
CMP for One Joy Place

1 message

Jean Fraser <jf@portlandmaine.gov>

Fri, Mar 2, 2018 at 12:05 PM

To: talexander@renewalhousing.com

Cc: Michael Tadema-Wielandt <mtw@terradynconsultants.com>, "DiPierro, Philip" <pd@portlandmaine.gov>

Hello Todd

As promised please see below the review comments on the CMP plan and narrative as submitted (and attached) - these comments are from several of the relevant site plan reviewers:

- The drawing shows 4" (inch) pedestrian walkway rather than 4' (feet) for the detour route. This should be corrected as well as showing the specific width details for the remaining functional width that will be available for motor vehicle and bicycle traffic (accounting for the width of the barriers use) within Brackett Street.
- Please send a general plan for the travel lane closure scenario outlining general principles and timeframes.
- The pedestrian (detour) walkway signage should not block any of the available 4' width of the walkway
- The Plan document should delete those sections of the template that will not be used/not applicable. For instance, the document references "*On a case-by-case basis, the Contractor may be allowed to close a street and/or detour a mode of traffic when absolutely necessary for safety.*": if closures are not proposed, it should not reference them in the document.
- Please provide a construction schedule that clarifies how the timing will relate to activities at the Reiche Elementary School, ie will the construction take place during the school year and will any additional measures be taken if it is (use of flaggers for pedestrian crossings, etc).
- The Plan notes delivery restrictions during student drop-off time periods; please add restrictions for the pick-up time periods as well.
- We are concerned that the demo and construction is taking place very close to residential neighbors and near a parking lot that is heavily used including by families. Two of the abutting houses have accesses and windows directly against the construction fencing and access. Therefore please include the following in the CMP:
 - o How the contractor will give advance notice to the neighbors (on all sides) of the work, including Reiche School and the City (include that copies of advance notification should be sent to Phil DiPierro in the Planning Division);
 - o If any work will impact areas outside Joy Place and the applicants site, construction easements need to be in place prior to the start of construction. The CMP should clarify if any are needed.

- o How access at the rear of both of the Brackett Street properties will be maintained. There is a second single family house at 167 Brackett, next to 165 Brackett Street, who has advised us of her concerns regarding blockage of the rear access (see attached) - you and contractor need to contact them early on as a fence is shown across their rear access. We will be sending the final CMP to these abutters.
- o Please include a note requiring that the cobra light on the site at the rear of the Joy Place remains on, and is not turned off until the new light is in place and operational.
- o Please include more detail about how contractor parking or other vehicles and machinery (associated with the construction) will be kept out of the City's parking lot next door.


I am out of the office this afternoon but if you have any questions I am in the office on Monday.

Thank you
Jean

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Jean Fraser, Planner
City of Portland
874 8728

3 attachments

 **1704-Construction Management Plan_Rev17-11-30.pdf**
125K

 **C-2.3 CONSTRUCTION MANAGEMENT PLAN.pdf**
125K

 **Letter from abutter at 167 Brackett.pdf**
96K