



Lambert Woods Neighborhood Meeting

Tuesday, October 12, 2021

Agenda:

Introductions

Review MCDP Goals and Project Background

Current draft of site plan

Discussion

Maine Cooperative Development Partners



Liz Trice
Design &
Community



Brian Eng
Investment &
Partnerships



Matt Peters
Project
Management

Maine Cooperative Development Partners: Grounding Principles

MCDP 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.

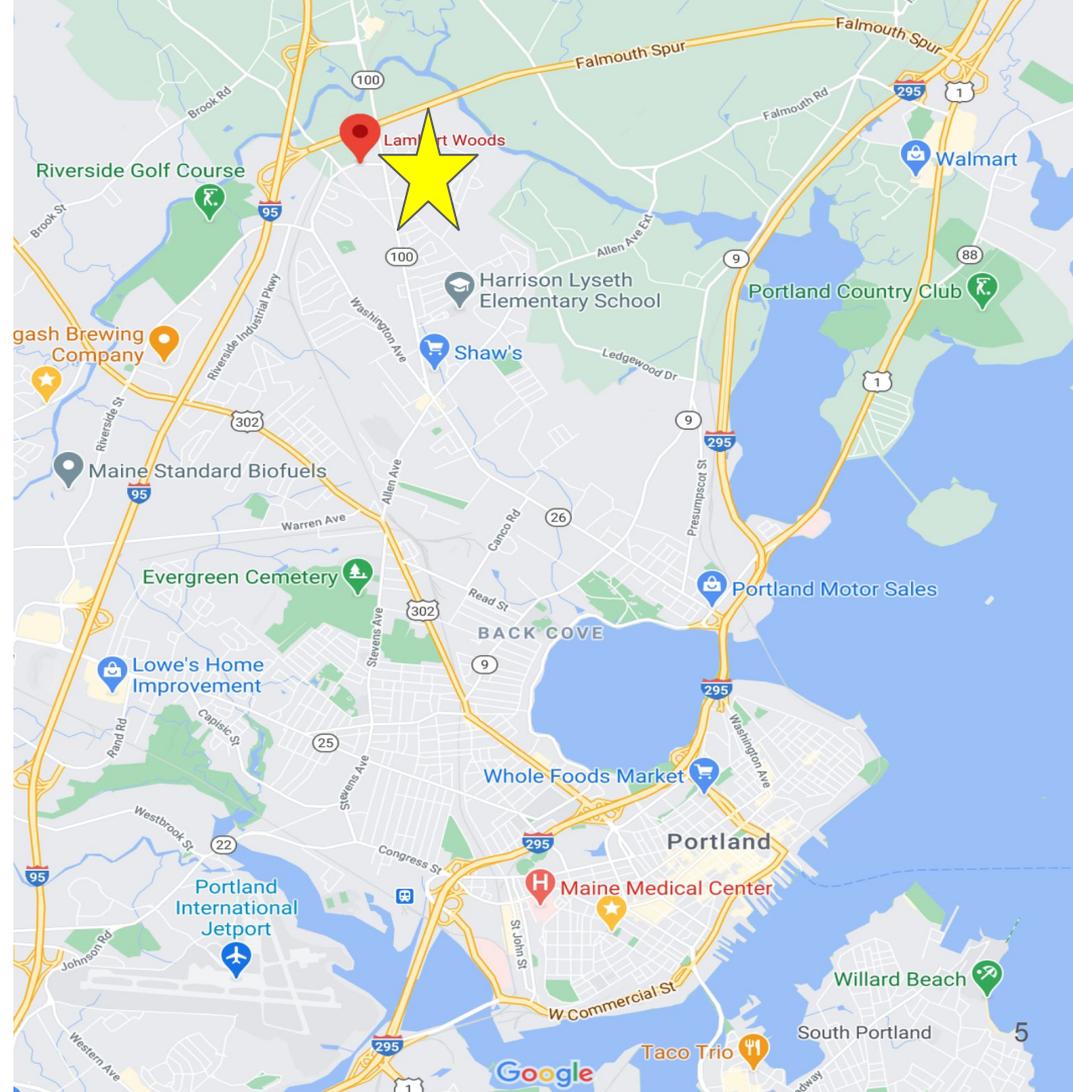
Introductions

Where do you live?

Favorite place to meet people outside your home.



