

**From:** Greg Tansley <gtansley13@gmail.com>  
**To:** Jean Fraser <jf@portlandmaine.gov>  
**Date:** 7/11/2014 7:30 AM  
**Subject:** 122 Anderson Street Proposal - Summary Questions/Comments

Good Morning Jean,

This will likely be my last e-mail due to a busy schedule today so I will try to summarize past e-mails and add a few additional questions I thought about last night and this morning after walking by the site again.

First, let me say my intent has not, and is not, to review the City of Portland Code. I will trust in City Staff to review Performance Standards and review criteria established therein. With that said, I have the following technical and planning related questions, which can also translate into comments, I suppose:

1. Has truck turning radii (primarily exiting) regarding existing and proposed (byway) conditions been looked at, and will trucks cross the centerline of Anderson Street when exiting the site? Given the angle of egress, does this comply with City Standards?
2. Has the general egress/ingress from Anderson Street to the site been analyzed, especially related to grade (very steep) and the metal scale that exists in the driveway? According to one of my neighbors, this was a significant enough problem with Oakhurst as to have the owner stop that use. Has anything changed that would make the City and applicant feel this will not again be a problem?
3. Has an analysis been done by a PTOE of the Vehicular/Bicycle/Pedestrian Traffic Impacts on the intersection of Anderson and Fox?
4. Has an analysis been done by a PTOE of the Vehicular/Bicycle/Pedestrian Traffic Impacts on the intersection of Fox and Franklin (assuming this is the truck route)?
5. Has a Truck Route been identified and how will enforcement of said truck route be conducted?
6. How will truck arrival and departure occur (e.g., arrive throughout the day, all leave at once at night?)
7. Fox Street between Anderson Street and Franklin Street is arguably in terrible shape. What will additional heavy truck traffic due to its condition? Is it in the City's CIP for reconstruction? If so, if approved, should the applicant contribute to its cost? If not, should the applicant itself repair Fox Street or is it simply in such disrepair as to question the validity of the project in the first place?
8. Has noise been examined, including idling, reefers, revving, and motion, especially related to time of day noise restrictions and the need to accelerate to get up the driveway from Anderson Street?
9. As a property owner I received a card about this application. How has the rental community been engaged? Are both Bunker and Tandem Coffee

aware of the proposal and have they provided comments or questions?

10. Has Redfern been engaged, especially related to their proposed residential and ground floor commercial project at 3G's? Many are excited about this redevelopment proposal which would take a run-down corner lot and transform it into a neighborhood with market-rate apartments and possibly a restaurant on the street-level. I can't imagine this proposal would make that project any more viable, and in fact, may have the opposite effect.

11. How does this proposal relate to the Comprehensive Plan?

12. How does this proposal relate to the East Bayside Vision?

13. How does this proposal relate to the Fox/Anderson Intersection Reconstruction Project? Have Bruce Hyman and Mike Bobinsky weighed in on the proposal?

14. How does this proposal relate to the Anderson Street Byway Project (traffic calming, pedestrian and bicycle enhancements, street amenities)? Have Bruce Hyman and Mike Bobinsky weighed in on the proposal?

15. What is the process and timing for Staff's consideration of this application? May I please be notified of Staff's decision related to this application.

16. If the application is approved, and the success of Nova Ferry isn't realized, what has the City considered as far as conditions of approval that would not allow a full scale "intermodal transportation facility" from taking over the space that could have truck traffic continuous throughout the day/night?

Thank-you for your consideration of my comments and questions, and I hope to hear back from you at your earliest convenience.

Respectfully,

Greg Tansley

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