Stevens Ave/ Poland to College	0	0	0
Stevens Ave @ College	0	0	0
Stevens Ave/ College to Waverly	0	0	0
Stevens Ave @ Waverly	1	0.33	<1.00
Stevens Ave/Waverly to Elmwood	0	0	0
Stevens Ave @ Elmwood	1	0.33	<1.00
Stevens Ave/ Elmwood to St Joseph	0	0	0
Stevens Ave @ St. Joseph	1	0.33	<1.00
Stevens Ave/St Joseph to Walton	1	0.33	<1.00
Stevens Ave @Walton	6	2.00	<1.00

MDOT guidelines for identification of a High Accident Location (HAL - indicating a potential safety deficiency) is that a location must both experience 8 or more accidents in a 3 year period and have a Critical Rate Factor of 1.00 or greater. Two of the locations in the table on the

² The Critical Rate Factor is a statistical measure which compares the accident frequency at a location to similar locations throughout the State. A Critical Rate Factor of 1.00 or greater indicates that the location has a higher frequency of accidents than would be expected due to random occurrence, with a 99 percent level of confidence.

AH7.3

preceding page satisfy the criteria. Detailed accident collision diagrams for these two locations will be prepared from the accident reports on file at MDOT. Analysis of the collision diagrams and potential safety hazard countermeasures will be submitted as part of the final report.

Study Process

As can be seen, the estimated increase in trip generation associated with the expansion is not significant, and I would not expect this traffic to have a significant negative impact on capacity or levels of service in the vicinity of the College. I am in the process of discussing the expansion with Larry Ash, City Traffic Engineer to determine what his concerns are in terms of any existing problems, the proper analysis period (AM, PM or both), etc., to incorporate into the final report. If you have any questions, please contact me.

757-8254 - 8/11

AA 8

From: Jeff Tarling
To: William Needleman
Date: Mon, Oct 30, 2000 12:11 PM
Subject: Re: UNE Parking

Bill,

Mike Murray, Evergreen Cemetery Coordinator, commented that as part of the parking lot expansion towards Evergreen, that the cemetery would like to see the chain link fence extended from the end of the existing chain link fence towards the tennis court area. The intent is to control non cemetery access that will be closer and more visible with the increased parking.

Jeff tarling

Att 9

**Jerry Hankinson
35 Waverly Street
Portland, ME 04103
Tel. 207 797-6331**

August 10, 2000

Joseph E. Gray, Jr.
Director of Planning & Urban Development
City Hall
389 Congress Street
Portland, ME 04101

Dear Mr. Gray:

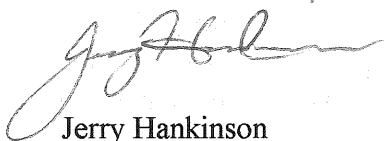
I was invited to attend the Portland Planning Board meeting on Tuesday, August 8, because I live in the vicinity of the UNE-Westbrook College campus. At the meeting the board was presented a proposal to build a lecture hall addition to Proctor Hall and a master plan for parking on the campus.

I am writing to raise some additional concerns about how this plan will impact the nearby residential community not discussed at this meeting. Two issues of particular concern are the impact of increased traffic and off-campus parking on the residential streets in the immediate vicinity of the campus.

Before approving the plan, I hope the board will consider the impact of increased traffic on the residential streets in the immediate vicinity of the campus. The neighborhood is already heavily impacted by traffic, being located between Forest Avenue and Stevens Avenue near Morrills Corner. Also, in the proposal the majority of new on-campus parking is to be constructed on the existing athletic field on the lower campus. I would encourage members of the board to visit the site to obtain a perspective of the distance this parking lot will be from the campus facilities. Knowing human behavior, I am concerned the commuter students will refrain from using the new parking lot and instead park on the nearby residential streets (which are closer to the campus facilities).

I am confident the board will consider all aspects of the plan to improve the UNE-Westbrook College campus including the impact on the nearby residential community. If you, or any member of the board, wish to discuss these issues further please feel free to contact me at the above address/telephone number. Thank you.

Sincerely,



Jerry Hankinson

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

AH 10

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

October 16, 2000

Mr. Andrew Hyland, R.A.
65 Newbury Street
Portland, ME 04101

Re: University of New England, Westbrook College Campus: Certificate of Appropriateness for lecture hall addition and alterations to Hersey Hall.

Dear Mr. Hyland:

On October 4, 2000, the City of Portland's Historic Preservation Committee voted on two separate applications regarding alterations to buildings on the Westbrook College campus of the University of New England.

The Committee voted 7-0 to approve a lecture hall addition to Proctor Hall. Approval is subject to the following conditions:

- i. That details of the reveal between Proctor Hall and the new addition be submitted to Historic Preservation Staff for review and approval.

