

3/9/22 Douglass Court Neighborhood Meeting

Neighborhood Meeting Certification

I, Liz Trice, hereby certify that a neighborhood meeting was held on March 9 via Zoom 7pm for the proposed project located at 43 & 91 Douglass Street

I also certify that on February 23, notices were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development.
2. Residents on the "interested parties" list.

Signed,



Elizabeth Trice

3/18/22

Attachments

1. Copy of the notice sent
2. Sign-in sheet
3. Record of feedback

Attendee Sign - In

- Faysel Mohamud (12 Clinton St;Prospective Tenant)
- Fred Dillon (18 Davis Street; LNA; Member; fdillon@maine.rr.com)
- Kavi Cohen (No info) kavi.cohen@gmail.com
- Emma Scudder (84 Bolton Street)
- Frank (96 Douglass Street)
- Joan Tetrault (Hopkinton, Mass.; prospective tenant; jctetrault77@gmail.com)
- Jonah Fertig-Burd (No info) jfertigburd@sewallfoundation.org
- Liana Welk (No info)
- Mareen Morse (25 Whitney Avenue) Maureensheamorse@gmail.com
- Winston Lumpkins (Portland resident) winston.lumpkins@gmail.com
- Charles O'Roarke (Douglass Street resident) charlie.orourke@yahoo.com
- Celeste Park (87 Douglass Street) celeste.parke@gmail.com
- Eric Anderson (ericandersonme@gmail.com)
- Hans Spencer (Paris Street) quocketman@gmail.com
- Jon Broadstreet (Owner of 73-75 Douglass; lives at 2 D Street, South Portland)
- Ryan Mcqaid (89 Douglass Street)
- Frank and Suzanne Sanfilippo (frank.sanfilippo@icloud.com)
- Hans Breaux (no info) hbreaux@me.com
- Lianna (no info)
- David Kauffman (Rowe Ave, Portland) dpkauffman@yahoo.com

Record of Meeting Feedback

- Liz and Carl run through goals for the site, timeline for development, plans, and renderings

Parking and Cars

- Frank: Will there be vehicular egress on the north end of the development?
 - A: No, That was one of the primary requests from earlier neighborhood meetings was that there not be cars driving behind the houses on Douglass Street.
- Emma: I'm also curious about the reasoning for putting parking in the "woonerf" area? Can you talk more about that?
 - Our original idea was to have a mostly pedestrian space there, but as the project evolved we realized we needed some parking, especially ADA parking, close to those buildings, and that we could serve the desire for a pedestrian zone on the other side between the coop buildings.
- Jon: How do you decide who gets an off street parking spot with only 0.28 parking spots per unit for the co-op? Will they be rented monthly?
 - A: Based on previous operations experience, the apartments will be roughly 1:1 assigned parking included with rents. The Co-op will be charging for parking.
- Charles: Why would someone pay for parking if they can park for free on the street?

- A: Perhaps to be closer to their home, and not have to search and walk further when there are events like soccer.
- Emma: Is the parking area permeable?
 - A: No, but we have incorporated rain gardens.
- How high is the site above sea level?
 - A: Per FEMA flood map, site elevation is about 32 feet +/- 4 feet
- Maureen: Can you offset the carbon produced by cars?
 - A: not likely. We are planning very energy efficient buildings, though.
- Winston: As a car free prospective resident, that sounds great. Paying for other people's parking is not my favorite.
- Emma: Is Szanton planning to offer incentives to encourage other modes? (free bus pass, linking up with the Maine Med shuttle, community bike or car share, etc)
 - A: not currently planned.
- Eric: There's a diversity of opinions about street parking on Douglass! We live on Douglass and love it when more cars are parked here - it slows traffic substantially.
- Fred: I wish it had less parking
- Discussion about the Water District Lot. Many expressed the view that the Water District Parking lot should be open for weekend parking.
- Celeste: Parking on Douglass street gets incredibly congested when there are events at Thompson's Point or at the field. It's hard to imagine adding a ton more action on the street
 - A: if Douglass is more full with resident cars it may become less attractive for Thompsons' Point events.
- Charles: Less parking will mean more overflow parking on Douglass and St James
- Liz: What do people think about having resident parking stickers in this area?
- Fred: I'd be ok with it but I don't live on Douglass
- Frank: We'll probably have to have parking stickers
- Charles: I would agree with Frank.

