

Neighborhood Meeting Sign-In Sheet and Meeting Notes

Meeting Sign-In Sheet

April 8, 2021

By Zoom

Project: 165 Lambert Street, Zoning Amendment

Members of the Public in Attendance:

Name	Address
Ed Eggleston	660 Auburn Street,
Dave Smith, Alison Barker	1771 Washington, Good Park in North Deering
Diane Haley,	57 Wellstone Drive
Emily Friedman & Seth Moore	39 Clark Street
Helene Anderson	431 Summit St
Jenifer Lloyd,	657 Auburn Street,
Michael Litcher	dropped off before Introductions
Rachel Ackoff	Lewis Street
Ruth Bettinger	551 Summit Street
Tim Vogel & Pauli Juneau,	10 Coachlight Lane
Karen Johnson	
Bob Mentzinger	Cyprus Street,
Amy Johnson,	Auburn Street
Kellen White	567 Auburn Street
Sue Luthie,	555 Washington
Iphone	Didn't identify themselves or their address
Doug Sisko & Rosanne Sheridan,	224 Summit Street
Cheryl Denis,	21 Wendy Way
Kathy Kamin	Lambert Street
Tammy	No audio -

Developer and Consultant Team in Attendance

Name	Email
Matthew Peters	matt@elysiancommunities.com
Liz Trice	liztrice@gmail.com
Brian Eng	bri.d.eng@gmail.com
Rob Liscord (Intern)	robert.liscord@gmail.com

Interested parties

Name, Organization	Email
Angela King, Bicycle Coalition of Maine	angela@bikemaine.org
Jaime Parker, Portland Trails	jaime@trails.org
Mary Davis, City of Portland	mpd@portlandmaine.gov
Jesse Thompson, Kaplan Thompson Architects	jesse@kaplanthompson.com
Phil Kaplan, Kaplan Thompson Architects	phil@kaplanthompson.com

Notes:

I. Introductory Discussion: What do you want to see improved in the neighborhood:

- Dave Smith - Good Park in North Deering
- Diane Haley - Interested in living in an intentional, walkable community, services within walking distance Emily Friedman & Seth Moore - More green space for growing food, more musicians in that green space
- Helene Anderson, Corner of Auburn and Summit,
- Jenifer Lloyd - being close to the city limit there is a lack of city services and attention to street clearing and other public works needs
- Rachel Ackoff - Interested in being a resident, would like to see places where people can live for the long haul.
- Ruth Bettinger - Interested in and care about the traffic flow, walkability, bikeability
- Tim Vogel & Pauli Juneau - interested in an intentional community
- Karen Johnson, Address - curious to see the setbacks and what the development will look like
- Amy Johnson - extended family might be interested in moving in
- Cheryl Denis - doesn't want this development and would like to see better sidewalks

II. Meeting Slides presented by MCDP Team - Matt Brian and Liz:

Attached.

Reference during presentation to to the Comprehensive Plan or "Portland's Plan"

<https://www.portlandmaine.gov/1861/PortlandsPlan2030>

III. Questions and Comment Period:

Organization of the Development and Cooperative

Jennifer Lloyd - Noticed the name of "Cooperative" is the project going to be run as a cooperative?

MCDP Response: Liz - City's goal was to serve middle income people. We chose to organize the property as a cooperative which provides certain benefits (1) no individual mortgage; (2) significant incentive based on stable expenses to stay for the long term. But, residents cannot take the equity with them, when a resident leaves they only take the initial payment and some interest. This keeps the property value less for future owners.

- Jennifer - Idea of a cooperative is really exciting to her.

Doug - I am interested in how the project will be restricted to the targeted income bracket - will people have to prove they make a certain amount when purchasing a coop share and then have to show income throughout their ownership, or will they be able to earn more and still stay in the property and pass along to children regardless of children's income? I am just curious about maintaining the project as available to the targeted income.

MCDP Response: Liz - there will be an income test when you buy in only. If you stay in the unit you would not be forced to move if your income increases. There is no income test if you pass on to children. Only an income test if one resident leaves and another new resident comes in.

The project will also have residency requirements so an owner cannot leave and rent out an individual unit at a profit.

Seth - if you buy in with a share at \$15,000 and then you leave in 20 years - you would leave with \$15,000? How does it work?

