



Helen Donaldson <hcd@portlandmaine.gov>

23 Ocean Ave

2 messages

Levine, Howard A. <Howard.Levine@klgates.com>

Thu, Jul 21, 2016 at 12:53 PM

To: "Nell Donaldson (hcd@portlandmaine.gov)" <hcd@portlandmaine.gov>

Cc: Stuart O'Brien <SGO@portlandmaine.gov>, "JEFF LEVINE (jlevine@portlandmaine.gov)" <jlevine@portlandmaine.gov>

Greetings: My wife and I own the property at 84 Hersey Street. My wife, Karen, grew up in the house. I have been to City Hall to review the proposed plans for the redevelopment of 23 Ocean Ave (access off Hersey St) and look forward to following its progress through the public process.

Because we are not in residence all the time (our primary location is Newton, Ma -- where I grew up), is it possible to have all future notifications mailed to that address (as is the case with our Portland tax bill, etc.)? **Howard and Karen Levine, 27 Lantern Lane, Newton, Ma 02459.** We would greatly appreciate that. Please let me know? Thanks.

In addition, I have reviewed the Zoning Ordinance, Section 14-161 to begin to familiarize myself with the regulations, process, parking requirements, requirement for traffic studies, etc. I would like to offer the following very preliminary comments:

1. Where is the off-site parking to be located? Distance from site? Walkable or is a van needed? Why is that being required? Is the lease non-terminable so it will be an ongoing condition? Are parking restrictions being considered for that section or all of Hersey Street -- some of the allowed office uses could produce a large number of visitors. I have not yet been able to review Division 20 (is off site parking as a condition required to be within a certain distance and in the same business zone, and allowed as a use so that the parking will not put the property on which it is located into zoning violation?).
2. Will the traffic engineer require a Traffic Study as a result of the thresholds set forth in the Ordinance? I suppose that will depend in part on the type of office uses?
3. Will there be an analysis of the intersection of Hersey and Ocean, which is currently quite difficult to maneuver even on non-peak hours?
4. Will there be consideration of removing or limiting the Hersey Street access? Consideration of entrance and/or exit off Ocean Ave seems now to make more sense.

Those are my preliminary thoughts. Please let me know if you will be able to mail the future public notices to our home in Newton!!! Thank you very much. I can always be reached at the telephone number and email below as well.

Regards, Howard



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Helen Donaldson <hcd@portlandmaine.gov>
Draft To: "Levine, Howard A." <Howard.Levine@klgates.com>

Thu, Jul 21, 2016 at 2:20 PM

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