Better Conditions for Biking and Walking, alternatives to car ownership

- Frank: The sidewalks are terrible on Congress Street
- Charles: Congress street is definitely not a very walkable street.
- Frank: If you are advocating for folks to walk/bike would you be willing to help us get better conditions for walking biking?
 - A: Liz and others are advocates, please get us on lists and we will show up as advocates whenever we can.
- Emma: Road Maintenance is a big issue on Congress and Brighton
- Kavi: Hurrah for car share- this has to be a concept that with app technology could be more and more efficient and pleasant with time.
- Winston: There is a group working on a non-profit car sharing in Portland.
 - A: We've talked to the people who ran U-Haul car share, and know that at least Christian on the board of Portland Housing Authority has expressed interest. It's really expensive to start up a small car share program because you need

someone who can take calls and move cars 24/7. If there were a program we could buy into that we didn't have to run we would be interested.

Buildings

- Frank: How much sunlight will the 5-story building block?
 - A: Very little; the renderings show that even from the pedestrian portion of the coop side, the 5 story building already looks equal or lower than a 3 story building.
- Frank: Can you discuss the methane issue?
 - A: We have engineers, geotech, environmental organization and reports complete. We are confident that there will not be a methane issue in the future.

Solar

- What are your plans for solar?
 - A: Our buildings will be wired for solar, and will have panels if budgets allow.
- Joan: Will you have solar covered parking areas?
 - A: We would love to do that but it's unlikely; both sides of this development are restricted in what we can charge people, and while we don't know final project costs, these are the first things likely to be eliminated.

Project Name

- Maureen: Is there a reason that the name was changed? "Court" sounds stigmatizing and "Commons" sounds good.
 - A: We're not allowed to call it Douglass due to E-911 policies, so moved to Dougherty. The abbreviation for Commons is CMS, which we thought clunky, but we're not attached to either part of the name and open to suggestion.
- Douglass Commons—Is it just the name of the street, or the name of the development?
 - A: They would likely be the same.
- Jonah: I prefer Commons as well, as cooperatives are one way to expand common ownership whereas courts have been used to privatize the commons.
- Frank: Dougherty Commons sounds better than Dougherty Court
- Fred: What's the best way to offer suggestions for possible alternate names (and would it be for the street AND the development or are they one and the same)?
 - Contact liztrice@gmail.com and/or Carl cszanton@szantoncompany.com

Other

- Frank: Would you be willing to help us advocate for a year-round community pool/greenhouse to replace the Kiwanas pool?
 - A: put us on any list.
- Eric: If anyone is interested in joining the Friends of Dougherty Fields, email is friendsofdoughertyfield@gmail.com
 - A: Liz will join.
- Celeste: Can you talk more about the plan/planting between the Douglass street houses and the development where the old road is?

- A: We haven't gotten into specific plant species; the townhomes will have back doors and small patios, and the intention is to do plantings that will provide some screening between the new townhomes and the existing homes.
- Eric: How can people who might want to join the COOP stay in the loop about joining?
 - A: Fill out interest survey at :
https://docs.google.com/forms/d/e/1FAIpQLSejwq-y3kEnjQr9vIPYbwWc5LSVnZLZlnirVIRmuAt_hCCzBA/viewform?usp=sf_link
- Charles: I think you're doing a lot of units. I'm excited that it's happening, but it's a lot of units.
 - A: We're capped at what we can charge so when there are higher expenses than expected, adding a few units can help us make the budget work rather than cutting amenities

Wrap Up:

- Maureen: I have to take off, but thank you Liz. Brian and Carl for meeting with us - we are excited about this project! If anyone wishes to be added to the LNA mailing list, or would like to get in touch with me for any reason, my email is maureensheamorse@gmail.com
- Emma Yes, thank you so much! This is very exciting, and these meetings have been really helpful.
- Hans: Thank you!
- Frank: Thank you everyone!
- Joan: I need to sign off. Thank you all!
- Winston: It could be limited to 30 minute parking for non residents like we do on munjoy hill.
- Charles: Thank you all for all your work.
- Emma: Thank you so much
- Winston: Thank you so much Liz & Carl, for this meeting and the progress on this exciting project!