

July 10, 2018

Planning Division

Portland City

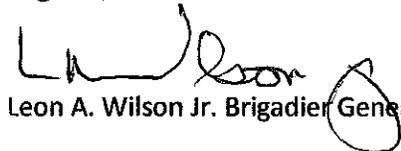
Dear Ms. Barbara Barhyd

The city of Portland is about to put the desires of 'big redevelopers' ahead of private citizens. I realize that the so-called revenue stream from the redevelopment of the Shipyard Brewery is hard to resist for public officials, but I respectfully suggest that this redevelopment will hurt Portland.

The approval of the proposed demolition and redevelopment of the Shipyard Brewery will eradicate the quality of life for the residents of Bay House at 22 Hancock, the surrounding condos, the free-standing houses, and churches, both in the short term and long term. If that's the city's goal, you are achieving it.

As a place to live and work, the attraction of Portland is neither the large ships that dock nor being able to order a beer keg at a Brew Hotel. Portland offers a lifestyle for the young and old; a lifestyle that is thriving in the residential areas surrounding the Old Port. We have small gyms, health food stores, Italian markets, coffee shops, bakeries, boutiques, restaurants and bars. We getting surrounded by hotels, parking garages, etc. enough is enough. Strike down the redevelopment of the Shipyard Brewery and tell them to stay in place or build elsewhere.

Regards,



Leon A. Wilson Jr. Brigadier General, USAF, retired

22 Hancock, Unit A207

86 Newbury Street

Kate Philbin <kphilb3@gmail.com>

Jul 24, 2018 9:12 AM

Posted in group: **Planning Board**

Dear Board Members,

I understand and support the desire for Portland to grow. I understand that growth brings change to our life here on the peninsula. What I don't see, and it concerns me deeply, is a cohesive vision for the development of the East End. What am I seeing? New condos, new hotels, new office space, new retail and restaurant spaces, and new parking garages. What I don't see is a creative, thoughtful and progressive plan on how to transport these new residents and employees on and off the peninsula. It is my belief that more parking garages are not the answer. The peninsula is finite with only several access points to bring people on and off the peninsula. Where is the plan for handling traffic - not parking but traffic? I would like to see the building development slow down and speed up the public transportation development. Endless parking garages are not a solution; they exacerbate the problem of traffic.

86 Newbury Street - refuse to grant the zoning height waiver and do not demolish the affordable housing on the street. I think it's disgraceful to cater to the wealthy and show such disregard for working class residents and their needs for affordable housing. All the service jobs in these new offices, hotels, condos, shops, and restaurants will be staffed by people making the minimum wage or slightly more. Where will they live?

Thank you.

Kate Philbin
45 Eastern Promenade
Portland

The 86 Newbury Street development

Berry Manter <berrymanter@yahoo.com>

Jul 24, 2018 4:46 PM

Posted in group: **Planning and Urban Development**

To City Planners and council members,

It has come to my attention that the Shipyard building and surrounding block is to be replaced with a massive project that is requesting zoning changes for height and lot fulfillment.

This proposed development is close to sensitive historic buildings and includes parking for nearly 400 cars — adding to presently challenging commuter traffic.

I urge the city planners to FIRST create a forward thinking transportation/parking plan that ensures as Portland grows it accommodates the challenges of the populations of workers and inhabitants that will negotiate the city. Mass parking should be closer to 295 and the currently under utilized commuter parking. Public transit, bike lanes, pedestrian ways should be enhanced.

It is the primary responsibility of city planners to guide present development into future decades and anticipate both current and future needs. This begs that the concept of retaining quality of life for those of us who have entrusted you with this service. This responsibility includes ensuring the quality of structures both reflects and is equal to, if not superior to, the quality of the structures replaced. It feels wrong to build massive “office space” and luxury condos that destroy livable and viable middle income housing and the neighborhoods in which they exist.

Please, give awareness to past fashionable trends of “urban renewal”, and moving commerce to “Big Malls” — in time these visions have failed. The current rushed glut of poorly constructed “luxury condos”, sterile hotels and office spaces in the downtown feel like the short-sighted, but avoidable, mistake of the future that erodes the quality of Portland, Maine.

