

## **Policy Alignment Summary**

The requested zoning amendments are well aligned with stated policy goals at a neighborhood, City, Regional, and State level. A common thread is increasing livability, reducing our region's impact on global climate change, and providing equity and opportunity for all types of households to access safe, affordable homes and affordable economic opportunities.

### **Alignment with City of Portland's Plan 2030 Concepts**

**One Portland:** Provide access to homes, services, and community connection for all Portland residents by proximity, universal design, and affordability.

A principle of Future Land Use as outlined in Portland's Plan 2030 is One Portland, which stresses the importance of providing development spread throughout the City and providing equitable access to homes, services, and community connection for all Portland residents by proximity, universal design, and affordability. The proposed development supports all the goals of the One Portland vision by creating a more equitable, universally designed mix of homes than the traditional single family style predominantly found in the existing neighborhood. The diversity of housing combines with the preservation of more natural space to ensure that a broad range of households have equitable access to the city's natural spaces.

**Connect the Chain:** Support Transit-Oriented Neighborhoods

Another principle for Future Land Use decisions is Connect the Chain, which focuses on supporting transit oriented neighborhoods. The proposed amendments will support a transit oriented development that will strengthen and support broader transit infrastructure improvements, such bus shelters, indoor space for bus drivers and riders to take a break or wait for a bus, better crossings for school children, and reduced wait times.

### **Alignment with One Climate Future**

**Support Public Transit Networks, Transit Oriented Development, and Land Use for Smaller Carbon Footprint**

The proposed development directly supports the goals of One Climate Future adopted by the Cities of Portland and South Portland, specifically those related to Transportation and Land Use and Climate Resilience. Significant relevant strategies include: TLU 1.1 Public Transit Networks, TLU 1.2 Inclusive Transit-Oriented Development, and TLU 1.7 Land Use for a Smaller Carbon Footprint. The transit oriented development is located along two bus routes connecting to multiple educational, institutional, and employment opportunities from North Deering to Downtown. Creating a strong node at the end of line opens up opportunities for flexible transit usage, supports expansion of existing infrastructure, and improves the inclusiveness and usability of the existing neighborhood. Climate Resilience strategies met by the proposed development include CR 2.1: Housing Affordability and Resilience and CR 2.5 Neighborhood Resources. The proposed amendment supports the goals of One Climate Future

by creating a residential center along Washington Ave integrated with green space and the city's existing transportation infrastructure.

Lambert Woods Neighborhood Center will result in lower Vehicle Miles Traveled (VMT) by Single Occupancy Vehicles by providing improved transit infrastructure, sidewalks, trails, and by providing places for neighbors to walk to. A cohesive neighborhood center will also build stronger community connections, civic engagement and disaster resiliency.

Supporting these proposed zoning amendments creates an opportunity for the immediate nature of this development to benefit the broader community and adjacent proposed homes through the preservation of additional green space made available to the community.

#### Alignment with 2019 Greater Portland Council of Governments Comprehensive Economic Development Strategy (CEDS)

In 2017, over 27% of households in Portland were cost burdened.

4% decrease in unfragmented habitat in Cumberland County 2008-2018

The proposed amendments address the challenges raised in the CEDS through the creation of housing that does not cost burden its residents and through the preservation of more of the existing unfragmented natural habitat.

#### Alignment with Maine 2021 Economic Recovery Committee Report

“Develop Robust Housing Policies and programs that enable Maine people to live and raise their families near their work. Create and preserve more affordable, efficient, and high-density housing options across the state through bonding, zoning, and land regulation.... Access to stable, affordable, and energy efficient housing is critical to attracting and keeping talent in Maine.”

The proposed development expands housing options for middle income households, by providing strong community design and limited equity cooperative ownership.

“Address Structural Inequities: Make Maine a diverse, equitable, and inclusive state where all Mainers can reach their full potential.”

The proposed mixed income and multigenerational limited equity cooperative model is highly inclusive and facilitates people of different incomes and backgrounds to connect and build community relationships over time.

## Alignment with Maine Economic Development Strategy, 2020-2029

“Action E2: Establish an adequate and sustainable funding system for public transportation. Employers can and have started to provide assistance and incentives for its employees to carpool and use public transit. For public transportation, local governments can provide additional subsidies in order to expand bus lines and increase the frequency of service.”

“Action E3: Expand the production of workforce housing in Maine. Increases in the cost of housing, particularly in southern and coastal Maine, are out-pacing wages. More production of affordable apartments and starter homes is needed to keep pace with demand... Local governments can reform their land use laws to permit higher-density (and thus lower- cost) housing.”

“Strategy G: Promote Hubs of Excellence

A Hub of Excellence is an area with conditions present for strong economic growth. What makes a hub economically competitive? Access to: (those relevant to our development listed)

- Cultural and social diversity
- Affordable housing
- Walkable neighborhoods
- Mass transit
- Arts and culture

The proposed zoning amendments support the policy goals of the Maine Economic Development Strategy by the creation of affordable, workforce housing, integrated with the Portland Hub of Excellence through public transit.

## Alignment with Neighborhood Desires

To date, we have hosted two neighborhood meetings, a site walk, and dozens of one-on-one conversations. We also include the notes from a recent District 5 neighborhood meeting.

Neighbors currently describe their neighborhood as “rural, yet close to town.” They love that herds of deer move through their spacious backyards, and they lament that traffic is increasing in quantity and speed. They don’t like that there are no sidewalks or crosswalks, and it doesn’t feel safe to walk. They wish to protect the habitat for the deer, slow the traffic, have sidewalks and crosswalks, and places to walk to.

9/13/17 North Deering Meeting

Desires:

Better bike facilities

Fix sidewalk gaps

More green space

A community center

More local businesses  
More affordable housing  
More transit  
Slow Traffic and cut-throughs  
Coffee shop  
More commercial zones - B1 and B2b

1/7/21 Lambert Neighborhood meeting

Desires:

Address undersized culvert under Lambert: floods 10-12 times/year  
Preserve deer corridors  
Protect southern portion of site  
Sidewalks and Crosswalks on Lambert, Washington and Auburn  
Solar  
Place for small outdoor gatherings  
Trail amenities  
Community garden space  
Small, well-lit retail spaces  
Fitness trail  
Reduce speed on Lambert

1/10/21 Site Walk

Desires:

Reduced traffic, Sidewalks, Crosswalk  
Preserve Deer Corridors & Habitat  
Increase bus service at night  
Return paper street on Lambert to neighborhood  
Minimize disruptions during development

1/21/21 Neighborhood Meeting

Desires: Same as above, plus Facilities for dog walkers