
comments on CMP for D Street/Valley Street/St. John work this summer

21 messages

Helen Donaldson <hcd@portlandmaine.gov>

Wed, May 22, 2019 at 4:19 PM

To: "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, "Kirby, Travis" <TKirby@consigli.com>, Craig Sweet <csweet@woodardcurran.com>, Barry Sheff <bsheff@woodardcurran.com>

All,

Attached are our comments on the construction management plan and design for the 3" mountable curb at D Street. A couple of additional comments from me:

On the CMP:

- Can you add some language into the narrative to cover the plan for working with neighbors on D Street, particularly Moldaver, where the fence will be relocated and plantings need to be coordinated, and Prosser, whose curb cut will be affected (and where the grading will be required). I know that Al and Walter have been thinking about this, but I just want to make sure that the plan is on the record.
- These neighbors are also very concerned about loss of on-street parking spaces, as you're aware. Anything we can do to minimize the loss of on-street spaces in this area would be great.


On the curb cut design:

- DPW provided some comments questioning the curb reveal as shown in the revised design (see attached). I looked back into the approved plans and those didn't specify an atypical curb reveal, so I was assuming all of the new D Street sidewalk would be done with a 6" reveal (save for this area of 'mountable' curb). Can you provide some background on this?

Thanks,
Nell

--
Nell Donaldson
City of Portland Planning Division
(207) 874-8723
hcd@portlandmaine.gov

3 attachments

-  **Traffic_MMC D Street sidewalk construction.pdf**
127K
-  **DPW comments_MMC D Street sidewalk construction.pdf**
341K
-  **DPW_D Street curb cut design.pdf**
90K

Craig Sweet <csweet@woodardcurran.com>

Tue, Jun 4, 2019 at 4:02 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, "Kirby, Travis" <TKirby@consigli.com>, Barry Sheff <bsheff@woodardcurran.com>

Good Afternoon Nell,

Yes, the curbing along D Street will be a typical 6" reveal with the exception of this area of mountable curb. Please see our attached revised sketch with some updated spot grades at the driveway apron for the Prosser property clarifying the question from Jennifer Ladd.

Thank you,

Craig Sweet, P.E. (Maine)

Woodard & Curran, Inc.

[41 Hutchins Drive](#)

[Portland, ME 04102](#)

Phone: (207) 558-4258

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

 **2019.06.03 MMC D Street Prosser Property.pdf**
201K

Helen Donaldson <hcd@portlandmaine.gov>

Fri, Jun 7, 2019 at 11:48 AM

To: "Ladd, Jennifer" <jwl@portlandmaine.gov>, Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Jen,

See below re the D Street curb segment that we talked about doing at 3".

Let me know if this doesn't make sense?

Nell

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 **2019.06.03 MMC D Street Prosser Property.pdf**
201K

Jennifer Ladd <jwl@portlandmaine.gov>

Tue, Jun 11, 2019 at 3:03 PM

To: Helen Donaldson <hcd@portlandmaine.gov>

Cc: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

These spot grades are helpful, but I recommend they use a 7' tipdown between the existing inlet stone and the driveway instead of the 4', as proposed. With only 4' of transition, the slope exceeds 12%. Based on the google street view, it looks like there may already be a 7' tipdown here that's in decent shape.

[Quoted text hidden]

--

Jennifer Ladd

Senior Transportation Engineer
Engineering Division
Department of Public Works
55 Portland Street
Portland, Maine 04101

jwl@portlandmaine.gov
(207) 874-8894 phone

Helen Donaldson <hcd@portlandmaine.gov>
To: Jennifer Ladd <jwl@portlandmaine.gov>
Cc: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Wed, Jun 12, 2019 at 10:26 AM

Thanks, Jen. I appreciate you guys taking a careful look!

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Helen Donaldson <hcd@portlandmaine.gov>
To: Craig Sweet <csweet@woodardcurran.com>
Cc: "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, "Kirby, Travis" <TKirby@consigli.com>, Barry Sheff <bsheff@woodardcurran.com>

Wed, Jun 12, 2019 at 10:30 AM


Craig,

See DPW's comments on the revised design attached.

Let me know if you have any questions. If a conversation directly with Jen would be helpful, feel free to reach out as well.

