146-B-05
177 Stevens Ave
Park Domforth
Park Dnqforth

19970002
I. D. Number

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

Park Danforth
Applicant

5/13/97
Application Date

777 Stevens Ave, Portland, ME
Applicant's Mailing Address

Park Danforth
Project Name/Description

Land Use Consultants/David Kam
Consultant/Agent

777 Stevens Ave
Address of Proposed Site

878-3313
Applicant or Agent Daytime Telephone, Fax

146-B-005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) **Institutional Use**

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
	9984	

Check Review Required:

☐ Site Plan (major/minor)
☐ Subdivision # of lots 55
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$300.00** Subdivision **$1,375.00** Engineer Review **$790.00** Date: **6/12/97**

DRC Approval Status: Reviewer **wendel/rk**

☐ **Approved** ☐ **Approved w/Conditions** see attache ☐ **Denied**

Approval Date **6/24/97** Approval Expiration **6/24/98** Extension to _____ ☐ Additional Sheets Attached

☐ Condition Compliance **j.wendel/rk** signature **8/6/97** date 12/8/97

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☐ Performance Guarantee Accepted	**8/6/97** date	**$46,452.00** amount	**8/9/99** expiration date
☐ Inspection Fee Paid	**8/5/97** date	**$789.69** amount	
☐ Building Permit	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate Of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released			

6/14/97

To Whom ever this matter concerns,

This is my answer to Park & Danforth or this City. I'm 70 years old & have lived in this house for 26 years, I will not move, now or ever. Even if it means staring at a building + or parking lot. I realize I don't have the pull of Park & Danforth or this City. So, Mister Joseph E Gray Jr. I have given my answer to this matter & I will not now or ever change my mind.

Mrs. Ruth York
12 Poland St.
Portland, Me. 04103

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Planning Staff

FROM: Jim Wendel, Development Review Coordinator

DATE: August 15, 1998

RE: Park Danforth Site - Erosion Control Progress

On August 11,1998 the site was reviewed for compliance with erosion control measures and site progress. My comments are as follows:

- The silt fence that exists between the retaining wall and the sidewalk that runs adjacent to Forest Avenue has been torn and has fallen down. Repair is needed to the silt fence. There is no means in place at site entrance/exit to Forest to prevent tracking of soils onto roadway, such as a gravel strip. There is no silt fence between the site and Poland Street.
- There is debris on site near the edge of Poland Road.
- Building is fully enclosed; site work completed is minimal.
- Spoke with Scott the foreman on site about erosion and sediment control issues. He said that he would fix the problems.

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 15, 1998

RE: Request for Certificate of Occupancy
Park Danforth Condominium
777 Stevens Ave.

On December 10, 1998, a site visit was made to review the completion of the site work. My comments are:

1. The site work is in substantial compliance with the plans.

2. Public Works has several items that require corrective measures; one item is an unsatisfactory sewer connection and invert construction at a manhole that allows the stoppage of solids.

It is my opinion that **when the sewer connection noted in item #2 above is repaired to the satisfaction of Publics Works, a temporary Certificate of Occupancy could be issued,** assuming Code Enforcement has no outstanding issues.

O:\PLAN\CORRESP\DRC\TEMPCO\777STEVN.LEC

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

D

3042

October 9, 1997

Richard Knowland, Senior Planner
Department of Planning
& Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth

Dear Rick:

The park Danforth Site Plans have been revised as we discussed by phone earlier this week. Specifically we have made the following changes:

- The driveway radius at the Forest Avenue entrance has been increased to 20 ft. to allow maximum turning room for delivery trucks.
- Drainage manhole No. 2 has been increased to a 6 ft. diameter to allow for the multiple pipe connections.
- I have attached an 8½ x 11 detail of the proposed gazebo and fence.
- The precast block retaining wall detail is on the Plan Set.

I am enclosing one full set of Revised Plans for your review.

Please call with any further comments or concerns.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure:

cc: Denise Vachon, The Park Danforth
Ed Kelley, New Life Management
Dick Curtis, Curtis, Thaxter, Stevens, Broder & Micoleau
Pete Pelletier, Allied Construction

(EXCERPT)

PLANNING BOARD REPORT #23-97

THE PARK-DANFORTH
VICINITY OF 777 STEVENS AVENUE
CONDITIONAL USE, SITE PLAN AND SUBDIVISION REVIEW
THE PARK DANFORTH, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

June 24, 1997

I. INTRODUCTION

Park Danforth proposes an expansion to their facility at 777 Stevens Avenue. The applicant proposes to add 17 new congregate care apartments and 37 assisted living units by constructing a 3-story addition attached to the existing building along Poland Street towards Forest Avenue. The development will be reviewed under the conditional use, site plan and subdivision ordinances. The property has frontage on Stevens Avenue, Forest Avenue and Poland Street.

164 notices were sent to area residents. A notice of this public hearing also appeared in the June 16th and 17th editions of the *Portland Press Herald.*

II. FINDINGS

Zoning:	R-6 Residential
Land Area:	2.53 Acres
Existing Use:	106 Congregate Care Apartments
Proposed Use:	Additional 17 Congregate Care Apartments and 37 Assisted Living Units
Building Footpirnt:	15,891 (new construction)
Floor Area:	43,353 (new construction)
Parking:	71 (proposed); 50 (existing); zoning requires: 52
Uses:	Commercial properties along Forest Avenue; primarily residential along Poland Street; and a mix of institutional uses (National Guard Armory, Westbrook College, St. Joseph's Church) along Stevens Avenue.

After Planning Board recommendation, the City Council approved a zoning amendment on April 9th adjusting the density of the intermediate care facilities in the R-6 zone. This amendment accommodates the density proposed by Park Danforth.

The new housing units will be constructed in a three story addition to the existing building which will have a first floor footprint of 15,891 sq. ft. Other site changes include reconfiguring the Forest Avenue and Stevens Avenue parking lots. Twenty-three additional parking spaces (for a total of 49 spaces) will be added to the Stevens Avenue parking while the Forest Avenue lot remains the same number (24 spaces.) The Stevens Avenue parking lot expansion will be accomplished by removing an existing landscaped berm between the parking lot and Stevens Avenue.

An existing garage (25' x 40') will be removed from the site to accommodate the building addition.

III. PROPOSED DEVELOPMENT

The proposed development has been reviewed by staff for conformance with the applicable standards of the conditional use, site plan and subdivision ordinances.

A. **Conditional Use**

Sec. 14-137

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; and

The building addition take place on the existing Park Danforth site. The proposal is across the street from the nearest residential neighborhood.

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

No residential uses will be displaced or converted by this proposal. Congregate care apartments will be added under this project.

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.

There are no known unique or distinctive characteristics or effect associated with the present use on this site.

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 associated with the present facility. Traffic issues are minimal given the type of residential population at the facility.

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

The proposal is located in an area of commercial uses (Forest Avenue) and institutional uses (Stevens Avenue). The impact of this use is minimal when compared with its surrounding uses.

B. Site Plan

1/2. Traffic

The existing driveway openings on Stevens Avenue and Forest Avenue remain unchanged. The Stevens Avenue driveway will continue to serve as the main entrance to the facility with a larger parking lot. The Forest Avenue driveway will function as the service and employee entrance. A traffic/parking study by DeLuca-Hoffman has been prepared. See Attachment D. It indicates that the existing driveways operate at acceptable levels of service, except for the left hand turn from the Forest Avenue driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Tom Errico, Traffic Review Engineer, finds the plan acceptable however he has requested information on the number of deliveries and accident data information. See Attachment E. The applicant is in the process of gathering this data.

Seventy-one (71) parking spaces are proposed. Zoning requires 51 spaces. The traffic/parking report indicates a parking demand of 71 spaces.

A new sidewalk will be constructed along Poland Street. There is an existing sidewalk along Stevens Avenue. On Forest Avenue an existing brick sidewalk will be replaced with a concrete sidewalk.

Tony Lombardo, Project Engineer, has recommended that granite bugs located at the southerly entrance off Stevens Avenue be replaced with six feet long granite tipdowns.

3. Bulk, Location, Height of Structures and Use; Health or Safety Problems

The proposed building is located a minimum 20 feet from the nearest property line minimizing any impact on surrounding structures.

4. Bulk, Location, Height of Structures; Value or Utility

The three story building is an addition to an existing seven story building. The seven story building has existed for over 10 years on this site with no known negative impact in the value or utility of surrounding properties. The addition is also oriented towards the Forest Avenue end of the property which has a commercial character.

5. Sewers, Water, Solid Waste Disposal

Water service will be provided for by an existing six inch water line in Poland Street. Sanitary waste will be accommodated by an eight inch sewer line in Poland Street. A memo from Public Works indicates that there is adequate capacity to transport and treat the anticipated wastewater flow from the development.

The on-site storm drain system is connected into an eight inch storm drain in Forest Avenue.

6/7. Landscaping

With the elimination of the large landscaped berm along Stevens Avenue, the parking lot will be more visible from the street. Existing street trees (9) along Stevens Avenue will be conserved according to the plan and will be supplemented with understory material. The Red Pines (10) on the berm will be transplanted to provide additional screening along the northerly and easterly property line. It appears that all but one of the existing trees along Poland street will be removed to accommodate construction activities and regrading adjacent to the building addition. It is the intent of the applicant to transplant these trees closer to the right-of-way, however if that is not feasible, new material will be planted (4" - 5" caliber Callery Pears). The City Arborist has recommended that a parking space be eliminated near the Forest Avenue entrance in order to help preserve a mature maple tree. The recording plat has been revised to reflect this change. An additional space has been created to off-set this.

8. Soil and Drainage

The total impervious surface of the site will be increased from 1.2 to 1.6 acres. The submitted stormwater calculations indicate that post development calculations will be slightly less than the existing site. Rather than using a detention basin, the applicant proposes to install a larger stormwater pipe and hydrobrake on the Poland Street site of the site that will store excess stormwater prior to releasing it into the Forest Avenue storm drain.

An erosion control plan has been submitted. (See Attachment F). Silt fencing will be placed along the perimeter of construction activities. Hay bales will be placed around all catch basins. All disturbed areas not having buildings or pavement will be loamed and seeded.

9. Lighting

A number of existing light poles and fixtures will be relocated on the site with new bases as shown on the plan. The light fixtures are a shoe box design with light directed downward.

10. Fire

Lt. McDougall has reviewed and approved fire related concerns for the site.

11. Infrastructure

The proposed development is designed so as to be consistent with off premises.

12. Special Needs Independent Living Unit and Multiple-Family Development Standards

1. Exterior Design

The proposed addition has a similar exterior design treatment as the existing Park Danforth facility. The applicant has confirmed that a similar color brick will be used along the facade. The height of the three-story addition is close to the height of the existing residential neighborhood. Most of the institutional buildings along Stevens Avenue have brick facades.

Since the workshop there have been several changes to the exterior design. Originally lintels were proposed along the upper and lower edge of the windows which helped provide some texture and contrast to the facade. This has been eliminated. The cafeteria along the first floor had a four (4) foot bumpout which also provided some contrast along the facade. This feature has been removed so that the building line is now along the same plane.

2. Existing Relationship of Buildings to the Street

Street trees will be retained along Poland Street and Forest Avenue. Given the relative height and massing of the existing building, the new building provides a transition to smaller residential buildings along Poland Street.

3. Open Space

The Park Danforth site has a high percentage of open space relative to similar uses in the R-6 zone. Open space on the campus includes lawn areas, landscaped buffers, planting strips along the building and trees along the street frontage.

4. Windows

Arrangement of windows for the dwellings are shown on the building elevation plans.

5. Scale of Parking and Paved Area

The relative high percentage of green space on the site and landscaping properly screens vehicles from adjacent properties and streets.

13. Historic Resources

The Westbrook College is in a local historic district but the development site is across the street and thus not subject to this review.

14. Natural Resources

The project site is located in an urban area on a property previously developed. There are no known adverse impacts to natural resources associated with this site.

15. Ground Aquifer

The site is served by public water and sewer.

Subdivision

1. Water or Air Pollution

There are no known adverse water or air pollution impacts.

2/3. Water

The project will utilize existing water service in Forest Avenue.

4. Soil Erosion

See section B, #8.

5. Traffic

See section B, #4

6/7. Sanitary Waste/Storm Water Disposal

See section B, #5

8. Scenic Beauty

The site is located adjacent to Forest Avenue on a developed site in an urban location. There are no known unusual or significant scenic or wildlife habit on this site.

9. Land Development Plan

The development is in conformance with the revised zoning amendments regarding intermediate care facilities that was recently approved by the City Council.

10. Financial and Technical Capacity

A letter on financial capability is shown on Attachment I.

11. Groundwater Quality and Quantity

The site is served by public sewer and water.

V. 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 Planing Report #23-97 relevant to standards for conditional use, site plan and subdivision regulation, and or other findings as follows:

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

2. That the plan is in conformance with the site plan standards of the land use code.

   A. Potential Conditions of Approval

   i. Comments of the Development Review Coordinator [comments will be available for Tuesdays meeting].

   ii. That information regarding traffic accident data and truck deliveries requested by Tom Errico, Traffic Review Coordinator, be submitted for his review and approval.

   iii. That the site plan be revised for staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Avenue entrance.

3. That the plan is in conformance with the subdivision standards of the land use code.

Attachments

A. Site Plan
B. Building Elevations
C. Background Information
D. Traffic/Parking Studs
E. Tom Errico, Traffic Review Memo
F. Stormwater Management and Erosion control Report
G. Public Works Review Memos
H. Development Review Coordinator (Comments will be Available for Tuesday's Meeting)
I. Financial Capability Letter

ATTACHMENT C

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

June 6, 1997

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth – Final Submission

Dear Rick:

On behalf of my client The Park Danforth I am pleased to submit the attached (7 copies) of additional documentation and Revised Plans for your review prior to the Public Hearing scheduled for June 24th.

The Plans have been revised to address concerns expressed by the Board at the workshop meeting on May 27th and to respond to staff review comments as follows:

- A submission was made under separate cover on June 3rd which addresses comments by the Development Review Coordinator mostly dealing with drainage issues.
- A copy of a letter addressed to Bill Goodwin requesting a determination of adequate sewer capacity is attached.
- The Site Plans are revised as follows:
  1. The Forest Avenue parking lot was revised by eliminating two parking spaces to reduce the lot from 24 to 22 spaces and thereby reducing the overall parking count from 73 to 71. One space was converted to a landscaped island near Forest Avenue to enable us to preserve a large 28 in. Norway Maple which provides a visual screen towards Forest Avenue. A second space was combined with the Handicap access aisle that was widened to also serve as a turning stall for trucks making deliveries.
  2. Additional landscaping has been added on the Forest Avenue end of the building to provide additional screening and some additional trees are being preserved along the boundary with Rite Aid. Additional landscaping was also added to the Stevens Avenue buffer.
  3. The existing brick sidewalk along Forest Avenue is proposed to be replaced with concrete and a concrete sidewalk is also proposed adjacent to the existing granite curb along Poland Street where none currently exists.
  4. The proposed building footprint is revised to reflect the removal of the exterior walkway outside the dining area along Poland Street. Due to set back constraints and structural conflicts this will now be handled inside the structure.
  5. An additional plan is included which is the Subdivision Recording Plat as well as the Condominium Plat and has the signature block for the Board to endorse if they approve the project.

We are looking forward to attending the public hearing on June 24th at which time we will present a rendering of the new addition that will show the proposed façade and demonstrate how the landscaping will provide screening to the Forest Avenue Vista.

Please call me with any questions, comments or requests for additional documentation.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

cc: Denise Vachon, The Park Danforth
Ed Kelley, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins & Thompson
Dennis Landry, Allied Construction

ATTACHMENT C-3

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

May 13, 1997

3042

Sarah Hopkins and Richard Knowland
Department of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth/Proposed Addition

Dear Sarah and Rick:

On behalf of my clients The Park Danforth and Home for the Aged who jointly own and operate the elderly housing project know as The Park Danforth at 777 Stevens Avenue, I am pleased to submit their Application for a Site Plan, Subdivision and Conditional Use Permit to construct an addition to their existing facility.

We previously appeared before the Planning Board on February 25, 1997 to discuss a proposed text amendment we were seeking to allow us to increase our density in the R-6 zone within which we are located. The text amendment was endorsed by the Board and went on to be approved by the City Council on April 9, 1997.

Based in part in that text amendment we are herewith proposing to expand the facility that currently houses 106 congregate care apartments in a 7-story structure. We seek to add 17 new congregate care apartments and 37 assisted living units by constructing a 3-story addition attached to the existing building extending along Poland Street towards Forest Avenue. A letter from the owner's attorney, Melissa H. Murphy, which gives a more detailed description of the density calculation, will be delivered under separate cover.

I have included a copy of a letter from Denise M. Vachon the administrator for The Park Danforth that provides background information on the project and explains the ownership and mission as well as listing all permits they must obtain. Attached with her letter is a letter from Fleet Bank indicating their interest in providing project financing. She also lists the various consultants assisting her in this effort including New Life Management, their development consultant; EGA Architects, their architectural designer; and Allied Construction, their general contractor.

The project occupies a lot bounded by Stevens Avenue, Poland Street and Forest Avenue and includes a total land area of 2.53 acres (110,089-sq. ft.). A copy of the deed to the property is included with the letter from Denise Vachon (referenced above).

The project is defined as an "intermediate care facility" for zoning purposes and as such requires a Conditional Use Permit in the R-6 zone. In addition to Site Plan Approval, we are considered multifamily housing and thereby also require Subdivision approval.

According to R-6 zoning standards we are limited to 40% maximum building lot coverage. Our actual coverage with the addition will be 28%. The maximum impervious area allowed is 70% and we will be at 65% with the addition.

Parking will be expanded to accommodate our expansion as follows: the existing 24 space lot near Forest Avenue will be relocated to accommodate the addition and will remain at 24 spaces. The front lot near Stevens Avenue currently contains 26 spaces for a total of 50. We are proposing to expand the Stevens Avenue lot by 23 spaces for a project total of 73 spaces. The ordinance requires 52.

A traffic study for the project was conducted by Tom Gorrill of Deluca Hoffman Associates and is attached. In general it cites the left turn onto Forest Avenue as a difficult situation which will remain, however, this is typical on arterial streets and a traffic light is not warranted here. He also reviewed parking needs and found them to be adequately addressed.

We have provided for pedestrian walkways to continue to provide residents with access to parking and adjacent streets. Staff discussions have brought up the issue of a sidewalk on Poland Street where none currently exists. The residents of the facility would probably not make use of it and due to the fact that it would reduce the amount of green space along Poland Street we would prefer not to build one.

In general the site will continue to drain as it does now through a series of catch basins and storm drain pipes connecting to the separated system in Forest Avenue. We will be relocating a section of the storm drain along Poland Street to avoid interfering with the new addition and we will add a few catch basins in the rear parking lot. A hydro brake will be installed in the system to provide detention of peak flows. A drainage study is attached which provides more details of the proposed system and its function.

Other utilities including water, sewer and gas will be rerouted from their current location to go around the proposed addition and re-connect in Poland Street closer to Forest Avenue. Electric, telephone and TV Cable will maintain their existing service entrance location.

Trash is currently handled by an inside compactor that is emptied several times a week. The schedule for future removal will be adjusted as necessary to accommodate the addition. No external dumpster is proposed.

Landscaping has been proposed to enhance the proposed addition as well as to improve some of the buffering around the perimeter. Several trees along Poland Street and Stevens Avenue will be removed and relocated as feasible. New trees are to be added to supplement those remaining.

Lighting will be relocated and added as necessary to illuminate the expanded parking.

I have attached 7 sets of plans and documents herewith for your review prior to the workshop meeting on May 27th. A check for $1,675 is also included to cover the Site Plan and subdivision fees. I understand you will determine the required Engineering Review fee and we will pay that at a later date.

LAND USE CONSULTANTS INC

I trust you will find this submission complete and if you have any questions or need additional documents, please call me.

Sincerely,

David A. Kamila

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure
Cc: Denise Vachon, The Park Danforth
Ed Kelly, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins Thompson, Hinkley & Keddy
Pete Pelletier, Allied Construction

DATE May 15, 1997
TO Rick Knowland
City of Portland Planning Department
FROM Denise M. Vachon, Adm.

RE: The Park Danforth Proposed Addition
Square Footage

I received a call from David Kamila advising me that you had requested information relative to the square footage involved in this project. In response, the architect on this project represents to me in a memo dated 5/13/97 that new construction on the first floor involves 15, 891 sf. This square footage includes all of the expansion of the footprint, and therefore should represent the increase in ground coverage (new footprint) involved in the construction. This includes the walkway that will abut the dining room for resident foot traffic from the first floor apartments to the main lobby. New construction on the second floor involves 13, 813 sf whereas two new apartments will be constructed over existing square footage (above the existing kitchen), and new construction on the third floor involves 11,538 which abuts existing building with no ancillary construction. We will be creating a 2,211 sf basement area beneath the first floor, within the area described above.

In addition to the new construction, we anticipate renovating some of the existing space for change in use and in order to accommodate the connection of the existing to the new. Renovated spaces include the following:

1st Floor - Renovations to Dining Room and Commercial Kitchen, demolition of Butler Room (3,311 sf)
2nd Floor - Conversion of six congregate apartments to 10 Assisted Living Units and AL Administration area, and to connecting corridor to expansion (4,468 sf)
3rd Floor - Conversion of one apartment to common area and connecting corridor to expansion (915 sf)

I hope you find this information helpful. Please call if I can be of further assistance. Thank you for your assistance with this Site Plan application.

C-7

[illegible]

May 12, 1994

Denise Vachon, Administrator
The Park Danforth
772 Stevens Avenue
Portland, ME 04103

Re: Renovation and Addition to Park Danforth Elderly Housing
Sub: Square foot calculations

Dear Denise,

The current project areas as per the Design Development submission have been measured via the computer aided drawings with the following results:

	Area in Square Feet
• FIRST FLOOR AREAS: 19,100 Square Feet	
Existing Renovated Area*	* 3,[illegible]
New Construction	[illegible]80]
• SECOND FLOOR AREAS: ** 17,953 Square Feet	
Existing Renovated Area**	** 4,488
New Construction	13,[illegible]
• THIRD FLOOR AREAS: 12,453 Square Feet	
Existing Renovated Area*	9[illegible]5
New Construction	11,558
• BASEMENT AREAS:	
New Construction	2,[illegible]1
TOTAL PROJECT AREA: 52,047	
Total Existing Renovated Area	8,694
Total New Construction	43,353

* Does not include work in existing mechanical equipment room.
** Does not include work at new common area above entry canopy.

We typically would expect to see minor adjustments in these areas as the project evolves into the final construction documents. Please call if you have any questions.

Respectfully,

William G. Grover, AIA
Project Architect

C-8

The Park Danforth

May 13, 1997

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

RE: The Park Danforth/Proposed Addition

Ladies and Gentlemen,

Keeping with its mission and tradition, The Park Danforth submits for your review and approval a combined Site Plan, Subdivision and Conditional Use Application for a proposed addition to its facility.

The Park Danforth is a not-for-profit organization comprised of two corporations -- The Park Danforth and Home for the Aged --dedicated to providing high quality housing and services to those 60 years of age and older. The organization's mission is to provide housing and services that enhance a person's quality of life, respect personal dignity, and accommodate the need for privacy and self-determination. In doing so, we aim to respond to the individual's changing needs brought about through aging.

This organization has been privileged to serve the Greater Portland community since 1881, first at its original location at Park and Danforth Streets and, since 1985, at 777 Stevens Avenue. The current facility offers 106 apartments designed specifically for seniors. Seventy of the apartments are available under the U.S. Department of Housing and Urban Development (HUD) Section 8 program. Thirty-six units are offered for private rental at below-market rates without regard to maximum income limitations.

OWNERS: As a Condominium Association, the Owners of the property are The Park Danforth and Home for the Aged, both 501(c)(3) organizations. Governance is provided by Boards of Trustees. Attached hereto, please find a list of the Trustees serving these organizations.

PROPOSED USES: Home for the Aged d/b/a The Park Danforth proposes to broaden its capacity to serve the seniors of this community with a three-story physical expansion of the current facility. With the expansion, in its entirety, The Park Danforth will offer a total of 160 living units, all of which meet the definition of special needs independent living units (SNILU) under Sec. 14-47 of the City of Portland's Land Use Code.

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

PROPOSED USES: (con'd)
The complement of unit types at completion is as follows:

106 existing Congregate Housing apartments	(70 HUD Section 8; 36 Market Rate)
17 new Congregate Housing apartments	(all Market Rate)
37 new Assisted Living units	(to house up to 38 residents; 20 Medicaid-assisted; 17 Market Rate)

The new congregate housing apartments will be located on the first and third floors in the newly constructed area. The Assisted Living program will occupy the existing South wing of the second floor and will connect to the second floor of the new construction. The Assisted Living program will offer a menu of services at an enhanced and complimentary level to those offered in the apartments. The Assisted Living program is, in concept and design, intended to be a continuum of culture and environment, as well as service, to the residents of The Park Danforth and the Greater Portland community at large.

The expansion will require that seven existing apartments be relocated to the newly constructed first and third floors to make way for the Assisted Living program on the second floor.
The Assisted Living program will be contain 36 single-occupancy units and one unit is being designed to provide adequate living space for two related residents to share. Each single-occupancy unit is designed as a studio, and will feature a combined sleeping and living space. Most will be of sufficient size as to accommodate separation of these spaces with personal furnishings and other moveables. Each unit will also be fitted with a kitchenette, though no stoves or burners will be designed in as the program offers three meals per day. Each unit contains private bathroom facilities.

The Assisted Living program is being designed to meet State of Maine licensing criteria as a Residential Care Facility. The Park Danforth has been granted conditional approval for 20 units of Medicaid subsidy, which will assist the organization in providing a continuum of care and service to its low-income residents as well as to those who can afford to pay privately. The program meets the definition of Intermediate Care Facility, a conditional use in the R-6 Zone. In addition to residential units, this program will feature its own Dining Room, Living Room/ Activities area, specialized Bathing area, a Country Kitchen and two staff areas.

The program will be staffed 24-hours per day with certified or licensed personnel, and is designed to provide personal assistance to its occupants on an as-needed basis, although it is not designed to provide the more intense medical services provided in a nursing care setting.

REGULATORY APPROVALS: Following is a list of Local, State, and Federal regulatory approvals to which this facility is (c) or will be subject:

Local:	Food Service License	annual (c)
	Fire Department review	prior to opening
State:	Elevator Certificate	annual and (c) prior to opening
	Beauty Shop License	annual (c)
	State Fire Marshall review	by 6/30/97
	State of Maine Bureau of Elder and Adult Services	
	Licensure of Assisted Living Program	prior to opening
	Certification of Congregate Housing Units	upon devt of appropriate regs and process
Federal:	U.S. Department of HUD	
	Approval of Major Capital Addition (expansion) (as condominium mortgage holder, and by regulatory agreement)	by 6/30/97

FINANCIAL/ TECHNICAL CAPACITY:

Financial Capacity: Home for the Aged d/b/a The Park Danforth maintains its primary banking relationship with Fleet Bank of Maine. At our request for the purpose of applying for Medicaid, Fleet Bank provided a letter indicating its interest in negotiating the construction financing of this project. (A copy of the letter is attached).

Since that time, Fleet Bank has offered Home for the Aged an attractive proposal for construction financing. In the Term Sheet, Fleet Bank has also indicated its interest in and willingness to provide short-term permanent bridge financing should permanent bond financing be unavailable until some time following completion of construction. Peoples Heritage Bank and Key Bank of Maine have offered similar proposals and Term Sheets for the consideration of the Board of Trustees.

Further, New Life Management and Development of Mount Laurel, NJ serving as the Development Consultant to Home for the Aged on this endeavor has developed a 10-year financial proforma which indicates that the increase in the economies of scale provided by the proposed expansion will enhance the organization's financial strength and further its ability to serve low-income residents.

FINANCIAL/ TECHNICAL CAPACITY

Professional Consultants:

New Life Management and Development Inc. of Mount Laurel, NJ is a full service consulting firm specializing in the development of senior living and health care environments. *New Life* offers assistance in strategic planning, feasibility analyses, marketing, financing, new construction and renovations, and full facilities operating management. *New Life* was retained by Home for the Aged in July, 1996.

Englebrecht and Griffin Architects (EGA) of Newburyport, MA specializes in the design of Assisted Living and Continuing Care Retirement Communities. EGA has been assisting Home for the Aged in its consideration of this expansion since November, 1994. As subcontractors to the architect, *Becker Engineering* is providing the structural engineering services; *Russell Martin Engineering* is providing the mechanical engineering services; and, *Lawrence Bartlett* is providing the electrical engineering services. *Eastern Fire Protection* is being retained for the engineering of the fire protection system.

Land Use Consultants of Portland, ME is providing the technical assistance and counsel for the development of the Site Plan, including all the technical issues associated therewith.

Land Survey services are provided by *Larry Slaughter*, Professional Surveyor of Lewiston, ME. Mr. Slaughter provided the original land survey in 1983 for the construction of the existing facility.

DeLuca-Hoffman Associates, Inc. of South Portland, ME has conducted the traffic and parking analysis for this submission.

Lisa Whited Planning and Design of Portland, ME is providing Interior Design services to the Owner and Architect on this project.

Allied Construction of Scarborough, ME is a professional building construction and construction management firm providing this organization with pre-construction planning, construction budgeting and scheduling services. With the assistance of *Allied Construction*, value engineering will occur during design development.

Perkins Thompson Hinckley and Keddy of Portland, ME is legal counsel to Home for the Aged.

FINANCIAL/ TECHNICAL CAPACITY

Administrative Capacity:

The Administrator of Home for the Aged and The Park Danforth, Denise M. Vachon has been employed by the organization since 1983 and holds a current State License (#AD452) as a Nursing Home Administrator. Ms. Vachon is a graduate of the University of Southern Maine and earned a Bachelor of Arts degree having majored in Social Welfare with a concentration in Gerontology. Ms. Vachon has served several housing or health care organizations during her 19-year career of serving seniors and their families. As a Social Worker and as an Administrator, Ms. Vachon has earned a reputation of serving her residents with care and respect, honoring their strengths and supporting their limitations, always with a focus on preserving their personal dignity and individuality.

Bruce A. Rutter is the Assistant Administrator for Finance and oversees the Accounting services of the organization. Mr. Rutter has been with The Park Danforth since 1988 and has shepherded the significant changes to the accounting system over the past eight years. Mr. Rutter is pursuing his Accounting degree at University of Southern Maine.

Richard V. Brown has served the organization for nearly 20 years in various capacities. For the past ten years, Mr. Brown has occupied the position of Assistant Administrator for Operations. In this capacity, he supervises the Maintenance and Housekeeping Services and the Emergency Staff. He also serves as Marketing and Rental Agent for the organization.

The Park Danforth maintains membership in the following industry associations. Administrative staff regularly participates in the educational programs and networking opportunities offered.

*American Association of Homes and Services for the Aging (AAHSA)
*Northern New England Association of Homes and Services for the Aging (NNEAHSA)
*Assisted Living Facilities of America (ALFA)
*Maine Health Care Association Shared Services Cooperative (MHCASSC)
*Southern Maine Food Buyers Association

APPLICANT'S TITLE, RIGHT, AND INTEREST IN THE PROPERTY: The property located at 777 Stevens Avenue, Portland, ME has been occupied by the facilities of The Park Danforth and Home for the Aged since opening in March, 1985.

The Owner holds a Quitclaim Deed with Covenant which precisely describes the boundaries located at 777 Stevens Avenue, Portland, ME as registered at the Registry of Deeds, Cumberland County, Maine and as recorded in Book 5055 Page 258. The property presently consists of a two-unit condominium described in Declaration of Condominium registered at Book 6354, Page 119.

The Mortgage Note on Condominium H, owned by The Park Danforth, is held by the U.S. Department of Housing and Urban Development. The Mortgage Note on Condominium M, owned by Home for the Aged, is held by Fleet Bank. Each mortgage note is a "first mortgage" by virtue of the Condominium Association.

On behalf of the Board of Trustees of The Park Danforth and Home for the Aged, thank you in advance for your consideration of this application. Your approval will allow The Park Danforth to further its mission and desire to respond to the individual's changing needs brought about through aging. Should you need any further information, please feel free to contact me.

Sincerely,

Denise M. Vachon
Administrator

ENC.

CC: David Kamila
Melissa Hanley Murphy
Ed Kelly
John Opperman
Peter Moynihan

THE PARK DANFORTH/HOME FOR THE AGED
REPORT OF THE NOMINATING COMMITTEE: 1997

The Nominating Committee presents the following Slate of Officers for The Park Danforth and Home for the Aged:

	The Park Danforth	Home for the Aged
President	Peter Moynihan	Peter Moynihan
1st Vice President	Meredith Tipton	Meredith Tipton
2nd Vice President	N/A	Richard McGoldrick
Secretary	Robert Vitalius	Robert Vitalius
Treasurer	John Fridlington	John Fridlington
Assist Treasurer	N/A	Diana Huot

****

The Nominating Committee places in nomination the following individuals as Trustees of The Park Danforth and Home for the Aged:

THE PARK DANFORTH

G. William Allen
Kathy Berardelli
Joseph Brannigan
Judy Coburn
James DiVirgilio
James Donovan
Anthony Forgione
John Fridlington
Diana Huot
F. Stephen Larned
Richard McGoldrick
Peter Moynihan
John Opperman
Susanne Sinclair
Cynthia Milliken Taylor
Meredith Tipton
Robert Vitalius

HOME FOR THE AGED

Class of 1998	Class of 1999	Class of 2000
James DiVirgilio	Joseph Brannigan	G. William Allen
John Fridlington	Anthony Forgione	**Kathy Berardelli**
F. Stephen Larned	Diana Huot	Judy Coburn
Cynthia Milliken Taylor	John Opperman	**James Donovan**
Meredith Tipton	Susanne Sinclair	Richard McGoldrick
Robert Vitalius		Peter Moynihan

The Class of 2000 is the one needing re-election at this time. (The current terms of current Trustees expire in 1997).

ThePark Danforth

C-14
5-7-97

The Park Danforth

Density Calculations

	w/o text amendmt		w/ text amendmt
	110,089		110,089
106 exist'g @ 1000sf	<106,000>		<106,000>
20% density credit	21,200		21,200
	25,289		25,289
36 Asstd Liv			
1st 25	<8,000>	1st 35	<8,000>
11 addl	<3,850>	3 addl	<1,050>
	13,439		16,239
New Apartments			
1st 3 @ 1000sf	<3,000>		<3,000>
20% density credit	600		600
next 11 @ 1200sf	<13,200>	next 14	<16,800>
20% density credit	2,400		3,360
Net Sq Footage	239		399
	*******		*******
YIELD	14 APTS		17 APTS
	36 ALUs		38 ALUs

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

ATTACHMENT D-1

DRAFT

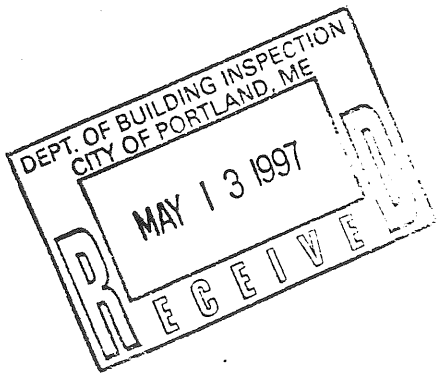
TRAFFIC/PARKING STUDY
FOR
PARK - DANFORTH HOME FOR THE AGED
PORTLAND, MAINE

PREPARED FOR:

PARK - DANFORTH HOME FOR THE AGED
777 STEVENS AVENUE
PORTLAND, MAINE 04103

PREPARED BY:

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106



FEBRUARY 1997

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The following Executive Summary is prepared for the reader's convenience but is not intended to be a substitute for reading the full report.

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine as shown on Figure 1 following this page. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

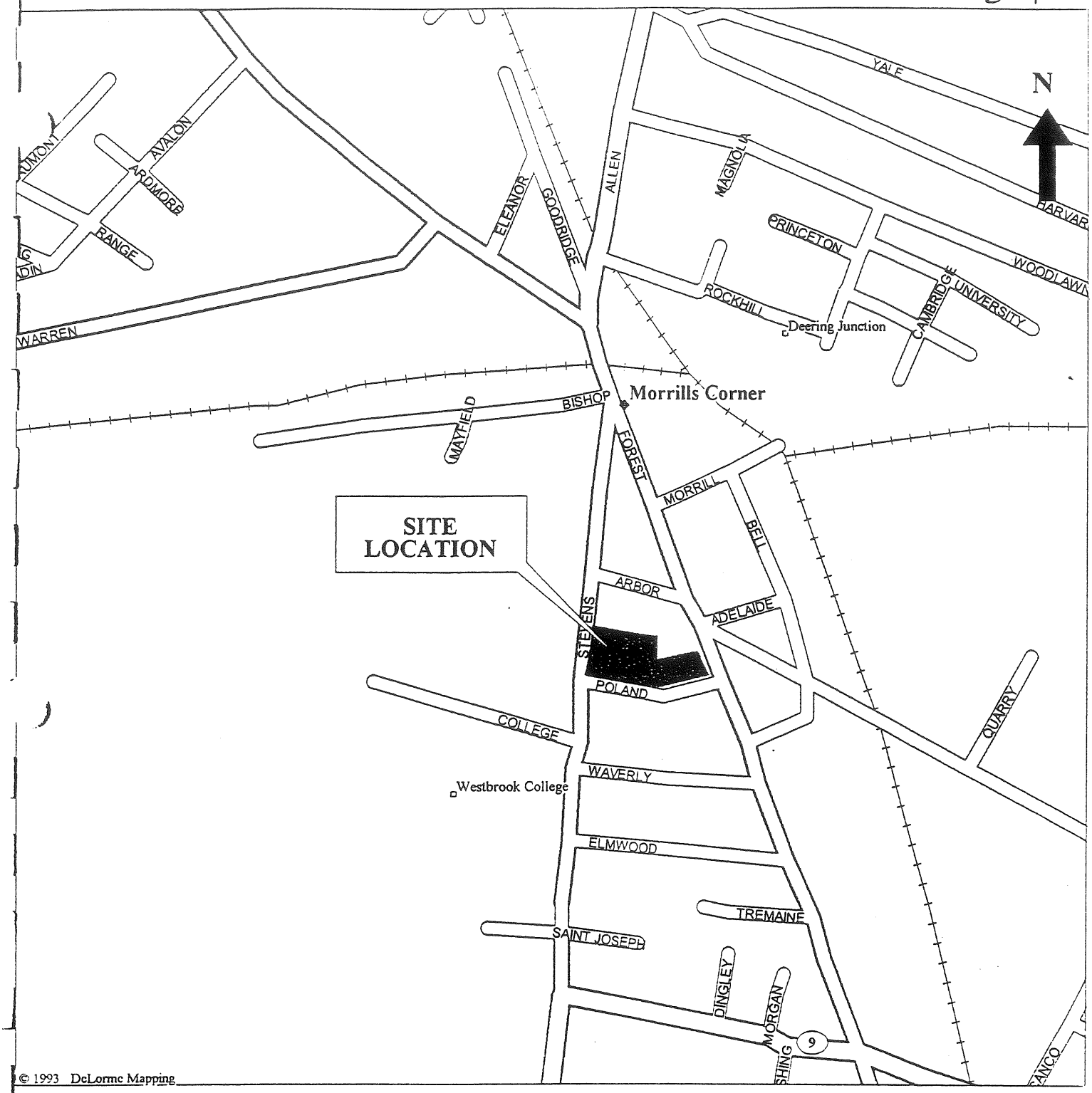
The purpose of this evaluation is to estimate the traffic impact of the development on the street system and determine if the proposed parking supply will accommodate the increase. The following is a summary of the major findings of this evaluation:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.



LEGEND

- Geo Feature
- Town, Small City
- US Highway
- Population Center
- Street, Road
- Major Street/Road
- State Route
- US Highway
- Railroad
- River

Scale 1:7,031 (at center)

500 Feet

200 Meters

PORTLAND, MAINE
Mag 16.00
Tue Feb 25 10:28:59 1997

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

FIGURE 1

I. INTRODUCTION

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

II. DATA COLLECTION

To establish existing traffic patterns at the driveways and surrounding roadways and to determine the existing parking demand, DeLuca-Hoffman Associates, Inc. performed the following data collection:

- A turning movement count was performed on Tuesday, February 18, 1997 from 3:30 p.m. - 5:30 p.m. at the three driveways.
- A parking inventory count from 9:00 a.m. - 6:00 p.m. in one hour intervals was also performed on the above date.

III. EXISTING CONDITIONS

Based on the data collection effort including turning movement counts and parking inventory counts, the existing traffic volumes/distribution and parking demand was determined. The p.m. peak hour was determined to be 4:30 p.m. - 5:30 p.m. The existing on-street traffic volumes were adjusted seasonally to the 30th highest hour to arrive at 1997 design hourly volumes (DHV). Figures 2 and 3 in Appendix A graphically show the raw counts and DHV respectively.

In addition to the turning movement counts, DeLuca-Hoffman Associates, Inc. also performed a parking inventory count. Bar charts were prepared to summarize the parking demand and are included in Appendix B of this report.

IV. TRIP GENERATION

The proposed development consists of an additional 15 congregate care units and 36 assisted living units in a new 3 story addition attached to the easterly side of the existing structure. The Institute of Transportation Engineers (ITE) Trip Generation publication, 5th edition, provides limited data on congregate care and elderly housing developments. Trip generation data for the two categories most closely matching this development are as follows:

Table 1
Trip Generation from ITE

Use	Number of studies	Average trip rate/unit P.M. peak hour of adjacent street traffic
LUC-252-Congregate Care Facility	2	0.17
LUC-253-Elderly Housing Attached	4	0.08

Due to the limited available data, DeLuca-Hoffman Associates, Inc. counted the existing 106 unit facility to determine a trip rate.

The counts focused on the p.m. peak hour of the adjacent street traffic since the p.m. peak hour is anticipated to be busier for the facility than the a.m. condition. The existing 106 congregate care units generated 11 trip ends* , consisting of 3 trips in and 8 trips out during the p.m. peak hour. Therefore, the existing 106 congregate care units yields the following trip rate.

11 trip ends = 0.104 trip ends/unit
106 units.

Based on the above calculation, the trip rate for the existing congregate care facility is 0.104 trip ends per unit during the p.m. peak hour, which is between the two ITE trip ratios shown in Table 1. Since the parameters of the few studies contained in Table 1 are unknown and the proposed 51 units will be similar to the existing, DeLuca-Hoffman Associates, Inc. used the calculated trip rate to determine the proposed trip ends. The following Table 2 summarizes the proposed trip ends.

* 1 Trip In plus 1 Trip Out = 2 Trip Ends

Table 2 Proposed Trip Generation		
Trip Rate (Trip Ends/Unit)	Proposed Units	Proposed Trip Ends
0.104	51	6

V. TRIP DISTRIBUTION

DeLuca-Hoffman Associates, Inc. has distributed the proposed trip ends based on the existing trip distribution as determined by the turning movement counts performed at the driveways. There are two driveways servicing the parking area from Stevens Avenue and one driveway servicing the parking area from Forest Avenue. Of the two driveways on Stevens Avenue, the southerly driveway is enter only with the northerly driveway designated as exit only. This study assumed these same restrictions in distributing the proposed traffic. The proposed trip distribution is shown graphically on Figure 4 of Appendix A.

VI. CAPACITY ANALYSIS

The purpose of this section is to determine and compare the levels of service for the three driveways for the No build and Build conditions.

DeLuca-Hoffman Associates, Inc. performed capacity analyses for the intersections contained in the study area which included the Forest Avenue site driveway and the Stevens Avenue northerly and the southerly driveways. The unsignalized intersections were evaluated using the Highway Capacity Software computer program. (See Appendix C for computer printouts)

The capacity analysis assesses the quality of traffic flow at intersections and provides a ranking based upon its delay and Level of Service (LOS). Level of service rankings are similar to the academic grading system where an "A" indicates very little delay and an "F" indicates very poor or extreme conditions. If the level of service falls below a "D", the intersection should be examined further to determine if it meets one or more of the warrants set forth in the Manual on Uniform Traffic Control Devices (MUTCD) for signalization. If a warrant is not met, then the lower level of service is satisfactory.

The following Table 3 summarizes the relationship between delay and level of service at unsignalized intersections:

Table 3 Level of Service Criteria for Unsignalized Intersections	
Level of Service	**Stopped Delay per Vehicle (sec)**
A	Up to 5.0
B	5.1 to 10.0
C	10.1 to 20.0
D	20.1 to 30.0
E	30.1 to 45.0
F	Greater than 45.0

The following Table 4 summarizes the capacity analyses performed for the No Build and Build conditions:

Table 4 Results of Unsignalized Capacity Analysis			
Approach	**Lane**	**1997 No-Build**	**1997 Build**
Stevens Avenue & Northerly Driveway (exit only)			
Northerly Drive. WB	Left/Right	C	C
Overall		A (0.1 Sec.)	A (0.1 Sec.)
Stevens Avenue & Southerly Driveway (enter only)			
Stevens Ave. SB	Left	A	A
Overall		A (0.0 Sec.)	A (0.0 Sec.)
Forest Avenue & Site Driveway			
Driveway EB	Left/Right	F	F
Forest Ave. NB	Left	B	B
Overall		A (0.1 Sec.)	A (0.1 Sec.)

The above summary shows the level of service at the driveways will not change with the expansion. The Forest Avenue driveway has a level of service F under both the no build and build conditions. This level of service is typical of minor street approaches to busy roadways and DeLuca-Hoffman Associates, Inc. has determined that the driveway does not meet warrants for signalization. Therefore, no mitigation measures are proposed for this location.

VII. PARKING ANALYSIS

The parking analysis is based on the parking inventory count performed by DeLuca-Hoffman Associates, Inc. from 9:00 AM to 6:00 PM on Tuesday February 18, 1997 at both of the existing parking lots (See Appendix B). The parking lot located on Stevens Avenue currently has 26 parking spaces available. This parking lot is primarily reserved for residential and handicap parking only. The Forest Avenue parking lot has 24 parking spaces available and is unrestricted. Thus, a total of 50 spaces are provided today.

Based on the parking inventory, DeLuca-Hoffman Associates, Inc. determined that the Forest Avenue parking lot was fully occupied during the peak noontime hour and had 3 additional vehicles parking in undesignated areas. The Stevens Avenue parking lot had 23 parking spaces occupied during its peak in the early evening. However, earlier in the day there were vehicles such as a bus and ambulance parked in the fire lanes that created the same peak of 23 vehicles on the lot. At no time during the parking inventory were vehicles associated with the facility observed on the adjacent roadways.

To determine the overall peak parking demand, the demand for each individual parking area was combined. This yielded a peak demand of 50 spaces, the capacity of the existing lots, which occurred at noontime. This combined demand is shown graphically on the bar chart contained within Appendix B. The demand yielded a parking demand ratio as shown below:

$$\frac{50 \text{ spaces}}{106 \text{ units}} = 0.472 \text{ spaces per unit}$$

Based on the calculation above, the proposed development would require the following number of parking spaces:

$$\frac{0.472 \text{ spaces}}{\text{unit}} \times 51 \text{ units} = 24 \text{ spaces}$$

As can be seen from the above calculation, the proposed parking demand will be an additional 24 spaces. The development is proposing to add an additional 26 spaces to its Stevens Avenue parking area. This exceeds the proposed parking demand by a total of 2 spaces.

VIII. CONCLUSIONS

The following conclusions are made based on the information presented in this study:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.

ATTACHMENT E

T·Y·LIN INTERNATIONAL

To: Richard Knowland, Senior Planner

From: Thomas A. Errico, P.E.

Date: May 21, 1997

Subject: The Park Danforth Proposed Addition

Copy: William Bray, Deputy Director of Public Works

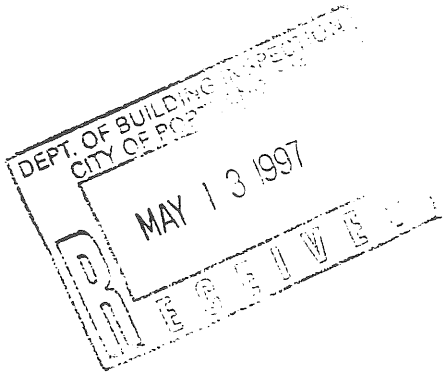
MEMORANDUM

In conjunction with the Park Danforth expansion project, I have reviewed the Traffic/Parking Study (Dated February 1997) prepared by DeLuca-Hoffman Associates, Inc. and the site plan prepared by Land Use Consultants, Inc. Based upon my review, I concur with the procedures, methodologies and conclusions contained in the Traffic Impact Study. In general the proposed project will not cause unsatisfactory traffic operating and safety conditions, and the parking supply will exceed the estimated demand, indicating adequate parking provisions. However, an investigation into the accident history in the vicinity of the project site driveways should be performed to ensure unsafe conditions do not exist. Additionally, an explanation should be provided describing the type of vehicles used for deliveries and how they maneuver on-site.

ATTACHMENT F-1

3042

May 13, 1997



STORMWATER MANAGEMENT AND EROSION CONTROL REPORT

The Park Danforth
777 Stevens Avenue
Portland, Maine

Land Use Consultants, Inc. is submitting plans and drainage calculations on behalf of The park Danforth for a proposed three (3) story addition to the existing seven (7) story building. The 2.5 acre site is located adjacent to Poland Street between Stevens Avenue and Forest Avenue. The existing seven (7) story brick building includes 106 residential dwelling units and a small detached garage with a main parking lot along Stevens Avenue and a supplementary parking lot in the rear with access from Forest Avenue.

Drainage for the present site is collected with several existing catch basins around the building which discharge into a separated storm drain in Forest Avenue. No stormwater detention methods are implemented for the existing site. Most of the existing storm drain pipes are installed with flat slopes typically less than 0.5% due to the available invert elevation at Forest Avenue. Drainage patterns for the existing site are depicted on the Pre-Development Drainage Sketch Plan showing 11 small drainage subcatchment areas corresponding to each catch basin or sub-drainage area. These subcatchments combine in the existing storm drain system to determine the total discharge from the site at the point where runoff enters the Forest Avenue storm sewer (Reach#11). Due to the small site and subcatchment areas a variation of the "Rational Method" was used to predict peak runoff rates from the site. Runoff calculations were performed with HydroCAD 4.51 software using the "Modified Rational Method".

The proposed site includes a large three (3) story addition to the existing building, thus increasing the number of dwelling units to 161. The existing parking area in the rear of the building will be relocated as shown to account for the new addition. The parking area along Stevens Avenue will be expanded to provide extra parking for the additional units. As a result of the proposed changes, the total impervious area is increased from 1.2 acres to 1.6 acres for the developed site. This increase in impervious surface resulted in a modest (15±%) increase of stormwater peak flow rates from the developed site. Due to the limited amount of large open areas available a conventional detention pond is not feasible for this site. In order to provide adequate flow control for this project we are proposing to install a hydro-brake vortex valve in the new storm drain line. The existing system was evaluated for potential storage capacity for detention volume using the existing structures and pipes. The system was determined to have adequate storage for the 25 year storm. However, a 24 inch diameter storm drain was added at the end of the line to provide additional capacity and to provide immediate and close storage for small storms such as the one or two year storm events.

Proposed drainage patterns for the developed site are similar to the existing conditions. The Post-development Drainage Sketch Plan shows the proposed site divided into 10 subcatchment areas which discharge to the Forest Avenue storm sewer. Reach #11 is the point of comparison to the pre-development calculations since this point represents the total combined flow from the

developed site and includes the resultant peak flow rates after considering the flow attenuation contributed by the in-line hydro brake.

The results of our drainage calculations are indicated in the Summary Table below. With the addition of the on-line hydro brake the peak runoff rate will be slightly reduced to below the existing peak flow rates for the 2, 10 and 25 year storm events. The calculations and supporting material are included in the Appendix. In order to save on paper and reproduction volume a full report and summary was generated for the 25 year storm event only for the pre-developed and post-developed conditions. A brief summary of each of the subcatchments, reaches or structures only will be listed for the 2 year and 10 year storms.

Summary Table

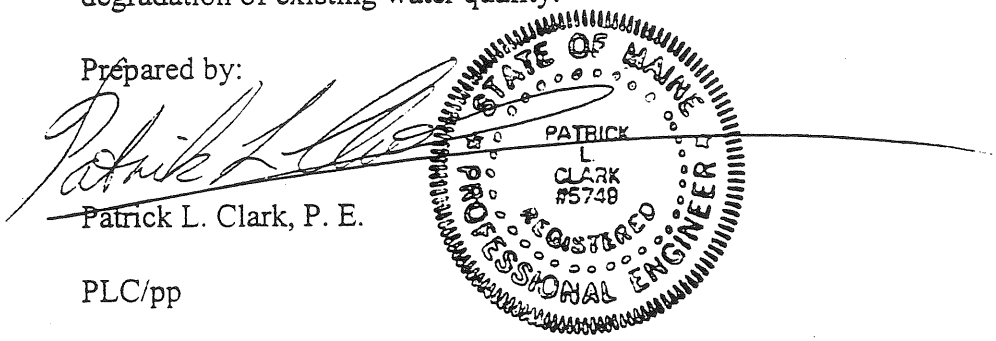
Storm	Existing (cfs)	Developed (cfs)
2 year	4.26	3.89
10 year	5.99	5.81
25 year	7.01	6.80

(The rates indicated above are the combined peak flow rates evaluated at Reach #11)

Erosion Control measures are limited to siltation fencing around the perimeter of the site and hay bale sediment barriers around the catch basins as shown on the Post-development Drainage Sketch.

It is our conclusion that the proposed storm drain and hydro brake system will provide adequate control of stormwater runoff from the site without producing any significant downstream impacts. We feel that the proposed measures, if properly constructed and maintained, will be sufficient to control stormwater runoff and erosion from the proposed site without significant degradation of existing water quality.

Prepared by:



Patrick L. Clark, P. E.

PLC/pp

Enclosure: Pre-Development Drainage Sketch (11 in. x 17 in.)
Post-Development Drainage Sketch (11 in. x 17 in.)
Appendix (with calculations)

F-6

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Lient, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

June 3, 1997

3042

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, Me 04101

The Park Danforth Expansion – Response to Comments by Development Review Coordinator.

Dear Rick:

The following responses are offered in reply to comments recently received from Jim Wendel Development Review Coordinator, dated May 27, 1997. The responses are numbered in the same order corresponding to the review comments as follows.

1. The review commentary offered regarding flow lengths and subsequent determination of time of concentration is a somewhat philosophical debate issue that most likely has no definitive conclusion. I offer the following response in defense of the methodology used.

   Time of concentration is generally defined as the actual time required for a particle of water or raindrop to travel through a watershed or subcatchment from the hydraulically most distant point in the watershed to the outlet or design point and theoretically represents the last raindrop within the watershed to arrive at the outlet point. The time associated with this unique travel path represents the amount of time required for all areas within the watershed to contribute runoff to the outlet point. There are many variables involved including roughness or resistance to flow, length of flow, flow regime, watershed coefficients or curve number, slope, vegetation, soil type, watershed size and rainfall intensity. Clearly, there are endless possibilities and assumptions which can be made by a design engineer in an attempt to simulate the theoretical time of concentration required to offer some reasonable assurance that the watershed in question is well represented. Such assurances are not gained through strict rules of thumb, limited length of flow components, or even through empirical data or research. The most valuable resource for predicting reasonable results under such a variety of conditions is experience. The experienced designer must be aware of the various components of a particular watershed and produce reasonable assumptions within the guidelines of acceptable practices and methodology and have some understanding of how these assumptions or changes to these assumptions affect the results.

   The sheet flow components for existing subcatchments 1, 2, 3 and 8 of 80 ft., 180 ft. , 90 ft. and 80 ft. and for developed subcatchments 1, 2, 3 5, 6 and 8 of 80 ft., 180 ft., 90 ft., 100 ft., 60 ft. and 90 ft. respectively are within acceptable ranges in accordance with current methodologies. Furthermore, the time of concentrations of only 1.7 minutes, 0.9 minutes, 1.7 minutes 1.8 minutes, for example, for some of the

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subcatchments in question are significantly less than the Rational Method minimum recommended T_c value, of 5 minutes and should not be considered long. Although, the argument can be made that certain topographical features may exist that will prevent the sheet flow component from being as long as the assumed lengths, this approach is somewhat theoretical. The actual determination of sheet flow is based on behavior or depth and not specifically related to length of flow path. Sheet flow behavior is exhibited for flow depth of up to 0.1 feet or 1 ¼ inches. Given the flat conditions and very small subcatchment areas used in the analysis for this site, I am confident that sheet flow behavior is dominant even for the 25 year storm event. The reference to the BMP manual recommendations of 150 ft for sheet flow is acknowledged but should also be understood to be only a guideline and is an overly conservative interpretation of the SCS Methodology which allows the designer to select sheet flow paths of up to 300 feet.

Finally, the designer must recognize the importance of each of the various parameters, assumptions and variables for each unique situation or site conditions. The relative importance of each of these inputs varies with the type of analysis being made. For this site, one should recognize that for a small site with very small subcatchments and using the Rational Method, that the time parameters have possibly the least influence since the runoff rate is mostly influenced by the water input or intensity and the roughness or coefficient. To illustrate this point I recalculated the runoff from the developed site for the 2, 10 and 25 year storm for which I arbitrarily assumed a time of concentration of 5 minutes for each of the 6 subcatchment areas in question. The results indicate a difference of only +0.03 cfs, +0.09 cfs and –0.02 cfs for the three storms respectively at the final disharge point (Reach 11). Based on a technology where the second decimal point is basically meaningless, the results and conclusions of the stormwater analysis would remain unchanged.

2. I agree that the post-development drainage plan includes a small 20 ft wide grass strip between the new addition and Poland Street which would not enter the new storm drain based on the proposed grading as shown. The subcatchment configuration shown originated as a result of an earlier preliminary scheme which included walk-out patios located in this grass area which included grades adjacent to the building of between 1 ft. to 7 ft. lower than the final grades as shown. This scheme was abandoned by the architects due to internal and structural constraints. The drainage calculations were not revised since the inclusion of this small additional area into the detention system would result in slightly conservative results.

   However, in order to specifically address your concerns, I have re-evaluated the pre-development and post-development calculations to include an off-site to account for the small amount of runoff which drains off-site to Poland Street. This additional subcatchment (subcatchment #11) was added to the analysis for the existing and developed site. Subcatchment #7 (post-development) was also decreased to remove the grass strip accordingly. These revised calculations lead to the same conclusion and drainage design with the end result being a small reduction in flow below the existing rates. Thus it is our conclusion that the small off-site contribution from this narrow grass strip is not significant.

The proposed grading shown in this narrow grass strip is intended to soften the elevation view along Poland Street and Forest Avenue. The first floor elevation is approximately 7 ft. above existing grade at the Forest Avenue end. The contours shown represent a mild 6:1 slope from the building to the property line. This flatter, gentle slope is preferred. A steeper 3:1 slope would be required to confine the runoff from this lawn area on-site.

3. Proposed roof drain connections were requested from the Architect but were unavailable at the time the calculations were performed. These actual locations are irrelevant provided that they connect to the new storm drain along Poland Street upstream from the control structure. The existing roof drain connections have been added to the enclosed sketch based on as built information provided by The Park Danforth. The minor difference between the boundaries for watersheds 3 and 4 for existing and developed sites is a drafting error. A corrected sketch for the existing site is enclosed.

4. The erosion control sketch plan has been added to the plan set on sheet #C5. A note has been added to the Site Plan Sheet C1 referring to Sheet 5.

5. A local manufacturer has agreed to provide a construction shop drawing for a hydro-brake or orifice for the proposed flow control structure.

The responses above have addressed the issues and concerns of the development review comments in detail. Revised calculations and plans have been included in the attached enclosures. If there are any remaining questions or comments which may be handled through telephone conversations, please call.

Respectfully submitted,

Patrick L. Clark, P. E.

PLC/pp

Enclosures:

cc: Jim Wendel

ATTACHMENT I

Commercial Real Estate

Fleet Bank

Mail Stop: ME PM P05L
Two Portland Square
P.O. Box 1280
Portland, ME 04104-5006
Fax 207-874-5355

January 6, 1997

Denise Vachon
Home for the Aged/Park Danforth
777 Stevens Ave.
Portland, ME 04103

RE: Home for the Aged

Dear Denise,

Fleet Bank is quite interested in pursuing the requested construction/permanent financing for the expansion of the building at 777 Stevens Ave., for the *Home for the Aged*. I have had the opportunity to review the initial package submitted to the Bank by *New Life*, and find that it generally meets our guidelines. I will be putting together a term sheet for your review over the next week.

