

86 Newbury Development Concerns-In addition

Karen Snyder <karsny@yahoo.com>

Jun 26, 2018 8:10 AM

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

Dear Planning Board Members,

Please add the below comment to my public comment since I forgot to include it in the original email below.

A zoning height change should NOT be given to 86 Newbury development. There is a reason the City has zoning in place and it was NOT meant to be continuously broken/waived by developers.

Regards,
Karen Snyder
Munjoy Hill Resident and Property Owner

On Tuesday, June 26, 2018 07:39:15 AM EDT, Karen Snyder <karsny@yahoo.com> wrote:

Portland Planning Board:
Sean Dundon, Chairperson
Brandon Mazer, Vice Chairperson
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

Tuesday, June 26, 2018

Re: 86 Newbury Development

Dear Chairperson Dundon and Portland Planning Board Members,

I am very concerned about the 86 Newbury development at the base of Munjoy Hill. As you are well aware, we all ready have parking issues of downtown Portland workers, tourists, city employees parking on Munjoy Hill and it will only get worse. There is also great traffic congestion during rush hours on Franklin Arterial and Washington Avenue which will only get worse as well.

However, just simply adding 360 parking spaces to this site is a very short sited and "car-centric" mind set. This will create further traffic congestion and pollution on Franklin Arterial and Washington Avenue during the rush hours which are all ready cause for avoidance for Munjoy Hill residence, India St residence, and the fisherman on the working waterfront on Commercial street. Please note the commuter park and ride parking lot at I-295 and Marginal Way is currently under-utilized.

If Portland government and developers are chanting Portland as wanting to be a "world" class city, just creating a massive amount of more parking spaces to create even more gridlock and pollution in the city is NOT a world class solution for this day and age. Mass transit should be pursued to push as much parking and traffic congestion off the peninsula rather than the City encouraging it.

Mass transit is sadly lacking within the US as shown below and way behind Europe.

Summary of Trams/Street Cars/Light Rail by Continent:

- African Continent: 11 cities, Total Population: 1.2 billion
- Asian Continent: 56 cities, Total Population: 4.4 billion
- European Continent: **274 cities**, Total Population: **738 million**
- North American Continent: **24 cities**, Total Population: **579 million**

Source: https://en.wikipedia.org/wiki/List_of_tram_and_light_rail_transit_systems

**Potential Solutions to Portland's Parking and Traffic Congestion Issues:
Long-Term Solutions:**

1) **Obtain funding to build up on the commuter park and ride right off of I-295 on Marginal Way.** This parking lot is extremely under-utilized.

- Have city investigate getting funding to build this by either Federal grants, DOT, Dept of Energy, developers, etc.
- Make it 4 to 5 stories to move the parking off to the highway (800-1,000 parking spaces).
- Have City enforce that companies > 50 employees start using this park and ridge garage off of I-295 that work in town.
- Why can't WEX help fund this? Their employees will have the biggest impact on the city of over 600 employees.

2) **Obtain funding to create a solar/electric street cars/tram/light rail going from this garage, up Franklin Arterial with a turn about at Middle street.**

- Have city investigate getting funding to build this by either Federal grants, DOT, Dept of Energy.

3) I am sure there are great other ideas out there....

I urge the Planning Board to find more progressive and environmental sustainable solutions for the Portland residents and fishermen affected by this development rather than thinking that creating more parking spaces will solve current traffic/parking problems. It will only further exasperate the traffic congestion/parking problems besides increased pollution that we currently have in Portland.

Regards,

Karen Snyder

Munjoy Hill Resident and Property owner

100 Fore St, 86 Newbury St,

Debby Murray <debbym@gwi.net>

Jun 25, 2018 5:12 PM

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

I am lumping these two issues I'd like to protest together because they make me want to scream. WHERE ARE WE PUTTING ALL THE CARS? What's the traffic plan? HELP! No one lives or works in these glass monstrosities down by the Wex etc project and the driving is already horrendous. WHAT HAPPENS WHEN THEY ALL LEAVE FOR WORK?

And height. Think about places you love to visit or live, like Brooklyn or Charleston....the sky is not cluttered with high rise buildings. It's like a game of dominoes right now- one developer blocks residents- a new developer blocks that one and soon the richest developer wins. His buyers get the view AND NO ONE ELSE DOES.

These are Two huge things to consider when you vote on these projects. Cars, parking, pollution, noise, safety all come under one umbrella - beauty, accessibility, and sensitivity come under the other.

