

Lannie Dobson - RE: Portland Retirement Residence

From: Mark Lowen <markl@lenityarchitecture.com>
To: Barbara Barhydt <BAB@portlandmaine.gov>, "Thompson, Jennifer" <JLT@portl...>
Date: 6/1/2015 4:54 PM
Subject: RE: Portland Retirement Residence
CC: "Jaegerman, Alex" <AQJ@portlandmaine.gov>, "rmcsorley@sebagotechnics.com...>
Attachments: topo section 06-01-15.pdf; Exterior Building Elevations 06-01-15.pdf; Perspective-street view 1-drive entry.pdf; Perspective-street view 2.pdf; Perspective-street view 3.pdf; Perspective-street view 4.pdf

Hi Barbara,

Rob and I discussed this and if you remember we are a bit shy about showing a 55 ft building on our site since we not going to build it over 48 feet so our project will be nearly 10 feet shorter than the maximum.

Rob reminded me that we were going to provide an updated site section showing our buildings relationship to a maximum 55 feet elevation contrasting with our current building height.

Additionally, I have also attached a PDF of the building elevations page showing the 55 ft dimension in relationship to our building.

Regarding the "snap shots" along Ocean Ave, I have 4 PDF's attached taking you from the driveway southerly along Ocean Ave.

Let me know if you need anything else.

Mark D. Lowen
 Land Use Manager



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From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Sunday, May 31, 2015 8:33 AM
To: Mark Lowen; Thompson, Jennifer
Cc: Jaegerman, Alex; rmcsorley@sebagotechnics.com
Subject: RE: Portland Retirement Residence

Hi Mark:

I apologize for delay in replying. It has been a very busy week and I am catching up today. I do have meeting scheduled with Jennifer Thompson on Monday morning to discuss what form and content should be included in a letter of agreement.

As I review my notes and recall our meeting in April, the Board sought to have more information on the context of the development in the area. I believe you were going to have Rob and the intern in your office develop drawings to show the buildings at the 55 foot height, massing and the view from Ocean Avenue. When can I expect to see the material? I want to

include it in the packet for the Board and I would like to see it soon for staff consideration.

The Council hearing on the McAuley proposal is scheduled for June 1st, but I learned at the end of the day on Friday that the mayor is going to ask the City Council to hold a special workshop on the proposal on June 8th. I cannot confirm a time or place yet. At the moment, I am planning to prepare the report for the Planning Board with all of the same text amendments and the map amendments. On Tuesday, June 2nd, I will confirm whether the Council scheduled a special workshop or not.

Thank you for your patience.

Barbara

Barbara Barhydt
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>>> Mark Lowen <markl@lenityarchitecture.com> Thursday, May 21, 2015 4:23 PM >>>

Barbara,

Sorry for your loss.

Please take the time you need to spend with your family.

To address your questions:

Correct we have had some preliminary discussions with Jamie Parker of Portland Trails. Their (Portland Trails) interest is in the existing trails that lie within the ROS portion Westerly 10 (+/-) acres) of our parcel as well as a "meandering connoting trail" that would originate somewhere near our access drive on Ocean Ave and then "meander" westerly along the northerly portion of our overall site to connect with those existing trails as well as points northwesterly of our site. My understanding is that the intent of these trails is to provide access for the general public as well as our residents to the larger trail network. Additionally we are likely to connect our sites pathway system to the Portland Trails access path too, this could enable our seniors access to the greater path network. We also welcome the waling public to enjoy the pathway network within the developed portion of our site. At this point I don't see any substantial issues between the developer and Portland Trails that would prevent some sort of a "letter of agreement"

It is our hope that all of these pathways along with other open space and on site recreational areas would qualify for the open space standard for our development.

I've included our local civil engineer, Rob McSorley of Sebago Techincs in the email conversation in the event you need some calculations for open space our other related issues.

Please feel free to contact Rob or myself with any questions about our site and / or development

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From: Barbara Barhydt [<mailto:BAB@portlandmaine.gov>]

Sent: Thursday, May 21, 2015 12:47 PM

To: Mark Lowen; Jennifer Thompson

Cc: Alex Jaegerman

Subject: RE: Portland Retirement Resednce

Hello Mark:

I apologize, but I have had a death in my family and I am leaving shortly with a return next Wednesday, May 27th. I am adding Jennifer Thompson, Associate Corporation Counsel, on this e-mail, as I would like her to advise on how you can meet the following provision of the ROS purpose statement:

(b) The recreation open space zone may include parcels of public property, and private property legally restricted from intensive use or development through deed, covenant, or otherwise.

Jen, I will note that the Conditional Rezoning Agreement for 802 Ocean that was adopted had provisions for the applicant at that time to have the land permanently preserved with easements to Portland Trails or to the City. This would be a map amendment, rather than a conditional rezoning agreement, so what mechanisms might be appropriate here. Mark, please correct me if I am wrong, but I believe you have had preliminary discussions with Portland Trails. Would a letter of agreement that could be finalized either before the zoning goes into effect or at the point of sale?

I am also adding Alex Jaegerman, Director, as a resource.

Thank you for following up with me and I will contact you when I return.

Barbara

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>>> Mark Lowen <markl@lenityarchitecture.com> Tuesday, May 19, 2015 12:38 PM >>>

Good Afternoon Barb,

I know you wanted to discuss some items regarding our site and land use actions, plus I want to be ready for the hearing on June 9th.

When is a good time for us to talk

Mark

From: Barbara Barhydt [<mailto:BAB@portlandmaine.gov>]

Sent: Friday, May 15, 2015 9:12 AM

To: Mark Lowen

Subject: Re: Portland Retirement Residence

It will probably have its first reading on June 1 and the second reading and public hearing on June 15th. We are working on getting everything into the City Manager's office on Monday. The mayor and acting city manager set the agenda, so these dates are tentative. I have asked our Director to ask if the Council may want a workshop on this matter. I will let you know when the dates are confirmed.

We need to discuss your project and the materials to proceed, particularly the agreement for preserving the ROS. I would like to set up a time for a conference call that includes our associate corporation counsel. Could you give me some dates and times that work for you?

Thanks.

Barbara

>>> Mark Lowen <markl@lenityarchitecture.com> Friday, May 15, 2015 11:48 AM >>>

Hi Barbara,

Since the Text amendments survived Tuesday Night's event, when does it go before City Council for approval?

Mark

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