Again, thank you for the opportunity to assist you. Please call me at 874-5376 with any questions..

Sincerely,

Norman L. Whiteside
Vice President

PLANNING REPORT #35-97

THE PARK-DANFORTH

VICINITY OF 777 STEVENS AVENUE
CONDITIONAL USE, SITE PLAN AND SUBDIVISION REVIEW

THE PARK DANFORTH, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

October 14, 1997

I. INTRODUCTION

Park Danforth requests revisions to their site plan in the vicinity of 777 Stevens Avenue. These revisions are modifications to the facility expansion which was approved by the Board on 6-24-97 (see Attachment A.) The modifications include a reconfiguration of the Forest Avenue addition, a redesign of the exterior facade and providing two additional assisted living units. Site plan, subdivision and conditional use approval will be required for the modifications. The revised site plan and building elevations are shown on Attachments B and C.

124 notices were sent to area residents.

II. FINDINGS

Zoning: R-6 Residential

Land Area: 2.53 Acres

Existing Use: 106 Congregate Care Apartments

	Approved	New Proposal
Proposed Use:	17 Congregate Care Apartments 37 Assisted Living Units	Same number 39 Assisted Living Units
Building Footprint:	15,891 sq. ft. (new construction)	13,~~209~~ 098 sq. ft. (new construction)
Floor Area:	43,353 sq. ft. (new construction)	41,437 ~~sq. ft.~~ 43,021 (new construction)
Parking:	71 (proposed); 50 (existing); zoning requires 52	

III. PROPOSED MODIFICATIONS

Please review the attached staff report which was distributed during the Board's earlier review. See Attachment G. It will serve to supplement the comments in this report.

Thirty-nine (39) Assisted Living Units are proposed, an increase of two from the earlier proposal. This increase was needed to accommodate higher than anticipated construction costs for the facility. The same number of congregate care apartments are proposed (17.)

A residential density calculation for the entire facility has been submitted (see Attachment D-1.) It indicates adequate land area for the additional units.

Exterior Elevations

The Board was sufficiently concerned about the overall design of the previous building addition that a condition of approval was incorporated in the approval requiring Board review of the final facade elevations.

Since the public hearing, the facade has been significantly modified. The curvilinear design has been replaced by a facade that is indented. This breaks up the rather expansive and flat facade (240 foot long) of the previous design. The new design includes horizontal and vertical bands, which creates more visual interest along the facade. Window openings along the second floor will be recessed providing further contrast. Generally the facade works well and is a significant improvement over the previous submission.

However, the submitted elevations do indicate the use of exterior insulated panels [EIFS] which has a stucco like appearance. EIFS would be used on the bands above the first and third stories, pilasters and the indented area around the second floor windows (see Attachment C-2.) Rather than using this type of material, we would suggest soldier coursing, pre-cast concrete or some other brick material. The EIFS has had a mixed review in terms of durability and design success. Applicant indicates that a colored rendering has been prepared and will be presented at the public hearing.

The Forest Avenue facade has been improved with additional windows and a portico giving it less of an institutional look than the previous design. Part of the banding treatment described above is continued along this facade.

Site Revisions

With the reconfiguration of the building addition, this has slightly altered the Forest Avenue side of the property. Seven (7) of the parking spaces have been shifted but the overall number within the parking lot (22) remains unchanged. The turnaround for delivery trucks has been shifted closer to Forest Avenue. Park Danforth has provided information on truck deliveries (see Attachment D-3) since the on site circulation seemed tight. The City Traffic Engineer has reviewed this submission, the site plan, and finds it acceptable providing that the Forest Avenue driveway radius is increased in size. The site plan has been revised accordingly.

A gazebo has been added to the Forest Avenue side of the property which complements the landscaped open space originally proposed. An elevation of the gazebo is shown on Attachment E-1. A walkway will connect the gazebo, the building and the parking lot. A 55-foot long retaining wall will be constructed near the gazebo. A railing/fence will be installed on top of the retaining wall (see Attachment E-2.) The wall will be made of segmented concrete blocks.

IV. 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 #35-97 relevant to standards for conditional use, site plan and subdivision regulations, and/or other findings as follows:

1. That the revised plan is in conformance with the conditional use standards of the land use code. 6-0 (Cole)

2. That the revised plan is in conformance with the site plan standards of the land use code. 6-0 (Cole)

3. That the revised plan is in conformance with the subdivision standards of the land use code. 6-0 (Cole)

Attachments:

A. Planning Board Approval Letter dated 6-24-97
B. Revised Site Plan
C. Building Elevations
D. Revised Submissions/Density Calculations
E. Gazebo Design
F. Staff Report of 6-24-97

ATTACHMENT A-1

CITY OF PORTLAND, MAINE

PLANNING BOARD

July 2, 1997

Ms. Denise Vachon
The Park Danforth
777 Stevens Avenue
Portland ME 04101

RE: The Park Danforth; 777 Stevens Avenue

Dear Ms. Vachon:

On June 24, 1997, the Portland Planning Board voted on the following motions regarding the proposed expansion of The Park Danforth in the vicinity of 777 Stevens Avenue:

1. The Board voted 7-0 that the plan was in conformance with the conditional use standards of the land use code.

2. The Board voted 7-0 that the plan was in conformance with the site plan standards of the land use code with the following conditions:

   i. That grading on the Poland Street side of the property be revised to be consistent with comments of the Development Review Coordinator's memo of 6-21-97 for drainage.

   ii. The applicant shall return to the Board with revised elevations of the easterly end of the north elevation, the easterly end of the south elevation and the easterly elevation (Forest Avenue side) for review and approval by the Board.

   iii. That the site plan be revised for city staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Avenue entrance.

3. The Board voted 7-0 that the plan was in conformance with the subdivision standards of the land use code.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #23-97, 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 1.7% 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 (874-8300 ext. 8722) 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,

Cyrus Y. Hagge, Chair
Portland Planning Board

ATTACHMENT D-1

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS
3042

September 23, 1997

Mr. Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth – Revised Final Plans

Dear Rick:

On behalf of The Park Danforth, I am pleased to submit the attached (7 sets) of Revised Final Plans which reflect a re-design of the three-story addition as prepared by the new Project Architect, Richard P. Curtis of Curtis, Walter, Stewart Architects of Portland, Maine. A new recording plat is also included which will require Board signature and recording in lieu of the previous signed plat.

The building is now rectilinear in design as opposed to the previous curvilinear design. New elevations and floor plans will be submitted by the architect under separate cover.

We have modified our site plans to accommodate the new building layout. No changes were made to the Steven's Avenue portion of the site. The parking lot expansion work has now been completed in that area to allow us to get underway on the new addition without undue delay pending Board approval at the October 14th meeting.

The plans now show 17 SNILU units and 39 Assisted Living units in addition to the 106 existing SNILU units which breaks down under the amended zoning text for the R-6 Zone as follows:

106 existing SNILU units @	1000 sq. ft.	=	106,000	sq. ft.		
Less 20% density credit		=	-21,200	sq. ft.		
	NET	=			84,800	sq. ft.
39 Assisted living units:	1st 35	=	8,000	sq. ft.		
	4 @ 350	=	1,400	sq. ft.		
	NET	=		.	9,400	sq. ft.
17 New SNILU units:	1st 3 @ 1,000 sq. ft.	=	3,000	sq. ft.		
	14 @ 1,200 sq. ft.	=	16,800	sq. ft.		
	Subtotal	=	19,800	sq. ft.		
Less 20% density credit		=	-3,960	sq. ft.		
	NET	=			15,840	sq. ft.
	Required Area	=			**110,040**	**sq. ft.**
	Actual Lot Area	=			110,089	sq. ft.

The new addition will create slightly less impervious area than the previous design therefore the existing drainage study is still valid. We revised the grading to account for the new building footprint as well as to address the conditional approval item 2.i which required us to prevent stormwater from draining directly to Poland Street. The granite tip-downs required under item 2.iii were installed during the Steven's Avenue parking lot reconstruction work that is now completed. As previously stated, revised architects plans and elevations will be submitted which should address approval condition 2.ii.

Please note that the rear parking lot entering from Forest Avenue still contains a total of 22 spaces which is the same number shown on the previous plan after removing one space to preserve the 28 in. maple tree near Forest Avenue. A second large maple on Poland Street is also proposed to be saved.

Utilities were modified slightly. A new 1,000 gallon grease trap is located by the garage to replace the existing one and a second electrical service will be installed underground on the Forest Avenue end of the new addition.

The driveway turn around was relocated closer to Forest Avenue and is approximately 10 ft. longer than the previous plan. The Owner will provide you with some data on truck deliveries under separate cover.

I trust you will find these plans have addressed the conditions and concerns expressed by the Board in their previous approval. I look forward to the meeting on October 14th when we will be present with the Project Team to discuss the plans in more detail.

Please call me with any questions or comments.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Denise Vachon, The Park Danforth
Ed Kelley, New Life Management
Dick Curtis, CWS Architects
Melissa Murphy, Perkins, Thompson, Hinckley & Keddy
Dennis Landry, Allied construction

D-3

The Park Danforth

October 1, 1997

Mr. Richard Knowland
Senior Planner
Department of Planning and Urban Development
City of Portland, City Hall
389 Congress Street
Portland, Maine 04101

RE: The Park Danforth Expansion
Delivery Vehicle Use and Traffic

Dear Rick,

In a recent conversation, you advised me that the Planning Staff has some questions about the frequency of deliveries and types of vehicles used for the same by our purveyors. I would like to respond to your questions in this letter.

First, as we discussed, the current schedule and system for delivery is likely to be different from the schedule and system we will have in place once the expansion is complete. This is relative to the change in the program that will occur as a result of the physical changes to the property.

CURRENT PROGRAM

As the program is today, we receive deliveries or service from purveyors virtually on a daily basis. Food deliveries are received three days per week. Vehicles range from small to medium sized box-container type trucks (for eggs, dairy, linen, paper). Most of the food deliveries arrive in the 10 foot delivery refrigerated vehicles. Occasionally, we have a food product or paper product delivered by large "semi-type" delivery vehicle, but my observation is that these are by exception and entirely at the discretion of the vendor. In addition, we have mechanical and other services rendered by technicians who arrive in standard van-type vehicles. Finally, we receive trash removal services from a vendor who utilizes in standard mechanized rear-loading trash removal vehicles.

Some purveyors drive in upon arrival, then use the parking lot to turn their vehicles around so facilitate driving out, cab first. Others drive in to the parking lot, turn their vehicles around in the lot, and back up to the service entrance (kitchen or mechanical room) so as to facilitate leaving the property cab first.

I have confirmed with the Food Service Director, Jay Cornish, that deliveries occur consistently between the hours of 9:00 a.m. and 3:00 p.m. Trash removal occurs at approximately 9:00 a.m. consistently.

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

FUTURE PROGRAM
In the future, as now, we will have the same basic types of deliveries.

Food deliveries may be more frequent due to the doubling of meals served. Mr. Gerrish estimates, at worst case, the number of deliveries will be twice as frequent, but that the truck sizes are not likely to change (increase). Additionally, he assures me that he has the ability to control the times of day that deliveries are made. He envisions that deliveries will continue to be received between the hours of 9:00 a.m. and 3:00 p.m. after the expansion, as now. However, we are open to the counsel of the Planning Staff if other times of day serve the Forest Avenue traffic flow and the community in a better fashion.

I have confirmed with Troiano Waste Removal that they can provide daily trash removal service to the property. This allows for one dumpster (to be located inside the building in the Trash Compactor Room) for the property. The vehicles used for trash removal will not change.

MOVE-INS/ MOVE-OUTS
Clearly, we cannot dictate by what means residents move in or out of our building. When we first opened in 1985, some resident moved in with the assistance of hired moving companies. However, in fairness, our experience tells us that the vast majority of residents move in or out with smaller U-Haul/Ryder Truck 4-wheeled box-vehicles.

To report to you that we will never have 18-wheeled trucks on site for any reason would be unreasonable. We are able to control the arrival of the majority of over-sized vehicles on site by time of day, and are prepared and willing to do so.

TURN-AROUND AREA
You will note upon review of the most recent design by CWS and the facsimile transmission from LUC dated 10/1/97 that the truck turn-around area is in a different location than in the prior design. You will note also that it has a far lessened impact on resident foot traffic and resident parking. Finally, you will note that it is a longer, deeper space dedicated to the issue of insuring the safest egress from the property as possible for the larger vehicles that are essential to our program.

CONCLUSION
We view this as a significant improvement over the last configuration the Planning Staff and Board reviewed and believe it fairly addresses the concerns raised during our earlier discussions at a workshop.

I hope you will find this information responsive to your concerns and questions.

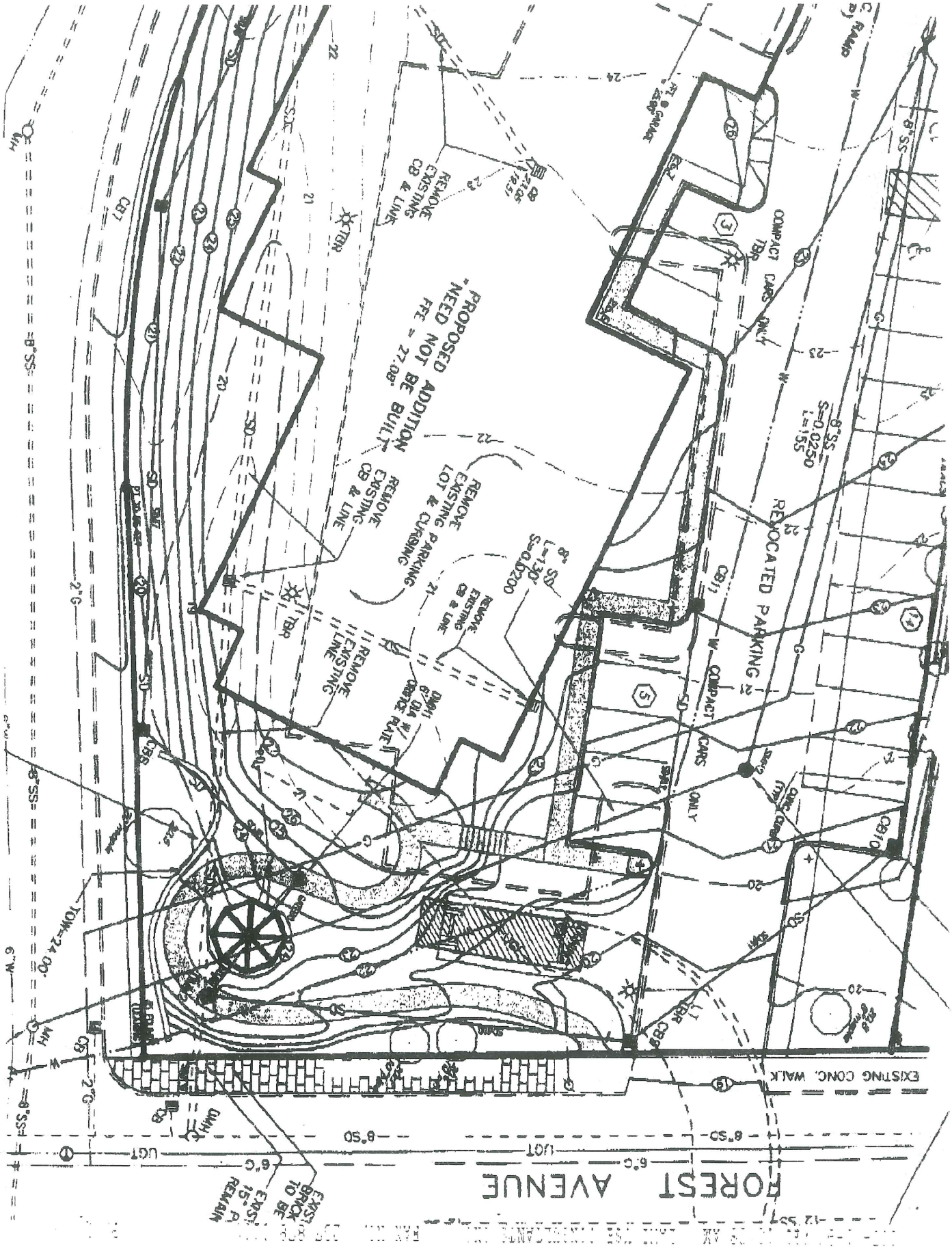
If there is any further information that you require for your review, please feel free to contact me by phone at 797-7710 or by fax at 797-3627.

Thank you for your ongoing support to our project.

Sincerely,

Deruse M. Vachon
Administrator

D-5

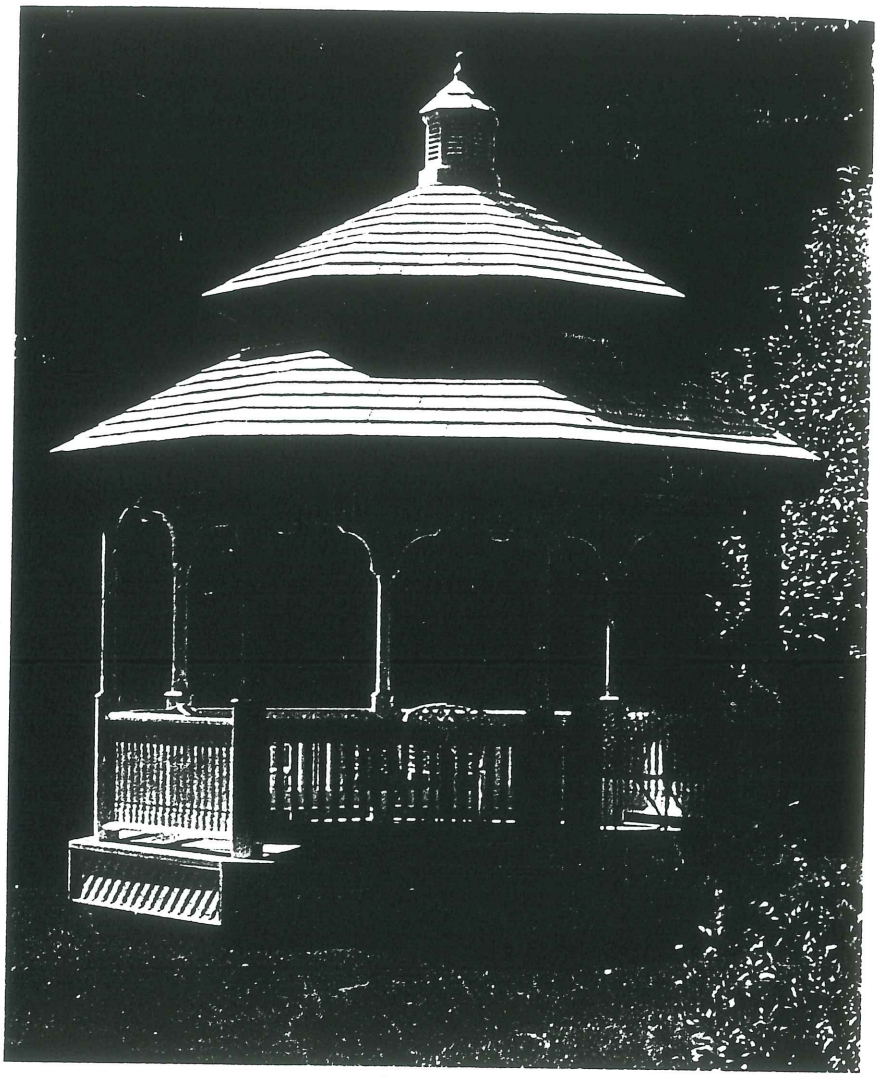

FOREST AVENUE
EXISTING CONC. WALK
REMOVE EXISTING CURB & LINE
REMOVE EXISTING PARKING LOT & CURBING
PROPOSED ADDITION NEED NOT BE BUILT FFE = 27.08'
REMOVE EXISTING CURB & LINE
REMOVE EXISTING CURB & LINE
RELOCATED PARKING
COMPACT CARS ONLY
COMPACT CARS ONLY
EXIST. BRICK TO BE REMAIN
TOW=24.00'
S=0.0250
L=155
S=0.0200
L=130

ATTACHMENT E-1

A. Reflections of quality...this 12' Victorian, featuring a cedar shingle roof and white spindlework turns this pond setting into a triumph of landscape design,and provides the owner with a quiet vantage point to relax and enjoy the view. Stainless steel anchoring hardware ensures longevity, especially important in a water environment.

B. A 15' double-roofed Gatsby is a focal point for this pleasant expanse. White staining on the supports, spindlework and lattice gives this gazebo a formal elegance, enhanced by two sphere-topped posts at the entrance.

C. A Victorian gazebo creates a naturally beautiful break in the line of this fence. Lattice panels, complete with oval window cuts, were inserted between the support posts of this gazebo, creating a private retreat for this homeowner.



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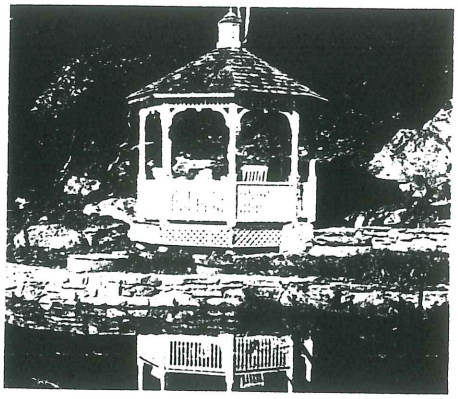

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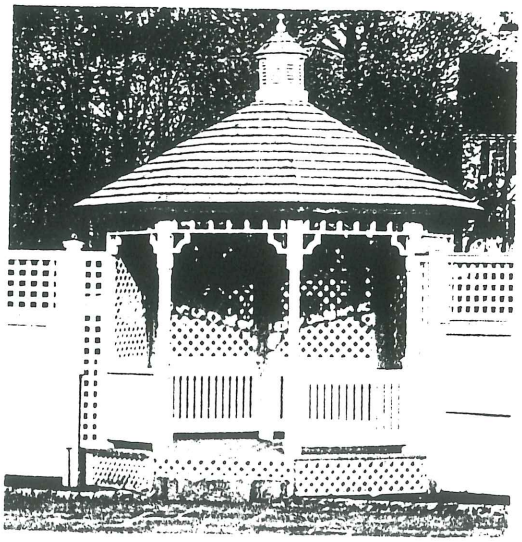


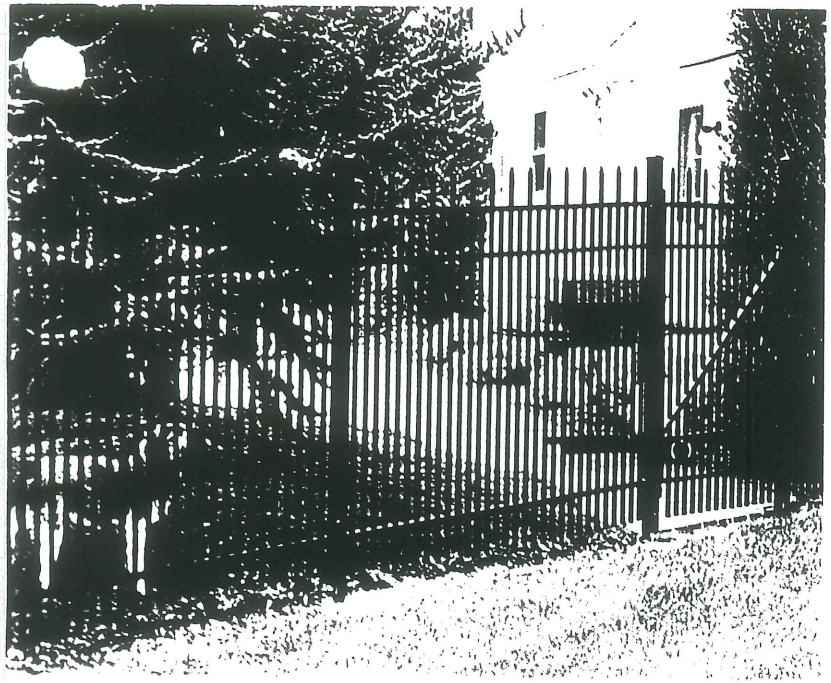
GAZEBOS

In days gone by, gazebos were the focal point of elegant garden parties. Those were the days of the Great Gatsby, when fashionable young ladies and dashing men enjoyed life to the fullest.

Walpole brings back this era of elegance with gazebos of stunning charm. Gazebos that provide a private retreat with a touch of romance and drama. We've revived many of the traditional styles and combined designs to create unique custom variations.

For pool and tennis buildings, garden houses or landscape accents, Walpole gazebos add charm and elegant sophistication.

E-2



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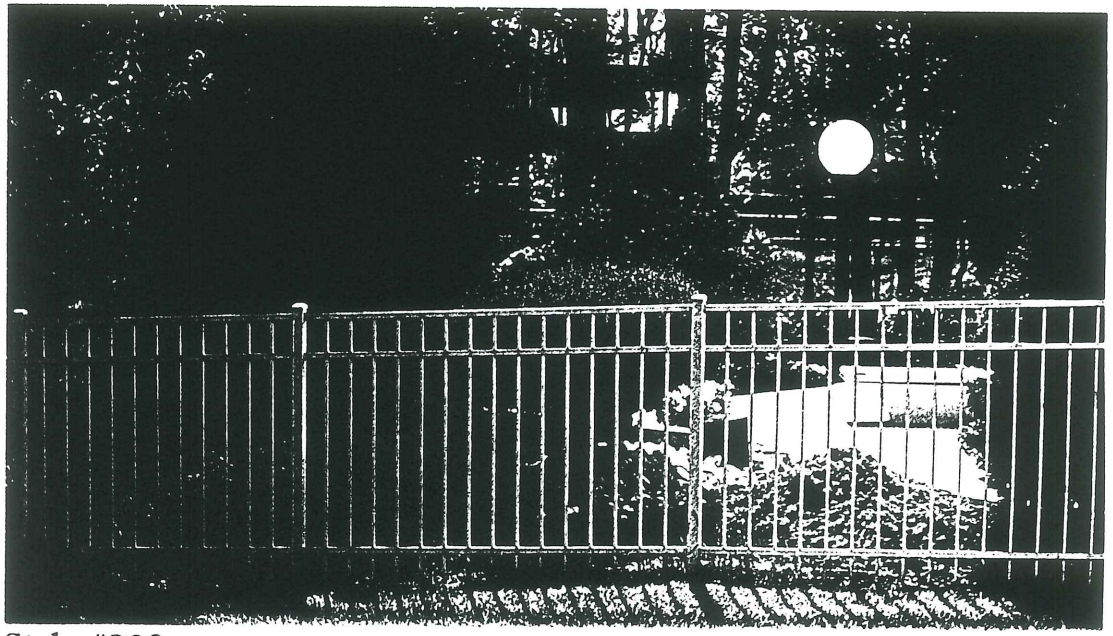

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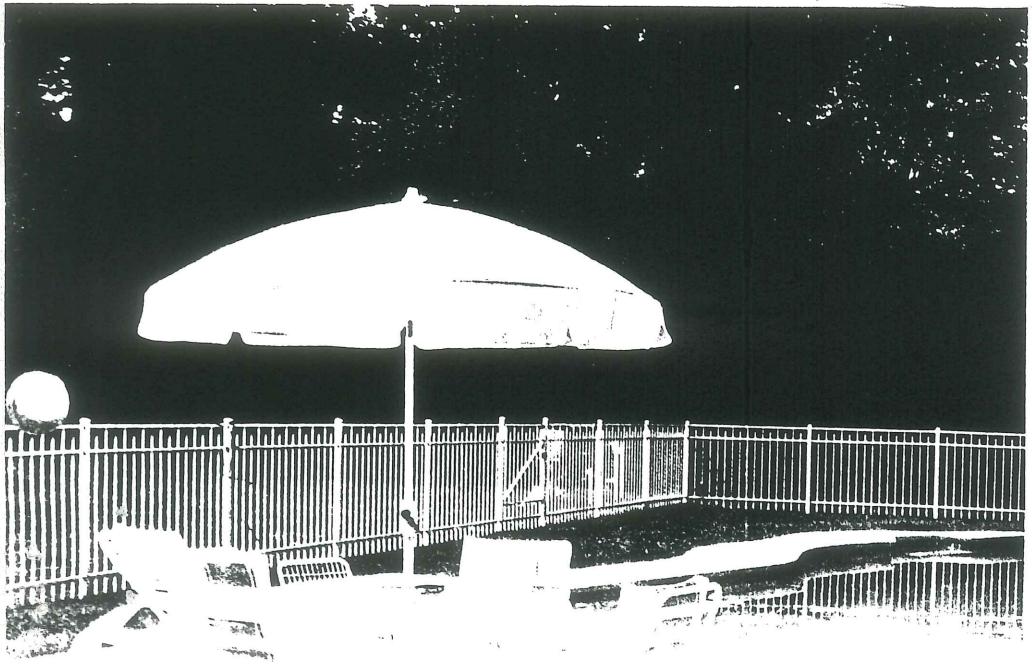

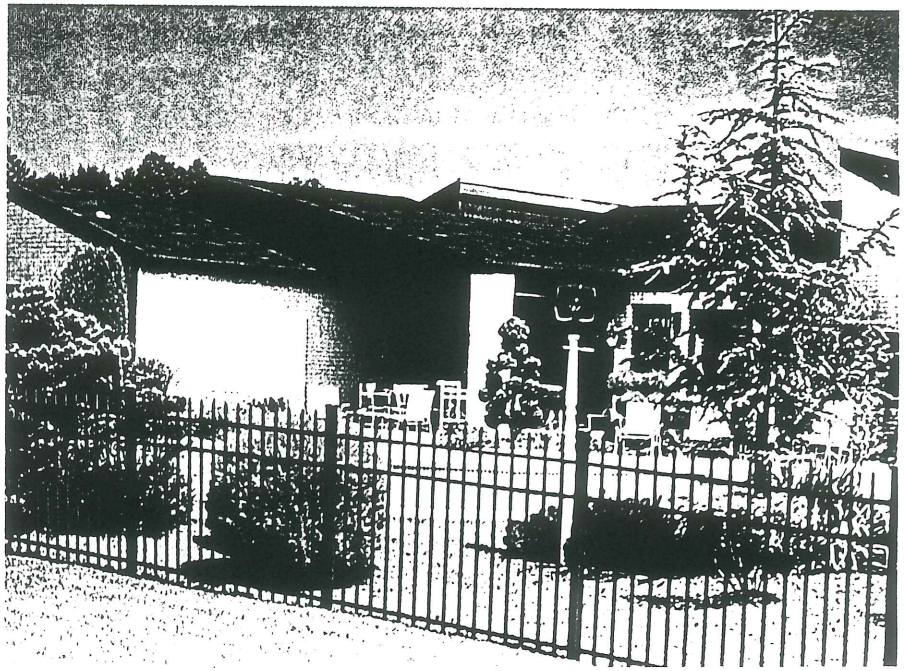

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We [illegible]
constr[illegible]

Respectfu[illegible]

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William G[illegible]
Project Ar[illegible]

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

RICHARD KNOWLAND
SENIOR PLANNER

12/8/97

TONY,

ATTACHED ARE TWO FINAL/ STAMPED PLANS FOR THE PARK DANFORTH PROJECT. PLEASE DISTRIBUTE TWEIN PLANS TO THE APPROPRIATE STAFF AT DPW

THANKS

RK

City of Portland, Maine
Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: DENISE VACHON

COMPANY:

FROM: RICK KNOWLAND

FAX #: 797-3627

OF PAGES: 2

DATE: 10-6-97

RE: COMMENTS ON THE PARK DANFORTH FACADE ELEVATIONS

If you do not receive all of the pages, please call 874-8721 or 874-8719.

City of Portland, Maine
Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: RICHARD CURTIS

COMPANY:

FROM: RICK KNOWLAND

FAX #: 774-6916

OF PAGES: 2

DATE: 10-6-97

RE: COMMENTS ON THE PARK DANFORTH FACADE ELEVATIONS

If you do not receive all of the pages, please call 874-8721 or 874-8719.

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 2, 1997

Mr. Richard Curtis
Curtis Walter Stewart Architects
434 Cumberland Ave.
Portland ME 04101

re: Park Danforth

Dear Mr. Curtis:

This letter is in response to the revised building elevations for the Park Danforth addition received on September 29, 1997. Staff comments are summarized below:

- Generally the exterior design appears appropriate and is much improved over the previous design. It will be helpful for us in our review to have a colored rendering of the building as well as samples of the proposed material (such as brick) to fully understand the color and material composition of the facade. The Planning Board will certainly want to see this material at the public hearing.

- We are not sure whether the EIFS will work on this facade. Although the color may blend in the facade, we question how durable it will be over the years. A more appropriate solution may be to use brick soldier coursing. The band could be soldier coursing or some other material such as precast concrete.

Should you have any questions on this letter please call me. We could set up a meeting to discuss these comments further if you'd like.

Sincerely,

Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Denise Vachon, Park Danforth

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The Park Danforth
Steven's Avenue Parking Lot Expansion
Cost Estimate of Improvements

Private

	Quantity	Unit Cost	Sub Total
G.C.'s Supervision	Lump Sum	$5,800.00	$ 5,800.00
Clearing of Misc. Trees	Lump Sum	$1,000.00	$ 1,000.00
Common Excavation	1117 c.y.	$ 5.00/c.y.	$ 5,585.00
Sub-base Gravel	443 c.y.	$ 9.50/c.y.	$ 4,208.50
Base Gravel	177 c.y.	$16.00/c.y.	$ 2,832.00
Sidewalk Gravel	27 c.y.	$18.00/c.y.	$ 486.00
Precast Concrete Curbing	438 l.f.	$17.00/l.f.	$ 7,446.00
Pavement Type "B"	102 tns.	$32.00/tn.	$ 3,264.00
Pavement Type "C"	142 tns.	$33.00/tn.	$ 4,686.00
Pavement Sidewalk	12 tns.	$65.00/tn.	$ 780.00
Concrete Sidewalks - Forming	330 l.f.	$ 3.50/l.f.	$ 1,155.00
- Reinforcing	850 s.f.	$ .22/s.f.	$ 187.00
- Place & Finish	850 s.f.	$ .75/s.f.	$ 637.50
- Conc. Mat	11 c.y.	$60.00/c.y.	$ 660.00
Striping Parking	Lump Sum	$ 700.00	$ 700.00
Transplanting Existing Shrubs	Lump Sum	$2,825.00	$ 2,825.00
Relocating Site Lighting	3 ea.	$1,400.00	$ 4,200.00
		Grand Total	$46,452.00

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Rick Knowland, Senior Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: June 21, 1997

RE: Park Danforth Expansion-Site Plan
77 Stevens Avenue

A review of the responses by the applicant's engineer to comments presented by me in a memo dated May 27, 1997 has been completed. I offer the following comments.

1. The 20' grassed strip along Poland Street should be graded to drain into the on site drainage system; it is believed that drainage from this area will be excessive and Public Works agreed that this area should not drain onto Poland Street. No revisions to the stormwater analysis are required since this was included in the stormwater analysis; however the grading and some of the storm drain structures do need to be revised.

2. There is some professional disagreement with some of the points presented by the applicant's engineer on the stormwater analysis; however those disagreements do not conflict with the general conclusions presented given the methodology and the size of the project.

With revisions made to the plan based on item 1 above the design meets the performance standards.

Should you have any questions please call.

James T. Wendel, P.E.

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JN1352.17

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
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- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Rick Knowland, Senior Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: May 27, 1997

RE: Park Danforth Expansion-Site Plan
77 Stevens Avenue

A review of the site plan for stormwater management and erosion control has been completed. I offer the following comments.

1. The sheet flow component for determining the time of concentration for existing watershed areas 1,2,3 and 8 are long for those locations; and the sheet flow component for determining the time of concentration for proposed watersheds 1,2,3,5,6 and 8 are long for those locations. There are some topographic features that will prevent the sheet flow component from being that long a distance. Also MeDEP stormwater BMP recommends a typical maximum distance of 150'.

2. The proposed grading plan does not conform to the proposed condition stormwater analysis. The area along Poland Street near Forest Avenue has the proposed grading draining into Poland Street; the stormwater analysis collects the runoff into the new storm drain system. The grading and drainage structures should be revised to reflect the approach taken on the stormwater analysis. Also the site area at the midpoint of Poland Street should also be graded to stay on site and into the storm drain system. Site runoff should be kept out of Poland Street.

3. Where are the roof drain connections into the system? The roof areas that are part of watersheds 3 and 4 for the existing and proposed conditions are different; These areas should be the same and based on the actual roof drain system. The proposed roof drain connection should be identified.

4. The erosion and sediment control plan sketch submitted with the stormwater report needs to be placed on the full size plan set.

5. When the stormwater analysis is revised and accepted, a detailed shop drawing from the manufacturer of the proposed hydrobrake must be submitted for review by Public Works. The shop drawing must show the hydraulic performance and the particular model of hydrobrake to be used.

Should you have any questions please call.

James T. Wendel, P.E.

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JN1352.17

Department of Public Works

Nadeen M. Daniels
Assistant City Manager
Director

William J. Bray
Deputy Director

CITY OF PORTLAND

June 9, 1997

Patrick L. Clark, P.E.
Land Use Consultants, Inc.
966 Riverside Street
Portland ME 04103

RE: Sanitary Sewer Capacity to Handle Anticipated Wastewater Flows from the Proposed Three Story Addition to the Existing "Park Danforth" Congregate Care Facility

Dear Mr. Clark:

The existing eight inch diameter vitrified clay, sanitary sewer pipe located in Poland Street, and the sewage treatment facilities, in the City of Portland, have adequate capacity to transport and treat the anticipated wastewater flows of 8,393 GPD, from your proposed fifty-four additional congregate care units, located at 777 Stevens Avenue, City of Portland.

A telephone survey of the Portland Water District meter records determined the highest monthly flow, over the last twelve months. This highest monthly flow was then divided by the number of days the facility was in use during the month (of the highest flow). The resulting quotient was multiplied by a "multiplying factor" then divided in half. This quotient was multiplied by the number of gallons in a hundred cubic feet, to arrive at the design flow, in gallons per day.

419	÷	28	x	1.5	÷	2	x	748	=	8,393
Highest Monthly Flow (in hundreds of cubic feet)		Number of Days Facility was in use (between meter readings)		"Multiplying Factor" for water records on a monthly basis)		Approximate Additional increase in wastewater flows (54/109)		Gallons (in a hundred cubic feet)		Design Flow (in gallons per day)

The City is requesting that you remove storm water at a five to one level of your anticipated increase in wastewater flow (i.e. 5 X 8,393 GPD = 41, 965 GPD) or obtain removal credits from the City. Stormwater inflow should be calculated on the basis of a three month recurrence interval storm.

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely

Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB:jw
pc: Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
Katherine A. Staples, P.E., City Engineer
William B. Goodwin, P.E., Environmental Projects Engineer, City of Portland
Anthony Lombardo, Project Engineer, City of Portland
desk file

Parkdan.doc
Sanitary Sewer cp.
Engineering

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Distribution List

FROM: Natalie L. Burns, Associate Corporation Counsel

DATE: April 16, 1997

RE: **Amendments to Land Area Requirements for Intermediate Care Facilities in the R-6 Zone**

Attached is a copy of the amendments passed by the City Council on April 9, 1997. The effective date is May 9, 1997.

Natalie L. Burns
Associate Corporation Counsel

NLB:lab

Chairman Hagge and Members of the Planning Board
Chairman Manahan and Members of the Board of Appeals
Marge Schmuckal, Zoning Administrator
Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
Sarah Hopkins, Senior Planner
Deborah Andrews, Senior Planner
Barbara Barhydt, Senior Planner
Kandi Talbot, Planner
Gary C. Wood, Corporation Counsel
Charles A. Lane, Associate Corporation Counsel
Elizabeth L. Boynton, Associate Corporation Counsel
Donna M. Katsiaficas, Associate Corporation Counsel
Amendments Book

AMENDMENT TO PORTLAND CITY CODE
§14-139 (ZONING ORDINANCE)
RE: LAND AREA REQUIREMENTS FOR INTERMEDIATE CARE FACILITIES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

1. That Section 14-139(1)d of the Portland City Code is hereby amended to read as follows:

Sec. 14-139. Dimensional requirements.

In addition to the provisions of Division 25 (space and bulk regulations and exceptions) of this article, lots in the R-6 zone shall meet the following minimum requirements:

(1) *Minimum lot size:*

d. Intermediate care facility: One (1) acre ~~Eight thousand (8,000) square feet for the first twenty-five (25) residents plus three hundred fifty (350) square feet for each additional resident.~~

2. That Section 14-139(2) is hereby amended to add a new subsection d, said subsection to read as follows:

(2) *Minimum land area per intermediate care facility resident:* Eight thousand (8,000) square feet for the first thirty-five (35) residents, plus three hundred fifty (350) square feet for each additional resident.

CITY OF PORTLAND, MAINE
PLANNING DEPARTMENT
City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

fax transmittal

TO: Dave Kamila

FAX: 878-0201

FROM: Rick Knowland

DATE: 5/28/97

RE:

 # PAGES: (including cover sheet) 3

NOTES:

Memo of Jim Wood,
dated 5-27-97

If you do not receive all of the pages, please call 874-8721.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO:	Chair Hagge and Members of the Portland Planning Board
FROM:	Richard Knowland, Senior Planner
DATE:	May 27, 1997
SUBJECT:	Park Danforth Expansion; Vicinity of 777 Stevens Avenue

Park Danforth proposes an expansion to their facility at 777 Stevens Avenue. The applicant proposes to add 17 new congregate care apartments and 37 assisted living units by constructing a 3-story addition attached to the existing building along Poland Street towards Forest Avenue. The facility currently has 106 congregate care apartments in a 7-story structure. The development will be reviewed for conditional use, site plan and subdivision review. The property has frontage on Stevens Avenue, Forest Avenue and Poland Street.

Zoning for the site is R-6. The land area of the property is 2.53 acres. After Planning Board recommendation, the City Council approved a zoning amendment on April 9th adjusting the density of intermediate care facilities in the R-6 zone. This amendment accommodates the density proposed by Park Danforth.

The new housing units will be constructed in a three story addition to the existing building which will have a first floor footprint of 15,891 sq. ft.. Other site changes include reconfiguring the Forest Avenue and Stevens Avenue parking lots. Twenty-three additional parking spaces (for a total of 49 spaces) will be added to the Stevens Avenue parking while the Forest Avenue lot remains the same number (24 spaces.) The Stevens Avenue parking lot expansion will be accomplished by removing an existing landscaped berm between the parking lot and Stevens Avenue. The existing driveway openings on Stevens Avenue and Forest Avenue remain unchanged.

The Stevens Avenue driveway will continue to serve as the main entrance to the facility with a larger parking lot. The Forest Avenue driveway will function as the service and employee entrance. A traffic/parking study by DeLuca-Hoffman has been prepared. It indicates that the existing driveways operate at acceptable levels of service, except for the left hand turn from the Forest Avenue driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes.

Seventy-three (73) parking spaces are proposed. Zoning requires 51 spaces. The traffic/parking report indicates a parking demand of 71 spaces.

With the elimination of the large landscaped berm along Stevens Avenue, the parking lot will be more visible from the street. Existing street trees (9) along Stevens Avenue would be conserved according to the plan. There may be a need to supplement this vegetation with understory material to provide additional screening The Red Pines (10) on the berm would be transplanted to provide additional screening along the northerly property line. It appears that all but one of the existing trees along Poland Street will be removed to accommodate construction activities and regrading adjacent to the building addition. It is the intent of the applicant to transplant these trees closer to the right-of-way, however if that is not feasible, new material will be planted. The plan does not indicate any new landscaping along the Forest Avenue parking lot (northerly side).

The total impervious surface on the site will be increased from 1.2 to 1.6 acres. The submitted stormwater calculations indicate that post development calculations will be slightly less than the existing site. Rather than using a detention basin, the applicant proposes to install a larger stormwater pipe and hydrobrake on the Poland Street side of the site that will store excess stormwater prior to releasing it into the Forest Avenue storm drain.

There are existing curbs and sidewalks along Stevens Avenue and Forest Avenue. Public Works is recommending that the sidewalk along Forest Avenue be replaced. There is curbing along Poland Street but no sidewalk. Staff is recommending that a sidewalk be installed along Poland Street.

Elevations of the building addition are shown on Attachment B. The building would be constructed of brick. The size and scale of the windows along the facade helps provide a residential scale to the building.

Attachments:

A. Site Plan
B. Building Elevations
C. Background Information
D. Traffic/Parking Report
E. Memo from the Tom Errico, Traffic Engineer
F. Stormwater Management/Erosion Control Report

ATTACHMENT C-1

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

May 13, 1997

3042

Sarah Hopkins and Richard Knowland
Department of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth/Proposed Addition

Dear Sarah and Rick:

On behalf of my clients The Park Danforth and Home for the Aged who jointly own and operate the elderly housing project know as The Park Danforth at 777 Stevens Avenue, I am pleased to submit their Application for a Site Plan, Subdivision and Conditional Use Permit to construct an addition to their existing facility.

We previously appeared before the Planning Board on February 25, 1997 to discuss a proposed text amendment we were seeking to allow us to increase our density in the R-6 zone within which we are located. The text amendment was endorsed by the Board and went on to be approved by the City Council on April 9, 1997.

Based in part in that text amendment we are herewith proposing to expand the facility that currently houses 106 congregate care apartments in a 7-story structure. We seek to add 17 new congregate care apartments and 37 assisted living units by constructing a 3-story addition attached to the existing building extending along Poland Street towards Forest Avenue. A letter from the owner's attorney, Melissa H. Murphy, which gives a more detailed description of the density calculation, will be delivered under separate cover.

I have included a copy of a letter from Denise M. Vachon the administrator for The Park Danforth that provides background information on the project and explains the ownership and mission as well as listing all permits they must obtain. Attached with her letter is a letter from Fleet Bank indicating their interest in providing project financing. She also lists the various consultants assisting her in this effort including New Life Management, their development consultant; EGA Architects, their architectural designer; and Allied Construction, their general contractor.

The project occupies a lot bounded by Stevens Avenue, Poland Street and Forest Avenue and includes a total land area of 2.53 acres (110,089-sq. ft.). A copy of the deed to the property is included with the letter from Denise Vachon (referenced above).

The project is defined as an "intermediate care facility" for zoning purposes and as such requires a Conditional Use Permit in the R-6 zone. In addition to Site Plan Approval, we are considered multifamily housing and thereby also require Subdivision approval.

According to R-6 zoning standards we are limited to 40% maximum building lot coverage. Our actual coverage with the addition will be 28%. The maximum impervious area allowed is 70% and we will be at 65% with the addition.

Parking will be expanded to accommodate our expansion as follows: the existing 24 space lot near Forest Avenue will be relocated to accommodate the addition and will remain at 24 spaces. The front lot near Stevens Avenue currently contains 26 spaces for a total of 50. We are proposing to expand the Stevens Avenue lot by 23 spaces for a project total of 73 spaces. The ordinance requires 52.

A traffic study for the project was conducted by Tom Gorrill of Deluca Hoffman Associates and is attached. In general it cites the left turn onto Forest Avenue as a difficult situation which will remain, however, this is typical on arterial streets and a traffic light is not warranted here. He also reviewed parking needs and found them to be adequately addressed.

We have provided for pedestrian walkways to continue to provide residents with access to parking and adjacent streets. Staff discussions have brought up the issue of a sidewalk on Poland Street where none currently exists. The residents of the facility would probably not make use of it and due to the fact that it would reduce the amount of green space along Poland Street we would prefer not to build one.

In general the site will continue to drain as it does now through a series of catch basins and storm drain pipes connecting to the separated system in Forest Avenue. We will be relocating a section of the storm drain along Poland Street to avoid interfering with the new addition and we will add a few catch basins in the rear parking lot. A hydro brake will be installed in the system to provide detention of peak flows. A drainage study is attached which provides more details of the proposed system and its function.

Other utilities including water, sewer and gas will be rerouted from their current location to go around the proposed addition and re-connect in Poland Street closer to Forest Avenue. Electric, telephone and TV Cable will maintain their existing service entrance location.

Trash is currently handled by an inside compactor that is emptied several times a week. The schedule for future removal will be adjusted as necessary to accommodate the addition. No external dumpster is proposed.

Landscaping has been proposed to enhance the proposed addition as well as to improve some of the buffering around the perimeter. Several trees along Poland Street and Stevens Avenue will be removed and relocated as feasible. New trees are to be added to supplement those remaining.

Lighting will be relocated and added as necessary to illuminate the expanded parking.

I have attached 7 sets of plans and documents herewith for your review prior to the workshop meeting on May 27th. A check for $1,675 is also included to cover the Site Plan and subdivision fees. I understand you will determine the required Engineering Review fee and we will pay that at a later date.

I trust you will find this submission complete and if you have any questions or need additional documents, please call me.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure
Cc: Denise Vachon, The Park Danforth
Ed Kelly, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins Thompson, Hinkley & Keddy
Pete Pelletier, Allied Construction

C-4

DATE: May 13, 1997
TO: Rick Knowland
City of Portland Planning Department
FROM: Denise M. Vachon, Adm.

RE: The Park Danforth Proposed Addition
Square Footage

I received a call from David Kamila advising me that you had requested information relative to the square footage involved in this project. In response, the architect on this project represents to me in a memo dated 5/13/97 that **new construction on the first floor involves 15, 891 sf** This square footage includes all of the expansion of the footprint, and therefore should represent the increase in ground coverage (new footprint) involved in the construction. This includes the walkway that will abut the dining room for resident foot traffic from the first floor apartments to the main lobby. **New construction on the second floor involves 13, 813 sf** whereas two new apartments will be constructed over existing square footage (above the existing kitchen), and new **construction on the third floor involves 11,538** which abuts existing building with no ancillary construction. We will be creating a 2,211 sf basement area beneath the first floor, within the area described above.

In addition to the new construction, we anticipate renovating some of the existing space for change in use and in order to accommodate the connection of the existing to the new. Renovated spaces include the following

1st Floor	Renovations to Dining Room and Commercial Kitchen; demolition of Boiler Room (3,311 sf)
2nd Floor	Conversion of six congregate apartments to 10 Assisted Living Units and AL Administration area, and to connecting corridor to expansion (4,468 sf)
3rd Floor	Conversion of one apartment to common area and connecting corridor to expansion (915 sf)

I hope you find this information helpful. Please call if I can be of further assistance. Thank you for your assistance with this Site Plan application.

C-5

ENGELBRECHT AND GROVER ARCHITECTS, P.C.

May 11, 1998

Denise Vachon, Administrator
The Park Danforth
777 Stevens Avenue
Portland, ME 04103

EGA

Re: Renovation and Addition to Park Danforth Elderly Housing
Sub: Square foot calculations

Dear Denise,

The current project areas as per the Design Development submission have been measured via the computer aided drawings with the following results:

	Area in Square Feet
• FIRST FLOOR AREAS: 19,202 Square Feet	
Existing Renovated Area*	* 3,511
New Construction	15,891
• SECOND FLOOR AREAS: ** 17,953 Square Feet	
Existing Renovated Area**	** 4,468
New Construction	13,813
• THIRD FLOOR AREAS: 12,453 Square Feet	
Existing Renovated Area*	915
New Construction	11,538
• BASEMENT AREAS:	
New Construction	2,111
TOTAL PROJECT AREA: 52,047	
Total Existing Renovated Area	8,694
Total New Construction	43,353

* Does not include work in existing mechanical equipment room.
** Does not include work at new common area above entry canopy.

We typically would expect to see minor adjustments in these areas as the project evolves into the final construction documents. Please call if you have any questions.

Respectfully,

William G. Grover AIA
Project Architect

C-6

May 13, 1997

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

RE: The Park Danforth/Proposed Addition

Ladies and Gentlemen,

Keeping with its mission and tradition, The Park Danforth submits for your review and approval a combined Site Plan, Subdivision and Conditional Use Application for a proposed addition to its facility.

The Park Danforth is a not-for-profit organization comprised of two corporations -- The Park Danforth and Home for the Aged --dedicated to providing high quality housing and services to those 60 years of age and older. The organization's mission is to provide housing and services that enhance a person's quality of life, respect personal dignity, and accommodate the need for privacy and self-determination. In doing so, we aim to respond to the individual's changing needs brought about through aging.

This organization has been privileged to serve the Greater Portland community since 1881, first at its original location at Park and Danforth Streets and, since 1985, at 777 Stevens Avenue. The current facility offers 106 apartments designed specifically for seniors. Seventy of the apartments are available under the U.S. Department of Housing and Urban Development (HUD) Section 8 program. Thirty-six units are offered for private rental at below-market rates without regard to maximum income limitations.

OWNERS: As a Condominium Association, the Owners of the property are The Park Danforth and Home for the Aged, both 501(c)(3) organizations. Governance is provided by Boards of Trustees. Attached hereto, please find a list of the Trustees serving these organizations.

PROPOSED USES: Home for the Aged d/b/a The Park Danforth proposes to broaden its capacity to serve the seniors of this community with a three-story physical expansion of the current facility. With the expansion, in its entirety, The Park Danforth will offer a total of 160 living units, all of which meet the definition of special needs independent living units (SNILU) under Sec. 14-47 of the City of Portland's Land Use Code.

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

PROPOSED USES: (con'd)
The complement of unit types at completion is as follows:

106 existing Congregate Housing apartments	(70 HUD Section 8; 36 Market Rate)
17 new Congregate Housing apartments	(all Market Rate)
37 new Assisted Living units	(to house up to 38 residents; 20 Medicaid-assisted; 17 Market Rate)

The new congregate housing apartments will be located on the first and third floors in the newly constructed area. The Assisted Living program will occupy the existing South wing of the second floor and will connect to the second floor of the new construction. The Assisted Living program will offer a menu of services at an enhanced and complimentary level to those offered in the apartments. The Assisted Living program is, in concept and design, intended to be a continuum of culture and environment, as well as service, to the residents of The Park Danforth and the Greater Portland community at large.

The expansion will require that seven existing apartments be relocated to the newly constructed first and third floors to make way for the Assisted Living program on the second floor.
The Assisted Living program will be contain 36 single-occupancy units and one unit is being designed to provide adequate living space for two related residents to share. Each single-occupancy unit is designed as a studio, and will feature a combined sleeping and living space. Most will be of sufficient size as to accommodate separation of these spaces with personal furnishings and other moveables. Each unit will also be fitted with a kitchenette, though no stoves or burners will be designed in as the program offers three meals per day. Each unit contains private bathroom facilities.

The Assisted Living program is being designed to meet State of Maine licensing criteria as a Residential Care Facility. The Park Danforth has been granted conditional approval for 20 units of Medicaid subsidy, which will assist the organization in providing a continuum of care and service to its low-income residents as well as to those who can afford to pay privately. The program meets the definition of Intermediate Care Facility, a conditional use in the R-6 Zone. In addition to residential units, this program will feature its own Dining Room, Living Room/ Activities area, specialized Bathing area, a Country Kitchen and two staff areas.

The program will be staffed 24-hours per day with certified or licensed personnel, and is designed to provide personal assistance to its occupants on an as-needed basis, although it is not designed to provide the more intense medical services provided in a nursing care setting.

REGULATORY APPROVALS: Following is a list of Local, State, and Federal regulatory approvals to which this facility is (c) or will be subject:

Local:	Food Service License	annual (c)
	Fire Department review	prior to opening
State:	Elevator Certificate	annual and (c) prior to opening
	Beauty Shop License	annual (c)
	State Fire Marshall review	by 6/30/97
	State of Maine Bureau of Elder and Adult Services	
	Licensure of Assisted Living Program	prior to opening
	Certification of Congregate Housing Units	upon devt of appropriate regs and process
Federal:	U.S. Department of HUD	
	Approval of Major Capital Addition (expansion) (as condominium mortgage holder, and by regulatory agreement)	by 6/30/97

FINANCIAL/ TECHNICAL CAPACITY:

Financial Capacity: Home for the Aged d/b/a The Park Danforth maintains its primary banking relationship with Fleet Bank of Maine. At our request for the purpose of applying for Medicaid, Fleet Bank provided a letter indicating its interest in negotiating the construction financing of this project. (A copy of the letter is attached).

Since that time, Fleet Bank has offered Home for the Aged an attractive proposal for construction financing. In the Term Sheet, Fleet Bank has also indicated its interest in and willingness to provide short-term permanent bridge financing should permanent bond financing be unavailable until some time following completion of construction. Peoples Heritage Bank and Key Bank of Maine have offered similar proposals and Term Sheets for the consideration of the Board of Trustees.

Further, New Life Management and Development of Mount Laurel, NJ serving as the Development Consultant to Home for the Aged on this endeavor has developed a 10-year financial proforma which indicates that the increase in the economies of scale provided by the proposed expansion will enhance the organization's financial strength and further its ability to serve low-income residents.

FINANCIAL/ TECHNICAL CAPACITY

Professional Consultants:

New Life Management and Development Inc. of Mount Laurel, NJ is a full service consulting firm specializing in the development of senior living and health care environments. *New Life* offers assistance in strategic planning, feasibility analyses, marketing, financing, new construction and renovations, and full facilities operating management. *New Life* was retained by Home for the Aged in July, 1996.

Englebrecht and Griffin Architects (EGA) of Newburyport, MA specializes in the design of Assisted Living and Continuing Care Retirement Communities. EGA has been assisting Home for the Aged in its consideration of this expansion since November, 1994. As subcontractors to the architect, *Becker Engineering* is providing the structural engineering services; *Russell Martin Engineering* is providing the mechanical engineering services; and, *Lawrence Bartlett* is providing the electrical engineering services. *Eastern Fire Protection* is being retained for the engineering of the fire protection system.

Land Use Consultants of Portland, ME is providing the technical assistance and counsel for the development of the Site Plan, including all the technical issues associated therewith.

Land Survey services are provided by *Larry Slaughter*, Professional Surveyor of Lewiston, ME. Mr. Slaughter provided the original land survey in 1983 for the construction of the existing facility.

DeLuca-Hoffman Associates, Inc. of South Portland, ME has conducted the traffic and parking analysis for this submission.

Lisa Whited Planning and Design of Portland, ME is providing Interior Design services to the Owner and Architect on this project.

Allied Construction of Scarborough, ME is a professional building construction and construction management firm providing this organization with pre-construction planning, construction budgeting and scheduling services. With the assistance of *Allied Construction*, value engineering will occur during design development.

Perkins Thompson Hinckley and Keddy of Portland, ME is legal counsel to Home for the Aged.

FINANCIAL/ TECHNICAL CAPACITY

Administrative Capacity:

The Administrator of Home for the Aged and The Park Danforth, Denise M. Vachon has been employed by the organization since 1983 and holds a current State License (#AD452) as a Nursing Home Administrator. Ms. Vachon is a graduate of the University of Southern Maine and earned a Bachelor of Arts degree having majored in Social Welfare with a concentration in Gerontology. Ms. Vachon has served several housing or health care organizations during her 19-year career of serving seniors and their families. As a Social Worker and as an Administrator, Ms. Vachon has earned a reputation of serving her residents with care and respect, honoring their strengths and supporting their limitations, always with a focus on preserving their personal dignity and individuality.

Bruce A. Rutter is the Assistant Administrator for Finance and oversees the Accounting services of the organization. Mr. Rutter has been with The Park Danforth since 1988 and has shepherded the significant changes to the accounting system over the past eight years. Mr. Rutter is pursuing his Accounting degree at University of Southern Maine.

Richard V. Brown has served the organization for nearly 20 years in various capacities. For the past ten years, Mr. Brown has occupied the position of Assistant Administrator for Operations. In this capacity, he supervises the Maintenance and Housekeeping Services and the Emergency Staff. He also serves as Marketing and Rental Agent for the organization.

The Park Danforth maintains membership in the following industry associations. Administrative staff regularly participates in the educational programs and networking opportunities offered.

*American Association of Homes and Services for the Aging (AAHSA)
*Northern New England Association of Homes and Services for the Aging (NNEAHSA)
*Assisted Living Facilities of America (ALFA)
*Maine Health Care Association Shared Services Cooperative (MHCASSC)
*Southern Maine Food Buyers Association

APPLICANT'S TITLE, RIGHT, AND INTEREST IN THE PROPERTY: The property located at 777 Stevens Avenue, Portland, ME has been occupied by the facilities of The Park Danforth and Home for the Aged since opening in March, 1985.