Best,
Nell

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 **DPW_D Street curb cut design_6_11_19.pdf**
90K

Craig Sweet <csweet@woodardcurran.com>
To: Helen Donaldson <hcd@portlandmaine.gov>
Cc: "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, "Kirby, Travis" <TKirby@consigli.com>, Barry Sheff <bsheff@woodardcurran.com>

Tue, Jun 18, 2019 at 1:53 PM

Hi Nell,

Please see the attached D Street sketch, We have incorporated Jen's comment to increase the tipdowns from a 4-foot to a 7-foot.

Thank you!

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 **MMC Sk-5.pdf**
219K

Helen Donaldson <hcd@portlandmaine.gov>
To: "Ladd, Jennifer" <jwl@portlandmaine.gov>

Tue, Jun 18, 2019 at 3:50 PM

Hope this does the trick! Thanks for continuing to put your eyes on it!

Nell

----- Forwarded message -----

From: **Craig Sweet** <csweet@woodardcurran.com>

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 **MMC Sk-5.pdf**
219K

Jennifer Ladd <jwl@portlandmaine.gov>
To: Helen Donaldson <hcd@portlandmaine.gov>

Tue, Jun 18, 2019 at 4:00 PM

Yes, this looks good. Thanks.

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Helen Donaldson <hcd@portlandmaine.gov>
To: Craig Sweet <csweet@woodardcurran.com>

Wed, Jun 19, 2019 at 11:35 AM

Cc: "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, "Kirby, Travis" <TKirby@consigli.com>, Barry Sheff <bsheff@woodardcurran.com>

Craig,

Thanks for this. DPW has signed off on the curb design. I will add this sketch to the approved plans.

As I mentioned in my email yesterday, we are waiting for a revised construction management plan that addresses our comments in the first email in this chain. This work should not begin before those construction management details have been settled.

We also need you to address Caitlin's comment re the lighting detail and submit those final plans.

Thanks,

Nell

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Kirby, Travis <TKirby@consigli.com>
To: Helen Donaldson <hcd@portlandmaine.gov>, Craig Sweet <csweet@woodardcurran.com>

Wed, Jun 19, 2019 at 11:40 AM

Cc: "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Barry Sheff <bsheff@woodardcurran.com>

Nell,

I will work on getting you the updates to the CMP this afternoon.



Travis Kirby
Project Manager
m: 207.272.6980

    consigli.com

From: Helen Donaldson <hcd@portlandmaine.gov>

Sent: Wednesday, June 19, 2019 11:36 AM

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Kirby, Travis <TKirby@consigli.com>

Wed, Jun 19, 2019 at 4:02 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, Craig Sweet <csweet@woodardcurran.com>

Cc: "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Barry Sheff <bsheff@woodardcurran.com>

Nell,

Attached is the revised narrative to address the parking and the neighborhood communications.

To expand on the parking portion of this, we have included the number of spaces that will be needed as we cross St. John St with the utilities. As far as minimizing the impact the best we can hope to accomplish is to complete the work earlier than expected. Right now we are anticipating four weeks that these parking spaces will be required.



Travis Kirby
Project Manager

m: 207.272.6980


 consigli.com

From: Helen Donaldson <hcd@portlandmaine.gov>

Sent: Wednesday, June 19, 2019 11:36 AM

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 **2019.6.19 - Traffic Management Plan Narrative.pdf**
204K

Helen Donaldson <hcd@portlandmaine.gov>

Fri, Jun 21, 2019 at 10:46 AM

To: "Kirby, Travis" <TKirby@consigli.com>

Cc: Craig Sweet <csweet@woodardcurran.com>, "Alexander M. Green" <agreen@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>, "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>, Barry Sheff <bsheff@woodardcurran.com>

Travis,

Thanks for this.

Can you comment on your coordination with METRO? This was a question from Tom Errico in his review. Also, we need a response (including potential changes to most recent traffic control plans) to the comments from DPW. For reference on both Tom's and DPW's comments, see attached in the first email in this chain.

Let me know if I somehow missed your response to these comments?

Thanks,
Nell

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Gagnon, Dominic <Dominic.Gagnon@colliers.com>

Tue, Jun 25, 2019 at 2:23 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, Jodie Keene <JKEENE@portlandmaine.gov>

Cc: "Alexander M. Green" <AGreen@mmc.org>, Dennis Morelli <MORELD@mmc.org>, "Thomas, Dave" <DThomas@consigli.com>, "Kirby, Travis" <TKirby@consigli.com>, "Martin, Heather" <hmartin@consigli.com>, "Troidl, Adam" <Adam.Troidl@colliers.com>

Hi Nell,

I noticed that Mike Tremblay has a comment in there about making D Street one-way EB during construction. Not sure if this is an issue for Granite Supply as there trucks typically seem to arrive WB if I recall correctly. How firm is this request to go to one-way? Will the city validate this need with Granite Supply?