MCDP Response: Brian - There is no requirement that there is appreciation. MCDP's plan is to target the share so it looks like a rental (first, last and security). But otherwise it would give residents more control than a rental. We want to make people's housing costs stable and give the residents the management control.

Follow up: Seth - Would the payment fluctuate or raise exponentially?

MCDP Response: Brian - the mortgage will remain fixed like ownership. Maintenance, reserves, & taxes might go up, but this will be balanced out by the stability in the mortgage. This will be an opportunity for residents to exercise control over their homes with the support of professionals from the cooperative development institute.

Development Design:

Tim Vogel - What is the number of units planned?

MCDP Response: Matt - the goal is to fit as many homes into the site based on zoning requirements and reasonable based on what the design team thinks will fit. The goal to maximize the available affordable housing. Help to make North Deering a stronger neighborhood and avoid individuals needing to move out of town to find housing and then commuting in on Washington. The purchase and sale agreement with the city lays out a minimum requirement of units. But we expect 80-100 units, but it will depend on the wetland survey.

Jaime - Curious why the B1 was pulled off the table?

MCDP Response: Liz - our vision was a little coffee shop or market with a small patio. Some form will be possible through a non-commercial shared space under the concept of "neighborhood center" as allowed in B3. City staff have indicated that B1 at this site was not within the city's vision and that a B1 was more appropriate as clustered in commercial centers such as Northgate plaza. Instead, the city has said that within an R-3 you can still have a neighborhood center with some gathering spaces. It sounded like the B-1 would cause delay in the approval, so MCDP decided it is better to move forward without the B-1

Matt read the description/definition of neighborhood center from [Portland ReCode](#) (Zoning Code): "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."

Helene - will the design be similar to the Front Street Development?

MCDP Response: Liz - We're not familiar with the development on Front Street.

Environment and Site:

Jennifer - when was the buildable area identified and would like to think that the buildable portion doesn't reflect the current drought?

MCDP Response: Liz - Initially, the wetland location was evaluated in 2017 and rechecked recently by Jones environmental.

Matt - Question beforehand about stormwater runoff from the site:

MCDP Response: Matt - Met with the city and they also brought this up. Civil Engineer (Acorn Engineering) - will consider design parameters that require the site to allow stormwater to not run off the site and instead be managed within the site.

Traffic in the Neighborhood:

Karen - So much speeding traffic already!! Would be curious to see how the City plans on "calming" that!!

Helene - As someone who has lived in the neighborhood for 37, I moved here from East Deering because I was looking for more trees and space. How will this project affect me? I Keep hearing about trails, walking, and sidewalk, but also that there will be as many units as possible. Concerned that it will create a traffic problem. Discussed her experience with dangerous traffic. "I have been hit multiple times at Summit Street" (a) concern about traffic; (b) where will everyone park? (c) increased traffic issues pulling off the Washington Ave Extension.

Cheryl (In the Chat) - Will there be a traffic study done--in a non-Covid time? Traffic much lighter this year due to Covid & people working from home.

Jenifer - Traffic really needs to be addressed, not just for the one lot.

Cheryl - Hearing us talk about the concerns of traffic, what is your plan to address the traffic?

MCDP Response: Matt - we will get a traffic study as a part of the planning board. Will plan to provide off-street parking on the site.

Brian - traffic along the arterial roads in Portland is a chronic and city-wide problem. This is a concern of ours and something we want to address in our design. Folks race down the road is because it looks like a straightaway; the point of parking on the street is it provides a visual break and slows things down. Street parking takes away the instinct to speed. Hopeful some street parking will allow for people to visit and come to gather at the site.

Liz - In our initial conversation with DPW, we were led to believe that the new housing will not increase traffic in a significant way. Mark Dion is interested in having a light at Washington, Auburn and Garco.

Brian - we have heard the concerns with speed and want the design to reflect the fact that neighbors are fed up. We'll share your comments with the city and DOT and we hope to work together to meet the traffic goals. We don't want this area to just be a pass through. We want to use this project as a way to help address the neighborhood concerns by drawing attention to the neighborhood.

Angela King, Bike Coalition - more activity alongside a road - sidewalks, parking on the side - will reduce car speed. The Bike coalition will be doing demonstration projects - ie: bump outs that simulate crosswalks or other installations to see how it works before a permanent investment.