The Owner holds a Quitclaim Deed with Covenant which precisely describes the boundaries located at 777 Stevens Avenue, Portland, ME as registered at the Registry of Deeds, Cumberland County, Maine and as recorded in Book 5055 Page 258. The property presently consists of a two-unit condominium described in Declaration of Condominium registered at Book 6354, Page 119.

The Mortgage Note on Condominium H, owned by The Park Danforth, is held by the U.S. Department of Housing and Urban Development. The Mortgage Note on Condominium M, owned by Home for the Aged, is held by Fleet Bank. Each mortgage note is a "first mortgage" by virtue of the Condominium Association.

On behalf of the Board of Trustees of The Park Danforth and Home for the Aged, thank you in advance for your consideration of this application. Your approval will allow The Park Danforth to further its mission and desire to respond to the individual's changing needs brought about through aging. Should you need any further information, please feel free to contact me.

Sincerely,

Denise M. Vachon
Administrator

ENC.

CC: David Kamila
Melissa Hanley Murphy
Ed Kelly
John Opperman
Peter Moynihan

THE PARK DANFORTH/HOME FOR THE AGED
REPORT OF THE NOMINATING COMMITTEE: 1997

The Nominating Committee presents the following Slate of Officers for The Park Danforth and Home for the Aged:

	The Park Danforth	Home for the Aged
President	Peter Moynihan	Peter Moynihan
1st Vice President	Meredith Tipton	Meredith Tipton
2nd Vice President	N/A	Richard McGoldrick
Secretary	Robert Vitalius	Robert Vitalius
Treasurer	John Fridlington	John Fridlington
Assist Treasurer	N/A	Diana Huot

****

The Nominating Committee places in nomination the following individuals as Trustees of The Park Danforth and Home for the Aged:

THE PARK DANFORTH

G. William Allen
Kathy Berardelli
Joseph Brannigan
Judy Coburn
James DiVirgilio
James Donovan
Anthony Forgione
John Fridlington
Diana Huot
F. Stephen Larned
Richard McGoldrick
Peter Moynihan
John Opperman
Susanne Sinclair
Cynthia Milliken Taylor
Meredith Tipton
Robert Vitalius

HOME FOR THE AGED

Class of 1998	Class of 1999	Class of 2000
James DiVirgilio	Joseph Brannigan	G. William Allen
John Fridlington	Anthony Forgione	**Kathy Berardelli**
F. Stephen Larned	Diana Huot	Judy Coburn
Cynthia Milliken Taylor	John Opperman	**James Donovan**
Meredith Tipton	Susanne Sinclair	Richard McGoldrick
Robert Vitalius		Peter Moynihan

The Class of 2000 is the one needing re-election at this time. (The current terms of current Trustees expire in 1997).

The Park Danforth

C-13

Commercial Real Estate

Fleet Bank

Mail Stop: ME PM P05L
Two Portland Square
P.O. Box 1280
Portland, ME 04104-5006
Fax 207-874-5355

January 6, 1997

Denise Vachon
Home for the Aged/Park Danforth
777 Stevens Ave.
Portland, ME 04103

RE: Home for the Aged

Dear Denise,

Fleet Bank is quite interested in pursuing the requested construction/permanent financing for the expansion of the building at 777 Stevens Ave., for the *Home for the Aged*. I have had the opportunity to review the initial package submitted to the Bank by *New Life*, and find that it generally meets our guidelines. I will be putting together a term sheet for your review over the next week.

Again, thank you for the opportunity to assist you. Please call me at 874-5376 with any questions..

Sincerely,

Norman L. Whiteside
Vice President

ATTACHMENT D-1

DRAFT

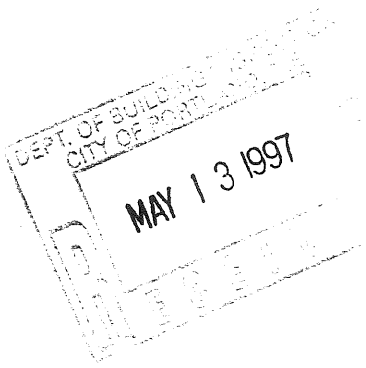
TRAFFIC/PARKING STUDY
FOR
PARK - DANFORTH HOME FOR THE AGED
PORTLAND, MAINE

PREPARED FOR:

PARK - DANFORTH HOME FOR THE AGED
777 STEVENS AVENUE
PORTLAND, MAINE 04103

PREPARED BY:

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106



FEBRUARY 1997

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The following Executive Summary is prepared for the reader's convenience but is not intended to be a substitute for reading the full report.

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine as shown on Figure 1 following this page. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

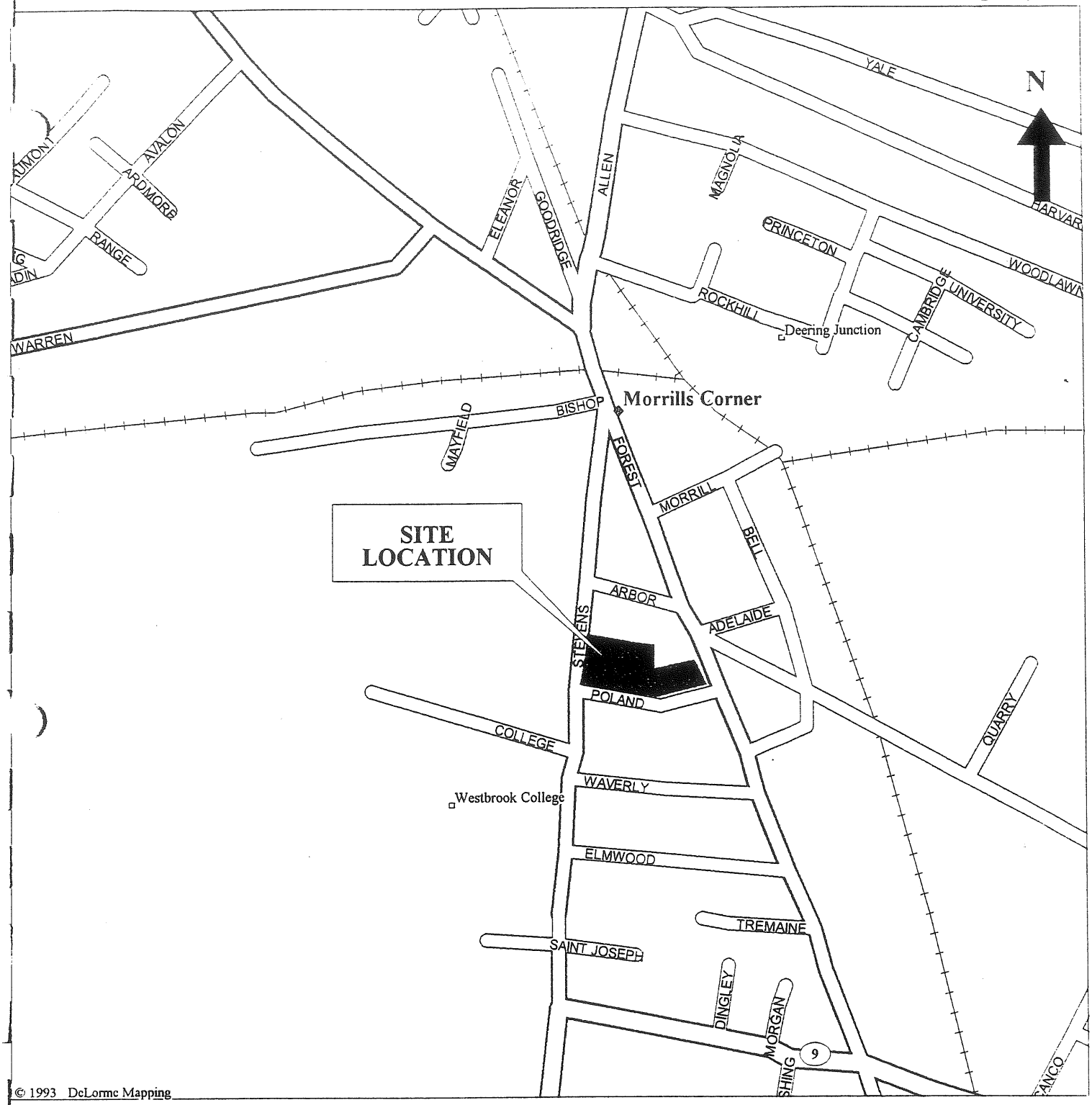
The purpose of this evaluation is to estimate the traffic impact of the development on the street system and determine if the proposed parking supply will accommodate the increase. The following is a summary of the major findings of this evaluation:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.



LEGEND

- Geo Feature
- Town, Small City
- US Highway
- Population Center
- Street, Road
- Major Street/Road
- State Route
- US Highway
- Railroad
- River

Scale 1:7,031 (at center)

500 Feet

200 Meters

PORTLAND, MAINE
Mag 16.00
Tue Feb 25 10:28:59 1997

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

FIGURE 1

I. INTRODUCTION

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

II. DATA COLLECTION

To establish existing traffic patterns at the driveways and surrounding roadways and to determine the existing parking demand, DeLuca-Hoffman Associates, Inc. performed the following data collection:

- A turning movement count was performed on Tuesday, February 18, 1997 from 3:30 p.m. - 5:30 p.m. at the three driveways.

- A parking inventory count from 9:00 a.m. - 6:00 p.m. in one hour intervals was also performed on the above date.

III. EXISTING CONDITIONS

Based on the data collection effort including turning movement counts and parking inventory counts, the existing traffic volumes/distribution and parking demand was determined. The p.m. peak hour was determined to be 4:30 p.m. - 5:30 p.m. The existing on-street traffic volumes were adjusted seasonally to the 30th highest hour to arrive at 1997 design hourly volumes (DHV). Figures 2 and 3 in Appendix A graphically show the raw counts and DHV respectively.

In addition to the turning movement counts, DeLuca-Hoffman Associates, Inc. also performed a parking inventory count. Bar charts were prepared to summarize the parking demand and are included in Appendix B of this report.

IV. TRIP GENERATION

The proposed development consists of an additional 15 congregate care units and 36 assisted living units in a new 3 story addition attached to the easterly side of the existing structure. The Institute of Transportation Engineers (ITE) Trip Generation publication, 5th edition, provides limited data on congregate care and elderly housing developments. Trip generation data for the two categories most closely matching this development are as follows:

Table 1
Trip Generation from ITE

Use	Number of studies	Average trip rate/unit P.M. peak hour of adjacent street traffic
LUC-252-Congregate Care Facility	2	0.17
LUC-253-Elderly Housing Attached	4	0.08

Due to the limited available data, DeLuca-Hoffman Associates, Inc. counted the existing 106 unit facility to determine a trip rate.

The counts focused on the p.m. peak hour of the adjacent street traffic since the p.m. peak hour is anticipated to be busier for the facility than the a.m. condition. The existing 106 congregate care units generated 11 trip ends*, consisting of 3 trips in and 8 trips out during the p.m. peak hour. Therefore, the existing 106 congregate care units yields the following trip rate.

11 trip ends = 0.104 trip ends/unit
106 units.

Based on the above calculation, the trip rate for the existing congregate care facility is 0.104 trip ends per unit during the p.m. peak hour, which is between the two ITE trip ratios shown in Table 1. Since the parameters of the few studies contained in Table 1 are unknown and the proposed 51 units will be similar to the existing, DeLuca-Hoffman Associates, Inc. used the calculated trip rate to determine the proposed trip ends. The following Table 2 summarizes the proposed trip ends.

* 1 Trip In plus 1 Trip Out = 2 Trip Ends

Table 2 Proposed Trip Generation		
Trip Rate (Trip Ends/Unit)	**Proposed Units**	**Proposed Trip Ends**
0.104	51	6

V. TRIP DISTRIBUTION

DeLuca-Hoffman Associates, Inc. has distributed the proposed trip ends based on the existing trip distribution as determined by the turning movement counts performed at the driveways. There are two driveways servicing the parking area from Stevens Avenue and one driveway servicing the parking area from Forest Avenue. Of the two driveways on Stevens Avenue, the southerly driveway is enter only with the northerly driveway designated as exit only. This study assumed these same restrictions in distributing the proposed traffic. The proposed trip distribution is shown graphically on Figure 4 of Appendix A.

VI. CAPACITY ANALYSIS

The purpose of this section is to determine and compare the levels of service for the three driveways for the No build and Build conditions.

DeLuca-Hoffman Associates, Inc. performed capacity analyses for the intersections contained in the study area which included the Forest Avenue site driveway and the Stevens Avenue northerly and the southerly driveways. The unsignalized intersections were evaluated using the Highway Capacity Software computer program. (See Appendix C for computer printouts)

The capacity analysis assesses the quality of traffic flow at intersections and provides a ranking based upon its delay and Level of Service (LOS). Level of service rankings are similar to the academic grading system where an "A" indicates very little delay and an "F" indicates very poor or extreme conditions. If the level of service falls below a "D", the intersection should be examined further to determine if it meets one or more of the warrants set forth in the Manual on Uniform Traffic Control Devices (MUTCD) for signalization. If a warrant is not met, then the lower level of service is satisfactory.

The following Table 3 summarizes the relationship between delay and level of service at unsignalized intersections:

Table 3 Level of Service Criteria for Unsignalized Intersections	
Level of Service	**Stopped Delay per Vehicle (sec)**
A	Up to 5.0
B	5.1 to 10.0
C	10.1 to 20.0
D	20.1 to 30.0
E	30.1 to 45.0
F	Greater than 45.0

The following Table 4 summarizes the capacity analyses performed for the No Build and Build conditions:

Table 4 Results of Unsignalized Capacity Analysis			
Approach	**Lane**	**1997 No-Build**	**1997 Build**
Stevens Avenue & Northerly Driveway (exit only)			
Northerly Drive. WB	Left/Right	C	C
Overall		A (0.1 Sec.)	A (0.1 Sec.)
Stevens Avenue & Southerly Driveway (enter only)			
Stevens Ave. SB	Left	A	A
Overall		A (0.0 Sec.)	A (0.0 Sec.)
Forest Avenue & Site Driveway			
Driveway EB	Left/Right	F	F
Forest Ave. NB	Left	B	B
Overall		A (0.1 Sec.)	A (0.1 Sec.)

The above summary shows the level of service at the driveways will not change with the expansion. The Forest Avenue driveway has a level of service F under both the no build and build conditions. This level of service is typical of minor street approaches to busy roadways and DeLuca-Hoffman Associates, Inc. has determined that the driveway does not meet warrants for signalization. Therefore, no mitigation measures are proposed for this location.

VII. PARKING ANALYSIS

The parking analysis is based on the parking inventory count performed by DeLuca-Hoffman Associates, Inc. from 9:00 AM to 6:00 PM on Tuesday February 18, 1997 at both of the existing parking lots (See Appendix B). The parking lot located on Stevens Avenue currently has 26 parking spaces available. This parking lot is primarily reserved for residential and handicap parking only. The Forest Avenue parking lot has 24 parking spaces available and is unrestricted. Thus, a total of 50 spaces are provided today.

Based on the parking inventory, DeLuca-Hoffman Associates, Inc. determined that the Forest Avenue parking lot was fully occupied during the peak noontime hour and had 3 additional vehicles parking in undesignated areas. The Stevens Avenue parking lot had 23 parking spaces occupied during its peak in the early evening. However, earlier in the day there were vehicles such as a bus and ambulance parked in the fire lanes that created the same peak of 23 vehicles on the lot. At no time during the parking inventory were vehicles associated with the facility observed on the adjacent roadways.

To determine the overall peak parking demand, the demand for each individual parking area was combined. This yielded a peak demand of 50 spaces, the capacity of the existing lots, which occurred at noontime. This combined demand is shown graphically on the bar chart contained within Appendix B. The demand yielded a parking demand ratio as shown below:

$$\frac{50 \text{ spaces}}{106 \text{ units}} = 0.472 \text{ spaces per unit}$$

Based on the calculation above, the proposed development would require the following number of parking spaces:

$$\frac{0.472 \text{ spaces}}{\text{unit}} \times 51 \text{ units} = 24 \text{ spaces}$$

As can be seen from the above calculation, the proposed parking demand will be an additional 24 spaces. The development is proposing to add an additional 26 spaces to its Stevens Avenue parking area. This exceeds the proposed parking demand by a total of 2 spaces.

VIII. CONCLUSIONS

The following conclusions are made based on the information presented in this study:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.

ATTACHMENT E

T·Y·LIN INTERNATIONAL

To: Richard Knowland, Senior Planner

From: Thomas A. Errico, P.E.

Date: May 21, 1997

Subject: The Park Danforth Proposed Addition

Copy: William Bray, Deputy Director of Public Works

MEMORANDUM

In conjunction with the Park Danforth expansion project, I have reviewed the Traffic/Parking Study (Dated February 1997) prepared by DeLuca-Hoffman Associates, Inc. and the site plan prepared by Land Use Consultants, Inc. Based upon my review, I concur with the procedures, methodologies and conclusions contained in the Traffic Impact Study. In general the proposed project will not cause unsatisfactory traffic operating and safety conditions, and the parking supply will exceed the estimated demand, indicating adequate parking provisions. However, an investigation into the accident history in the vicinity of the project site driveways should be performed to ensure unsafe conditions do not exist. Additionally, an explanation should be provided describing the type of vehicles used for deliveries and how they maneuver on-site.

ATTACHMENT F-1

May 13, 1997

3042

STORMWATER MANAGEMENT AND EROSION CONTROL REPORT

MAY

The Park Danforth
777 Stevens Avenue
Portland, Maine

Land Use Consultants, Inc. is submitting plans and drainage calculations on behalf of The park Danforth for a proposed three (3) story addition to the existing seven (7) story building. The 2.5 acre site is located adjacent to Poland Street between Stevens Avenue and Forest Avenue. The existing seven (7) story brick building includes 106 residential dwelling units and a small detached garage with a main parking lot along Stevens Avenue and a supplementary parking lot in the rear with access from Forest Avenue.

Drainage for the present site is collected with several existing catch basins around the building which discharge into a separated storm drain in Forest Avenue. No stormwater detention methods are implemented for the existing site. Most of the existing storm drain pipes are installed with flat slopes typically less than 0.5% due to the available invert elevation at Forest Avenue. Drainage patterns for the existing site are depicted on the Pre-Development Drainage Sketch Plan showing 11 small drainage subcatchment areas corresponding to each catch basin or sub-drainage area. These subcatchments combine in the existing storm drain system to determine the total discharge from the site at the point where runoff enters the Forest Avenue storm sewer (Reach#11). Due to the small site and subcatchment areas a variation of the "Rational Method" was used to predict peak runoff rates from the site. Runoff calculations were performed with HydroCAD 4.51 software using the "Modified Rational Method".

The proposed site includes a large three (3) story addition to the existing building, thus increasing the number of dwelling units to 161. The existing parking area in the rear of the building will be relocated as shown to account for the new addition. The parking area along Stevens Avenue will be expanded to provide extra parking for the additional units. As a result of the proposed changes, the total impervious area is increased from 1.2 acres to 1.6 acres for the developed site. This increase in impervious surface resulted in a modest (15±%) increase of stormwater peak flow rates from the developed site. Due to the limited amount of large open areas available a conventional detention pond is not feasible for this site. In order to provide adequate flow control for this project we are proposing to install a hydro-brake vortex valve in the new storm drain line. The existing system was evaluated for potential storage capacity for detention volume using the existing structures and pipes. The system was determined to have adequate storage for the 25 year storm. However, a 24 inch diameter storm drain was added at the end of the line to provide additional capacity and to provide immediate and close storage for small storms such as the one or two year storm events.

Proposed drainage patterns for the developed site are similar to the existing conditions. The Post-development Drainage Sketch Plan shows the proposed site divided into 10 subcatchment areas which discharge to the Forest Avenue storm sewer. Reach #11 is the point of comparison to the pre-development calculations since this point represents the total combined flow from the

developed site and includes the resultant peak flow rates after considering the flow attenuation contributed by the in-line hydro brake.

The results of our drainage calculations are indicated in the Summary Table below. With the addition of the on-line hydro brake the peak runoff rate will be slightly reduced to below the existing peak flow rates for the 2, 10 and 25 year storm events. The calculations and supporting material are included in the Appendix. In order to save on paper and reproduction volume a full report and summary was generated for the 25 year storm event only for the pre-developed and post-developed conditions. A brief summary of each of the subcatchments, reaches or structures only will be listed for the 2 year and 10 year storms.

Summary Table

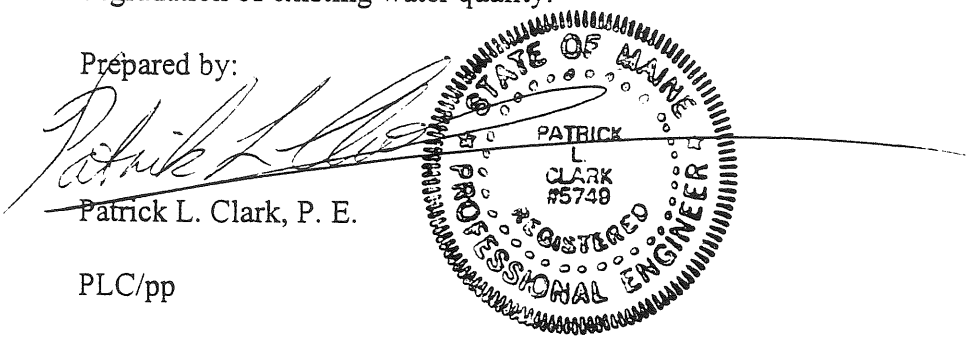
Storm	Existing (cfs)	Developed (cfs)
2 year	4.26	3.89
10 year	5.99	5.81
25 year	7.01	6.80

(The rates indicated above are the combined peak flow rates evaluated at Reach #11)

Erosion Control measures are limited to siltation fencing around the perimeter of the site and hay bale sediment barriers around the catch basins as shown on the Post-development Drainage Sketch.

It is our conclusion that the proposed storm drain and hydro brake system will provide adequate control of stormwater runoff from the site without producing any significant downstream impacts. We feel that the proposed measures, if properly constructed and maintained, will be sufficient to control stormwater runoff and erosion from the proposed site without significant degradation of existing water quality.

Prepared by:



Patrick L. Clark, P. E.

PLC/pp

Enclosure: Pre-Development Drainage Sketch (11 in. x 17 in.)
Post-Development Drainage Sketch (11 in. x 17 in.)
Appendix (with calculations)

DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

RICHARD KNOWLAND
SENIOR PLANNER

5/23/97

DAVE

ATTACHED ARE THE ENGINEERING REVIEW FEES FOR THE CODAN AND PARK DANFORTH. SHOULD ANYONE HAVE ANY QUESTIONS, THEY CAN CALL ME.

RK

E
RM

Date 5/7/97

Job #

ght-of-Way Review
ic Works Department)

eer: TOM GILLICO ... 6
TONY LOMBARDO ...

timated Hours: TOM GILLICO ... 6
TONY LOMBARDO ... 2

r: TOM GILLICO ... $ 65
TONY LOMBARDO ... $25

: $ 440

or the review of your project

uld be submitted along with
h Floor, 389 Congress Street,

date

cc: Applicant - white
Planner - blue
Engineer - green
Public Works - yellow
Financial Officer - pink
Review/Inspection Fee File - golden

PERKINS, THOMPSON, HINCKLEY & KEDDY
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW
ONE CANAL PLAZA - P. O. BOX 426
PORTLAND, MAINE 04112-0426

THOMAS SCHULTEN
BRUCE E. LEDDY
OWEN W. WELLS
DOUGLAS S. CARR
ANDREW A. CADOT
JOHN R. OPPERMAN
PHILIP C. HUNT
JOHN S. UPTON
PEGGY L. McGEHEE
MELISSA HANLEY MURPHY
JOHN H. RICH III
JOHN A. CIRALDO

JOHN A. HOBSON
HELEN I. MUTHER
TIMOTHY P. BENOIT
FRED W. BOPP III
CRAIG N. DENEKAS
MARK P. SNOW
WILLIAM J. SHEILS
DAVID B. McCONNELL
PAUL D. PIETROPAOLI
AARON D. JULIEN

AREA CODE 207
TELEPHONE 774-2635
FAX 871-8026

December 9, 1997

Natalie L. Burns, Esq.
City of Portland
389 Congress Street, Room 213
Portland, Maine 04101-3509

Re: Park-Danforth Condominium

Dear Natalie:

I have enclosed executed copies of the following documents:

1. Certificate of Amendment, recorded in the Cumberland County Registry of Deeds in Book 13480, Page 186;

2. Amended and Restated Declaration of Condominium recorded in the Registry in Book 13480, Page 187; and

3. Consent of HUD recorded in the Registry in Book 13480, Page 223.

Tom Leahy recorded the Consent of Fleet Bank of Maine with the other closing documents.

The enclosed copy of the Amended and Restated Declaration includes reduced copies of the plats and plans, which were recorded in the Registry in Plan Book 197, Pages 515 through 519. If you need full-sized copies, please let me know.

Thank you for your assistance with this project.

Very truly yours,

Melissa Hanley Murphy

COPY 13480/223 10:49 am Recorded 12/5

CONSENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF PARK-DANFORTH CONDOMINIUM AND AMENDMENT TO PLATS AND PLANS

THE UNITED STATES OF AMERICA, acting by and through the Secretary of Housing and Urban Development, with a principal place of business at Manchester, in the County of Hillsborough and State of New Hampshire, holder of a Mortgage dated December 14, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6354, Page 132, covering Unit H at Park-Danforth Condominium, together with all appurtenant rights and interests, hereby consents to and approves of (i) the Amended and Restated Declaration of Condominium of Park-Danforth Condominium dated November 19, 1997; and (ii) the amendment to the Plats and Plans of the Park-Danforth Condominium referred to in said Amended and Restated Declaration, both of which are to be recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the United States of America, acting by and through the Secretary of Housing and Urban Development, has caused this instrument to be duly executed by George G. Bridgeman, its Authorized Agent, this 2nd day of December, 1997.

WITNESS:

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: _____
Printed name: George G. Bridgeman
Its: Authorized Agent

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, SS

December 2, 1997

Then personally appeared the above-named George G. Bridgeman, Authorized Agent of the United States Department of Housing and Urban Development, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of the United States Department of Housing and Urban Development.

Before me,

_____
Notary Public
Printed Name: Anne Gilman

ANNE M GILMAN, Notary Public
My Commission Expires January 9, 2002

COPY 13480/186

Received 12/5
10:46 am

CERTIFICATE OF AMENDMENT

The undersigned, being President and Secretary/Treasurer of Park-Danforth Condominium Association, hereby certify that the attached Amended and Restated Declaration of Condominium of Park-Danforth Condominium was duly adopted by Unanimous Written Consent of the Members of the Park-Danforth Condominium Association dated as of November 19, 1997, as permitted by the Bylaws of such Association (the "Unanimous Written Consent").

The undersigned further certify that the amended Plats and Plans referred to in the attached Amended and Restated Declaration of Condominium of Park-Danforth Condominium and recorded herewith were duly approved by the Unanimous Written Consent.

DATED: November 19, 1997

Peter Moynihan, President of Park-Danforth Condominium Association

Robert Vitalius, Secretary/Treasurer of Park-Danforth Condominium Association

STATE OF MAINE
CUMBERLAND, SS

November 19, 1997

Then personally appeared the above-named Peter Moynihan, President of Park-Danforth Condominium Association, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,

~~Notary Public~~ Attorney at Law
Printed Name: JOHN R. OPPERMAN

13480/18

COPY

Recorded 12/5
10:49 a m

AMENDED AND RESTATED DECLARATION OF CONDOMINIUM

OF

PARK-DANFORTH CONDOMINIUM

Portland, Maine
November 19, 1997

AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF PARK-DANFORTH CONDOMINIUM PORTLAND, MAINE

THIS DECLARATION made this 19th day of November, 1997,

WHEREAS, by The Park-Danforth Condominium Declaration, dated December 14, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6354, Page 119 (the "'Original Declaration"), The Park-Danforth, a Maine non-profit corporation located at Portland, Maine, and the Home For The Aged, a Maine non-profit corporation located at Portland, Maine, did submit to the provisions of the Maine Condominium Act, 33 M.R.S.A. § 1601-101 et seq. (the "Act") certain land, together with all improvements, easements, rights and appurtenances thereunto belonging, which land is situated in Portland, Cumberland County, Maine, described in Exhibit A to the Original Declaration and to this Amended and Restated Declaration (the "Condominium"); and

WHEREAS, the Unit owners desire to add an additional Unit, add to and reconfigure the boundaries of an existing Unit, and add further improvements to the Condominium; and

WHEREAS, the undersigned are the owners of Units to which one hundred percent (100%) of the votes in Park-Danforth Condominium Association have been allocated.

NOW, THEREFORE, pursuant to Section 1602-117 of the Act and Article 8 of the Original Declaration, the Original Declaration is hereby amended and restated in its entirety as follows:

ARTICLE 1
SUBMISSION

Section 1.1. Property. The undersigned, being all of the owners in fee simple of the Real Estate described in Exhibit A attached hereto and made a part hereof (the "Real Estate") situated in Portland, County of Cumberland and State of Maine, hereby submit the Real Estate, together with and subject to all improvements, easements, rights and appurtenances thereto belonging (collectively, the "Property") to the provisions of the Act. The Condominium now consists of the land described in Exhibit A and three (3) units, referred to as "Market Unit M", owned by Home for the Aged;

"HUD Unit H", owned by The Park-Danforth; and "Assisted Living Unit A", owned by Home for the Aged; as depicted on the Plats and Plans.

Section 1.2. Address of Condominium. The address of the Condominium is:

Park-Danforth Condominium
777 Stevens Avenue
Portland, Maine 04103

ARTICLE 2
DEFINITIONS

Section 2.1. Terms Defined in the Act. Capitalized terms are defined herein or in the Plats and Plans, otherwise they shall have the meanings specified or used in the Act.

Section 2.2. Terms Specifically Defined in this Declaration. In addition to the terms hereinabove defined, the following terms shall have the following meanings in this Declaration, the Bylaws, and Plats and Plans:

(a) "Assessment" means the Unit owner's share of the anticipated Common Expenses, allocated by Unit, for the Association's fiscal year as reflected in the budget adopted by the Board of Directors.

(b) "Association" means the Unit Owners Association of the Condominium, which is known as Park-Danforth Condominium Association.

(c) "Board of Directors" means the Board of Directors of the Association.

(d) "Building Addition" means that portion of the Building added to the Condominium by this Declaration and shown as "proposed" or labeled as "addition" on the Plats and Plans.

(e) "Buildings" (or in the singular, a "Building") means any residential, commercial, service or recreational structure or other improvement now or hereafter constructed on the Property.

(f) "Bylaws" means the document having that name and providing for the governance of the Association, pursuant to Section 1603-106 of the Act, as such document may be amended from time to time.

(g) "Common Elements" (or in the singular, a "Common Element") means those parts of the Property either described in the Act as being Common Elements or described herein or on the Plats and Plans as being Common Elements.

(h) "Common Expenses" means expenditures made by or financial liabilities of the Association together with any allocations to reserves.

(i) "Condominium" means the Condominium described in Section 1.1. above.

(j) "Condominium Documents" includes the Declaration, Plats and Plans, Bylaws and Rules and Regulations, if any.

(k) "Declaration" means this document, as the same may be further amended from time to time.

(l) "Eligible Mortgage Holder" means the holder of a recorded first mortgage on a Unit which has requested the Association to notify it of actions by the Association requiring the consent of Eligible Mortgage Holders under this Declaration.

(m) "Existing Building" means that portion of the Building established as a Condominium by the Original Declaration and depicted as "Existing" on the Plats and Plans.

(n) "Limited Common Elements" (or in the singular, a "Limited Common Element") means those parts of the Property either described in the Act as being Limited Common Elements or described herein or in the Plats and Plans as being Limited Common Elements.

(o) "Mortgagee" means the holder of any recorded first mortgage encumbering one or both of the Units.

(p) "Percentage Interest" means the undivided interest in the Common Elements appurtenant to a Unit, as set forth on Exhibit B attached hereto, as the same may be amended from time to time.

(q) "Property" means the Property described in Section 1.1 above.

(r) "Plats and Plans" means the Amended Plats and Plans recorded with this Declaration in the Cumberland County Registry of Deeds and which

supplement, and to the extent of any inconsistency supersede, the Plats and Plans recorded in said Registry of Deeds in Plan Book 140, Page 37, as such may be further amended from time to time, reduced photocopies of which are attached hereto as Exhibit C.

(s) "Record" means to record in the Cumberland County Registry of Deeds.

(t) "Rules and Regulations" means such rules and regulations as are promulgated by the Board of Directors from time to time with respect to the use of all or any portion of the Property.

(u) "Special Assessment" means a Unit owner's share of any assessment made by the Board of Directors in addition to the Assessment.

(v) "Unit" means a physical portion of the Condominium created by this Declaration or any amendment thereto and designated for separate ownership or occupancy, the boundaries of which are described in Article 3. Where appropriate, the terms of this Declaration shall apply to any legally and validly created subdivision of a Unit.

Section 2.3. Provisions of the Act. The provisions of the Act shall apply to and govern the operation and governance of the Condominium, except to the extent that contrary provisions, not prohibited by the Act, are contained in one or more of the Condominium Documents.

ARTICLE 3
UNIT BOUNDARIES AND MAINTENANCE RESPONSIBILITIES

Section 3.1. Unit Boundaries.

(a) The boundary lines of each Unit are as shown on the Plats and Plans and are described as follows:

(1) Horizontal (upper and lower) Boundaries: The Horizontal Boundaries of the Units shall be the following boundaries extended to an intersection with the vertical (side, front and back) boundaries:

(i) Upper Boundary of HUD Unit H: Ceiling of the seventh floor.

(ii) Lower Boundary of HUD Unit H: Floor of the second floor, except for that portion of HUD Unit H which is directly above the Common Elements located on the second floor, as depicted on the Plats and Plans, for which the lower boundary is the floor of the third floor.

(iii) Upper Boundary of Portion of Market Unit M Located in the Existing Building: Ceiling of the seventh floor, except for that portion of Market Unit M which is on the first floor, for which the upper boundary is the ceiling of the first floor.

(iv) Lower Boundary of Portion of Market Unit M Located in the Existing Building: Floor of the second floor, except for (a) that portion of Market Unit M which is on the first floor, for which the lower boundary is the floor of the first floor; and (b) that portion of Market Unit M which is located above that portion of Assisted Living Unit A located in the Existing Building, for which the lower boundary is the floor of the third floor.

(v) Upper Boundary of Portion of Market Unit M Located in the Building Addition: Ceiling of the third floor for that portion of Market Unit M located on the third floor and ceiling of the first floor for that portion of Market Unit M located on the first floor.

(vi) Lower Boundary of Portion of Market Unit M Located in the Building Addition: Floor of the third floor for that portion of Market Unit M located on the third floor and floor of the first floor for that portion of Market Unit M located on the first floor.

(vii) Upper Boundary of Assisted Living Unit A: Ceiling of the second floor of the Building Addition or of that portion of the Existing Building in which a portion of Assisted Living Unit A is located, as applicable.

(viii) Lower Boundary of Assisted Living Unit A: Floor of the second floor of the Building Addition or of that portion of the Existing Building in which a portion of Assisted Living Unit A is located, as applicable.

(2) Vertical (side, front and back) Boundaries: The Vertical Boundaries of the Units shall be the walls of each apartment or assisted living unit located within the Unit separating such apartment or assisted living unit from the Common Element exterior walls, Common Element corridors, or other Common Elements, as applicable and as shown on the Plats and Plans, extended to intersections with each other and with the Horizontal Boundaries.

(3) If walls, floors or ceilings are designated as boundaries of the Units, all lathe, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereon are a part of each of the Units, and all other portions of the walls, floors or ceilings are a part of the Common Elements.

(4) If any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

(5) Subject to the provisions of subsection 3.1(4), all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are a part of the Unit.

(b) Each Unit's identifying letter is shown on the Plats and Plans and on Exhibit B.

Section 3.2. Relocation of Unit Boundaries. Relocation of boundaries between Units will be permitted subject to compliance with the provisions therefor in Section 1602-112 of the Act and subject to compliance with any conditions, restrictions or requirements imposed by the Board of Directors. The cost for preparation and recordation of any documents required for the relocation of boundaries between Units shall be chargeable to the Units involved as a Special Assessment.

Section 3.3. Maintenance Responsibilities.

(a) Unless otherwise provided in this Declaration, the Association, through the Board of Directors, shall be responsible for maintenance, repair and replacement of the Common Elements including, but not limited to, the Limited Common Elements.

(b) Each Unit owner is responsible for maintenance, repair and replacement of his Unit. The owner of a Unit with patios, balconies or other items of property allocated to that Unit as Limited Common Elements pursuant to Article 4 of this Declaration, shall be responsible for the upkeep, maintenance and repair of such patios, balconies or other items of property, and if the Unit owner fails to meet such responsibility, the Association may arrange for such upkeep, maintenance and repair and shall assess the expense thereof to such Unit owner. The expense of maintenance

and repair of Common Elements necessitated by the negligence, misuse or neglect of a Unit owner or a tenant of a Unit owner shall be charged by the Association to such Unit owner. Each Unit owner shall grant a right of access to his Unit to the Association and any person authorized by the Board of Directors, for the purpose of conducting inspections of the Unit or a Common Element or for the purpose of correcting any condition originating in his Unit or elsewhere and threatening another Unit or a Common Element, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, other Common Elements or Units, or for the purpose of performing proper maintenance for the operation of the Condominium, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the occupants of the Unit. In case of an emergency, such right of entry shall be immediate, whether or not any occupant is present at the time of such entry.

ARTICLE 4
DESCRIPTION AND ALLOCATION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 4.1. Description of Common Elements. Common Elements shall mean those portions of the Building and of the Property defined as such pursuant to Sections 1601-103(4) and 1602-102(1) of the Act, except as provided otherwise herein, or as identified and designated as Common Elements on the Plats and Plans. Without limitation, the following items are designated as Common Elements: (i) the land upon which the Building is located; (ii) the parking areas and landscaped areas shown on the Plats and Plans; (iii) the lobby areas, activities areas, common kitchen areas, dining rooms and common corridors shown on the Plats and Plans; (iv) the office and administrative areas shown on the Plats and Plans; (v) the elevators, common stairways, and mechanical and service areas shown on the Plats and Plans; and (vi) the areas shown as Laundry and Beauty Shop on the Plats and Plans.

Section 4.2. Description of Limited Common Elements. Limited Common Elements shall mean those portions of the Building defined as such pursuant to Sections 1602-102(2) and (4) of the Act or as identified and designated as Limited Common Elements on the Plats and Plans, or by Section 4.3. hereof. Those portions of the Limited Common Elements serving only the Unit above, below, or adjacent to such Limited Common Element, as the case may be, are Limited Common Elements allocated only to the Unit which they serve.

Section 4.3. Specified Limited Common Elements. The following portions of the Building or the Property are hereby designated as Limited Common Elements:

patios or balconies which are not part of a Unit but which are adjacent to and serve only such Unit.

Section 4.4. Locations of Common and Limited Common Elements. The locations of the Common Elements and Limited Common Elements are shown on the Plats and Plans. A balcony or patio shown adjacent to a Unit is a Limited Common Element appurtenant to that Unit.

Section 4.5. Reserved Common Elements. The Board of Directors shall have the power in its discretion from time to time to grant revocable licenses in designated Common Elements to the Association or to a Unit owner and to establish a reasonable charge to such Unit owner for the use and maintenance thereof. Such designation by the Board of Directors shall not be construed as a sale or disposition of the Common Elements.

ARTICLE 5
ALLOCATION OF PERCENTAGE INTERESTS, COMMON EXPENSES AND VOTING RIGHTS

Section 5.1. Percentage Interests. Attached as Exhibit B hereto is a list of Units by their identifying letter and the Percentage Interest appurtenant to each Unit, determined by dividing the net rentable area of each Unit (exclusive of Limited Common Elements) by the net rentable area of all Units (exclusive of Limited Common Elements) in the Condominium.

Section 5.2. Common Expenses. The liability of each Unit for the Common Expenses of the Condominium shall be the same percentage share as the Percentage Interest set forth on Exhibit B, and as such shall be determined by dividing the net rentable area of each Unit (exclusive of Limited Common Elements) by the net rentable area of all Units (exclusive of Limited Common Elements) in the Condominium.

Section 5.3. Allocation of Unit Owner's Voting Rights. Each Unit owner shall be entitled to a vote in the Association equal to his Percentage Interest in the Common Elements.

ARTICLE 6
EASEMENTS

Section 6.1. Additional Easements. In addition to the easements provided for by the Act, the following easements are hereby created:

(a) The Units and Common Elements shall be, and hereby are, made subject to easements in favor of the other Unit owners, appropriate utility and service companies, cable television companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Property. The easements created by this Section 6.1(a) shall include, without limitation, rights of Unit owners or the providing utility or service company, or governmental agency or authority to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, drainage ditches and pump stations, telephone wires and equipment, television equipment and facilities (cable or otherwise), electrical wires, conduits, and equipment and ducts and vents over, under, through along and on the Units and Common Elements. Notwithstanding the foregoing provisions of this Section 6.1(a), any such easement through a Unit shall be located either in substantially the same location as such facilities or similar facilities existed at the time of first conveyance of the Unit or so as not to interfere materially with the use or occupancy of the Unit. With respect to any utility lines or equipment serving only the Condominium and located upon the Common Elements, the Board of Directors shall have the right and power to dedicate and convey title to the same to any private or public utility company. The Board of Directors shall also have the right and power to convey permits, licenses and easements over the Common Elements for the installation, maintenance, repair and replacement of utility poles, lines, wires and other equipment to any private or public utility company. In addition, the Board of Directors shall have the right to grant permits, licenses and easements over the Common Elements for any and all other purposes necessary for the proper operation of the Condominium.

(b) The Common Elements (other than the Limited Common Elements) shall be, and hereby are made, subject to an easement in favor of the Unit owners and their invitees, employees, tenants and servants, the Association and the agents and employees of the Association for access, egress and ingress over, through and across each portion thereof, pursuant to such requirements and subject to such charges as the Board of Directors may from time to time prescribe; provided that nothing contained herein shall create any access easement in favor of Unit owners with respect to such portions of the Common Elements which are not needed in order to gain access to the Units and as to which the Board of Directors may from time to time determine it to be necessary or desirable to limit or control access by Unit owners or the occupants of Units, or both, including, by way of illustration and not limitation, machinery and equipment rooms, and any management agent's office.

(c) The Common Elements (including, but not limited to, the Limited Common Elements) shall be and hereby are made subject to an easement in favor of

the Association and the agents, employees and independent contractors thereof for the purpose of the inspection, upkeep, maintenance, repair and replacement of the Common Elements (including, but not limited to, the Limited Common Elements).

(d) The Common Elements (including, but not limited to, the Limited Common Elements) shall be and hereby are made subject to the following easements in favor of the Units:

(1) For the installation, repair, maintenance, use, removal and/or replacement of pipes, ducts, heating and air conditioning systems, electrical, telephone and other communication wiring and cables and all other utility lines and conduits which are part of or exclusively serve a Unit and which pass across or through a portion of the Common Elements;

(2) For the installation, repair, maintenance, use, removal and/or replacement of overhead lighting fixtures, electrical receptacles and the like which are located in a portion of the ceiling, wall or floor adjacent to a Unit which is a part of the Common Elements; provided that the installation, repair, maintenance, use, removal or replacement of such fixtures, receptacles and the like does not unreasonably interfere with the common use of any part of the Common Elements or impair or structurally weaken the Building;

(3) For driving and removing nails, screws, bolts and the like into the Unit-side surface of walls, ceilings and floors which are part of the Common Elements; provided that such action will not unreasonably interfere with the common use of any part of the Common Elements or impair or structurally weaken the Building; and

(4) For the maintenance of the encroachment of any lighting devices, outlets, medicine cabinets, exhaust fans, ventilation ducts, registers, grilles and similar fixtures which serve only one Unit but which encroach into any part of any Common Element or Limited Common Element on the date this Declaration is recorded or any amendment hereof is recorded.

(e) To the extent necessary, each Unit shall have an easement for structural support over the other Units, the Common Elements and the Limited Common Elements, and each Unit and the Common Elements shall be subject to an easement for structural support in favor of every other Unit, the Common Elements and the Limited Common Elements.

(f) The Units and the Limited Common Elements are hereby made subject to the following easements:

(1) In favor of the Association and its agents, employees and independent contractors, (i) for inspection of the Units and Limited Common Elements in order to verify the performance by each Unit owner of all items of maintenance and repair for which they are responsible, (ii) for inspection, maintenance, repair and replacement of the Common Elements or the Limited Common Elements situated in or accessible from the Units or Limited Common Elements or both, (iii) for correction of emergency conditions in the Units or Limited Common Elements, or both, or casualties to the Common Elements, the Limited Common Elements and/or the Units, (iv) for any of the purposes set forth in Section 6.1(g) or Section 6.1(h) hereof, and (v) to do any other work reasonably necessary for the proper maintenance of the Condominium, it being understood and agreed that the Association and its agents, employees and independent contractors shall take reasonable steps to minimize any interference with the use of a Unit or portions thereof by the Unit's occupants resulting from the Association's exercise of any rights it may have pursuant to this Section 6.1(f)(1) and the following Section 6.1(f)(2) or both;

(2) In favor of the Unit owner benefited thereby and the Association and its agents, employees and independent contractors, for the installation, repair, maintenance, use, removal and/or replacement of pipes, ducts, electrical, telephone, telegraph or other communication systems and all other utility lines and conduits which are part of the Common Elements and which pass across or through a portion of a Unit.

(g) Whenever in this Declaration and the Plats and Plans a boundary line of a Unit is described as being the floor of the Unit, it is intended thereby, and it is hereby declared, that the owner of such Unit (or its tenant, if so provided in a lease between the Unit owner and the tenant) shall have an easement for the purpose of affixing and removing carpeting, parquet flooring and other floor coverings; and otherwise decorating, cleaning and maintaining such surface, all at the cost and expense of the owner of such Unit (or its tenant, as appropriate); it being understood and agreed that the Association acting by its Board of Directors on behalf of the Unit owners, shall, at all times while this Declaration is in effect, retain the right and duty to maintain, repair and/or replace such undecorated finished floor or concrete slab of which said floor is a part, notwithstanding the fact that such maintenance, cleaning, repair or replacement may temporarily adversely affect the Unit owner's easement and right to use the floor.

(b) No Unit owner or any tenant of a Unit owner may obstruct the Common Elements or the Limited Common Elements in any way. No Unit owner or tenant of a Unit owner may store anything in or on the Common Elements or the Limited Common Elements without the prior written consent of the Board of Directors.

(c) No Unit owner or any tenant of a Unit owner may carry on any practice, or permit any practice to be carried on, which unreasonably interferes with the quiet enjoyment and proper use of another Unit or the Common Elements by the owners or occupants of the other Units, or which creates or results in a hazard or nuisance on the Property. The Property is to be maintained in a clean and sanitary condition, and no Unit owner or tenant of a Unit owner may place any garbage, trash or rubbish anywhere in the Property other than in his own Unit and in or on such parts of the Common Elements as may be designated for such purpose by the Board of Directors.

(d) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property or any part thereof applicable for residential use without the prior written consent of the Board of Directors. No Unit owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Property or any part thereof or which would be in violation of any law, regulation or administrative ruling. No waste will be committed on the Common Elements.

(e) The Board of Directors may from time to time promulgate reasonable Rules and Regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Property. Copies of the then current Rules and Regulations and any amendments thereto, shall be furnished to all Unit owners and tenants of Unit owners by the Association promptly after the adoption of such Rules and Regulations and any amendments thereto.

(f) Each Unit owner shall be responsible for maintaining such Unit in good order and repair, at the expense of such owner, including (but not limited to) cleaning and replacing glass panes in any window serving such Unit.

(g) Each Unit owner (or tenant of a Unit owner if so provided in a lease between the Unit owner and the tenant) shall be responsible for the cleanliness of any Limited Common Element serving such Unit, and for the expense thereof.

(h) No Unit owner or tenant of a Unit owner shall alter in any way any portion of his Unit which is part of the exterior facade of the Building in which it

is located, including by way of example but not by way of limitation, exterior doors, without the prior written consent of the Board of Directors.

(i) Units may be occupied only by elderly or handicapped families as defined in 24 CFR § 891, as amended, supplemented or replaced from time to time, unless the Secretary of the United States of America Department of Housing and Urban Development waives such restrictions.

(j) No Unit shall be used so as to create a nuisance or an unreasonable interference with the peaceful possession and occupation or proper use of the other Units or the Common Elements

Section 7.2. Sale and Lease of Units.

(a) A Unit owner may lease or rent his Unit subject to such reasonable rules and regulations as the Board of Directors may promulgate. Each tenant shall be subject to and be bound by all of the covenants, restrictions and conditions set forth in the Condominium Documents.

(b) A Unit owner, or the owner of any subdivision thereof created in accordance with the terms of this Declaration and the Act, may sell his Unit at any time and from time to time, except that the Unit owner shall first give written notice to the Association of such decision or desire to sell, and of the terms and conditions upon which the Unit owner proposes to sell, transfer or convey the Unit, which notice shall constitute an offer by the Unit owner to sell, transfer or convey the Unit to the Association on the terms and conditions set forth in the written notice. The Association may then accept such offer by giving written notice of such acceptance to the Unit owner within thirty (30) days after the receipt of the written offer from the Unit owner. The acceptance by the Association of such offer shall be deemed to create a binding agreement between the Unit owner and the Association for the sale, transfer or conveyance of the Unit, free and clear of all liens and encumbrances, on the terms and conditions set forth in the offer without need for any further instrument or agreement, which sale, transfer or conveyance shall be consummated by the Unit owner's delivery of a warranty deed at a date to be specified by the Association in its acceptance of the offer, which date shall be not less then ten (10) days or more than sixty (60) days after the acceptance of the offer. If the Association shall fail to accept any offer from the Unit owner in accordance herewith or fail to consummate the purchase in accordance with the terms of such agreement, the Unit owner may then sell, transfer or convey the Unit to any other party; provided, however, (i) that any such sale, transfer or conveyance shall be consummated within six (6) months from the date on which the Association failed to accept such offer or failed to complete the purchase,

and (ii) that the Unit owner shall not sell, transfer or convey the Unit to another party on terms and conditions which are more favorable than those offered to the Association without first reoffering the Unit to the Association on the more favorable terms and conditions, which reoffer shall be in writing and shall remain open for a period of fifteen (15) business days from the Association's receipt and may be accepted by the Association in the manner provided herein with respect to the original offer.

(c) This Section 7.2. shall not apply to a Mortgagee who acquires title to a Unit by foreclosure, deed in lieu of foreclosure, or otherwise. Further, a Mortgagee who so acquires title to a Unit may sell or lease that Unit free of any restrictions contained in this Section 7.2.

ARTICLE 8
RIGHTS OF MORTGAGEES, INSURERS AND GUARANTORS

Section 8.1. Subject to Declaration. Whether or not it expressly so states, any mortgage which constitutes a lien against a Unit and an obligation secured thereby shall provide generally that the mortgage and the rights and obligations of the parties thereto shall be subject to the terms and conditions of the Act, the Declaration, the Plats and Plans and any Rules and Regulations.

Section 8.2. Rights of Eligible Mortgage Holders.

(a) The Association shall send reasonable prior written notice by prepaid United States mail to Eligible Mortgage Holders of the consideration by the Association of the following proposed actions:

(1) The termination of the Condominium pursuant to Section 1602-118 of the Act;

(2) A change in the allocated interest of a Unit, a change in the boundaries of a Unit or a subdivision of a Unit;

(3) The merger or consolidation of the Condominium with another condominium;

(4) The conveyance or subjection to a security interest of any portion of the Common Elements;

(5) The proposed use of any proceeds of hazard insurance required to be maintained by the Association under Section 1603-113(a) of the Act for purposes other than the repair or restoration of the damaged property;

(6) The adoption of any proposed budget by the Board of Directors and of the date of the scheduled Unit owners meeting to consider ratification thereof. A summary of the proposed budget shall accompany this notice; and

(7) Any default in the performance or payment by a Unit owner of any obligations under the Declaration, including, without limitation, default in the payment of Common Expense liabilities.

(b) In the event of any proposed actions described in subsection (a), paragraphs (1), (2), (3), (4), or (5) hereinabove, an Eligible Mortgage Holder shall have the right, but not the obligation, in place of the Unit owner to cast the votes allocated to that Unit or give or withhold any consent required of the Unit owner for such action by delivering written notice to the Association with a copy to the Unit owner prior to or at the time of the taking of the proposed action, which notice shall be sent by prepaid United States mail, return receipt requested, or by delivery in hand. Failure of the Eligible Mortgage Holder to so exercise such rights shall constitute a waiver thereof and shall not preclude the Unit owner from exercising such right. In the event that the Eligible Mortgage Holder elects not to exercise such right on one occasion, such election shall not constitute a waiver of the Eligible Mortgage Holder's right, on a subsequent occasion, to cast the votes allocated to the Unit. In the event of any default described in subsection (a), paragraph (7), the Eligible Mortgage Holder shall have the right, but not the obligation, to cure such default.

(c) In addition, an Eligible Mortgage Holder or its representative, shall have the right to attend Association and Board of Directors meetings for the purposes of discussing the matters described in subsection (a), paragraphs (1) through (6).

Section 8.3. Rights of Mortgage Holders, Insurers or Guarantors.

(a) The Association shall send timely prior written notice of the following matters by prepaid United States mail to holders, insurers and guarantors of the mortgage on any Unit:

(1) Any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing the mortgage;

(2) Any sixty (60) day delinquency in the payment of Assessments or other charges owed by the owner of a Unit on which it holds the mortgage;

(3) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

(4) Any proposed action that requires the consent of fifty-one percent (51%) of the Eligible Mortgage Holders.

(b) To receive such notice, the mortgage holder, insurer or guarantor shall send a written request therefor to the Association, stating its name and address and the Unit or address of the Unit on which it holds, insures or guarantees the mortgage.

Section 8.4. Liability for Use and Charges. Any Mortgagee who obtains title to a Unit pursuant to the remedies provided in a mortgage for foreclosure of such mortgage or a deed in lieu of foreclosure shall not be liable for such Unit owner's unpaid assessments or charges which accrue prior to the acquisition of title to such Unit by the Mortgagee, except to the extent otherwise provided for in the Act and except to the extent that such Mortgagee is liable as a Unit owner for the payment of such unpaid assessment or charge that is assessed against the Mortgagee as a result of all Unit owners being reassessed for the aggregate amount of such deficiency.

Section 8.5. Condemnation Rights. No provision of this Declaration shall give a Unit owner, or any other party, priority over any rights of the Mortgagee of a Unit pursuant to its mortgage in the case of a distribution to such Unit owner of insurance proceeds or condemnation award for loss to or a taking of one or more Units and/or Common Elements.

Section 8.6. Books and Records. Any Mortgagee shall have the right to examine the books and records of the Association at reasonable times on weekdays and to require that it be provided with a copy of each annual report of the Association and other financial data of the Association reasonably requested by such Mortgagee.

ARTICLE 9
SUBDIVISION OF CERTAIN UNITS

The owner or owners of Market Unit M and Assisted Living Unit A, its or their successors and assigns, as applicable, shall have the right to subdivide Market Unit M into not more than 53 units and Assisted Living Unit A into not more than 39 units in

accordance with Section 1602-113 of the Act. Any such subdivision, however, shall not physically alter or otherwise physically affect HUD Unit H, nor shall such amendment affect the allocated interest of HUD Unit H or any Limited Common Elements allocated to it. The other Unit owners, the Association and, except as set forth in Article 8 hereof, Eligible Mortgage Holders shall have no discretion to refuse to execute any amendment necessary to exercise the right herein granted. Such amendment will include, without limitation, a redefinition of Unit boundaries for such Units, identifying numbers or letters for the newly created Units, creation of Common Elements or Limited Common Elements, allocation of Limited Common Elements, revision of the allocated interest of a Unit and such matters as may be required to conform the Declaration to the requirements of the Act.

ARTICLE 10
LIMITATION OF LIABILITY

Section 10.1. Limited Liability of the Board of Directors. The Board of Directors, and its members in their capacity as members, officers and employees:

(a) Shall not be liable for the failure of any service to be obtained by the Board of Directors and paid for by the Association, or for injury or damage to persons or property caused by the elements or by another Unit owner or person on the Property, or resulting from electricity, gas, water, rain, dust or sand which may leak or flow from the outside or from any part of the Building, or from any pipes, drains, conduits, appliances, or equipment, or from any other place within the Building unless in each such instance such injury or damage has been caused by the willful misconduct or gross negligence of the Association or the Board of Directors;

(b) Shall not be liable to the Unit owners as a result of the performance of the Board of Directors members' duties for any mistakes of judgment, negligence or otherwise, except for the Board of Directors members' own willful misconduct or gross negligence;

(c) Shall have no personal liability in contract to a Unit owner or any other person or entity under any agreement, check, contract, deed, lease, mortgage, instrument or transaction entered into by them on behalf of the Board of Directors or the Association in the performance of the Board of Directors members' duties;

(d) Shall not be liable to a Unit owner, or such Unit owner's tenants, employees, agents, customers or guests, for loss or damage caused by theft of or damage to personal property left by such Unit owner or his tenants, employees, agents, customers or guests in a Unit, or in or on the Common Elements or Limited Common

Elements, except for the Board of Directors members' own willful misconduct or gross negligence;

(e) Shall have no personal liability in tort to a Unit owner or any other person or entity, direct or imputed, by virtue of acts performed by or for them, except for the Board of Directors members' own willful misconduct or gross negligence in the performance of their duties; and

(f) Shall have no personal liability arising out of the use, misuse or condition of the Building, or which might in any other way be assessed against or imputed to the Board of Directors members as a result of or by virtue of their performance of their duties, except for the Board of Directors members' own willful misconduct or gross negligence.

Section 10.2. Indemnification. Each member of the Board of Directors in his capacity as a member of the Board of Directors, an officer or both, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding in which he may become involved by reason of his being or having been a member and/or officer of the Board of Directors, or any settlement of any such proceeding, whether or not he is a member of the Board of Directors, an officer or both at the time such expenses are incurred, except in such cases where such member of the Board of Directors and/or officer is adjudged guilty of willful misconduct or gross negligence in the performance of his duties or any other standard imposed by the Act; provided that, in the event of a settlement, this indemnification shall apply only if and when the Board of Directors (with the affected member abstaining if he is then a member of the Board of Directors) approves such settlement and reimbursement as being in the best interests of the Association. The indemnification by the Unit owners set forth in this Section 10.2. shall be paid by the Association on behalf of the Unit owners and shall constitute a Common Expense and shall be assessed and collectible as such. Such right of indemnification shall not be deemed exclusive of any other rights to which such Board of Directors member and/or officer may be entitled as a matter of law or agreement or by vote of the Unit owners or otherwise.

Section 10.3. Defense of Claims. Complaints brought against the Association, the Board of Directors or the officers, employees or agents thereof in their respective capacities as such, or the Condominium as a whole, shall be directed to the Board of Directors of the Association, which shall promptly give written notice thereof to the Unit owners and the holders of any mortgages and such complaints shall be defended by the Association. The Unit owners and the holders of mortgages shall have no right to participate other than through the Association in such defense.

Section 10.4. Storage; Disclaimer of Bailee Liability. The Board of Directors, the Association, and any Unit owner, collectively or individually, shall not be considered a bailee of any personal property stored on the Common Elements (including property located in storage areas on the Common Elements, including the Limited Common Elements), whether or not exclusive possession of the particular area is given to a Unit owner for storage purposes, and shall not be responsible for the security of such personal property or for any loss or damage thereto, whether or not due to negligence, except to the extent covered by insurance in excess of any applicable deductible.

ARTICLE 11
UNITS SUBJECT TO CONDOMINIUM DOCUMENTS; EMINENT DOMAIN

Section 11.1. Applicability of Condominium Documents. Each present and future owner, tenant, occupant and Mortgagee of a Unit shall be subject to and shall comply with the provisions of the Act, and with the covenants, conditions and restrictions as set forth in the Condominium Documents and the deed to such Unit; provided that nothing contained herein shall impose upon any tenant or Mortgagee of a Unit any obligation which the Act or one or more of such documents, or both, make applicable only to Unit owners (including, without limitation, the obligation to pay assessments for Common Expenses). The acceptance of a deed or mortgage to any Unit, or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of the Act and the covenants, conditions and restrictions set forth in the Condominium Documents and the deed to such Unit are accepted and ratified by such grantee, Mortgagee or tenant. All of such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof. The Association and an aggrieved Unit owner shall have a right of action against another Unit owner or a tenant or Mortgagee of another Unit owner who fails to comply with the provisions of the Condominium Documents or with decisions made by the Association or the Board of Directors. An aggrieved Unit owner shall have similar rights of action against the Association.

