



Commission Members:

Chair Michael Mertaugh, Vice Chair Jaime Parker, Amy Segal, Jon Kachmar, Marie Gray, Zack Anchors, Eleanor Sears, Beth Rabbitt, Stephen Bentsen, Michael Catania and City Councilor Victoria Pelletier.

City of Portland
Parks Commission Agenda
February 3, 2022
5:00 PM

On the first Thursday of the Month at 5:00 pm, the Portland Parks Commission will conduct a virtual meeting using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Portland Parks Commission and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

<https://zoom.us/j/91710859101?pwd=MUVLWTVFRG5jUFNxSHIEcTFISk8wZz09>

Passcode: P3pperm1nt

Or Telephone:

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 917 1085 9101

Passcode: 480730

*The Mission of the Portland Parks Commission is to advocate for the enhancement and stewardship of our parks and open spaces. Review and propose projects that impact parks and open spaces and recommend action.
Foster collaboration among park users and the City. Promotes public access and enjoyment.
Advocate for public and private funding for parks and open spaces. Enjoy Portland for Life.*

- I. Call to Order
- II. General Citizen Comment Period
- III. Agenda Items
 - a. Acceptance of Meeting Minutes: January 6th 2022 **Action Item** (5 min)
 - b. New Business
 - i. Tree Canopy Work - Discussion (10 min)

City of Portland Commissions are not required to take public comment under FOAA and our Ordinance is silent regarding the duties of the Commission. The Commission has the discretion to not allow or allow public comment during its meetings, including the authority to limit the duration of comments. Since the Commission makes recommendations to the City Council, public comment is available at that level.

- ii. Olmsted Bicentennial (5 min)
 - iii. 165 Sheridan Street Site Plan (10 min)
 - c. Old Business
 - i. Vacancies (5 min)
 - d. Communications and Updates
 - i. Parks Report (5 min)
 - ii. Land Bank Commission Report (5 min)
 - iii. Strategic Planning Meeting- Feb 15th, 5:00pm-6:30pm (5 min)
 - iv. Green Space Gathering in May (Tree Initiative) (5min)
 - v. Committee Updates (10)
 - e. Commissioner requests for Agenda Items
- IV. Adjournment



Commission Members:

Chair Michael Mertaugh, Vice Chair Jaime Parker, Amy Segal, Jon Kachmar, Marie Gray, Zack Anchors, Eleanor Sears, Beth Rabbitt, Stephen Bentsen and Michael Catania. **Staff:** Alex Marshall and Samara Ray.

City of Portland
Parks Commission Minutes
January 6, 2022
5:00 PM

Due to the existence of an emergency or urgent issue, the Parks Commission conducted this meeting by remote methods/technology at the Zoom link provided below, in accordance with the requirements of 1 M.R.S. section 403-B and the Parks Commission's Remote Participation Policy.

I. General Citizen Comment Period

No public comment

II. Agenda Items

a. Acceptance of Meeting Minutes: December 2nd 2021 (5 min) Action Item

The December 2nd, 2021 minutes were unanimously accepted by the Commission.

b. New Business

i. Land Bank Presentation- Jon Kachmar (15 min)

Land Bank representative Jon Kachmar gave a presentation about the Land Bank. His presentation went over the differences between the Parks Commission and the Land Bank and provided insight into the overlap of the two city ordinances: Chapter 2, Portland Land Bank Commission Fund and Chapter 18, Parks, Recreation and Public Grounds. The Land Bank Commissions main objective is to acquire and conserve open space where the Parks Commissions main objectives are to oversee the parks, maintain an inventory of them, educate the public on and enhance them. Jon went through a detailed question and answer session. What establishes the scope of work for the Land Bank and Parks Commission? Section 2-43 (c) says that the LB "recommendation" to the City Council is binding, so Land Bank approval is needed to dispose of property. Disposition of leases in LB recommendation, but PC has a separate section. PC is an "advisory opinion"

No cemeteries or schools are in the LB or PC. A portion of the 100 acre woods in Evergreen Cemetery is in the LB. Evergreen Cemetery is zoned for ROC (recreation open space)

Jon confirmed that University Park is not a Park, it is in the Land Bank. Jon provided the commission with lists of Land Bank Properties and Parks Commission properties. The Fore River Sanctuary was not on either list. Jaime Parker clarified that 90 acres of Fore River Sanctuary is owned by the non profit Portland Trails. The Commission chair Michael asked if Baxter Woods needed to be under Land Bank protections, Alex said he does not think it needs to be as it already has a deed attached to it. Michael asked if we have other deeds attached to other properties. The Council cannot override the Land Bank based on the ordinance because their recommendation is binding. Jon shared that Deering Oaks Eastern Promenade Western Promenade, Baxter Woods, Baxter Pines, Riverside Golf Course, Payson Park and Stroudwater

Park are protected under either a deed or covenant and these properties have an extra level of protection. Some of these properties are Land and Water Conservation Fund properties and that is why they have additional protections. In terms of the City's Capital Improvement Projects, the Parks Commission works collaboratively with the Parks Department during the capital improvement process to identify priority projects whereas the Land Bank receives .5% of the total CIP money for the City. Michael asked if there were any questions.

Michael C asked what determines what list a property or park goes on. Alex said the traditional Land Bank properties always had the most protections but there was a push a number of years ago to put more properties under the Land Bank to provide further protection. Alex noted that there are some properties the City owns now that are not listed as parks or put in the Land Bank yet.

Michael M asked if it was correct that Land Bank properties were not to be improved upon. Jon said that that was correct.

Jon said that there have been discussions between the Parks Commission chair, himself and City staff about the possibility of drafting new ordinances. There were a fair amount of Committee meetings a few years ago that addressed this issue. Michael thinks it would be good to have a clear statement on the overlap in the ordinance and potentially update the ordinance to add newly added properties. Michael finds it comforting that there are additional layers of protections protecting Portland's parks and open spaces. Michael said that this would be something to keep discussing moving forward.

Michael thanked Jon for the presentation.

c. Old Business

i. Historical Signage - Battle of Deering Oaks (10 min)

Amy wanted to follow up that she had reached out to two professors to get the ball rolling by making those contacts and she wants to start formulating a team to work on signage. She is trying to get her head around the Battle of Deering Oaks, she has read reference material from Fiona and found that the inconsistencies in historical reference were really interesting. She is focusing this signage work on Deering Oaks, Eastern Promenade and the Riverton Trolley Park. Amy would like help with this initiative. Beth Rabbit said she would be interested in being part of this initiative. Michael M said he would like to focus on the land and water stewardship practiced by the indigenous peoples of this area and steer away from battles. He would like to focus on the positive. He would like to piece together a history that may include nutritional habits and animal husbandry. Nell Sears also said she would be interested in helping with this. Jaime said he thinks it is not up to us to tell the indigenous history of the land but would hope that people would come forth to tell the stories.

ii. Tree Canopy Initiative- Alex (10 min)

Alex addressed the Commission about this initiative. Recently the City received a tree equity score for canopy coverage. The Bayside neighborhood was identified as having 3% canopy, which is the lowest in the City. This neighborhood is a challenging place to grow trees. There were strategies last year to plant a minimum of 30 trees in this area. The Forestry Division has received a \$250,000 ARPA grant to go towards a blitz of planting in the Bayside neighborhood. They will hire out for this project, work will include raising tree wells where is heavy salt use and coordinating with Dig Safe and Public Works. Plantings will focus in particular at the Somerset and Kennebec intersection and along the Bayside trail and Marginal Way. Alex said that we are always trying to grow and learn more about forestry management, how to maintain the current canopy with a small staff and limited equipment.