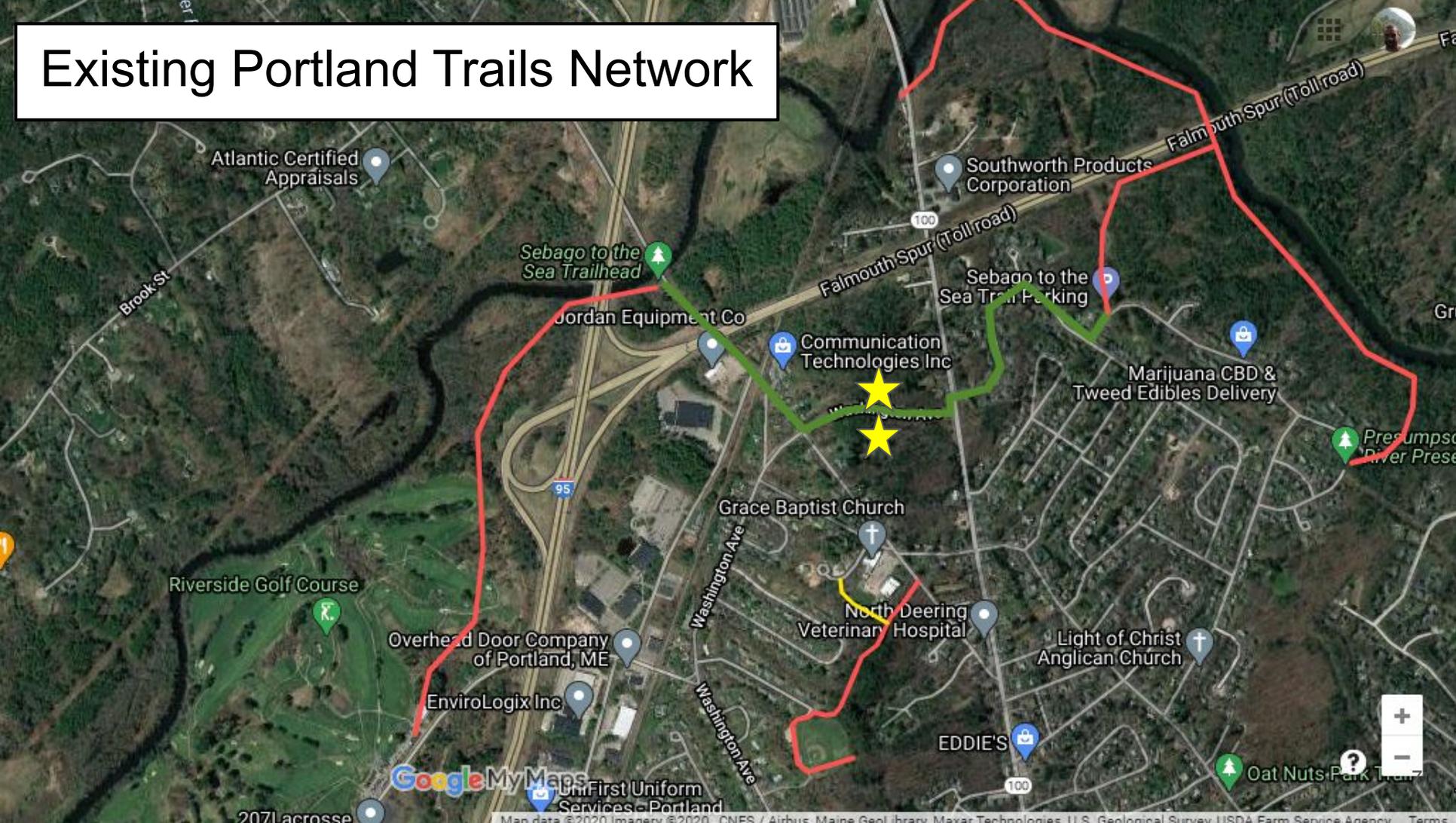
Site Location



Wetlands



Existing Portland Trails Network



165 Lambert Street - the Process So Far:

2017	2019	2020	2021	July 2021
North Deering District Meeting	City Council Chooses 4 properties	City chooses MCDP as developer	Neighborhood Meetings	Site Plan Design, 622 Auburn added
Highlighted the need for sidewalks, trails, transit, more local businesses, community and recreational spaces and more great neighbors	165 Lambert, 622 Auburn, Douglass Street, Randall Street	Competition for best model for mixed income, age inclusive, permanently affordable middle income housing	Meetings in January, April, and July with neighborhood. Zone change approved.	Meeting to review draft of site plan. Housing & Economic Dev Cmtee chooses MCDP for 622 Auburn Street

Goals for 165 Lambert Street

Create an affordable, green, walkable, transit-oriented neighborhood center for all ages surrounded by conserved forest and trails.

- **Affordable:** Limited Equity Cooperative, serving a balanced mix of households with incomes ranging from about \$45,000-\$120,000/year
- **Green:** Emphasize healthy spaces, use minimal energy, optimize for solar
- **Walkable:** Safe for children to play, walkable to community spaces and nature
- **Transit Oriented:** Engaging with GPMetro to improve and connect buses, minimize auto use
- **Forest and Trails:** work with Portland Trails to conserve and activate with trails the majority of site

Key Takeaways from Neighborhood Meetings

Protect wetlands and maximum amount of forest

Slow traffic speeds, make area safer for walking

Create trails, outdoor amenities

Create places to walk to, neighborhood center

Create maximum buffer from lights and views for Lambert Street homeowners

Minimize noise and disruption during construction

Key Priorities from Prospective Residents

Affordability

Outdoor amenities: places for kids to play, garden plots, trails

In-unit washer and dryer

Storage space

Places to get to know neighbors

Wetlands



LAND USE SUMMARY

BUILDING PROGRAM

CONDO FLATS	90 UNITS	3 STORY
ROWHOMES	44 UNITS	3 STORY
TOWNHOMES	20 UNITS	2 STORY
TOTAL	154 UNITS	

PARKING

OFF STREET	83 TOTAL (23 WOONERS, 60 STANDARD)
ON STREET	+/- 50 TOTAL

SITE PROGRAM

- 01 NEIGHBORHOOD COMMONS
- 02 KITCHEN GARDENS
- 03 MAIL/PACKAGE KIOSK
- 04 COMMUNITY PAVILIONS—OPEN AIR STRUCTURES WITH INTEGRATED, UNCONDITIONED SPACE FOR COMMUNITY STORAGE—SITE FURNITURE, LARGE RECREATIONAL EQUIPMENT, GARDEN EQUIPMENT
- 05 INTEGRATED RAIN GARDENS—PROVIDES VISUAL FRICTION TO SLOW VEHICLES WITHIN WOONERS, WHILE PERFORMING POINT-SOURCE STORMWATER TREATMENT WHERE APPLICABLE
- 06 TRANSIT STOPS AND SHELTERS
- 07 TRAILHEAD
- 08 GREENHOUSE