Section 11.2. Eminent Domain. Whenever all or part of the Common Elements shall be taken, injured or destroyed by eminent domain, each Unit owner shall be entitled to notice thereof and to participate in the proceedings incident thereto, provided, however, that the Association shall officially represent the Unit owners in such proceedings. In any proceedings for the determination of damages, such damage shall be determined for such taking, injury or destruction as a whole and not for each

Unit owner's interest therein and any award for such damage shall be payable to the Association for the benefit of the Unit owners and of the Mortgagees of the Units.

ARTICLE 12
BOARD OF DIRECTORS OF THE ASSOCIATION

Section 12.1. Members.

(a) The Board of Directors shall consist of not less than three (3) and not more than nine (9) members, a majority of whom shall be designated agents of each of the Unit owners.

(b) The Board of Directors shall possess all of the duties and powers granted to the Board of Directors by the Act.

Section 12.2. Abating and Enjoining Violations by Unit Owners. The violation of any Rules and Regulations adopted by the Board of Directors, the breach of any provision contained in the Bylaws or the breach of any provision of this Declaration or the Act by any tenant of a Unit owner, shall give the Board of Directors the right, in addition to any other rights to which it may be entitled, to enjoin, abate or remedy by appropriate legal proceedings, either by law or in equity, the continuance of any such breach.

ARTICLE 13
MANAGEMENT

The Association shall have the right to employ a managing agent who shall oversee the daily operation of the Condominium in accordance with the provisions of the Act and the Condominium Documents. Such agreement shall be cancellable by either party without cause and without a termination fee upon not less than sixty (60) days nor more than ninety (90) days written notice and shall be cancellable by the Board of Directors with cause upon not less than thirty (30) days written notice.

ARTICLE 14
ASSESSMENTS; LIABILITY OF UNIT OWNERS

Section 14.1. Power to Assess. The Association, acting through the Board of Directors in accordance with the Bylaws, shall have the power to fix and determine, from time to time, the sums necessary and adequate to provide for the Common

Expenses, including, but not limited to, such amounts as are necessary for the maintenance, repair and replacement of the Common Elements as set forth in Section 3.3(a) hereof, such amounts as are necessary for uncollectible assessments, budget deficits, such reserves as are hereinafter described and such additional reserves as the Board of Directors shall deem necessary or prudent, and such other expenses as are specifically provided for in the Act, this Declaration or the Bylaws. The Association shall continue to maintain an adequate reserve fund for maintenance, repair and replacement of those Common Elements and Limited Common Elements for which the Association is responsible which are anticipated to require replacement, repair or maintenance on a periodic basis, and to cover any deductible amount for insurance policies maintained by the Association.

Section 14.2. Special Assessments. If the cash requirement estimated at the beginning of any fiscal year shall prove to be insufficient to cover the actual Common Expenses for such fiscal year for any reason (including by way of illustration and not limitation, a Unit owner's non-payment of his Assessment or municipal assessments not yet assessed), the Board of Directors shall have the power, at any time it deems necessary and proper, to levy one or more Special Assessments against each Unit owner. Special Assessments shall be due and payable in the manner and on the date set forth in the notice thereof.

Section 14.3. Payment of Assessments. Each Unit owner shall pay all Assessments levied by the Association. Liability for such Assessments shall be determined in accordance with the Bylaws. Such Assessments shall be due and payable on a monthly basis unless otherwise designated by the Board of Directors. Assessments that are unpaid for over fifteen (15) days after the due date shall bear interest at a rate to be determined from time to time by the Board of Directors from the due date until paid. In the sole discretion of the Board of Directors, a late charge may be assessed against the delinquent Unit owner.

Section 14.4. Failure to Fix New Assessments. If the Board of Directors shall fail to fix new Assessments for Common Expenses for the subsequent fiscal year before the expiration of any fiscal year, the Unit owners shall continue to pay the same sums they were paying for such Assessments during the fiscal year just ended and such sum shall be deemed to be the new Assessments for the succeeding fiscal year. If the Board of Directors shall change the Assessment at a later date, the difference between the new Assessment, if greater, and the previous year's Assessment up to the effective date of the new Assessment shall be treated as if it were a Special Assessment under Section 14.2. hereof; thereafter each Unit owner shall pay the new Assessment. In the event the new Assessment is less than the previous year's Assessment, in the sole discretion of the Board of Directors, the excess either shall be refunded to the Unit

owners, credited against future Assessments or retained by the Association for reserves.

Section 14.5. No Exemption by Waiver. No Unit owner may exempt himself from liability for the Common Expenses by waiver of the enjoyment of the right to use any of the Common Elements or by the abandonment of his Unit or otherwise.

Section 14.6. Personal Liability of Unit Owners. All sums assessed by the Association as a regular or Special Assessment shall constitute the personal liability of the owner of the Unit so assessed and also, until fully paid, shall constitute a lien against such Unit pursuant to Section 1603-116 of the Act. The Association shall take action for failure to pay any Assessment or other charges pursuant to Section 1603-116 of the Act. The delinquent owner shall be obligated to pay (a) all expenses of the Board of Directors, including reasonable attorneys' fees, incurred in the collection of the delinquent Assessment by legal proceedings or otherwise, and (b) any amounts paid by the Board of Directors for taxes or on account of superior liens or otherwise to protect its lien, which expenses and amounts, together with accrued interest, shall be deemed to constitute part of the delinquent Assessment and shall be collectible as such.

Section 14.7. Liability of Purchaser of Unit for Unpaid Assessments. Upon the voluntary sale, conveyance or any other voluntary transfer of a Unit or any interest therein, the grantee thereof shall not be personally liable with the grantor thereof for all unpaid Assessments for Common Expenses which are a charge against the Unit as of the date of consummation of the sale, conveyance or transfer, unless such grantee agrees to assume the obligation therefor. A lien against the Unit so purchased for Assessments imposed pursuant to this Declaration or the Act shall not be affected by such sale, conveyance or other transfer, however.

Section 14.8. Subordination of Certain Charges. Any Assessments or any fees, charges, late charges, fines and/or interest that may be levied by the Association pursuant to Section 1603-102 of the Act shall be subordinate to any first mortgage lien recorded before or after such Assessments, fee, charge, late charge, fine or interest was due.

Section 14.9. Surplus. The Budget of the Association shall set forth the Common Expenses. Any amounts accumulated from Assessments for Common Expenses in excess of the amount required for actual Common Expenses and reserves for future Common Expenses, unless otherwise directed by the Board of Directors, in its sole discretion, shall be credited to each Unit owner, such credit to be applied to the next Assessments of Common Expenses due from said Unit owners under the current

fiscal year's budget, and thereafter, until exhausted or retained by the Association for reserves.

ARTICLE 15
AMENDMENT OF DECLARATION

Pursuant to Section 1602-117 of the Act and except as provided herein for amendments which may be executed by the Association or certain Unit owners, this Declaration may be amended only by vote or agreement of owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated. In addition, approval of amendments of a material nature must be obtained from Eligible Mortgage Holders representing at least sixty-seven percent (67%) of the votes of Units that are subject to mortgages held by Eligible Mortgage Holders. A change to any of the following, except where such change may be effected by the Association or certain Unit owners under the Act or this Declaration, would be considered as material:

(a) voting rights;

(b) Assessments, Assessment liens, or subordination of Assessment liens;

(c) reserves for maintenance, repair and replacement of Common Elements;

(d) responsibility for maintenance and repairs;

(e) reallocation of interests in the Common or Limited Common Elements, or rights to their use;

(f) boundaries of any Unit;

(g) convertibility of Units into Common Elements or Common Elements into Units;

(h) expansion or contraction of the Condominium, or the addition, annexation or withdrawal of property to or from the Condominium;

(i) insurance or fidelity bonds;

(j) imposition of any restrictions on a Unit owner's right to sell or transfer his Unit;

(k) a decision by the Association to establish self management when professional management had been required previously by an Eligible Mortgage Holder;

(l) restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in the Condominium Documents;

(m) any action to terminate the legal status of the Condominium after substantial destruction or condemnation occurs; or

(n) any provisions that expressly benefit holders, insurers or guarantors of mortgages on the Units.

If the amendment is not of such a material nature, such as the correction of a technical error or the clarification of a statement, the approval of an Eligible Mortgage Holder may be assumed when that Eligible Mortgage Holder has failed to submit a response to any written proposal for an amendment within thirty (30) days after the proposal is made.

ARTICLE 16
TERMINATION

The Condominium may be terminated only by agreement of the owners of Units to which eighty percent (80%) of the votes in the Association are allocated; provided, however, that if the Condominium is being terminated for reasons other than substantial destruction or condemnation of the Condominium, the termination of the Condominium must also be approved by Eligible Mortgage Holders of Units to which at least sixty-seven percent (67%) of the votes of Units subject to mortgages held by Eligible Mortgage Holders are allocated. Termination of the Condominium will be governed by the provisions of Section 1602-118 of the Act.

ARTICLE 17
UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REQUIRED PROVISIONS

As long as the United States Secretary of Housing and Urban Development holds a mortgage on any part of the Property:

(a) Units in the Condominium may be occupied only by elderly or handicapped families as defined in 24 CFR § 891, as amended, supplemented or replaced from time to time, unless the Secretary waives such restriction.

(b) No subdivision of Market Unit M or Assisted Living Unit A shall be permitted without the approval, in advance, of the Secretary except for a subdivision, permitted by Article 9 hereof, by a Mortgagee of Market Unit M or Assisted Living Unit A who succeeds to ownership of said Unit by virtue of a foreclosure of Mortgage or deed in lieu of foreclosure, or by said Mortgagee's successors or assigns.

(c) The following categories of non-shelter services are excluded as Common Expenses:

Food Preparation and Service
Maid Service
Health Services
Furniture in Living Units
Program and Recreational Activities Payroll

(d) Use of HUD Unit H will be subject to the Regulatory Agreement between The Park-Danforth and the United States Secretary of Housing and Urban Development, dated December 14, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6354, Page 138, as modified by Modification of Regulatory Agreement, dated June 12, 1986, and recorded in said Registry of Deeds in Book 7253, Page 99.

ARTICLE 18
GENERAL PROVISIONS

Section 18.1. Headings. The headings used in this Declaration and the Table of Contents are inserted solely an a matter of convenience for the readers of this Declaration and shall not be relied upon or used in construing the effect or meaning of any of the provisions of this Declaration.

Section 18.2. Severability. The provisions of this Declaration shall be deemed independent and severable, and the invalidity or unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision or portion hereof unless such deletions shall destroy the uniform plan of development and operation of the condominium project which this Declaration is intended to create.

Section 18.3. Applicable Law. This Declaration shall be governed and construed according to the laws of the State of Maine.

Section 18.4. Interpretation. The provisions of this Declaration shall be liberally construed in order to effect the desire of the Unit owners for a uniform plan of development and operation of the Condominium.

Section 18.5. Effective Date. This Declaration shall become effective when it is recorded.

Section 18.6. Notices. All notices and other communications required or permitted to be given under or in connection with this Declaration shall be in writing and shall be deemed given when delivered in person or on the second business day after the day on which mailed by certified mail, return receipt requested, addressed to the address maintained in the register of current addresses established by the Association.

Section 18.7. Exhibits. All exhibits attached to this Declaration are hereby made a part of this Declaration.

Section 18.8. Pronouns. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders.

Section 18.9. Disputes. In the event a dispute arises between the Unit owners, they shall submit the dispute to arbitration in accordance with the rules of the American Arbitration Association and the result thereof shall be binding and conclusive upon the parties. Upon written request of either party to the dispute, each party shall appoint one person as an arbitrator to hear and determine the dispute and if the two arbitrators so chosen shall be unable to agree as to the determination of the dispute, then they shall select a third arbitrator whose decision shall be final and conclusive upon the parties. The expenses of such arbitration shall be borne by the losing party, or in such proportion as the arbitrators shall decide. The arbitration shall be conducted in accordance with the rules of the American Arbitration Association.

IN WITNESS WHEREOF, the undersigned Unit owners have caused this Amended and Restated Declaration of Condominium of The Park-Danforth Condominium to be executed, as of the day and year first above written.

WITNESS:

THE PARK-DANFORTH

By: _____
Peter Moynihan
Its: President

HOME FOR THE AGED

By: _____
Peter Moynihan
Its: President

STATE OF MAINE
CUMBERLAND, SS

November 26, 1997

Personally appeared before me the above-named Peter Moynihan, as President of The Park-Danforth and as President of Home for the Aged, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of The Park-Danforth and Home for the Aged.

Before me,

_____
Notary Public/Attorney at Law
Printed Name: _____

Roberta H. Gregoire
Notary Public, Maine
My Commission Expires
November 26, 2003

EXHIBIT A

A certain parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at an iron rod (to be set) at the intersection of the easterly right of way line of Stevens Avenue and the northerly right of way line of Poland Street;

Thence South 64° 15' 35" East a distance of 335.06 feet along said northerly right of way line of Poland Street to a point of curvature;

Thence by said curve to the left, with a radius of 218.29 feet, and an arc distance of 111.12 feet along said right of way line to the point of tangency of said curve;

Thence North 86° 34' 25" East a distance of 100.19 feet along said northerly right of way line of Poland Street to an iron rod (to be set) at the intersection of said Poland Street and the westerly right to way line of Forest Avenue;

Thence North 2° 05' 35" West a distance of 132.80 feet along said westerly right of way line of Forest Avenue to an iron rod (to be set);

Thence North 83° 01' 10" West a distance of 222.23 feet by land now or formerly of Lloyd B. Wolf as described in an instrument recorded in the Cumberland County Registry of Deeds in Book 3329, Page 17 to an iron rod (to be set);

Thence North 19° 04' 44" East a distance of 167.10 feet by said land of Wolf to an iron rod (to be set);

Thence North 62° 59' 10" West a distance of 243.50 feet by land of Wolf to an iron rod (to be set) on the easterly right of way line of said Stevens Avenue;

Thence South 24° 30' 25" West a distance of 293.92 feet along said easterly right of way line of Stevens Avenue to the point of beginning, containing 2.53 acres.

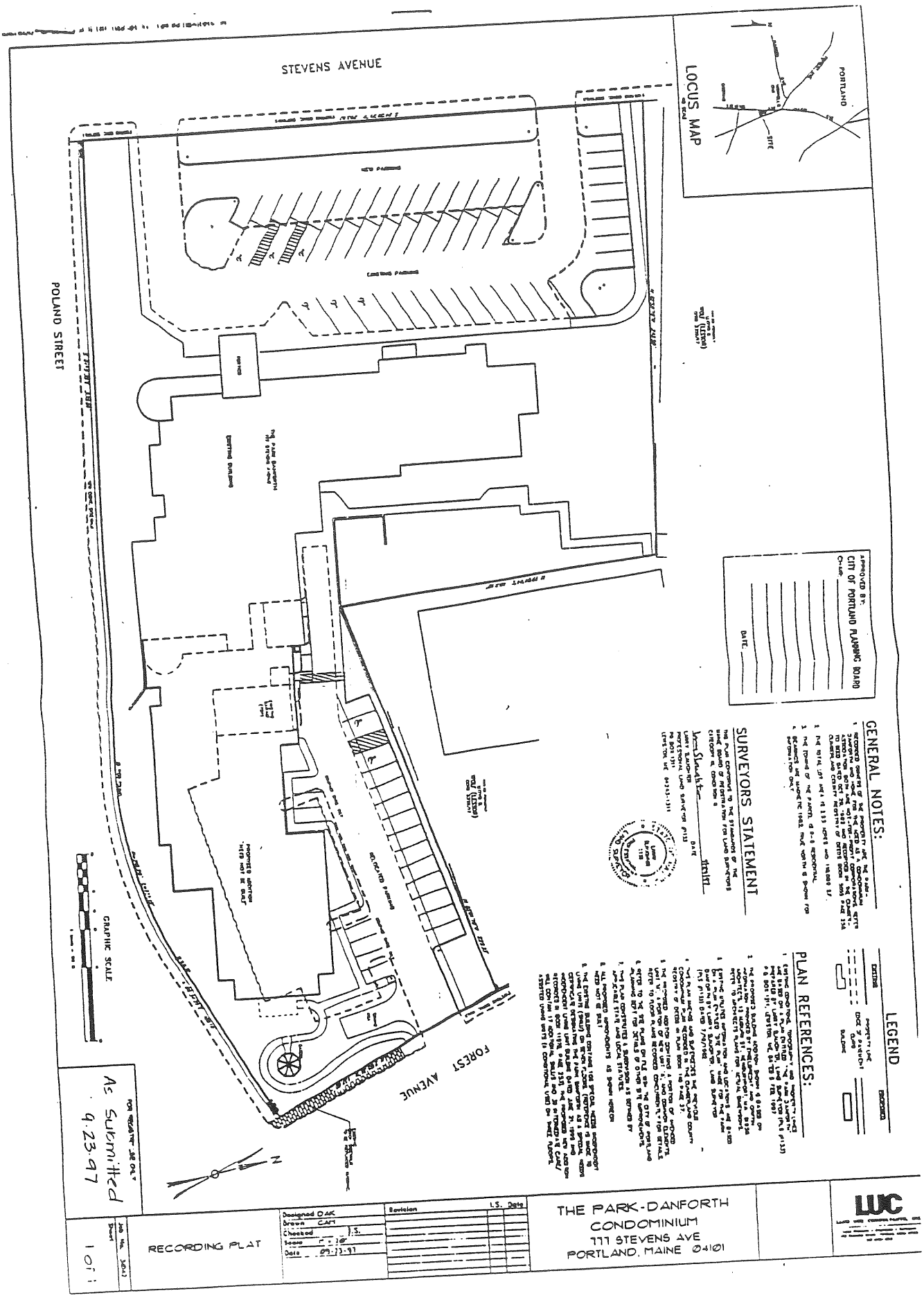
Bearings are magnetic as of the year 1982. Being shown on a survey entitled Site Plan, Owner: Park Danforth, 125 Danforth Street, Portland, Maine, dated July 10, 1982, prepared by Larry Slaughter, to be recorded in said Registry of Deeds.

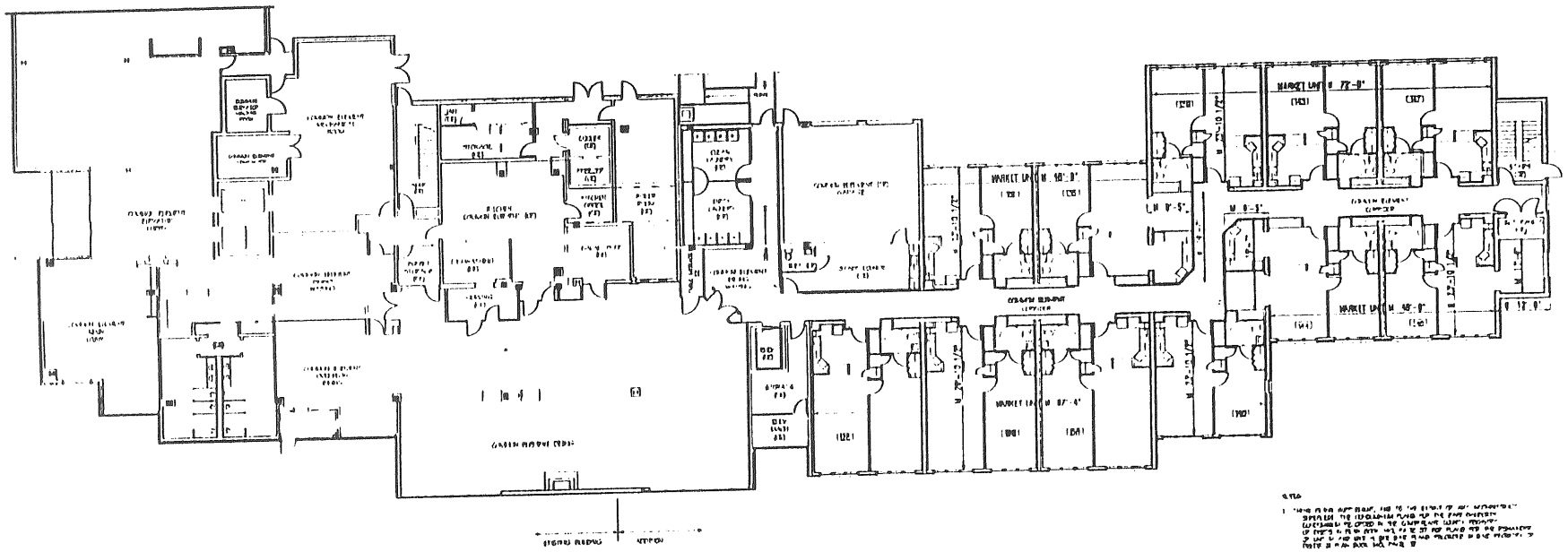
Being the property conveyed to The Park-Danforth by deed of the City of Portland dated October 29, 1982, recorded in Cumberland County Registry of Deeds in Book 5055, Page 258.

EXHIBIT B

Identifying Letter of Units	Net Rentable Areas of Square Footage	Fraction or Percentage of Common Elements and Common Element Expense	Votes in Association
Market Unit M	37, 367 s.f.	44.10%	44.10
Assisted Living Unit A	12,835 s.f.	15.15%	15.15
HUD Unit H	34,525 s.f.	40.75%	40.75
Total:	84,727 s.f.	100.00%	100.00

EXHIBIT C


STEVENS AVENUE
POLAND STREET
FOREST AVENUE
LOCUS MAP
PORTLAND
SITE
GRAPHIC SCALE
APPROVED BY:
CITY OF PORTLAND PLANNING BOARD
DATE
GENERAL NOTES:
SURVEYORS STATEMENT
PLAN REFERENCES:
LEGEND
As Submitted
9.23.97
RECORDING PLAT
THE PARK-DANFORTH
CONDOMINIUM
777 STEVENS AVE
PORTLAND, MAINE 04101
Designed DAK
Drawn CAM
Checked J.S.
Scale 1" = 10'
Date 09-23-97
Revision
L.S. Date
Job No. 3043
Sheet 1 of 1



CWS
Carla Walker Stewart
Architects

The PARK-DANFORTH

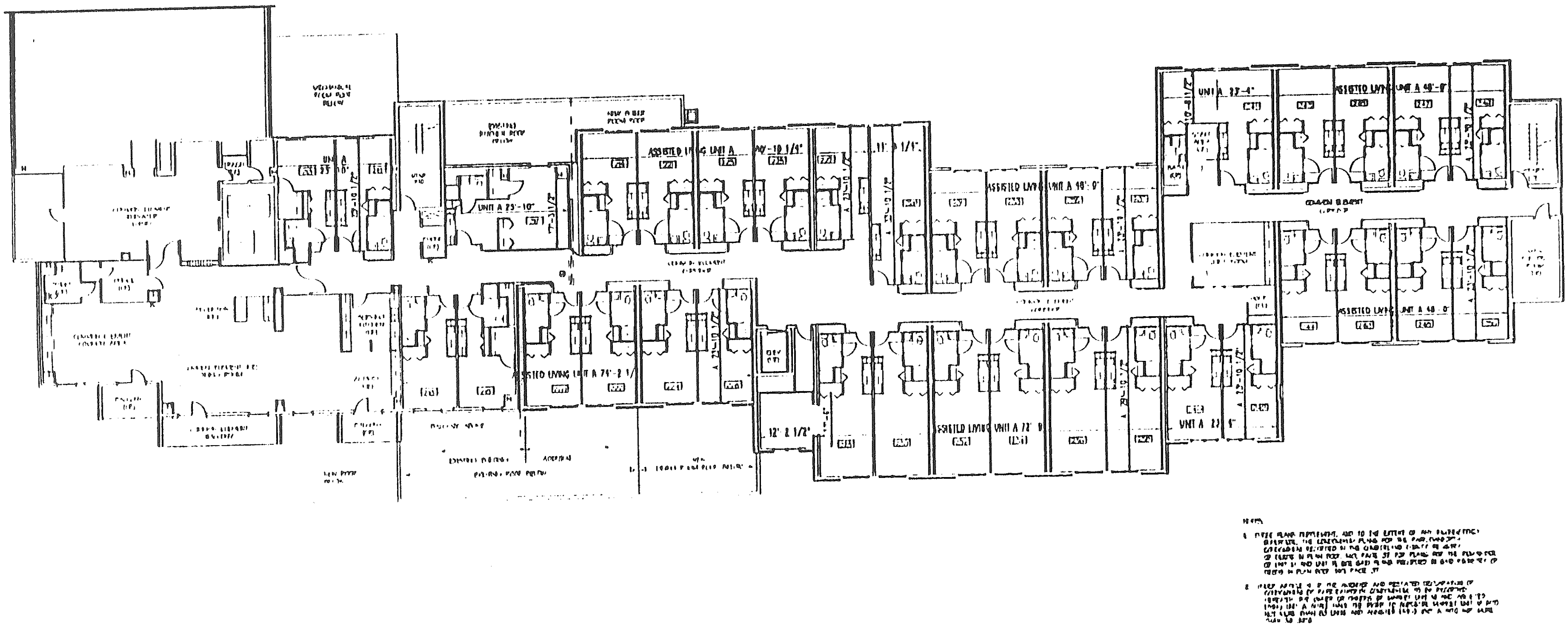
ALLIED CONSTRUCTION COMPANY INC.

ADDITION To
The PARK-DANFORTH
Condominium
777 STEVENS AVE.

FLEET BANK
of MAINE
TWO PORTLAND SQUARE

FIRST FLOOR
CONDO PLAN

C1.1



Curtis Walter Stewart Architects

454 Cumberland Avenue
Portland, ME 04101

PO Box 8685

The PARK-DANFORTH
777 STEVENS AVE.
PORTLAND, ME 04103

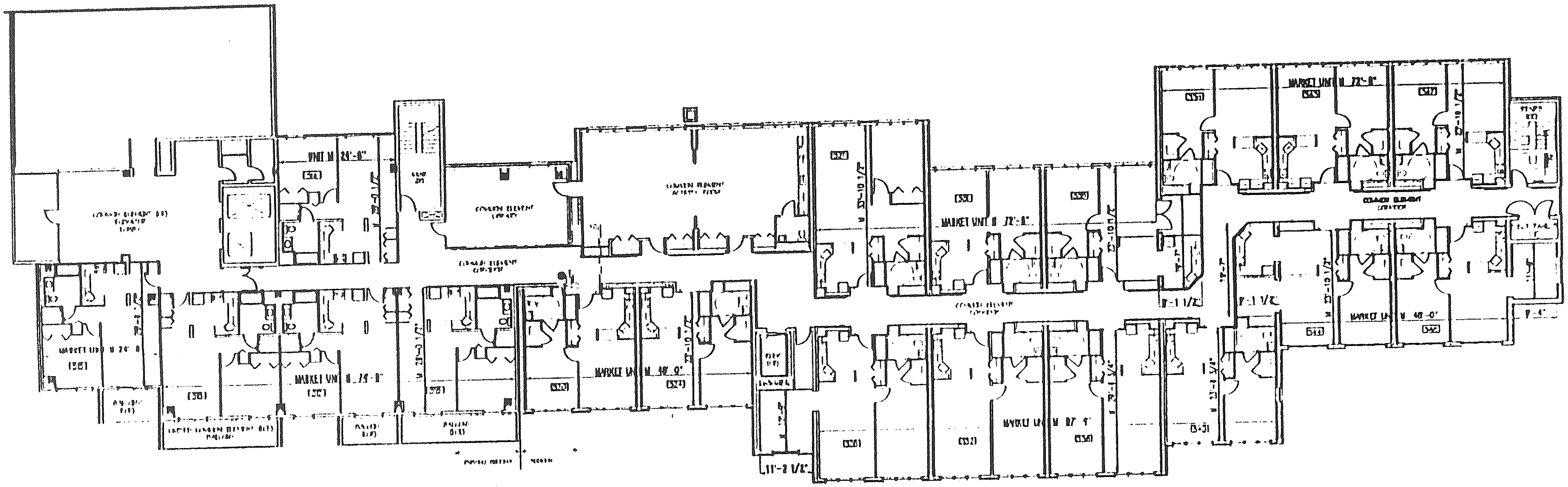
ALLIED CONSTRUCTION COMPANY INC.
P.O. BOX 1535
PORTLAND, MAINE 04104
(207) 772-2888

ADDITION To The PARK-DANFORTH Condominium
777 STEVENS AVE.
PORTLAND, MAINE

FLEET BANK of MAINE
TWO PORTLAND SQUARE
PORTLAND, MAINE

Drawing Title
SECOND FLOOR CONDO PLAN

Drawing Number
C1.2



CWS
Curtis Walter Stewart Architects

454 Cumberland Avenue
Portland, ME 04101

PO Box 6608
Laconia, NH 03247

The PARK-DANFORTH
777 STEVENS AVE
PORTLAND, ME

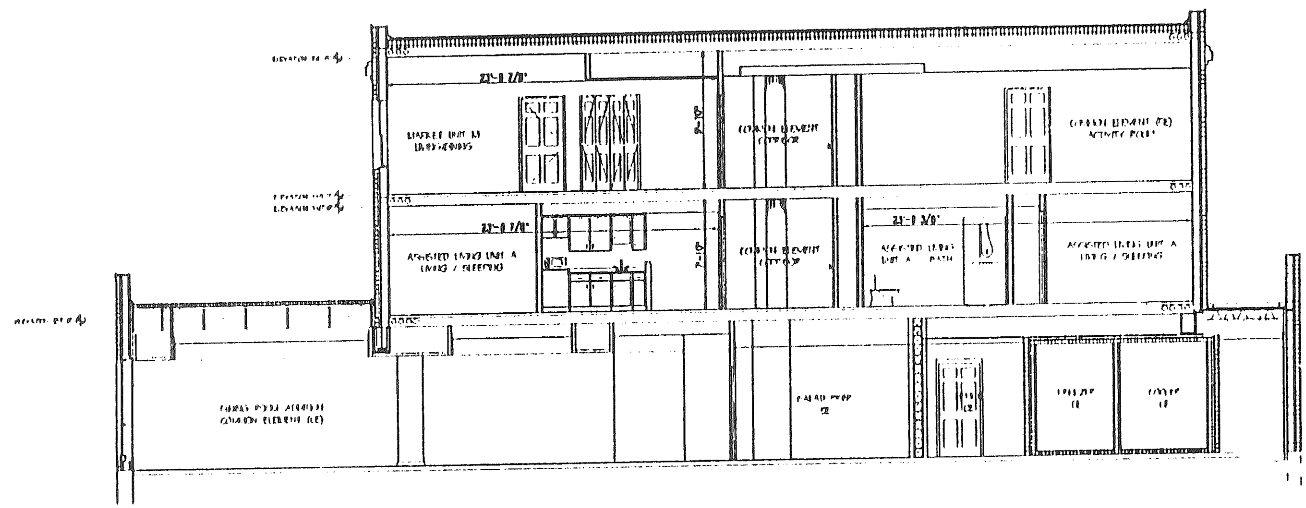
ALLIED CONSTRUCTION COMPANY INC.
P.O. BOX
PORTLAND, MAINE 04104
(207) 772-2689

ADDITION To The PARK-DANFORTH Condominium
777 STEVENS AVE.
PORTLAND, MAINE

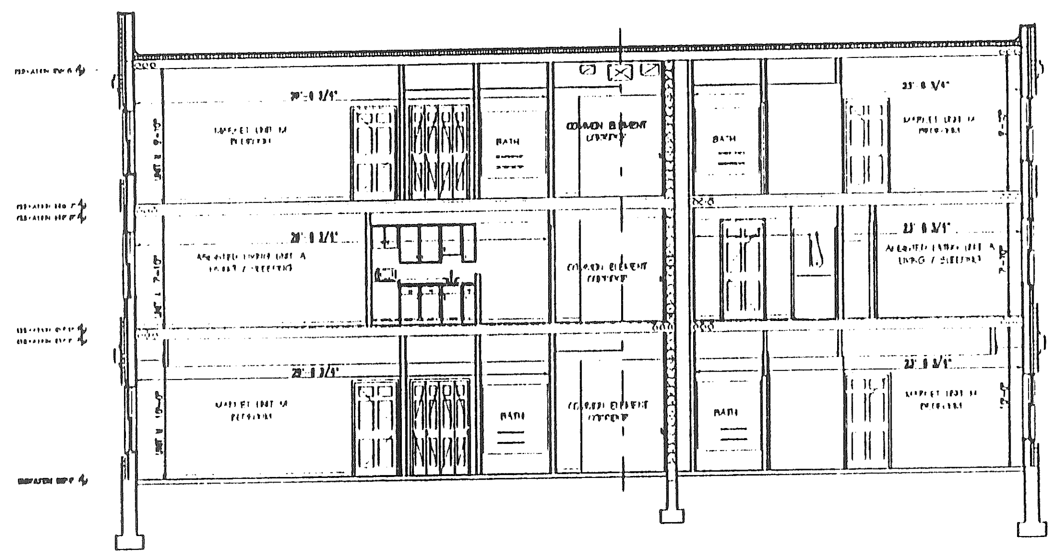
FLEET BANK of MAINE
TWO PORTLAND SQUARE
PORTLAND, MAINE

Drawing Title
THIRD FLOOR CONDO PLAN

Drawing Number
C1.3



1 SECTION AT DINING ROOM AND KITCHEN
SCALE 1/8" = 1'-0"



2 SECTION AT TYPICAL UNITS
SCALE 1/8" = 1'-0"

Architects

Owner
The Park Danforth

Contractor
Allied Construction Inc

Addition to
The
Park Danforth

Drawing Title
CONDO
BUILDING SECTIONS

Drawing Number
C5.1

The Park Danforth

October 1, 1997

Mr. Richard Knowland
Senior Planner
Department of Planning and Urban Development
City of Portland, City Hall
389 Congress Street
Portland, Maine 04101

RE: The Park Danforth Expansion
Delivery Vehicle Use and Traffic

Dear Rick,

In a recent conversation, you advised me that the Planning Staff has some questions about the frequency of deliveries and types of vehicles used for the same by our purveyors. I would like to respond to your questions in this letter.

First, as we discussed, the current schedule and system for delivery is likely to be different from the schedule and system we will have in place once the expansion is complete. This is relative to the change in the program that will occur as a result of the physical changes to the property.

CURRENT PROGRAM
As the program is today, we receive deliveries or service from purveyors virtually on a daily basis. Food deliveries are received three days per week. Vehicles range from small to medium sized box-container type trucks (for eggs, dairy, linen, paper). Most of the food deliveries arrive in the 40-foot delivery refrigerated vehicles. Occasionally, we have a food product or paper product delivered by large "semi-type" delivery vehicle, but my observation is that these are by exception and entirely at the discretion of the vendor. In addition, we have mechanical and other services rendered by technicians who arrive in standard van-type vehicles. Finally, we receive trash removal services from a vendor who utilizes in standard mechanized rear-loading trash removal vehicles.

Some purveyors drive in upon arrival, then use the parking lot to turn their vehicles around so facilitate driving out, cab first. Others drive in to the parking lot, turn their vehicles around in the lot, and back up to the service entrance (kitchen or mechanical room) so as to facilitate leaving the property cab first.

I have confirmed with the Food Service Director, Jay Gerrish, that deliveries occur consistently between the hours of 9:00 a.m. and 3:00 p.m. Trash removal occurs at approximately 9:00 a.m. consistently.

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

"BUILDING EXCELLENCE"
ALLIED
CONSTRUCTION CO., INC P.O. BOX 1396 • PORTLAND, ME 04104 • 207-772-2888

Mr. Rick Knowland
City of Portland
Planning & Urban Development
389 Congress Street
Portland, Maine 04101

Re: The Park Danforth
777 Steven's Avenue

Dear Mr. Knowland

On behalf of The Park Danforth we are submitting the attached detailed estimate for the site improvements associated with the Steven's Avenue parking lot expansion.

We have not used the standard form issued by the city because most of our work would have to be lumped in the miscellaneous line item. However, we have used the same format showing quantities, unit cost and subtotals. We trust you will find this acceptable.

As we discussed in an earlier conversation, this estimate is for the Steven's Avenue parking lot expansion portion of the project approved by the planning board on June 24, 1997. In order to build the addition to the building, the owner will have to give up the Forest Ave. parking lot for the duration of the construction. If we can construct the Steven's Ave. parking lot expansion while the final design is being completed on the balance of the project, the owner will have additional on site parking available when the addition is started.

Please review the attached estimate and do not hesitate to call with any questions.

Sincerely,

Peter J. Pelletier
Executive Vice President

CC Denise Vachon - Park Danforth
Ed Kelly - New Life Management
David Kamila - Land Use Consultants

OFFICE: 8 U.S. ROUTE ONE SCARBOROUGH, ME 04074
(FAX) 207-885-5135

The Park Danforth
Steven's Avenue Parking Lot Expansion
Cost Estimate of Improvements

Private

	Quantity	Unit Cost	Sub Total
G.C.'s Supervision	Lump Sum	$5,800.00	$ 5,800.00
Clearing of Misc. Trees	Lump Sum	$1,000.00	$ 1,000.00
Common Excavation	1117 c.y.	$ 5.00/c.y.	$ 5,585.00
Sub-base Gravel	443 c.y.	$ 9.50/c.y.	$ 4,208.50
Base Gravel	177 c.y.	$16.00/c.y.	$ 2,832.00
Sidewalk Gravel	27 c.y.	$18.00/c.y.	$ 486.00
Precast Concrete Curbing	438 l.f.	$17.00/l.f.	$ 7,446.00
Pavement Type "B"	102 tns.	$32.00/tn.	$ 3,264.00
Pavement Type "C"	142 tns.	$33.00/tn.	$ 4,686.00
Pavement Sidewalk	12 tns.	$65.00/tn.	$ 780.00
Concrete Sidewalks - Forming	330 l.f.	$ 3.50/l.f.	$ 1,155.00
- Reinforcing	850 s.f.	$ .22/s.f.	$ 187.00
- Place & Finish	850 s.f.	$ .75/s.f.	$ 637.50
- Conc. Mat	11 c.y.	$60.00/c.y.	$ 660.00
Striping Parking	Lump Sum	$ 700.00	$ 700.00
Transplanting Existing Shrubs	Lump Sum	$2,825.00	$ 2,825.00
Relocating Site Lighting	3 ea.	$1,400.00	$ 4,200.00
		Grand Total	$46,452.00

ALLIED CONSTRUCTION
P.O. BOX 1396
PORTLAND, ME 04104
(207) 772-2888

LETTER OF TRANSMITTAL
No. E0221

CITY OF PORTLAND
PLANNING & URBAN DEVELOPMENT
389 CONGRESS STREET, PORT ME

December 1, 1997

Attn: RICK KNOWLAND

RE: THE PARK DANFORTH

X Attached _ Separate Cover Via:

_ Shop Dwg _ Prints _ Plans _ Samples _ Specifications
_ Letter _ Change Order _ Other:

Copies	Date	Item Number	Description
6		C1-C5	SITE DRAWINGS

These above items are transmitted for your action as noted:

_ For Approval _ For Review And Comment _ Returned For Corrections
X For Your Use _ Approved As Submitted _ Resubmit Copies For Approval
X As Requested _ Approved As Noted _ Submit Copy For Distribution
_ Bids Due: _ Returned After Loan _ Return Copies Corrected Print

CC: DENISE VACHON, ED KELLY, DAVID KAMILA

Transmitted by: ALLIED CONSTRUCTION

Signed: Peter Pelletier
By:
Date: 12/1/97

Expedition (R)

Land Use Consultants, Inc.
966 Riverside Street
Portland, Maine 04103
Tel: 207-878-3313
Fax: 207-878-0201
E-Mail: landuse@gwi.net

■ Transmittal □ Fax No.: _____

To: RICK KNOWLAND, SR. PLANNER
DEPT. OF PLANNING & URBAN DEV.
CITY HALL
PORTLAND, ME.

Date: 5/22/97
Job No.: 3042
Project: PARK OAKFORTH

From: DAVE KANICA

Re: 11X17 PLANS

Message: AS REQUESTED.

Copy To: _____ No. Pages: 1

CWS CURTIS WALTER STEWART
Architects

❑ 434 Cumberland Avenue Portland ME 04101-2325 Phone: 207.774.4441
Fax: 207.774.4016
❑ Box 6555 Laconia NH 03247-6555 Phone: 603.524.3000
Fax: 603.527.0700

October 3, 1997

Denise Vachon, Administrator
The Park Danforth
777 Stevens Avenue
Portland, Maine 04103

RE: Square Footage of the renovated and new construction areas

Dear Denise,

The most recent generation of drawings for the expanded and renovated space measures as follows:

	Renovated Space (Existing)	New Construction		TOTAL
FIRST FLOOR				
Common	3,970	1,842	5,812	
Public Common	0	3,100	3,100	
Residential	0	8,156	8,156	
Sub-total 1st Floor				17,068
SECOND FLOOR				
Common	1,063	4,819	5,882	
Residential ~~1,850~~	~~10,985~~ 1850	~~12,835~~ 10985	12835	
Sub-total 2nd Floor				18,717
THIRD FLOOR				
Common	779	4,678	5,457	
Residential	0	9,441	9,441	
Sub-total 3rd Floor				14,898
TOTAL PROJECT	7,662	43,021	50,683	50,683

13098 ✓
net 2/5
Hanov.

* * * * * * * * * * * * * *

I hope you find this helpful.

Sincerely,

Richard P. Curtis, President
Curtis Walter Stewart Architects

DENSITY CALCULATIONS

	w/o text amendmt		w/ text amendmt		w/ text amendmt
	110,089		110,089		110,089
106 exist'g @ 1000sf	<106,000>		<106,000>		<106,000>
20% density credit	21,200		21,200		21,200
	25,289		25,289		25,289
38 Asstd Liv					
1st 25	<8,000>	1st 35	<8,000>	1st 30	<8,000>
11 addl	<3,850>	3 addl	<1,050>	6 addl	<2,100>
	13,439		16,239		15,189
New Apartments					
1st 3 @ 1000sf	<3,000>		<3,000>		<3,000>
20% density credit	600		600		600
			13,839		
next 11 @ 1200sf	<13,200>	next 14	<16,800>	next 12	<14,400>
20% density credit	2,400		3,360		2,880
Net Sq Footage	239		399		1,269
	*******		*******		*******
YIELD	14 APTS		17 APTS		15 APTS
	36 ALUs		38 ALUs		36 ALUs
					can add
					1 CHU or
					3 ALUs .

RICK -

FOR AN ADDITIONAL 350 SF WE CAN ADD ANOTHER AL BED. OK FOR 39 AL

DENISE

Denise M. Vachon
Administrator

(207) 797-7710

777 Stevens Avenue
Portland, ME 04103

Fax (207) 797-3627

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

June 20, 1997

Mr. Thomas Errico
T. Y. Lin International
5 Fundy Road
Falmouth, ME 04105

Re: Park-Danforth Driveways
Accident History

Dear Tom:

In response to your request, DeLuca-Hoffman Associates, Inc. has obtained the accident history on the driveways at the Park-Danforth Home for the Aged on Stevens Avenue. A copy is enclosed for your use. Following is a summary of the accident history:

Accident History Summary 1993 through 1995			
Location	**No. of Accidents**	**Critical Rate Factor**	**High Accident Location?**
Stevens Avenue between Poland St. and Arbor St.	3	0.51	No
Forest Avenue between Read St. and Poland St.	1	0.16	No

The above summary shows the roadway segments within which the driveways are located are not high accident locations. The Forest Avenue driveway is located approximately 100 feet southerly from the intersection of Read Street and Forest Avenue which is a high accident location (33 accidents, 2.67 CRF). However, in DeLuca-Hoffman Associates, Inc.'s opinion, the Park-Danforth driveway does not significantly affect this intersection. The intersection of Forest and Read Street is scheduled to be addressed by the City. The plan will include signalization of Bell Street and making Read Street one way toward Forest Avenue between Bell Street and Forest Avenue.

It is my understanding based upon our phone conversation that you concur the Park-Danforth driveway has little if any influence on the intersection of Forest Avenue and Read Street.

Should you have any further questions, please contact me.

Sincerely,

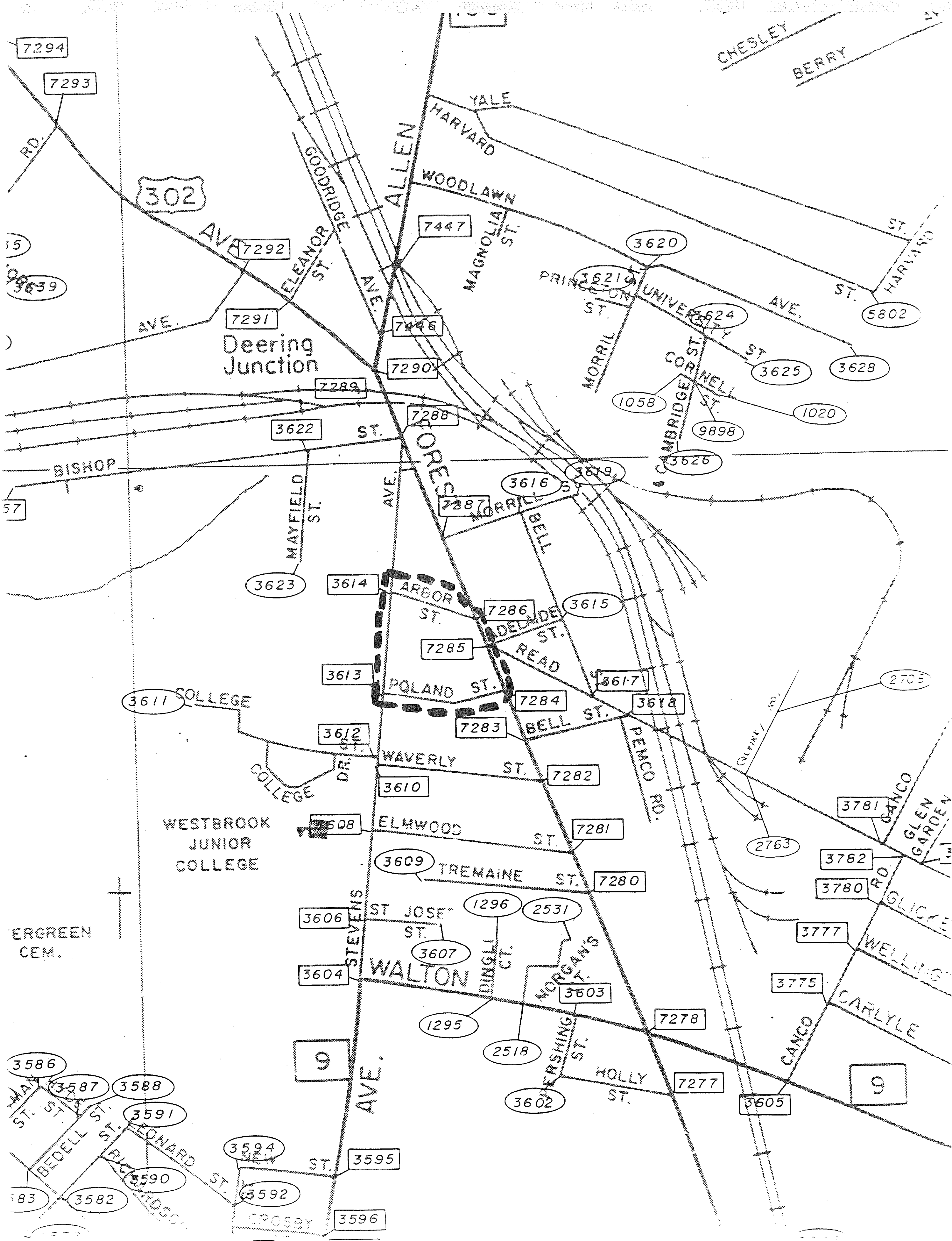
DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas L. Gorrill, P.E.
Vice President

TLG/sq/JN1494/err6-20

Enclosure

copy: Denise Vachon, Park-Danforth
David Kamila, LUC
Rick Knowland, City of Portland


7294
7293
RD.
302
AVE.
7292
ELEANOR ST.
7291
AVE.
Deering Junction
GOODRIDGE AVE.
ALLEN AVE.
7447
7446
7290
7289
7288
3622
ST.
BISHOP
MAYFIELD ST.
3623
HARVARD
YALE
WOODLAWN
MAGNOLIA ST.
3620
PRINCETON ST.
3621
UNIVERSITY ST.
3624
3625
AVE.
ST.
HARVARD
5802
3628
CHESLEY
BERRY
MORRIL
CORNWELL ST.
CAMBRIDGE ST.
1058
1020
9898
3626
3619
3616
FOREST
7287
MORRILL ST.
BELL
3614
ARBOR ST.
7286
ADELAIDE ST.
3615
7285
READ
3617
3613
POLAND ST.
7284
3618
3611
COLLEGE
7283
BELL ST.
PEMCO RD.
3612
COLLEGE DR.
WAVERLY ST.
7282
3610
WESTBROOK JUNIOR COLLEGE
3608
ELMWOOD ST.
7281
3609
TREMAINE ST.
7280
2705
2763
3781
CANCO
GLEN GARDEN
3782
3780
RD.
3777
WELLINGTON
3775
CARLYLE
EVERGREEN CEM.
3606
ST JOSEPH ST.
3607
1296
2531
STEVENS AVE.
DINGLEY CT.
MORGAN'S ST.
3604
WALTON
3603
1295
2518
7278
PERSHING ST.
9
HOLLY ST.
7277
3602
CANCO
3605
9
3586
3587
3588
3591
BEDELL ST.
LEONARD ST.
ST.
3594
NEW ST.
3595
3590
3592
583
3582
CROSBY
3596

JUN 19,1997 AT 09:50

MAINE DEPARTMENT OF TRANSPORTATION
BUREAU OF PLANNING

TINACC30

ACCIDENT SUMMARY I

COUNTY TOWN#	LOW NODE	HIGH NODE	STREET NAME OR ROUTE #	U/R	TOTAL ACCTS	LINK LENGTH	INJURY ACCIDENTS K	A	B	C	PD	PERCENT INJURY	ANNUAL HM VEH-MILES	ANNUAL M ENT-VEHS	ACCIDENT-RATES LINK	NODE	CRITI RATE	CRF
05170	3614	7286	ARBOR ST	2	1	0.07	0	0	0	0	1	0.0	0.00014		2380.95		1935.04	1.23
	3613	3614	STEVENS AVE	2	3	0.09	0	0	0	1	2	33.3	0.00365		273.97		533.42	0.00
	3613	7284	POLAND ST	2	0	0.11	0	0	0	0	0	0.0	0.00017		0.00		1897.81	0.00
	7284	7285	FOREST AVE	2	1	0.04	0	0	0	0	1	0.0	0.00388		85.91		552.72	0.00
	7285	7286		2	3	0.03	0	0	0	0	3	0.0	0.00298		335.57		591.05	0.00
			LINK SUBTOTALS-		8	0.34	0	0	0	1	7	12.5	0.01082		246.45		435.70	0.00
			GRAND TOTALS-		53	0.34	0	0	3	15	35	34.0	0.01082	32.851	1632.77		697.48	2.34

JUN 19,1997 AT 09:50

MAINE DEPARTMENT OF TRANSPORTATION
BUREAU OF PLANNING

TIMACC30

ACCIDENT SUMMARY I

COUNTY TOWN#	LOW NODE	HIGH NODE	STREET NAME OR ROUTE #	U/R	TOTAL ACCTS	LINK LENGTH	INJURY ACCIDENTS K	A	B	C	PD	PERCENT INJURY	ANNUAL HH VEH-MILES	ANNUAL M ENT-VEHS	ACCIDENT-RATES LINK	NODE	CRITI RATE	CRF
05	3613	POR,	STEVENS AVE, POLAND	2	1		0	0	0	0	1	0.0		4.126		0.08	0.47	0.00
05	3614	POR,	ARBOR ST, STEVENS AV	2	2		0	0	0	0	2	0.0		4.082		0.16	0.47	0.00
05	7284	POR,	FOREST AVE, POLAND S	2	2		0	0	0	1	1	50.0		7.544		0.09	0.47	0.00
05	7285	POR,	FOREST, RRAD, ADELAID	2	33		0	0	3	10	20	39.4		9.167		1.20	0.45	2.67
05	7286	POR,	FOREST AVE, ARBOR ST	2	7		0	0	0	3	4	42.9		7.932		0.29	0.46	0.00
			NODE SUBTOTALS-		45		0	0	3	14	28	37.8		32.851		0.46	0.34	1.35

JUN 19,1997 AT 09:50

MAINE DEPARTMENT OF TRANSPORTATION
BUREAU OF PLANNING

ACCIDENT SUMMARY INPUT

[illegible] NODES AND LINKS TYPE OF REQUEST: ACCIDENT I & II WITH LINK DETAIL
[illegible] PERIOD: FROM MONTH 01 YEAR 93 TO MONTH 12 YEAR 95

[illegible] MENTS

[illegible]: MORRILLS CORNER AREA
[illegible] PORTLAND

INPUT DATA

ROUTE	COUNTY	FIRST NODE	EXCLUDE FIRST	DISTANCE	SECOND NODE	LAST NODE	EXCLUDE LAST	DISTANCE
60016	05	3614	1	0.00	7286	7286	1	0.00
60678		3613	0	0.00	3614	3614	0	0.00
60589		3613	1	0.00	7284	7284	1	0.00
0100X		7284	0	0.00	7285	7286	0	0.00

TO: Randy Dunton

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

June 23, 1997

3042

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth Building Addition, Combined Sewer Flows

Dear Rick:

Pursuant to the site plan application for the addition to The Park Danforth, Land Use Consultants, Inc. has received a letter from City Engineering requesting that the Owner must remove stormwater from the sewer discharge to an existing combined sewer in Poland Street at a five to one ratio. According to the calculations provided by the City, The Park Danforth will need to remove 41,965 gallons per day of stormwater from the sewer flows.

The dilemma for this site is that we will not be able to remove stormwater from sewer discharge from the new building since the on-site stormwater flows for the existing and proposed site will be 100% separated. All of the catch basins and roof drains discharge to a storm sewer located in Forest Avenue. It is our understanding that this line is a separated storm drain line and does not flow to the treatment plant. The sewer flows from the site will drain to the Poland Street combined sewer which flows to a combined sewer in Forest Avenue, separately from the storm drains.

Although sewer flows will increase to the combined sewer as a result of the new addition, there will be no storm flows from the site. It is therefore not possible to remove stormwater. If no exemption is available for utilizing a separated storm drain, we have no choice but to respectfully request city credits for this project.

Please call if we can be of further assistance.

Respectfully Submitted

Patrick L. Clark, P. E.

PLC/pp

cc: Joseph Gray
Katherine Staples, P.E.
William Goodwin, P.E.

Department of Public Works

Nadeen M. Daniels
Assistant City Manager
Director

William J. Bray
Deputy Director

CITY OF PORTLAND

June 9, 1997

Patrick L. Clark, P.E.
Land Use Consultants, Inc.
966 Riverside Street
Portland ME 04103

RE: Sanitary Sewer Capacity to Handle Anticipated Wastewater Flows from the Proposed Three Story Addition to the Existing "Park Danforth" Congregate Care Facility

Dear Mr. Clark:

The existing eight inch diameter vitrified clay, sanitary sewer pipe located in Poland Street, and the sewage treatment facilities, in the City of Portland, have adequate capacity to transport and treat the anticipated wastewater flows of 8,393 GPD, from your proposed fifty-four additional congregate care units, located at 777 Stevens Avenue, City of Portland.

A telephone survey of the Portland Water District meter records determined the highest monthly flow, over the last twelve months. This highest monthly flow was then divided by the number of days the facility was in use during the month (of the highest flow). The resulting quotient was multiplied by a "multiplying factor" then divided in half. This quotient was multiplied by the number of gallons in a hundred cubic feet, to arrive at the design flow, in gallons per day.

419	÷	28	x	1.5	÷	2	x	748	=	8,393
Highest Monthly Flow (in hundreds of cubic feet)		Number of Days Facility was in use (between meter readings)		"Multiplying Factor" for water records on a monthly basis)		Approximate Additional increase in wastewater flows (54/109)		Gallons (in a hundred cubic feet)		Design Flow (in gallons per day)

The City is requesting that you remove storm water at a five to one level of your anticipated increase in wastewater flow (i.e. 5 X 8,393 GPD = 41, 965 GPD) or obtain removal credits from the City. Stormwater inflow should be calculated on the basis of a three month recurrence interval storm.

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely

Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB:jw
pc: Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
Katherine A. Staples, P.E., City Engineer
William B. Goodwin, P.E., Environmental Projects Engineer, City of Portland
Anthony Lombardo, Project Engineer, City of Portland
desk file

Parkdan.doc
Sanitary Sewer cp.
Engineering

Land Use Consultants, Inc.
966 Riverside Street
Portland, Maine 04103
Tel: 207-878-3313
Fax: 207-878-0201
E-Mail: landuse@gwi.net

□ Transmittal ● Fax No.: 756-8258

To: RICK KNOWLAND
CITY OF PORTLAND
PLANNING DEPT.

Date: 10/1/97
Job No.: 3042
Project: PARK DANFORTH

From: DAVE KAMILA

Re: TRUCK TURNING

Message: I SUPERIMPOSED A SINGLE UNIT TRUCK TURNING RADIUS ON THE DRIVEWAY AS YOU REQUESTED.

ALTHOUGH ITS NOT IDEAL WITH SOME JOCKEYING IT WILL WORK.

CALL ME TO DISCUSS.

Dave K.

P.S. DENISE VACCARO WILL SEND YOU DRIVEWAY DATA UNDER SEPARATE COVER.

Copy To: DENISE VACCARO
FAX 797-3627

No. Pages: 2

ATTACHMENT C-1

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

June 6, 1997

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth – Final Submission

Dear Rick:

On behalf of my client The Park Danforth I am pleased to submit the attached (7 copies) of additional documentation and Revised Plans for your review prior to the Public Hearing scheduled for June 24th.

The Plans have been revised to address concerns expressed by the Board at the workshop meeting on May 27th and to respond to staff review comments as follows:

- A submission was made under separate cover on June 3rd which addresses comments by the Development Review Coordinator mostly dealing with drainage issues.
- A copy of a letter addressed to Bill Goodwin requesting a determination of adequate sewer capacity is attached.
- The Site Plans are revised as follows:
  1. The Forest Avenue parking lot was revised by eliminating two parking spaces to reduce the lot from 24 to 22 spaces and thereby reducing the overall parking count from 73 to 71. One space was converted to a landscaped island near Forest Avenue to enable us to preserve a large 28 in. Norway Maple which provides a visual screen towards Forest Avenue. A second space was combined with the Handicap access aisle that was widened to also serve as a turning stall for trucks making deliveries.
  2. Additional landscaping has been added on the Forest Avenue end of the building to provide additional screening and some additional trees are being preserved along the boundary with Rite Aid. Additional landscaping was also added to the Stevens Avenue buffer.
  3. The existing brick sidewalk along Forest Avenue is proposed to be replaced with concrete and a concrete sidewalk is also proposed adjacent to the existing granite curb along Poland Street where none currently exists.
  4. The proposed building footprint is revised to reflect the removal of the exterior walkway outside the dining area along Poland Street. Due to set back constraints and structural conflicts this will now be handled inside the structure.
  5. An additional plan is included which is the Subdivision Recording Plat as well as the Condominium Plat and has the signature block for the Board to endorse if they approve the project.

We are looking forward to attending the public hearing on June 24th at which time we will present a rendering of the new addition that will show the proposed façade and demonstrate how the landscaping will provide screening to the Forest Avenue Vista.

Please call me with any questions, comments or requests for additional documentation.

Sincerely,

David A. Kamila

David A. Kamila, P. E.
Vice President

DAK/pp

cc: Denise Vachon, The Park Danforth
Ed Kelley, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins & Thompson
Dennis Landry, Allied Construction

ATTACHMENT C-3

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

May 13, 1997

3042

Sarah Hopkins and Richard Knowland
Department of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth/Proposed Addition

Dear Sarah and Rick:

On behalf of my clients The Park Danforth and Home for the Aged who jointly own and operate the elderly housing project know as The Park Danforth at 777 Stevens Avenue, I am pleased to submit their Application for a Site Plan, Subdivision and Conditional Use Permit to construct an addition to their existing facility.

