



Lambert Woods Neighborhood Meeting

Thursday, July 22, 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

City Councilors
Staff & Organizations
Neighbors

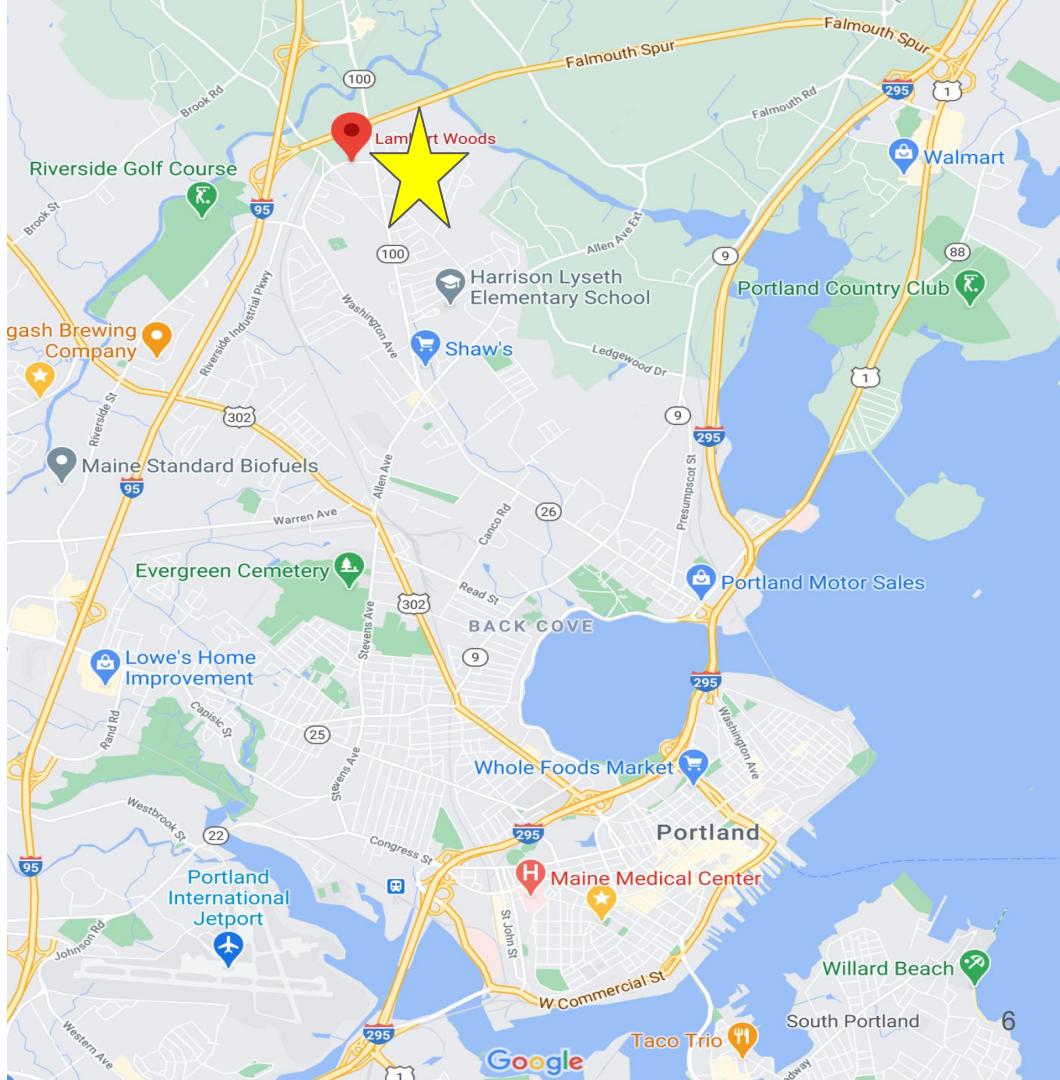
Where do you live?

What do you think would
most improve the
neighborhood?