Lambert Woods Lane within the Neighborhood

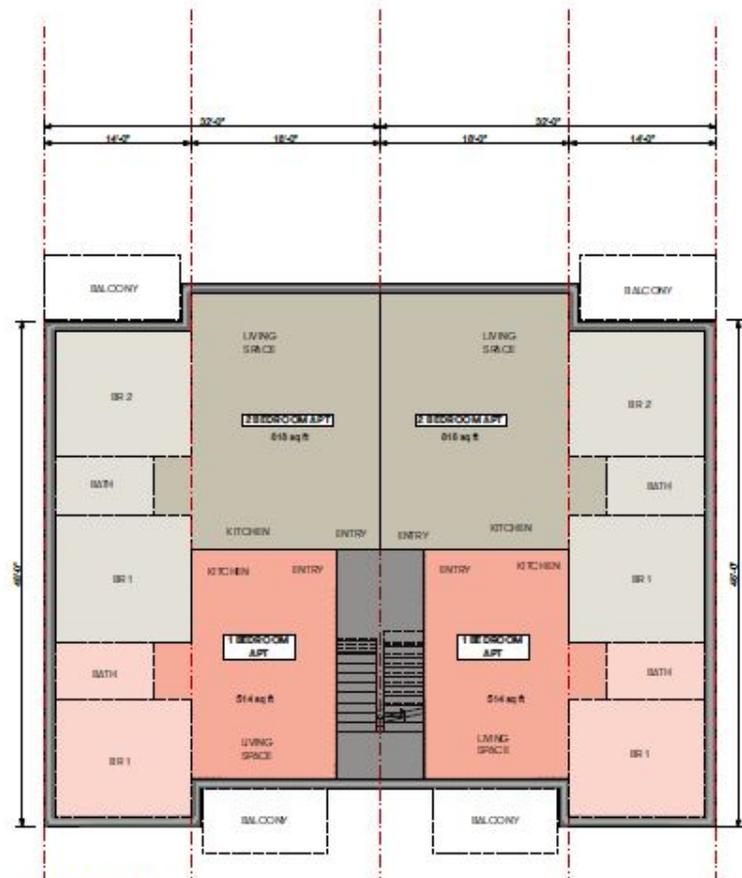


Building Designs

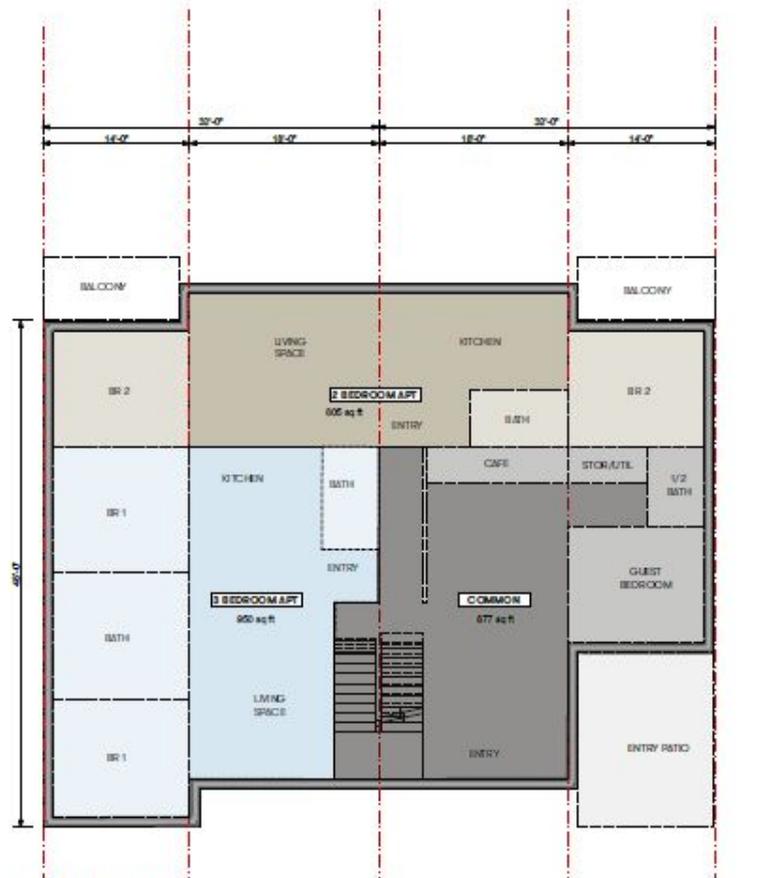
Three Bedroom Townhouse (Two Story)

Three Bedroom Townhouse above 1 Bedroom flat (Three Story)

Flats Building - 10 - 11 homes, mix of studio - three-bedroom with Guest room and community space