Michael asked if the AARPA funds would allow the Parks Division to tap into contractors to help with planting. Alex said the problem we are facing right now is that contractors are hard to find right now. 20,000 street trees are actively maintained by the City and there is a decline in

interest and availability from tree contractors. Planting trees is easy but planning and planting safely and maintaining the trees efficiently is the hardest battle in achieving more canopy. Jeff Tarling the City Arborist, Luke Lermond and Liz Deletetsky plan the tree planting for the Department. Out of the 250 trees a year last year 50 of those trees were part of the Co-op program. Michael said that the Co-op tree program deserves promotional effort. Michael asked what are policies about planting under power lines and could the policy be more restrictive? Alex said he would need to talk to the City Arborist about a more restrictive policy for planting under power lines.

d. Communications and Updates

i. Commission Seats (5 min)

The Commission welcomed new member Nell Sears to the Parks Commission.

ii. Parks Report (5 min)

Alex gave a summary about winter recreation opportunities in the parks. There is a new element at the Payson Park hill. Park Rangers will be grooming Deering Oaks and Payson Park for cross country skiing. The premier cross country skiing is at the Riverside Golf Course. UMO engineering students are working on a capstone project surrounding the Food Trucks at the Eastern Promenade. This project will limit the food trucks' negative impact on this area and will be implemented this spring.

iii. Land Bank Commission Report (5 min)

The 2021 Land Bank Annual Report is to be accepted by the City Council on Jan 19th, 2022. The Report will be sent to all Parks Commissioners after its acceptance, it will also be posted on the Land Bank website.

The Land Bank is in the process of purchasing a small parcel, the Hale Parcel, adjacent to the Riverton Trolley Park. The Land Bank Commission is waiting for a completed purchase and sale agreement before bringing it to the City Council. This property will enhance the current Trolley Park.

e. Commissioner requests for Agenda Items

No requests

III. Adjournment

The meeting was adjourned.

James J. Rather, AICP
Development Review Manager
Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

December 16, 2021

Dear Mr. Rather,

Thank you for your detailed email to Rick Meek on September 27, 2021, explaining the process of securing a license agreement to use soil nails under a small portion of city property, adjacent to our 155 Sheridan Street site in Portland. Please accept this letter as an official request for a city license for that part of the earth stabilization at the site. Along with this letter, we are submitting appropriate documentation that fully details the limited extension of soil nails under city property, and why we think this solution is such a good idea.

We have also produced a video, less than 4 minutes long, that concisely explains the reasons for our request: <https://youtu.be/bbpqLR1t0F4>

I understand that upon receipt of this letter and supporting documentation, the Planning Department will begin review, and then it will be put on a Parks Commission agenda. I also understand that the City Council must approve the license.

I'll close by repeating the most salient points. The soil nails solution will in no way affect the use of Fort Sumner Park. Most importantly, if we can avoid several weeks of pile driving on Sheridan Street, I'm sure this will be a great relief to our neighbors.

I appreciate your professionalism, and the continued timely assistance from staff. Work on the site has begun, so hopefully our proposal for a license to use soil nails can move briskly through the City's approval process.

Sincerely,



Bernie Saulnier
Principal
Sumner Heights Realty

CITY OF PORTLAND
Planning & Urban Development Department

PLAN AMENDMENT FOR MAJOR AND MINOR SITE PLANS
GENERAL DOCUMENT AND DRAWINGS CHECKLIST

Please submit each document as a separate PDF file
Please confirm by electronically checking the boxes to the left
All drawings must be submitted in a 24 x 36 sheet size.

GENERAL APPLICATION DOCUMENTS

☒ Yes	☐ NA	Written Statement of the Proposed Amendment(s) (Identify any conditions of approval being met and any changes to waivers)
☐ Yes	☒ NA	Any supporting documents of the original application that are being revised. (Revisions should be clearly identified)
DRAWINGS		
☒ Yes	☐ NA	All amended plans affected by the proposed revisions. The plans shall clearly depict proposed modifications.

155 Sheridan Street Portland, ME

Project Description

The applicant is moving forward with construction of the approved project. Throughout the development of the construction documents, the applicant has also been exploring the available options for stabilizing the existing soils. Two of the stabilization options analyzed were deemed the most feasible. Option 1 consists of installing a lag and pile retaining wall. Option 2 consists of installing a soil nail retaining wall.

Option 1 has the advantage of being constructed without encroachment of the retaining wall system onto the City of Portland property. Some of the disadvantages include: a longer installation period (when compared to Option 2); loud and repetitive noise impacts associated with the pile driving activity; and potential vibration disturbance associated with the pile driving.

Some of the advantages of Option 2 include: a reduced installation period (when compared to Option 1) and significantly less disturbance to the neighborhood due noise or vibration. The disadvantage for Option 2 is that the installation of soil nails will require permanent subsurface encroachment on City of Portland property.

The applicant has opted to pursue Option 2 (Soil nail retaining wall). As such, this Amended Site Plan application depicts the extent of a proposed License Agreement area on City of Portland property.

REVOCABLE ENCROACHMENT LICENSE

This Revocable Encroachment License (hereinafter “License”) is made and entered into by and between the City of Portland (hereinafter, "City"), a Maine body corporate and politic, with a mailing address of 389 Congress Street, Portland, Maine 04101 and Redstone Realty, LLC, a Maine limited liability company with a mailing address of 8 Doaks Lane, Marblehead, MA (hereinafter, "Licensee"), owner of the real property located at 155 Sheridan Street, Portland, Maine (“Property”)

RECITALS

WHEREAS, Licensee is the owner of the Property, which is more particularly described in the legal description attached as Exhibit A, hereto; and

WHEREAS, Licensee desires to construct/place and maintain certain improvements consisting of soil nails (the “Encroachment”) which will encroach into/over real property owned by the City, as depicted on the plan entitled Amended Site Plan for 155 Sheridan Street, Portland, ME, by Terradyn Consultants, LLC dated December 28, 2021, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the “Plan”); and

WHEREAS, the area occupied by said Encroachment is referred to herein as the “Licensed Area” and is shown on the Plan as “Proposed Limits of License Agreement with the City of Portland;” and

WHEREAS, the City will allow the Encroachment to encroach into the Licensed Area under the terms and conditions set forth in this License.

NOW, THEREFORE, the City and Licensee agree as follows:

1. Licensee is hereby permitted to bring upon the Licensed Area and areas adjacent thereto workers, materials and machinery necessary to install and maintain the Encroachment over the Licensed Area as shown on the Plan.
2. Licensee is hereby permitted to occupy the Licensed Area only for the purpose of carrying out the installation and maintenance of the Encroachment pursuant to the terms of this License and in accordance with the Plan. Such work shall not substantially interfere with the City’s use and maintenance of the Licensed Area.
3. All work performed upon and use of the Licensed Area for the purposes set forth herein shall be at Licensee’s sole cost and expense (unless otherwise agreed in writing), the parties acknowledging that there may be temporary interruptions in enjoyment of the City’s property adjacent to the Licensed Areas related to the conduct of any work related to this License. Licensee agrees at its sole expense to restore any portion of the Licensed Areas and adjacent City property effected by work conducted by Licensee under this License to substantially the same condition that it was in prior to such work or as close to that

condition as is reasonably practicable. Licensee, its successors and assigns, shall defend, indemnify and hold the City, its officers, agents, and employees harmless from any and all claims, including but not limited to claims for damage to City property and reasonable attorney's fees, which arise out of Licensee's use, or the use of Licensee's contractors, of the City's property as described above during the term of the License. The Licensee's obligation to defend, indemnify and hold the City harmless shall survive termination or revocation of this License.