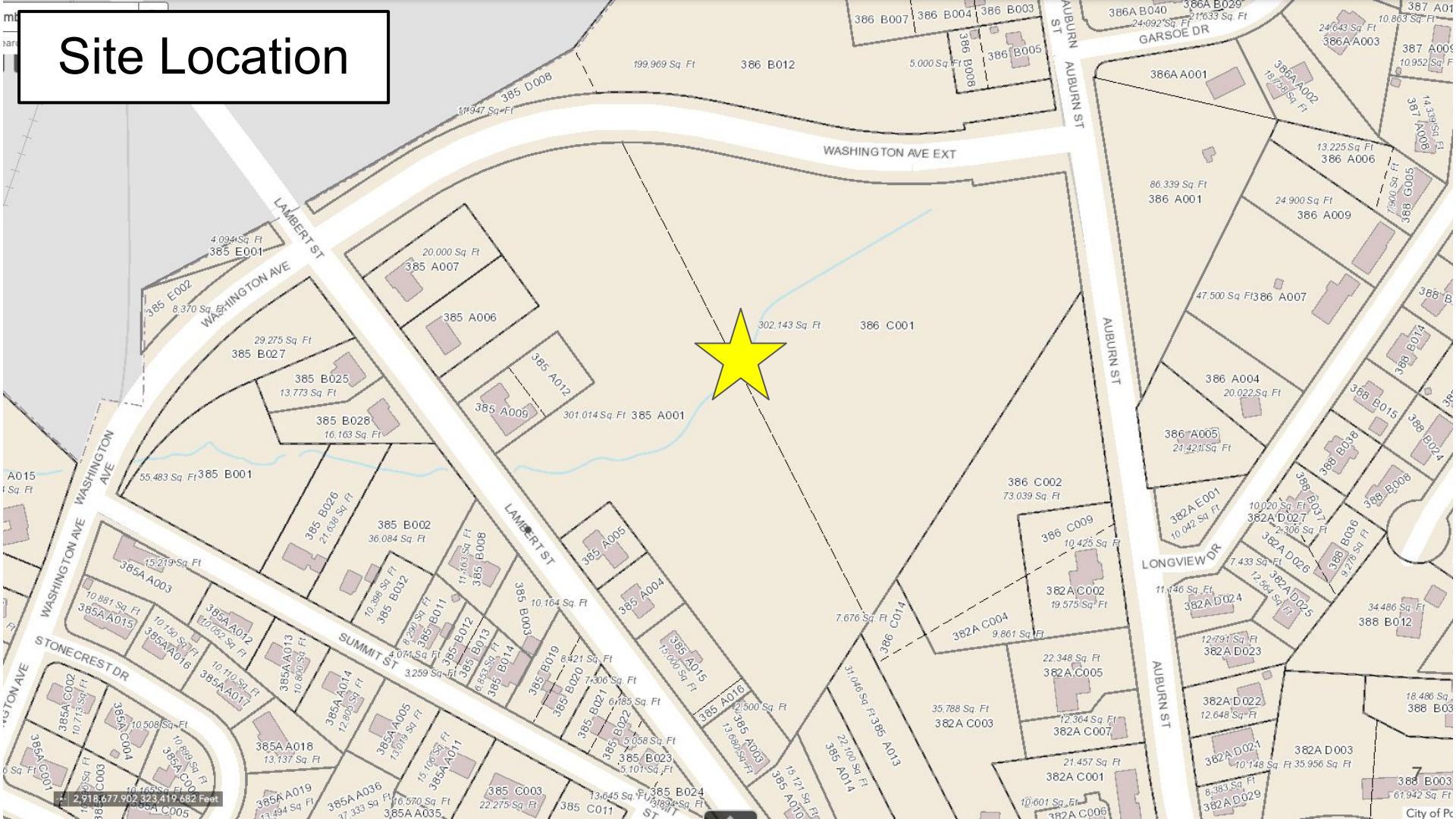
April 8, 2021 - Goals for Today's Meeting:

1. Review the proposed goals and draft design
2. Hear what questions and comments you have about the proposal

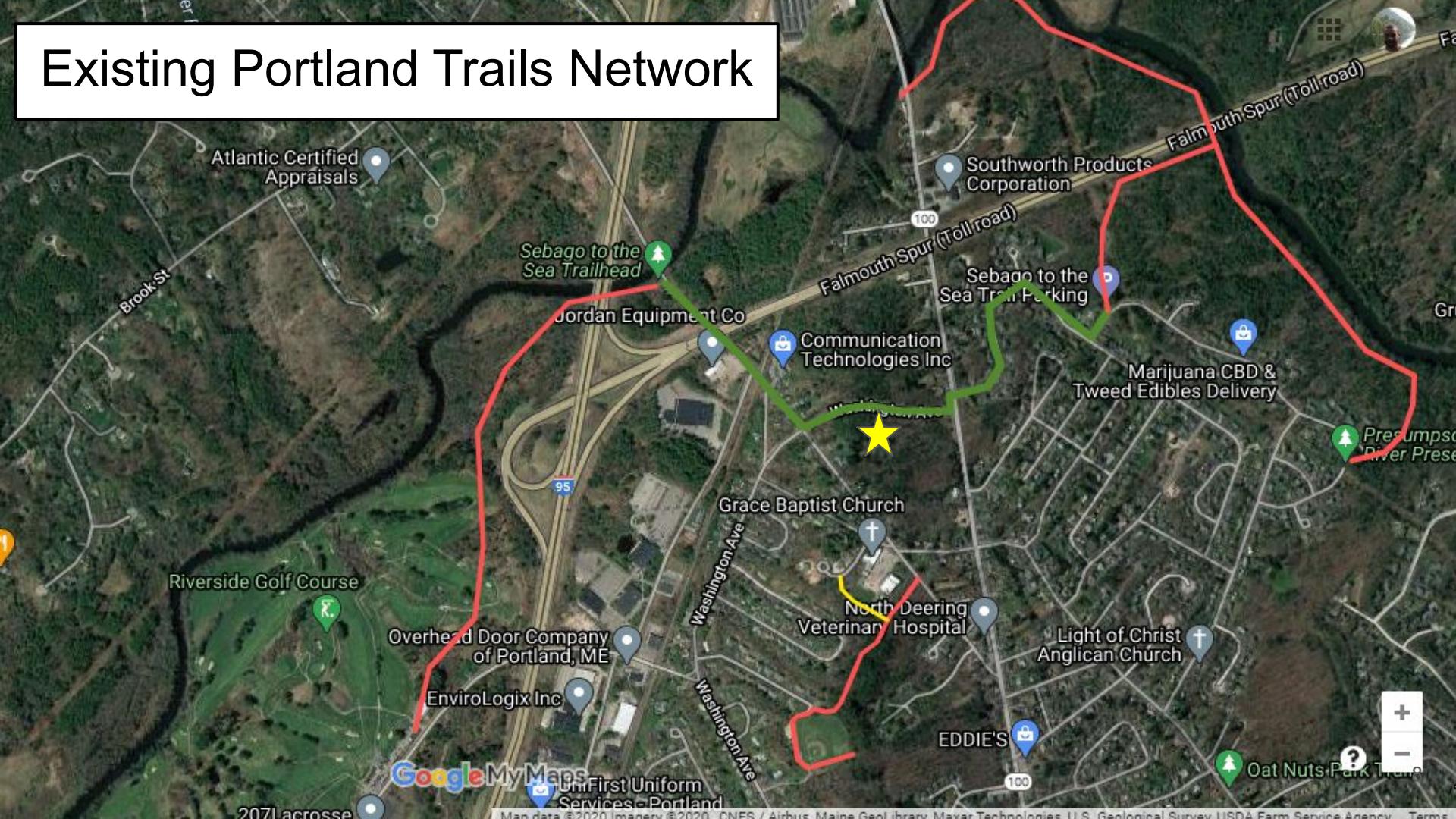
Site Location



Site Location



Existing Portland Trails Network



Metro Bus Line #9



165 Lambert Street - the Process So Far:

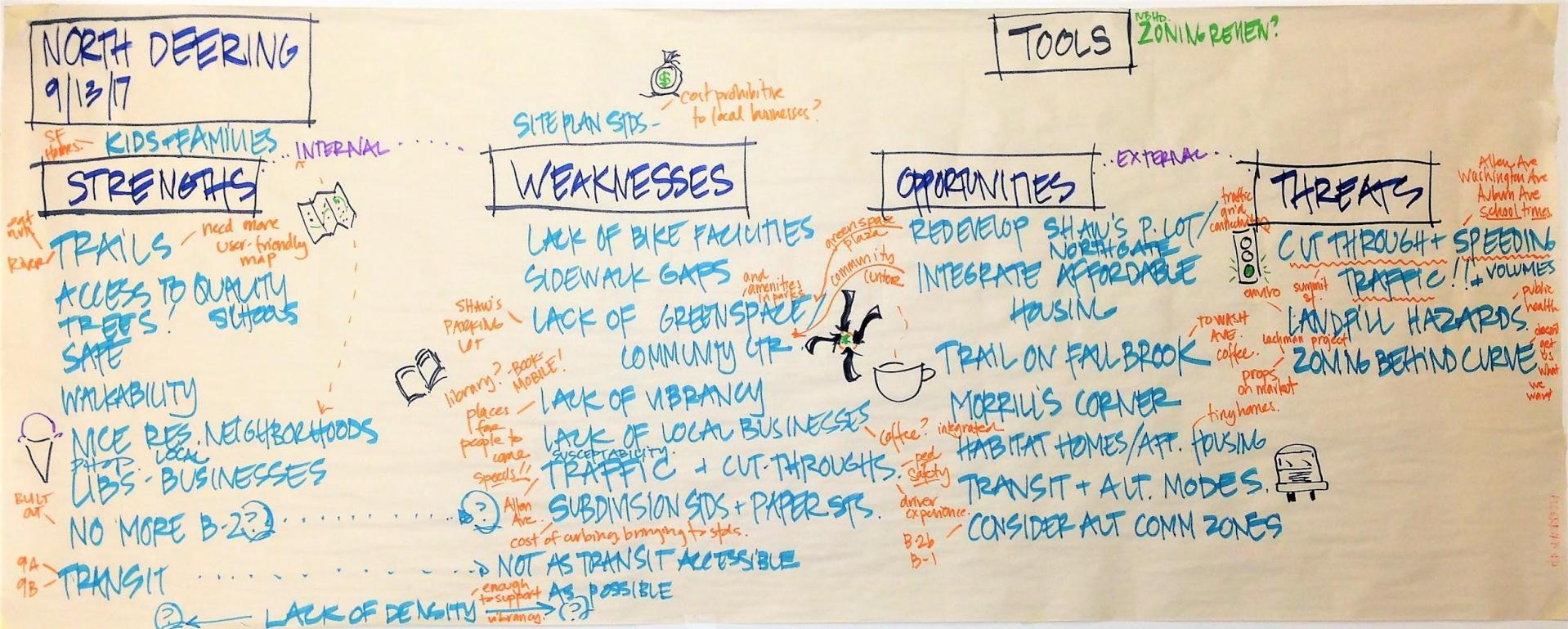
2017	2019	2020	2021	July 2021
North Deering District Meeting Highlighted the need for sidewalks, trails, transit, more local businesses, community and recreational spaces and more great neighbors	City Council Chooses 4 properties 165 Lambert, 622 Auburn, Douglass Street, Randall Street	City chooses MCDP as developer Competition for best model for mixed income, age inclusive, permanently affordable middle income housing	Neighborhood Meetings Meetings in January, April, and July with neighborhood. Zone change approved.	Site Plan Design, 622 Auburn added 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 \$50,000-\$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 the majority of site

North Deering District Neighborhood Meeting 2017



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

Development Description

Three story buildings on Washington with small shared neighborhood center spaces on first floor and sidewalks the length of Washington. (Deering Center)

One way road with two entrances off Washington

2 and 3 story buildings with gardens and yards

Preserved forest & habitat on majority of site

Spaces for community gatherings

Energy efficient design with solar

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

Addition of 622 Auburn site north of Washington

On Sept 20, 2021, Portland's Housing & Economic Development Committee of the City Council voted to choose MCDP to also develop the parcels North of Washington Ave, called 622 Auburn and 0 Gray Road. This is an additional 18 acres. Over half the land is in Falmouth, and MCDP's proposal was to add 48 units on the Portland side along Washington Ave.

MCDP is hoping to wrap in the new parcels to the existing project.