Virtual Poll: Would you support a traffic light at Auburn and Washington? Yes (9) 64% No (0) 0%, depends (5) 36%

Street Parking on Washington

Helene - Concerned about the problem of traffic coming off Riverside and parking backing up the traffic along Washington Ave.

Jenifer - Thinks there might be a problem with cars backing up along Washington Ave which could cause problem for residents trying to exit the development.

Cheryl - Auburn and Lambert are commuting routes from Falmouth

Ed - Could parking go under the houses? Washington Ave is not the place to Park.

MCDP Response: Liz - we are hoping to have cars on the edge of the site but preserving the internal roadways for families and children to play.

Unattributed Question: Is there a minimum number of parking spaces required?

MCDP Response: Liz - No, but as a part of planning there has to be a parking demand study which will dictate the amount of parking that will need to be at the site.

Public Transit:

Cheryl - what are the talks with Metro?

Dave - Thought about transit and school bus access: If housing is to be multi-generational, we need to consider the kids: Work with the school district to determine how they would develop routing to serve the development. You may want to design the drive to allow a bus to drive through to protect kids from traffic on Washington. Also, transit passengers would also have to cross Washington to access the site. Similarly, working with Metro to help manage safety for bus passengers.

MCDP Response: Brian/Liz - We envision a robust crosswalk that signals visually to slow down along Washington. That was another reason that we wanted B1, so that we could have the buildings right up against the right of way. MCDP has been in communication with METRO leadership about public transit to and from the site and related amenities.

Natural Space, Trails and Open Space Amenities

Kathy - Police park along the roads, but the roads are definitely dangerous. Very concerned about the preservation of woods. Concerned about fitting in so many houses in such a little area. Great idea on paper, but reality has me concerned.

Helene - walking/trails for who, I don't foresee folks crossing Auburn street because of the traffic speed (cars and trucks) and lack of crosswalks on Auburn.

Comments about the Project Overall

Ruth - Comment: I agree about the traffic concerns, but I do walk around the neighborhood - to the trails and to Northgate. See the development as helping to manage the traffic concerns.

Amy - Question about potential traffic light at Washington and Auburn - but worry about it backing up traffic. Amy also sees the trails behind the parcel as a benefit rather than just the woods. Amy would love the idea of having a community space in the facility. Love the idea of spaces where the community can gather such as her book group.

IV. Wrap Up, Closing Questions, and Next Steps:

Next Step: April 13th - Planning Board Workshop on the zoning amendment request. There will be subsequent public hearing which has not yet be scheduled. a hearing to follow which is not yet scheduled.

Follow up Comments and Questions:

- Find Project Updates at: <https://www.maine.cooperativehousing.com/lambert.html>
- Contact Liz Trice with Follow up Questions or Comments at: liztrice@gmail.com , 207-776-0921

Next Steps on Broader Neighborhood Concerns:

What is the best bet to address the traffic and neighborhood concerns?

Mary Davis - when you're going through a public process as a group, it provides an opportunity to influence change. But on the other hand, this is one development that won't fix all the problems in the neighborhood. The city has discussed public transit and other things that the city can do. Some of the concerns can be addressed through the Lambert planning process and others by continuing to have a dialog with your district counselor.

Brian noted that Mark Dion has been engaged before and he is a resource for the neighborhood.

Mark Dion's Contact Information:

Title: District 5
Phone: 207-874-8685
mdion@portlandmaine.gov

Term expires 2023

Zoom Chat:

Rob Liscord to Everyone (7:32 PM) <https://www.maineoperativehousing.com/lambert.html>

Cheryl Denis to Everyone (7:36 PM) At the original meeting in 2017, there was no desire expressed for developments. This was a discussion about what North Deering was missing, what we'd like to see.

Rob Liscord to Everyone (7:51 PM) For Everyone's reference, here is a link to the Portland's Plan that Matt mentioned: <https://www.portlandmaine.gov/1861/PortlandsPlan2030>

Liz to Everyone (7:52 PM) Planning board workshop is April 13. For anyone who came in late, you can see this presentation at <https://www.maineoperativehousing.com/lambert.html> We will also post the notes from tonight there.

