

**The Park Danforth
Neighborhood Meeting**

Park Danforth Meeting Room, November 13, 2014, 6:30 pm

Meeting Minutes

Attendees: Denise Vachon (Park Danforth), Michael King (Mitchell & Associates), Scott Carpenter (UNITIL, Forest Avenue), Jerry Hankinson (Waverly Street)

Purpose of meeting: To discuss the proposed redevelopment of the 1104 Forest Avenue property for senior independent living housing and modifications to the existing Park Danforth facilities.

Site Redevelopment:

- An overview of the proposed redevelopment of the Goodwill site and expansion of the Park Danforth facility was presented to the attendees. The overview consisted of a review of the on-site circulation, the total number of existing and proposed units and architectural building elevations.

Parking:

- The primary concern of an abutting neighbor was parking. With the growth of UNE, he has witnessed the increase demand for parking in the neighborhood. The proposed parking layout was reviewed and it was emphasized that all resident, staff and visitor parking will remain on-site.

Lighting:

- Another concern of an abutting neighbor was site lighting. The neighbor referred to an unshieded cobra-head light fixture in the UNITIL parking lot; the light from this fixture in seen from his property. The proposed lighting plan was

reviewed. It was explained that current City of Portland light standards do not allow light spill beyond the property line and do not allow visible light sources. It was emphasized that all proposed site lighting will meet the current City of Portland lighting standards.

Stormwater:

- A brief overview of the proposed stormwater management system was presented to the attendees. It was explained that by using the proposed stormwater infiltration system, the rate of stormwater flowing off site will be reduced from the current rate.

The meeting adjourned at approximately 7:30 pm.