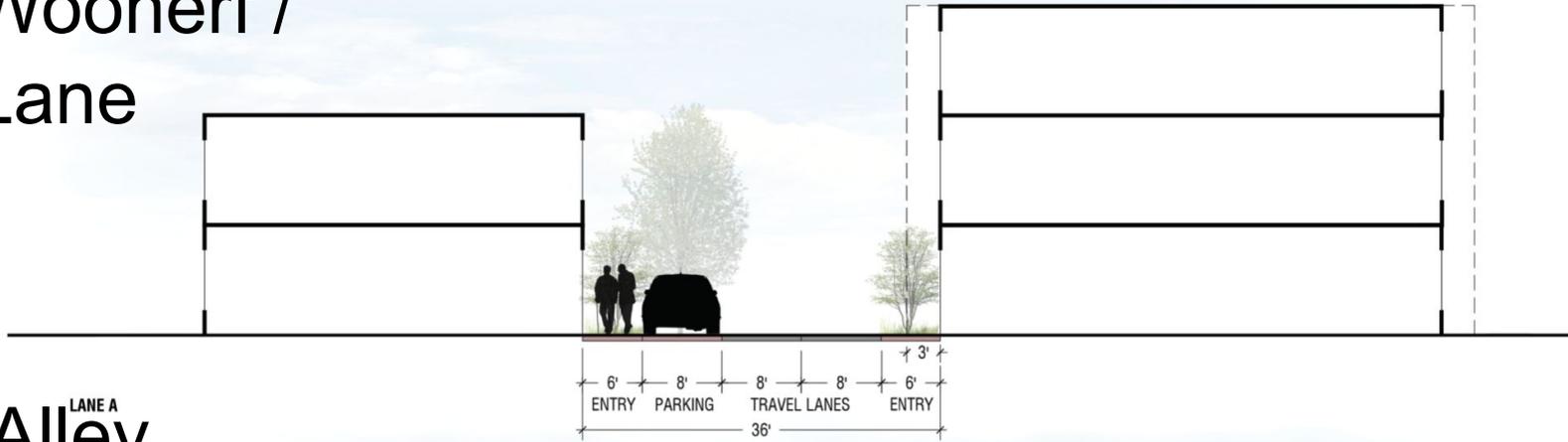
② 2ND & 3RD FLOOR
SCALE: 1/8" = 1'-0"



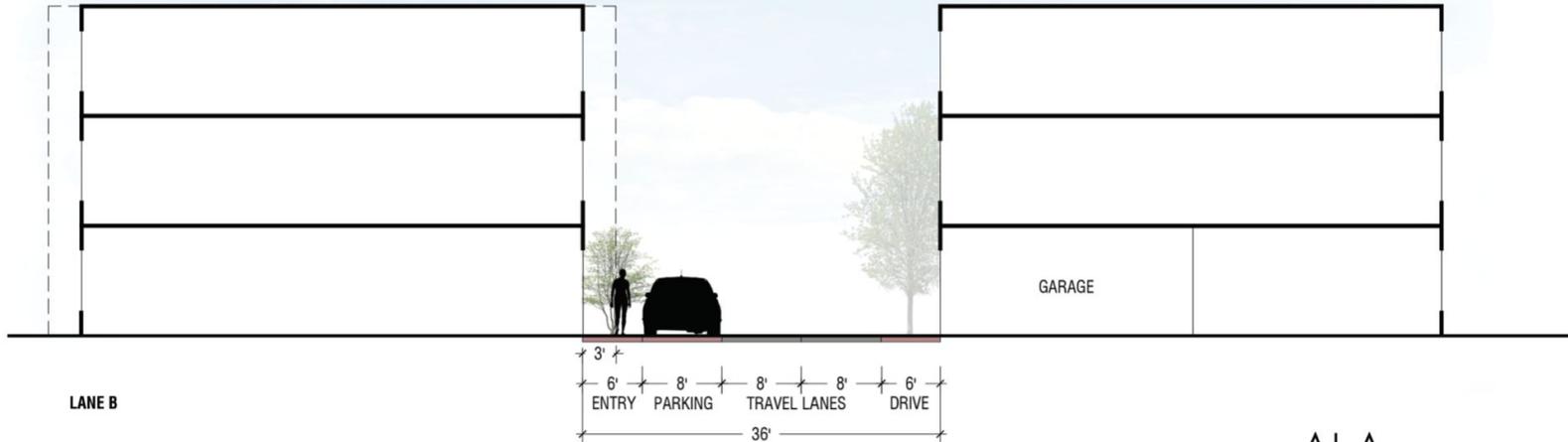
① GROUND FLOOR
SCALE: 1/8" = 1'-0"