4. Licensee shall be responsible for the proper maintenance of the Encroachment. In the event of damage to the Encroachment and/or the Licensed Area, Licensee shall promptly repair/restore the same. Prior to such repair/restoration, Licensee shall notify the City (in writing and by telephone) at least forty-eight hours before it plans to conduct such repair or restoration and shall work with City staff on the closure, if needed, of any City streets in the vicinity of the property in order to conduct such repair/restoration.
5. Upon prior written notice to Licensee, except in the case of an emergency, Licensee agrees that City may enter and utilize the Licensed Area at any time for the purpose of installing, repairing, replacing, or maintaining improvements to its public facilities or utilities necessary for the health, safety and welfare of the public or for any other public purpose. City shall bear no responsibility or liability for any damage or disruption or other adverse consequences resulting from the Encroachment installed by Licensee, but City will make reasonable efforts to minimize such damage. In the event that any installation, reinstallation, relocation or repair of any existing or future utility or improvements owned by, constructed by or on behalf of the public or at public expense is made costlier by virtue of the construction, maintenance or existence of the Encroachment and use, Licensee shall pay to City an amount equal to such additional cost as reasonably determined by the Director of Public Works or said Director's duly authorized representatives.
6. Licensee agrees, binds and obligates itself, its successors and assigns to procure and maintain throughout the term of this License comprehensive general liability insurance in the minimum amount of Four Hundred Thousand Dollars (\$400,000) (or the amount stated in the Maine Tort Claims Act, as may be amended from time to time) per occurrence for bodily injury, death, or property damage covering its activities hereunder and naming the City as an additional insured thereon. In addition, Licensee shall provide evidence of Workers' Compensation insurance in the statutory amount to the extent it may be required by law. Certificates evidencing such policies shall be delivered to the City and shall provide the City with no less than thirty (30) days prior notice of cancellation or non-renewal. All insurance coverage required herein shall include coverage of all Licensees' contractors and subcontractors.
7. Licensee, by execution of this License, hereby agrees to assume and hereby does assume responsibility for any and all claims and/or damage to persons or property arising out of or in any way related to Licensee's exercise of the rights granted by this License, and does hereby forever waive, release, relinquish, remise, indemnify and discharge the City, its agents, employees, successors and assigns from and against any and all losses, costs or expenses (including reasonable attorneys' fees), damages, demands, liabilities, claims,

actions, causes of action, suits, or judgments (collectively, "Claims") whatsoever of every name and nature, in law and in equity, including without limitation those related in any manner to any accident or injury to, or death of, any person, or any damage to property occurring on, in or in the vicinity of the area covered by this License, arising out of the presence in and use by the Licensee of the area covered by this License.

8. This License is assignable to any subsequent owners of the property depicted on the Plan, and in the event of such assignment, Licensee shall notify the City of such assignment no fewer than 10 days prior to the effective date of such assignment.
9. This License, and all of the rights and obligations herein, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.
10. The City may revoke this License six (6) months after receipt by the Licensee of written notice that an Event of Revocation (as defined below) has occurred, identifying such Event of Revocation, provided that such Event of Revocation is not cured within six (6) months after Licensee's receipt of such notice, except as set forth in subsection (d) below. "Event of Revocation" shall mean:
 - a) Licensee's non-compliance with any of the terms of this Agreement;
 - b) the building shown on the Plan fails to be constructed substantially in accordance with the Plan or any amendments thereto;
 - c) the building as shown on the Plan is destroyed, removed or otherwise thereafter ceases to exist on Licensee's property and construction to rebuild said building has not begun within twelve (12) months of said destruction or removal, or
 - d) failure to maintain insurance as required under Section 6 above, and such failure is not remedied within thirty (30) days after written notice thereof.
11. Any notice of an Event of Revocation delivered pursuant to Section 10 of this License must be sent by certified mail, return receipt requested to the Licensee at the address first set forth above, or at such other address as the Licensee may provide to the City in writing from time to time.
12. Notwithstanding any other provision herein, in the event that a notice of an Event of Revocation is delivered to Licensee, any mortgagee of Licensee's property shall be entitled to cure the matter set forth in such notice within the time frames set forth in Section 10 hereof, and the City agrees to accept such performance by any such mortgagee of Licensee's obligations hereunder.

IN WITNESS WHEREOF, the City of Portland has caused this License to be executed by Brendan O’Connell, its Finance Director thereunto duly authorized, as of the day and year first written above.

CITY OF PORTLAND

REDSTONE REALTY, LLC

By: Brendan O’Connell
Its Finance Director

By: _____
Its _____

STATE OF MAINE
CUMBERLAND, ss.

_____, 2022

Then personally appeared the above-named Brendan O’Connell, Finance Director of the City of Portland, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

_____, 2022

Then personally appeared the above-named _____, Manager/Member of Redstone Realty LLC, as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,

Attorney-at-Law/Notary Public

EXHIBIT A

(Legal Description of Licensee's Property)

A certain License Area situated on the northeasterly sideline of Sheridan Street, so called, in the City of Portland, County of Cumberland, State of Maine, and being shown as "Proposed Limits of License Agreement with the City of Portland" on a plan titled "Amended Site Plan" prepared for Redstone Realty, LLC by Terradyn Consultants, LLC, Project No. 2131, and being and being more particularly described as follows:

Commencing at a point at the northwesterly corner of the land now or formerly of City of Portland (Book 683, Page 478 & Book 573, Page 81) on the northeasterly sideline of Sheridan Street, said point bearing on a course of N 47°47'13" E, 20.44 feet from a railroad spike in the center of the road as shown on a plan titled "Plan of Existing Conditions" prepared for Vazza Real Estate Group, BD Sheridan, LLC by Titcomb Associates, File No. 9819, dated March 4, 2016;

Thence N 47°47'13" E along the land of said City of Portland a distance of 10.00 feet to a point and the true **Point of Beginning**;

Thence S 42°12'47" E through land of said City of Portland a distance of 3.00 feet to a point;

Thence N 47°47'13" E through land of said City of Portland a distance of 41.00 feet to a point;

Thence S 42°12'47" E through land of said City of Portland a distance of 16.00 feet to a point;

Thence N 47°47'13" E through land of said City of Portland a distance of 40.00 feet to a point;

Thence N 24°39'11" E through land of said City of Portland a distance of 20.00 feet to a point;

Thence N 09°00'25" E through land of said City of Portland a distance of 13.00 feet to a point;

Thence N 42°12'47" W through land of said City of Portland a distance of 3.00 feet to a point in the southerly line of land of the Grantee herein (Book 36907, Page 239), said point bearing S 47°47'13" W, 43.49 feet from a capped iron rod along an extension of the southerly line of the Grantee; Thence S 47°47'13" W along land of the Grantee and through a capped iron rod found, a distance of 109.53 feet to the **Point of Beginning**.

