



Helen Donaldson <hcd@portlandmaine.gov>

MMC Employee Garage site plan review - revised plans and Planning Board timeline

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

Tue, Aug 28, 2018 at 3:59 PM

Thanks, Nel

Yes, the plans generally represent what I talked about with MMC with regard to our property. I'm having trouble visualizing how things are going to look and be when the work is done, but I don't have any objections right now.

Looking at C-100, the site plan, is on-street parking still going to be allowed beginning basically across the street from our house where the intersection transition ends?

MMC says that constructing curbs and sidewalks, and better defining D Street, is going to allow more on-street parking there, but I don't see where there is any room for parking at all. The driving lanes seem to take up the entire width of the street between sidewalks.

My bet is that MMC employees will continue to park on Valley St. They won't have to pay to park their vehicles, and it is a closer walk to the hospital than from the new parking garage. I don't see how a neighborhood parking permit system can work on that part of Valley St. when the traffic that Florence House attracts is sporadic, irregular, and short term rather than long term residential.

I still think MMC should be required to develop continuous motion, full day, sun/shade studies for the garage. The new images are done at noon, but the afternoons are when the shadow from the building is really going to impact the neighborhood. It looks like the entire neighborhood is going to be in the shade for the entire afternoon during the winter. At what point during the year does this shading impact develop and when does it go away?

MMC says nothing about my comments about the height of the building except that it is within the height limit of the zoning. Just because the height limit is 100 ft. does not mean they are automatically able to build that high. Subsequent measurements I took indicate the top of the Railroad Building is about El. 80, which puts the building at about 40 ft tall. With the top of the garage at El. 125, the garage will exceed the height of the Railroad Building by 45 ft., more than the Railroad Building is tall. Does the City really want to allow a building this massive? Options are available. For example, some levels could be built underground. Also, initially, MMC proposed building the new garage on Gilman St. rather than St. John St. The parking load could be split and two garages could be built, one on Gilman St. and one on St. John St.

Please share these comments with the Planning Board and MMC as appropriate.

Best,

Dan Chase

From: Helen Donaldson <hcd@portlandmaine.gov>

Sent: Monday, August 27, 2018 4:08 PM

To: Dan & Pat Chase <dpchase26@gmail.com>

Subject: Fwd: MMC Employee Garage site plan review - revised plans and Planning Board timeline

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