Wetlands





Site Design A



LAMBERT WOODS // OPTION A

Site Design B



LAMBERT WOODS // OPTION B

NEIGHBORHOOD CENTER	36
COURTYARD FLATS	50
TOWNHOMES	20

106 UNITS
(110 MAX PER
ZONING)

PARKING 45

NORTH
0 10 20 40

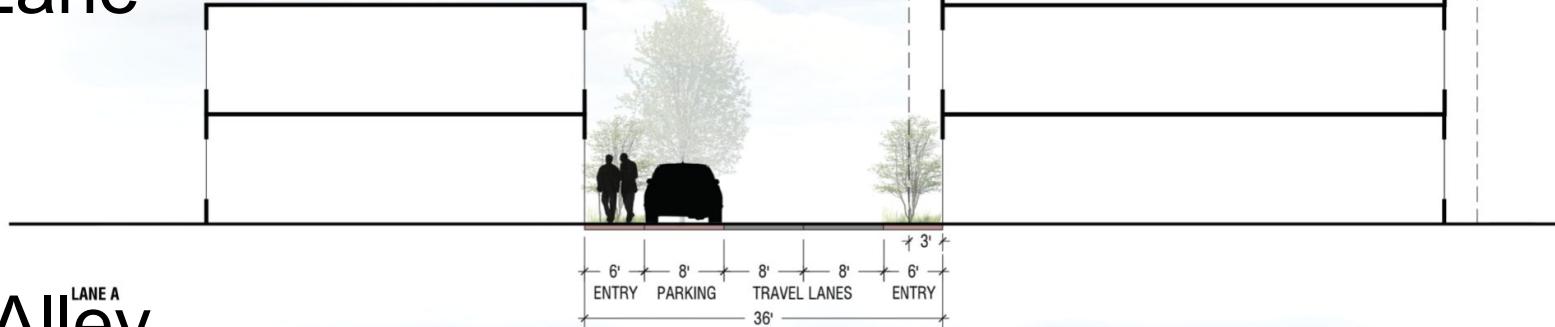
Street Cross-Sectio ns



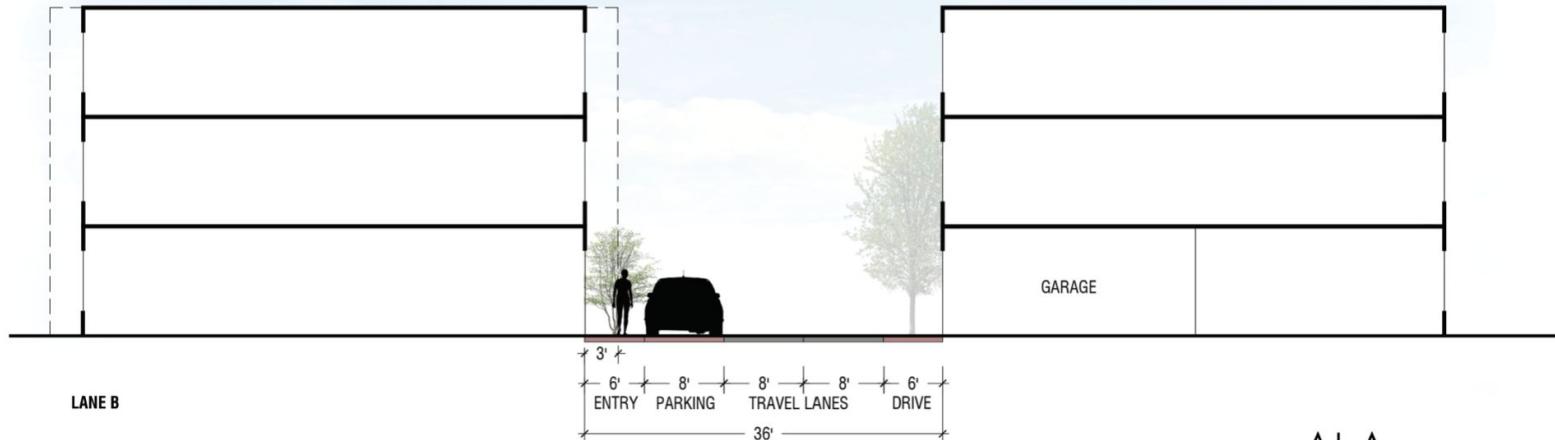
Lambert Woods Lane within the Neighborhood