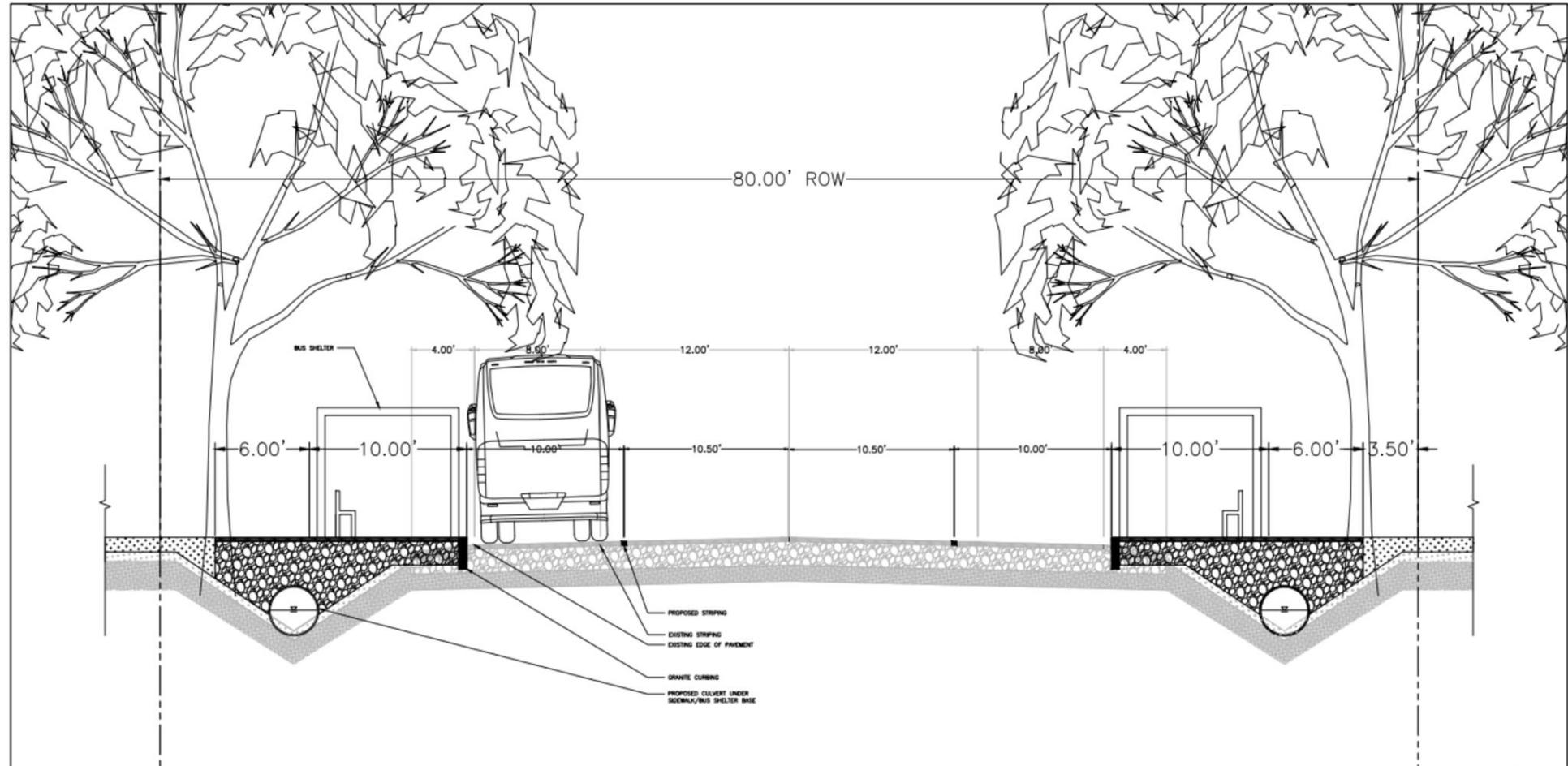
Woonerf / Lane

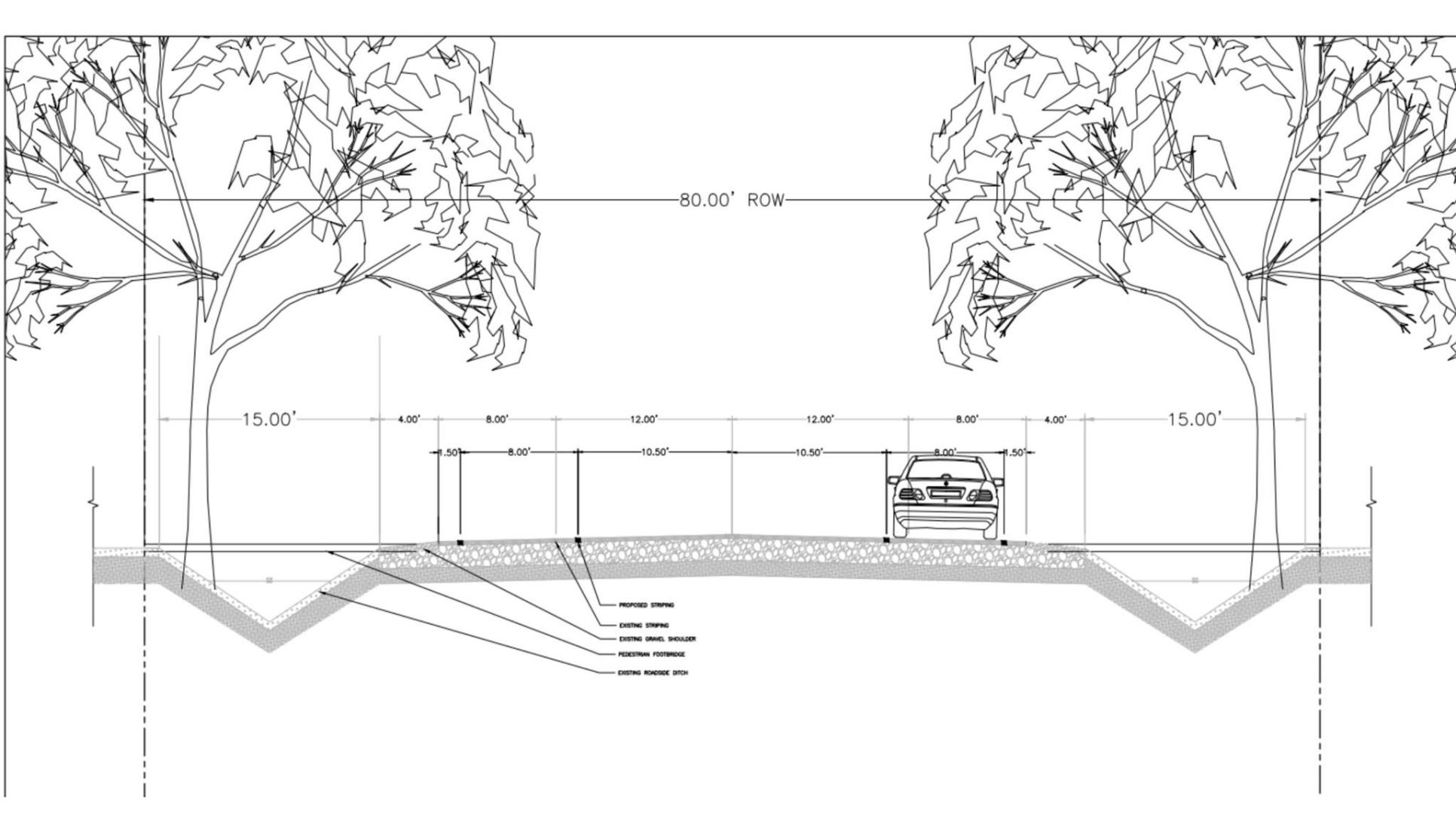


LANE A Alley









Process Going Forward

- Winter - Spring 2022: Planning Board site plan workshops & approval
- Spring 2022 - Fall 2022: Financing, construction design & planning
- Fall 2022: Construction starts
- ★ Summer 2024: Completion & occupancy

Liz Trice 207-613-5227 liztrice@gmail.com

www.maine.cooperativehousing.com

Amenity Location

SITE PROGRAM

- 01 NEIGHBORHOOD COMMONS
- 02 KITCHEN GARDENS
- 03 MAIL/PACKAGE KIOSK
- 04 COMMUNITY PAVILIONS--OPEN AIR STRUCTURES WITH INTEGRATED, UNCONDITIONED SPACE FOR COMMUNITY STORAGE--SITE FURNITURE, LARGE RECREATIONAL EQUIPMENT, GARDEN EQUIPMENT
- 05 INTEGRATED RAIN GARDENS--PROVIDES VISUAL FRICTION TO SLOW VEHICLES WITHIN WOONERF, WHILE PERFORMING POINT-SOURCE STORMWATER TREATMENT WHERE APPLICABLE
- 06 TRANSIT STOPS AND SHELTERS
- 07 TRAILHEAD
- 08 GREENHOUSE



Technical Appendix

Income Limits (2020)

	40%	50%	60%	70%	80%	90%	100%	110%	120%
1 Person	\$28,120	\$35,150	\$49,210	\$49,210	\$56,240	\$63,270	\$70,300	77,330	84,360
2 Person	\$32,120	\$40,150	\$48,180	\$56,210	\$64,240	\$72,270	\$80,300	88,330	96,360
3 Person	\$36,120	\$45,150	\$54,180	\$63,210	\$72,240	\$81,270	\$90,300	99,330	108,360
