

Maine Cooperative Development Partners  
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Portland, ME 04101



February 8, 2021

Planning and Urban Development Department  
Planning Division  
City of Portland, Maine  
389 Congress Street, 4th Floor  
Portland, ME 04101

Subject: Zoning Map and Text Amendment Application - 165 Lambert Street

To Whom it May Concern:

Maine Cooperative Development Partners is pleased to submit an application for zoning amendments to facilitate the development of 165 Lambert Street into a mixed use, transit-oriented development providing affordable homes and community connectivity.

Maine Cooperative Development Partners creates neighborhoods for people of all ages, backgrounds, and incomes to live in harmony with nature and their neighbors. Our neighborhoods aim to provide a balance of green space, transit-orientation, walkability, community, privacy, and affordability. We believe members of our community deserve to live in places that support connections with family, neighbors and nature, and more time to develop purposeful lives. Grounding principles for this work are:

- Walkable neighborhoods
- Transit-orientation
- Healthy buildings
- Celebration of beauty, art, and the natural environment.

Maine Cooperative Development Partners is working with the City of Portland to develop the site at 165 Lambert Street to create Lambert Woods: an affordable, green, transit-oriented, walkable, neighborhood center surrounded by conserved forest and wetlands.

The site at 165 Lambert Street on Washington Ave is roughly 14 forested acres with 1,000' of frontage on Washington Ave, with a stop sign at either end. There are no existing homes along this section of Washington Ave. To the North is the Falmouth highway spur and the Falmouth Crossing shopping area is about a mile away along Auburn Street. To the West is the Riverside Industrial Parkway area. To the South and East are neighborhoods of mixed single family houses and Planned Residential Unit Developments (PRUDS) in R2, R3, and R5 zones leading to the Northgate Shopping Center 1.5 miles to the South.

The City of Portland is requiring income restricted homes for moderate income households that remain permanently affordable. After two neighborhood meetings, a site walk, and dozens of individual communications with members of the surrounding neighborhood, the strongest common themes are to protect habitat and to increase the walkability of the neighborhood.

To build our vision and meet the expectations of the City and Neighborhood, we are asking for two zoning amendments.

1. To build the housing required by the city and to protect habitat, we are asking for a zoning map amendment to change the site from R2 to R3. Additionally, we are requesting the PRUD recreation standard be modernized through a text amendment to reduce the amount of forest needed to be removed by allowing for passive and non-traditional recreation areas to count toward the open space requirement.
2. To build a diversity of housing types including smaller homes that facilitate multigenerational living, we are asking for a text amendment to allow for vertically stacked units in R3 PRUD.

Our proposed changes are supported by the policy goals of the City of Portland, regional agencies, and members of the community. Our requested changes will enhance the livability of the North Deering area and complement employment and industrial uses in the vicinity.

Enclosed are the following supporting documents:

- A. Application
- B. Policy Alignment Summary
- C. Vicinity Maps
- D. Schematic Site Plan
- E. Proposed Zoning Map
- F. Proposed Land Use Code Text Amendments
- G. Right, Title, and Interest (Purchase and Sale Agreement with City of Portland)

Sincerely,

Liz Trice  
Maine Cooperative Development Partners