

August 7, 2017

Jean Fraser
City of Portland
389 Congress Street, 4th Floor
Portland, Maine 04101

**Subject: Onejoy Place
Revised Plans & Additional Information**

Dear Jean:

Terradyn Consultants has prepared revised Site Plans and assembled additional information for Onejoy Place in response to comments from city staff and peer reviewers. A list of plan revisions and additional documents is provided below. The revised plans and documents described herein will be uploaded to the city's electronic plan review system as separate documents.

1. The applicant has prepared a Memorandum to describe the anticipated parking demand for Onejoy Place, parking requirements for the project, and proposed parking management strategies. The memo has been uploaded to the city's electronic plan review system. A combination of on-site and off-site parking spaces will be provided to meet the requirements. Evidence of an option to lease the required number of off-site parking spaces will be provided in the coming days.

Reference: parking memorandum_onejoy.pdf

2. At the request of the Portland Fire Department, "No Parking Fire Lane" signs will be installed along Joy Place to prohibit parking within the private right of way. Additionally, the existing parallel parking space serving a resident at 165 Brackett Street will be improved to provide more space and ensure that a car can be parked without encroaching into the Joy Place right of way.

Reference: Plan Sheet C-3.0

3. Two bike hitches have been added to the end of the proposed sidewalk between Joy Place and 157 Brackett Street. These bike hitches will be located on public property and are intended to be available for public use. Bicycle parking for residents of Onejoy Place will also be located in the basement of the proposed building.

Reference: Plan Sheet C-3.0

4. One additional proposed street tree has been added to the plan, next to the previously described bike hitches. The plan includes three street trees along the proposed sidewalk between Joy Place and 157 Brackett Street.

The location and shape of the project parcel and Joy Place Right of Way make it impossible to provide the 12 street trees required by ordinance. The applicant proposes to contribute the value of 9 trees to the City of Portland Tree Fund in accordance with Section 4.6.4.f of the Technical Manual to fully meet the street tree standard.

Reference: Plan Sheet L-1

5. The application form originally submitted incorrectly reported the total proposed floor area as 3,591 square feet. The actual proposed gross floor area for floors 1-3 is 7,851 square feet. The basement is an additional 1,387 square feet. A corrected application form has been provided.

Reference: application_form.pdf

6. Our office has prepared responses to peer review comments from T.Y. Lin and Woodard & Curran. The responses and supporting materials have been uploaded separately to the city's electronic plan review system.

Reference: 1704-Comment_Response#1.pdf

7. The Construction Management Plan (Sheet C-2.3) and narrative have been updated to meet city requirements. These documents have been uploaded to the city's electronic plan review system.

References: 1704-Construction Management Plan
Plan Sheet C-2.3

8. Draft Condominium Declaration and Bylaws have been prepared by the applicant's attorney. The condominium documents have been uploaded to the city's electronic plan review system.

References: Bylaws of Onejoy Condominium Owners Association – 073117.pdf
Declaration of Condominium_Onejoy Condominium_07312017.pdf

9. Additional information has been prepared by the applicant on how the project will meet the Workforce Housing requirements of Section 14-487 of the city's Land Use Ordinance. This information, as well as a draft Affordable Housing Agreement and Option to Purchase, has been uploaded to the city's electronic plan review system.

References: inclusionary zoning details_onejoy.pdf
Inclusionary Zoning Affordable Housing Agreement.pdf

10. The applicant has been working directly with city staff on the proposed sidewalk located on city property between Joy Place and 157 Brackett Street and has prepared a Memorandum describing the discussion thus far.

Reference: sidewalk memorandum_onejoy.pdf

We believe that the information described above fully addresses all outstanding comments from city staff and peer reviewers, and we request to be placed on the next available Planning Board agenda to request approval for the project. If you have any questions or require anything additional, please contact me directly.

Sincerely,

TERRADYN CONSULTANTS LLC

A handwritten signature in black ink that reads "Michael E. Tadema-Wielandt". The signature is written in a cursive, slightly stylized font.

Michael E. Tadema-Wielandt, P.E.
Vice President

cc Todd Alexander, Renewal Housing Associates, LLC
David Lloyd, Archetype, P.A.