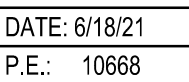
Containing 1,232 square feet, more or less and being a portion of the land conveyed to the City of Portland described in two deeds recorded in Book 683, Page 478 & Book 573, Page 81.

Bearings are in reference to Grid North, as shown on the 2016 plan prepared by Titcomb Associates. Book and page numbers are in reference to the Cumberland County Registry of Deeds. This description is compiled from plans of record.

EXHIBIT B

(Attach Plan Depicting the Licensed Area and Encroachment)

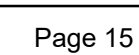
PHASE 1	
SEPTEMBER 27, 2021:	INSTALL PHASE 1 CONSTRUCTION FENCE
OCTOBER 1, 2021:	MAINTAIN TWO-WAY TRAFFIC IN SHERIDAN STREET
NOVEMBER 28, 2021:	START EXCAVATION AND STABILIZATION
DECEMBER 1, 2021:	COMPLETE EXCAVATION AND STABILIZATION
	BEGIN FOUNDATION
PHASE 2	
FEBRUARY 14, 2022:	INSTALL PHASE 2 CONSTRUCTION BARRIER
FEBRUARY 14, 2022:	BEGIN ONE-WAY TRAFFIC IN SHERIDAN STREET
MAY 15, 2022:	BEGIN ERECTING STEEL
	REMOVE PHASE 2 CONSTRUCTION BARRIER.
PHASE 3	
MAY 15, 2022:	INSTALL PHASE 3 CONSTRUCTION FENCE. RESUME TWO-WAY TRAFFIC IN SHERIDAN STREET
APRIL 1, 2023:	COMPLETE CONSTRUCTION

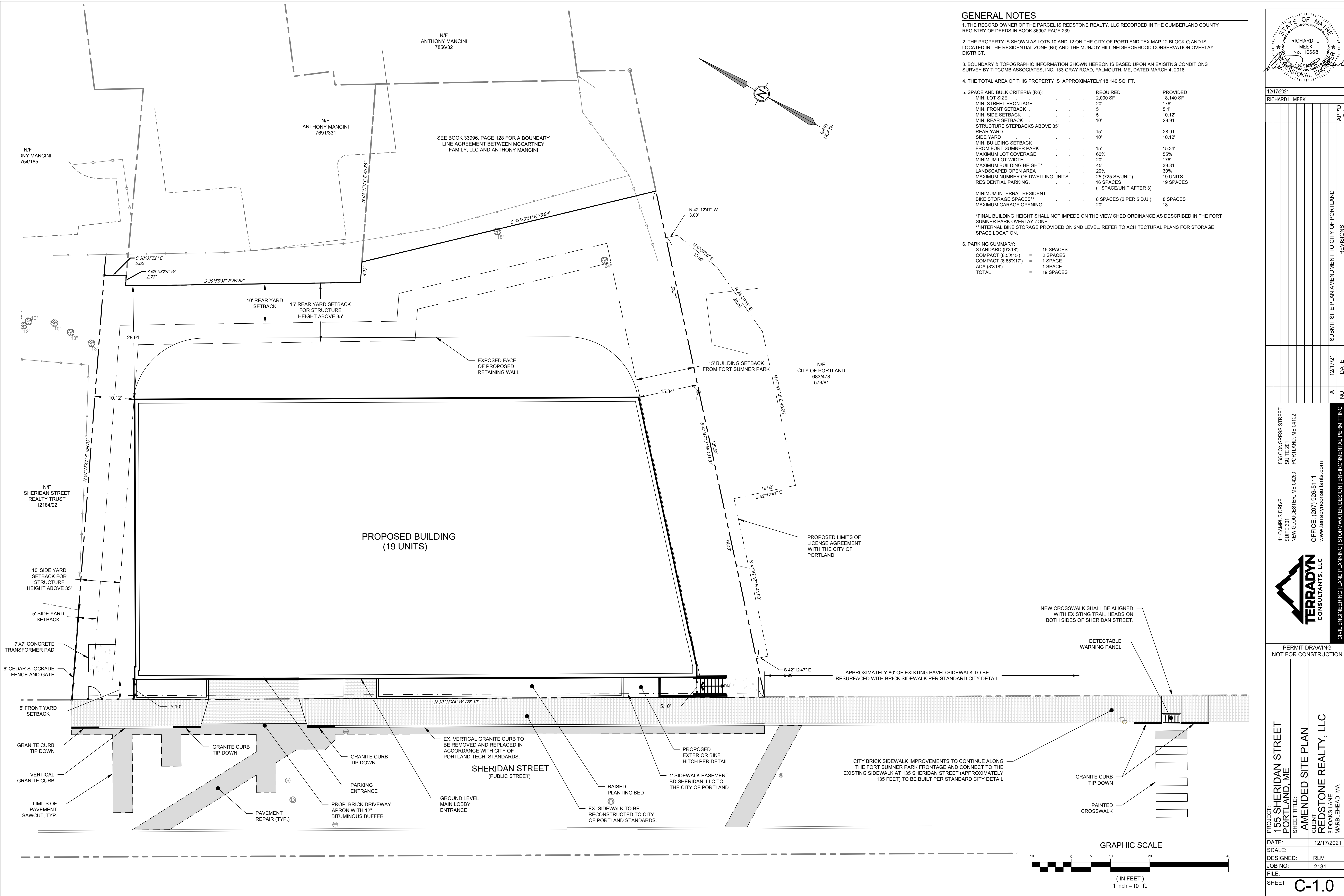
[illegible]

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260



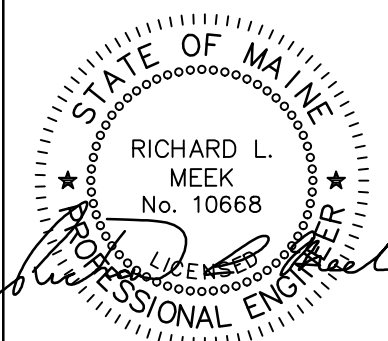
PROJECT:	155 SHERIDAN STREET PORTLAND, ME
SHEET TITLE:	CONSTRUCTION MANAGEMENT
CLIENT:	SUMNER HEIGHTS REALTY 8 DOAKS LANE MARBLEHEAD, MA
DATE:	6/18/2021
SCALE:	
DESIGNED:	RLM
JOB NO:	2131
FILE:	
SHEET	C-1.0





GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS REDSTONE REALTY, LLC RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36907 PAGE 239.
2. THE PROPERTY IS SHOWN AS LOTS 10 AND 12 ON THE CITY OF PORTLAND TAX MAP 12 BLOCK Q AND IS LOCATED IN THE RESIDENTIAL ZONE (R6) AND THE MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT.
3. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN EXISTING CONDITIONS SURVEY BY TITCOMB ASSOCIATES, INC. 133 GRAY ROAD, FALMOUTH, ME, DATED MARCH 4, 2016.
4. THE TOTAL AREA OF THIS PROPERTY IS APPROXIMATELY 18,140 SQ. FT.
5. SPACE AND BULK CRITERIA (R6):
- | | REQUIRED | PROVIDED |
|---|----------------------------------|-----------|
| MIN. LOT SIZE | 2,000 SF | 18,140 SF |
| MIN. STREET FRONTAGE | 20' | 176' |
| MIN. FRONT SETBACK | 5' | 5.1' |
| MIN. SIDE SETBACK | 5' | 10.12' |
| MIN. REAR SETBACK | 10' | 28.91' |
| STRUCTURE STEPBACKS ABOVE 35' | | |
| REAR YARD | 15' | 28.91' |
| SIDE YARD | 10' | 10.12' |
| MIN. BUILDING SETBACK FROM FORT SUMNER PARK | 15' | 15.34' |
| MAXIMUM LOT COVERAGE | 60% | 55% |
| MINIMUM LOT WIDTH | 20' | 176' |
| MAXIMUM BUILDING HEIGHT* | 45' | 39.81' |
| LANDSCAPED OPEN AREA | 20% | 30% |
| MAXIMUM NUMBER OF DWELLING UNITS | 25 (725 SF/UNIT) | 19 UNITS |
| RESIDENTIAL PARKING | 16 SPACES (1 SPACE/UNIT AFTER 3) | 19 SPACES |
| MINIMUM INTERNAL RESIDENT BIKE STORAGE SPACES** | 8 SPACES (2 PER 5 D.U.) | 8 SPACES |
| MAXIMUM GARAGE OPENING | 20' | 18' |
- *FINAL BUILDING HEIGHT SHALL NOT IMPEDE ON THE VIEW SHED ORDINANCE AS DESCRIBED IN THE FORT SUMNER PARK OVERLAY ZONE.
**INTERNAL BIKE STORAGE PROVIDED ON 2ND LEVEL. REFER TO ARCHITECTURAL PLANS FOR STORAGE SPACE LOCATION.
6. PARKING SUMMARY:
- | | | |
|---------------------|---|-----------|
| STANDARD (9'X18') | = | 15 SPACES |
| COMPACT (8.5'X15') | = | 2 SPACES |
| COMPACT (8.88'X17') | = | 1 SPACE |
| ADA (8'X18') | = | 1 SPACE |
| TOTAL | = | 19 SPACES |



12/17/2021
RICHARD L. MEEK

NO.	DATE	REVISIONS	BY
1	12/17/21	SUBMIT SITE PLAN AMENDMENT TO CITY OF PORTLAND	APPD

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

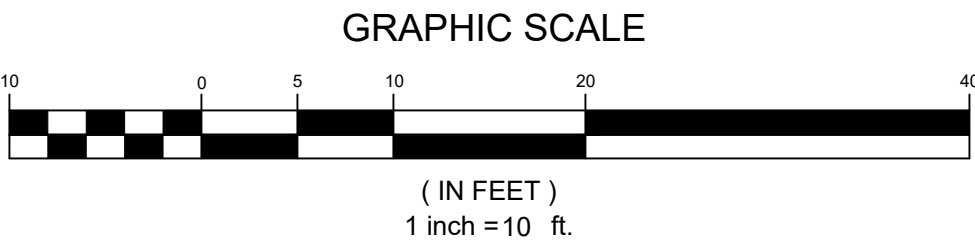


CIVIL ENGINEERING | LAND PLANNING | STORMWATER DESIGN | ENVIRONMENTAL PERMITTING

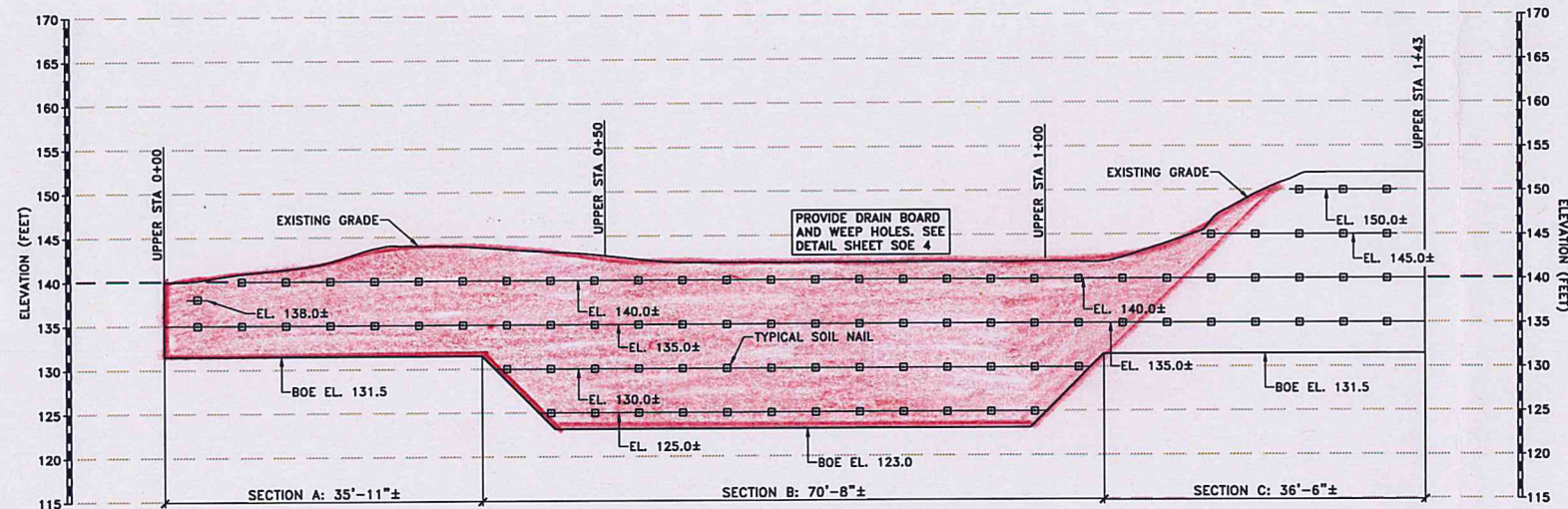
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 155 SHERIDAN STREET
PORTLAND, ME
SHEET TITLE: AMENDED SITE PLAN
CLIENT: REDSTONE REALTY, LLC
8 DOAKS LANE
MARBLEHEAD, MA

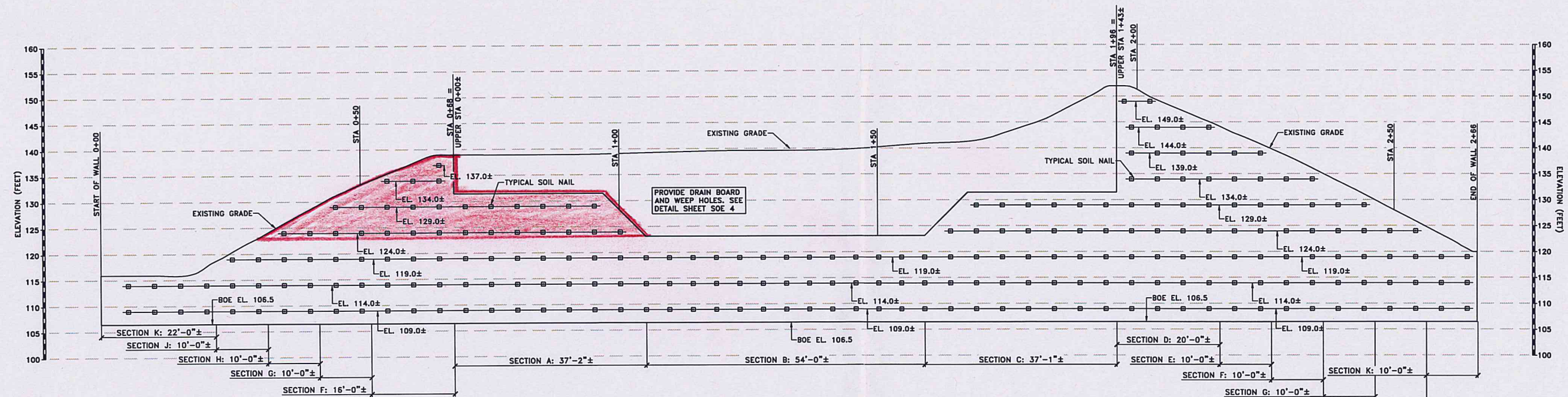
DATE: 12/17/2021
SCALE: RLM
JOB NO: 2131
FILE:
SHEET C-1.0



