
Fwd: One Joy Place - to PB Workshop July 11th

1 message

Jean Fraser <jf@portlandmaine.gov>
To: "Fraser, Jean" <jf@portlandmaine.gov>

Fri, Jul 7, 2017 at 9:49 AM

From: **John Peverada** <jbp@portlandmaine.gov>
Date: Wed, Jul 5, 2017 at 11:48 AM
Subject: Re: One Joy Place - to PB Workshop July 11th
To: Jean Fraser <jf@portlandmaine.gov>
Cc: "Gautreau, Keith" <kng@portlandmaine.gov>, "Errico, Thomas" <thomas.errico@tylin.com>, "Bartlett, Jeremiah" <jbartlett@portlandmaine.gov>, "Hyman, Bruce" <bhyman@portlandmaine.gov>, "Tarling, Jeff" <jst@portlandmaine.gov>, "Swett, Lauren" <lswett@woodardcurran.com>

Jean,

I understand that the developer of Joy Place can meet the zoning requirement for off street parking by making a payment in lieu of parking, for the number of required parking spaces not provided on site. While this will satisfy the approval process it will further exasperate the lack of existing on and off street parking in the Reich neighborhood. I have received complaints from both existing residents (some in brand new buildings) as well as businesses about the lack of parking in the neighborhood.

Reiche School depends on the Bracket St Lot as do residents during off hours, so leasing spaces in that lot is not a solution, if anything it is detrimental. During parking bans cars park in the lot in tandem blocking others in, and the school expects vehicles in violation to be towed from the lots before school begins. See the attached photo.

The primary demand for residential parking is typically at night and on weekends; however, as more people choose to work at home, demand during normal weekday business hours may increase, competing with customer and downtown employee parking

1. With more residents parking on the street there will be more conflict between the neighborhood residents, businesses and emergency vehicles.
2. Without adequate parking the residents will be more apt to be towed for street

sweeping or snow bans, and emergency vehicles and snow plows will have a more difficult time maneuvering. The congestion and apartment turnover in Parkside are good examples of the above.

I fully understand that more housing on the peninsula could be beneficial; however I think that it should be created in a way that it does not negatively impact others. Most landlords that I talk to say that most of their tenants have 2 or more cars, in many cases two families are sharing one apartment, or teenagers have cars, and others have overnight guest.

For the above stated reasons, I think that it is unfortunate that this development will not be providing at least one off street parking space per unit, unless the developers can verify that a majority of the units will be reserved for elderly. I still believe that the majority of tenants/owners will own vehicles. Even if they do not use their vehicles daily, they will need a place to park or store them.

Please forward this memo onto the Planning Board. Let me know if you need any additional information from me concerning this matter.

Thanks

John



Brackett St Lot Blocked in.jpg
1049K