

765 Congress St. PL #-000064-2018

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Jul 13, 2018 6:06 PM

Posted in group: **Planning Board**

Hello,

I am sorry I can not attend the July 17th meeting tonight, but I would like to draw attention to some concerns regarding the impact that this proposal would have on the 765 Congress Street area businesses and neighborhood residents.

I am writing to express concern about the proposal by 415 CA LLC to provide only 4 parking spaces at their 765 Congress street renovation & conversion. (Plan Number PL-000064-2018)

The developer plans to provide a total of 9 bedrooms in a total of 4 proposed units. That's a potential for at least 9 individuals (more if they are double beds), and thus potentially 9 or more cars that need to be parked.

I understand that the city requires 1 parking space per unit, thus 4 parking spaces are required at minimum... The city requires 1 parking space per unit as a measure to not create additional strain to the existing curbside parking.

The spirit and intent of that requirement is designed to assure low or no impact on existing curbside parking.

However, the developer intends to lease the 4 spaces... This raises multiple red flags: (1) What if any of the 4 units has more than one tenant with a car? (2) What if the lessor decides to change the terms of the parking lease? (i.e. raise the rent or terminate or not renew the lease for whatever reason?) (3) What if a tenant opts out of paying for a parking space? (4) The lease of these 4 spaces may displace vehicles that already use this lot. Employees at the Sawyer's Flower Shop (corner of Congress & Mellen) for example, already use this lot to park, and their delivery vehicles stay overnight there. There are other vehicles that use the lot on a regular daily/nightly basis.

The developer's compliance with this city requirement depends 100% on the lessor, a party who has no requirement to provide parking for someone else's tenants. The lessor could reclaim the parking spaces or renege on the deal at any time.

So in summary, because these are not single-bedroom units, 4 parking spaces is inadequate in complying with the spirit of a requirement designed to prevent exacerbating existing curbside parking. Displacing existing vehicles to provide leased spaces further defeats the spirit of the requirement. Even if more spaces were to be required, which in this case they should be, there's no guarantee that these 4 (or more) spaces will exist into the future, as they rely on the whim & circumstances of the lessor.

Finally, please bear in mind that City Manager Jon Jennings, Traffic Engineer Jeremiah Bartlett; Head of Parking John Peverada, and Neighborhood Liason Mike Murray recently made a group visit to this area, and they all agreed that the availability of curbside parking throughout the Bramhall section is thoroughly maxed-out, both day & night. It's a fact. Curbside parking is extremely tight here. In real-world terms, these 4 proposed units actually represent more than 4 people, and could represent at least 9, and possibly more. Many people own a car to commute to work, shop, travel, etc...

It would be remiss if the planning board were to approve only the 4 space minimum, when in this case there should be more, and derelict of them to not

insist and assure that these spaces would be available to the tenants of the converted 765 Congress St. units in perpetuity.

Thank you,
Respectfully,
Richard Julio
741 Congress Street (owner/resident)
Portland