Woonerf / Lane



LANE A
Alley

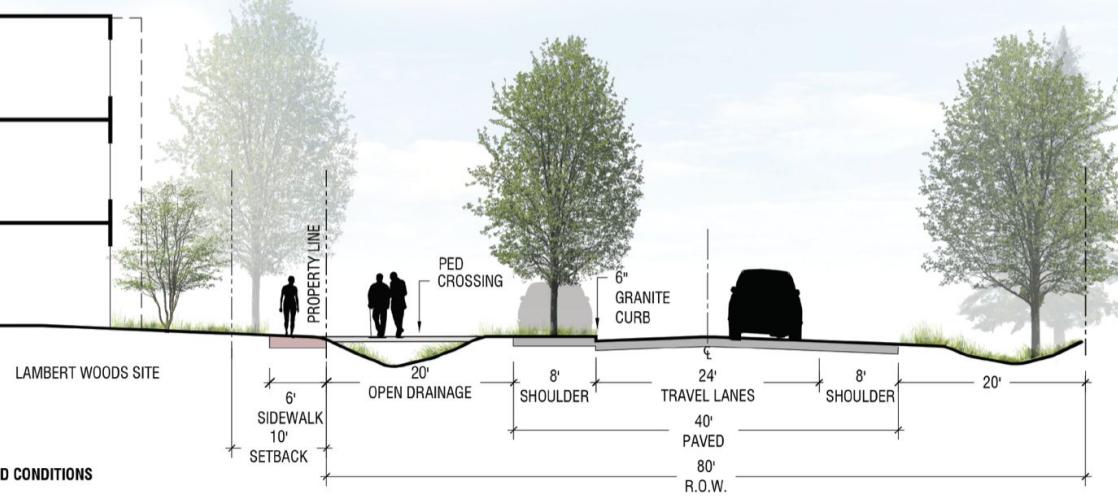
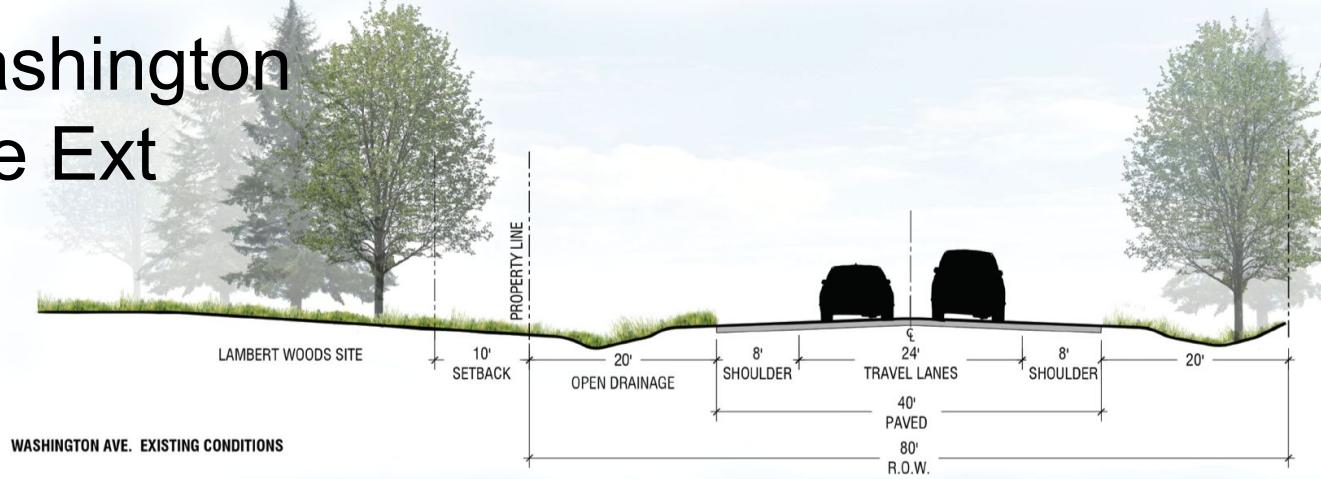


LAMBERT WOODS // SECTIONS

Neighborhood Center Along Washington Ave



Washington Ave Ext



Process Going Forward

- Spring - Fall 2021: Planning Board site plan workshops & approval
- Fall 2021 - Fall 2022: Financing, construction design & planning
- Fall 2022: Construction starts
 - ★ Summer 2024: Completion & occupancy

Key Questions

- How do we create streets that can be safe social spaces for children and adults, minimize impervious surfaces, and still allow some car access for drop-offs etc?
- How can we make Washington still allow for car and truck traffic (3,500/day), but feel like a neighborhood center?
- How do we delineate spaces that welcome the larger neighborhood and create spaces for people to know each other, but also provide some semi-private/shared spaces for residents?
- How can we plan for future needs like more electric cars and water saving?
- What other innovations should we be considering in a site this size?