Phase I
-without City of Portland Easement



SOIL NAIL SCHEDULE											
DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)	INCLINATION ANGLE	HOLLOW BAR SIZE	DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)
SECTION A LOWER	1	5.0	5.0	30±	15°	52/26	SECTION E	1	5.0	5.0	35±
	2			30±	15°	52/26		2			35±
	3			25±	15°	52/26		3			30±
	4			25±	15°	52/26		4			30±
	5			25±	15°	52/26		5			30±
SECTION A UPPER	1	5.0	5.0	15±	15°	40/20	SECTION F	1	5.0	5.0	30±
	2			15±	15°	40/20		2			30±
SECTION B LOWER	1	5.0	5.0	30±	15°	52/26		3			30±
	2			30±	15°	52/26		4			30±
	3			20±	15°	40/20		5			25±
SECTION B UPPER	1	5.0	5.0	20±	15°	40/20	SECTION G	1	5.0	5.0	25±
	2			15±	15°	40/20		2			25±
	3			15±	15°	40/20		3			25±
	4			15±	15°	40/20		4			20±
SECTION C LOWER	1	4.5	5.0	35±	15°	52/26		5			20±
	2			35±	15°	52/26	SECTION H	1	5.0	5.0	25±
	3			30±	15°	52/26		2			25±
	4			30±	15°	52/26		3			20±
	5			30±	15°	52/26		4			20±
SECTION C UPPER	1	5.0	5.0	20±	15°	40/20	SECTION J	1	5.0	5.0	20±
	2			20±	15°	40/20		2			15±
	3			20±	15°	40/20		3			15±
	4			20±	15°	40/20		4			15±
SECTION D	1	5.0	5.0	35±	15°	52/26	SECTION K	1	5.0	5.0	15±
	2			35±	15°	52/26		2			15±
	3			35±	15°	52/26					
	4			35±	15°	52/26					
	5			35±	15°	52/26					
	6			35±	15°	52/26					
	7			35±	15°	52/26					
	8			35±	15°	52/26					
	9			35±	15°	52/26					



Geotechnical Consultants, Inc.
201 Boston Post Road West
Marlborough, MA 01752
(508)229-0900 FAX (508)229-2279



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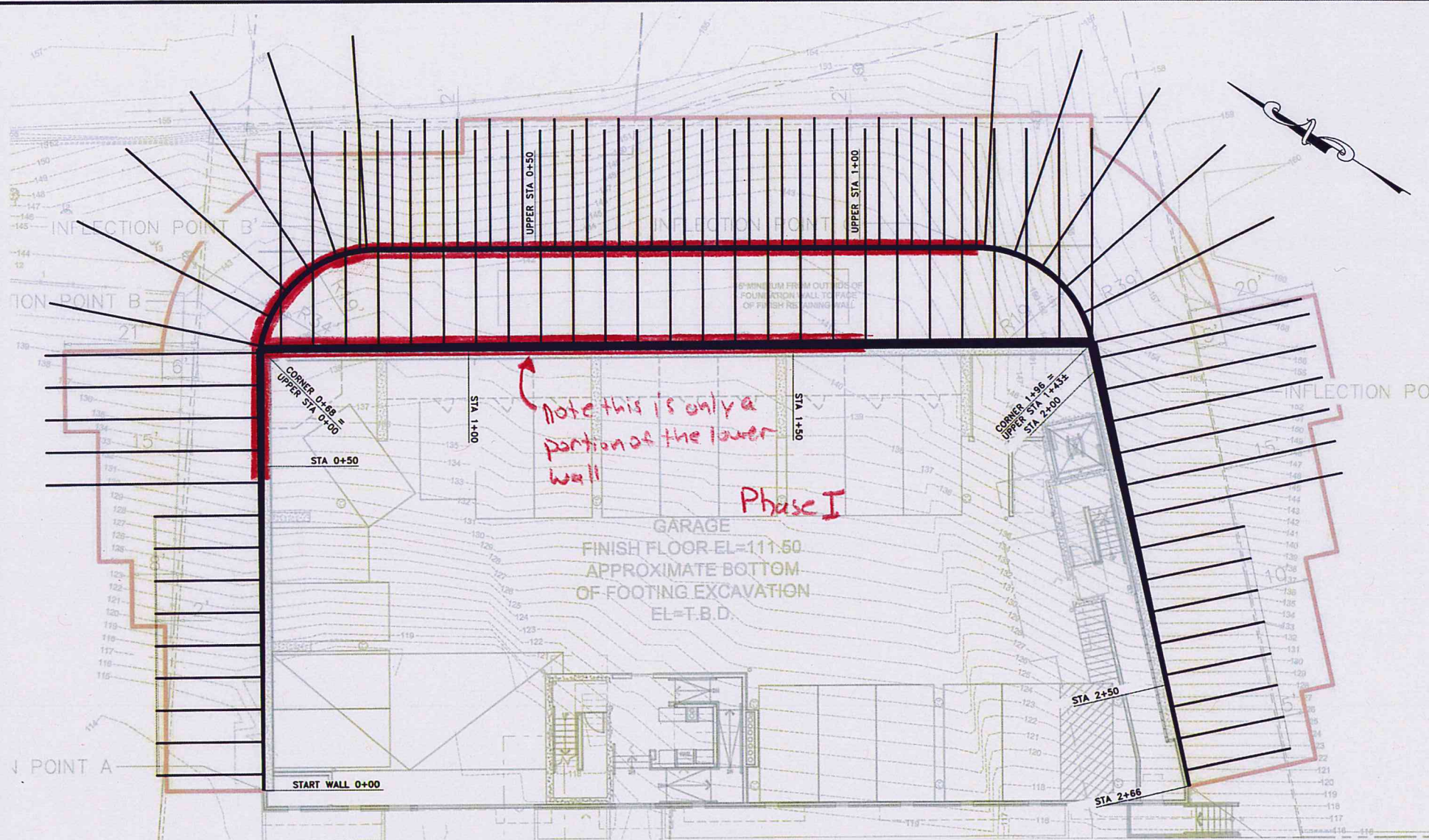
HELICAL
Geotechnical Design/Build
639 Granite Street, Suite 101
Bainbridge, Massachusetts 02184
Phone: (781) 848-2110 Fax: (781) 535-5842

SOIL NAIL WALL ELEVATIONS
155 SHERIDAN STREET
PORTLAND, ME

0	Issue	10/13/2021
No.	Revision	Date

GCI # 2215071	Drawn By: MB
Date: 13 OCT 2021	Checked By: RP
Notes: AS NOTED	

Sheet No.
SOE2



SOIL NAIL WALL PLAN VIEW
SCALE: 1"=10'

