

August 29, 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 resulting from the city's decision to not allow a sidewalk to be constructed on the 157 Brackett Street parcel. The revised plans and documents described below will be uploaded to the city's electronic plan review system as separate documents.

1. The previously proposed sidewalk located on the 157 Brackett Street parcel has been removed from the plan. A 5' wide brick surface will be installed on the south side of the Joy Place right-of-way, and three flush planting beds will be constructed within the brick surface. Each planting bed will feature a tree and low-growing ground cover plantings. A total of six precast concrete light bollards will be installed on either side of the planting beds in place of the previously proposed light poles. The flush brick surface treatment will indicate a walking path for pedestrians, but will still be available for vehicles to maneuver.

The clear width of Joy Place will remain similar to the previously proposed plan with the exception of three trees that will be installed within 20" of the southern property boundary and the six light bollards that will be installed on the property boundary. The clear width will be a minimum of 21.5' at the tree locations.

Reference: Revised Plans
C-2.2 Existing Conditions & Removals Plan
C-2.3 Construction Management Plan
C-3.0 Site Layout Plan
C-4.0 Grading, Drainage & Erosion Control Plan
C-5.0 Utility Plan
C-6.0 Site Details
C-6.1 Utility & Drainage Details
L-1 Landscape Plan
P-1.0 Photometric Lighting Plan

2. The applicant has updated the previously submitted parking 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. A copy of an option to lease the required number of off-site parking spaces is attached to the memorandum.

Reference: parking memorandum_onejoy.pdf (V2)

3. The two bike hitches previously proposed to be located at the end of the sidewalk between Joy Place and 157 Brackett Street have been relocated to the north side of the building, in the vicinity of the solid waste and kayak storage.

Reference: Plan Sheet C-3.0 Site Layout Plan

4. The plan includes three street trees along the south side of the Joy Place right-of-way.

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. A draft Recording Plat has been prepared by Owen Haskell, Inc., the project surveyor. Owen Haskell is in the process of revising the plat to reflect the revisions described above. The revised plat will be uploaded to the e-plan system when it is available.

Reference: Plan Sheet C-2.1

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 style with a large, stylized "M" and "W".

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

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