4 Person	\$40,120	\$50,150	\$60,180	\$70,210	\$80,240	\$90,270	\$100,300	110,330	120,360
5 Person	\$43,360	\$54,200	\$65,040	\$75,880	\$86,720	\$97,560	\$108,400	119,240	130,080
6 Person	\$46,560	\$58,200	\$69,840	\$81,480	\$93,120	\$104,760	\$116,400	128,040	139,680

Lambert/Washington Max Income Limits
(federally adjusted gross)

Monthly Cost Limits (2020)

Bedrooms (People)	40%	50%	60%	70%	80%	90%	100%
Efficiency (1.0)	703	\$879	1054	\$1,230	1406	1581	1757
1 Bedroom (2.0)	753	\$941	1129	\$1,317	1506	1694	1882
2 Bedrooms (3.0)	903	\$1,129	1354	\$1,580	1806	2031	2257
3 Bedrooms (4.0)	1043	\$1,304	1565	\$1,826	2086	2347	2608
4 Bedrooms (5.0)	1164	\$1,455	1746	\$2,037	2328	2619	2910
5 Bedrooms (6.0)	1284	\$1,605	1926	\$2,247	2568	2889	3210

Lambert/Washington Max
Monthly Cost including
Utilities

Proposed Text Amendments:

Change to the Planned Residential Unit Development (PRUD) Design

Showing Changes: PRUD's - ~~“Must consist of horizontally attached dwelling units or a series of such units in the R-3 zone and horizontally or vertically attached dwelling units in the R-5/R-5a zone,~~ or a series of such dwelling units, with all land owned and used in common. PRUDs shall be subject to review and approval by the Planning Board under Article 15.”

