

Storrey Industries
151 Newbury Street
Portland, ME 04101
City of Portland
Jon Jennings
Belinda S. Ray

Dear Jon Jennings and Belinda S. Ray:

I wanted to take the time to write you and follow up to some of the email exchanges and phone calls we have had regarding the construction projects going on in our corner of the City. First, please understand that I am not opposed to improvements and development. The purpose of this letter is to outline some of the frustrations we and our tenants have experienced for over a year now and suggest some ways in which such density of construction might be less impactful.

The projects that have impacted all of us at 145 Newbury Street include the condo building at the corner of India and Newbury, the Franklin condo project, the rehab on the corner of Hampshire and Newbury (2 buildings), and the installation of the new water main. I will discuss the impact of each of these projects separately but the biggest impact is the loss of street parking. I understand it is legal for a construction site to purchase and block existing parking spaces for at least a year in order to have a place for their workers to park. However, the impact to the nearly twenty businesses at 145 Newbury Street is great, as it leaves clients and customers with no place to park and, thus, threatens the health of these businesses. Many of these businesses have been in this building for two decades and when they see construction trucks taking up most of the street parking to build high-end condos is has an unfair impact. Early on I did ask the Landry Construction foreman if they might consider renting a few spots in the Gateway garage for my tenants but was rebuffed.

Water Main: In addition to the parking issue, the contractor piled gravel over the surface main. This damned up the parking lot when it rained and caused flooding in the basement of the building. Secondly, the gravel they used was tracked into the building daily which lead to some expensive carpet cleaning bills.

Condo projects: One issue has been having the street blocked off during deliveries. While this is probably difficult to avoid, there should be no excuse for blocking off both sides of the street and leaving tenants and their customers no access to our parking lots. This is especially true since it is the same construction company handling both projects and, thus, they should be able to properly coordinate. Secondly, we have had to pick up a lot of construction debris, food containers (from the construction workers), etc on a daily basis.

Hampshire/Newbury rehab: The biggest issue we faced with this work was the improper disposal of construction material that blew all over the parking lot, cars, and into our HVAC units which resulted in a costly coil clean out. Additionally, the dust that blew around us for weeks most likely contained toxic materials since the workers themselves were suited up to deal with the rehab.

There is no doubt that a growing and popular city like Portland will have its share of growing pains. As a property investor myself, I have been generally supportive of this growth. In fact I spoke in support of several of these projects. However, there should be methods in place to lessen the impact of both residents and small businesses that give so much to our City. We take tremendous pride in preserving the historic integrity of 145 Newbury Street and maintaining a clean and safe place for these businesses to operate. One option would be to limit the amount of parking that can be taken for construction and make the construction site purchase spaces at nearby garages instead of forcing this upon existing tenants and clients. Secondly, could we require the site devote a person to clean up the street daily of construction debris? Finally, we are still greatly impacted by the lack of parking on Newbury Street as of this writing.

Thank you for listening and please reach out to me if you would like to discuss further,

Bill Stauffer, owner 145 Newbury Street.