

December 21, 2017
W-P Project No. 13682A

Barbara Barhydt,
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Subject: The Cedars – Long Term and Assisted Living Memory Care Facility Expansion
Conditional Use Permit – Portland, Maine

Dear Ms Barhydt:

The Cedars long term care facility, located at 630 Ocean Avenue in Portland, Maine, is proposing an expansion and redevelopment of a portion of its facilities. The project is largely driven by the evolution of the care model with a shift towards the household model of care delivery and private rooms for residents. The existing long term care facility at the Hoffman Center has semi-private rooms and will be converted to three households with private rooms. The 40 displaced beds will be moved to the proposed new facility and two household will be created, occupying two floors of the building. A new 20 bed assisted living memory care household will occupy the first floor of the new facility as well.

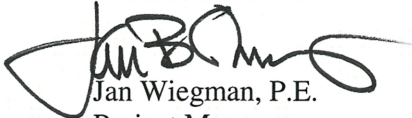
The Assisted Living/Memory care represents an expansion of services and beds for the campus. The new facility will be located on the campus, near the intersection with Ocean Avenue and Rainbow Mall Road, and will have a footprint of approximately 15,000 s.f. The Hoffman Center renovations will not add to the existing building but will be interior renovations.

Parking improvements associated with the proposed project, are designed to accommodate the City Code requirements for the expanded institutional use, the AL Memory Care household, and to replace any parking spaces that are displaced by the new building. Site demolition will include the removal of an administrative building, parking areas, trees, and lawn space.

Landscaping is proposed around the perimeter of the site and other areas adjacent to proposed improvements. Landscaping will include trees, shrubs, ornamental grasses and lawns areas.

The existing drainage system will largely remain in place and in some cases upgraded with new underdrains, structures, and pipe. The drainage upgrades will include revisions to the existing detention basins, new underdrained soil filters and new storm drain structures to accommodate the site revisions and the new facility.

Sincerely,
WRIGHT-PIERCE



Jan Wiegman, P.E.
Project Manager
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JBSW/kos