We previously appeared before the Planning Board on February 25, 1997 to discuss a proposed text amendment we were seeking to allow us to increase our density in the R-6 zone within which we are located. The text amendment was endorsed by the Board and went on to be approved by the City Council on April 9, 1997.

Based in part in that text amendment we are herewith proposing to expand the facility that currently houses 106 congregate care apartments in a 7-story structure. We seek to add 17 new congregate care apartments and 37 assisted living units by constructing a 3-story addition attached to the existing building extending along Poland Street towards Forest Avenue. A letter from the owner's attorney, Melissa H. Murphy, which gives a more detailed description of the density calculation, will be delivered under separate cover.

I have included a copy of a letter from Denise M. Vachon the administrator for The Park Danforth that provides background information on the project and explains the ownership and mission as well as listing all permits they must obtain. Attached with her letter is a letter from Fleet Bank indicating their interest in providing project financing. She also lists the various consultants assisting her in this effort including New Life Management, their development consultant; EGA Architects, their architectural designer; and Allied Construction, their general contractor.

The project occupies a lot bounded by Stevens Avenue, Poland Street and Forest Avenue and includes a total land area of 2.53 acres (110,089-sq. ft.). A copy of the deed to the property is included with the letter from Denise Vachon (referenced above).

The project is defined as an "intermediate care facility" for zoning purposes and as such requires a Conditional Use Permit in the R-6 zone. In addition to Site Plan Approval, we are considered multifamily housing and thereby also require Subdivision approval.

According to R-6 zoning standards we are limited to 40% maximum building lot coverage. Our actual coverage with the addition will be 28%. The maximum impervious area allowed is 70% and we will be at 65% with the addition.

Parking will be expanded to accommodate our expansion as follows: the existing 24 space lot near Forest Avenue will be relocated to accommodate the addition and will remain at 24 spaces. The front lot near Stevens Avenue currently contains 26 spaces for a total of 50. We are proposing to expand the Stevens Avenue lot by 23 spaces for a project total of 73 spaces. The ordinance requires 52.

A traffic study for the project was conducted by Tom Gorrill of Deluca Hoffman Associates and is attached. In general it cites the left turn onto Forest Avenue as a difficult situation which will remain, however, this is typical on arterial streets and a traffic light is not warranted here. He also reviewed parking needs and found them to be adequately addressed.

We have provided for pedestrian walkways to continue to provide residents with access to parking and adjacent streets. Staff discussions have brought up the issue of a sidewalk on Poland Street where none currently exists. The residents of the facility would probably not make use of it and due to the fact that it would reduce the amount of green space along Poland Street we would prefer not to build one.

In general the site will continue to drain as it does now through a series of catch basins and storm drain pipes connecting to the separated system in Forest Avenue. We will be relocating a section of the storm drain along Poland Street to avoid interfering with the new addition and we will add a few catch basins in the rear parking lot. A hydro brake will be installed in the system to provide detention of peak flows. A drainage study is attached which provides more details of the proposed system and its function.

Other utilities including water, sewer and gas will be rerouted from their current location to go around the proposed addition and re-connect in Poland Street closer to Forest Avenue. Electric, telephone and TV Cable will maintain their existing service entrance location.

Trash is currently handled by an inside compactor that is emptied several times a week. The schedule for future removal will be adjusted as necessary to accommodate the addition. No external dumpster is proposed.

Landscaping has been proposed to enhance the proposed addition as well as to improve some of the buffering around the perimeter. Several trees along Poland Street and Stevens Avenue will be removed and relocated as feasible. New trees are to be added to supplement those remaining.

Lighting will be relocated and added as necessary to illuminate the expanded parking.

I have attached 7 sets of plans and documents herewith for your review prior to the workshop meeting on May 27th. A check for $1,675 is also included to cover the Site Plan and subdivision fees. I understand you will determine the required Engineering Review fee and we will pay that at a later date.

I trust you will find this submission complete and if you have any questions or need additional documents, please call me.

Sincerely,

David A. Kamila

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure
Cc: Denise Vachon, The Park Danforth
Ed Kelly, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins Thompson, Hinkley & Keddy
Pete Pelletier, Allied Construction

C-6

DATE: May 19, 1997
TO: Rick Knowland
City of Portland Planning Department
FROM: Denise M. Vachon, Adm.

RE: The Park Danforth Proposed Addition Square Footage

I received a call from David Kanila advising me that you had requested information relative to the square footage involved in this project. In response, the architect on this project represents to me in a memo dated 5/13/97 that **new construction on the first floor involves 15, 891 sf**. This square footage includes all of the expansion of the footprint, and therefore should represent the increase in ground coverage (new footprint) involved in the construction. This includes the walkway that will abut the dining room for resident foot traffic from the first floor apartments to the main lobby. **New construction on the second floor involves 13, 813 sf** whereas two new apartments will be constructed over existing square footage (above the existing kitchen), and **new construction on the third floor involves 11,538** which abuts existing building with no ancillary construction. We will be creating a 2,211 sf basement area beneath the first floor, within the area described above.

In addition to the new construction, we anticipate renovating some of the existing space for change in use and in order to accommodate the connection of the existing to the new. Renovated spaces include the following:

1st Floor	Renovations to Dining Room and Commercial Kitchen; demolition of Butler Room (3,311 sf)
2nd Floor	Conversion of six congregate apartments to 10 Assisted Living Units and AL Administration area, and to connecting corridor to expansion (4,468 sf)
3rd Floor	Conversion of one apartment to common area and connecting corridor to expansion (915 sf)

I hope you find this information helpful. Please call if I can be of further assistance. Thank you for your assistance with this Site Plan application.

C-7

ENGELBRECHT AND GRIFFIN ARCHITECTS, P.C.

May 13, 1997

Denise Vachon, Administrator
The Park Danforth
777 Stevens Avenue
Portland, ME 04103

EGA

Re: Renovation and Addition to Park Danforth Elderly Housing
Sub: Square feet calculations

Dear Denise,

The current project areas as per the Design Development submission have been measured via the computer aided drawings with the following results:

	Area in Square Feet
* FIRST FLOOR AREAS: 19,202 Square Feet	
Existing Renovated Area*	* 3,311
New Construction	15,891
* SECOND FLOOR AREAS: ** 17,953 Square Feet	
Existing Renovated Area**	** 4,468
New Construction	13,[illegible]
* THIRD FLOOR AREAS: 12,453 Square Feet	
Existing Renovated Area*	915
New Construction	11,538
* BASEMENT AREAS:	
New Construction	2,111
TOTAL PROJECT AREA: 52,047	
Total Existing Renovated Area	8,694
Total New Construction	43,353

* Does not include work in existing mechanical equipment room.
** Does not include work at new common area above entry canopy.

We typically would expect to see minor adjustments in these areas as the project evolves into the final construction documents. Please call if you have any questions.

Respectfully,

William G. Grover, AIA
Project Architect

C-8

The Park Danforth

May 13, 1997

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

RE: The Park Danforth/Proposed Addition

Ladies and Gentlemen,

Keeping with its mission and tradition, The Park Danforth submits for your review and approval a combined Site Plan, Subdivision and Conditional Use Application for a proposed addition to its facility.

The Park Danforth is a not-for-profit organization comprised of two corporations -- The Park Danforth and Home for the Aged --dedicated to providing high quality housing and services to those 60 years of age and older. The organization's mission is to provide housing and services that enhance a person's quality of life, respect personal dignity, and accommodate the need for privacy and self-determination. In doing so, we aim to respond to the individual's changing needs brought about through aging.

This organization has been privileged to serve the Greater Portland community since 1881, first at its original location at Park and Danforth Streets and, since 1985, at 777 Stevens Avenue. The current facility offers 106 apartments designed specifically for seniors. Seventy of the apartments are available under the U.S. Department of Housing and Urban Development (HUD) Section 8 program. Thirty-six units are offered for private rental at below-market rates without regard to maximum income limitations.

OWNERS: As a Condominium Association, the Owners of the property are The Park Danforth and Home for the Aged, both 501(c)(3) organizations. Governance is provided by Boards of Trustees. Attached hereto, please find a list of the Trustees serving these organizations.

PROPOSED USES: Home for the Aged d/b/a The Park Danforth proposes to broaden its capacity to serve the seniors of this community with a three-story physical expansion of the current facility. With the expansion, in its entirety, The Park Danforth will offer a total of 160 living units, all of which meet the definition of special needs independent living units (SNILU) under Sec. 14-47 of the City of Portland's Land Use Code.

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

PROPOSED USES: (con'd)
The complement of unit types at completion is as follows:

106 existing Congregate Housing apartments	(70 HUD Section 8; 36 Market Rate)
17 new Congregate Housing apartments	(all Market Rate)
37 new Assisted Living units	(to house up to 38 residents; 20 Medicaid-assisted; 17 Market Rate)

The new congregate housing apartments will be located on the first and third floors in the newly constructed area. The Assisted Living program will occupy the existing South wing of the second floor and will connect to the second floor of the new construction. The Assisted Living program will offer a menu of services at an enhanced and complimentary level to those offered in the apartments. The Assisted Living program is, in concept and design, intended to be a continuum of culture and environment, as well as service, to the residents of The Park Danforth and the Greater Portland community at large.

The expansion will require that seven existing apartments be relocated to the newly constructed first and third floors to make way for the Assisted Living program on the second floor.
The Assisted Living program will be contain 36 single-occupancy units and one unit is being designed to provide adequate living space for two related residents to share. Each single-occupancy unit is designed as a studio, and will feature a combined sleeping and living space. Most will be of sufficient size as to accommodate separation of these spaces with personal furnishings and other moveables. Each unit will also be fitted with a kitchenette, though no stoves or burners will be designed in as the program offers three meals per day. Each unit contains private bathroom facilities.

The Assisted Living program is being designed to meet State of Maine licensing criteria as a Residential Care Facility. The Park Danforth has been granted conditional approval for 20 units of Medicaid subsidy, which will assist the organization in providing a continuum of care and service to its low-income residents as well as to those who can afford to pay privately. The program meets the definition of Intermediate Care Facility, a conditional use in the R-6 Zone. In addition to residential units, this program will feature its own Dining Room, Living Room/ Activities area, specialized Bathing area, a Country Kitchen and two staff areas.

The program will be staffed 24-hours per day with certified or licensed personnel, and is designed to provide personal assistance to its occupants on an as-needed basis, although it is not designed to provide the more intense medical services provided in a nursing care setting.

REGULATORY APPROVALS: Following is a list of Local, State, and Federal regulatory approvals to which this facility is (c) or will be subject:

Local:	Food Service License	annual (c)
	Fire Department review	prior to opening
State:	Elevator Certificate	annual and (c) prior to opening
	Beauty Shop License	annual (c)
	State Fire Marshall review	by 6/30/97
	State of Maine Bureau of Elder and Adult Services	
	Licensure of Assisted Living Program	prior to opening
	Certification of Congregate Housing Units	upon devt of appropriate regs and process
Federal:	U.S. Department of HUD	
	Approval of Major Capital Addition (expansion) (as condominium mortgage holder, and by regulatory agreement)	by 6/30/97

FINANCIAL/ TECHNICAL CAPACITY:

Financial Capacity: Home for the Aged d/b/a The Park Danforth maintains its primary banking relationship with Fleet Bank of Maine. At our request for the purpose of applying for Medicaid, Fleet Bank provided a letter indicating its interest in negotiating the construction financing of this project. (A copy of the letter is attached).

Since that time, Fleet Bank has offered Home for the Aged an attractive proposal for construction financing. In the Term Sheet, Fleet Bank has also indicated its interest in and willingness to provide short-term permanent bridge financing should permanent bond financing be unavailable until some time following completion of construction. Peoples Heritage Bank and Key Bank of Maine have offered similar proposals and Term Sheets for the consideration of the Board of Trustees.

Further, New Life Management and Development of Mount Laurel, NJ serving as the Development Consultant to Home for the Aged on this endeavor has developed a 10-year financial proforma which indicates that the increase in the economies of scale provided by the proposed expansion will enhance the organization's financial strength and further its ability to serve low-income residents.

VII. PARKING ANALYSIS

The parking analysis is based on the parking inventory count performed by DeLuca-Hoffman Associates, Inc. from 9:00 AM to 6:00 PM on Tuesday February 18, 1997 at both of the existing parking lots (See Appendix B). The parking lot located on Stevens Avenue currently has 26 parking spaces available. This parking lot is primarily reserved for residential and handicap parking only. The Forest Avenue parking lot has 24 parking spaces available and is unrestricted. Thus, a total of 50 spaces are provided today.

Based on the parking inventory, DeLuca-Hoffman Associates, Inc. determined that the Forest Avenue parking lot was fully occupied during the peak noontime hour and had 3 additional vehicles parking in undesignated areas. The Stevens Avenue parking lot had 23 parking spaces occupied during its peak in the early evening. However, earlier in the day there were vehicles such as a bus and ambulance parked in the fire lanes that created the same peak of 23 vehicles on the lot. At no time during the parking inventory were vehicles associated with the facility observed on the adjacent roadways.

To determine the overall peak parking demand, the demand for each individual parking area was combined. This yielded a peak demand of 50 spaces, the capacity of the existing lots, which occurred at noontime. This combined demand is shown graphically on the bar chart contained within Appendix B. The demand yielded a parking demand ratio as shown below:

$$\frac{50 \text{ spaces}}{106 \text{ units}} = 0.472 \text{ spaces per unit}$$

Based on the calculation above, the proposed development would require the following number of parking spaces:

$$\frac{0.472 \text{ spaces}}{\text{unit}} \times 51 \text{ units} = 24 \text{ spaces}$$

As can be seen from the above calculation, the proposed parking demand will be an additional 24 spaces. The development is proposing to add an additional 26 spaces to its Stevens Avenue parking area. This exceeds the proposed parking demand by a total of 2 spaces.

FINANCIAL/ TECHNICAL CAPACITY

Professional Consultants:

New Life Management and Development Inc. of Mount Laurel, NJ is a full service consulting firm specializing in the development of senior living and health care environments. *New Life* offers assistance in strategic planning, feasibility analyses, marketing, financing, new construction and renovations, and full facilities operating management. *New Life* was retained by Home for the Aged in July, 1996.

Englebrecht and Griffin Architects (EGA) of Newburyport, MA specializes in the design of Assisted Living and Continuing Care Retirement Communities. EGA has been assisting Home for the Aged in its consideration of this expansion since November, 1994. As subcontractors to the architect, *Becker Engineering* is providing the structural engineering services; *Russell Martin Engineering* is providing the mechanical engineering services; and, *Lawrence Bartlett* is providing the electrical engineering services. *Eastern Fire Protection* is being retained for the engineering of the fire protection system.

Land Use Consultants of Portland, ME is providing the technical assistance and counsel for the development of the Site Plan, including all the technical issues associated therewith.

Land Survey services are provided by *Larry Slaughter*, Professional Surveyor of Lewiston, ME. Mr. Slaughter provided the original land survey in 1983 for the construction of the existing facility.

DeLuca-Hoffman Associates, Inc. of South Portland, ME has conducted the traffic and parking analysis for this submission.

Lisa Whited Planning and Design of Portland, ME is providing Interior Design services to the Owner and Architect on this project.

Allied Construction of Scarborough, ME is a professional building construction and construction management firm providing this organization with pre-construction planning, construction budgeting and scheduling services. With the assistance of *Allied Construction,* value engineering will occur during design development.

Perkins Thompson Hinckley and Keddy of Portland, ME is legal counsel to Home for the Aged.

VIII. CONCLUSIONS

The following conclusions are made based on the information presented in this study:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.

FINANCIAL/ TECHNICAL CAPACITY

Administrative Capacity:

The Administrator of Home for the Aged and The Park Danforth, Denise M. Vachon has been employed by the organization since 1983 and holds a current State License (#AD452) as a Nursing Home Administrator. Ms. Vachon is a graduate of the University of Southern Maine and earned a Bachelor of Arts degree having majored in Social Welfare with a concentration in Gerontology. Ms. Vachon has served several housing or health care organizations during her 19-year career of serving seniors and their families. As a Social Worker and as an Administrator, Ms. Vachon has earned a reputation of serving her residents with care and respect, honoring their strengths and supporting their limitations, always with a focus on preserving their personal dignity and individuality.

Bruce A. Rutter is the Assistant Administrator for Finance and oversees the Accounting services of the organization. Mr. Rutter has been with The Park Danforth since 1988 and has shepherded the significant changes to the accounting system over the past eight years. Mr. Rutter is pursuing his Accounting degree at University of Southern Maine.

Richard V. Brown has served the organization for nearly 20 years in various capacities. For the past ten years, Mr. Brown has occupied the position of Assistant Administrator for Operations. In this capacity, he supervises the Maintenance and Housekeeping Services and the Emergency Staff. He also serves as Marketing and Rental Agent for the organization.

The Park Danforth maintains membership in the following industry associations. Administrative staff regularly participates in the educational programs and networking opportunities offered.

*American Association of Homes and Services for the Aging (AAHSA)
*Northern New England Association of Homes and Services for the Aging (NNEAHSA)
*Assisted Living Facilities of America (ALFA)
*Maine Health Care Association Shared Services Cooperative (MHCASSC)
*Southern Maine Food Buyers Association

APPLICANT'S TITLE, RIGHT, AND INTEREST IN THE PROPERTY: The property located at 777 Stevens Avenue, Portland, ME has been occupied by the facilities of The Park Danforth and Home for the Aged since opening in March, 1985.

The Owner holds a Quitclaim Deed with Covenant which precisely describes the boundaries located at 777 Stevens Avenue, Portland, ME as registered at the Registry of Deeds, Cumberland County, Maine and as recorded in Book 5055 Page 258. The property presently consists of a two-unit condominium described in Declaration of Condominium registered at Book 6354, Page 119.

The Mortgage Note on Condominium H, owned by The Park Danforth, is held by the U.S. Department of Housing and Urban Development. The Mortgage Note on Condominium M, owned by Home for the Aged, is held by Fleet Bank. Each mortgage note is a "first mortgage" by virtue of the Condominium Association.

On behalf of the Board of Trustees of The Park Danforth and Home for the Aged, thank you in advance for your consideration of this application. Your approval will allow The Park Danforth to further its mission and desire to respond to the individual's changing needs brought about through aging. Should you need any further information, please feel free to contact me.

Sincerely,

Denise M. Vachon
Administrator

ENC.

CC: David Kamila
Melissa Hanley Murphy
Ed Kelly
John Opperman
Peter Moynihan

The Park Danforth

THE PARK DANFORTH/HOME FOR THE AGED
REPORT OF THE NOMINATING COMMITTEE: 1997

The Nominating Committee presents the following Slate of Officers for The Park Danforth and Home for the Aged:

	The Park Danforth	Home for the Aged
President	Peter Moynihan	Peter Moynihan
1st Vice President	Meredith Tipton	Meredith Tipton
2nd Vice President	N/A	Richard McGoldrick
Secretary	Robert Vitalius	Robert Vitalius
Treasurer	John Fridlington	John Fridlington
Assist Treasurer	N/A	Diana Huot

****

The Nominating Committee places in nomination the following individuals as Trustees of The Park Danforth and Home for the Aged:

THE PARK DANFORTH

G. William Allen
Kathy Berardelli
Joseph Brannigan
Judy Coburn
James DiVirgilio
James Donovan
Anthony Forgione
John Fridlington
Diana Huot
F. Stephen Larned
Richard McGoldrick
Peter Moynihan
John Opperman
Susanne Sinclair
Cynthia Milliken Taylor
Meredith Tipton
Robert Vitalius

HOME FOR THE AGED

Class of 1998	Class of 1999	Class of 2000
James DiVirgilio	Joseph Brannigan	G. William Allen
John Fridlington	Anthony Forgione	**Kathy Berardelli**
F. Stephen Larned	Diana Huot	Judy Coburn
Cynthia Milliken Taylor	John Opperman	**James Donovan**
Meredith Tipton	Susanne Sinclair	Richard McGoldrick
Robert Vitalius		Peter Moynihan

The Class of 2000 is the one needing re-election at this time. (The current terms of current Trustees expire in 1997).

ThePark Danforth

C-14
5-7-97

The Park Danforth

Density Calculations

	w/o text amendmt		w/ text amendmt
	110,089		110,089
106 exist'g @ 1000sf	<106,000>		<106,000>
20% density credit	21,200		21,200
	25,289		25,289
36 Asstd Liv			
1st 25	<8,000>	1st 35	<8,000>
11 addl	<3,850>	3 addl	<1,050>
	13,439		16,239
New Apartments			
1st 3 @ 1000sf	<3,000>		<3,000>
20% density credit	600		600
next 11 @ 1200sf	<13,200>	next 14	<16,800>
20% density credit	2,400		3,360
Net Sq Footage	239		399
	*******		*******
YIELD	14 APTS		17 APTS
	36 ALUs		38 ALUs

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

EXECUTIVE SUMMARY

The following Executive Summary is prepared for the reader's convenience but is not intended to be a substitute for reading the full report.

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine as shown on Figure 1 following this page. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

The purpose of this evaluation is to estimate the traffic impact of the development on the street system and determine if the proposed parking supply will accommodate the increase. The following is a summary of the major findings of this evaluation:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.

TABLE OF CONTENTS

ATTACHMENT D-1

DRAFT

TRAFFIC/PARKING STUDY
FOR
PARK - DANFORTH HOME FOR THE AGED
PORTLAND, MAINE

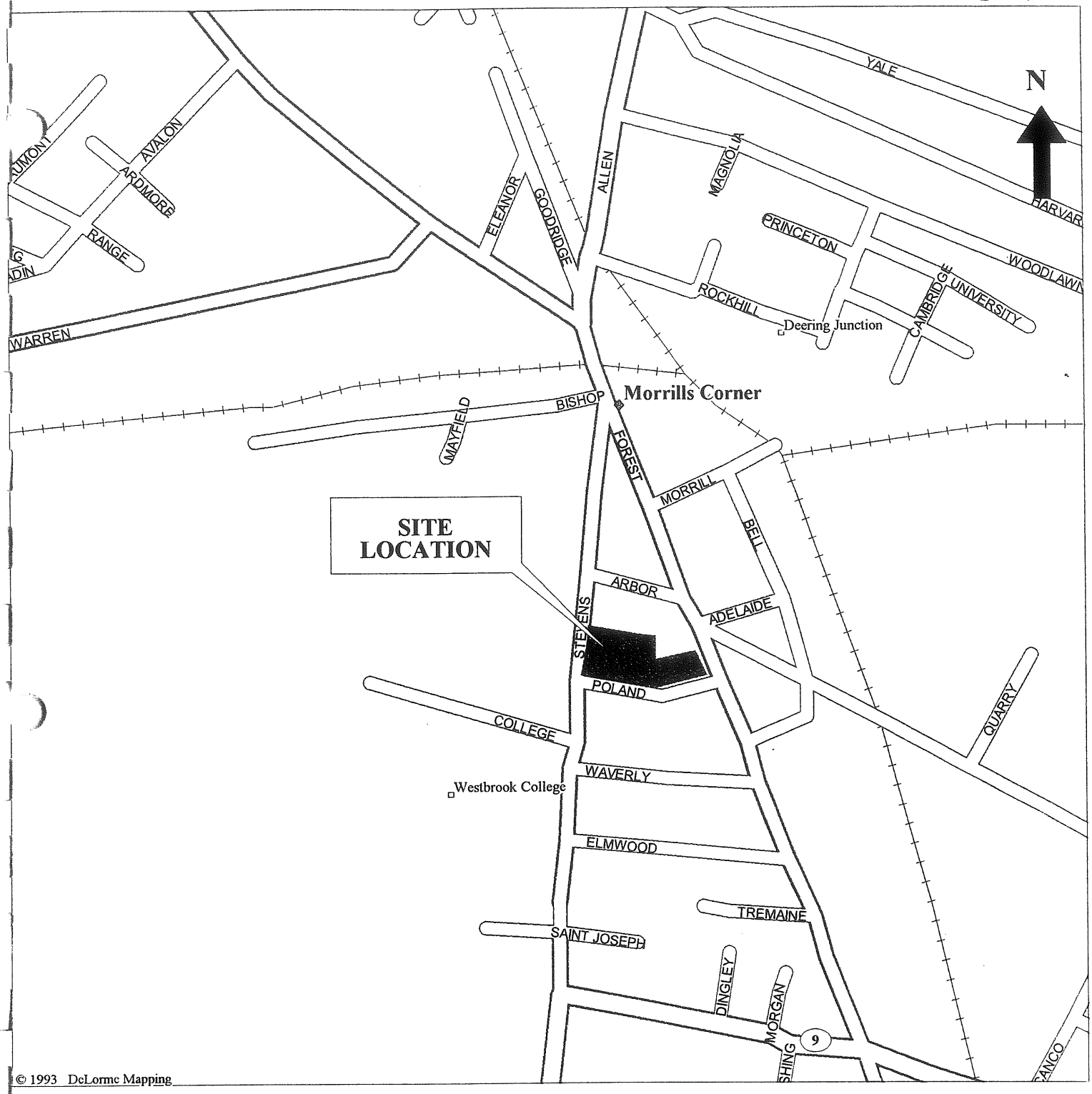
PREPARED FOR:

PARK - DANFORTH HOME FOR THE AGED
777 STEVENS AVENUE
PORTLAND, MAINE 04103

PREPARED BY:

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106

FEBRUARY 1997



LEGEND

- Geo Feature
- Town, Small City
- US Highway
- Population Center
- Street, Road
- Major Street/Road
- State Route
- US Highway
- Railroad
- River

Scale 1:7,031 (at center)

500 Feet

200 Meters

PORTLAND, MAINE
Mag 16.00
Tue Feb 25 10:28:59 1997

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

FIGURE 1

I. INTRODUCTION

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

II. DATA COLLECTION

To establish existing traffic patterns at the driveways and surrounding roadways and to determine the existing parking demand, DeLuca-Hoffman Associates, Inc. performed the following data collection:

- A turning movement count was performed on Tuesday, February 18, 1997 from 3:30 p.m. - 5:30 p.m. at the three driveways.

- A parking inventory count from 9:00 a.m. - 6:00 p.m. in one hour intervals was also performed on the above date.

III. EXISTING CONDITIONS

Based on the data collection effort including turning movement counts and parking inventory counts, the existing traffic volumes/distribution and parking demand was determined. The p.m. peak hour was determined to be 4:30 p.m. - 5:30 p.m. The existing on-street traffic volumes were adjusted seasonally to the 30th highest hour to arrive at 1997 design hourly volumes (DHV). Figures 2 and 3 in Appendix A graphically show the raw counts and DHV respectively.

In addition to the turning movement counts, DeLuca-Hoffman Associates, Inc. also performed a parking inventory count. Bar charts were prepared to summarize the parking demand and are included in Appendix B of this report.

IV. TRIP GENERATION

The proposed development consists of an additional 15 congregate care units and 36 assisted living units in a new 3 story addition attached to the easterly side of the existing structure. The Institute of Transportation Engineers (ITE) Trip Generation publication, 5th edition, provides limited data on congregate care and elderly housing developments. Trip generation data for the two categories most closely matching this development are as follows:

Table 1
Trip Generation from ITE

Use	Number of studies	Average trip rate/unit P.M. peak hour of adjacent street traffic
LUC-252-Congregate Care Facility	2	0.17
LUC-253-Elderly Housing Attached	4	0.08

Due to the limited available data, DeLuca-Hoffman Associates, Inc. counted the existing 106 unit facility to determine a trip rate.

The counts focused on the p.m. peak hour of the adjacent street traffic since the p.m. peak hour is anticipated to be busier for the facility than the a.m. condition. The existing 106 congregate care units generated 11 trip ends[*], consisting of 3 trips in and 8 trips out during the p.m. peak hour. Therefore, the existing 106 congregate care units yields the following trip rate.

11 trip ends = 0.104 trip ends/unit
106 units.

Based on the above calculation, the trip rate for the existing congregate care facility is 0.104 trip ends per unit during the p.m. peak hour, which is between the two ITE trip ratios shown in Table 1. Since the parameters of the few studies contained in Table 1 are unknown and the proposed 51 units will be similar to the existing, DeLuca-Hoffman Associates, Inc. used the calculated trip rate to determine the proposed trip ends. The following Table 2 summarizes the proposed trip ends.

[*] 1 Trip In plus 1 Trip Out = 2 Trip Ends

Table 2 Proposed Trip Generation		
Trip Rate (Trip Ends/Unit)	**Proposed Units**	**Proposed Trip Ends**
0.104	51	6

V. TRIP DISTRIBUTION

DeLuca-Hoffman Associates, Inc. has distributed the proposed trip ends based on the existing trip distribution as determined by the turning movement counts performed at the driveways. There are two driveways servicing the parking area from Stevens Avenue and one driveway servicing the parking area from Forest Avenue. Of the two driveways on Stevens Avenue, the southerly driveway is enter only with the northerly driveway designated as exit only. This study assumed these same restrictions in distributing the proposed traffic. The proposed trip distribution is shown graphically on Figure 4 of Appendix A.

VI. CAPACITY ANALYSIS

The purpose of this section is to determine and compare the levels of service for the three driveways for the No build and Build conditions.

DeLuca-Hoffman Associates, Inc. performed capacity analyses for the intersections contained in the study area which included the Forest Avenue site driveway and the Stevens Avenue northerly and the southerly driveways. The unsignalized intersections were evaluated using the Highway Capacity Software computer program. (See Appendix C for computer printouts)

The capacity analysis assesses the quality of traffic flow at intersections and provides a ranking based upon its delay and Level of Service (LOS). Level of service rankings are similar to the academic grading system where an "A" indicates very little delay and an "F" indicates very poor or extreme conditions. If the level of service falls below a "D", the intersection should be examined further to determine if it meets one or more of the warrants set forth in the Manual on Uniform Traffic Control Devices (MUTCD) for signalization. If a warrant is not met, then the lower level of service is satisfactory.

The following Table 3 summarizes the relationship between delay and level of service at unsignalized intersections:

Table 3 Level of Service Criteria for Unsignalized Intersections	
Level of Service	**Stopped Delay per Vehicle (sec)**
A	Up to 5.0
B	5.1 to 10.0
C	10.1 to 20.0
D	20.1 to 30.0
E	30.1 to 45.0
F	Greater than 45.0

The following Table 4 summarizes the capacity analyses performed for the No Build and Build conditions:

Table 4 Results of Unsignalized Capacity Analysis			
Approach	**Lane**	**1997 No-Build**	**1997 Build**
Stevens Avenue & Northerly Driveway (exit only)			
Northerly Drive. WB	Left/Right	C	C
Overall		A (0.1 Sec.)	A (0.1 Sec.)
Stevens Avenue & Southerly Driveway (enter only)			
Stevens Ave. SB	Left	A	A
Overall		A (0.0 Sec.)	A (0.0 Sec.)
Forest Avenue & Site Driveway			
Driveway EB	Left/Right	F	F
Forest Ave. NB	Left	B	B
Overall		A (0.1 Sec.)	A (0.1 Sec.)

The above summary shows the level of service at the driveways will not change with the expansion. The Forest Avenue driveway has a level of service F under both the no build and build conditions. This level of service is typical of minor street approaches to busy roadways and DeLuca-Hoffman Associates, Inc. has determined that the driveway does not meet warrants for signalization. Therefore, no mitigation measures are proposed for this location.

ATTACHMENT E

T·Y·LIN INTERNATIONAL

To: Richard Knowland, Senior Planner

From: Thomas A. Errico, P.E.

Date: May 21, 1997

Subject: The Park Danforth Proposed Addition

Copy: William Bray, Deputy Director of Public Works

MEMORANDUM

In conjunction with the Park Danforth expansion project, I have reviewed the Traffic/Parking Study (Dated February 1997) prepared by DeLuca-Hoffman Associates, Inc. and the site plan prepared by Land Use Consultants, Inc. Based upon my review, I concur with the procedures, methodologies and conclusions contained in the Traffic Impact Study. In general the proposed project will not cause unsatisfactory traffic operating and safety conditions, and the parking supply will exceed the estimated demand, indicating adequate parking provisions. However, an investigation into the accident history in the vicinity of the project site driveways should be performed to ensure unsafe conditions do not exist. Additionally, an explanation should be provided describing the type of vehicles used for deliveries and how they maneuver on-site.

ATTACHMENT F-1

May 13, 1997

3042

STORMWATER MANAGEMENT AND EROSION CONTROL REPORT

The Park Danforth
777 Stevens Avenue
Portland, Maine

Land Use Consultants, Inc. is submitting plans and drainage calculations on behalf of The park Danforth for a proposed three (3) story addition to the existing seven (7) story building. The 2.5 acre site is located adjacent to Poland Street between Stevens Avenue and Forest Avenue. The existing seven (7) story brick building includes 106 residential dwelling units and a small detached garage with a main parking lot along Stevens Avenue and a supplementary parking lot in the rear with access from Forest Avenue.

Drainage for the present site is collected with several existing catch basins around the building which discharge into a separated storm drain in Forest Avenue. No stormwater detention methods are implemented for the existing site. Most of the existing storm drain pipes are installed with flat slopes typically less than 0.5% due to the available invert elevation at Forest Avenue. Drainage patterns for the existing site are depicted on the Pre-Development Drainage Sketch Plan showing 11 small drainage subcatchment areas corresponding to each catch basin or sub-drainage area. These subcatchments combine in the existing storm drain system to determine the total discharge from the site at the point where runoff enters the Forest Avenue storm sewer (Reach#11). Due to the small site and subcatchment areas a variation of the "Rational Method" was used to predict peak runoff rates from the site. Runoff calculations were performed with HydroCAD 4.51 software using the "Modified Rational Method".

The proposed site includes a large three (3) story addition to the existing building, thus increasing the number of dwelling units to 161. The existing parking area in the rear of the building will be relocated as shown to account for the new addition. The parking area along Stevens Avenue will be expanded to provide extra parking for the additional units. As a result of the proposed changes, the total impervious area is increased from 1.2 acres to 1.6 acres for the developed site. This increase in impervious surface resulted in a modest (15±%) increase of stormwater peak flow rates from the developed site. Due to the limited amount of large open areas available a conventional detention pond is not feasible for this site. In order to provide adequate flow control for this project we are proposing to install a hydro-brake vortex valve in the new storm drain line. The existing system was evaluated for potential storage capacity for detention volume using the existing structures and pipes. The system was determined to have adequate storage for the 25 year storm. However, a 24 inch diameter storm drain was added at the end of the line to provide additional capacity and to provide immediate and close storage for small storms such as the one or two year storm events.

Proposed drainage patterns for the developed site are similar to the existing conditions. The Post-development Drainage Sketch Plan shows the proposed site divided into 10 subcatchment areas which discharge to the Forest Avenue storm sewer. Reach #11 is the point of comparison to the pre-development calculations since this point represents the total combined flow from the

developed site and includes the resultant peak flow rates after considering the flow attenuation contributed by the in-line hydro brake.

The results of our drainage calculations are indicated in the Summary Table below. With the addition of the on-line hydro brake the peak runoff rate will be slightly reduced to below the existing peak flow rates for the 2, 10 and 25 year storm events. The calculations and supporting material are included in the Appendix. In order to save on paper and reproduction volume a full report and summary was generated for the 25 year storm event only for the pre-developed and post-developed conditions. A brief summary of each of the subcatchments, reaches or structures only will be listed for the 2 year and 10 year storms.

Summary Table

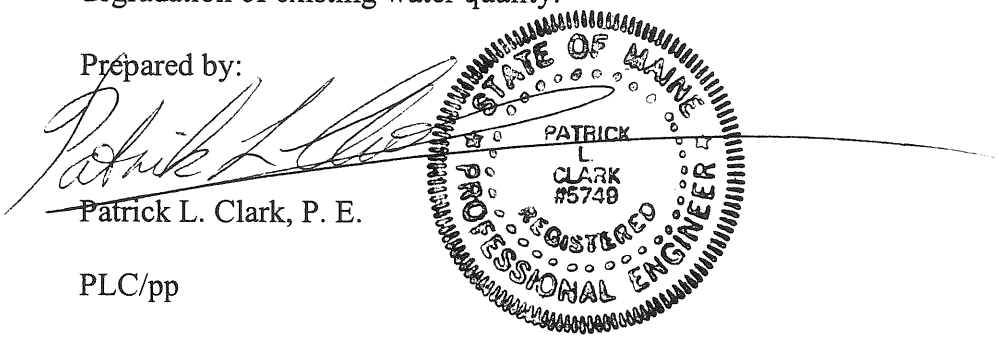
Storm	Existing (cfs)	Developed (cfs)
2 year	4.26	3.89
10 year	5.99	5.81
25 year	7.01	6.80

(The rates indicated above are the combined peak flow rates evaluated at Reach #11)

Erosion Control measures are limited to siltation fencing around the perimeter of the site and hay bale sediment barriers around the catch basins as shown on the Post-development Drainage Sketch.

It is our conclusion that the proposed storm drain and hydro brake system will provide adequate control of stormwater runoff from the site without producing any significant downstream impacts. We feel that the proposed measures, if properly constructed and maintained, will be sufficient to control stormwater runoff and erosion from the proposed site without significant degradation of existing water quality.

Prepared by:



Patrick L. Clark, P. E.

PLC/pp

Enclosure: Pre-Development Drainage Sketch (11 in. x 17 in.)
Post-Development Drainage Sketch (11 in. x 17 in.)
Appendix (with calculations)

DRAFT

TRAFFIC/PARKING STUDY
FOR
PARK - DANFORTH HOME FOR THE AGED
PORTLAND, MAINE

PREPARED FOR:

PARK - DANFORTH HOME FOR THE AGED
777 STEVENS AVENUE
PORTLAND, MAINE 04103

PREPARED BY:

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106

FEBRUARY 1997

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The following Executive Summary is prepared for the reader's convenience but is not intended to be a substitute for reading the full report.

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine as shown on Figure 1 following this page. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

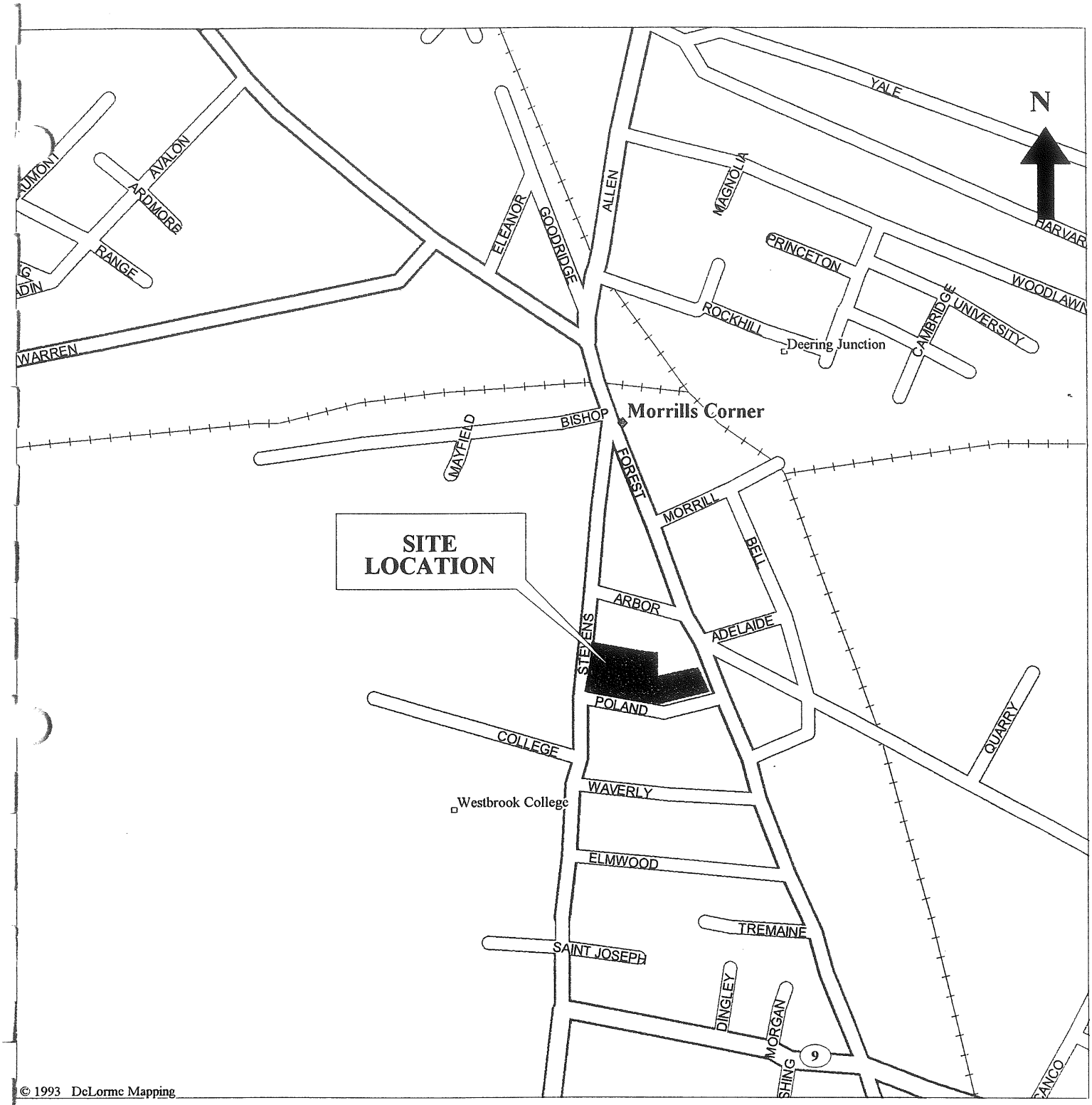
The purpose of this evaluation is to estimate the traffic impact of the development on the street system and determine if the proposed parking supply will accommodate the increase. The following is a summary of the major findings of this evaluation:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.



LEGEND

- Geo Feature
- Town, Small City
- US Highway
- Population Center
- Street, Road
- Major Street/Road
- State Route
- US Highway
- Railroad
- River

Scale 1:7,031 (at center)

500 Feet

200 Meters

PORTLAND, MAINE
Mag 16.00
Tue Feb 25 10:28:59 1997

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

FIGURE

1

I. INTRODUCTION

DeLuca-Hoffman Associates, Inc. has been retained by Park - Danforth to complete an evaluation of the parking and traffic impacts of the proposed 3 story expansion at their existing facility located between Stevens Avenue and Forest Avenue in Portland, Maine. The existing facility is a 7 story structure with 106 congregate care units served by 26 parking spaces off Stevens Avenue and 24 spaces off Forest Avenue. The expansion will be appended to the easterly side of the existing facility. The expansion will involve the addition of 26 new parking spaces on the Stevens Avenue side for a total of 52 spaces, and the relocation of 24 parking spaces on the Forest Avenue side. The expansion will provide for 15 additional congregate care units and 36 assisted living units.

II. DATA COLLECTION

To establish existing traffic patterns at the driveways and surrounding roadways and to determine the existing parking demand, DeLuca-Hoffman Associates, Inc. performed the following data collection:

- A turning movement count was performed on Tuesday, February 18, 1997 from 3:30 p.m. - 5:30 p.m. at the three driveways.

- A parking inventory count from 9:00 a.m. - 6:00 p.m. in one hour intervals was also performed on the above date.

III. EXISTING CONDITIONS

Based on the data collection effort including turning movement counts and parking inventory counts, the existing traffic volumes/distribution and parking demand was determined. The p.m. peak hour was determined to be 4:30 p.m. - 5:30 p.m. The existing on-street traffic volumes were adjusted seasonally to the 30th highest hour to arrive at 1997 design hourly volumes (DHV). Figures 2 and 3 in Appendix A graphically show the raw counts and DHV respectively.

In addition to the turning movement counts, DeLuca-Hoffman Associates, Inc. also performed a parking inventory count. Bar charts were prepared to summarize the parking demand and are included in Appendix B of this report.

IV. TRIP GENERATION

The proposed development consists of an additional 15 congregate care units and 36 assisted living units in a new 3 story addition attached to the easterly side of the existing structure. The Institute of Transportation Engineers (ITE) Trip Generation publication, 5th edition, provides limited data on congregate care and elderly housing developments. Trip generation data for the two categories most closely matching this development are as follows:

Table 1
Trip Generation from ITE

Use	Number of studies	Average trip rate/unit P.M. peak hour of adjacent street traffic
LUC-252-Congregate Care Facility	2	0.17
LUC-253-Elderly Housing Attached	4	0.08

Due to the limited available data, DeLuca-Hoffman Associates, Inc. counted the existing 106 unit facility to determine a trip rate.

The counts focused on the p.m. peak hour of the adjacent street traffic since the p.m. peak hour is anticipated to be busier for the facility than the a.m. condition. The existing 106 congregate care units generated 11 trip ends[*], consisting of 3 trips in and 8 trips out during the p.m. peak hour. Therefore, the existing 106 congregate care units yields the following trip rate.

11 trip ends = 0.104 trip ends/unit
106 units.

Based on the above calculation, the trip rate for the existing congregate care facility is 0.104 trip ends per unit during the p.m. peak hour, which is between the two ITE trip ratios shown in Table 1. Since the parameters of the few studies contained in Table 1 are unknown and the proposed 51 units will be similar to the existing, DeLuca-Hoffman Associates, Inc. used the calculated trip rate to determine the proposed trip ends. The following Table 2 summarizes the proposed trip ends.

[*] 1 Trip In plus 1 Trip Out = 2 Trip Ends

Table 2 Proposed Trip Generation		
Trip Rate (Trip Ends/Unit)	**Proposed Units**	**Proposed Trip Ends**
0.104	51	6

V. TRIP DISTRIBUTION

DeLuca-Hoffman Associates, Inc. has distributed the proposed trip ends based on the existing trip distribution as determined by the turning movement counts performed at the driveways. There are two driveways servicing the parking area from Stevens Avenue and one driveway servicing the parking area from Forest Avenue. Of the two driveways on Stevens Avenue, the southerly driveway is enter only with the northerly driveway designated as exit only. This study assumed these same restrictions in distributing the proposed traffic. The proposed trip distribution is shown graphically on Figure 4 of Appendix A.

VI. CAPACITY ANALYSIS

The purpose of this section is to determine and compare the levels of service for the three driveways for the No build and Build conditions.

DeLuca-Hoffman Associates, Inc. performed capacity analyses for the intersections contained in the study area which included the Forest Avenue site driveway and the Stevens Avenue northerly and the southerly driveways. The unsignalized intersections were evaluated using the Highway Capacity Software computer program. (See Appendix C for computer printouts)

The capacity analysis assesses the quality of traffic flow at intersections and provides a ranking based upon its delay and Level of Service (LOS). Level of service rankings are similar to the academic grading system where an "A" indicates very little delay and an "F" indicates very poor or extreme conditions. If the level of service falls below a "D", the intersection should be examined further to determine if it meets one or more of the warrants set forth in the Manual on Uniform Traffic Control Devices (MUTCD) for signalization. If a warrant is not met, then the lower level of service is satisfactory.

The following Table 3 summarizes the relationship between delay and level of service at unsignalized intersections:

Table 3 Level of Service Criteria for Unsignalized Intersections	
Level of Service	**Stopped Delay per Vehicle (sec)**
A	Up to 5.0
B	5.1 to 10.0
C	10.1 to 20.0
D	20.1 to 30.0
E	30.1 to 45.0
F	Greater than 45.0

The following Table 4 summarizes the capacity analyses performed for the No Build and Build conditions:

Table 4 Results of Unsignalized Capacity Analysis			
Approach	**Lane**	**1997 No-Build**	**1997 Build**
Stevens Avenue & Northerly Driveway (exit only)			
Northerly Drive. WB	Left/Right	C	C
Overall		A (0.1 Sec.)	A (0.1 Sec.)
Stevens Avenue & Southerly Driveway (enter only)			
Stevens Ave. SB	Left	A	A
Overall		A (0.0 Sec.)	A (0.0 Sec.)
Forest Avenue & Site Driveway			
Driveway EB	Left/Right	F	F
Forest Ave. NB	Left	B	B
Overall		A (0.1 Sec.)	A (0.1 Sec.)

The above summary shows the level of service at the driveways will not change with the expansion. The Forest Avenue driveway has a level of service F under both the no build and build conditions. This level of service is typical of minor street approaches to busy roadways and DeLuca-Hoffman Associates, Inc. has determined that the driveway does not meet warrants for signalization. Therefore, no mitigation measures are proposed for this location.

VII. PARKING ANALYSIS

The parking analysis is based on the parking inventory count performed by DeLuca-Hoffman Associates, Inc. from 9:00 AM to 6:00 PM on Tuesday February 18, 1997 at both of the existing parking lots (See Appendix B). The parking lot located on Stevens Avenue currently has 26 parking spaces available. This parking lot is primarily reserved for residential and handicap parking only. The Forest Avenue parking lot has 24 parking spaces available and is unrestricted. Thus, a total of 50 spaces are provided today.

Based on the parking inventory, DeLuca-Hoffman Associates, Inc. determined that the Forest Avenue parking lot was fully occupied during the peak noontime hour and had 3 additional vehicles parking in undesignated areas. The Stevens Avenue parking lot had 23 parking spaces occupied during its peak in the early evening. However, earlier in the day there were vehicles such as a bus and ambulance parked in the fire lanes that created the same peak of 23 vehicles on the lot. At no time during the parking inventory were vehicles associated with the facility observed on the adjacent roadways.

To determine the overall peak parking demand, the demand for each individual parking area was combined. This yielded a peak demand of 50 spaces, the capacity of the existing lots, which occurred at noontime. This combined demand is shown graphically on the bar chart contained within Appendix B. The demand yielded a parking demand ratio as shown below:

$$\frac{50 \text{ spaces}}{106 \text{ units}} = 0.472 \text{ spaces per unit}$$

Based on the calculation above, the proposed development would require the following number of parking spaces:

$$\frac{0.472 \text{ spaces}}{\text{unit}} \times 51 \text{ units} = 24 \text{ spaces}$$

As can be seen from the above calculation, the proposed parking demand will be an additional 24 spaces. The development is proposing to add an additional 26 spaces to its Stevens Avenue parking area. This exceeds the proposed parking demand by a total of 2 spaces.

VIII. CONCLUSIONS

The following conclusions are made based on the information presented in this study:

1. The existing facility generates 11 trip ends during the p.m. peak hour. These trips consist of 3 trips in and 8 trips out.

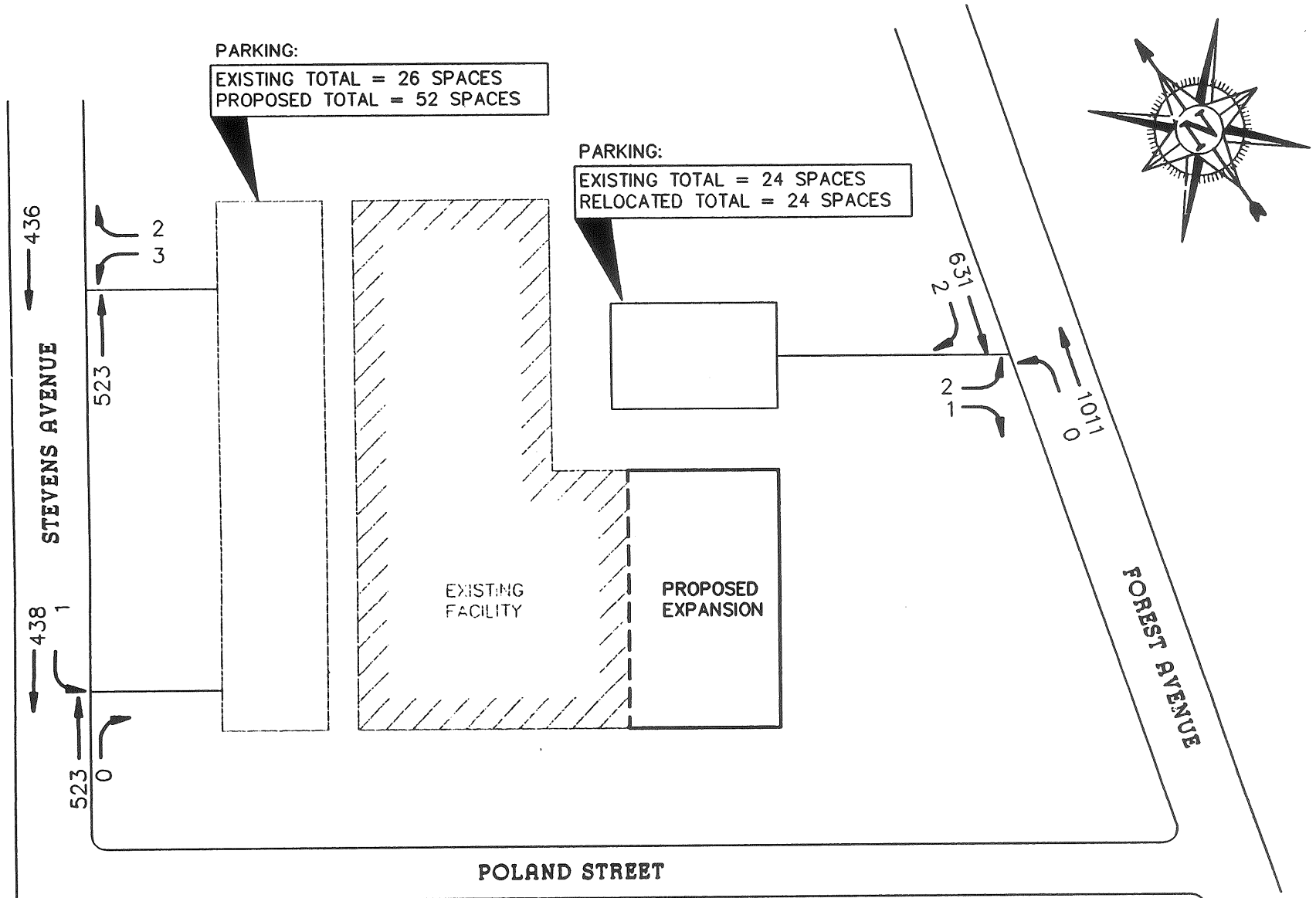
2. It is estimated that the proposed project will generate 6 additional trip ends during the p.m. peak hour. These trips would consist of 2 trips in and 4 trips out of the site.

3. The capacity analysis for the 1997 No Build and Build Conditions shows that the 3 existing driveways operate at acceptable levels of service, except for the left turn from the Forest Avenue Driveway which will continue to operate at a level of service F. Signalization at this driveway is not warranted due to the low traffic volumes. Level of service F is not uncommon for left turns onto arterials.

4. The parking analysis showed that the overall peak parking demand occurs at 12:00 p.m. and again at 4:00 p.m. with a parking demand ratio of 0.472 parking spaces per unit. The proposed additional 51 units will therefore require 24 parking spaces. This is 2 less than the proposed 26 spaces. No spillover parking was observed on the sidestreets at anytime during the parking count.

