



# **SITE PLAN APPLICATION**

**To**

**City of Portland**

**For**

**Portland Retirement Residence**

**802 Ocean Avenue**

**Portland, ME 04087**

Prepared for

Hawthorne Retirement Group

9310 NE Vancouver Mall Dr., Suite 200

Vancouver, WA 98662-2810

September 2015

# Site Plan Application

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September 17, 2015  
14432

Barbara Barhydt, Development Review Manager  
City of Portland  
Planning and Urban Development Department  
389 Congress Street  
Portland, ME 04101

**Re: Site Plan Submittal – Portland Retirement Residence  
802 Ocean Avenue, Portland, ME, Map 411, Lot 7A and Map 416, Lots A6, A7 & A21**

Dear Barbara:

On behalf of our clients, Hawthorn Development Group, LLC and Lenity Architecture, we are pleased to submit the enclosed Level III Site Plan Application for the above referenced project. Hawthorn Development Group, LLC proposes to construct a 150 unit congregate care facility on the property with associated vehicle parking and loading, landscaping, and stormwater management treatment systems.

**Independent Senior Housing / Congregate Care Facility Concept**

The Congregate Care concept is designed for residents with an average age of 82 who are still ambulatory. The facility does not offer medical or nursing care. This development will be privately funded and operated, and will not receive government subsidies.

Each private suite offers the advantages of independent living while the services included provide support, security, and friendship. The private suites include studio, one, and two bedroom versions. Suites do not contain kitchens, therefore they are not dwelling units, and all resident meals are served in a central dining room.

Services for residents include three prepared meals daily, housekeeping, laundering service, private van transportation, and various social and physical activities. The Management Team lives on the premises and is available to residents 24 hours a day. The residents monthly rent payment covers the cost of their private suite, all meals, services and utilities, no "buy in fee" is required.

Our typical resident is a single woman in her late 70's or 80's who lives within 10 miles of the site. Approximately 10% of suites will be rented by couples resulting in a total building population of approximately 165. Fewer than 20% of the residents will be driving their own cars. Because most of our residents prefer not to drive, we provide private van transportation for their use. Van service is included in the monthly rent, available 24/7 and offers residents independence and mobility while providing their families peace of mind.

This type of use does not create the problems typically associated with higher density developments, such as traffic, noise, or increased demand on public services.

### **Existing Site**

The development site is part of an 18.33 tract of land which is located on the west side of Ocean Avenue approximately 0.5 mile north of Washington Avenue. The property has substantial frontage on Ocean Avenue where it also borders individual residential lots that are on Ocean Avenue. The property is bounded on the north by the Ocean Ridge Condominiums, on the west by Alden's Walk Condominiums and forested land and on the south by a single family residential property. The western portion of the property (8.17 acres) is transversed by a 135 foot wide Central Maine Power transmission line easement and is zoned as Residential Open Space (R-OS). The eastern portion of the property (10.16 acres) which is zoned as R-5A Residential Zoning District is the land on which the development is proposed.

The property grades varies from a high point of approximately elevation 170 (location of USGS marker "West Graves") to elevation 145 to 160 along the western boundary and to elevation 100 to 110 along the Ocean Avenue frontage. Slopes vary from 5 to 10% in central portion of the property up to 15 to 25% slopes along Ocean Avenue. The western portion of the property contains wetlands of varying sizes, some of which overflow to a shallow drainage course/wetland that bisects and flows through the eastern portion of the property and southerly along the boundary which the adjacent lots that front on Ocean Avenue. This drainage course eventually turns to the east and discharges from the property via culverts under Ocean Avenue (see stormwater Management Plan).

Extensive geotechnical explorations (see soils report contained within the submission) have been completed for the property; the site is forested with a surficial layer of forest duff and topsoil. The surface is generally overlaid by a thin layer of silty sand and/or silty glacial till overlying shallow bedrock. This bedrock was encountered at the explorations at depths varying from about ½ to 5 feet.

### **Site Design**

Based upon the neighborhood meetings that we have held to date, one aspect of the site layout and design was based upon locating the main structure to minimize the potential for visual impacts from adjacent properties. This was achieved by locating the building in the flatter portion of the site and setting the finished floor elevation such that the highest points of the structure would be roughly about the height of the natural vegetation. The front portion of the natural grade in this area varies around the proposed finished floor elevation of 135. The existing grade in the back portion of the building site will be cut to this elevation and keeps the height of the structure below the tree canopies to the west. This location was also chosen to maximize the separate from the existing surrounding developments and to minimize the amount of material that would need to excavated and potentially blasted on-site.

Careful consideration was also given to the natural resources on-site with placement of the building. By the layout of the site, we have been able to minimize the amount of land necessary for the development with only 4.93 acres of developed area utilized (less than 50% of the R-5A portion of the property). The site design also avoids impacts to any of the wetlands on-site and leaves a large portion of the undeveloped R-5A zone area contiguous with the preserved area within the R-OS zone. The applicant has coordinated with Portland Trails and executed an easement to allow public access through the developed port of the property to existing trails with the R-OS area.

We have also tried to address some of the concerns of our neighbors in the stormwater design for the project. We have maintained the natural drainage course through the development site which drains the western portion of the property and some areas from the adjacent Ocean Ridge Condominiums. Unlike the prior proposed developments, we have avoided using the main section of this drainage course for discharge of the site; we have chosen to use an underground sub surface sand filter for the southern

portion of the development. This system will discharge closer to the section of the drainage course that flows to the east to Ocean Avenue. Because of concerns relative to the wet pond that was previously proposed on the northerly portion of the site, we have proposed an under drained soil filter. In lieu of discharges to the natural drainage course through the middle of the site, this filter will discharge via a spreader swale down slope of the access roadway to maintain a current drainage path in the site. This discharge will reduce the amount of flow that was previously was designed to flow in the drainage course upslope and in back of the residences that front of Ocean Avenue.

In addition to the changes reflected above, the project will complete the missing link of sidewalk along Ocean Avenue from just north of Ashley Lane to sidewalk opposite the Ocean Ridge Condominiums, north of the property. The design maintains the section that was used to the south on Ocean Avenue when CSO/roadway improvements were completed several years ago. We have coordinated with the Public Services Division to address minimizing the impact to adjacent properties by moving the walk adjacent to the curb line in one area thus avoiding/minimizing the removal of a large ledge outcropping.

The site will be served by public water supplied by Portland Water District and the City's gravity sewer system located within Ocean Avenue. Based upon the height of the property and the operating pressures within the 12" water main in Ocean Avenue, the project will require a booster pump system to ensure that fire protection flows are met. This system will be placed within an accessory building at the project's entrance along the water meter for the project. We have coordinated with Unitil relative to the extension of the gas main that exists to the south on Ocean Avenue to determine the feasibility to extend the main to serve this project. We have also coordinated with some of the neighbors relative to this extension as many of the existing developments would also like the ability to be served by Unitil.

Our clients are looking forward to the continued working relationship that we have had with the City of Portland and City staff as this project moves through the Planning Board review process.

If you have any questions, relative to this submission, do not hesitate to contact me. Thank you once again for your time relative to our application.

Sincerely,

SEBAGO TECHNICS, INC.



Robert A. McSorley, P.E.  
Senior Project Manager

RAM:ram/llg  
Enc.

cc: Mark Lowen, Lenity Architecture  
Kristi Neznanski, Lenity Architecture  
Dan Roach, Lenity Architecture