

From: Craig Hill <chill@wright-ryan.com>
To: Jean Fraser <JF@portlandmaine.gov>
CC: "Jim Dunn(j.dunn@grondinconstruction.com)" <j.dunn@grondinconstruction.c...>
Date: 2/28/2014 12:21 PM
Subject: RE: 79 Walnut Street Site Access

If that's the case then I will make all efforts to send something over by the end of the day.

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, February 28, 2014 12:13 PM
To: Craig Hill
Cc: Jim Dunn(j.dunn@grondinconstruction.com); Philip DiPierro; Mike Barton
Subject: RE: 79 Walnut Street Site Access

Craig

This is a quick review (few days, maybe less) as its post-approval and all here are aware you want to get moving- and I don't think there are any serious concerns and its mainly so all are on the same page. The review would be by e-mail and pdfs, and I am mainly the "messenger" (re the street issues) but I would like to see some consideration of the homes on East Cove Street (I often get the phone calls from upset neighbors!!!!) and some replacement planting.

I want my colleagues who are responsible for safe operation of streets and safety for pedestrians to be aware of whats happening on the streets around the project as a result of the construction- its a big project for Portland and its better for all to know whats intended. (theres also a bus route on Washington and I think a bus stop near Northern Burner)

If reviewers do have concerns you could always go back to the earlier version- so I suggest you get a plan of some sort in asap. And please note that the earlier version was considered "indicative" and left a number of details to be resolved at this stage in any case.

Thanks
Jean

>>> Craig Hill <chill@wright-ryan.com<mailto:chill@wright-ryan.com>> 2/28/2014 11:51 AM >>>
Jean,

Before we go too far in the process, do you have an approximate idea of how long it might take to get something like this reviewed and approved? If it is something that may take longer than a few days we may just decide to go with the original plan approved. Please get back to me and let me know.

Thanks,
Craig

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, February 28, 2014 10:03 AM
To: Craig Hill
Cc: Jim Dunn(j.dunn@grondinconstruction.com<mailto:j.dunn@grondinconstruction.com>); Philip DiPierro; Mike Barton
Subject: RE: 79 Walnut Street Site Access

Craig

That plan was approved at the Planning Board but typically there are further discussions, particularly re

traffic- and the introduction of truck traffic on an arterial means that my traffic colleagues may want to look closely at this and more info is needed re the new access. Its proximity to dwellings is the other concern, as we discussed.

The graphics do not have to be fancy- just so everyone understands.

Some of what I have listed would be in the construction schedule mentioned in the standard conditions and it can be separate - its just its useful to have the timetable with the plan.

Could you put a note on the plan that states that the underlying proposals are not as approved (or something like "See the final plan set circulated Feb 2014 for final details of the proposals" and that only the construction info is up to date).

thanks
Jean

>>> Craig Hill <chill@wright-ryan.com<mailto:chill@wright-ryan.com>> 2/28/2014 7:10 AM >>>
Jean,

Can you please confirm that the attached is the current CM plan that has been approved by the city? I would like to amend this to include the lower portion of the site for access from northern burner.

Thanks,
Craig

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Thursday, February 27, 2014 4:10 PM
To: Craig Hill
Cc: Jim Dunn(j.dunn@grondinconstruction.com<mailto:j.dunn@grondinconstruction.com>); Philip DiPierro; Mike Barton
Subject: RE: 79 Walnut Street Site Access

Craig

I agree that there are benefits of using the Washington Ave site as a staging area and secondary access.

I suggest you prepare an "amended Construction Management Plan" to be submitted to me - I will have Planning, DPS, Inspections and Traffic review and approve it prior to the start of any work on the site. I also will ensure that the Director of Planning, and the Development Review Services Manager, and the Director of Inspections are part of the review given the unusual nature of this development and the scale of public concern during the review.

