
Re: 1 Joy Place

1 message

Jean Fraser <jf@portlandmaine.gov>

Wed, Aug 30, 2017 at 5:46 PM

To: Michael Tadema-Wielandt <mtw@terradynconsultants.com>

Cc: Todd Alexander <TAlexander@renewalhousing.com>, David Lloyd <lloyd@archetypepa.com>, Matt Maiello <matt@archetypepa.com>

Hello all,

I discussed the final submissions with my site plan review colleagues this AM and they are currently conducting a final review and I hope to have final comments next Wednesday.

Reviewers asked me to get further information about the boundary conditions with the parking lot before we form a final view regarding the inclusion of the three street trees along Joy Place.

The brick walkway is OK as is the bollard lighting in principle (although HP will need to review the detail for the bollards and we need to see details of the walkway regarding slope/crossfall) but the walkway has to have 4 feet of clear brick (with no planters or trees in that 4 feet at any location) to meet ADA requirements - and the proposed street trees eat up most of that 4 feet.

We are not sure that these trees are needed since it appears there are some trees along here already.

Could you please send the following information:

- Please send a plan showing the location of the existing trees along the boundary with the parking lot in relation to the boundary of the applicant's site (the boundary survey does not include this information and if they are on the site they need to be preserved and protected, and if they are on the parking lot site the proposed street trees need to be reconsidered);
- Could you please confirm that the existing overhead lines and pole with lights are being removed- this is implied by the utility plan but we just wanted to confirm.

There are some concerns regarding the introduction of the street trees - whether they would inhibit snow plowing of the pedestrian walkway in the winter, and whether they would survive with a flush planter surround.

Deb Andrews (HP) would prefer a simpler, more low key planter design if planters/trees are included.

As I mentioned in my e-mail to Todd below, there needs to be some form of boundary treatment along the property boundary to the south - the wood fence stops at the tandem parking area and maybe that should be continued (at a lower height) along the property boundary to Brackett Street (this would probably be instead of trees and to buffer the jersey barriers.) Another option would be low planting if there is room (or a combination)

So the trees and planters need to be reconsidered taking account of the points raised above including how they integrate with the existing trees. I suggest you revise the Landscape Plan and send it along with the requested info asap.

I confirm that we have this project scheduled for Sept 26th as a PB Hearing (probably first item at 7pm - it will be advertised tomorrow and I will confirm) and if there are still some tweaks needed re trees and boundary treatment they can be conditions of the approval.

Could you update me on any discussions you have had with my colleagues re the IZ application for Workforce Housing?

Thank you
Jean

On Tue, Aug 29, 2017 at 5:13 PM, Michael Tadema-Wielandt
<mtw@terradyconsultants.com> wrote:

Jean,

Revised plans and a cover letter describing the revisions has been uploaded to the e-plan system. I included a previous draft of the recording plat prepared by the surveyor. They are in the process of updating it to reflect these most recent revisions, and we will provide the new plat when it is available. We believe that all other information is complete and correct and look forward to meeting with the Planning Board on Sept. 26th.

Thanks,
Mike

Michael E. Tadema-Wielandt, P.E.

Vice President / Civil Engineer

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mtw@terradyconsultants.com

From: Todd Alexander [mailto:TAlexander@RenewalHousing.com]

Sent: Tuesday, August 22, 2017 10:22 AM

To: Jean Fraser <jf@portlandmaine.gov>

Cc: David Lakari <DLakari@RenewalHousing.com>; Michael Tadema-Wielandt <mtw@terradyconsultants.com>; David Lloyd <lloyd@archetypepa.com>; Matt Maiello <matt@archetypepa.com>; Richard A. Shinay <RShinay@dwmlaw.com>; Jeff Levine <JLEVINE@portlandmaine.gov>; Tuck O'Brien <sgo@portlandmaine.gov>

Subject: RE: 1 Joy Place

Thanks you, Jean. We will provide the requested information as soon as possible. Please let us know if you find any additional information or requirements about the conversion from condos to rentals.

Todd M. Alexander

PLEASE NOTE OUR NEW ADDRESS

Renewal Housing Associates, LLC | Leon N. Weiner & Associates, Inc.

2 Union Street, 5th Floor

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p. [207 347-3018](tel:2073473018) | c. [207 749-7257](tel:2077497257)

From: Jean Fraser [<mailto:jf@portlandmaine.gov>]
Sent: Monday, August 21, 2017 5:14 PM
To: Todd Alexander <TAlexander@RenewalHousing.com>
Cc: David Lakari <DLakari@RenewalHousing.com>; Michael Tadema-Wielandt <mtw@terradynconsultants.com>; David Lloyd <lloyd@archetypepa.com>; Matt Maiello <matt@archetypepa.com>; Richard A. Shinay <RShinay@dwmlaw.com>; Jeff Levine <JLEVINE@portlandmaine.gov>; Tuck O'Brien <sgo@portlandmaine.gov>
Subject: Re: 1 Joy Place

EXTERNAL E-MAIL!!! UNSAFE LINKS OR ATTACHMENTS?

Hello Todd

Regarding the walkway, I have sounded out my colleagues on this and - in principle- having a flush walkway (?4 ft wide) along the right side of the access drive, delineated with a different material (or separating material), and some lighting, would meet the standards.

In addition to the items you listed, please submit the following items as part of the final submissions:

- PI clarify (Landscaping Plan) where the 12 required street trees will be located (see options for street trees in the Technical Stds attached)
- Revise the landscape plan to include boundary treatment (all boundaries - also see attached Technical Stds)
- Submit Subdivision Plat (draft based on survey) - this to cross reference with condo docs re maintenance of common areas, parking management plan, stormwater agreement etc

To answer your questions, we have provisionally scheduled the Planning Board hearing for Tuesday, Sept 26th, provided that any further info associated with the Inclusionary zoning and parking proposals are with us very soon, and all of the final submissions are with us in the first few days of September.

I believe that if you change from condos to rental units there would be a need to revise the Subdivision Plat at an administrative level (no Planning Board); I would like to double check that question and get back to you next week.

thank you

Jean

On Mon, Aug 21, 2017 at 1:07 PM, Todd Alexander <TAlexander@renewalhousing.com> wrote:

Jean:

Jeff Levine called me on Friday to share the news that the City will not allow the project to construct a public sidewalk within the City-owned property at 157 Brackett Street.

Mike Tadema-Wielandt is working on a revised site plan. That plan will be submitted in the next 4-6 business days.

I have sent Mike an updated parking memorandum along with an LOI for off-site parking spaces. Mike will upload those documents shortly.

I have two follow up questions;

- a. When can the project be scheduled for a Planning Board hearing?
- b. If the project receives a Planning Board approval as a 12-unit condominium project but, due to market conditions, we later decide to build the project as rental units, what changes or amendments are required to the site plan? Is this an administrative step or does it require a PB hearing?

-Todd

Todd M. Alexander

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Jean Fraser, Planner

City of Portland

874 8728

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Jean Fraser, Planner
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