Without Markup: PRUD's - “Must consist of horizontally or vertically attached dwelling units or a series of such dwelling units, with all land owned and used in common. PRUDs shall be subject to review and approval by the Planning Board under Article 15.”

Why it matters: To meet the goals of a mix of units, preserving forest, and affordability, we have to be able to cluster and stack smaller units in the PRUD of Lambert Woods.

Proposed Text Amendments:

Change to the Common Recreation Open Space Requirements for the

PRU

Showing Changes: “~~Common Recreation~~ open space area shall be designated on the site, the primary ~~for recreational purposes of.~~ Such open space ~~recreation~~ areas shall be for passive or active recreation ~~usable, level graded, dry, accessible and properly drained.~~ Such spaces may include natural, landscaped or hardscaped elements. At a minimum, a contiguous area of 6,000 SF ~~with a minimum dimension of 50 ft.~~ shall be provided. ~~Such recreation areas shall be located at least 25 ft. from dwelling units.”~~”

Without Markup: “Common open space shall be designated on the site, the primary purposes of such open space areas shall be for passive or active recreation. Such spaces may include natural, landscaped or hardscaped elements. At a minimum, a contiguous area of 6,000 SF shall be provided.”

Why it Matters: The old common space requirements would require us to cut down forest to provide grassy open space. This change allows us to count forest as open space.

Detailed Zoning Information from Portland ReCode

R-2 Residential Zone (Existing):

“To provide for low-density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.”

What's allowed: Single family homes, accessory dwelling units, agriculture including “nurseries, greenhouses and truck gardens”, parks, neighborhood centers and other non-commercial recreation spaces, home occupations (see below), municipal uses, and wind energy systems.

Conditional uses allowed: sheltered group homes for up to 12 individuals, schools, places of assembly including neighborhood centers, college, university, trade schools, utility substations, cemeteries, daycare facilities.

10,000 sf of land area per dwelling unit, 35' max height.

Detailed Zoning Information from Portland ReCode

R-3 Residential Zone (Proposed for Site):

“To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels. Such development shall respond to the physical qualities of a site and complement the scale, character and style of the surrounding neighborhood.”

What's allowed: everything in R2, plus planned residential unit development (PRUD) consisting of horizontally attached dwelling units or a series of such dwelling units; alteration of structures to include 3 or more dwelling units, extended care facilities, hospitals.

6,500 sf of land area per dwelling unit, 35' max height.

Detailed Zoning Information from Portland ReCode

Neighborhood Centers

Both the R-2 and R-3 allow for places of assembly including neighborhood centers as a conditional use.

A neighborhood center is “A building or portion of a building used for recreational, artistic, social, educational, health, culture, or similar activities and services, usually owned and operated by a public or nonprofit group or agency.”

Detailed Zoning Information from Portland ReCode

Home Occupations - Permitted in both the R2 and R3

“The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.”

- A home occupation shall not occupy more than five hundred square feet of floor area or more than twenty-five percent of the total floor area of such a dwelling unit, whichever is less
- Exterior signs shall be limited to one non-illuminated sign not exceeding a total area of two square feet, affixed to the building and not projecting more than one foot beyond the building;
- No outside storage of goods or exterior displays
- Shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
- There shall be no more than one (1) nonresident employed in the home occupation;
- Family day care or home babysitting services shall have no nonresident employees;
- No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
- No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property

Home Occupations - Permitted in both the R2 and R3 - Allowed Occupations:

- Accountants and auditors;
- Answering services (telephone);
- Architects;
- Artists and sculptors;
- Authors and composers;
- Computer programming;
- Custodial services;
- Custom furniture repair and upholstery;
- Dentists, doctors, therapists, and health care practitioners;
- Direct mail services;
- Dressmakers, seamstresses and tailors;
- Engineers;
- Family planning services;
- Hairdressers (limited to no more than two (2) hair dryers);
- Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
- Interior decorators;
- Lawyers, justices of the peace and notary publics;
- Licensed family day care home or babysitting services
- Musicians or music teachers,
- Professional research services;
- Sales persons provided that no retail or wholesale transactions are made on the premises;
- Small appliance repair;
- Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
- Special tutoring or instruction (not to exceed three (3) pupils at any given time);
- Stenographic and other clerical services.
- Small-scale marijuana caregiver, except that no more than one small-scale caregiver may operate out of any one dwelling unit.
- A home occupation that is not listed in paragraph (b) of this section but is similar to and no more objectionable than those home occupations listed

Detailed Zoning Information from Portland ReCode

Home Occupations - Permitted in both the R2 and R3 - Disallowed Occupations:

Does not allow: veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

B-1 AND B-1b Neighborhood Business Zones

“To provide limited areas for the location of small-scale commercial establishments intended to serve a local market. As a result, uses shall be complimentary, quiet and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment. Uses shall be designed for the pedestrian scale and will provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. This zone shall encourage mixed use buildings such as commercial first floor

Allowed: Any residential use in the abutting residential zone, multifamily on upper floors above commercial, combined living/working spaces including, but not limited to, artist residences with studio space are permitted on the first floor and within the commercial space along the principal street frontage, Studios for artists, photographers and craftspeople including, but not limited to painters, sculptors, dancers, graphic artists and musicians, lodging houses (20 beds maximum), bed & breakfast, hostels of no more than 20 guests, neighborhood center, Not allowed: Bars, beverage container redemptions,

Max floor area per structure:10,000 sf, per establishment 5,000 sf, 2,000 for restaurant.