I urge you to NOT grant a zoning height change, to include affordable housing in all condo proposals, and create a comprehensive mass transit plan that removes traffic congestion off the peninsula.

Sincerely,

Berry Manter
46 Eastern Prom
Portland

87 Newbury Project Concerns & Questions

William Campbell <wfcampbelljr@gmail.com>

Jul 24, 2018 1:48 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

Unfortunately I can't make it to the workshop meeting today regarding 87 Newbury St. My residence is directly beside this project. I do have a few concerns and could you please get the following questions answered. I will tape this meeting and follow up at a later date.

1) Traffic Studies: This whole neighborhood has had a transformation of construction during the past few years. WEX will be in operations soon and will add more traffic to neighborhood. Fore Street is still blocked off with the Ocean Gateway Garage. Middle St and Hancock Street is getting harder to exit from my residence. What steps are being taken to prevent gridlock? Is any part of Hancock Street going to be blocked off during construction? This needs to be prevented because Hancock St. is now overwhelmed with traffic as a result of other constructions on Fore St. & Middle St.

2) Newbury St Utility Poles :

With a project of this magnitude, these utility poles should come down. I feel that the developer is focused on taking the easiest way out by blaming CMP. There should be an underground connection to the existing residential owners across the street. This also should be at no expense to the current residential owners. This is a sign of "Good Will" to the neighbors and will contribute to making our neighborhood esthetically pleasing. This should be the developer's own initiative to do right by the neighborhood and the city. This will be the opportune time to do this type of improvement.

3) EPA: I am concerned about the demolition of these old residential properties. What about the materials that were used to build these homes in the past? What about the soil? Is there any contamination? Are there strong regulations in place to protect the neighbors?

Thank You,
Bill Campbell
22 Hancock Street
Unit 306
Portland, Me 04101

Shipyard development

Stoller, Diane <dstoller@emhs.org>

Jul 26, 2018 8:57 AM

Posted in group: **Planning Board**

I attended yesterday's workgroup for the Shipyard project and listened to all the presentations about trying to get the people working there to use alternate transportation. I live at 113 Newbury St and I ride my bike to work at the Mercy Fore River Campus everyday. I should have stood up and made the comment but it really didn't occur to me until I got home since this is really not specific to the Shipyard development (which I am in favor of by the way). If the city wants large volumes of people to be biking the city will HAVE to address the lack of bike lanes. There is really no way to move through the city on a bike that has designated lanes that bikers can ride in, especially from East to West and vis versa. The more bikers that there are the bigger issue this will be. While it is great for the developer to put in a bike station the REAL issue is having a place to ride to and from work. We are not all going to commute along the Eastern Prom trail and the other bike trails we have to get to real places in the city, and right now there is almost no way for this to happen safely for both bikers and cars. I think the funds should be appropriated to have bike lanes designed and marked through out the city so the drivers will at least know the bikers are allowed on the roads. Diane Stoller

86 Newbury St India Street District

Carol Connor <balsamique@live.com>

Jul 25, 2018 2:50 PM

Posted in group: **Planning Board**

Dear Planning Board Staff and Members,

I am an owner resident at 12 Montreal St who is concerned about the details of planned development on and around Munjoy Hill and the working waterfront. It is mind-boggling to witness the eruption of massive new buildings in the vicinity of India and Fore Streets, creating visual impediments and shadows where there once was abundant light and space. Clearly this is a time to consider the overall impact of growth in this section of Portland.

As a boat owner and summer resident on Long Island, the Hamilton Marine Store and Portland Company Complex is very familiar ground for me. I was opposed to the development the city approved for that section of the waterfront, and daily witness the disruptive activity associated with nearby construction around Fore, India and Newbury Streets.

It should be sufficient that the builders work within existing zoning restrictions, and be creative within that context to meet their office and parking needs.

The request for zoning changes to increase the building height should be denied by the planning board. Enough is Enough. If parking is needed, make it part of the initial plan within the existing zoning rules. Why should the Munjoy South residents have to put up with an even higher

Building mass?

I respectfully request that the planning board deny the petition for zoning changes that would only further degrade the quality and character of the neighborhood.

Regards,

Carol M. Connor
12 Montreal St
Portland, ME
04101

Sent from my iPad