Thanks,

Dominic R. Gagnon

Senior Vice President

131 Chadwick Street | Suite 108

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From: Helen Donaldson [<mailto:hcd@portlandmaine.gov>]

Sent: Wednesday, May 22, 2019 4:19 PM

To: Alexander M. Green <agreen@mmc.org>; Jodie Keene <JKEENE@portlandmaine.gov>; Gagnon, Dominic <Dominic.Gagnon@colliers.com>; Kirby, Travis <TKirby@consigli.com>; Craig Sweet <csweet@woodardcurran.com>; Barry Sheff <bsheff@woodardcurran.com>

Subject: comments on CMP for D Street/Valley Street/St. John work this summer

All,

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Helen Donaldson <hcd@portlandmaine.gov>
To: Dominic.Gagnon@colliers.com

Tue, Jun 25, 2019 at 2:23 PM

I will be out of the office until Monday, July 1. If you need immediate assistance, please contact our administrative staff at 874-8719.

Thanks,
Nell

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Gagnon, Dominic <Dominic.Gagnon@colliers.com>
To: Jodie Keene <JKEENE@portlandmaine.gov>
Cc: Helen Donaldson <hcd@portlandmaine.gov>, "Alexander M. Green" <AGreen@mmc.org>

Tue, Jun 25, 2019 at 2:25 PM

It appears Nell is out this week? Is this something you can respond to in her absence? If the room is there to keep it two way, might this be best considering?

Dominic R. Gagnon

Senior Vice President

[131 Chadwick Street | Suite 108](#)

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Jodie Keene <JKEENE@portlandmaine.gov>
To: Michael Tremblay <mtremblay@portlandmaine.gov>, "Donaldson, Helen" <hcd@portlandmaine.gov>

Tue, Jun 25, 2019 at 2:25 PM

Hi Mike,
See question from Dominic re: MMC CMP below.
Thanks,
Jodie

Jodie W. Keene, Development Review Coordinator
Office: 207.874.8632 | Mobile: 207.317.1956
City of Portland Planning and Urban Development Department
[389 Congress Street, 4th Floor, Portland, Maine 04101](#)



----- Forwarded message -----

From: **Gagnon, Dominic** <Dominic.Gagnon@colliers.com>
Date: Tue, Jun 25, 2019 at 2:23 PM
Subject: RE: comments on CMP for D Street/Valley Street/St. John work this summer
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Helen Donaldson <hcd@portlandmaine.gov>
To: jkeene@portlandmaine.gov

Tue, Jun 25, 2019 at 2:26 PM

I will be out of the office until Monday, July 1. If you need immediate assistance, please contact our administrative staff at 874-8719.

Thanks,
Nell
[Quoted text hidden]

Jodie Keene <JKEENE@portlandmaine.gov>
To: "Gagnon, Dominic" <Dominic.Gagnon@colliers.com>
Cc: Helen Donaldson <hcd@portlandmaine.gov>, "Alexander M. Green" <AGreen@mmc.org>

Tue, Jun 25, 2019 at 2:26 PM

I've forwarded your question to Mike Tremblay since Nell is out. Will get back to you ASAP.

Jodie W. Keene, Development Review Coordinator
Office: 207.874.8632 | Mobile: 207.317.1956
City of Portland Planning and Urban Development Department
[389 Congress Street, 4th Floor, Portland, Maine 04101](#)



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Mike Tremblay <mtremblay@portlandmaine.gov>
To: Jodie Keene <JKEENE@portlandmaine.gov>
Cc: "Donaldson, Helen" <hcd@portlandmaine.gov>

Tue, Jun 25, 2019 at 5:51 PM

Jodie,

One-way operation isn't required; perhaps we just hold that as an option if any issues arise.

-Mike

Mike Tremblay, P.E.
Senior Engineer
Engineering Division
Department of Public Works
City of Portland, ME
mtremblay@portlandmaine.gov
P. 207.874.8881 F. 207.874.8852



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Helen Donaldson <hcd@portlandmaine.gov>
To: mtremblay@portlandmaine.gov

Tue, Jun 25, 2019 at 5:52 PM

I will be out of the office until Monday, July 1. If you need immediate assistance, please contact our administrative staff at 874-8719.

Thanks,
Nell

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