Cheryl Denis to Everyone (8:06 PM) Will there be a traffic study done--in a non-Covid time?Traffic much lighter this year due to Covid & people working from home.

jeniferlloyd to Everyone (8:07 PM) Traffic is a big problem. By the time cars are coming along Auburn Street going either direction, they either haven't slowed down from getting off the highway, or their speeding up to get going with their commute! This project will compound the traffic problems exponentially. Something will have to be done to slow traffic on Auburn, and a light will be needed at the corner of Auburn/Washington/Garsoe!!!!

jeniferlloyd to Everyone (8:08 PM) Your residents will have difficulty getting in and out your one way road regardless of which way it flows/which end you put your entrance & exit. There is great potential to cause accidents at the corner of Auburn/Washington/Garsoe.

Amy Johnson to Everyone (8:09 PM) I would walk down Washington if there were sidewalks... I would prefer it to Auburn.

Doug + Rosanne to Everyone (8:10 PM) I am interested in how the project will be restricted to the targeted income bracket - will people have to prove they make a certain amount when purchasing a coop share and then have to show income throughout their ownership, or will they be able to earn more and still stay in the property and pass along to children regardless of children's income? I am just curious about maintaining the project as available to the targeted income.

Bob Mentzinger to Everyone (8:19 PM) That section of Wash Ave Ext. carries very little traffic. Parking does occur on that stretch. GP Metro buses sit there to stay on schedule.

Kathy Kamin to Everyone (8:21 PM) Disagree there are many houses here already!! People know it is not a raceway

Cheryl Denis to Everyone (8:21 PM) Disagree as one who has traveled these roads every single day--Wash Ave Ext is VERY busy

Kathy Kamin to Everyone (8:21 PM) A Church with tons of traffic in and out there too!!!!

Bob Mentzinger to Everyone (8:21 PM) Not a single home on that stretch of Wash Ave Ext. currently. Church is on Lambert and Summit.

Kathy Kamin to Everyone (8:22 PM) Washington Ave ext is extremely busy already!!!

Cheryl Denis to Everyone (8:22 PM) In a Covid year, it's still hard to get out from Wash Ave Ext onto Auburn--in a regular year, especially at commuting times?!!

Kathy Kamin to Everyone (8:23 PM) I live across from the Church I realize that. My point was that the Church brings in a lot of traffic.

Amy Johnson to Everyone (8:23 PM) I'd love to see a traffic study that models the impact of a light at wash ave. (wash ave at auburn/garsoe)

Bob Mentzinger to Everyone (8:24 PM) Alternate routes to Auburn include Summit and Blackstrap. Bus travel also an option. Traffic light at Auburn and Wash Ave Ext would actually be moved along by more development already be needed there

Cheryl Denis to Everyone (8:24 PM) No houses, Bob, but a LOT of cars & trucks--it is a truck route. I sit at my mom's and watch (& hear) the traffic.

jeniferlloyd to Everyone (8:25 PM) My hope is that these problems will be addressed as part of the project development. My preference as a neighbor in this neighborhood, is that it would be contingent that they are addressed - specifically traffic slowing and storm water drainage - in order for the project to go forward.

Bob Mentzinger to Everyone (8:27 PM) I hear the Turnpike from my house. Not sure your point

Amy Johnson to Everyone (8:27 PM) Thanks Brian, that addressed my question about how co-ops work. My knowledge is limited to what I know from TV. As in "Friends"... just sayin'

Bob Mentzinger to Everyone (8:35 PM) Yup. Popular bus layover spot.

jeniferlloyd to Everyone (8:38 PM) Hi, All - please excuse me for just speaking out during the meeting. For some reason the raised hand icon is not available on my screen tonight. I really appreciate all the input and the varied perspectives shared tonight. Thanks, and stay safe!

Me to Everyone (8:44 PM) Liztrice@gmail.com 207-776-0921 If you haven't given us your email already, please put it in the chat.

Ruth Bettinger to Everyone (8:46 PM) Thank you for that question, Liz, and the thorough answer, Mary.

Angela King to Everyone (8:47 PM) To reduce cars and paved parking lots/spaces, and help with drainage, Parking Maximums are being adopted in many cities:

<https://sustainablecitycode.org/brief/parking-maximums/>

Rob Liscord to Everyone (8:49 PM) All materials and updates for the Lambert project can be found here: <https://www.maine.cooperativehousing.com/lambert.html>

Traffic Light Survey Response:

