
Re: 1363 Washington Ave

1 message

Jean Fraser <jf@portlandmaine.gov>

Fri, Oct 21, 2016 at 4:58 PM

To: "Gibson, Kyle" <Kyle.Gibson@guggenheimpartners.com>

Cc: "trintoul@glmv.com" <trintoul@glmv.com>, Malia Ohlson <mohlson@vhb.com>

Kyle

Please see my comments below in *italics* - if these plans had been part of the site plan set this late review would not have been necessary. However, the site plans did not include these details. I did not hold up the building permit for this as I reckoned it would not be the first thing to be constructed and I was going to ask my colleague (who tracks the construction and organizes the precon) follow up on getting the details for review and approval.

I would note that generally we have one point of contact on a project and all plans and discussions go through that one person (just as I am the coordinator for the city on the site plan review). With this project there have been at least 6 different people from different offices sending us plans and then revisions of some plans/more information, so it has been a challenge to keep track of everything.

However, I hope this ties things up regarding the site work and am sorry it has been complicated- I hope the construction phase is less frustrating for you. When I get the final pdf re the dumpster I will take care of the paper plans part of it.

Thank you
Jean

On Fri, Oct 21, 2016 at 3:38 PM, Gibson, Kyle <Kyle.Gibson@guggenheimpartners.com> wrote:

Jean,

They are making a couple of very minor tweaks to dumpster enclosure. I am not sure why we are re-visiting the site/dumpster and landscape plan.

I had not seen any details for the dumpster enclosure until Trent sent along these plans. I have never seen this kind of enclosure proposed in Portland (I have been here 11 years) - usually we see vertical cedar fencing and gates where its part of a site plan (except in industrial areas, where usually farther away from the public eye, where we see chain link fencing with slats.) It needs to be high enough to screen the dumpster inside.

I thought the site plan with the dumpster location as well as the landscape plan were covered in our approval letter this summer.

The location was there but not the details- in retrospect I should have included a specific condition requiring the dumpster details but I didn't realize they were missing until the building permit came in. Usually such details are on the site plan detail sheet, not part of the architecture set. Even in industrial areas we review the details of the dumpster enclosure.

Our dumpster sits at the far back corner and is screened by shrubs along the back and a wooden fence on one side. Not to mention many of the surrounding businesses have their dumpsters sitting out in plain site with no enclosure or screening of any kind like the previous tenant had on this site.

The rear part of this site is very bleak as there is not enough room for the amount of landscape we normally request based on the ordinance standards. The properties in that area were approved some while ago and the current site plan standards did not apply- we are trying to improve this part of Portland and any new proposals in this area will be required to meet our ordinance requirements too.

The building also provides a tremendous amount of screening to the dumpster enclosure as well.

The bollards are painted yellow for safety reasons. Not only do they prevent cars and trucks from hitting them, the safety colors also prevent people/pedestrians from walking into them. Again, I don't see where a yellow bollard is as big of an eye sore as the unscreened dumpster sitting out on adjacent properties.

Such paint schemes are unusual here and I don't know how many bollards there will be- this is not a requirement of any kind but relates to the objective that when a site is subject to a site plan we hope to see it improved.

In the continued spirit of trying to work with the City of Portland, I have asked the civil engineer to add a small planting area on the Washington Ave. side of the dumpster enclosure for provide some additional screening although I feel this should have been requested this summer in our landscape review.

I accept that it should have been requested when the Landscape Plan was before us- due to the huge number of projects this year our reviewers have been stretched and sometimes we miss things. This is not a big deal but I appreciate it if this could be added - this is the ordinance regarding dumpster screening:

b. Site Landscaping.

(i) Landscaped Buffers:

(a) Screening. Loading and servicing areas, dumpsters, storage areas and utility structures, except for renewable energy systems, shall be screened from view from public sidewalks, streets and adjacent properties by dense evergreen landscaping, fencing, masonry wall building walls, or a combination thereof.