APPENDIX A

TURNING MOVEMENT DIAGRAMS



NOTE:
PM Peak Hour = 4:30 – 5:30

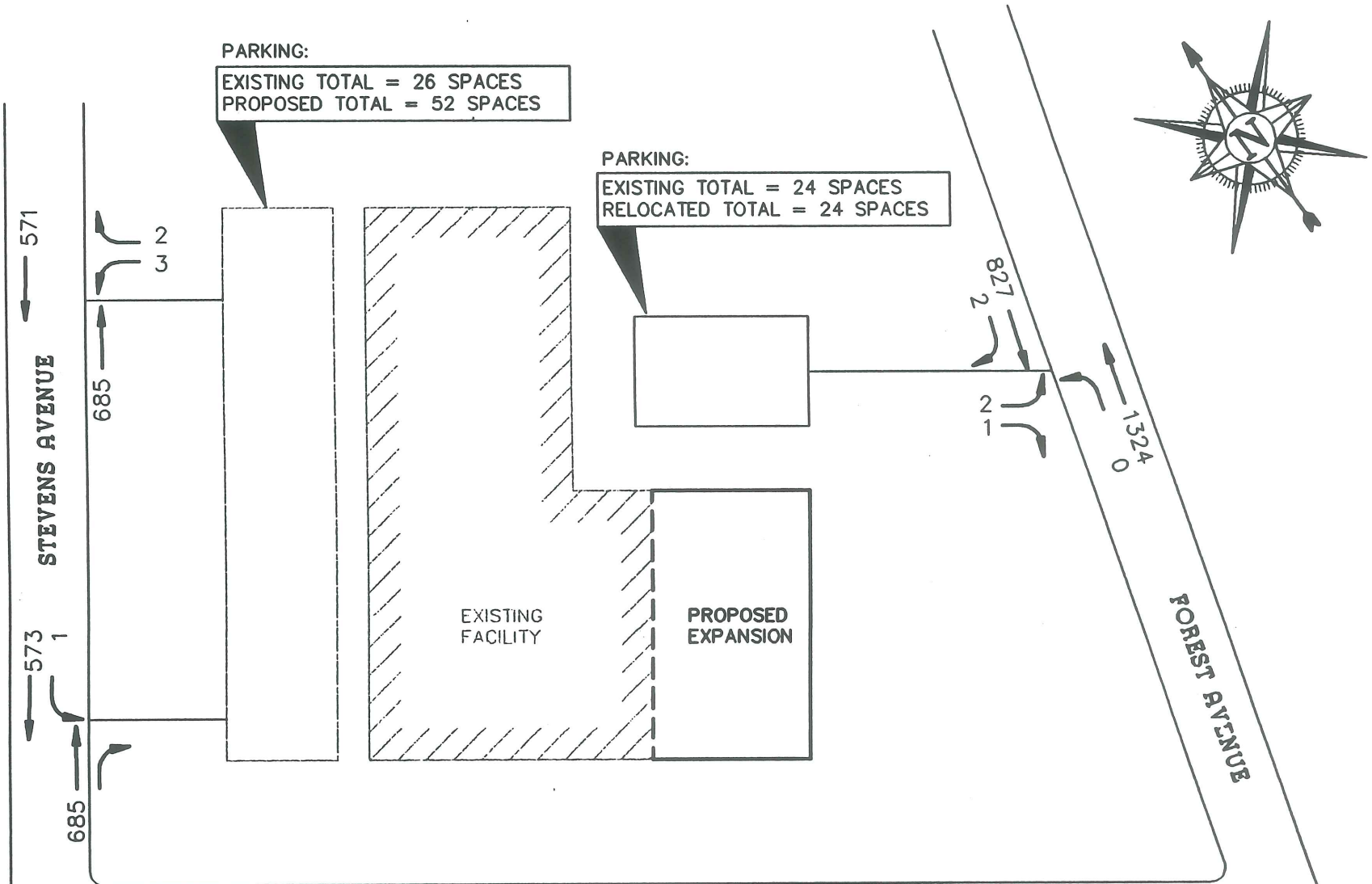
EXISTING TURNING MOVEMENT

PREPARED FOR:	THE PARK–DANFORTH
PROJECT:	BUILDING EXPANSION
LOCATION:	PORTLAND, MAINE

DeLuca-Hoffman Associates, Inc.
Consulting Engineers
778 Main Street
South Portland, Maine 04106
207-775-1121

Reviewed: TAP Date: FEB 1997
Drawn: TAP Date: N.T.S.
Checked: TAP Job No. 1484

FIGURE 2



NOTE:
PM Peak Hour = 4:30 – 5:30

Seasonal Adjustment Factor = $\frac{1.15}{0.88}$ = 1.31
(Group 1)

1997 NO-BUILD DHV

PREPARED FOR: THE PARK-DANFORTH

PROJECT: BUILDING EXPANSION

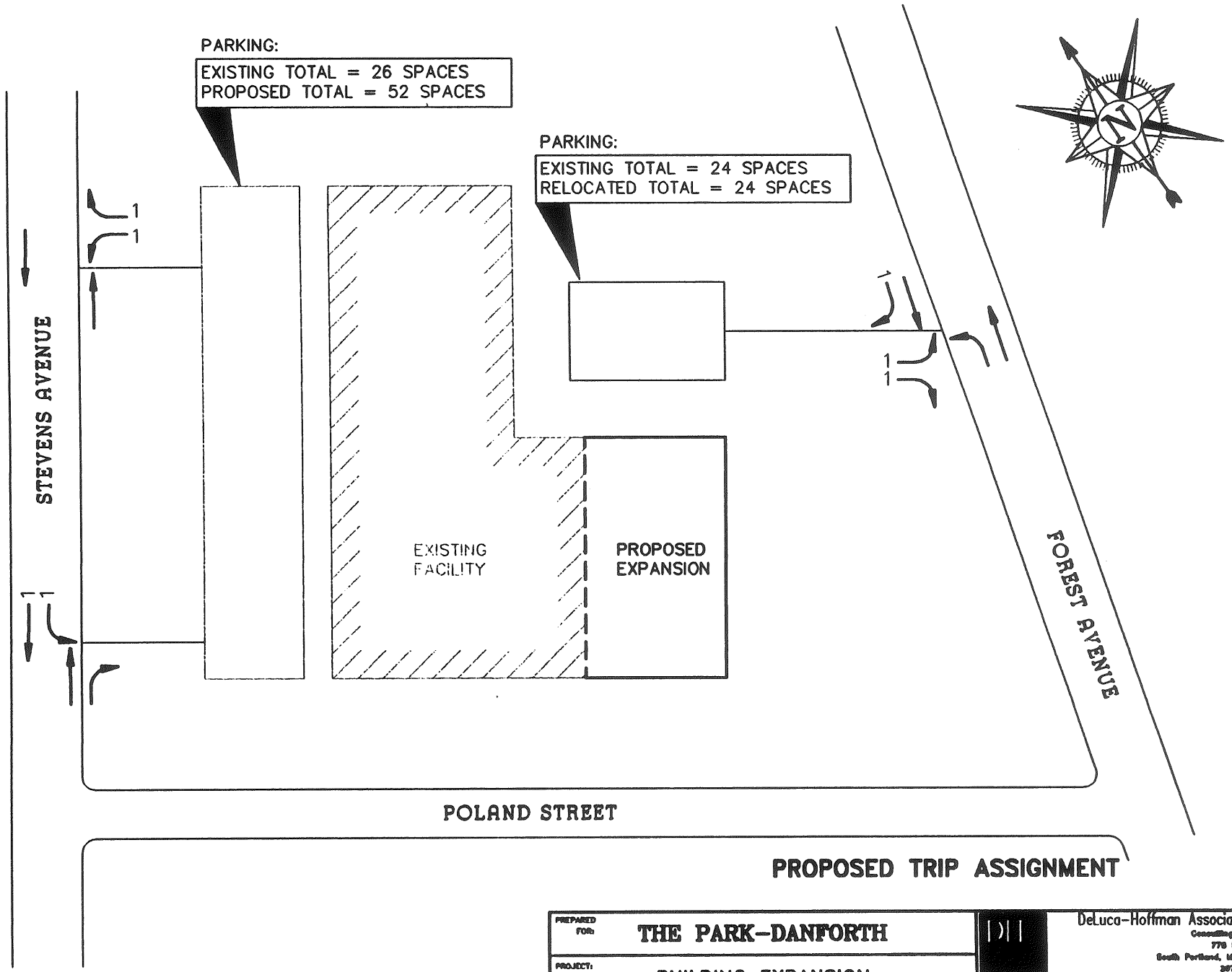
LOCATION: PORTLAND, MAINE

DeLuca-Hoffman Associates, Inc.
Consulting Engineers
778 Main Street
South Portland, Maine 04106
207-775-1121

Reviewed: FAP Date: FEB 1997
Drawn: FAP Scale: N.T.S.
Checked: FAP Job No. 1484

FIGURE 3

404-TR.dwg FAP

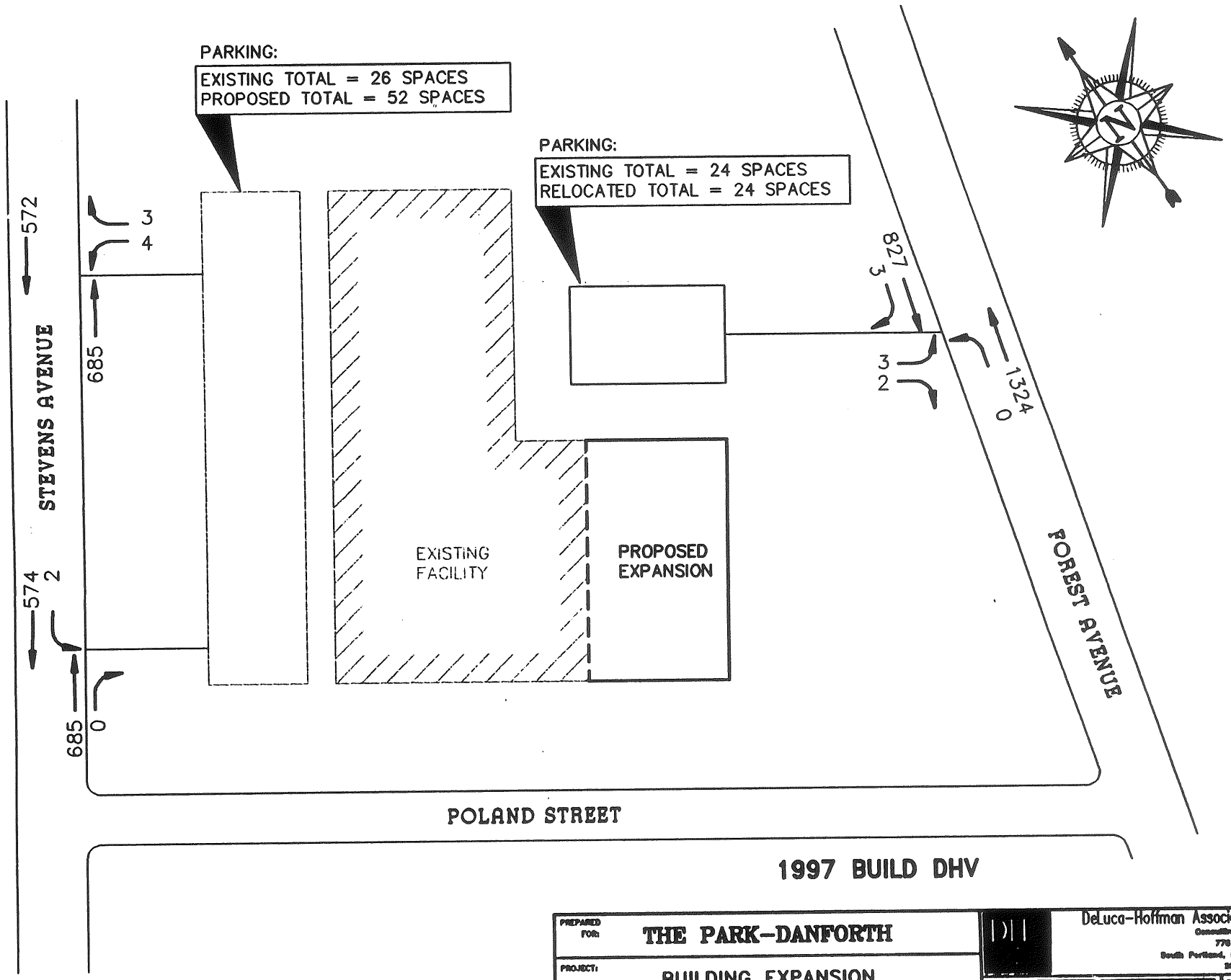


PROPOSED TRIP ASSIGNMENT

PREPARED FOR:	THE PARK-DANFORTH
PROJECT:	BUILDING EXPANSION
LOCATION:	PORTLAND, MAINE

DeLuca-Hoffman Associates, Inc.
Consulting Engineers
778 Main Street
South Portland, Maine 04106
207-775-1121

Designed: FAP	Date: FEB 1997	FIGURE: 4
Drawn: FAP	Scale: N.T.S.	
Checked: FAP	Job No. 1491	

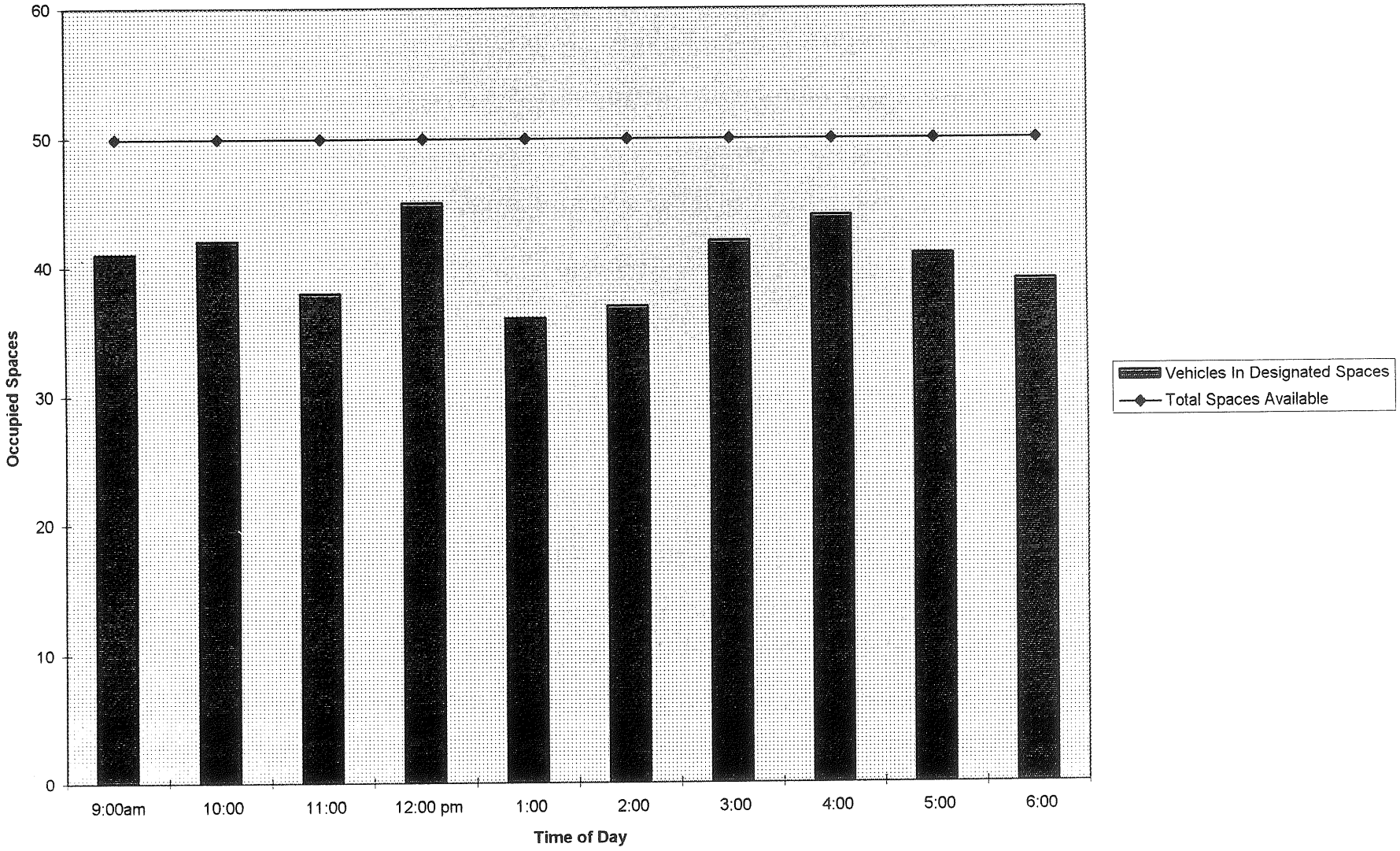


PREPARED FOR:	THE PARK–DANFORTH	DeLuca-Hoffman Associates, Inc. Consulting Engineers 778 Main Street South Portland, Maine 04106 207-775-1121
PROJECT:	BUILDING EXPANSION	FIGURE 5
LOCATION:	PORTLAND, MAINE	

APPENDIX B

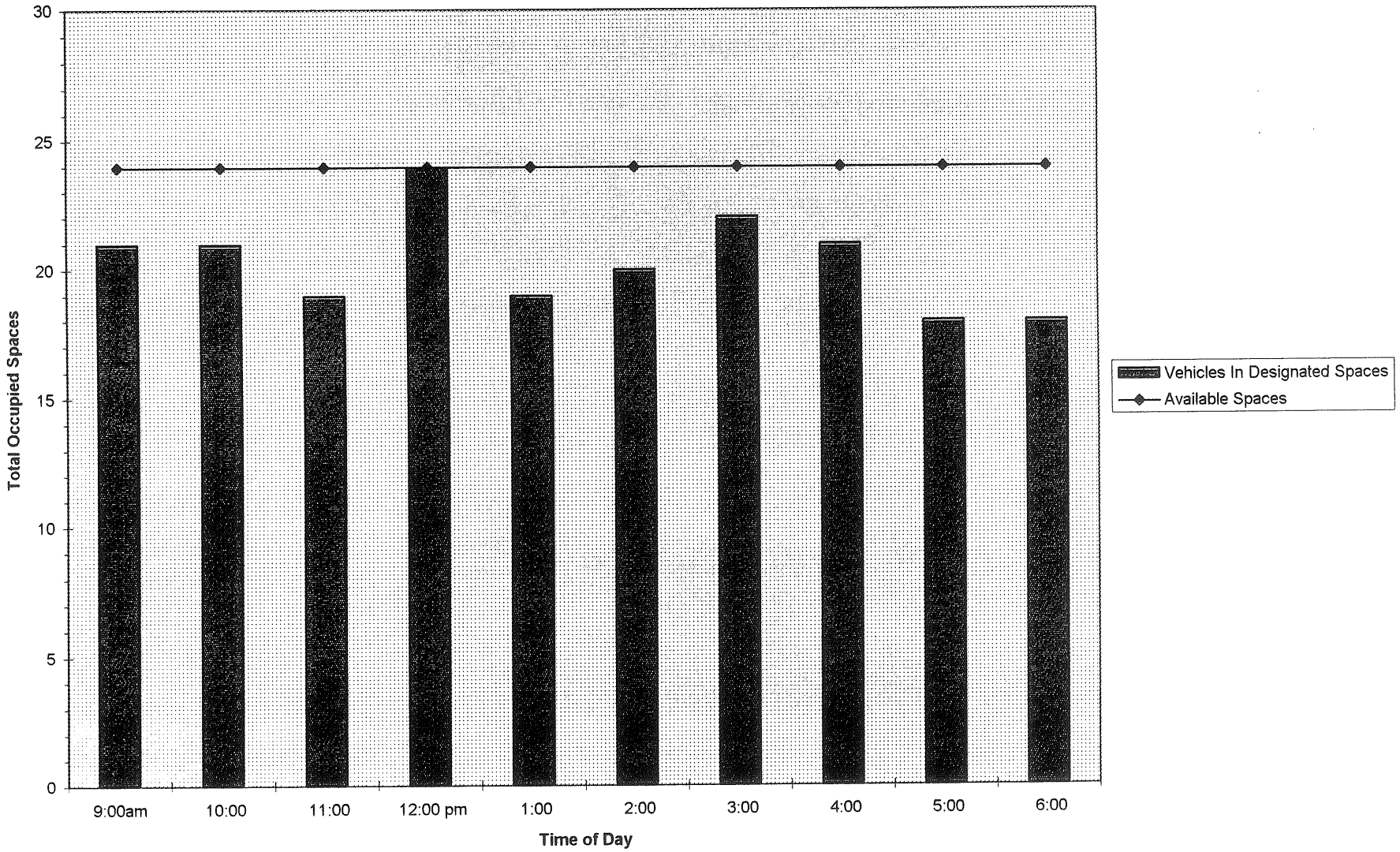
PARKING ANALYSIS

Total Parking Demand
(Stevens Avenue and Forest Avenue)



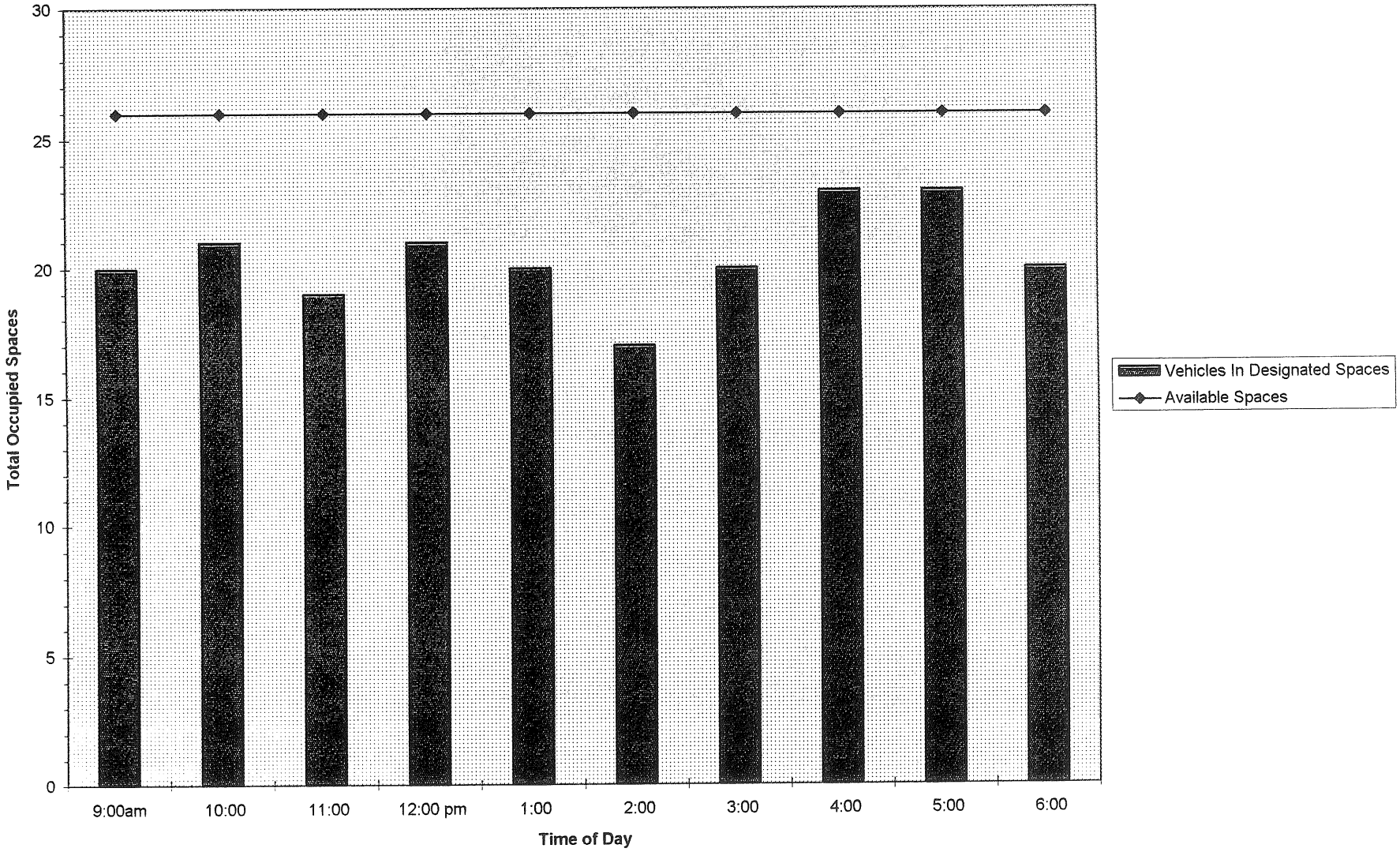
Data Collected On Tuesday
02/18/97 From 9am - 6pm

The Park Danforth Parking Demand
(Forest Avenue Lot)



Data Collected on Tuesday
02/18/97 from 9am - 6pm

The Park Danforth Parking Demand
(Stevens Avenue Lot)



Data Collected on Tuesday
02/18/97 from 9am - 6pm

APPENDIX C

CAPACITY ANALYSIS

DeLuca-Hoffman Associates, Inc.
778 Manin Street
Suite Eight
South Portland, ME 04106-
Ph: (207) 775-1121

Streets: (N-S) STEVENS AVENUE (E-W) STEVENS DRIVEWAY
Major Street Direction.... NS
Length of Time Analyzed... 15 (min)
Analyst..... MALY
Date of Analysis..... 2/19/97
Other Information..... 1997 NO-BUILD CONDITIONS (ENTERING ONLY)
Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1 <	0	0 >	1	0	0	0	0	0	0	0
Stop/Yield			N			N						
Volumes		685	0	1	573							
PHF		.89	.89	.89	.89							
Grade		0			0							
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's				1.10								

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

Worksheet for TWSC Intersection

Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)	770	
Potential Capacity: (pcph)	736	
Movement Capacity: (pcph)	736	
Prob. of Queue-Free State:	1.00	
TH Saturation Flow Rate: (pcphpl)	1700	
RT Saturation Flow Rate: (pcphpl)		
Major LT Shared Lane Prob. of Queue-Free State:	1.00	

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
SB L	1	736		4.9	0.0	A	0.0

Intersection Delay = 0.0 sec/veh

Center For Microcomputers In Transportation
University of Florida
512 Weil Hall
Gainesville, FL 32611-2083
Ph: (904) 392-0378

Streets: (N-S) FOREST STREET (E-W) FOREST DRIVEWAY
Major Street Direction.... NS
Length of Time Analyzed... 15 (min)
Analyst..... MALY
Date of Analysis..... 2/19/97
Other Information.....1997 NO-BUILD CONDITIONS
Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	0	0	1	< 0	0	> 0	< 0	0	0	0
Stop/Yield			N			N						
Volumes	0	1324			827	2	2		1			
PHF	.95	.95			.95	.95	.95		.95			
Grade		0			0			0				
MC's (%)	0						0		0			
SU/RV's (%)	0						0		0			
CV's (%)	0						0		0			
PCE's	1.00						1.00		1.00			

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)		872
Potential Capacity: (pcph)		501
Movement Capacity: (pcph)		501
Prob. of Queue-Free State:		1.00

Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)		873
Potential Capacity: (pcph)		658
Movement Capacity: (pcph)		658
Prob. of Queue-Free State:		1.00
TH Saturation Flow Rate: (pcphpl)		1700
RT Saturation Flow Rate: (pcphpl)		
Major LT Shared Lane Prob. of Queue-Free State:		1.00

Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)		2266
Potential Capacity: (pcph)		52
Major LT, Minor TH Impedance Factor:		1.00
Adjusted Impedance Factor:		1.00
Capacity Adjustment Factor due to Impeding Movements		1.00
Movement Capacity: (pcph)		52

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	2	52 >	74	50.7	0.0	F	50.7
EB R	1	501 >					
NB L	0	658		5.5	0.0	B	0.0

Intersection Delay = 0.1 sec/veh

Center For Microcomputers In Transportation
University of Florida
512 Weil Hall
Gainesville, FL 32611-2083
Ph: (904) 392-0378

Streets: (N-S) STEVENS AVENUE (E-W) STEVENS DRIVEWAY
Major Street Direction.... NS
Length of Time Analyzed... 15 (min)
Analyst..... MALY
Date of Analysis..... 2/19/97
Other Information.....1997 NO-BUILD CONDITIONS (EXITING ONLY)
Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1	0	0	1	0	0	0	0	0	> 0	< 0
Stop/Yield			N			N						
Volumes		685			571						3	2
PHF		.89			.89						.89	.89
Grade		0			0						0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's											1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)	770	
Potential Capacity: (pcph)	564	
Movement Capacity: (pcph)	564	
Prob. of Queue-Free State:	1.00	

Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)	1412	
Potential Capacity: (pcph)	161	
Major LT, Minor TH Impedance Factor:	1.00	
Adjusted Impedance Factor:	1.00	
Capacity Adjustment Factor due to Impeding Movements	1.00	
Movement Capacity: (pcph)	161	

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
WB L	3	161 >					
			225	16.4	0.0	C	16.4
WB R	2	564 >					

Intersection Delay = 0.1 sec/veh

Center For Microcomputers In Transportation
University of Florida
512 Weil Hall
Gainesville, FL 32611-2083
Ph: (904) 392-0378

Streets: (N-S) FOREST STREET (E-W) FOREST DRIVEWAY
Major Street Direction.... NS
Length of Time Analyzed... 15 (min)
Analyst..... MALY
Date of Analysis..... 2/19/97
Other Information.....1997 BUILD CONDITIONS
Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	0	0	1	< 0	0	> 0	< 0	0	0	0
Stop/Yield			N			N						
Volumes	0	1324			827	3	3		2			
PHF	.95	.95			.95	.95	.95		.95			
Grade		0			0			0				
MC's (%)	0						0		0			
SU/RV's (%)	0						0		0			
CV's (%)	0						0		0			
PCE's	1.00						1.00		1.00			

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)		872
Potential Capacity: (pcph)		501
Movement Capacity: (pcph)		501
Prob. of Queue-Free State:		1.00

Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)		874
Potential Capacity: (pcph)		657
Movement Capacity: (pcph)		657
Prob. of Queue-Free State:		1.00
TH Saturation Flow Rate: (pcphpl)		1700
RT Saturation Flow Rate: (pcphpl)		
Major LT Shared Lane Prob. of Queue-Free State:		1.00

Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)		2266
Potential Capacity: (pcph)		52
Major LT, Minor TH Impedance Factor:		1.00
Adjusted Impedance Factor:		1.00
Capacity Adjustment Factor due to Impeding Movements		1.00
Movement Capacity: (pcph)		52

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	3	52 >	81	47.3	0.0	F	47.3
EB R	2	501 >					
NB L	0	657		5.5	0.0	B	0.0

Intersection Delay = 0.1 sec/veh

Center For Microcomputers In Transportation
University of Florida
512 Weil Hall
Gainesville, FL 32611-2083
Ph: (904) 392-0378

Streets: (N-S) STEVENS AVENUE (E-W) STEVENS DRIVEWAY
Major Street Direction.... NS
Length of Time Analyzed... 15 (min)
Analyst..... MALY
Date of Analysis..... 2/19/97
Other Information.....1997 BUILD CONDITIONS (EXITING ONLY)
Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1	0	0	1	0	0	0	0	0 > 0		< 0
Stop/Yield			N			N						
Volumes		685			572					4		3
PHF		.89			.89					.89		.89
Grade		0			0						0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's										1.10		1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)	770	
Potential Capacity: (pcph)	564	
Movement Capacity: (pcph)	564	
Prob. of Queue-Free State:	0.99	

Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)	1413	
Potential Capacity: (pcph)	161	
Major LT, Minor TH Impedance Factor:	1.00	
Adjusted Impedance Factor:	1.00	
Capacity Adjustment Factor due to Impeding Movements	1.00	
Movement Capacity: (pcph)	161	

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
WB L	4	161 >					
			232	16.0	0.0	C	16.0
WB R	3	564 >					

Intersection Delay = 0.1 sec/veh

Center For Microcomputers In Transportation
University of Florida
512 Weil Hall
Gainesville, FL 32611-2083
Ph: (904) 392-0378

Streets: (N-S) STEVENS AVENUE (E-W) STEVENS DRIVEWAY
Major Street Direction.... NS
Length of Time Analyzed... 15 (min)
Analyst..... MALY
Date of Analysis..... 2/19/97
Other Information.....1997 BUILD CONDITIONS (ENTERING ONLY)
Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1 <	0	0 >	1	0	0	0	0	0	0	0
Stop/Yield			N			N						
Volumes		685	0	2	574							
PHF		.89	.89	.89	.89							
Grade		0			0							
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's				1.10								

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

Worksheet for TWSC Intersection

Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)	770	
Potential Capacity: (pcph)	736	
Movement Capacity: (pcph)	736	
Prob. of Queue-Free State:	1.00	
TH Saturation Flow Rate: (pcphpl)	1700	
RT Saturation Flow Rate: (pcphpl)		
Major LT Shared Lane Prob. of Queue-Free State:	1.00	

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
SB L	2	736		4.9	0.0	A	0.0

Intersection Delay = 0.0 sec/veh

F-6

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

June 3, 1997

3042

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, Me 04101

The Park Danforth Expansion – Response to Comments by Development Review Coordinator.

Dear Rick:

The following responses are offered in reply to comments recently received from Jim Wendel Development Review Coordinator, dated May 27, 1997. The responses are numbered in the same order corresponding to the review comments as follows.

1. The review commentary offered regarding flow lengths and subsequent determination of time of concentration is a somewhat philosophical debate issue that most likely has no definitive conclusion. I offer the following response in defense of the methodology used.

   Time of concentration is generally defined as the actual time required for a particle of water or raindrop to travel through a watershed or subcatchment from the hydraulically most distant point in the watershed to the outlet or design point and theoretically represents the last raindrop within the watershed to arrive at the outlet point. The time associated with this unique travel path represents the amount of time required for all areas within the watershed to contribute runoff to the outlet point. There are many variables involved including roughness or resistance to flow, length of flow, flow regime, watershed coefficients or curve number, slope, vegetation, soil type, watershed size and rainfall intensity. Clearly, there are endless possibilities and assumptions which can be made by a design engineer in an attempt to simulate the theoretical time of concentration required to offer some reasonable assurance that the watershed in question is well represented. Such assurances are not gained through strict rules of thumb, limited length of flow components, or even through empirical data or research. The most valuable resource for predicting reasonable results under such a variety of conditions is experience. The experienced designer must be aware of the various components of a particular watershed and produce reasonable assumptions within the guidelines of acceptable practices and methodology and have some understanding of how these assumptions or changes to these assumptions affect the results.

   The sheet flow components for existing subcatchments 1, 2, 3 and 8 of 80 ft., 180 ft. , 90 ft. and 80 ft. and for developed subcatchments 1, 2, 3 5, 6 and 8 of 80 ft., 180 ft., 90 ft., 100 ft., 60 ft. and 90 ft. respectively are within acceptable ranges in accordance with current methodologies. Furthermore, the time of concentrations of only 1.7 minutes, 0.9 minutes, 1.7 minutes 1.8 minutes, for example, for some of the

LAND PLANNERS • ENGINEERS • SURVEYORS
966 RIVERSIDE STREET • PORTLAND, MAINE 04103 • 207 878-3313 • Fax: 207 878-0201 • Email: landuse@biddeford.com

subcatchments in question are significantly less than the Rational Method minimum recommended T_c value, of 5 minutes and should not be considered long. Although, the argument can be made that certain topographical features may exist that will prevent the sheet flow component from being as long as the assumed lengths, this approach is somewhat theoretical. The actual determination of sheet flow is based on behavior or depth and not specifically related to length of flow path. Sheet flow behavior is exhibited for flow depth of up to 0.1 feet or 1 ¼ inches. Given the flat conditions and very small subcatchment areas used in the analysis for this site, I am confident that sheet flow behavior is dominant even for the 25 year storm event. The reference to the BMP manual recommendations of 150 ft for sheet flow is acknowledged but should also be understood to be only a guideline and is an overly conservative interpretation of the SCS Methodology which allows the designer to select sheet flow paths of up to 300 feet.

Finally, the designer must recognize the importance of each of the various parameters, assumptions and variables for each unique situation or site conditions. The relative importance of each of these inputs varies with the type of analysis being made. For this site, one should recognize that for a small site with very small subcatchments and using the Rational Method, that the time parameters have possibly the least influence since the runoff rate is mostly influenced by the water input or intensity and the roughness or coefficient. To illustrate this point I recalculated the runoff from the developed site for the 2, 10 and 25 year storm for which I arbitrarily assumed a time of concentration of 5 minutes for each of the 6 subcatchment areas in question. The results indicate a difference of only +0.03 cfs, +0.09 cfs and –0.02 cfs for the three storms respectively at the final disharge point (Reach 11). Based on a technology where the second decimal point is basically meaningless, the results and conclusions of the stormwater analysis would remain unchanged.

2. I agree that the post-development drainage plan includes a small 20 ft wide grass strip between the new addition and Poland Street which would not enter the new storm drain based on the proposed grading as shown. The subcatchment configuration shown originated as a result of an earlier preliminary scheme which included walk-out patios located in this grass area which included grades adjacent to the building of between 1 ft. to 7 ft. lower than the final grades as shown. This scheme was abandoned by the architects due to internal and structural constraints. The drainage calculations were not revised since the inclusion of this small additional area into the detention system would result in slightly conservative results.

   However, in order to specifically address your concerns, I have re-evaluated the pre-development and post-development calculations to include an off-site to account for the small amount of runoff which drains off-site to Poland Street. This additional subcatchment (subcatchment #11) was added to the analysis for the existing and developed site. Subcatchment #7 (post-development) was also decreased to remove the grass strip accordingly. These revised calculations lead to the same conclusion and drainage design with the end result being a small reduction in flow below the existing rates. Thus it is our conclusion that the small off-site contribution from this narrow grass strip is not significant.

The proposed grading shown in this narrow grass strip is intended to soften the elevation view along Poland Street and Forest Avenue. The first floor elevation is approximately 7 ft. above existing grade at the Forest Avenue end. The contours shown represent a mild 6:1 slope from the building to the property line. This flatter, gentle slope is preferred. A steeper 3:1 slope would be required to confine the runoff from this lawn area on-site.

3. Proposed roof drain connections were requested from the Architect but were unavailable at the time the calculations were performed. These actual locations are irrelevant provided that they connect to the new storm drain along Poland Street upstream from the control structure. The existing roof drain connections have been added to the enclosed sketch based on as built information provided by The Park Danforth. The minor difference between the boundaries for watersheds 3 and 4 for existing and developed sites is a drafting error. A corrected sketch for the existing site is enclosed.

4. The erosion control sketch plan has been added to the plan set on sheet #C5. A note has been added to the Site Plan Sheet C1 referring to Sheet 5.

5. A local manufacturer has agreed to provide a construction shop drawing for a hydro-brake or orifice for the proposed flow control structure.

The responses above have addressed the issues and concerns of the development review comments in detail. Revised calculations and plans have been included in the attached enclosures. If there are any remaining questions or comments which may be handled through telephone conversations, please call.

Respectfully submitted,

Patrick L. Clark, P. E.

PLC/pp

Enclosures:

cc: Jim Wendel

ATTACHMENT G-1

Department of Public Works

Nadeen M. Daniels
Assistant City Manager
Director

William J. Bray
Deputy Director

CITY OF PORTLAND

June 9, 1997

Patrick L. Clark, P.E.
Land Use Consultants, Inc.
966 Riverside Street
Portland ME 04103

RE: Sanitary Sewer Capacity to Handle Anticipated Wastewater Flows from the Proposed Three Story Addition to the Existing "Park Danforth" Congregate Care Facility

Dear Mr. Clark:

The existing eight inch diameter vitrified clay, sanitary sewer pipe located in Poland Street, and the sewage treatment facilities, in the City of Portland, have adequate capacity to transport and treat the anticipated wastewater flows of 8,393 GPD, from your proposed fifty-four additional congregate care units, located at 777 Stevens Avenue, City of Portland.

A telephone survey of the Portland Water District meter records determined the highest monthly flow, over the last twelve months. This highest monthly flow was then divided by the number of days the facility was in use during the month (of the highest flow). The resulting quotient was multiplied by a "multiplying factor" then divided in half. This quotient was multiplied by the number of gallons in a hundred cubic feet, to arrive at the design flow, in gallons per day.

419	÷	28	x	1.5	÷	2	x	748	=	8,393
Highest Monthly Flow (in hundreds of cubic feet)		Number of Days Facility was in use (between meter readings)		"Multiplying Factor" for water records on a monthly basis)		Approximate Additional increase in wastewater flows (54/109)		Gallons (in a hundred cubic feet)		Design Flow (in gallons per day)

The City is requesting that you remove storm water at a five to one level of your anticipated increase in wastewater flow (i.e. 5 X 8,393 GPD = 41, 965 GPD) or obtain removal credits from the City. Stormwater inflow should be calculated on the basis of a three month recurrence interval storm.

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely

Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB:jw
pc: Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
Katherine A. Staples, P.E., City Engineer
William B. Goodwin, P.E., Environmental Projects Engineer, City of Portland
Anthony Lombardo, Project Engineer, City of Portland
desk file

Parkdan.doc
Sanitary Sewer cp.
Engineering

PUBLIC WORKS ENGINEERING MEMORANDUM

To: *Rick Knowland, Senior Planner*
From: *Tony Lombardo, Project Engineer* TL
Date: *5/21/97*
Subject: *Park Danforth/Proposed Addition*

The following comments were generated during Publics Works Engineering review of the plans and application received on May 13, 1997:

SHEET C-1

- *As part of the proposed site improvements, Public Works is requesting that the granite bugs located in the southerly entrance off Stevens Ave. be replaced with 6 feet long granite tipdowns.*
- *Public Works is also requesting removal of the existing brick sidewalk along Forest Ave. and replaced with new concrete sidewalk to match the surrounding area.*
- *Applicant must obtain a sanitary sewer capacity letter from William Goodwin at Public Works.*

ATTACHMENT I

Commercial Real Estate

Fleet Bank

Mail Stop: ME PM P05L
Two Portland Square
P.O. Box 1280
Portland, ME 04104-5006
Fax 207-874-5355

January 6, 1997

Denise Vachon
Home for the Aged/Park Danforth
777 Stevens Ave.
Portland, ME 04103

RE: Home for the Aged

Dear Denise,

Fleet Bank is quite interested in pursuing the requested construction/permanent financing for the expansion of the building at 777 Stevens Ave., for the *Home for the Aged*. I have had the opportunity to review the initial package submitted to the Bank by *New Life*, and find that it generally meets our guidelines. I will be putting together a term sheet for your review over the next week.

Again, thank you for the opportunity to assist you. Please call me at 874-5376 with any questions..

Sincerely,

Norman L. Whiteside
Vice President

7-31-97

— JIM

COULD YOU REVIEW THIS ESTIMATE FOR PARK DANFORTH. IT COVERS THE STEVENS AVE SIDE OF THE PROJECT

THANKS

RIC

"BUILDING EXCELLENCE"

ALLIED

CONSTRUCTION CO., INC P.O. BOX 1396 • PORTLAND, ME 04104 • 207-772-2888

Mr. Rick Knowland
City of Portland
Planning & Urban Development
389 Congress Street
Portland, M[illegible]

Re: The Park Danforth
777 Steven's Avenue

Dear Mr. Knowland

On behalf of The Park Danforth we are submitting the attached detailed estimate for the site improvements associated with the Steven's Avenue parking lot expansion.

We have not used the standard form issued by the city because most of our work would have to be lumped in the miscellaneous line item. However, we have used the same format showing quantities, unit cost and subtotals. We trust you will find this acceptable.

As we discussed in an earli[illegible]ersation, this estimate is for the Steven's Avenue parking lot expansion portion of the project approved by the planning board on [illegible] 1997. In order to build the addition to the building, the owner will have to give [illegible] Ave. parking lot for the duration of the construction. If we can construct the [illegible] parking lot expansion while the final design is being completed on the [illegible] project, the owner w[illegible]dditional on site parking available when the [illegible]ted.

[illegible] review the attached estimate and do not hesitate to call with any questions.

[illegible]

[illegible]ive Vice President

[illegible] - Park Danforth
[illegible] Management
[illegible] Consultants

C-6

The Park Danforth

DATE: May 18, 1997
TO: Rick Knowland
City of Portland Planning Department
FROM: Denise M. Vachon, Adm.

RE: The Park Danforth Proposed Addition
Square Footage

I received a call from David Kamila advising me that you [illegible] the square footage involved in this project. In response, the [illegible] in a memo dated 5/13/97 that **new construction on the** [illegible] square footage includes all of the expansion of the footp[illegible] increase in ground coverage (new footprint) involved in the [illegible] walkway that will abut the dining room for resident [illegible] the main lobby. **New construction on the second floor** [illegible] apartments will be constructed over existing square [illegible] **construction on the third floor involves 11,538** [illegible] construction. We will be creating a 2,211 sf basement [illegible] described above.

In addition to the new construction, we anticipate [illegible] change in use and in order to accommodate the [illegible] the new Renovated spaces include the following

1st Floor Renovations to Dining R[illegible] Commercial Kitchen; demolition [illegible] B[illegible]ler Room (3,311 sf)
2nd Floor [illegible]nversion of six cong[illegible] to 10 Assisted Living [illegible] and AL Administration [illegible] and to connecting corridor to expan[illegible] (4,468 sf)
3rd Floor Conversion of one apartment to common area and connecting [illegible] to expansion (915 sf)

I hope you find this information helpful. Please call [illegible] of further [illegible]stance.
Thank you for your assistance with this Site Plan application.

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

June 23, 1997

3042

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth Building Addition, Combined Sewer Flows

Dear Rick:

Pursuant to the site plan application for the addition to The Park Danforth, Land Use Consultants, Inc. has received a letter from City Engineering requesting that the Owner must remove stormwater from the sewer discharge to an existing combined sewer in Poland Street at a five to one ratio. According to the calculations provided by the City, The Park Danforth will need to remove 41,965 gallons per day of stormwater from the sewer flows.

The dilemma for this site is that we will not be able to remove stormwater from sewer discharge from the new building since the on-site stormwater flows for the existing and proposed site will be 100% separated. All of the catch basins and roof drains discharge to a storm sewer located in Forest Avenue. It is our understanding that this line is a separated storm drain line and does not flow to the treatment plant. The sewer flows from the site will drain to the Poland Street combined sewer which flows to a combined sewer in Forest Avenue, separately from the storm drains.

Although sewer flows will increase to the combined sewer as a result of the new addition, there will be no storm flows from the site. It is therefore not possible to remove stormwater. If no exemption is available for utilizing a separated storm drain, we have no choice but to respectfully request city credits for this project.

Please call if we can be of further assistance.

Respectfully Submitted

Patrick L. Clark, P. E.

PLC/pp

cc: Joseph Gray
Katherine Staples, P.E.
William Goodwin, P.E.

Land Use Consultants, Inc.
966 Riverside Street
Portland, Maine 04103
Tel: 207-878-3313
Fax: 207-878-0201
E-Mail: landuse@gwi.net

☐ Transmittal ● Fax No.: 756-8258

To: RICK KNOWLAND
CITY OF PORTLAND
PLANNING DEPT.

Date: 10/1/97
Job No.: 3042
Project: PACK CORNFORTH

From: DAVE KANKA

Re: TRUCK TURNING

Message: I SUPERIMPOSED A SINGLE UNIT TRUCK TURNING RADIUS ON THE DRIVEWAY AS YOU REQUESTED.

ALTHOUGH IT'S NOT IDEAL WITH SOME JOCKEYING IT WILL WORK.

CALL ME TO DISCUSS.

Dave K.

P.S. DENISE VACCARO WILL SEND YOU DRIVEWAY DATA UNDER SEPARATE COVER.

Copy To: DENISE VACCARO
FAX 797-3627

No. Pages: 2

STORMWATER MANAGEMENT AND EROSION CONTROL REPORT

The Park Danforth
777 Stevens Avenue
Portland, Maine

Land Use Consultants, Inc. is submitting plans and drainage calculations on behalf of The park Danforth for a proposed three (3) story addition to the existing seven (7) story building. The 2.5 acre site is located adjacent to Poland Street between Stevens Avenue and Forest Avenue. The existing seven (7) story brick building includes 106 residential dwelling units and a small detached garage with a main parking lot along Stevens Avenue and a supplementary parking lot in the rear with access from Forest Avenue.

Drainage for the present site is collected with several existing catch basins around the building which discharge into a separated storm drain in Forest Avenue. No stormwater detention methods are implemented for the existing site. Most of the existing storm drain pipes are installed with flat slopes typically less than 0.5% due to the available invert elevation at Forest Avenue. Drainage patterns for the existing site are depicted on the Pre-Development Drainage Sketch Plan showing 11 small drainage subcatchment areas corresponding to each catch basin or sub-drainage area. These subcatchments combine in the existing storm drain system to determine the total discharge from the site at the point where runoff enters the Forest Avenue storm sewer (Reach#11). Due to the small site and subcatchment areas a variation of the "Rational Method" was used to predict peak runoff rates from the site. Runoff calculations were performed with HydroCAD 4.51 software using the "Modified Rational Method".

The proposed site includes a large three (3) story addition to the existing building, thus increasing the number of dwelling units to 161. The existing parking area in the rear of the building will be relocated as shown to account for the new addition. The parking area along Stevens Avenue will be expanded to provide extra parking for the additional units. As a result of the proposed changes, the total impervious area is increased from 1.2 acres to 1.6 acres for the developed site. This increase in impervious surface resulted in a modest (15±%) increase of stormwater peak flow rates from the developed site. Due to the limited amount of large open areas available a conventional detention pond is not feasible for this site. In order to provide adequate flow control for this project we are proposing to install a hydro-brake vortex valve in the new storm drain line. The existing system was evaluated for potential storage capacity for detention volume using the existing structures and pipes. The system was determined to have adequate storage for the 25 year storm. However, a 24 inch diameter storm drain was added at the end of the line to provide additional capacity and to provide immediate and close storage for small storms such as the one or two year storm events.

Proposed drainage patterns for the developed site are similar to the existing conditions. The Post-development Drainage Sketch Plan shows the proposed site divided into 10 subcatchment areas which discharge to the Forest Avenue storm sewer. Reach #11 is the point of comparison to the pre-development calculations since this point represents the total combined flow from the

developed site and includes the resultant peak flow rates after considering the flow attenuation contributed by the in-line hydro brake.

The results of our drainage calculations are indicated in the Summary Table below. With the addition of the on-line hydro brake the peak runoff rate will be slightly reduced to below the existing peak flow rates for the 2, 10 and 25 year storm events. The calculations and supporting material are included in the Appendix. In order to save on paper and reproduction volume a full report and summary was generated for the 25 year storm event only for the pre-developed and post-developed conditions. A brief summary of each of the subcatchments, reaches or structures only will be listed for the 2 year and 10 year storms.

Summary Table

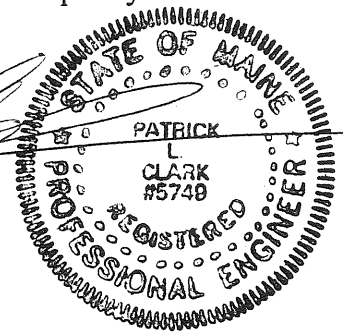
Storm	Existing (cfs)	Developed (cfs)
2 year	4.26	3.89
10 year	5.99	5.81
25 year	7.01	6.80

(The rates indicated above are the combined peak flow rates evaluated at Reach #11)

Erosion Control measures are limited to siltation fencing around the perimeter of the site and hay bale sediment barriers around the catch basins as shown on the Post-development Drainage Sketch.

It is our conclusion that the proposed storm drain and hydro brake system will provide adequate control of stormwater runoff from the site without producing any significant downstream impacts. We feel that the proposed measures, if properly constructed and maintained, will be sufficient to control stormwater runoff and erosion from the proposed site without significant degradation of existing water quality.

Prepared by:



Patrick L. Clark, P. E.

PLC/pp

Enclosure: Pre-Development Drainage Sketch (11 in. x 17 in.)
Post-Development Drainage Sketch (11 in. x 17 in.)
Appendix (with calculations)

APPENDIX

STORMWATER MANAGEMENT
AND
EROSION CONTROL REPORT

The Park Danforth
777 Stevens Avenue
Portland, Maine

Calculation & Worksheets

TABLE 2

Runoff Coefficients
(Values of C in Q=CIA)

Topography and Vegetation	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0-5% slope	0.10	0.30	0.40
Rolling 5-10% slope	0.25	0.35	0.50
Hilly 10-3% slope	0.30	0.50	0.60
Pasture, Lawn			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82
	30% of area impervious	50% of area impervious	70% of area impervious
Urban Areas, General			
Flat	0.40	0.55	0.65
Rolling	0.50	0.65	0.80
	Minimum	Optimum	Maximum
Roofs	0.90	0.95	1.00
Concrete or asphalt roads and pavements	0.85	0.95	1.00
Bituminous macadam roads and pavements	0.60	0.70	0.80
Gravel areas and walks			
Packed		0.70	
Loose		0.30	
Vacant lots, unpaved streets			
Light plant growth		0.60	
No plant growth		0.75	
Parks, lawns and meadows	0.10	0.40	0.60
Farming country	0.10	0.30	0.60
Woodland		0.20	

Taken from: Tourbier, Joachim and Westmacott, Richard, Water Resources Protection Measures in Land Development - A Handbook, University of Delaware, April, 1974.

REGIONAL RAINFALL INTENSITY–DURATION CURVES

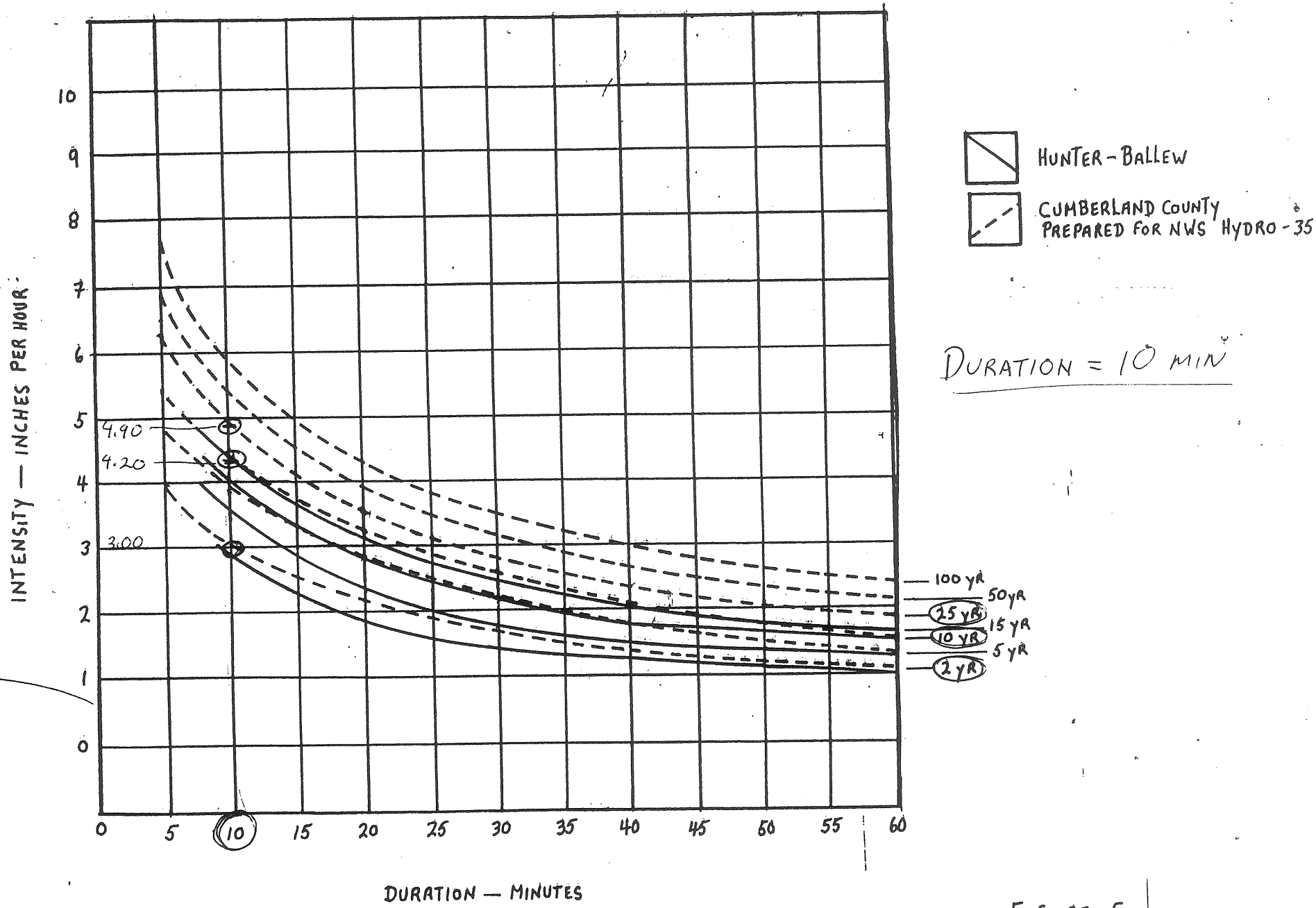


FIGURE 5

Project Park DanForth | Computed By PLC
Job No. 3042 | Checked By
Date | Sheet ___ of ___

Rational Method

Existing Site

80'/SF/grass/S=.025

① CB #1
A= 0.164 ac (7160)

Grass	.137	C= .30	(.041)
Paved	.027	C= .95	(.026)
	.164		Σ (.067)

C= .41

② CB #2
A=0.25 (10880)

Grass C = .30

180'/SF/grass/S= .025

③ CB #3
A= .377 (16422)

90'/SF/Paved)/S= .008

(9170) Grass	.211	C=.30	(.063)
Paved	.166	C=.95	(.158)
	.377		Σ (.221)

C= .67

④ CB #4
A= .313 (13640 sf)

30'/SF/Grass/.025
50'/SCF/Paved/.008

Grass	.051	.30	(.015)
(3700) Paved	.262	.95	(.249)
	.313		Σ (.264)

C = .84

⑤ CB #5
A = 0.098 (4820)

25'/SF/Grass/.025
65'/SCF/Paved/.008

(800) Grass	.018	.30	(.005)
Paved	.080	.95	(.076)
			Σ (.081)

C= .83

Project PARK DANFORTH | Computed By PLC
Job No. 3042 | Checked By
Date | Sheet ___ of ___

40'/SF/Grass/S = .025

(6) CB #6
A = .064 (2800)

	Grass	0.054	.30	(.016)
(440)	Paved	0.010	.95	(.010)
			Σ	(.026)

C = .41

(7) CB #7
A = 0.281 (12280)

100'/SF/Grass/S = .010

(2300)	Grass	.053	.30	(.016)
	Paved	.229	.95	(.218)
		0.281	Σ	(.234)

C = .83

(8) CB #8
A = .048 (2080)

80'/SF/Paved/S = .030

(150)	Grass	.003	.30	(.001)
	Paved	.045	.95	(.043)
		.048	Σ	(.044)

C = .92

(9) CB #9
A = .211 (9200)

Grass C = .30

50'/SF/grass/S = .050
100'/SCF/grass/S = .035

(10) CB #10
A = .220 (9600)

115'/SF/Paved/S = .030

(575)	Grass	.013	.30	(.004)
	Paved	.207	.95	(.197)
			Σ	(.201)

C = .91

Project Park Danforth | Computed By PJC

Job No. | Checked By

Date | Sheet ___ of ___

(11) NOT USED

(12) To Reach #11 (Forest Ave)

A = 0.124 ac (5400 SF)

C = .95 (paved)

270'/SF/PAVED/S=0.030

Project Park Danforth Computed By PLC

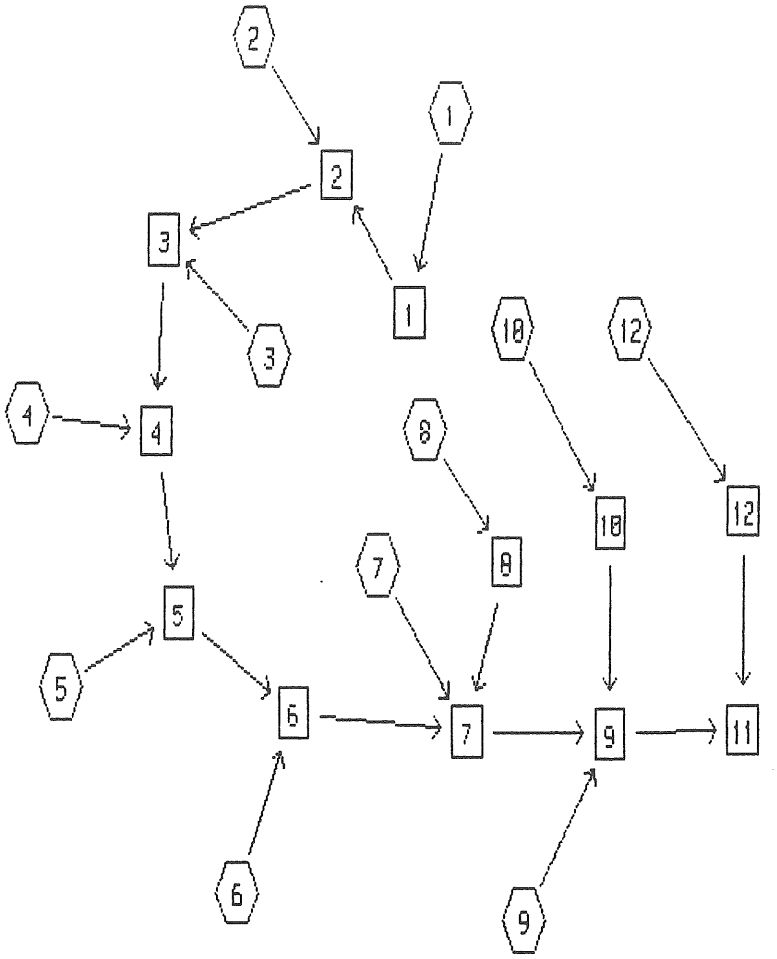
Job No. 3042 Checked By

Date Sheet ___ of ___

EXISTING REACH DESCRIPTION SUMMARY SHEET: WATERSHED # ___

REACH NO.	DESCRIPTION	PIPE DIA. (IN.)	NUMBER PIPES	BOTTOM WIDTH (FT.)	DEPTH (FT.)	SIDE SLOPES (FT./FT.) LEFT	SIDE SLOPES (FT./FT.) RIGHT	MANNINGS "N"	SLOPE (FT./FT.)	LENGTH (FT.)	FLOWS INTO
1	Pipe (CB#1 - CB#2)	6	1	—	—	—	—	.01	.004	115	R2
2	Pipe (CB#2 - CB#3)	8	1					.01	.003	140	R3
3	Pipe (CB#3 - CB#4)	10	1					.01	.0025	80	R4
4	Pipe (CB#4 - CB#5)	12	1					.01	.0100	60	R5
5	Pipe (CB#5 - CB#6)	12	1					.01	.0180	70	R6
6	Pipe (CB#6 - CB#7)	15	1					.01	.003	200	R7
7	Pipe (CB#7 - CB#9)	15	1					.01	.0025	125	R9
8	Pipe (CB#8 - CB#7)	6	1					.01	.065	65	R7
9	Pipe (CB#9 - CB#11)	15	1					.01	.006	95	CB#11
10	Pipe (CB#10 - CB#9)	10	1					.01	.035	60	R9
12	Street gutter	—	—	1	.5	.02	0	.11	.007	100	R16
11	CB Lead	12	1	—	—	—	—	.01	.02	10	→

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 3.00 IN/HR

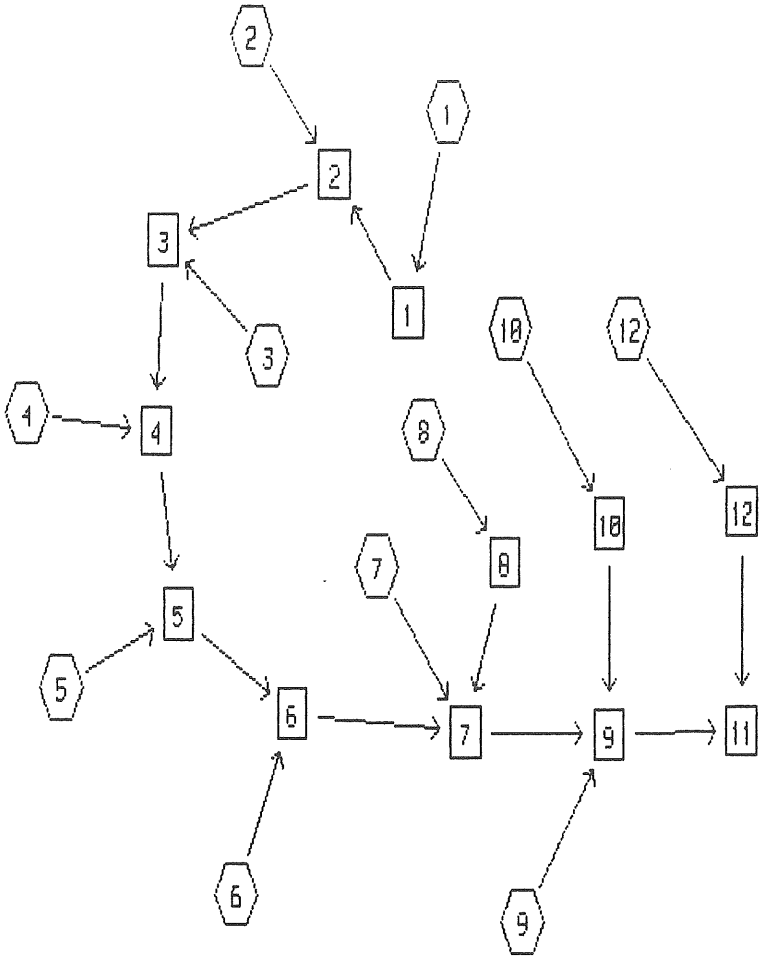
RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.17	10.17	0.00
2	.25	21.6	-	-	-	-	-		.30	.10	10.17	0.00
3	.38	1.7	-	-	-	-	-		.67	.76	10.03	.01
4	.31	5.6	-	-	-	-	-		.84	.78	10.10	.01
5	.10	5.0	-	-	-	-	-		.83	.25	10.09	0.00
6	.06	6.5	-	-	-	-	-		.41	.07	10.11	0.00
7	.28	19.4	-	-	-	-	-		.83	.36	10.17	.01
8	.05	.9	-	-	-	-	-		.92	.14	10.02	0.00
9	.21	6.5	-	-	-	-	-		.30	.19	10.11	0.00
10	.22	1.2	-	-	-	-	-		.91	.60	10.02	.01
12	.40	2.4	-	-	-	-	-		.95	1.14	10.04	.02