Max 100 peak hour vehicle trips.

Max Height 35'

No marijuana cultivation facility, marijuana manufacturing facility, or marijuana testing facility may be located within 300 feet of the following residential zones: R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-6A, or R-7.

Community Needs & Desires - Common Themes Across Four Meetings:

9/13/17 North Deering

Meeting

Sidewalks
Slow traffic
More transit
Better bike facilities
More green space
A community center
More affordable housing
More commercial zones
B1/ B2b
More Local Businesses
Coffee Shop

1/7/21 Neighborhood

Meeting

Sidewalks and crosswalks
Slow traffic
Reduce traffic
Trail amenities like fitness trail
Preserve deer habitat & forest
Community garden space
Flooding Culvert at Lambert
More Solar
Place for community gatherings
Small, well-lit retail spaces
Wash/Auburn overload at rush hour

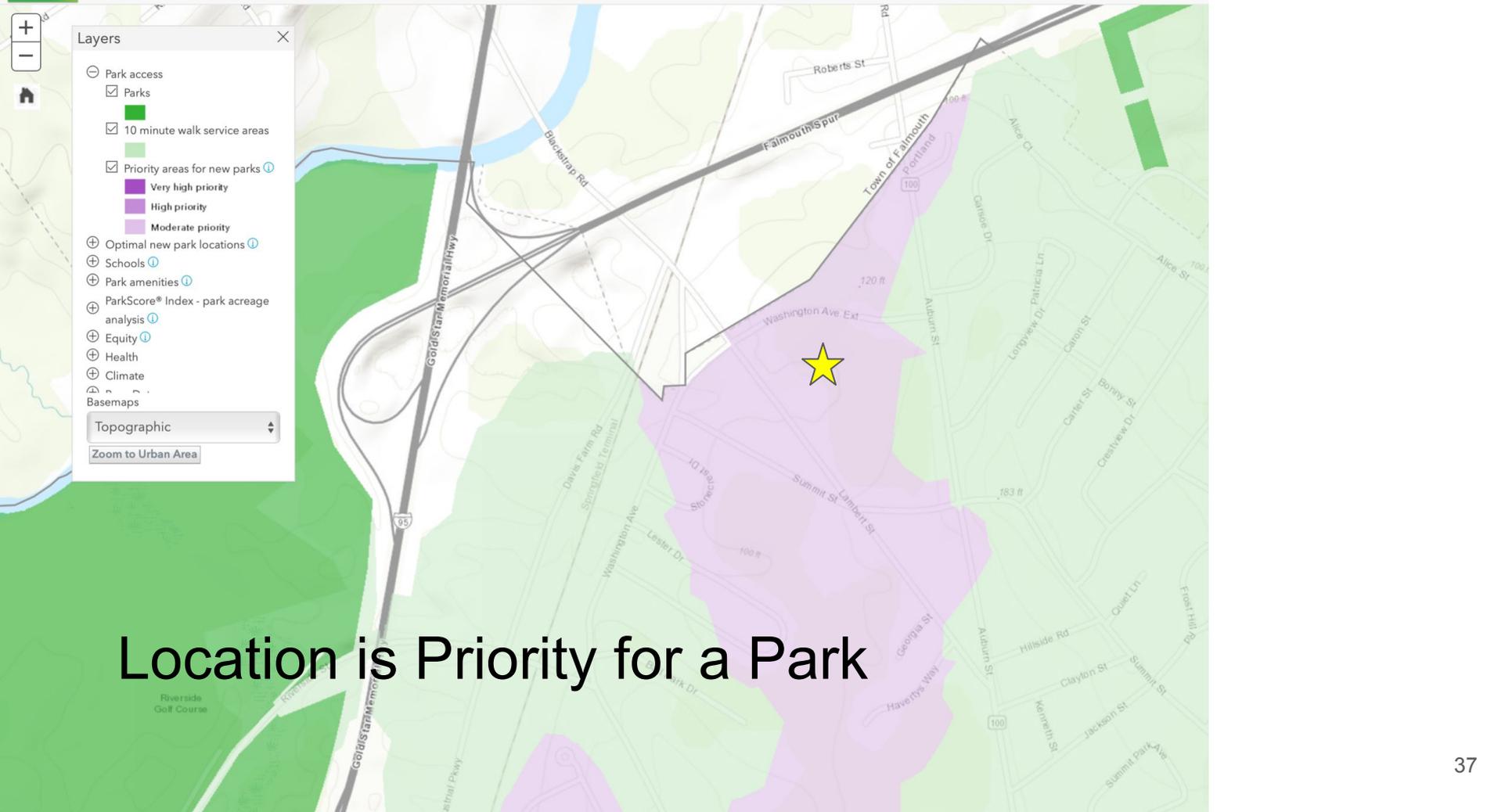
1/10/21 Site Walk

Sidewalks and crosswalks
Slow traffic speeds
Increase bus service at night
Preserve Deer Habitat
Return paper street to neighborhood
Homes for family members of neighbors
Retirement options for neighbors
Minimize disruptions during development
Stormwater concerns
Concern for Climate crisis

1/21/21 Neighborhood

Meeting

Reiterating the goals from prior meetings plus:
- Dog walking & Facilities



Location is Priority for a Park