
Neighborhood Assoc. comment on MMC garage at 190-222 St. John Street

Zack Barowitz <zbarowitz@gmail.com>

Thu, Aug 30, 2018 at 12:50 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, planningboard@portlandmaine.gov

Cc: libbytown@googlegroups.com



Zack Barowitz, Chair

Maureen Morse, Vice Chair

Damon Yakovleff, Treasurer

Brett Gabor, Secretary

Nicole Anderson, Past Chair

Dear Chair Dundon and Planning Board Members:

The Libbytown Neighborhood Association has discussed the proposal of the parking garage at 190-222 Saint John Street and according the association bylaws, we voted to request that you please consider the following:

Whereas, a c.2,000 stall employee parking garage will bring continued motor vehicle traffic;
Whereas, the \$6/month parking fee acts as an incentive for employees to drive to work;
Whereas, a significant portion of MMC employees do not live nor pay real estate tax in Portland;
Whereas, the tax revenue from the site shall be negligible;
Whereas, a similarly sized commercial building, such as housing (the highest and best use) would be expected to generate well upwards of \$100,000 in annual tax revenue;
Whereas, a parking structure is devoid of future opportunity costs;

Heretofore, the purpose of this CBA is to:

- Build healthier communities;
- Offset employee vehicular traffic with better walk, cycling, and transit options and conditions;
- Promote healthy, safe, and clean commuting options for MMC employees;
- Promote affordable housing options for MMC employees proximate to the Portland campus;
- Recoup some monetary benefit from the site on the basis of tax-payer standing;

Therefore, the Libbytown Neighborhood Association makes the following recommendations for community benefits within a 1/2 mile of the Portland MMC campus; MMC shall be responsible for:

- Establishment annual contribution of not less than \$70,000 of a TMA for the western fringe of downtown to include but not be limited to the following entities: Mercy hospital, Sea Dogs, Thompson's Point, and the PTC;
- Annual contribution to METRO Bus of not less than \$10,000 to METRO bus service for improvements such as installation of bus shelters;
- Annual contribution of not less than \$20,000 designated to Pedestrian and bicycle improvements on Congress Street, Park Avenue, and Saint John Street;
- Annual contribution of not less than \$20,000 to the city's Housing Trust Fund to promote workforce housing that may be marketed to MMC employees;
- Annual contribution to Portland Trails of not less than \$5,000 to improve trail network connectivity.

Thank you for your consideration of this matter.

Sincerely,
Zack Barowitz
Chair

--

207-838-6120
917-696-5649
ZacharyBarowitz.com

ATTENTION:

The information in this electronic mail message is private and confidential, and only intended for the addressee. Should you receive this message by mistake, you are hereby notified that any disclosure, reproduction, distribution or use of this message is strictly prohibited. Please inform the sender by reply transmission and delete the message without copying or opening it.