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.2	.9	.17
2	8.0	-	-	-	-	.010	140	.0030	2.2	1.0	.26
3	10.4	-	-	-	-	.010	80	.0025	2.8	.5	.94
4	12.0	-	-	-	-	.010	60	.0100	5.6	.2	1.70
5	12.0	-	-	-	-	.010	70	.0180	7.2	.2	1.95
6	15.0	-	-	-	-	.010	200	.0030	3.7	.9	2.00
7	15.0	-	-	-	-	.010	125	.0025	3.6	.6	2.45
8	6.0	-	-	-	-	.010	65	.0650	5.7	.2	.14
9	15.0	-	-	-	-	.010	95	.0060	5.4	.3	3.14
10	10.0	-	-	-	-	.010	60	.0350	6.6	.2	.61
11	15.5	-	-	-	-	.010	10	.0060	5.8	0.0	4.26
12	-	1.0	.5	.02	-	.110	100	.0500	.7	2.2	1.13

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.20 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

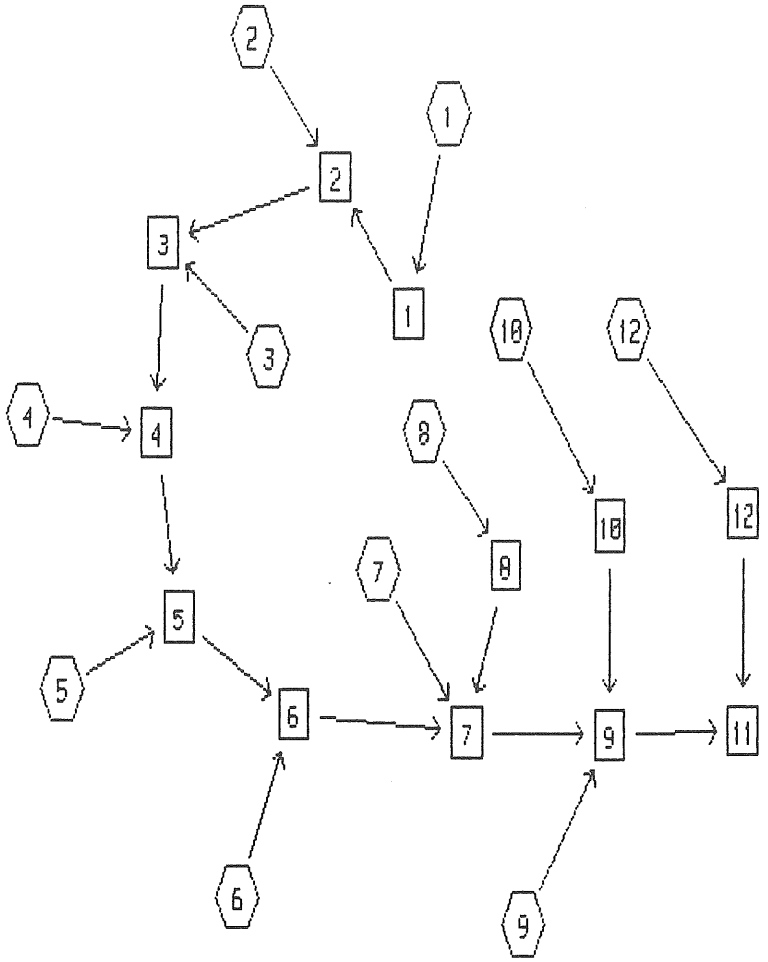
SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.24	10.17	.01
2	.25	21.6	-	-	-	-	-		.30	.14	10.17	0.00
3	.38	1.7	-	-	-	-	-		.67	1.07	10.03	.02
4	.31	5.6	-	-	-	-	-		.84	1.09	10.10	.02
5	.10	5.0	-	-	-	-	-		.83	.35	10.09	.01
6	.06	6.5	-	-	-	-	-		.41	.10	10.11	0.00
7	.28	19.4	-	-	-	-	-		.83	.50	10.17	.01
8	.05	.9	-	-	-	-	-		.92	.19	10.02	0.00
9	.21	6.5	-	-	-	-	-		.30	.26	10.11	0.00
10	.22	1.2	-	-	-	-	-		.91	.84	10.02	.01
12	.40	2.4	-	-	-	-	-		.95	1.60	10.04	.02

Data for **3042/PARK-DANFORTH/EXISTING SITE/10 YEAR**
DURATION= 10 MIN INTEN= 4.20 IN/HR
Prepared by Land Use Consultants, Inc. 12 May 97
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.4	.8	.23
2	8.0	-	-	-	-	.010	140	.0030	2.4	1.0	.36
3	10.4	-	-	-	-	.010	80	.0025	3.0	.4	1.33
4	12.0	-	-	-	-	.010	60	.0100	6.1	.2	2.40
5	12.0	-	-	-	-	.010	70	.0180	7.9	.1	2.74
6	15.0	-	-	-	-	.010	200	.0030	4.0	.8	2.82
7	15.0	-	-	-	-	.010	125	.0025	3.8	.5	3.45
8	6.0	-	-	-	-	.010	65	.0650	6.2	.2	.19
9	15.0	-	-	-	-	.010	95	.0060	5.8	.3	4.42
10	10.0	-	-	-	-	.010	60	.0350	7.3	.1	.85
11	15.5	-	-	-	-	.010	10	.0060	6.1	0.0	5.99
12	-	1.0	.5	.02	-	.110	100	.0500	.8	2.0	1.58

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.90 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.28	10.17	.01
2	.25	21.6	-	-	-	-	-		.30	.17	10.17	0.00
3	.38	1.7	-	-	-	-	-		.67	1.25	10.03	.02
4	.31	5.6	-	-	-	-	-		.84	1.28	10.10	.02
5	.10	5.0	-	-	-	-	-		.83	.41	10.09	.01
6	.06	6.5	-	-	-	-	-		.41	.12	10.11	0.00
7	.28	19.4	-	-	-	-	-		.83	.58	10.17	.01
8	.05	.9	-	-	-	-	-		.92	.23	10.02	0.00
9	.21	6.5	-	-	-	-	-		.30	.31	10.11	.01
10	.22	1.2	-	-	-	-	-		.91	.98	10.02	.01
12	.40	2.4	-	-	-	-	-		.95	1.86	10.04	.03

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.5	.8	.27
2	8.0	-	-	-	-	.010	140	.0030	2.5	.9	.42
3	10.4	-	-	-	-	.010	80	.0025	3.1	.4	1.55
4	12.0	-	-	-	-	.010	60	.0100	6.3	.2	2.81
5	12.0	-	-	-	-	.010	70	.0180	8.2	.1	3.20
6	15.0	-	-	-	-	.010	200	.0030	4.1	.8	3.30
7	15.0	-	-	-	-	.010	125	.0025	3.9	.5	4.03
8	6.0	-	-	-	-	.010	65	.0650	6.5	.2	.23
9	15.0	-	-	-	-	.010	95	.0060	5.9	.3	5.17
10	10.0	-	-	-	-	.010	60	.0350	7.5	.1	.99
11	15.5	-	-	-	-	.010	10	.0060	6.2	0.0	7.01
12	-	1.0	.5	.02	-	.110	100	.0500	.8	2.0	1.85

SUBCATCHMENT 1

PEAK= .28 CFS @ 10.17 HRS, VOLUME= .01 AF

C= .41
TOTAL AREA = .16 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	11.3
Grass: Dense n=.24 L=80' P2=3 in s=.025 '/'		

SUBCATCHMENT 2

PEAK= .17 CFS @ 10.17 HRS, VOLUME= 0.00 AF

C= .30
TOTAL AREA = .25 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	21.6
Grass: Dense n=.24 L=180' P2=3 in s=.025 '/'		

SUBCATCHMENT 3

PEAK= 1.25 CFS @ 10.03 HRS, VOLUME= .02 AF

C= .67
TOTAL AREA = .38 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	1.7
Smooth surfaces n=.011 L=90' P2=3 in s=.008 '/'		

SUBCATCHMENT 4

PEAK= 1.28 CFS @ 10.10 HRS, VOLUME= .02 AF

C= .84
TOTAL AREA = .31 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	5.1
Grass: Dense n=.24 L=30' P2=3 in s=.025 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:BC**	.5
Paved Kv=20.3282 L=50' s=.008 '/' V=1.82 fps		
	Total Length= 80 ft Total Tc=	5.6

SUBCATCHMENT 5

PEAK= .41 CFS @ 10.09 HRS, VOLUME= .01 AF

C= .83
TOTAL AREA = .10 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	4.4
Grass: Dense n=.24 L=25' P2=3 in s=.025 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:BC**	.6
Paved Kv=20.3282 L=65' s=.008 '/' V=1.82 fps		
	Total Length= 90 ft Total Tc=	5.0

SUBCATCHMENT 6

PEAK= .12 CFS @ 10.11 HRS, VOLUME= 0.00 AF

C= .41
TOTAL AREA = .06 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	6.5
Grass: Dense n=.24 L=40' P2=3 in s=.025 '/'		

SUBCATCHMENT 7

PEAK= .58 CFS @ 10.17 HRS, VOLUME= .01 AF

C= .83
TOTAL AREA = .28 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	19.4
Grass: Dense n=.24 L=100' P2=3 in s=.01 '/'		

SUBCATCHMENT 8

PEAK= .23 CFS @ 10.02 HRS, VOLUME= 0.00 AF

C= .92
TOTAL AREA = .05 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	.9
Smooth surfaces n=.011 L=80' P2=3 in s=.03 '/'		

SUBCATCHMENT 9

PEAK= .31 CFS @ 10.11 HRS, VOLUME= .01 AF

C= .30
TOTAL AREA = .21 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	5.9
Grass: Dense n=.24 L=50' P2=3 in s=.05 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:BC**	.6
Grassed Waterway Kv=15 L=100'	s=.035 '/' V=2.81 fps	
	Total Length= 150 ft Total Tc=	6.5

SUBCATCHMENT 10

PEAK= .98 CFS @ 10.02 HRS, VOLUME= .01 AF

C= .91
TOTAL AREA = .22 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	1.2
Smooth surfaces n=.011 L=115'	P2=3 in s=.03 '/'	

SUBCATCHMENT 12

PEAK= 1.86 CFS @ 10.04 HRS, VOLUME= .03 AF

C= .95
TOTAL AREA = .40 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:AB**	2.4
Smooth surfaces n=.011 L=270'	P2=3 in s=.03 '/'	

REACH 1 EXISTING PIPE (CB#1-CB#2)

Qin = .28 CFS @ 10.17 HRS, VOLUME= .01 AF
Qout= .27 CFS @ 10.19 HRS, VOLUME= .01 AF, ATTEN= 3%, LAG= 1.4 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.01
.1	0.0	.04
.2	0.0	.09
.4	.1	.39
.4	.2	.45
.5	.2	.49
.5	.2	.50
.5	.2	.49
.5	.2	.46

6" PIPE
n= .01
LENGTH= 115 FT
SLOPE= .004 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .27 FT
PEAK VELOCITY= 2.5 FPS
TRAVEL TIME = .8 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 2 EXISTING PIPE (CB#2-CB#3)

Qin = .43 CFS @ 10.19 HRS, VOLUME= .01 AF
Qout= .42 CFS @ 10.22 HRS, VOLUME= .01 AF, ATTEN= 2%, LAG= 1.7 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.02
.1	0.0	.08
.2	.1	.17
.5	.3	.72
.5	.3	.84
.6	.3	.92
.6	.3	.93
.6	.3	.92
.7	.3	.86

8" PIPE
n= .01
LENGTH= 140 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .32 FT
PEAK VELOCITY= 2.5 FPS
TRAVEL TIME = .9 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 3 EXISTING 10" PIPE (CB#3-CB#4)

Qin = 1.57 CFS @ 10.16 HRS, VOLUME= .03 AF
Qout= 1.55 CFS @ 10.17 HRS, VOLUME= .03 AF, ATTEN= 1%, LAG= .6 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.03
.2	.1	.14
.3	.1	.31
.6	.4	1.32
.7	.5	1.55
.8	.6	1.69
.8	.6	1.70
.8	.6	1.69
.9	.6	1.58

10.4" PIPE
n= .01
LENGTH= 80 FT
SLOPE= .0025 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .70 FT
PEAK VELOCITY= 3.1 FPS
TRAVEL TIME = .4 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 4 **EXISTING PIPE (CB#4-CB#5)**

Qin = 2.81 CFS @ 10.16 HRS, VOLUME= .05 AF
Qout= 2.81 CFS @ 10.17 HRS, VOLUME= .05 AF, ATTEN= 0%, LAG= .2 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.10
.2	.1	.41
.3	.2	.91
.7	.6	3.88
.8	.7	4.53
.9	.7	4.94
.9	.8	4.98
1.0	.8	4.94
1.0	.8	4.63

12" PIPE
n= .01
LENGTH= 60 FT
SLOPE= .01 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .56 FT
PEAK VELOCITY= 6.3 FPS
TRAVEL TIME = .2 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 5 **EXISTING PIPE (CB#5-CB#6)**

Qin = 3.21 CFS @ 10.17 HRS, VOLUME= .06 AF
Qout= 3.20 CFS @ 10.17 HRS, VOLUME= .06 AF, ATTEN= 0%, LAG= .1 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.13
.2	.1	.54
.3	.2	1.22
.7	.6	5.20
.8	.7	6.07
.9	.7	6.62
.9	.8	6.68
1.0	.8	6.62
1.0	.8	6.21

12" PIPE
n= .01
LENGTH= 70 FT
SLOPE= .018 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .50 FT
PEAK VELOCITY= 8.2 FPS
TRAVEL TIME = .1 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 6 **EXISTING PIPE (CB#6-CB#7)**

Qin = 3.32 CFS @ 10.17 HRS, VOLUME= .06 AF
Qout= 3.30 CFS @ 10.19 HRS, VOLUME= .06 AF, ATTEN= 1%, LAG= 1.2 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	.1	.10
.3	.2	.40
.4	.3	.90
.9	.9	3.85
1.0	1.1	4.50
1.1	1.2	4.90
1.2	1.2	4.95
1.2	1.2	4.90
1.3	1.2	4.60

15" PIPE
n= .01
LENGTH= 200 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .78 FT
PEAK VELOCITY= 4.1 FPS
TRAVEL TIME = .8 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 7 **EXISTING PIPE (CB#7-CB#9)**

Qin = 4.05 CFS @ 10.17 HRS, VOLUME= .08 AF
Qout= 4.03 CFS @ 10.19 HRS, VOLUME= .08 AF, ATTEN= 1%, LAG= 1.0 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	.1	.09
.3	.2	.37
.4	.3	.82
.9	.9	3.52
1.0	1.1	4.10
1.1	1.2	4.48
1.2	1.2	4.52
1.2	1.2	4.47
1.3	1.2	4.20

15" PIPE
n= .01
LENGTH= 125 FT
SLOPE= .0025 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .98 FT
PEAK VELOCITY= 3.9 FPS
TRAVEL TIME = .5 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 8 **EXISTING PIPE (CB#8-CB#7)**

Qin = .23 CFS @ 10.02 HRS, VOLUME= 0.00 AF
Qout= .23 CFS @ 10.03 HRS, VOLUME= 0.00 AF, ATTEN= 0%, LAG= .6 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.04
.1	0.0	.16
.2	0.0	.36
.4	.1	1.56
.4	.2	1.82
.5	.2	1.98
.5	.2	2.00
.5	.2	1.98
.5	.2	1.86

6" PIPE
n= .01
LENGTH= 65 FT
SLOPE= .065 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .12 FT
PEAK VELOCITY= 6.5 FPS
TRAVEL TIME = .2 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 9 **EXISTING PIPE (CB#9-CB#11)**

Qin = 5.20 CFS @ 10.17 HRS, VOLUME= .09 AF
Qout= 5.17 CFS @ 10.17 HRS, VOLUME= .09 AF, ATTEN= 1%, LAG= .4 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	.1	.14
.3	.2	.57
.4	.3	1.27
.9	.9	5.45
1.0	1.1	6.36
1.1	1.2	6.93
1.2	1.2	7.00
1.2	1.2	6.93
1.3	1.2	6.50

15" PIPE
n= .01
LENGTH= 95 FT
SLOPE= .006 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .84 FT
PEAK VELOCITY= 5.9 FPS
TRAVEL TIME = .3 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 10 EXISTING PIPE (CB#10-CB#9)

Qin = .98 CFS @ 10.02 HRS, VOLUME= .01 AF
Qout= .99 CFS @ 10.03 HRS, VOLUME= .01 AF, ATTEN= 0%, LAG= .6 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.11
.2	.1	.47
.3	.1	1.04
.6	.4	4.46
.7	.5	5.21
.8	.5	5.68
.8	.5	5.73
.8	.5	5.68
.8	.5	5.33

10" PIPE
n= .01
LENGTH= 60 FT
SLOPE= .035 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .24 FT
PEAK VELOCITY= 7.5 FPS
TRAVEL TIME = .1 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 11 15" PVC OUTLET TO STORM DRAIN (FOREST AVE)

Qin = 7.00 CFS @ 10.17 HRS, VOLUME= .12 AF
Qout= 7.01 CFS @ 10.18 HRS, VOLUME= .12 AF, ATTEN= 0%, LAG= .1 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	.1	.15
.3	.2	.62
.4	.3	1.39
.9	1.0	5.94
1.0	1.1	6.94
1.2	1.2	7.57
1.2	1.3	7.64
1.3	1.3	7.57
1.3	1.3	7.10

15.5" PIPE
n= .01
LENGTH= 10 FT
SLOPE= .006 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= 1.04 FT
PEAK VELOCITY= 6.2 FPS
TRAVEL TIME = 0.0 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 12 GUTTER FLOW (FOREST AVE)

Qin = 1.86 CFS @ 10.04 HRS, VOLUME= .03 AF
Qout= 1.85 CFS @ 10.19 HRS, VOLUME= .03 AF, ATTEN= 1%, LAG= 9.0 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	.1	.03
.1	.4	.16
.2	.7	.41
.2	1.4	.98
.3	2.6	2.24
.4	4.4	4.63
.5	6.8	8.19

1' x .5' CHANNEL
S/S= .02 & 0 '/'
n= .11
LENGTH= 100 FT
SLOPE= .05 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .27 FT
PEAK VELOCITY= .8 FPS
TRAVEL TIME = 2.0 MIN
SPAN= 10-13 HRS, dt=.01 HRS

Project PARK-DANFORTH Computed By PLC

Job No. 3042 Checked By

Date Sheet of

DEVELOPED SITE

80'/SF/grass/s = .025

① CB #1

A = 0.164 ac (7160 sF)

Grass	.137	C = .30	(.041)
Paved	.027	C = .95	(.026)
	.164		

ΣCA = .067

C = .41

② CB #2

180'/SF/grass/s = .025

A = 0.195ac (8476 sF)

Grass	= 0.174	C = .30	(0.052)
Paved	= 0.021	C = .95	(0.020)
	0.195		

0.072

C = .37

③ CB #3

90'/SF/Paved/s = .008

A = .444ac (19360 sF)

Grass	= 0.066	C = .30	0.020
Paved	= 0.378	C = .95	0.360
	0.444		

Σ = 0.380

C = .85

Project PARK DANFORTH | Computed By PLC
Job No. 3042 | Checked By
Date | Sheet of

$T_c = 5.6$ min

(4) CB #4

$A = 0.391$ ac (17020 sf)

Grass ~0.032	C = .30	(.0096)
Paved ~0.359	C = .95	(.341)
		$\Sigma CA = .351$

C = .90

100'/SF/Paved/S = .008

(5) CB #5

$A = 0.091$ ac (3976 sf)

Grass ~ 0.013	C = .30	(.004)
Paved ~ 0.078	C = .95	(.074)
0.091		$\Sigma CA = .0780$

C = 0.86

60'/SF/grass/S = .025

(6) CB #6

$A = 0.062$ ac (2704 sf)

Grass ~ 0.053	C = .30	(0.016)
Paved ~ 0.009	C = .95	(0.009)
0.062		$\Sigma CA = 0.024$

C = .39

Project _____ Computed By _____

Job No. _____ Checked By _____

Date _____ Sheet ____ of _____

$T_c = 20$ min

(7) (CB 8)

$A = 0.720 ac (31,360 sf)$

Grass ~ .207 $C = .30$ (.062)

Paved ~ .513 $C = .95$ (.487)

.720

$\Sigma CA = .549$

$C = .76$

90'/SF/grass/.025

(8) CB #9

$A = 0.082 ac (3548 sf)$

Grass ~ .039 $C = .30$ (.012)

Paved ~ .043 $C = .95$ (.041)

.082

$\Sigma CA = .053$

$C = .65$

170'/SF/Paved/S=.025

100'/SCF/Paved/S=.025

(9) CB #10

$A = 0.195 ac (8495 sf)$

Grass ~ 0.028 $C = 30$ (.008)

paved ~ 0.167 $C = .95$ (.159)

0.195

$\Sigma CA = .167$

$C = .86$

Project _____ Computed By _____

Job No. _____ Checked By _____

Date _____ Sheet ____ of _____

25'/SF/grass/.04

70'/SF/paved/.035

(10) CB #11

$A = 0.077 ac (3355 sf)$

Grass	.037	C=.30	(.011)
Paved	.040	C=.95	(.038)
	.077		$\Sigma CA = .049$

$C = 0.64$

Project Park Danforth — Computed By PLC

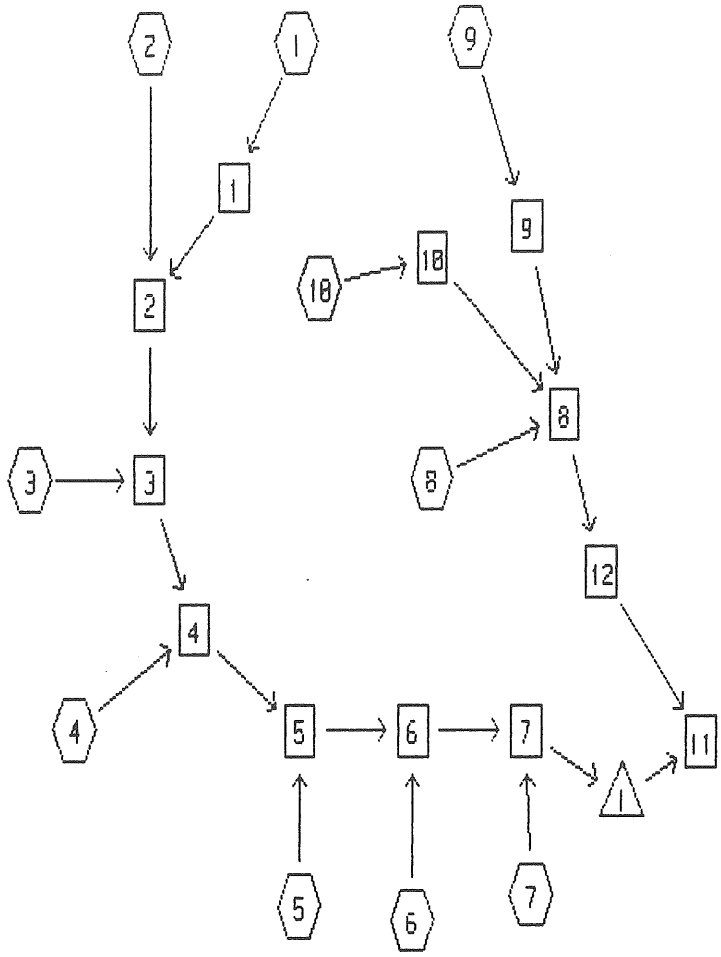
Job No. 3042 — Checked By

Date — Sheet ___ of ___

REACH DESCRIPTION SUMMARY SHEET: WATERSHED # ___

REACH NO.	DESCRIPTION (DEVELOPED)	PIPE DIA. (IN.)	NUMBER PIPES	BOTTOM WIDTH (FT.)	DEPTH (FT.)	SIDE SLOPES (FT./FT.) LEFT	SIDE SLOPES (FT./FT.) RIGHT	MANNINGS "N"	SLOPE (FT./FT.)	LENGTH (FT.)	FLOWS INTO
1	Ex. pipe (CB1-CB2)	6	1	-	-	-	-	.01	.004	115	R2
2	Ex. pipe (CB2-CB3)	8	1	-	-	-	-	.01	.003	140	R3
3	Ex pipe (CB3-CB4)	10	1	-	-	-	-	.01	.0025	80	R4
4	Ex pipe (CB4-CB5)	12	1	-	-	-	-	.01	.0100	60	R5
5	Ex. pipe (CB5-CB6)	12	1	-	-	-	-	.01	.018	70	R6
6	Ex. pipe + Extension - CB6 - DMH 1	15	1	-	-	-	-	.01	.003	260	R7
7	New Pipe (DMH1-DMH2)	15	1	-	-	-	-	.009	.004	150	R11
8	New Pipe (CB8-DMH2)	12	1	-	-	-	-	.009	.003	30	R12
9	New Pipe (CB10-CB9)	12	1	-	-	-	-	.009	.003	45	R8
10	New Pipe (CB11-CB9)	12	1	-	-	-	-	.009	.010	90	R8
11	Ex Pipe (DMH2-DMH3)	15	1	-	-	-	-	.01	.003	20	→
12	New pipe (CB8-DMH2)	12	1	-	-	-	-	.009	.003	50	R11

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/2 YEAR
DURATION= 10 MIN INTEN= 3.00 IN/HR
Prepared by Land Use Consultants, Inc. 12 May 97
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 3.00 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.17	10.17	0.00
2	.20	21.6	-	-	-	-	-		.37	.10	10.17	0.00
3	.44	1.7	-	-	-	-	-		.85	1.12	10.03	.02
4	.39	5.6	-	-	-	-	-		.90	1.05	10.10	.02
5	.09	1.8	-	-	-	-	-		.86	.23	10.04	0.00
6	.06	9.0	-	-	-	-	-		.39	.07	10.15	0.00
7	.72	5.0	-	-	-	-	-		.76	1.64	10.09	.03
8	.08	12.4	-	-	-	-	-		.65	.12	10.17	0.00
9	.19	2.2	-	-	-	-	-		.86	.49	10.04	.01
10	.08	4.5	-	-	-	-	-		.64	.15	10.08	0.00

REACH ROUTING BY STOR-IND+TRANS METHOD

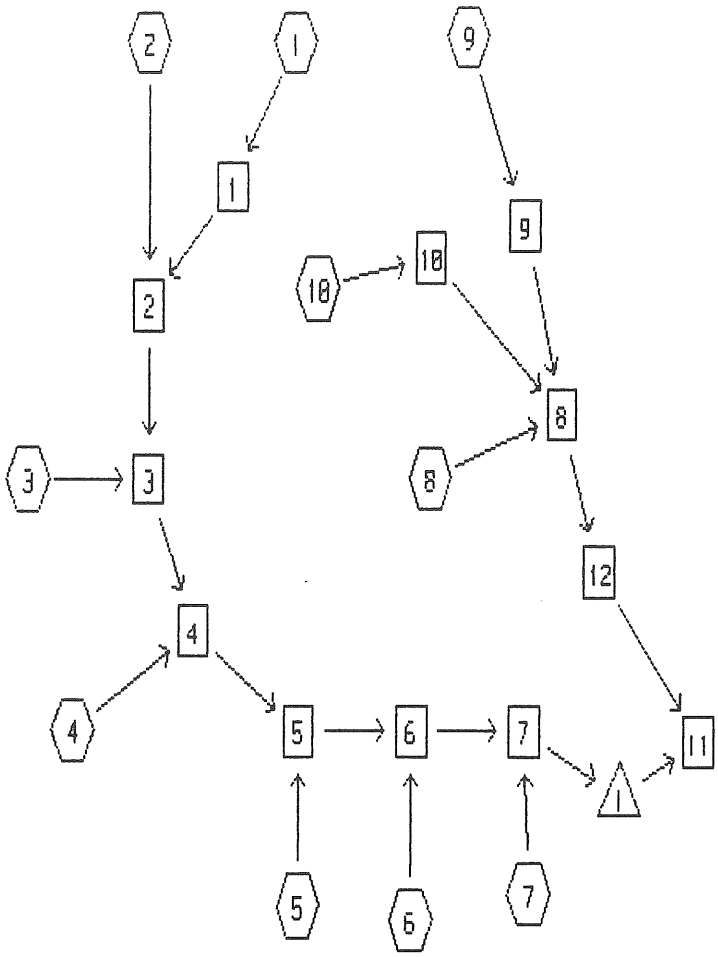
REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.2	.9	.17
2	8.0	-	-	-	-	.010	140	.0030	2.2	1.0	.26
3	11.7	-	-	-	-	.010	80	.0025	3.1	.4	1.29
4	12.0	-	-	-	-	.010	60	.0100	6.1	.2	2.34
5	12.0	-	-	-	-	.010	70	.0180	7.8	.2	2.56
6	15.0	-	-	-	-	.010	260	.0030	3.9	1.1	2.60
7	24.0	-	-	-	-	.009	150	.0040	5.2	.5	4.17
8	12.0	-	-	-	-	.009	30	.0030	3.1	.2	.77
9	12.0	-	-	-	-	.009	45	.0030	2.7	.3	.49
10	12.0	-	-	-	-	.009	90	.0100	3.0	.5	.15
11	17.4	-	-	-	-	.010	20	.0030	4.4	.1	3.89
12	12.0	-	-	-	-	.009	50	.0030	3.1	.3	.76

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	Qout ATTEN. (%)	Qout LAG (MIN)
1	14.7	21.0	16.9	.02	4.17	3.39			19	3.7

Data for **3042/PARK-DANFORTH/DEVELOPED SITE/10 YEAR**
DURATION= 10 MIN INTEN= 4.20 IN/HR
Prepared by Land Use Consultants, Inc. 12 May 97
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.20 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.24	10.17	.01
2	.20	21.6	-	-	-	-	-		.37	.14	10.17	0.00
3	.44	1.7	-	-	-	-	-		.85	1.57	10.03	.02
4	.39	5.6	-	-	-	-	-		.90	1.47	10.10	.03
5	.09	1.8	-	-	-	-	-		.86	.33	10.04	0.00
6	.06	9.0	-	-	-	-	-		.39	.10	10.15	0.00
7	.72	5.0	-	-	-	-	-		.76	2.30	10.09	.04
8	.08	12.4	-	-	-	-	-		.65	.17	10.17	0.00
9	.19	2.2	-	-	-	-	-		.86	.69	10.04	.01
10	.08	4.5	-	-	-	-	-		.64	.22	10.08	0.00

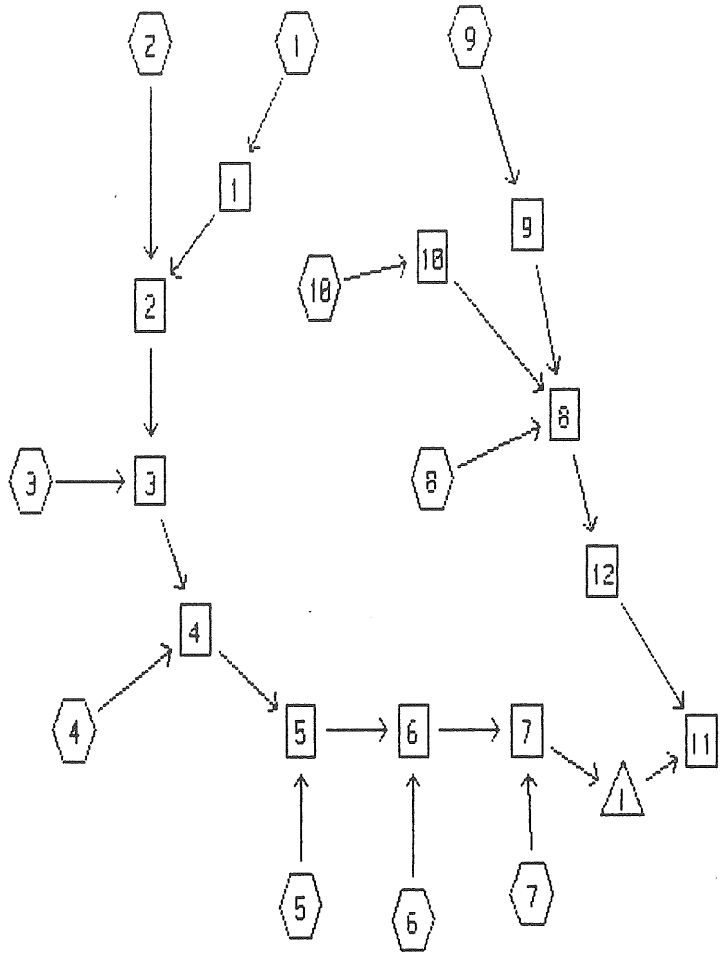
REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.4	.8	.23
2	8.0	-	-	-	-	.010	140	.0030	2.4	1.0	.36
3	11.7	-	-	-	-	.010	80	.0025	3.2	.4	1.83
4	12.0	-	-	-	-	.010	60	.0100	6.4	.2	3.29
5	12.0	-	-	-	-	.010	70	.0180	8.4	.1	3.60
6	15.0	-	-	-	-	.010	260	.0030	4.2	1.0	3.66
7	24.0	-	-	-	-	.009	150	.0040	5.8	.4	5.85
8	12.0	-	-	-	-	.009	30	.0030	3.5	.1	1.07
9	12.0	-	-	-	-	.009	45	.0030	3.0	.2	.69
10	12.0	-	-	-	-	.009	90	.0100	3.4	.4	.22
11	17.4	-	-	-	-	.010	20	.0030	4.6	.1	5.81
12	12.0	-	-	-	-	.009	50	.0030	3.5	.2	1.07

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	---Qout--- ATTEN. (%)	---Qout--- LAG (MIN)
1	14.7	21.0	19.2	.03	5.85	5.07			13	3.1

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.90 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.28	10.17	.01
2	.20	21.6	-	-	-	-	-		.37	.17	10.17	0.00
3	.44	1.7	-	-	-	-	-		.85	1.83	10.03	.03
4	.39	5.6	-	-	-	-	-		.90	1.72	10.10	.03
5	.09	1.8	-	-	-	-	-		.86	.38	10.04	.01
6	.06	9.0	-	-	-	-	-		.39	.12	10.15	0.00
7	.72	5.0	-	-	-	-	-		.76	2.68	10.09	.05
8	.08	12.4	-	-	-	-	-		.65	.20	10.17	0.00
9	.19	2.2	-	-	-	-	-		.86	.80	10.04	.01
10	.08	4.5	-	-	-	-	-		.64	.25	10.08	0.00

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.5	.8	.27
2	8.0	-	-	-	-	.010	140	.0030	2.5	.9	.42
3	11.7	-	-	-	-	.010	80	.0025	3.3	.4	2.13
4	12.0	-	-	-	-	.010	60	.0100	6.6	.2	3.84
5	12.0	-	-	-	-	.010	70	.0180	8.6	.1	4.20
6	15.0	-	-	-	-	.010	260	.0030	4.2	1.0	4.27
7	24.0	-	-	-	-	.009	150	.0040	6.1	.4	6.83
8	12.0	-	-	-	-	.009	30	.0030	3.6	.1	1.25
9	12.0	-	-	-	-	.009	45	.0030	3.2	.2	.80
10	12.0	-	-	-	-	.009	90	.0100	3.6	.4	.25
11	17.4	-	-	-	-	.010	20	.0030	4.7	.1	6.80
12	12.0	-	-	-	-	.009	50	.0030	3.6	.2	1.24

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	Qout ATTEN. (%)	Qout LAG (MIN)
1	14.7	21.0	20.7	.03	6.83	5.95			13	3.0

SUBCATCHMENT 1

PEAK= .28 CFS @ 10.17 HRS, VOLUME= .01 AF

C= .41
TOTAL AREA = .16 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	11.3
Grass: Dense n=.24 L=80' P2=3 in s=.025 '/'		

SUBCATCHMENT 2

PEAK= .17 CFS @ 10.17 HRS, VOLUME= 0.00 AF

C= .37
TOTAL AREA = .20 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	21.6
Grass: Dense n=.24 L=180' P2=3 in s=.025 '/'		

SUBCATCHMENT 3

PEAK= 1.83 CFS @ 10.03 HRS, VOLUME= .03 AF

C= .85
TOTAL AREA = .44 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	1.7
Smooth surfaces n=.011 L=90' P2=3 in s=.008 '/'		

SUBCATCHMENT 4

PEAK= 1.72 CFS @ 10.10 HRS, VOLUME= .03 AF

C= .90
TOTAL AREA = .39 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**Segment ID:**	5.6

SUBCATCHMENT 5

PEAK= .38 CFS @ 10.04 HRS, VOLUME= .01 AF

C= .86
TOTAL AREA = .09 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	1.8
Smooth surfaces n=.011 L=100'	P2=3 in s=.008 '/'	

SUBCATCHMENT 6

PEAK= .12 CFS @ 10.15 HRS, VOLUME= 0.00 AF

C= .39
TOTAL AREA = .06 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	9.0
Grass: Dense n=.24 L=60'	P2=3 in s=.025 '/'	

SUBCATCHMENT 7

PEAK= 2.68 CFS @ 10.09 HRS, VOLUME= .05 AF

C= .76
TOTAL AREA = .72 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	**Segment ID:**	5.0

SUBCATCHMENT 8

PEAK= .20 CFS @ 10.17 HRS, VOLUME= 0.00 AF

C= .65
TOTAL AREA = .08 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	12.4
Grass: Dense n=.24 L=90'	P2=3 in s=.025 '/'	

SUBCATCHMENT 9

PEAK= .80 CFS @ 10.04 HRS, VOLUME= .01 AF

C= .86
TOTAL AREA = .19 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	1.7
Smooth surfaces n=.011 L=170' P2=3 in s=.025 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:**	.5
Paved Kv=20.3282 L=100' s=.025 '/' V=3.21 fps		
	Total Length= 270 ft Total Tc=	2.2

SUBCATCHMENT 10

PEAK= .25 CFS @ 10.08 HRS, VOLUME= 0.00 AF

C= .64
TOTAL AREA = .08 AC

M-RATIONAL METHOD
DURATION= 10 MIN
INTEN= 4.90 IN/HR
SPAN= 10-13 HRS, dt=.01 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:**	3.7
Grass: Dense n=.24 L=25' P2=3 in s=.04 '/'		
TR-55 SHEET FLOW	**Segment ID:**	.8
Smooth surfaces n=.011 L=70' P2=3 in s=.035 '/'		
	Total Length= 95 ft Total Tc=	4.5

REACH 1 **EX. PIPE (CB#1-CB#2)**

Qin = .28 CFS @ 10.17 HRS, VOLUME= .01 AF
Qout= .27 CFS @ 10.19 HRS, VOLUME= .01 AF, ATTEN= 3%, LAG= 1.4 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.01
.1	0.0	.04
.2	0.0	.09
.4	.1	.39
.4	.2	.45
.5	.2	.49
.5	.2	.50
.5	.2	.49
.5	.2	.46

6" PIPE
n= .01
LENGTH= 115 FT
SLOPE= .004 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .27 FT
PEAK VELOCITY= 2.5 FPS
TRAVEL TIME = .8 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 2 **EX. PIPE (CB#2-CB#3)**

Qin = .43 CFS @ 10.19 HRS, VOLUME= .01 AF
Qout= .42 CFS @ 10.22 HRS, VOLUME= .01 AF, ATTEN= 2%, LAG= 1.7 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.02
.1	0.0	.08
.2	.1	.17
.5	.3	.72
.5	.3	.84
.6	.3	.92
.6	.3	.93
.6	.3	.92
.7	.3	.86

8" PIPE
n= .01
LENGTH= 140 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .32 FT
PEAK VELOCITY= 2.5 FPS
TRAVEL TIME = .9 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 3 **EX. PIPE (CB#3-CB#4)**

Qin = 2.15 CFS @ 10.16 HRS, VOLUME= .04 AF
Qout= 2.13 CFS @ 10.17 HRS, VOLUME= .04 AF, ATTEN= 1%, LAG= .5 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.05
.2	.1	.19
.3	.2	.42
.7	.6	1.81
.8	.6	2.12
.9	.7	2.31
.9	.7	2.33
.9	.7	2.31
1.0	.7	2.16

11.7" PIPE
n= .01
LENGTH= 80 FT
SLOPE= .0025 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .79 FT
PEAK VELOCITY= 3.3 FPS
TRAVEL TIME = .4 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 7 — NEW PIPE (DMH#1-DMH#2)

Qin = 6.85 CFS @ 10.16 HRS, VOLUME= .12 AF
Qout= 6.83 CFS @ 10.17 HRS, VOLUME= .12 AF, ATTEN= 0%, LAG= .6 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.2	.2	.43
.4	.4	1.81
.6	.8	4.05
1.4	2.3	17.30
1.6	2.7	20.20
1.8	3.0	22.03
1.9	3.1	22.23
1.9	3.1	22.03
2.0	3.1	20.67

24" PIPE

n= .009
LENGTH= 150 FT
SLOPE= .004 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .77 FT
PEAK VELOCITY= 6.1 FPS
TRAVEL TIME = .4 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 8 — NEW PIPE (CB#9-CB#8)

Qin = 1.25 CFS @ 10.16 HRS, VOLUME= .02 AF
Qout= 1.25 CFS @ 10.17 HRS, VOLUME= .02 AF, ATTEN= 0%, LAG= .3 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.06
.2	.1	.25
.3	.2	.55
.7	.6	2.36
.8	.7	2.76
.9	.7	3.00
.9	.8	3.03
1.0	.8	3.00
1.0	.8	2.82

12" PIPE

n= .009
LENGTH= 30 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .45 FT
PEAK VELOCITY= 3.6 FPS
TRAVEL TIME = .1 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 9 — NEW PIPE (CB#10-CB#9)

Qin = .80 CFS @ 10.04 HRS, VOLUME= .01 AF
Qout= .80 CFS @ 10.06 HRS, VOLUME= .01 AF, ATTEN= 0%, LAG= 1.2 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.06
.2	.1	.25
.3	.2	.55
.7	.6	2.36
.8	.7	2.76
.9	.7	3.00
.9	.8	3.03
1.0	.8	3.00
1.0	.8	2.82

12" PIPE

n= .009
LENGTH= 45 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .36 FT
PEAK VELOCITY= 3.2 FPS
TRAVEL TIME = .2 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 10 NEW PIPE (CB#11-CB#9)

Qin = .25 CFS @ 10.08 HRS, VOLUME= 0.00 AF
Qout= .25 CFS @ 10.16 HRS, VOLUME= 0.00 AF, ATTEN= 0%, LAG= 4.8 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.11
.2	.1	.45
.3	.2	1.01
.7	.6	4.31
.8	.7	5.03
.9	.7	5.48
.9	.8	5.54
1.0	.8	5.48
1.0	.8	5.15

12" PIPE

n= .009
LENGTH= 90 FT
SLOPE= .01 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .14 FT
PEAK VELOCITY= 3.6 FPS
TRAVEL TIME = .4 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 11 EX. PIPE (DMH#2-DMH#3)

Qin = 6.81 CFS @ 10.21 HRS, VOLUME= .14 AF
Qout= 6.80 CFS @ 10.21 HRS, VOLUME= .14 AF, ATTEN= 0%, LAG= .2 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	.1	.14
.3	.2	.60
.4	.4	1.34
1.0	1.2	5.72
1.2	1.4	6.68
1.3	1.6	7.28
1.4	1.6	7.35
1.4	1.6	7.28
1.5	1.7	6.83

17.4" PIPE

n= .01
LENGTH= 20 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= 1.19 FT
PEAK VELOCITY= 4.7 FPS
TRAVEL TIME = .1 MIN
SPAN= 10-13 HRS, dt=.01 HRS

REACH 12 NEW PIPE (CB#8-DMH#2)

Qin = 1.25 CFS @ 10.17 HRS, VOLUME= .02 AF
Qout= 1.24 CFS @ 10.17 HRS, VOLUME= .02 AF, ATTEN= 1%, LAG= .2 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.06
.2	.1	.25
.3	.2	.55
.7	.6	2.36
.8	.7	2.76
.9	.7	3.00
.9	.8	3.03
1.0	.8	3.00
1.0	.8	2.82

12" PIPE

n= .009
LENGTH= 50 FT
SLOPE= .003 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .45 FT
PEAK VELOCITY= 3.6 FPS
TRAVEL TIME = .2 MIN
SPAN= 10-13 HRS, dt=.01 HRS

POND 1 **DMH #2 WITH HYDRO-BRAKE**

Qin = 6.83 CFS @ 10.17 HRS, VOLUME= .12 AF
Qout= 5.95 CFS @ 10.23 HRS, VOLUME= .12 AF, ATTEN= 13%, LAG= 3.0 MIN

ELEVATION (FT)	CUM.STOR (CF)
14.7	0
17.0	850
19.0	1115
20.0	1250
21.0	1350

STOR-IND METHOD
PEAK STORAGE = 1317 CF
PEAK ELEVATION= 20.7 FT
FLOOD ELEVATION= 21.0 FT
START ELEVATION= 14.7 FT
SPAN= 10-13 HRS, dt=.01 HRS
Tdet= 4 MIN (.12 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	14.7'	**9.8" ORIFICE/GRATE**
			Q=.6 PI r^2 SQR(2g) SQR(H-r)

May 13, 1997

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

RE: The Park Danforth/Proposed Addition

Ladies and Gentlemen,

Keeping with its mission and tradition, The Park Danforth submits for your review and approval a combined Site Plan, Subdivision and Conditional Use Application for a proposed addition to its facility.

The Park Danforth is a not-for-profit organization comprised of two corporations -- The Park Danforth and Home for the Aged --dedicated to providing high quality housing and services to those 60 years of age and older. The organization's mission is to provide housing and services that enhance a person's quality of life, respect personal dignity, and accommodate the need for privacy and self-determination. In doing so, we aim to respond to the individual's changing needs brought about through aging.

This organization has been privileged to serve the Greater Portland community since 1881, first at its original location at Park and Danforth Streets and, since 1985, at 777 Stevens Avenue. The current facility offers 106 apartments designed specifically for seniors. Seventy of the apartments are available under the U.S. Department of Housing and Urban Development (HUD) Section 8 program. Thirty-six units are offered for private rental at below-market rates without regard to maximum income limitations.

OWNERS: As a Condominium Association, the Owners of the property are The Park Danforth and Home for the Aged, both 501(c)(3) organizations. Governance is provided by Boards of Trustees. Attached hereto, please find a list of the Trustees serving these organizations.

PROPOSED USES: Home for the Aged d/b/a The Park Danforth proposes to broaden its capacity to serve the seniors of this community with a three-story physical expansion of the current facility. With the expansion, in its entirety, The Park Danforth will offer a total of 160 living units, all of which meet the definition of special needs independent living units (SNILU) under Sec. 14-47 of the City of Portland's Land Use Code.

777 Stevens Avenue Portland, Maine 04103
(207) 797-7710 FAX (207) 797-3627

PROPOSED USES: (con'd)
The complement of unit types at completion is as follows:

106 existing Congregate Housing apartments	(70 HUD Section 8; 36 Market Rate)
17 new Congregate Housing apartments	(all Market Rate)
37 new Assisted Living units	(to house up to 38 residents; 20 Medicaid-assisted; 17 Market Rate)

The new congregate housing apartments will be located on the first and third floors in the newly constructed area. The Assisted Living program will occupy the existing South wing of the second floor and will connect to the second floor of the new construction. The Assisted Living program will offer a menu of services at an enhanced and complimentary level to those offered in the apartments. The Assisted Living program is, in concept and design, intended to be a continuum of culture and environment, as well as service, to the residents of The Park Danforth and the Greater Portland community at large.

The expansion will require that seven existing apartments be relocated to the newly constructed first and third floors to make way for the Assisted Living program on the second floor. The Assisted Living program will be contain 36 single-occupancy units and one unit is being designed to provide adequate living space for two related residents to share. Each single-occupancy unit is designed as a studio, and will feature a combined sleeping and living space. Most will be of sufficient size as to accommodate separation of these spaces with personal furnishings and other moveables. Each unit will also be fitted with a kitchenette, though no stoves or burners will be designed in as the program offers three meals per day. Each unit contains private bathroom facilities.

The Assisted Living program is being designed to meet State of Maine licensing criteria as a Residential Care Facility. The Park Danforth has been granted conditional approval for 20 units of Medicaid subsidy, which will assist the organization in providing a continuum of care and service to its low-income residents as well as to those who can afford to pay privately. The program meets the definition of Intermediate Care Facility, a conditional use in the R-6 Zone. In addition to residential units, this program will feature its own Dining Room, Living Room/ Activities area, specialized Bathing area, a Country Kitchen and two staff areas.

The program will be staffed 24-hours per day with certified or licensed personnel, and is designed to provide personal assistance to its occupants on an as-needed basis, although it is not designed to provide the more intense medical services provided in a nursing care setting.

REGULATORY APPROVALS: Following is a list of Local, State, and Federal regulatory approvals to which this facility is (c) or will be subject:

Local:	Food Service License	annual (c)
	Fire Department review	prior to opening
State:	Elevator Certificate	annual and (c) prior to opening
	Beauty Shop License	annual (c)
	State Fire Marshall review	by 6/30/97
	State of Maine Bureau of Elder and Adult Services Licensure of Assisted Living Program	prior to opening
	Certification of Congregate Housing Units	upon devt of appropriate regs and process
Federal:	U.S. Department of HUD Approval of Major Capital Addition (expansion) (as condominium mortgage holder, and by regulatory agreement)	by 6/30/97

FINANCIAL/ TECHNICAL CAPACITY:

Financial Capacity: Home for the Aged d/b/a The Park Danforth maintains its primary banking relationship with Fleet Bank of Maine. At our request for the purpose of applying for Medicaid, Fleet Bank provided a letter indicating its interest in negotiating the construction financing of this project. (A copy of the letter is attached).

Since that time, Fleet Bank has offered Home for the Aged an attractive proposal for construction financing. In the Term Sheet, Fleet Bank has also indicated its interest in and willingness to provide short-term permanent bridge financing should permanent bond financing be unavailable until some time following completion of construction. Peoples Heritage Bank and Key Bank of Maine have offered similar proposals and Term Sheets for the consideration of the Board of Trustees.

Further, New Life Management and Development of Mount Laurel, NJ serving as the Development Consultant to Home for the Aged on this endeavor has developed a 10-year financial proforma which indicates that the increase in the economies of scale provided by the proposed expansion will enhance the organization's financial strength and further its ability to serve low-income residents.

FINANCIAL/ TECHNICAL CAPACITY

Professional Consultants:

New Life Management and Development Inc. of Mount Laurel, NJ is a full service consulting firm specializing in the development of senior living and health care environments. *New Life* offers assistance in strategic planning, feasibility analyses, marketing, financing, new construction and renovations, and full facilities operating management. *New Life* was retained by Home for the Aged in July, 1996.

Englebrecht and Griffin Architects (EGA) of Newburyport, MA specializes in the design of Assisted Living and Continuing Care Retirement Communities. EGA has been assisting Home for the Aged in its consideration of this expansion since November, 1994. As subcontractors to the architect, *Becker Engineering* is providing the structural engineering services; *Russell Martin Engineering* is providing the mechanical engineering services; and, *Lawrence Bartlett* is providing the electrical engineering services. *Eastern Fire Protection* is being retained for the engineering of the fire protection system.

Land Use Consultants of Portland, ME is providing the technical assistance and counsel for the development of the Site Plan, including all the technical issues associated therewith.

Land Survey services are provided by *Larry Slaughter*, Professional Surveyor of Lewiston, ME. Mr. Slaughter provided the original land survey in 1983 for the construction of the existing facility.

DeLuca-Hoffman Associates, Inc. of South Portland, ME has conducted the traffic and parking analysis for this submission.

Lisa Whited Planning and Design of Portland, ME is providing Interior Design services to the Owner and Architect on this project.

Allied Construction of Scarborough, ME is a professional building construction and construction management firm providing this organization with pre-construction planning, construction budgeting and scheduling services. With the assistance of *Allied Construction,* value engineering will occur during design development.

Perkins Thompson Hinckley and Keddy of Portland, ME is legal counsel to Home for the Aged.

FINANCIAL/ TECHNICAL CAPACITY

Administrative Capacity:

The Administrator of Home for the Aged and The Park Danforth, Denise M. Vachon has been employed by the organization since 1983 and holds a current State License (#AD452) as a Nursing Home Administrator. Ms. Vachon is a graduate of the University of Southern Maine and earned a Bachelor of Arts degree having majored in Social Welfare with a concentration in Gerontology. Ms. Vachon has served several housing or health care organizations during her 19-year career of serving seniors and their families. As a Social Worker and as an Administrator, Ms. Vachon has earned a reputation of serving her residents with care and respect, honoring their strengths and supporting their limitations, always with a focus on preserving their personal dignity and individuality.

Bruce A. Rutter is the Assistant Administrator for Finance and oversees the Accounting services of the organization. Mr. Rutter has been with The Park Danforth since 1988 and has shepherded the significant changes to the accounting system over the past eight years. Mr. Rutter is pursuing his Accounting degree at University of Southern Maine.

Richard V. Brown has served the organization for nearly 20 years in various capacities. For the past ten years, Mr. Brown has occupied the position of Assistant Administrator for Operations. In this capacity, he supervises the Maintenance and Housekeeping Services and the Emergency Staff. He also serves as Marketing and Rental Agent for the organization.

The Park Danforth maintains membership in the following industry associations. Administrative staff regularly participates in the educational programs and networking opportunities offered.

*American Association of Homes and Services for the Aging (AAHSA)
*Northern New England Association of Homes and Services for the Aging (NNEAHSA)
*Assisted Living Facilities of America (ALFA)
*Maine Health Care Association Shared Services Cooperative (MHCASSC)
*Southern Maine Food Buyers Association

APPLICANT'S TITLE, RIGHT, AND INTEREST IN THE PROPERTY: The property located at 777 Stevens Avenue, Portland, ME has been occupied by the facilities of The Park Danforth and Home for the Aged since opening in March, 1985.

The Owner holds a Quitclaim Deed with Covenant which precisely describes the boundaries located at 777 Stevens Avenue, Portland, ME as registered at the Registry of Deeds, Cumberland County, Maine and as recorded in Book 5055 Page 258. The property presently consists of a two-unit condominium described in Declaration of Condominium registered at Book 6354, Page 119.

The Mortgage Note on Condominium H, owned by The Park Danforth, is held by the U.S. Department of Housing and Urban Development. The Mortgage Note on Condominium M, owned by Home for the Aged, is held by Fleet Bank. Each mortgage note is a "first mortgage" by virtue of the Condominium Association.

On behalf of the Board of Trustees of The Park Danforth and Home for the Aged, thank you in advance for your consideration of this application. Your approval will allow The Park Danforth to further its mission and desire to respond to the individual's changing needs brought about through aging. Should you need any further information, please feel free to contact me.

Sincerely,

Denise M. Vachon
Administrator

ENC.

CC: David Kamila
Melissa Hanley Murphy
Ed Kelly
John Opperman
Peter Moynihan

THE PARK DANFORTH/HOME FOR THE AGED
REPORT OF THE NOMINATING COMMITTEE: 1997

The Nominating Committee presents the following Slate of Officers for The Park Danforth and Home for the Aged:

	The Park Danforth	Home for the Aged
President	Peter Moynihan	Peter Moynihan
1st Vice President	Meredith Tipton	Meredith Tipton
2nd Vice President	N/A	Richard McGoldrick
Secretary	Robert Vitalius	Robert Vitalius
Treasurer	John Fridlington	John Fridlington
Assist Treasurer	N/A	Diana Huot

****

The Nominating Committee places in nomination the following individuals as Trustees of The Park Danforth and Home for the Aged:

THE PARK DANFORTH

G. William Allen
Kathy Berardelli
Joseph Brannigan
Judy Coburn
James DiVirgilio
James Donovan
Anthony Forgione
John Fridlington
Diana Huot
F. Stephen Larned
Richard McGoldrick
Peter Moynihan
John Opperman
Susanne Sinclair
Cynthia Milliken Taylor
Meredith Tipton
Robert Vitalius

HOME FOR THE AGED

Class of 1998	Class of 1999	Class of 2000
James DiVirgilio	Joseph Brannigan	G. William Allen
John Fridlington	Anthony Forgione	**Kathy Berardelli**
F. Stephen Larned	Diana Huot	Judy Coburn
Cynthia Milliken Taylor	John Opperman	**James Donovan**
Meredith Tipton	Susanne Sinclair	Richard McGoldrick
Robert Vitalius		Peter Moynihan

The Class of 2000 is the one needing re-election at this time. (The current terms of current Trustees expire in 1997).

ThePark Danforth

Commercial Real Estate

Fleet Bank

Mail Stop: ME PM P05L
Two Portland Square
P.O. Box 1280
Portland, ME 04104-5006
Fax 207-874-5355

January 6, 1997

Denise Vachon
Home for the Aged/Park Danforth
777 Stevens Ave.
Portland, ME 04103

RE: Home for the Aged

Dear Denise,

Fleet Bank is quite interested in pursuing the requested construction/permanent financing for the expansion of the building at 777 Stevens Ave., for the *Home for the Aged*. I have had the opportunity to review the initial package submitted to the Bank by *New Life*, and find that it generally meets our guidelines. I will be putting together a term sheet for your review over the next week.

Again, thank you for the opportunity to assist you. Please call me at 874-5376 with any questions..

Sincerely,

Norman L. Whiteside
Vice President

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

May 13, 1997

Sarah Hopkins and Richard Knowland
Department of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth/Proposed Addition

Dear Sarah and Rick:

On behalf of my clients The Park Danforth and Home for the Aged who jointly own and operate the elderly housing project know as The Park Danforth at 777 Stevens Avenue, I am pleased to submit their Application for a Site Plan, Subdivision and Conditional Use Permit to construct an addition to their existing facility.

We previously appeared before the Planning Board on February 25, 1997 to discuss a proposed text amendment we were seeking to allow us to increase our density in the R-6 zone within which we are located. The text amendment was endorsed by the Board and went on to be approved by the City Council on April 9, 1997.

Based in part in that text amendment we are herewith proposing to expand the facility that currently houses 106 congregate care apartments in a 7-story structure. We seek to add 17 new congregate care apartments and 37 assisted living units by constructing a 3-story addition attached to the existing building extending along Poland Street towards Forest Avenue. A letter from the owner's attorney, Melissa H. Murphy, which gives a more detailed description of the density calculation, will be delivered under separate cover.

I have included a copy of a letter from Denise M. Vachon the administrator for The Park Danforth that provides background information on the project and explains the ownership and mission as well as listing all permits they must obtain. Attached with her letter is a letter from Fleet Bank indicating their interest in providing project financing. She also lists the various consultants assisting her in this effort including New Life Management, their development consultant; EGA Architects, their architectural designer; and Allied Construction, their general contractor.

The project occupies a lot bounded by Stevens Avenue, Poland Street and Forest Avenue and includes a total land area of 2.53 acres (110,089-sq. ft.). A copy of the deed to the property is included with the letter from Denise Vachon (referenced above).

The project is defined as an "intermediate care facility" for zoning purposes and as such requires a Conditional Use Permit in the R-6 zone. In addition to Site Plan Approval, we are considered multifamily housing and thereby also require Subdivision approval.

According to R-6 zoning standards we are limited to 40% maximum building lot coverage. Our actual coverage with the addition will be 28%. The maximum impervious area allowed is 70% and we will be at 65% with the addition.

Parking will be expanded to accommodate our expansion as follows: the existing 24 space lot near Forest Avenue will be relocated to accommodate the addition and will remain at 24 spaces. The front lot near Stevens Avenue currently contains 26 spaces for a total of 50. We are proposing to expand the Stevens Avenue lot by 23 spaces for a project total of 73 spaces. The ordinance requires 52.