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Technical Appendix

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~~ 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 upholstering;
- 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.

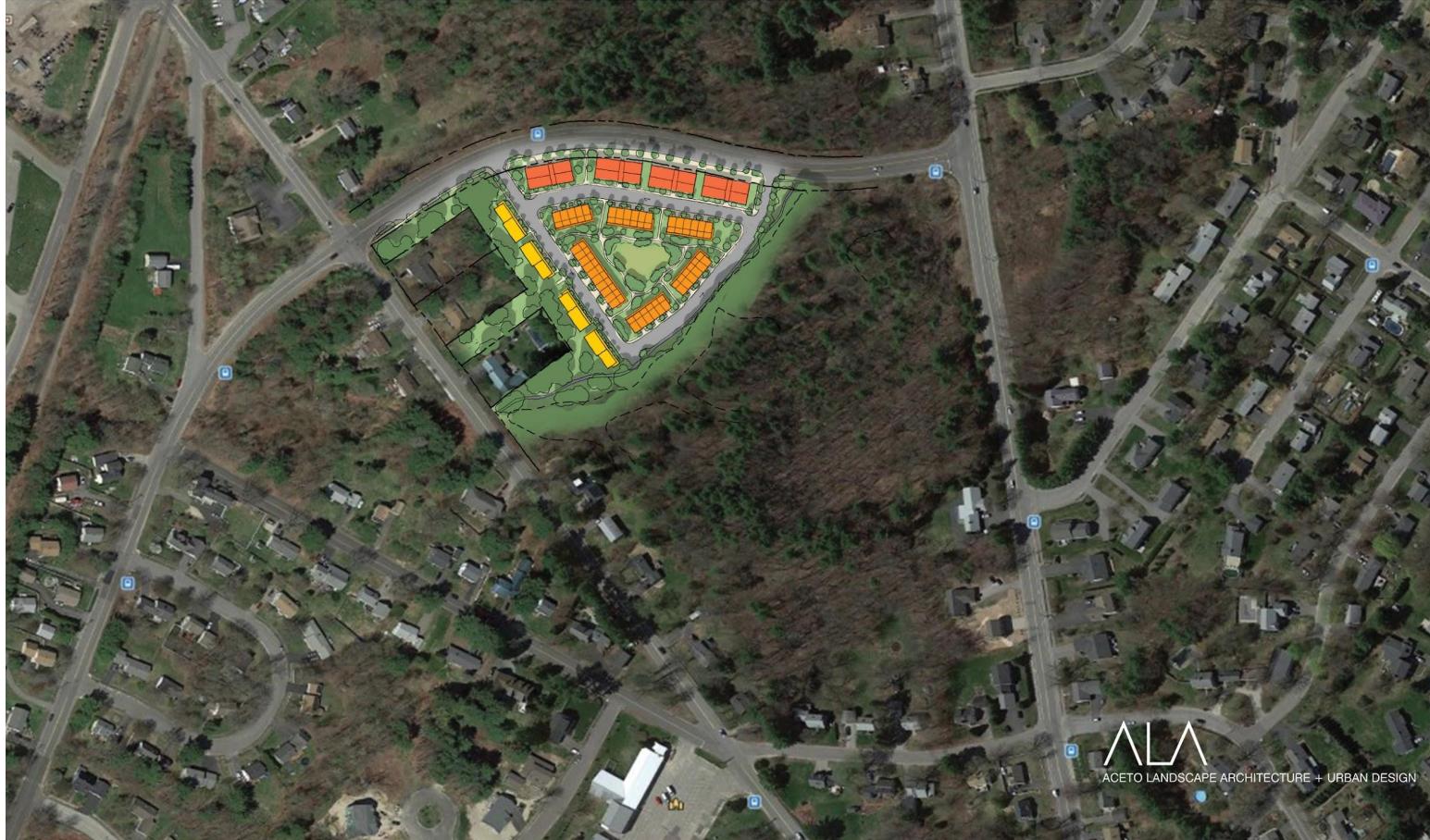
Max Height 35'

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.

Phase I and Phase II Image - PRUD w/o R2 to R3



Proposed Development w/ PRUD R2 to R3 Change



ALA
ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN