
RE: 1 Joy Place

1 message

Todd Alexander <TAlexander@renewalhousing.com> Thu, Aug 31, 2017 at 4:43 PM
To: Jean Fraser <jf@portlandmaine.gov>
Cc: Michael Tadema-Wielandt <mtw@terradynconsultants.com>, David Lloyd <lloyd@archetypepepa.com>, Matt Maiello <matt@archetypepepa.com>, Tuck O'Brien <sgo@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, "Barhydt, Barbara" <bab@portlandmaine.gov>

I think we had the tree removal called out in the context of installing a new sidewalk. Why anyone would want to save it is beyond me, but I'll defer to Jeff and others to make that call. Although keeping the tree in lieu of a well landscaped boarder would seem to fit with the recurring theme on this project—achieve the fewest offsite improvements and public benefits as possible!

Todd M. Alexander

PLEASE NOTE OUR NEW ADDRESS

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

2 Union Street, 5th Floor

Portland, ME 04101

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

From: Jean Fraser [mailto:jf@portlandmaine.gov]
Sent: Thursday, August 31, 2017 4:29 PM
To: Todd Alexander <TAlexander@RenewalHousing.com>
Cc: Michael Tadema-Wielandt <mtw@terradynconsultants.com>; David Lloyd <lloyd@archetypepepa.com>; Matt Maiello <matt@archetypepepa.com>; Tuck O'Brien <sgo@portlandmaine.gov>; Jeff Levine <JLEVINE@portlandmaine.gov>; Barhydt,

Barbara <bab@portlandmaine.gov>

Subject: Re: 1 Joy Place

Todd

Thank you for the additional information which I will circulate to the reviewers. The plans had only recently been received at the time of the discussion and we did not have an opportunity to review every plan in detail.

I would note that the removal of the existing tree that is not on your property is unlikely to be supported. My previous comments refer only to site plan requirements that relate to your property, though things like tree planting near the boundary need to take account of nearby trees.

I will set up a meeting to include Jeff Tarling for asap.

Thank you

Jean

On Thu, Aug 31, 2017 at 4:17 PM, Todd Alexander <TAlexander@renewalhousing.com> wrote:

Jean:

In response to your email,

1. An Existing Conditions & Removals Plan (Sheet C-2.2) was included in the site plan packages submitted on 4.26 and 8.29. That plan identifies:

- a. The removal of the utility poles and overhead utility lines located in the Joy Place private drive
 - b. The location (and removal) of the existing tree, which is located in the city's property (157 Brackett)
2. We are preparing a revised Site Plan & Landscape Plan in which the planters and street trees in the Joy Place private drive are eliminated. This revised plan will maintain a 5' wide brick pedestrian walkway flush with the asphalt drive from Brackett to the property.
 3. One of the conditions of the Certificate of Appropriateness that has been issued for the project is the review and approval of lighting along Joy Place, to include bollard selection. There is a proposed spec shown on the latest Photometric Plan (Sheet C-8.0). Please forward to Deb for review. If this selection is deemed to not be appropriate, we can provide another selection.
 4. Additional requested information regarding the IZ unit and Affordable Housing Agreement was uploaded to e-plan on 8/7. I have emailed Mary Davis and our listing agents to begin the marketing/selection process outlined in the IZ Regulations.
 5. In terms of boundary treatment, landscaping and trees, I remind you that we do not own the Joy Place private drive. While, we have the right to use the drive to access to the proposed project, we do not have the right to construct a fence on that property. It is also important to note that the collective abutters' deeds (including the City's deed for 157 Brackett Street) require that the Joy Place private drive remain open and unobstructed forever to each of the abutters' respective properties. A fence located within the Joy Place drive is a violation of that deed restriction.

We agree that there should be some landscaping and treatment along this property line – which is why we proposed the planters and street trees (a solution that appears to have worked very well in the case of Munjoy Heights). I suggest the more appropriate location for that treatment is on the 157 Brackett property, in the 3' to 4' area between the Joy Place boundary line and the start of the Jersey barriers. (Sheet C-2.2).

The lone explanation I received regarding why the project could not construct a raised public sidewalk within the boundaries of 157 Brackett is that the City did not want to encumber a developable lot that it may eventually want to sell. While I disagree with that assertion, I can understand the position. However, I don't think a landscape buffer along the property line in an area that is currently not being used for any practical purpose (other than, perhaps, to collect neighborhood trash) would serve as encumbrance on any future sale the city might be considering.

My recommendation is that our design team work collaboratively with the planning staff and Jeff Tarling to come up with a plan for this area along the property line that works for everyone. We are available to meet and resolve this item at any time in the coming weeks. To the extent is not resolved before the hearing on the 26th, the acceptance of a satisfactory boundary treatment plan can be a condition of approval.

Todd

Todd M. Alexander

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From: Jean Fraser [mailto:jf@portlandmaine.gov]

Sent: Wednesday, August 30, 2017 5:47 PM

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

Cc: Todd Alexander <TAlexander@RenewalHousing.com>; David Lloyd