Debby Murray

Debby Murray 🐝
104 North St.
Portland. ME 04101

Re: 86 Newbury Development Concerns

Joey Brunelle <joey.brunelle@gmail.com>

Jun 27, 2018 1:50 AM

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

Dear members of the Planning Board and city staff,

I fully support the point that Karen is making here.

The Press Herald reported earlier today that the State of Maine has analyzed future traffic patterns on I-295 and has determined that traffic congestion is bad and will inevitably grow worse. Well, what will contribute directly to making it worse? Plopping hundreds (actually more like thousands, if you tally the Portland Company development, the Wex building, and the other things going up on the Waterfront) of new parking spaces at the end of Franklin Street with only a token gesture of support for public transit.

If Portland is not to be choked by a traffic disaster of its own making within 5-10 years, we must start seriously and aggressively pursuing limits on parking, high traffic impact fees for new developments, and a much greater focus on public transit like expanded bus service, light rail, and commuter rail. Backwards, late-20th century car-centric planning patterns must die, or Portland will suffer as a result. If we are to become a "world class city" as our City Manager so often suggests, we can no longer rely on cars and car commuters to do it - public transit must be a bigger part of the equation.

Thanks,
- Joey Brunelle

On Tue, Jun 26, 2018 at 4:39 AM Karen Snyder <karsny@yahoo.com> wrote:

Portland Planning Board:

Tuesday, June 26, 2018

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Brandon Mazer, Vice Chairperson

David Eaton

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Regards,

Karen Snyder

Munjoy Hill Resident and Property owner

86 Newbury St. - India St. District - NO zoning height change please

Anna Medina <fruity.gemini@gmail.com>

Jul 6, 2018 11:46 AM

Posted in group: **Planning Board**

Good afternoon,

As a Munjoy Hill resident I write to encourage you to NOT give a zoning height change to 86 Newbury Street - India Street district.

This development will severely affect traffic congestion and may create even more parking issues on Munjoy Hill as well besides removing more affordable housing and erasing even more of India Street area. This development will also severely impact the working waterfront traffic congestion that is affecting the fisherman.

Please encourage the development of affordable housing units, not the removal of them. To remove traffic congestion off the peninsula, please encourage mass transit capability. Portland is a growing city. Isn't it time our public transportation system grow alongside all of the buildings and parking garages?

Sincerely,

Anna Medina

86 Newbury St - India Street District

R Cousins <rcousins@hotmail.com>

Jul 10, 2018 12:10 PM

Posted in group: **Planning Board**

I respectfully Request that the zoning height waiver is NOT given.

Among other problems: This development will severely affect traffic congestion and may create even more parking issues on Munjoy Hill as well besides removing more affordable housing and erasing even more of India Street area. This development will also severely impact the working waterfront traffic congestion that is affecting the fisherman.

As mentioned in my previous letter about 100 Fore St it's time to move the in migration of working folks to public transit via parking garages located at the 'gateways' or perimeters of the city. In this instance we should also insist on more affordable housing units. Yes provide parking on site for the residential units, which should be more affordable.

This project is to me way out of scale to the adjoining neighborhood and should really be scaled back in size and ambition. I'm not against growth but I haven't seen my property taxes reduced with all the 'growth' in my 'hood nor the surrounding area. Is this something I should expect or is the City just going to increase taxes by re-evaluating my property now that other properties have greater value?

Sincerely,

Rae Cousins
Munjoy Hill resident

100 Fore Street 86 Newbury WEX

Stephen Gaal <steve@gaal.com>

Jul 10, 2018 9:47 AM

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

Dear Planning Board members, City Council members and staff,

The requested zoning changes to waive or revise height limits and add nearly 1,000 parking spaces in the India Street area defy description. Why do we have zoning rules that protect us all and make it possible to live in close proximity and in relative harmony when they can be easily circumvented? These property owners knew what the rules were when they purchased and planned their developments. Hold them accountable to the rules. Please, DO NOT grant the waivers.

The idea of adding 950 parking spaces is astonishing. Just 3-4 years ago, when the planning board was considering the contract zone for the new 400 seat theater at the St. Lawrence, neighbors objected saying the additional 200 cars per performance would be an issue without additional parking and the project was approved anyway saying the city's strategy is to NOT make parking more available and to encourage public transportation. What is good for the goose is good for the gander. Please do not approve these waivers. Let them take public transportation. Perhaps they can "subsidize" the Metro like the St. Lawrence promised to do.

Respectfully,

Stephen Gaal
Portland ME
steve@gaal.com
(603) 651-9183 mobile

The Russian dissident and chess grandmaster Garry Kasparov drew upon long familiarity with that process when he tweeted: "The point of modern propaganda isn't only to misinform or push an agenda. It is to exhaust your critical thinking, to annihilate truth."

