

1/31/22 Lambert Neighborhood Notes via Zoom

Attending:

Amy Johnson- Lives on Armstrong Heights

Kavi Cohen – Lives on Back Cove, prospective resident

Gail Wilkenson – used to live on Blackstrap, son has autism and is prospective resident

Dave Smith – Neighbor and prospective residents

Ed & Sandra Eggleston – lives on Auburn Street

Everett – lives on Lambert

Ruth Bettinger – lives on Summit

Tracey Scala – lives on Lambert

Tammy Abbot – neighbor

Jaime Parker – Portland Trails

Development Team:

Matt Peters – Maine Cooperative Development Partners

Liz Trice – Maine Cooperative Development Partners

Nick Aceto – ALA Landscape Architects

Sam Lebel – Acorn Civil Engineers

Liz: Welcome, shows presentation from 10/21/21 + new images

Comments:

Ruth: Will there be gardens for residents?

A: Yes, both plots and small areas outside individual units.

Jaime: What's the interaction between the buildings and Washington Ave?

A: The idea is to have 10 unit buildings facing Washington Ave, with bus stops, and bridges crossing drainage ditch at crosswalks.

Amy & Ed: current parking arrangement looks better – likes that it's off to one side, looks like a good number of spaces.

A: yes, we chose to put parking off to one side and put parking next to abutters rather than multi-story next to abutters because we thought it would be easier to block lights from car headlights from going into backyards than to screen second story windows.

Q: How many homes on both sides combined?

A: 165

Ruth: Where will snow go? Concerned people will park on Lambert during snowstorms and then Lambert won't get cleared properly.

A: This is the concept level; that will get hashed out at the next stage.

Amy: When does trail design happen?

A: Once we have the final location of buildings and roads then we can contract with Portland Trails to give a trail design. We are very close.

Tammy: Would love to see covered parking with solar on top.

A: We would too! Because the final prices are constrained by the city and our construction and financing costs are not nailed down yet, we have a list of things like that that we'd love to have but may not be able to afford. With most of those things, our goal is to make a design that can accommodate those things, but not to promise that. There are other things that we're required to or committed to, like Electric Vehicle (EV) chargers that are required by the city, and gardens, which we're committed to.

Kavi: What is the heating/cooling plan?

A: passive house plus next generation “PTAC” heat pumps, and passive cooling ie parking and tree locations so the housing isn't being surrounded by hot pavement.

Kavi: Any chance of having food production on site?

A: We are planning for garden plots and kitchen gardens outside individual units. We'd also plan to provide a space for a greenhouse on one of the community commons; whether or not that gets built will depend on how the budget develops.

Ed: What is the drainage plan? Concerned that parking area on north side may drain towards his home.

A: We are required to treat 95% of impervious area runoff, so water will be treated and detained for soaking into the ground on site before being diverted to city system in the street.

Dave: has sent suggestions that school buses be accommodated to go through the site.

A: Thank you, we'll talk to the school department.

Ruth: concerned about dangerous crossings at Lambert/Summit; and Wash/Summit. Needs 4 way stops and crosswalks. Also, Councilor Dion has talked about a light at Auburn/Washington and she thinks that's a good idea. How can we advocate for this and when does this get decided?

A: There will be a traffic engineer hired as part of this process. Advocacy can be done with public works – Jeremiah, for example. Auburn is a state highway, so state may get involved.

Amy: The roundabout at USM is great, but not sure if there's room for that at any intersection.

A: Roundabouts have to be big enough to accommodate snowplows. In Seattle there are tons of tiny roundabouts – 8-10' with a tree in the middle, but not sure how that would work with snow. If there's an opportunity to invite public to meet with staff we will.

Everett: What's the timeline re: marketing?

A: We will have prices, images, and a way for people to reserve units by March.

Phasing:

A: Right now we're envisioning doing the project in two phases; we won the right more recently to develop the northern portion, but we don't have the purchase and sale signed yet, hope to have that in the next two months. 165 is a lot of units, so we would permit both sides together, but would build and finance in two phases.