A traffic study for the project was conducted by Tom Gorrill of Deluca Hoffman Associates and is attached. In general it cites the left turn onto Forest Avenue as a difficult situation which will remain, however, this is typical on arterial streets and a traffic light is not warranted here. He also reviewed parking needs and found them to be adequately addressed.

We have provided for pedestrian walkways to continue to provide residents with access to parking and adjacent streets. Staff discussions have brought up the issue of a sidewalk on Poland Street where none currently exists. The residents of the facility would probably not make use of it and due to the fact that it would reduce the amount of green space along Poland Street we would prefer not to build one.

In general the site will continue to drain as it does now through a series of catch basins and storm drain pipes connecting to the separated system in Forest Avenue. We will be relocating a section of the storm drain along Poland Street to avoid interfering with the new addition and we will add a few catch basins in the rear parking lot. A hydro brake will be installed in the system to provide detention of peak flows. A drainage study is attached which provides more details of the proposed system and its function.

Other utilities including water, sewer and gas will be rerouted from their current location to go around the proposed addition and re-connect in Poland Street closer to Forest Avenue. Electric, telephone and TV Cable will maintain their existing service entrance location.

Trash is currently handled by an inside compactor that is emptied several times a week. The schedule for future removal will be adjusted as necessary to accommodate the addition. No external dumpster is proposed.

Landscaping has been proposed to enhance the proposed addition as well as to improve some of the buffering around the perimeter. Several trees along Poland Street and Stevens Avenue will be removed and relocated as feasible. New trees are to be added to supplement those remaining.

Lighting will be relocated and added as necessary to illuminate the expanded parking.

I have attached 7 sets of plans and documents herewith for your review prior to the workshop meeting on May 27th. A check for $1,675 is also included to cover the Site Plan and subdivision fees. I understand you will determine the required Engineering Review fee and we will pay that at a later date.

I trust you will find this submission complete and if you have any questions or need additional documents, please call me.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure
Cc: Denise Vachon, The Park Danforth
Ed Kelly, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins Thompson, Hinkley & Keddy
Pete Pelletier, Allied Construction

LAND USE CONSULTANTS INC

FILE COPY

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

May 30, 1997

William Goodwin, P. E.
Public Works Department
55 Portland Street
Portland, ME 04101

The Park Danforth building addition, 777 Stevens Avenue, Portland, Maine

Dear Bill:

The existing 7 story, 109 unit congregate care facility is proposing a 3 story addition with 54 new units. The project is currently under review by the City of Portland Planning Department. In order to obtain final acceptance of the project the applicant will require a letter from your office stating that the City of Portland has adequate capacity to serve the additional units. The existing sewer connects to a combined system in Poland Street. Storm drains and roof drains are currently separated on-site and discharge to a separated storm drain in Forest Avenue.

The proposal will relocate the sanitary connection to an existing combined sewer manhole in Poland Street near the intersection of Forest Avenue. The on-site storm drains and roof drains will be reconnected to the separated storm drain at the same location.

Please indicate in writing, if the City has adequate capacity to serve the new addition. A prompt response would be appreciated due to the anticipated fast-track schedule for approval and consideration.

Respectfully submitted,

Patrick L. Clark, P. E.

PLC/pp

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

June 3, 1997

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, Me 04101

The Park Danforth Expansion – Response to Comments by Development Review Coordinator.

Dear Rick:

The following responses are offered in reply to comments recently received from Jim Wendel Development Review Coordinator, dated May 27, 1997. The responses are numbered in the same order corresponding to the review comments as follows.

1. The review commentary offered regarding flow lengths and subsequent determination of time of concentration is a somewhat philosophical debate issue that most likely has no definitive conclusion. I offer the following response in defense of the methodology used.

   Time of concentration is generally defined as the actual time required for a particle of water or raindrop to travel through a watershed or subcatchment from the hydraulically most distant point in the watershed to the outlet or design point and theoretically represents the last raindrop within the watershed to arrive at the outlet point. The time associated with this unique travel path represents the amount of time required for all areas within the watershed to contribute runoff to the outlet point. There are many variables involved including roughness or resistance to flow, length of flow, flow regime, watershed coefficients or curve number, slope, vegetation, soil type, watershed size and rainfall intensity. Clearly, there are endless possibilities and assumptions which can be made by a design engineer in an attempt to simulate the theoretical time of concentration required to offer some reasonable assurance that the watershed in question is well represented. Such assurances are not gained through strict rules of thumb, limited length of flow components, or even through empirical data or research. The most valuable resource for predicting reasonable results under such a variety of conditions is experience. The experienced designer must be aware of the various components of a particular watershed and produce reasonable assumptions within the guidelines of acceptable practices and methodology and have some understanding of how these assumptions or changes to these assumptions affect the results.

   The sheet flow components for existing subcatchments 1, 2, 3 and 8 of 80 ft., 180 ft. , 90 ft. and 80 ft. and for developed subcatchments 1, 2, 3 5, 6 and 8 of 80 ft., 180 ft., 90 ft., 100 ft., 60 ft. and 90 ft. respectively are within acceptable ranges in accordance with current methodologies. Furthermore, the time of concentrations of only 1.7 minutes, 0.9 minutes, 1.7 minutes 1.8 minutes, for example, for some of the

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subcatchments in question are significantly less than the Rational Method minimum recommended T_c value, of 5 minutes and should not be considered long. Although, the argument can be made that certain topographical features may exist that will prevent the sheet flow component from being as long as the assumed lengths, this approach is somewhat theoretical. The actual determination of sheet flow is based on behavior or depth and not specifically related to length of flow path. Sheet flow behavior is exhibited for flow depth of up to 0.1 feet or 1 ¼ inches. Given the flat conditions and very small subcatchment areas used in the analysis for this site, I am confident that sheet flow behavior is dominant even for the 25 year storm event. The reference to the BMP manual recommendations of 150 ft for sheet flow is acknowledged but should also be understood to be only a guideline and is an overly conservative interpretation of the SCS Methodology which allows the designer to select sheet flow paths of up to 300 feet.

Finally, the designer must recognize the importance of each of the various parameters, assumptions and variables for each unique situation or site conditions. The relative importance of each of these inputs varies with the type of analysis being made. For this site, one should recognize that for a small site with very small subcatchments and using the Rational Method, that the time parameters have possibly the least influence since the runoff rate is mostly influenced by the water input or intensity and the roughness or coefficient. To illustrate this point I recalculated the runoff from the developed site for the 2, 10 and 25 year storm for which I arbitrarily assumed a time of concentration of 5 minutes for each of the 6 subcatchment areas in question. The results indicate a difference of only +0.03 cfs, +0.09 cfs and –0.02 cfs for the three storms respectively at the final disharge point (Reach 11). Based on a technology where the second decimal point is basically meaningless, the results and conclusions of the stormwater analysis would remain unchanged.

2. I agree that the post-development drainage plan includes a small 20 ft wide grass strip between the new addition and Poland Street which would not enter the new storm drain based on the proposed grading as shown. The subcatchment configuration shown originated as a result of an earlier preliminary scheme which included walk-out patios located in this grass area which included grades adjacent to the building of between 1 ft. to 7 ft. lower than the final grades as shown. This scheme was abandoned by the architects due to internal and structural constraints. The drainage calculations were not revised since the inclusion of this small additional area into the detention system would result in slightly conservative results.

   However, in order to specifically address your concerns, I have re-evaluated the pre-development and post-development calculations to include an off-site to account for the small amount of runoff which drains off-site to Poland Street. This additional subcatchment (subcatchment #11) was added to the analysis for the existing and developed site. Subcatchment #7 (post-development) was also decreased to remove the grass strip accordingly. These revised calculations lead to the same conclusion and drainage design with the end result being a small reduction in flow below the existing rates. Thus it is our conclusion that the small off-site contribution from this narrow grass strip is not significant.

The proposed grading shown in this narrow grass strip is intended to soften the elevation view along Poland Street and Forest Avenue. The first floor elevation is approximately 7 ft. above existing grade at the Forest Avenue end. The contours shown represent a mild 6:1 slope from the building to the property line. This flatter, gentle slope is preferred. A steeper 3:1 slope would be required to confine the runoff from this lawn area on-site.

3. Proposed roof drain connections were requested from the Architect but were unavailable at the time the calculations were performed. These actual locations are irrelevant provided that they connect to the new storm drain along Poland Street upstream from the control structure. The existing roof drain connections have been added to the enclosed sketch based on as built information provided by The Park Danforth. The minor difference between the boundaries for watersheds 3 and 4 for existing and developed sites is a drafting error. A corrected sketch for the existing site is enclosed.

4. The erosion control sketch plan has been added to the plan set on sheet #C5. A note has been added to the Site Plan Sheet C1 referring to Sheet 5.

5. A local manufacturer has agreed to provide a construction shop drawing for a hydro-brake or orifice for the proposed flow control structure.

The responses above have addressed the issues and concerns of the development review comments in detail. Revised calculations and plans have been included in the attached enclosures. If there are any remaining questions or comments which may be handled through telephone conversations, please call.

Respectfully submitted,

Patrick L. Clark, P. E.

PLC/pp

Enclosures:

cc: Jim Wendel

REVISED CALCULATIONS
For
Response #1

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/2 YEAR DUP1
DURATION= 10 MIN INTEN= 3.00 IN/HR
30 May 97
Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 3.00 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	5.0 (11.3)	- - -	-	.41	.20	10.09	0.00
2	.20	5.0 (21.6)	- - -	-	.37	.22	10.09	0.00
3	.44	5.0 (1.7)	- - -	-	.85	1.12	10.09	.02
4	.39	5.6	- - -	-	.90	1.05	10.10	.02
5	.09	5.0 (1.8)	- - -	-	.86	.23	10.09	0.00
6	.06	5.0 (9.0)	- - -	-	.39	.07	10.09	0.00
7	.72	5.0	- - -	-	.76	1.64	10.09	.03
8	.08	5.0 (12.4)	- - -	-	.65	.16	10.09	0.00
9	.19	2.2	- - -	-	.86	.49	10.04	.01
10	.08	4.5	- - -	-	.64	.15	10.08	0.00

as SUBMITTED

2

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/[redacted] YEAR DUP1
DURATION= 10 MIN INTEN= 3.00 IN/HR

30 May 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.3	.8	.20
2	8.0	-	-	-	-	.010	140	.0030	2.5	.9	.42
3	11.7	-	-	-	-	.010	80	.0025	3.2	.4	1.53
4	12.0	-	-	-	-	.010	60	.0100	6.2	.2	2.58
5	12.0	-	-	-	-	.010	70	.0180	7.9	.1	2.81
6	15.0	-	-	-	-	.010	260	.0030	4.0	1.1	2.86
7	24.0	-	-	-	-	.009	150	.0040	5.3	.5	4.39
8	12.0	-	-	-	-	.009	30	.0030	3.2	.2	.80
9	12.0	-	-	-	-	.009	45	.0030	2.7	.3	.49
10	12.0	-	-	-	-	.009	90	.0100	3.0	.5	.15
11	17.4	-	-	-	-	.010	20	.0030	4.4	.1	3.92
12	12.0	-	-	-	-	.009	50	.0030	3.2	.3	.80

← AS SUBMITTED 3.89

+ 0.03

Data for 3042/PARK-DANFORTH/DEVELOPED SITE 10 YEAR DUP1
DURATION= 10 MIN INTEN= 4.20 IN/HR

30 May 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.20 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	5.0 (11.3)	- - - -	-	.41	.28	10.09	0.00
2	.20	5.0 (21.6)	- - - -	-	.37	.31	10.09	.01
3	.44	5.0 (1.7)	- - - -	-	.85	1.57	10.09	.03
4	.39	5.6	- - - -	-	.90	1.47	10.10	.03
5	.09	5.0 (1.8)	- - - -	-	.86	.33	10.09	.01
6	.06	5.0 (9.0)	- - - -	-	.39	.10	10.09	0.00
7	.72	5.0	- - - -	-	.76	2.30	10.09	.04
8	.08	5.0 (12.4)	- - - -	-	.65	.22	10.09	0.00
9	.19	2.2	- - - -	-	.86	.69	10.04	.01
10	.08	4.5	- - - -	-	.64	.22	10.08	0.00

AS SUBMITTED

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/10 YEAR DUP1
DURATION= 10 MIN INTEN= 4.20 IN/HR 30 May 97
Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.5	.8	.28
2	8.0	-	-	-	-	.010	140	.0030	2.7	.9	.58
3	11.7	-	-	-	-	.010	80	.0025	3.3	.4	2.15
4	12.0	-	-	-	-	.010	60	.0100	6.5	.2	3.61
5	12.0	-	-	-	-	.010	70	.0180	8.5	.1	3.93
6	15.0	-	-	-	-	.010	260	.0030	4.2	1.0	4.00
7	24.0	-	-	-	-	.009	150	.0040	5.9	.4	6.17
8	12.0	-	-	-	-	.009	30	.0030	3.5	.1	1.12
9	12.0	-	-	-	-	.009	45	.0030	3.0	.2	.69
10	12.0	-	-	-	-	.009	90	.0100	3.4	.4	.22
11	17.4	-	-	-	-	.010	20	.0030	4.7	.1	5.90
12	12.0	-	-	-	-	.009	50	.0030	3.5	.2	1.12

AS SUBMITTED → 5.8

+0.09

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/25 YEAR DUP1
DURATION= 10 MIN INTEN= 4.90 IN/HR 30 May 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.90 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	5.0	(11.3)	-	-	-	-		.41	.32	10.09	.01
2	.20	5.0	(21.6)	-	-	-	-		.37	.36	10.09	.01
3	.44	5.0	(1.7)	-	-	-	-		.85	1.83	10.09	.03
4	.39	5.6	-	-	-	-	-		.90	1.72	10.10	.03
5	.09	5.0	(1.8)	-	-	-	-		.86	.38	10.09	.01
6	.06	5.0	(9.0)	-	-	-	-		.39	.11	10.09	0.00
7	.72	5.0	-	-	-	-	-		.76	2.68	10.09	.05
8	.08	5.0	(12.4)	-	-	-	-		.65	.25	10.09	0.00
9	.19	2.2	-	-	-	-	-		.86	.80	10.04	.01
10	.08	4.5	-	-	-	-	-		.64	.25	10.08	0.00

AS SUBMITTED

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/25 YEAR DUP1
DURATION= 10 MIN INTEN= 4.90 IN/HR 30 May 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.6	.7	.32
2	8.0	-	-	-	-	.010	140	.0030	2.7	.9	.68
3	11.7	-	-	-	-	.010	80	.0025	3.3	.4	2.29
4	12.0	-	-	-	-	.010	60	.0100	6.6	.2	4.00
5	12.0	-	-	-	-	.010	70	.0180	8.6	.1	4.37
6	15.0	-	-	-	-	.010	260	.0030	4.3	1.0	4.38
7	24.0	-	-	-	-	.009	150	.0040	6.2	.4	7.03
8	12.0	-	-	-	-	.009	30	.0030	3.6	.1	1.31
9	12.0	-	-	-	-	.009	45	.0030	3.2	.2	.80
10	12.0	-	-	-	-	.009	90	.0100	3.6	.4	.25
11	17.4	-	-	-	-	.010	20	.0030	4.7	.1	6.78
12	12.0	-	-	-	-	.009	50	.0030	3.6	.2	1.31

AS SUBMITTED

6.8

-0.02

CALCULATIONS AND REVISED SKETCHES FOR Response #2

Results of 25 year storm calculations
Existing $Q_{25} = 7.79$ cfs (Reach #11)
Developed $Q_{25} = 7.47$ cfs (Reach #11)

Response #3

- Revised subcatchment boundaries on existing drainage plan.
- Existing roof drain connections on developed drainage plan.

Project EXISTING
Job No.
Date
Computed By
Checked By
Sheet ____ of

Subcatchment # 11 (off-site runoff)

A = 0.373 ac

grass ~ 0.222 c = 0.30 (0.066)

impervious ~ 0.151 c = 0.95 (0.143)

$\Sigma CA = 0.210$

$\therefore C = 0.56$

AB ~ 40', SF grass s = 0.010

BC ~ 500 SCF paved s = 0.015

Project DEVELOPED | Computed By | Checked By | Sheet ___ of ___ | Job No. | Date

Revised Subcatchment #7

A = 0.628 ac

Grass ~ 0.115 ac C = 0.30 (0.034)

Impervious ~ 0.513 ac C = 0.95 (0.487)

ΣCA = 0.521

∴ C = 0.83

Subcatchment #11 (OFF-site runoff)

A = 0.443 ac

grass ~ 0.292 c = .30 (0.0876)

impervious ~ 0.151 c = .95 (0.1435)

ΣCA = 0.2311

∴ C = 0.52

AB ~ 40' SF grass s = 0.0

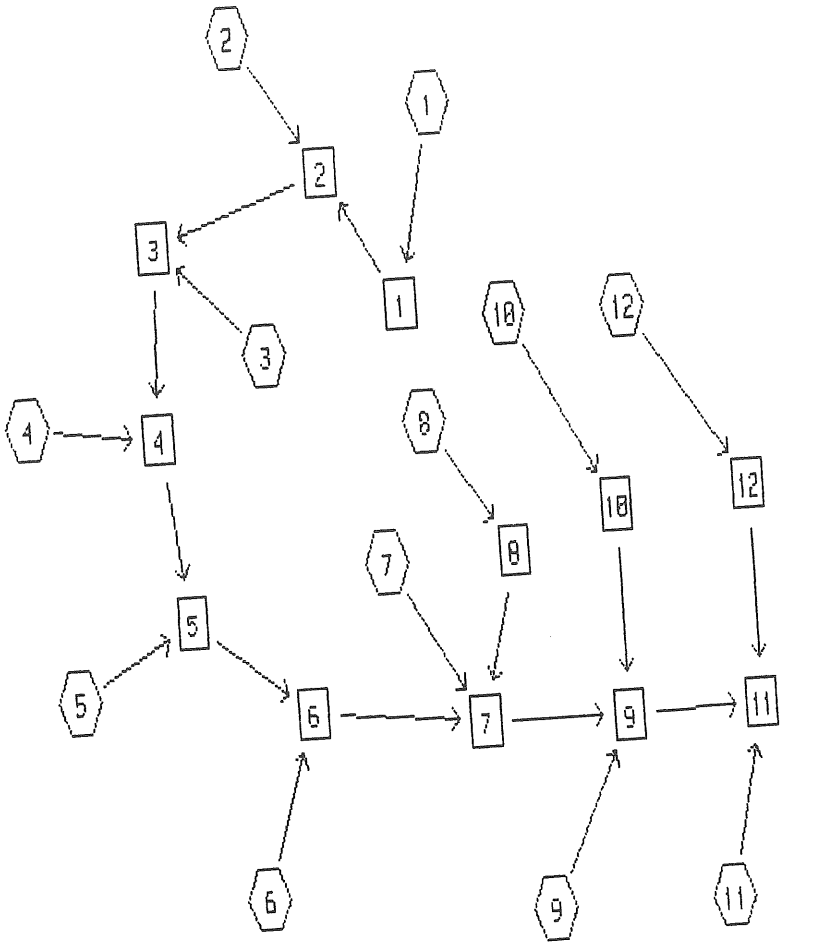
BC ~ 500' SCF paved s = 0.0

Data for 3042/PARK-DANFORTH/EXISTING SITE/25 YEAR DUP2
DURATION= 10 MIN INTEN= 4.90 IN/HR

2 Jun 97

Prepared by Land Use Consultants, Inc.

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

Data for 3042/PARK-DANFORTH/EXISTING SITE/25 YEAR DUP2
DURATION= 10 MIN INTEN= 4.90 IN/HR

2 Jun 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.90 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.28	10.17	.01
2	.25	21.6	-	-	-	-	-		.30	.17	10.17	0.00
3	.38	1.7	-	-	-	-	-		.67	1.25	10.03	.02
4	.31	5.6	-	-	-	-	-		.84	1.28	10.10	.02
5	.10	5.0	-	-	-	-	-		.83	.41	10.09	.01
6	.06	6.5	-	-	-	-	-		.41	.12	10.11	0.00
7	.28	19.4	-	-	-	-	-		.83	.58	10.17	.01
8	.05	.9	-	-	-	-	-		.92	.23	10.02	0.00
9	.21	6.5	-	-	-	-	-		.30	.31	10.11	.01
10	.22	1.2	-	-	-	-	-		.91	.98	10.02	.01
11	.37	12.6	-	-	-	-	-		.56	.80	10.17	.02
12	.40	2.4	-	-	-	-	-		.95	1.86	10.04	.03

REACH ROUTING BY STOR-IND+TRANS METHOD

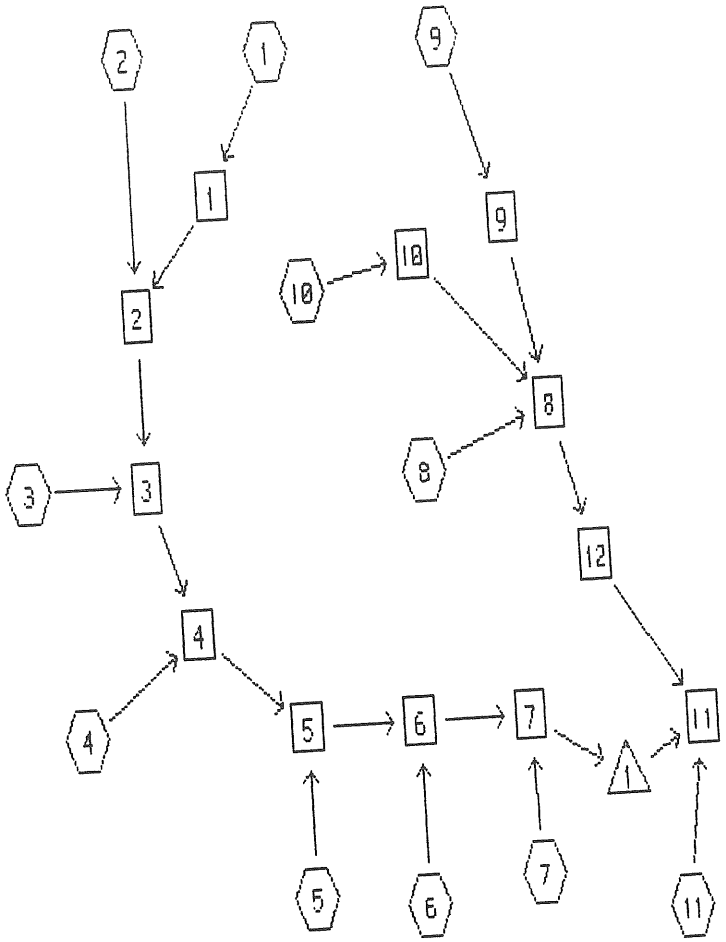
REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.5	.8	.27
2	8.0	-	-	-	-	.010	140	.0030	2.5	.9	.42
3	10.4	-	-	-	-	.010	80	.0025	3.1	.4	1.55
4	12.0	-	-	-	-	.010	60	.0100	6.3	.2	2.81
5	12.0	-	-	-	-	.010	70	.0180	8.2	.1	3.20
6	15.0	-	-	-	-	.010	200	.0030	4.1	.8	3.30
7	15.0	-	-	-	-	.010	125	.0025	3.9	.5	4.03
8	6.0	-	-	-	-	.010	65	.0650	6.5	.2	.23
9	15.0	-	-	-	-	.010	95	.0060	5.9	.3	5.17
10	10.0	-	-	-	-	.010	60	.0350	7.5	.1	.99
11	16.1	-	-	-	-	.010	10	.0060	6.3	0.0	7.79
12	-	1.0	.5	.02	-	.110	100	.0500	.8	2.0	1.85

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/25 YEAR DUP2
DURATION= 10 MIN INTEN= 4.90 IN/HR

2 Jun 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

WATERSHED ROUTING ==========



SUBCATCHMENT REACH POND LINK

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/25 YEAR DUP2
DURATION= 10 MIN INTEN= 4.90 IN/HR

2 Jun 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

RUNOFF BY M-RATIONAL METHOD: DURATION= 10 MIN INTEN= 4.90 IN/HR

RUNOFF SPAN = 10-13 HRS, dt= .01 HRS, 301 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--					WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.16	11.3	-	-	-	-	-		.41	.28	10.17	.01
2	.20	21.6	-	-	-	-	-		.37	.17	10.17	0.00
3	.44	1.7	-	-	-	-	-		.85	1.83	10.03	.03
4	.39	5.6	-	-	-	-	-		.90	1.72	10.10	.03
5	.09	1.8	-	-	-	-	-		.86	.38	10.04	.01
6	.06	9.0	-	-	-	-	-		.39	.12	10.15	0.00
7	.63	5.0	-	-	-	-	-		.83	2.56	10.09	.04
8	.08	12.4	-	-	-	-	-		.65	.20	10.17	0.00
9	.19	2.2	-	-	-	-	-		.86	.80	10.04	.01
10	.08	4.5	-	-	-	-	-		.64	.25	10.08	0.00
11	.44	12.6	-	-	-	-	-		.52	.88	10.17	.02

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/25 YEAR DUP2
DURATION= 10 MIN INTEN= 4.90 IN/HR

2 Jun 97

Prepared by Land Use Consultants, Inc.
HydroCAD 4.52 000511 (c) 1986-1996 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	6.0	-	-	-	-	.010	115	.0040	2.5	.8	.27
2	8.0	-	-	-	-	.010	140	.0030	2.5	.9	.42
3	11.7	-	-	-	-	.010	80	.0025	3.3	.4	2.13
4	12.0	-	-	-	-	.010	60	.0100	6.6	.2	3.84
5	12.0	-	-	-	-	.010	70	.0180	8.6	.1	4.20
6	15.0	-	-	-	-	.010	260	.0030	4.2	1.0	4.27
7	24.0	-	-	-	-	.009	150	.0040	6.1	.4	6.72
8	12.0	-	-	-	-	.009	30	.0030	3.6	.1	1.25
9	12.0	-	-	-	-	.009	45	.0030	3.2	.2	.80
10	12.0	-	-	-	-	.009	90	.0100	3.6	.4	.25
11	18.0	-	-	-	-	.010	20	.0030	4.8	.1	7.47
12	12.0	-	-	-	-	.009	50	.0030	3.6	.2	1.24

Data for 3042/PARK-DANFORTH/DEVELOPED SITE/25 YEAR DUP2
DURATION= 10 MIN INTEN= 4.90 IN/HR

2 Jun 97

Prepared by Land Use Consultants, Inc.

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW Qin (CFS)	PEAK FLOW Qout (CFS)	PEAK FLOW Qpri (CFS)	PEAK FLOW Qsec (CFS)	Qout ATTEN. (%)	Qout LAG (MIN)
1	14.7	21.0	20.5	.03	6.72	5.84			13	3.0

LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

June 6, 1997

Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth – Final Submission

Dear Rick:

On behalf of my client The Park Danforth I am pleased to submit the attached (7 copies) of additional documentation and Revised Plans for your review prior to the Public Hearing scheduled for June 24th.

The Plans have been revised to address concerns expressed by the Board at the workshop meeting on May 27th and to respond to staff review comments as follows:

- A submission was made under separate cover on June 3rd which addresses comments by the Development Review Coordinator mostly dealing with drainage issues.
- A copy of a letter addressed to Bill Goodwin requesting a determination of adequate sewer capacity is attached.
- The Site Plans are revised as follows:
  1. The Forest Avenue parking lot was revised by eliminating two parking spaces to reduce the lot from 24 to 22 spaces and thereby reducing the overall parking count from 73 to 71. One space was converted to a landscaped island near Forest Avenue to enable us to preserve a large 28 in. Norway Maple which provides a visual screen towards Forest Avenue. A second space was combined with the Handicap access aisle that was widened to also serve as a turning stall for trucks making deliveries.
  2. Additional landscaping has been added on the Forest Avenue end of the building to provide additional screening and some additional trees are being preserved along the boundary with Rite Aid. Additional landscaping was also added to the Stevens Avenue buffer.
  3. The existing brick sidewalk along Forest Avenue is proposed to be replaced with concrete and a concrete sidewalk is also proposed adjacent to the existing granite curb along Poland Street where none currently exists.
  4. The proposed building footprint is revised to reflect the removal of the exterior walkway outside the dining area along Poland Street. Due to set back constraints and structural conflicts this will now be handled inside the structure.
  5. An additional plan is included which is the Subdivision Recording Plat as well as the Condominium Plat and has the signature block for the Board to endorse if they approve the project.

We are looking forward to attending the public hearing on June 24th at which time we will present a rendering of the new addition that will show the proposed façade and demonstrate how the landscaping will provide screening to the Forest Avenue Vista.

LAND PLANNERS • ENGINEERS • SURVEYORS
966 RIVERSIDE STREET • PORTLAND, MAINE 04103 • 207 878-3313 • Fax: 207 878-0201 • Email: landuse@biddeford.com

Please call me with any questions, comments or requests for additional documentation.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

cc: Denise Vachon, The Park Danforth
Ed Kelley, New Life Management
Bill Grover, EGA Architects
Melissa Murphy, Perkins & Thompson
Dennis Landry, Allied Construction

LAND USE CONSULTANTS INC

FILE COPY

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS

3042

May 30, 1997

William Goodwin, P. E.
Public Works Department
55 Portland Street
Portland, ME 04101

The Park Danforth building addition, 777 Stevens Avenue, Portland, Maine

Dear Bill:

The existing 7 story, 109 unit congregate care facility is proposing a 3 story addition with 54 new units. The project is currently under review by the City of Portland Planning Department. In order to obtain final acceptance of the project the applicant will require a letter from your office stating that the City of Portland has adequate capacity to serve the additional units. The existing sewer connects to a combined system in Poland Street. Storm drains and roof drains are currently separated on-site and discharge to a separated storm drain in Forest Avenue.

The proposal will relocate the sanitary connection to an existing combined sewer manhole in Poland Street near the intersection of Forest Avenue. The on-site storm drains and roof drains will be reconnected to the separated storm drain at the same location.

Please indicate in writing, if the City has adequate capacity to serve the new addition. A prompt response would be appreciated due to the anticipated fast-track schedule for approval and consideration.

Respectfully submitted,

Patrick L. Clark, P. E.

PLC/pp

LAND PLANNERS • ENGINEERS • SURVEYORS
966 RIVERSIDE STREET • PORTLAND, MAINE 04103 • 207 878-3313 • Fax 207 878-0201 • Email landuse@biddeford.com

Commercial Real Estate

Fleet

Fleet Bank
Mail Stop: ME PM P05L
Two Portland Square
P.O. Box 1280
Portland, ME 04104-5006
207-874-5370
Fax 207-874-5355

SITE PLAN/SUBDIVISION ESCROW ACCOUNT

Account #9355122075

December 1, 1997

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

RE: Application of the Home for the Aged for Site Improvements at 777 Stevens Avenue, Portland, Maine.

Dear Mr. Gray:

This will certify to you that Fleet Bank will hold the sum of $181,731 in an interest-bearing escrow account in the name of the Home for the Aged established with the Bank. We will hold these funds as escrow agent for the benefit of the City of Portland on the following conditions:

1. These funds represent the estimated cost of installing site improvements as depicted on the site plan and estimated on Attachment 1.

2. The City of Portland may draw against this escrow account by presentation of a draft in the event that the Home for the Aged fails to complete by December 1, 1999 the work as stipulated in Paragraph 1. Said draft shall be accompanied by a written statement from the Director of Parks and Public Works or the Director of Planning and Urban Development that the Home for the Aged has failed to complete such work, with a listing of improvements still to be completed, and the estimated cost of completing said improvements still to be completed as determined by the Department of Public Works.

3. The City of Portland may draw against this escrow for a period not to exceed 90 days after the expiration of this commitment; provided that the Home for the Aged will give the City written notice of the deadline of this escrow at least 90 days prior thereto; otherwise drafts must be submitted no later than 90 days following written notice whenever given thereafter.

4. After all work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to the installation of granite curbing, sidewalk, curb cut and street trees, Fleet Bank shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost

of improvements. In no case, however, shall the obligations of Fleet Bank hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as described above.

5. The Home for the Aged will notify the City of Portland for inspections.

6. All costs associated with establishing, maintaining and disbursing funds from the escrow account shall be borne by the Home for the Aged.

7. This escrow account expires on December 1st, 1999, but may expire prior to this date when the City of Portland acknowledges in writing to Fleet Bank and the Home for the Aged that said work as outlined has been completed in accordance with the City of Portland specifications.

Dated at Portland, Maine this first day of December, 1997.

Very truly yours,

FLEET BANK

By: _____ Date: 12/2/97
Vice President

Seen and Agreed to:

By: _____ Date: 12/2/97
Home for the Aged for Home for the Aged

Approved pursuant to §14-501(a) of the Portland City Code:

By: _____ Date: 12/3/97
Director of Planning and Urban Development

By: _____ Date: 12/3/97
Corporation Counsel

By: _____ Date: _____
Finance Director

h:\nlw\homeaged\escrow2

THE PARK DANFORTH

10088 CHECK 10088

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
3802	061297	06/12/97	790.00	790.00	0.00	790.00
						$790.00

10088

HOME FOR THE AGED
OPERATIONS ACCOUNT
THE PARK DANFORTH
777 STEVENS AVENUE
PORTLAND, MAINE 04103

FLEET BANK
PORTLAND, ME

52-36/112

CHECK
10088

DATE	CONTROL NO.	AMOUNT
06/12/97	10088	$*********790.00

**********790 DOLLARS AND 00 CENTS

PAY
TO THE ORDER OF CITY OF PORTLAND
ONE CANAL PLAZA
BOX 544
PORTLAND ME 04112

AUTHORIZED SIGNATURE

Eng Rewardfelt ⑈010088⑈ ⑆011200365⑆ 0000 316 709⑈

PO Box 1386, Portland, ME 04104 fax #207/885-5135

Allied Construction

FAXED 7/30/97

Fax

To: Rick Knowland From: Pete Pelletier

Company: City of Portland Pages: 3

Fax: 874-8716 Date: 7/30/97

Re: Park Davenport Phone: (207) 772-4886

☐ Urgent ☒ For Review ☒ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

See Attached Letter & Estimate

cc

Denise Vachon 797-3627

Ed Kelly 609-778-5610

David Kamila 518-0201

The Park Danforth
Steven's Avenue Parking Lot Expansion
Cost Estimate of Improvements

Private

	Quantity	Unit Cost	Sub Total
G.C.'s Supervision	Lump Sum	$5,800.00	$ 5,800.00
Clearing of Misc. Trees	Lump Sum	$1,000.00	$ 1,000.00
Common Excavation	1117 c.y.	$ 5.00/c.y.	$ 5,585.00
Sub-base Gravel	443 c.y.	$ 9.50/c.y.	$ 4,208.50
Base Gravel	177 c.y.	$16.00/c.y.	$ 2,832.00
Sidewalk Gravel	27 c.y.	$18.00/c.y.	$ 486.00
Precast Concrete Curbing	438 l.f.	$17.00/l.f.	$ 7,446.00
Pavement Type "B"	102 ms.	$32.00/m	$ 3,264.00
Pavement Type "C"	145 ms.	$33.00/m.	$ 4,686.00
Pavement Sidewalk	12 ms.	$65.00/m.	$ 780.00
Concrete Sidewalks - Forming	330 l.f.	$ 3.50/l.f.	$ 1,155.00
- Reinforcing	330 s.f.	$ .22/s.f.	$ 187.00
- Place & Finish	330 s.f.	$ .75/s.f.	$ 637.50
- Conc. Mix	11 c.y.	$60.00/c.y.	$ 660.00
Striping Parking	Lump sum	$ 700.00	$ 700.00
Transplanting Existing Shrubs	Lump Sum	$2,525.00	$ 2,525.00
Relocating Site Lighting	5 ea.	$1,400.00	$ 4,200.00
		Grand Total	$45,452.00

11-24-1997 1:36PM FROM ALLIED CONSTRUCTION 207 885 5135

arment of Planning and Urban Developm
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 11/24/97 REVISED

Name of Project THE PARK DANFORTH

Address/Location 777 STEVENS AVENUE

Developer HOME FOR THE AGED d/b/a/ THE PARK DANFORTH

Form of Performance Guarantee

Type of Development: _____ Subdivision _____ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal
1. STREET/SIDEWALK				1117SY	6.55	7317.00
PARKING PAVEMENT				468 LF	18.00	8424.00
~~Granite~~ Curbing -CONCRETE				6240SF	3.20	19968.00
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Other						
2. SANITARY SEWER		50%		2EA	1950.00	3900.00
Manholes		15%		320LF	24.85	7952.00
Piping				-	-	-
Connections				1EA	1500.00	1500.00
Other-GREASE TRAP						
3. STORM DRAINAGE				2EA	2425.00	4850.00
Manholes				5EA	1450.00	7250.00
Catchbasins				456LF	26.00	11856.00
Piping				NONE	-	-
Detention Basin				1EA	750.00	750.00
Other-HYDRO BREAK				8EA	1000.00	8000.00
			NEW/RELOCATED E&B	750LF	2.50	1875.00
4. SITE LIGTING				LUMP SUM	LUMP SUM	1200.00
5. EROSION CONTROL				1EA	16300.00	16300.00
			GAZEBO	3EA	650.00	1950.00
6. RECREATION AND OPEN SPACE AMENITIES			BENCHES			

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				SEE LIST ATTACHED		$22,975.00
				SEE LIST ATTACHED		$55,664.00
8. MISCELLANEOUS						$181,731.00
TOTAL:						
GRAND TOTAL:						

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:			
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	

The Park Danforth
Cost Estimate of Improvements
Detail Breakdown
11/24/97

LANDSCAPING:	QUANTITY	UNIT COST	SUBTOTAL
LOAM & SEEDING	1555 SY	$ 2.25	$ 3,499.00
Red Maple 4"-4.5"cal	5ea	$643.00	$ 3,215.00
Upright Red Maple 3"-3-5" cal	1ea	$450.00	$ 450.00
Japanese Tree Lilac 2"-2.5" cal	1ea	$245.00	$ 245.00
Callery Pear 4"-4.5"cal	12ea	$735.00	$ 8,820.00
Red Pine 6'-7'HT	14ea	$191.00	$ 2,674.00
PJM Rhody 2.5'-3'	23ea	$ 52.00	$ 1,196.00
Boule DeNeige Rhody 3' HT	10ea	$126.00	$ 1,260.00
Japanese Yew 3.5-4'	4ea	$ 65.00	$ 260.00
Compact Andorra Juniper 18"-24"	24ea	$ 29.00	$ 696.00
Common Lilac 5'-8'	5ea	$ 78.00	$ 390.00
Bristol Ruby Weigela 3'-5'	9ea	$ 30.00	$ 270.00
		SUB-TOTAL	$22,975.00

MISCELLANEOUS			
Water Line Work	354LF	$ 21.00	$ 7,434.00 — 15%
4" Main	260LF	$ 24.00	$ 6,240.00
6" Main	1ea	$ 3,500.00	$ 3,500.00
Meter Pit	1ea	$12,500.00	$12,500.00
Out Building Demolition			

SITE EARTHWORK			
Clearing, Grubbing	1LS	$LUMP SUM	$ 2,760.00
Stripping	530cy	$ 6.00	$ 3,180.00
Common Excavation and Fill	445cy	$ 7.00	$ 3,115.00
Borrow Fill	535cy	$ 9.00	$ 4,815.00
Sub-base Gravel	215cy	$ 12.00	$ 2,580.00
Base Gravel	155cy	$ 12.00	$ 1,860.00
Sidewalk Gravel			
Retaining Wall w/rail	1ea	$LUMP SUM	$ 5,700.00
Gas Line E&B	330LF	$ 6.00	$ 1,980.00
		SUB TOTAL	$55,664.00

CHECK 10594

THE PARK DANFORTH

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT

10594

HOME FOR THE AGED
OPERATIONS ACCOUNT
THE PARK DANFORTH
777 STEVENS AVENUE
PORTLAND, MAINE 04103

FLEET BANK
PORTLAND, ME

CHECK

52-36/112

DATE 11-30-97

CONTROL NO.

AMOUNT $3089.43

Three thousand eighty-nine and 43/100

PAY TO THE ORDER OF City of Portland, ME

AUTHORIZED SIGNATURE

⑈010594⑈ ⑆011200365⑆ 0000 316 709⑈

PARK DANFORTH
777 STEVENS AVE.
$ 181,731 TOTAL
" 17,140 D PW OK
~~184,591~~ PLANNING

THE PARK DANFORTH CHECK 10594

OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT

10594

HOME FOR THE AGED
OPERATIONS ACCOUNT
THE PARK DANFORTH
777 STEVENS AVENUE
PORTLAND, MAINE 04103

FLEET BANK
PORTLAND, ME

CHECK

52-36/112

DATE 11-30-97 CONTROL NO. AMOUNT $3089.43

Three thousand eighty-nine and 43/100

PAY TO THE ORDER OF City of Portland, ME

AUTHORIZED SIGNATURE

⑈010594⑈ ⑆011200365⑆ 0000 316 709⑈

CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM

Address of Proposed Site 777 STEVENS AVE Date 5/21/97

Project Description BUILDING ADDITION Job # _____

Applicant PARK DANFORTH HOME FOR THE AGED.

Applicant's Mailing Address 777 STEVENS AVE

Site Review
(Planning Department)

Review Engineer: Jim WENDEL, DH

Number of Estimated Hours: 10.

Cost Per Hour: $48.00

Total Amount: $480.00

Right-of-Way Review
(Public Works Department)

Review Engineer: TOM GARLO / TONY LOMBARDO

Number of Estimated Hours: TRAFFIC 4 / DPW 2

Cost Per Hour: TRAFFIC $60 / DPW $25

Total Amount: $310.

An engineering fee has been assessed in the amount of $790 for the review of your project located at 777 STEVENS AVE

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: RICHARD KNOWLAND

Office Use Only

Invoice Date: _____ Received: _____ date

Planning Revenue Code: _____

Public Works Revenue Code: _____

cc: Applicant - white
Planner - blue
Engineer - green
Public Works - yellow
Financial Officer - pink
Review/Inspection Fee File - golden

"BUILDING EXCELLENCE"
ALLIED
CONSTRUCTION P.O. BOX 1396 • PORTLAND, ME 04104 • 207-772-2888

November 24, 1997

Mr. Rick Knowland
City of Portland
Planning & Urban Development
389 Congress Street
Portland, Maine 04101

RE: The Park Danforth
777 Stevens Avenue

Dear Mr. Knowland:

On behalf of The Park Danforth, we are submitting the attached detailed estimate for the site improvements associated with the expansion.

This estimate excludes the Stevens Avenue parking lot and the utility work in Poland Street, which was covered previously under a separate performance guarantee. Also, both the Stevens Avenue lot and the Poland Street utility work has been completed.

Please review the attached estimate and let us know if the City is in agreement, so we can have the Owner provide the required guarantee and inspection fees.

If you have any questions concerning this estimate, please do not hesitate to call.

Sincerely,

Peter J. Pelletier
Executive Vice President

cc: Denise Vachon - Park Danforth
Ed Kelly - New Life Management
Norman Whiteside - Fleet Bank of Maine
David Kamila - Land Use Consultants

OFFICE: 8 U.S. ROUTE ONE SCARBOROUGH, ME 04074
(FAX) 207-885-5135

E-mail: info@alliedconstruction.com

artment of Planning and Urban Developm
SUBDIVISION/SITE DEVELOPMENT

BIC J.W. 11/24/97

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 11/24/97 REVISED

Name of Project THE PARK DANFORTH

Address/Location 777 STEVENS AVENUE

Developer HOME FOR THE AGED d/b/a/ THE PARK DANFORTH

Form of Performance Guarantee

Type of Development: _____ Subdivision _____ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

	PUBLIC			PRIVATE		
Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
PARKING PAVEMENT				1117SY	6.55	7317.00
~~Granite~~ Curbing -CONCRETE				468 LF	18.00	8424.00
Sidewalks				6240SF	3.20	19968.00
Esplanades						
Monuments						
Street Lighting						
Other						
2. SANITARY SEWER						
Manholes				2EA	1950.00	3900.00
Piping				320LF	24.85	7952.00
Connections				-	-	-
Other-GREASE TRAP				~~1EA~~	~~1500.00~~	~~1500.00~~
3. STORM DRAINAGE						
Manholes				2EA	2425.00	4850.00
Catchbasins				5EA	1450.00	7250.00
Piping				456LF	26.00	11856.00
Detention Basin				NONE	-	-
Other-HYDRO BREAK				1EA	750.00	750.00
			NEW/RELOCATED E&B	8EA	1000.00	8000.00
4. SITE LIGTING				750LF	2.50	1875.00
5. EROSION CONTROL				LUMP SUM	LUMP SUM	1200.00
			GAZEBO	1EA	16300.00	16300.00
6. RECREATION AND OPEN SPACE AMENITIES			BENCHES	~~3EA~~	~~650.00~~	~~1950.00~~

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				SEE LIST ATTACHED		$22,975.00
				SEE LIST ATTACHED		$55,664.00
						$181,731.00
8. MISCELLANEOUS						
TOTAL:						
GRAND TOTAL:						

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:			
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	

The Park Danforth
Cost Estimate of Improvements
Detail Breakdown
11/24/97

LANDSCAPING:

	QUANTITY	UNIT COST	SUBTOTAL
LOAM & SEEDING	1555 SY	$ 2.25	$ 3,499.00
Red Maple 4"-4.5"cal	5ea	$643.00	$ 3,215.00
Upright Red Maple 3"-3-5" cal	1ea	$450.00	$ 450.00
Japanese Tree Lilac 2"-2.5" cal	1ea	$245.00	$ 245.00
Callery Pear 4"-4.5"cal	12ea	$735.00	$ 8,820.00
Red Pine 6'-7'HT	14ea	$191.00	$ 2,674.00
PJM Rhody 2.5'-3'	23ea	$ 52.00	$ 1,196.00
Boule DeNeige Rhody 3' HT	10ea	$126.00	$ 1,260.00
Japanese Yew 3.5-4'	4ea	$ 65.00	$ 260.00
Compact Andorra Juniper 18"-24"	24ea	$ 29.00	$ 696.00
Common Lilac 5'-8'	5ea	$ 78.00	$ 390.00
Bristol Ruby Weigela 3'-5'	9ea	$ 30.00	$ 270.00
	SUB-TOTAL		$22,975.00

MISCELLANEOUS

Water Line Work			
4" Main	354LF	$ 21.00	$ 7,434.00
6" Main	260LF	$ 24.00	$ 6,240.00
Meter Pit	1ea	$ 3,500.00	$ 3,500.00
Out Building Demolition	1ea	$12,500.00	$12,500.00

SITE EARTHWORK			
Clearing, Grubbing Stripping	1LS	$LUMP SUM	$ 2,760.00
Common Excavation and Fill	530cy	$ 6.00	$ 3,180.00
Borrow Fill	445cy	$ 7.00	$ 3,115.00
Sub-base Gravel	535cy	$ 9.00	$ 4,815.00
Base Gravel	215cy	$ 12.00	$ 2,580.00
Sidewalk Gravel	155cy	$ 12.00	$ 1,860.00
Retaining Wall w/rail	1ea	$LUMP SUM	$ 5,700.00
Gas Line E&B	330LF	$ 6.00	$ 1,980.00
	SUB TOTAL		$55,664.00

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

19970002
I. D. Number

Park Danforth
Applicant

5/13/97
Application Date

777 Stevens Ave, Portland, ME
Applicant's Mailing Address

Park Danforth
Project Name/Description

Land Use Consultants/David Kam
Consultant/Agent

777 Stevens Ave
Address of Proposed Site

878-3313
Applicant or Agent Daytime Telephone, Fax

146-B-005
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

1. That grading on the Poland Street side of the property be revised to be consistent with comments of the Development Review Coordinators memo of 6/21/97.
2. That the site plan be revised for city staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Ave. entrance.
3. Above conditions have been met.

Planning Conditions of Approval

1. The applicant shall return to the Board with revised elevations of the easterly end of the north elevation, the easterly end of the south elevation and the easterly elevation (Forest Avenue side) for review and approval by the Board.
2. This approval covers only the parking lot on the Stevens Ave. side of the property. Applicant will need to submit a second performance guarantee for the remainder of the site.
3. Conditions #1 and #2 have been addressed.

Inspections Conditions of Approval

Fire Conditions of Approval

applicant must have state fire marshall approval.

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

19970002
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878-3313
Applicant or Agent Daytime Telephone, Fax

146-B-005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change Of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☒ Other (specify) Institutional Use

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
	9984	

Check Review Required:

☒ Site Plan (major/minor)
☒ Subdivision # of lots 55
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☒ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan $300.00 Subdivision $1,375.00 Engineer Review $790.00 Date: 6/12/97

DRC Approval Status: Reviewer wendel/rk

☐ Approved
☒ Approved w/Conditions see attached
☐ Denied

Approval Date 12/8/97 Approval Expiration 6/24/98 Extension to ☒ Additional Sheets Attached

☒ Condition Compliance j.wendel/rk (signature) 12/8/97 (date)

Performance Guarantee ☒ Required* ☐ Not Required

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

☒ Performance Guarantee Accepted	8/6/97 (date)	$46,452.00 (amount)	8/9/99 (expiration date)
☒ Inspection Fee Paid	8/5/97 (date)	$789.69 (amount)	
☐ Building Permit	(date)		
☐ Performance Guarantee Reduced	(date)	(remaining balance)	(signature)
☐ Temporary Certificate Of Occupancy	(date)	☐ Conditions (See Attached)	
☐ Final Inspection	(date)	(signature)	
☐ Certificate Of Occupancy	(date)		
☐ Performance Guarantee Released	(date)	(signature)	
☐ Defect Guarantee Submitted	(submitted date)	(amount)	(expiration date)
☐ Defect Guarantee Released	(date)	(signature)	

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

19970002
I. D. Number

Park Danforth
Applicant

5/13/97
Application Date

777 Stevens Ave, Portland, ME
Applicant's Mailing Address

Park Danforth
Project Name/Description

Land Use Consultants/David Kam
Consultant/Agent

777 Stevens Ave
Address of Proposed Site

878-3313
Applicant or Agent Daytime Telephone, Fax

146-B-005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change Of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☒ Other (specify) Institutional Use

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
	9984	

Check Review Required:

☒ Site Plan (major/minor)
☒ Subdivision # of lots 55
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☒ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan $300.00 Subdivision $1,375.00 Engineer Review $790.00 Date: 6/12/97

Planning Approval Status: Reviewer RK

☐ Approved
☒ Approved w/Conditions See Attached
☐ Denied

Approval Date 12/8/97 Approval Expiration 6/24/98 Extension to

☒ OK to Issue Building Permit r.knowland (signature) 12/8/97 (date)
☒ Additional Sheets Attached

Performance Guarantee ☒ Required* ☐ Not Required

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

☒ Performance Guarantee Accepted	8/6/97 (date)	$46,452.00 (amount)	8/9/99 (expiration date)
☒ Inspection Fee Paid	8/5/97 (date)	$789.69 (amount)	
☐ Building Permit Issued	(date)		
☐ Performance Guarantee Reduced	(date)	(remaining balance)	(signature)
☐ Temporary Certificate of Occupancy	(date)	☐ Conditions (See Attached)	
☐ Final Inspection	(date)	(signature)	
☐ Certificate Of Occupancy	(date)		
☐ Performance Guarantee Released	(date)	(signature)	
☐ Defect Guarantee Submitted	(submitted date)	(amount)	(expiration date)
☐ Defect Guarantee Released	(date)	(signature)	

19970002
I. D. Number

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

Park Danforth
Applicant

5/13/97
Application Date

777 Stevens Ave, Portland, ME
Applicant's Mailing Address

Park Danforth
Project Name/Description

Land Use Consultants/David Kam
Consultant/Agent

777 Stevens Ave
Address of Proposed Site

878-3313
Applicant or Agent Daytime Telephone, Fax

146-B-005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) **Institutional Use**

Proposed Building square Feet or # of Units | 9984 Acreage of Site | Zoning

Check Review Required:

☐ Site Plan (major/minor)
☐ Subdivision # of lots 55
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$300.00** Subdivision **$1,375.00** Engineer Review **$790.00** Date **6/12/97**

Planning Approval Status: Reviewer **RK**

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date **6/24/97** Approval Expiration **6/24/98** Extension to

☐ OK to Issue Building Permit **r.knowland** signature **8/6/97**; 12/8/97 date
☐ Additional Sheets Attached

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☐ Performance Guarantee Accepted	**8/6/97** date	**$46,452.00** amount	**8/9/99** expiration date
☐ Inspection Fee Paid	**8/5/97** date	**$789.69** amount	
☐ Building Permit Issued	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released			

19970002
I. D. Number

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

Park Danforth
Applicant

5/13/97
Application Date

777 Stevens Ave, Portland, ME
Applicant's Mailing Address

Park Danforth
Project Name/Description

Land Use Consultants/David Kam
Consultant/Agent

777 Stevens Ave
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Applicant or Agent Daytime Telephone, Fax

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Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

1. The applicant shall return to the Board with revised elevations of the easterly end of the north elevation, the easterly end of the south elevation and the easterly elevation (Forest Avenue side) for review and approval by the Board.

2. This approval covers only the parking lot on the Stevens Ave. side of the property. Applicant will need to submit a second performance guarantee for the remainder of the site.

3. Above conditions have been met

19970002
I. D. Number

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

Park Danforth	5/13/97
Applicant	Application Date
777 Stevens Ave, Portland, ME	Park Danforth
Applicant's Mailing Address	Project Name/Description
Land Use Consultants/David Kam	777 Stevens Ave
Consultant/Agent	Address of Proposed Site
878-3313	146-B-005
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

1. That grading on the Poland Street side of the property be revised to be consistent with comments of the Development Review Coordinators memo of 6/21/97.

2. That the site plan be revised for city staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Ave. entrance.

3. Above conditions have been met

CITY OF PORTLAND, MAINE

PLANNING BOARD

July 2, 1997

Ms. Denise Vachon
The Park Danforth
777 Stevens Avenue
Portland ME 04101

RE: The Park Danforth; 777 Stevens Avenue

Dear Ms. Vachon:

On June 24, 1997, the Portland Planning Board voted on the following motions regarding the proposed expansion of The Park Danforth in the vicinity of 777 Stevens Avenue:

1. The Board voted 7-0 that the plan was in conformance with the conditional use standards of the land use code.

2. The Board voted 7-0 that the plan was in conformance with the site plan standards of the land use code with the following conditions:

   i. That grading on the Poland Street side of the property be revised to be consistent with comments of the Development Review Coordinator's memo of 6-21-97 for drainage.

   ii. The applicant shall return to the Board with revised elevations of the easterly end of the north elevation, the easterly end of the south elevation and the easterly elevation (Forest Avenue side) for review and approval by the Board.

   iii. That the site plan be revised for city staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Avenue entrance.

3. The Board voted 7-0 that the plan was in conformance with the subdivision standards of the land use code.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #23-97, 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 1.7% 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 (874-8300 ext. 8722) 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,

Cyrus Y. Hagge, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland , Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File
Dave Kamila, Land Use Consultants, 966 Riverside Street, Portland, ME 04103

Planning & Urban Development

Alexander Jaegerman
Planning Director

CITY OF PORTLAND

January 17, 2002

Ben Walter
Curtis Walter Stewart
434 Cumberland Ave.
Portland, Me 04101

Re: Park Danforth Renovations CBL# 146-C-005 & 010

Dear Ben:

Thank you for dropping off the plans for proposed renovations to the Park Danforth at 777 Stevens Avenue. From the building elevations, it appears that the renovations will include new brick coursing, EIFS pilasters, trim, and vertical elements to match the recent addition, as well as all new window installation with framing infill where appropriate.

Although we regret the diminution in size of the windows, we understand that these renovations are being completed to remedy considerable structural damage that has occurred over time within the building. Because these renovations do not entail an increase in the building footprint, and because the renovations appear to meet the design standards relevant to construction in the R-6 zone, we will not review these changes under the Site Plan Ordinance. However, I would recommend that you check in with Mike Nugent in Building Inspections (874-8700) to discuss any building permits that may be necessary.

Sincerely,

Sarah Greene Hopkins
Development Review Services Manager

cc.: Richard Knowland, Senior Planner
Michael Nugent, Inspections Manager

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

City of Portland
Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date: JUNE 1, 2000

To: DENISE VACHON

Company: PARK DANFORTH

Fax #: 797-3627

From: RICK KNOWLAND

RE: SORRY FOR THE DELAY IN THE PERFORMANCE GUARANTEE REDUCTION. ATTACHED IS A COPY OF THE LETTER TO FLEET BANK RELEASING THE PERFORMANCE GUARANTEE.

YOU SHOULD RECEIVE 2 PAGE(S),
INLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 OR 207-874-8719.

Finance Department

Duane G. Kline
Director

CITY OF PORTLAND

May 31, 2000

Fleet Bank
Commercial Real Estate
Mail Stop: ME PM P05L
P.O. Box 1280
Portland, ME 04104-5006

Re: Escrow Account #9355122032 dated August 4, 1997 and
Escrow Account #9355122075 dated December 1, 1997 for Site Improvements at
777 Stevens Avenue

This is to inform you that I am authorizing the release and return of the above-named escrow accounts, plus accrued interest. If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK.jlb

pc: Joseph Gray, Jr., Director of Planning & Urban Development
Rick Knowland, Sr. Planner

CITY OF PORTLAND, MAINE

PLANNING BOARD

October 29, 1997

Ms. Denise Vachon
The Park Danforth
777 Stevens Avenue
Portland ME 04101

RE: The Park Danforth and Home for the Aged; 777 Stevens Avenue

Dear Ms. Vachon:

On October 14, 1997, the Portland Planning Board voted on the following motions regarding the proposed revisions to The Park Danforth and Home for the Aged expansion in the vicinity of 777 Stevens Avenue:

1. The Board voted 6-0 (K. Cole absent) that the plan was in conformance with the conditional use standards of the land use code.

2. The Board voted 6-0 (K. Cole absent) that the plan was in conformance with the site plan standards of the land use code.

3. The Board voted 6-0 (K. Cole absent) that the plan was in conformance with the subdivision standards of the land use code.

The approval includes a reconfiguration of the Forest Avenue addition, a redesign of the exterior facade, and providing two additional assisted living units for a total of thirty-nine (39) assisted living units. The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board Report #35-97, 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 1.7% 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 (874-8300 ext. 8722) 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,

Cyrus Y. Hagge, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
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Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File
Dave Kamila, Land Use Consultants, 966 Riverside Street, Portland, ME 04103

John building design is not strong
building to block

Kevin facade needs work

Jimmy bring facade back

Kim back door of Forest St needs to be
dressed up

Cyrus facade B-2 and B-5

DGB draw up Forest Ave facade

end bay N and S plus Forest Ave

better symmetry better detail
east end

first bay N+S elevation plus east side

6-24-95

PARK DANFORTH PH

DENISE VACHON

bring in higher level of service short of a nursing home

Bruce Braeburn his mother needs assisted living 91 years old

Brenda Kamella lives on Waverly St. genetic social worker

critical need in the community

her patients waited for 6 months for a bed working at MMC

contradicting info .. sidewalk along Poland Rd should be included

important for wheel bound people

architectural detail — enhance the detail of the

P.D building — it needs it ~~P.D~~ ~~needs~~

construction schedule + noise

~~T~~ construction starts at 7 - 3:30 .. noise is a concern

architect

Ed Kelley

John Carroll tree replacement issue

[illegible]

Tom Emory Two options → ~~take trees~~ save or take them down trees

save or take them down (replace with 4-5 caliper trees)

Cyprus trees are critical

project is a condo

2ND FLOOR IS ANOTHER CONDO UNIT

ADDITN.

RECORDING PLAT — SUBDIVISION

FOR ADVERTISING PURPOSES

MULTI-FAMILY STANDARDS

SUBDIVISION

SITE PLAN

CONDITIONAL USE

DENNIS VACHON
JOHN GRAY
BILL GRAVEN

PARK DANFORTH MTG
5-7-97

MAY 29

ADDITION, RECONFIGURING

R-6 ZONE

106 units exist

3 story addition partial basement

run 24 rise 26 = 50

73 TOTAL SPACES
50 GARAGE SPACES

exposure 5 or 6 ft.

oversized pipe storage instead of detention

separate storm system — no CSO consent decree

parking study was done

120 units 31 spaces
38 a.l.u 8

Zoning Total 73
Required 51

SIDEWALK AND