SOIL NAIL SCHEDULE											
DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)	INCLINATION ANGLE	HOLLOW BAR SIZE	DESIGN SECTION	SOIL NAIL ROW #	MAX. HORIZONTAL SPACING (ft.)	MAX. VERTICAL SPACING (ft.)	OVERALL BAR LENGTH (ft.)
SECTION A LOWER	1	5.0	5.0	30±	15°	52/26	SECTION E	1	5.0	5.0	35±
	2			30±	15°	52/26		2			35±
	3			25±	15°	52/26		3			30±
	4			25±	15°	52/26		4			30±
	5			25±	15°	52/26		5			30±
SECTION A UPPER	1	5.0	5.0	15±	15°	40/20	SECTION F	1	5.0	5.0	30±
	2			15±	15°	40/20		2			30±
SECTION B LOWER	1	5.0	5.0	30±	15°	52/26		3			30±
	2			30±	15°	52/26		4			30±
	3			30±	15°	52/26		5			25±
SECTION B UPPER	1	5.0	5.0	20±	15°	40/20	SECTION G	1	5.0	5.0	25±
	2			20±	15°	40/20		2			25±
	3			15±	15°	40/20		3			25±
	4			15±	15°	40/20		4			20±
SECTION C LOWER	1	4.5	5.0	35±	15°	52/26		5			20±
	2			35±	15°	52/26	SECTION H	1	5.0	5.0	25±
	3			30±	15°	52/26		2			25±
	4			30±	15°	52/26		3			20±
	5			30±	15°	52/26		4			20±
SECTION C UPPER	1	5.0	5.0	20±	15°	40/20	SECTION J	1	5.0	5.0	20±
	2			20±	15°	40/20		2			15±
	3			20±	15°	40/20		3			15±
	4			20±	15°	40/20	SECTION K	1	5.0	5.0	15±
SECTION D	1	5.0	5.0	35±	15°	52/26		2			15±
	2			35±	15°	52/26		3			15±
	3			35±	15°	52/26		4			15±
	4			35±	15°	52/26		5			15±
	5			35±	15°	52/26		6			35±
	6			35±	15°	52/26		7			35±
	7			35±	15°	52/26		8			35±
	8			35±	15°	52/26		9			35±
	9			35±	15°	52/26					

EARTH SUPPORT NOTES

1. BASE PLAN TAKEN FROM A PDF OF DRAWING TITLED "TEMPORARY GRADING PLAN" REVISION 0 DATED 5-24-2021. CONDITIONS SHOWN ON THE PLAN ARE ASSUMED TO BE ACCURATE. ALL DIMENSIONS MUST BE FIELD VERIFIED.
2. THIS EARTH SUPPORT SYSTEM WAS DESIGNED IN ACCORDANCE WITH FEDERAL HIGHWAY ADMINISTRATION REPORT FHWA 0-IF-03-017 ENTITLED "GEOTECHNICAL ENGINEERING REPORT CIRCULAR No. 7 - SOIL NAIL WALL".
3. KNOWN SUBSURFACE CONDITIONS ARE DESCRIBED IN THE GEOTECHNICAL REPORT PREPARED BY SUMMIT GEOTECHNICAL SERVICES DATED 5 MAY 2017.
4. SOIL CONDITIONS AND PARAMETERS USED IN THE DESIGN WERE SELECTED BASED ON INFORMATION CONTAINED IN THE PROJECT BORING LOGS. SOME SOIL PROPERTIES WERE CHOSEN FROM CORRELATION WITH THE STANDARD PENETRATION TEST N-VALUES AND PUBLISHED DATA.
5. COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS RELATED TO THE WORK SHOWN ON THESE DRAWINGS.
6. VERIFY LOCATIONS OF ALL EXISTING OR PROPOSED UNDERGROUND UTILITIES AND OTHER STRUCTURES WHICH MAY INTERFERE WITH ANY PORTION OF THE TEMPORARY EARTH SUPPORT SYSTEM. NOTIFY DIG SAFE AND ALL UTILITY OWNERS TO LOCATE ALL KNOWN UTILITIES PRIOR TO COMMENCING THE WORK SHOWN ON THESE DRAWINGS. PROVIDE SHIELDING OF ALL OVERHEAD WIRES AND UTILITIES IN ACCORDANCE WITH OSHA REQUIREMENTS.
7. CONTACT THE DESIGN ENGINEER IMMEDIATELY SHOULD MODIFICATIONS TO THE PROPOSED SOIL NAIL WALL LAYOUT, STAGING OR OTHER PORTIONS OF THE WORK SHOWN ON THESE DRAWINGS BE REQUIRED. MAKE NO MODIFICATIONS TO THE WORK SHOWN ON THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF GEOTECHNICAL CONSULTANTS, INC.
8. PROVIDE STABLE AND SAFE SLOPES FOR ALL EXCAVATIONS IN ACCORDANCE WITH OSHA REQUIREMENTS. ALL OTHER AREAS REQUIRING EXCAVATION SHALL EITHER BE SLOPED OR BRACED.

SOIL NAIL WALL MATERIAL:

- TEMPORARY SHOTCRETE: $f'c = 4000$ PSI AT 28 DAYS
WELDED WIRE FABRIC: 4x4 - W2.9xW2.9.
PERMANENT SHOTCRETE: $f'c = 4000$ PSI AT 28 DAYS
REINFORCING BARS: ASTM A615 GRADE 60
NAIL GROUT: $f'c = 4000$ PSI AT 28 DAYS
NAIL BARS: ASTM A615
HOT DIPPED GALVANIZED (ASTM A 53) HOLLOW BARS*
ASTM A572 GR. 50
HOT DIPPED GALVANIZED
*GRADE 75 THREAD BARS OF EQUAL CAPACITY MAY BE SUBSTITUTED.

REINFORCING:

1. DEFORMED BARS ASTM A615 GRADE 60. ALL REINFORCING SHALL BE FREE FROM RUST AND SCALE.
2. LAP SPLICES OF REINFORCEMENT SHALL NOT BE ALLOWED. MECHANICAL SPLICES WITH A CAPACITY OF AT LEAST 125% OF THE BAR STRENGTH MAY BE USED IF REQUIRED.
3. DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI 315).
4. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS IN ACCORDANCE WITH THE CURRENT EDITION OF THE AWS STRUCTURAL WELDING CODE. WELDING ELECTRODES SHALL BE LOW HYDROGEN E7018.

DRAIN BOARD:

1. DRAIN BOARD SHALL BE MIRAFI G200N, OR EQUAL SUBJECT TO THE APPROVAL OF THE ENGINEER.

CONSTRUCTION SEQUENCE:

1. EXCAVATE INITIAL CUT AT SLOPE FACE. BOTTOM OF EXCAVATION SHALL BE NO LOWER THAN 3 FEET BELOW DESIGN NAIL HEAD ELEVATION.
2. PLACE AND SECURE DRAINAGE BOARD TO THE LIMITS SHOWN AS INDICATED.
3. INSTALL 4-INCH THICK (NOM.) REINFORCED SHOTCRETE TO THE BOTTOM OF LIFT EXCAVATION.
4. INSTALL NAILS TO THE LENGTHS AND SPACING INDICATED.
5. ATTACH PLATES AND NUTS. NUTS TO BE HAND TIGHTENED USING 18" PIPE WRENCH.
6. REPEAT SEQUENCE FOR EACH LOWER LIFT OF SHOTCRETE AND LOWER ROW OF SOIL NAILS.
7. PLACE REINFORCING USING BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT AND OTHER OPERATIONS.
8. SHOTCRETE PERMANENT FACE TO A GUN FINISH.