Additionally, the Committee voted 7-0 to approve exterior alterations to Hersey Hall. Approval is subject to the following conditions:

- i. If the storm windows on the front of Hersey Hall are removed, that the replacements be submitted to Historic Preservation staff for review and approval;
- ii. That the new doors be traditionally configured two flush paneled units, with design to be submitted to Historic Preservation staff for review and approval; and,
- iii. That the second story connector between Hersey and Proctor Hall is to be considered as part of a future application.

All improvements shall be carried out as shown on the submitted plans and specifications. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

AH 11

From: Anthony Lombardo
To: William Needleman
Date: Thu, Nov 9, 2000 11:16 AM
Subject: Re: UNE

Public Works is comfortable with the latest proposal.

>>> William Needleman 11/09 10:19 AM >>>

Tony,

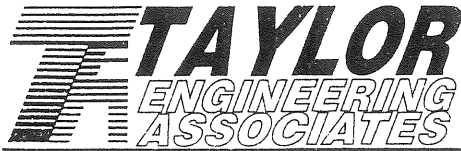
I need to talk to you about the latest UNE proposals. Thanks.

Bill

>>> Anthony Lombardo 11/08 1:55 PM >>>

Bill,

The Allen Ave. CIP project does include curb on both sides of the street and sidewalk on the Fire Station side of the street.



November 7, 2000

RE: University of New England
 ADDENDUM 1, Stormwater Report
 File No.: 2000-031

Sarah Marshall
 Terrence J. DeWan & Associates
 121 West Main Street
 Yarmouth, ME 04096

Dear Sarah:

In response to the question of where the entire site falls on the Sliding Scale Total Suspended Solids Graph the entire site was evaluated for the percent impervious cover and the TSS removal efficiency that will be required to be met under Chapter 500, Stormwater Regulations. Below is a chart showing the land areas and the composition of open space and impervious area. The campus is made up of four blocks of property, the first is the Main Campus which is southwest of the College Avenue and Stevens Avenue intersection, the second is the portion of campus is northwest of the College/Stevens Avenue intersection, the third is the area around Ginn Hall, north of College Avenue and the fourth is the area associated with the soccer fields, North of the cemetery.

<u>Area Description:</u>	<u>Proposed Conditions</u>			
	<u>Area (acres)</u>	<u>Open Space</u>	<u>Impervious</u>	<u>% Impervious</u>
Main Campus	11.53	5.16	6.37	55.2
NW Stevens/College	2.41	0.74	1.67	69.2
<u>Ginn Hall</u>	<u>1.36</u>	<u>0.61</u>	<u>0.75</u>	<u>55.1</u>
SubTotal:Upper Campus	15.3	6.51	8.79	57.5
<u>Lower Field</u>	<u>25.41</u>	<u>25.41</u>	<u>0.00</u>	<u>0.0</u>
Site Total:	40.71	31.92	8.79	21.6

When considering the TSS removal efficiencies, both the upper campus and the entire campus rates are charted on the attached graph. If the upper campus were to be considered by itself the removal efficiency would need to be 66 %, and if the entire campus were to be considered then the removal efficiency would drop to 40 %.

The infiltration dry wells used to treat the stormwater for the main campus area where the additional impervious surface is draining have a removal efficiency of 99%, exceeding the most conservative required removal rate. Based on discussions with Tony Lomardo of Portland Public Works, the increased flow from the NW Stevens/College Avenue area is now being directed to an

infiltration dry well for treatment. Again the removal efficiency of the dry well is 99 % which again exceeds the, most conservative value for TSS removal rates. A calculation for the new dry well size is also attached.

The stormwater quality treatment for the proposed improvements at the UNE site exceeds the required minimum levels of treatment for both the City of Portland and the State of Maine requirements.

Sincerely,

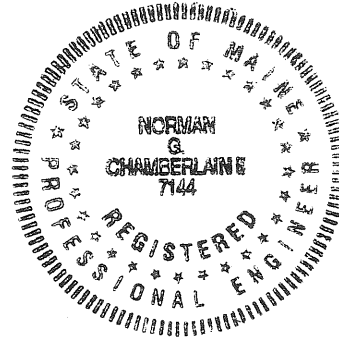
Taylor Engineering Associates

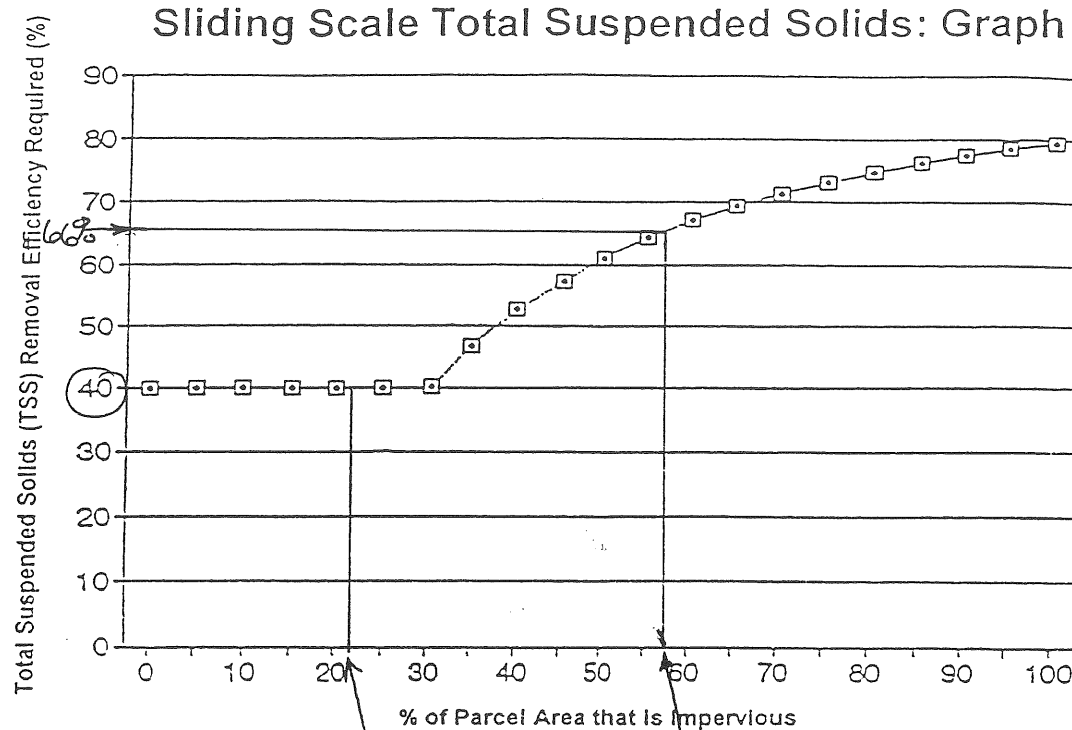


Norman G. Chamberlain, II, P.E.

NGC:dmt

Encl.





ENTIRE CAMPUS 21.6%

UPPER CAMPUS ONLY 57.5%

- (c) Phosphorus standard. The project must incorporate appropriate stormwater best management practices so that the project will not exceed the allowable per-acre phosphorus allocation for the lake.

An allowable per-acre phosphorus allocation for each lake most at risk will be determined by the department, based upon (i) current water quality, (ii) potential for internal recycling of phosphorus, (iii) potential as a cold-water fishery, (iv) volume and flushing rate, and (v) projected growth in the watershed, and will be used to determine project phosphorus allocations unless the applicant proposes an alternative per-acre phosphorus allocation that is approved by the department. If the project is a new road in a subdivision, only 50% of the parcel's allocation may be applied to the new road unless phosphorus export from both the new road and the new lots is being addressed, in which case the entire allocation for the parcel may be applied.

NOTE: For guidance in calculating per-acre phosphorus allocations and in determining if stormwater phosphorus export from a project meets or exceeds the parcel's allocation, see "Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development", Maine Department of Environmental Protection (1992).

- (d) Basic stabilization standard--Each of the following requirements must be met.



410 Summer Street
Auburn, Maine 04210
207-784-5471
Fax 207-777-5742
TEA@TaylorEng.com

INDEX NO. _____
SHEET NO. _____ OF _____

12A.4

PROJECT UNE - WESTBROOK COLLEGE CAMPUS - STEVENS AVE PORTLAND MADE BY JBSW DATE 11/6/00
FILE NO. _____ CHKD BY _____ DATE _____

DRAINAGE AREA NORTH WEST OF COLLEGE/STEVENS AVE.

DRY WELL SIZING FOR STORMWATER QUALITY TREATMENT

DRAINAGE AREA SIZE = 6890 SF PAVEMENT

DRYWELL VOL = $A_p \times 0.15 \text{ in RAINFALL}$

$$V_{\text{DWELL}} = 6890 \text{ FT}^2 \times \frac{0.15 \text{ in}}{12 \text{ in/FT}} = 287 \text{ FT}^3$$

DRY WELL STORAGE VOLUME PER FOOT OF HEIGHT = 71.46 FT^3
(FROM DRAINAGE CALCULATIONS)

FOR A 4' SECTION OF DRYWELL THE STORAGE

VOLUME WOULD BE $71.46 \times 4 = 286 \text{ FT}^3$

SINCE $287 \text{ FT}^3 \approx 286 \text{ FT}^3$ O.K.

USE 1-4' SECTION OF DRYWELL