



Helen Donaldson <hcd@portlandmaine.gov>

---

## MMC parking garage

---

**Dan & Pat Chase** <dpchase26@gmail.com>  
To: Helen Donaldson <hcd@portlandmaine.gov>

Thu, Jul 19, 2018 at 10:30 AM

Nell,

Yes, please pass my comments along to MMC.

I looked at the shadow studies in the Institutional Development Plan and notice that the location and size of the garage is now changed. I realize MMC was limited to static images in the printed document, but a static image does not convey the changes in sunlight and shadow through different day lengths, sun angles, seasons, etc. I would like to see continuous motion studies of full days on all four solstice dates at least.

I think further discussion of the renderings would also be helpful. I see from the site plan that the elevation of the parking lot is around El. 26. The building is to be just under 100 ft. tall, putting the top of the building somewhere around El. 125. Also from the site plan, the elevation of the yard at 210 St. John St. is around El. 42 and the building is about 33 ft. tall, putting the ridge of the roof at around elevation 75. This means that the parking garage exceeds the height of the top of 210 St. John St. roof by 50 ft. – five stories! I don't know the height of the Railroad Building, but say it's 50 ft. This means the top of the Railroad Building is around El. 90 and parking garage exceeds it by 35 ft. – approximately as if 210 St. John St. were put on top of the Railroad Building. I just don't think the renderings reflect how high the garage is proposed to be.

Please pass my comments along to the Planning Board and MMC.

Best,

Dan

**From:** Helen Donaldson <hcd@portlandmaine.gov>  
**Sent:** Wednesday, July 18, 2018 5:48 PM  
**To:** Dan & Pat Chase <dpchase26@gmail.com>  
**Subject:** Re: MMC parking garage

Dan,

Thanks for this email, and I will certainly share your comments with the Board. If you're amenable, I will also pass them along to MMC in advance of the Board's next workshop so that they can be aware of your concerns.

For reference, I'm attaching MMC's Institutional Development Plan, which was approved by the Planning Board last year, here. It includes some shadow analysis (see p. 125 and 125). Let me know if you have questions on this.

Second, while we can't request renderings from the top of a nearby building, we certainly share your concern about the long views to and across the Fore River. The applicant has provided renderings from the Western Promenade, 295, and the Veteran's Bridge in an attempt to address these concerns (see attached). Please let me know if more discussion on these renderings would be helpful.

We appreciate your continued input on this, Dan.

Nell

On Wed, Jul 18, 2018 at 8:22 AM, Dan & Pat Chase <[dpchase26@gmail.com](mailto:dpchase26@gmail.com)> wrote:

Nell,

Beside the potential loss of on-street parking, I have other concerns about the parking garage project. The before and after architectural projections of how the building will look from various locations don't ring true to me. It's such a huge building, but the projections show it as hardly visible. In some cases, the building is shown as obscured by trees which happen to be in the way from that location. Trees are hardly permanent shielding, and don't even have their leaves for half the year to begin with.

Lots of sunlight, views of the Fore River estuary behind Veterans Bridge, and open skies to the west for nice sunsets have been some of the benefits of living in our little neighborhood. These will all be impacted by construction of the garage. I'd like request that before and after sun/shadow studies of the building be completed. I think these might give a more accurate idea of its size and effects. I'd also like to request architectural projections done from the top floor back corner of the Railroad Building looking toward the Fore River estuary.

Please share these concerns with the Planning Board.

Best regards,

Dan Chase

--

Nell Donaldson  
City of Portland Planning Division  
874-8723  
[hcd@portlandmaine.gov](mailto:hcd@portlandmaine.gov)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about

7/20/2018

City of Portland Mail - MMC parking garage

government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.