TOLERANCES:

- NAIL LOCATIONS: ±6 INCHES.
NAIL INCLINATION: ±2 DEGREES

PROOF NAIL TESTING

1. PROOF TESTING SHALL BE PERFORMED ON AT LEAST FIVE SACRIFICIAL NAILS TO VERIFY THE ADHESION USED IN THE DESIGN.
2. SACRIFICIAL PROOF TEST NAILS SHALL HAVE BOTH BONDED AND UNBONDED PORTIONS. BONDED LENGTHS SHALL BE AT LEAST 7 FEET AND UNBONDED LENGTHS SHALL BE AT LEAST 7 FEET. A PLASTIC BOND BREAKER SHALL BE USED ON THE UNBONDED LENGTH.
3. PROOF TEST SHALL BE PERFORMED BY INCREMENTALLY LOADING THE NAIL TO 150 PERCENT OF THE TEST LOAD. LOAD SHALL BE APPLIED BY A CALIBRATED HYDRAULIC JACK. NAIL HEAD MOVEMENT SHALL BE MEASURED USING A STATIONARY MICROMETER DIAL GAUGE CAPABLE OF MEASURING TO 0.001".

LOADING SHALL BE DONE IN INCREMENTS AS FOLLOWS:

TL = TEST LOAD: 1.40 K/ft x BONDED LENGTH
(14.0 KIPS FOR 10 ft. BOND LENGTH)
AL = ALIGNMENT LOAD (NOT TO EXCEED 5% OF THE TEST LOAD)

LOAD INCREMENT	OBSERVATION PERIOD
AL	1 MINUTE MINIMUM
0.25xTL	1 MINUTE MINIMUM
0.50xTL	1 MINUTE MINIMUM
0.75xTL	1 MINUTE MINIMUM
1.00xTL	1 MINUTE MINIMUM
1.25xTL	1 MINUTE MINIMUM
1.50xTL (LOAD HOLD)	10 MINUTES MINIMUM

4. HOLD EACH LOAD INCREMENT, EXCEPT FOR THE 1.5xTL INCREMENT, UNTIL THE DEFLECTION STABILIZES BUT NOT LESS THAN THE MINIMUM OBSERVATION PERIOD. AT THE 1.5xTL INCREMENT, THE LOAD SHALL BE HELD CONSTANT FOR AT LEAST 10 MINUTES AND THE NAIL HEAD MOVEMENT SHALL BE MEASURED AND RECORDED AT THE FOLLOWING INTERVALS: 1 MINUTE, 2, 3, 5, 6, AND 10 MINUTES. WHERE THE NAIL HEAD MOVEMENT BETWEEN 1 MINUTE AND 10 MINUTES EXCEEDS 0.04 INCHES, THE 1.5xTL INCREMENT SHALL BE MAINTAINED AN ADDITIONAL 50 MINUTES. NAIL HEAD MOVEMENT SHALL BE MEASURED AND RECORDED AT THE FOLLOWING INTERVALS: 20 MINUTES, 30, 40, 50, AND 60 MINUTES. SHOULD THE NAIL HEAD MOVEMENT BETWEEN 6 MINUTES AND 60 MINUTES EXCEED 0.08 INCH, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

Geotechnical
Consultants, Inc.
201 Boston Post Road West
Marlborough, MA 01752
(508)229-0900 FAX (508)229-2279



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HELICAL
Geotechnical Design/Build
639 Granite Street, Suite 101
Braintree, Massachusetts 02184
Phone: (781) 848-2110 Fax: (781) 535-5842

SOIL NAIL WALL
PLAN AND NOTES
155 SHERIDAN STREET
PORTLAND, ME

0	Issue	10/13/2021
No.	Revision	Date

GCI # 2215071	
Date:	13 OCT 2021
Drawn By:	MB
As Noted:	AS NOTED
Checked By:	RP

Sheet No.

SOE1



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission

FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department

SUBJECT: Parks Division Update

DATE: February 2022

Parks Division Staffing

- Vacancy: Horticulturist
- Vacancy: Arborist

Public Restrooms Update

Two of the three Public Restrooms have arrived! The first one was installed at Fox Field along the sidewalk on Fox Street and between the Multi-use Field and Basketball Courts. The Second is along the sidewalk on Park Avenue at the top of the Rose Garden parcel. Each of these units are ADA accessible and will be receiving solar lighting for the interior and exterior in the coming weeks. A huge 'Thank You' goes out to the Parks Staff who made the installation happen. Parks delivered, Forestry placed and Playgrounds installed. None of this would have happened without the collaborative design process and construction from DSO Creative Fabrication in Saco. The final unit will be placed up at the Eastern Promenade in front of the basketball court.

Operating Budget Update

The Department operating budget has been submitted to Finance and the City Manager for their initial review. The next step is citywide revisions before the entire city budget is proposed to the Finance Committee and then full Council for approval. The Department of Parks, Recreation and Facilities has seen some significant cuts since the beginning of the Pandemic due to the lack of revenues coming in but we are seeing those revenues bounce back so are hopeful for growth and additional resources soon.

Dougherty Field Playground Project Update

The Dougherty Field Playground is one step closer to construction. As of two weeks ago the RFP was advertised for the sitework and installation of the playground which is anticipated to be completed later this Spring or Summer depending on contractor availability. Playground equipment for the project has already been secured from Kompan. We are overly excited to see this long anticipated project come together. This space will be an exciting and versatile transition between the multi-use field and the new workforce housing Douglass Commons Project and will be the meeting grounds for the next generation of youth in the neighborhood.



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park Walkway improvements: Deering Oaks RFP will be advertised shortly as all documents have been submitted
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Talbot School Basketball Court Reconstruction: Additional funding has been secured and the bid will be advertised again in late Winter for a Summer/Fall construction.
- Lyseth Playground: Construction drawings are being created and the RFP will shortly follow for a late Winter advertisement and late Summer construction.
- Skate Park Expansion Phase II: Preliminary RFP for design development is being finalized and will be advertised when funding is in hand.
- Stroudwater Bridge: City Parks and Planning staff are working with Portland Trails and the Stroudwater Preserve Development Team to develop the plan for installation of the bridge that sits on the side of Westbrook Street before the I-95 bridge. Grant funding will be essential as City funds are limited.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. Fall of 2022 is when the field is anticipated to return with Spring of 2023 as the first playable season.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Riverton Trolley Park: The LWCF grant has been submitted. The City Council gave their approval for the City to proceed with the grant application. Project budget will be an estimated total of \$500,000 (\$250,000 PPC/Private/City and \$250,000 LWCF)
- Western Promenade Welcome Signs: Three new historic Welcome Signs are being ordered and installed as the weather permits. Spring will be the desirable time for this
- Lower Western Prom Park Improvements: Final design improvements have been made and construction/bid documents are to follow in the coming months.
- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 4 sheds. A fencing bid document will be advertised this Winter and installation is planned to begin in the Spring.