86 Newbury Street - India Street District

Stan Berkow <stan.berkow@gmail.com>

Jul 11, 2018 2:59 PM

Posted in group: **Planning Board**

To whom it may concern:

As residents of Munjoy Hill, we ask that this project NOT receive a zoning height change, include affordable housing, and encourage mass transit options vs. extensive parking which will bring significant traffic to the area.

Thank you,
Stan and Christina Berkow

Shipyard/St. Development

Mike Curran <mwcurran@gmail.com>

Jul 19, 2018 11:28 AM

Posted in group: **Planning Board**

- Based on recent neighborhood meetings I attended this project can be a betterment to the area as long as the developer stays on script, as he stated that submitted plans conform to the existing zone requirements.
- As City of Portland knows this area has and remains under major construction projects and the outlook is for at least 3+ more years.
- Currently or finished-
TilsonBuilding/MasonBloc/Marriott/Bay/ThamesSt/Shipyard/WexCorp/113Newbury/CreditUnion
possible others- Fore St. another hotel and condo-mixed use building.
- Therefore a traffic plan for pedestrians and vehicles is appropriate to assure safety measures are formalized.
- There is an 8 street grid that is under density pressure and the levels continue to grow.
Grid includes but not totally limited to-
Commercial St./India St./Montfort St./Fore St./Federal St./Newbury St./Hancock St./Middle St.
- Some considerations-
One way streets/15MPH limit./elevated road areas (similar to Deering HS areas)

I cannot attend the next Planning Board meeting and ask you consider this as my observations and pro-active considerations. Thank you.

--

Mike Curran
22 Hancock St. #206
Portland, ME 04101
207 747 9639

July 11, 2018

Barbara Barhydt
Planning Division
89 Congress Street
Portland, Maine 04101

Dear Ms. Barhydt,

On behalf of the Washington Square Housing Association, which consists of 30 private residences bordering Mountfort, Congress, and Ponce Streets on Munjoy Hill, we would like to convey our concern over the proposed redevelopment of the Shipyard Brewing Site.

We find the volume of traffic in the area of lower Munjoy Hill and Old Port to be problematic at present, with five new large structures currently under construction (two on India Street and three on Commercial Street by the CAT terminal). These buildings may offer interior parking but even so we're concerned about the sheer volume of cars moving in and out of these buildings on the narrow streets of this area, particularly in times of snow.

The June 20th issue of The Forecaster noted a recent study showing an excess of vehicles looking for parking on any given day than spaces available. This implies increased driving time while cars look for spaces.

The City of Portland is now permitting the addition of

hundreds of cars to a very small and constricted area with narrow streets, devoid of shoulders and places for packed snow.

We believe that adding any more large building projects in this area defies any common sense notion of how many cars can be added to the already congested traffic in this area and indeed on the entire peninsula.

Sincerely,

The Board of the Washington Square Housing Association
59 Mountfort Street
Portland, ME 04101

Please no height waiver, no 360 parking garage, and no more tearing down of affordable housing in the city.

Kris Lape <krislape@aol.com>

Jul 18, 2018 10:05 AM

Posted in group: **Planning Board**

86 Newbury

- Wanting a Zoning Height Waiver and plan to add 360 parking spaces.

- Erasing an entire block across from Abyssinian Church and removing 9 affordable housing units.

This development will severely affect traffic congestion and may create even more parking issues on Munjoy Hill as well besides removing more affordable housing and erasing even more of India Street area. This development will also severely impact the working waterfront traffic congestion that is affecting the fisherman. India Street area is losing it's historical and architectural beauty. More of the same will forever change history, just as the creation of Franklin Arterial did when it destroyed hundreds of homes and businesses. Lost forever. Please DO NOT give a zoning height change and stop the creation of monstrous 'lego-like' buildings. They add no architectural meaning to the history of business and housing neighborhoods. The city needs to include affordable housing, and instead of encouraging more traffic and cars in the city need to encourage mass transit capability to remove traffic congestion off the peninsula.

Portland's history is literally being erased before our eyes, erasing Munjoy Hill history, erasing the working waterfront, creating even more traffic congestion, and the reducing the ability for locals to even live in their own city.

Please encourage better architecture (with some unique features), less traffic, lower buildings, and more affordable housing. Please help save our precious waterfront and the access to it.

Thank you so much.

Sincerely,

Kris Lape

Kris Lape

Kris Lape Designs

krislape@aol.com

207-592-3484