The amended CMP should include:

- * Phasing plan of some sort with timetables
- * What notifications to neighbors will be given
- * Each construction access point and the period of time months, and what days/times, it will be used
- * Timings for utility work in ROW and any changes to ROW details and impacts on traffic (and how managed)
- * For the Waterhouse site, show:
 - * exact location of the staging area and the truck access and routing
 - * what fencing and other steps will be taken to minimize impacts on the nearby residential properties- please locate the main activity area as far from properties on East Cove Street as possible
 - * show sightlines onto Washington Ave are safe (as speeds and traffic levels are much higher than Walnut) and sidewalk not impacted

- * show that erosion control measures will be in place, along with cleaning of truck wheels and dust management
- * for the Waterhouse site have a separate plan that shows the reinstatement of trees and vegetation, especially screening with neighbors and screening of the proposed development
- * for the Walnut St access, show:
 - * where safe routing for pedestrians will be located and what warnings will be in place (this is a school walking route I understand)
 - * any changes in on street parking arrangements
 - * any proposed traffic detours
 - * truck routes to the site access
- * show that erosion control measures will be in place, along with cleaning of truck wheels and dust management
- * indicate what steps being taken to minimize impacts on neighbors and their use of Walnut and Sheridan for access

I have attached some examples (CMTC1-4 are all for the Marriott on Commercial Street, for different phases of the construction) although none of these include all of the issues that the Munjoy Heights project will have- and there may be some other issues raised by reviewers when we look at your plan that I have not listed.

The purpose of the plan is to document that all safety measures and reasonable consideration of neighbors has been arranged for all aspects of the construction process, and where there are impacts on the public ROW or private homes/businesses, that these minimized and known to relevant City staff.

We realize that there will be some changes as the project goes along, and Phil DiPierro will be the main point of contact on this after the (amended) Construction Management Plan is approved.

Please do not hesitate to call if there are any questions.

thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728

>>> Craig Hill <chill@wright-ryan.com<mailto:chill@wright-ryan.com>> 2/27/2014 7:10 AM >>>

Jean,

I happened to come across Phil on another job site yesterday. I discussed with him that we are looking to keep moving forward with this access into the site. I also discussed with the owner and he is accepting of us changing the plan a bit for the benefit of the project/traffic around the site. We do realize that this is different than the original plan submitted, but as I mentioned I think this will have the lesser impact than the equipment and materials being brought in and out of the walnut street entrance to the site. The duration of this access is approx. 3 months.

In regards to the construction traffic management plan, what is it that needs to be detailed for this? I will work on this as soon as I can, but for the most part all construction access will exit right from the northern burner supply parking lot onto Washington ave. Once mobilized this would be typical construction traffic...trailers with load of wood coming out of the parking lot and dump trucks.

Let me know and I can draft up whatever is needed.

Craig

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Wednesday, February 26, 2014 5:08 PM
To: Craig Hill
Cc: Jim Dunn(j.dunn@grondinconstruction.com<mailto:j.dunn@grondinconstruction.com>); Philip DiPierro; Mike Barton
Subject: Re: 79 Walnut Street Site Access

Craig

Just to mention that I will be out of the office tomorrow (thursday) morning but will be back in the afternoon. I am on standby re this.

I assume that you are preparing a Construction Traffic Management Plan and one of the issues is the safety of children getting to East End School - just please bear that in mind.

thanks
Jean

Jean Fraser, Planner
City of Portland
874 8728

>>> Craig Hill <chill@wright-ryan.com<mailto:chill@wright-ryan.com>> 2/26/2014 10:21 AM >>>
Good Morning Jean,

Please see attached letter. As discussed, I understand that you are in a meeting until 11:00 +/- . I look forward to discussing this with you after your meeting.

Thanks,
Craig Hill
Project Manager
Wright-Ryan Construction, Inc.
10 Danforth St
Portland, Me 04101
Office - 207-773-3625
Cell - 207-650-8089
Fax - 207-773-5173

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