

# DOUGLASS COMMONS

The Szanton Company and Maine Cooperative Development Partners  
Neighborhood Meeting  
Tuesday, August 3, 2021



# Maine Cooperative Development Partners



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Design &  
Community



Brian Eng

Investment &  
Partnerships



Matt Peters

Project  
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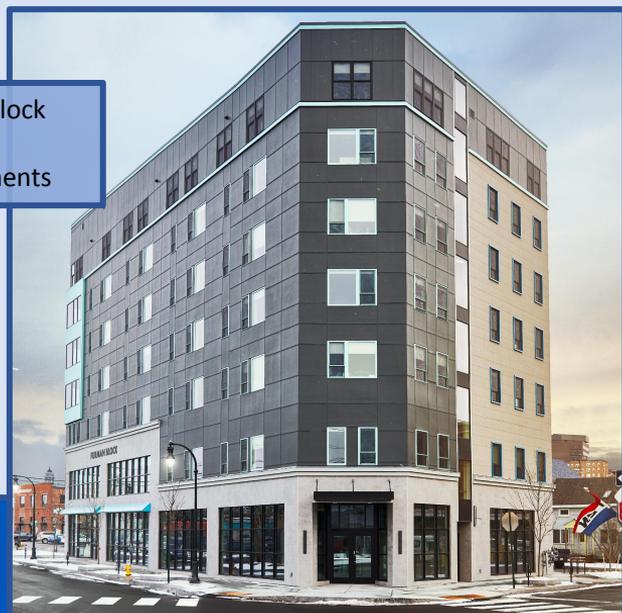


Robert  
Monks

Partner



Walker Terrace  
2006  
40 apartments



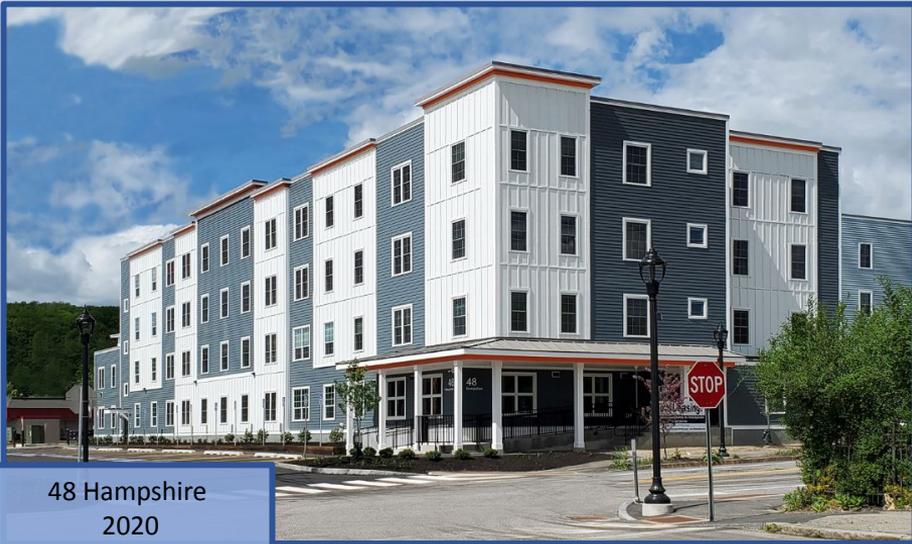
Furman Block  
2021  
51 apartments



Casco Terrace  
2004  
27 apartments



53 Danforth  
2009  
43 apartments



48 Hampshire  
2020  
53 apartments



Milliken Heights  
2022  
55 Apartments

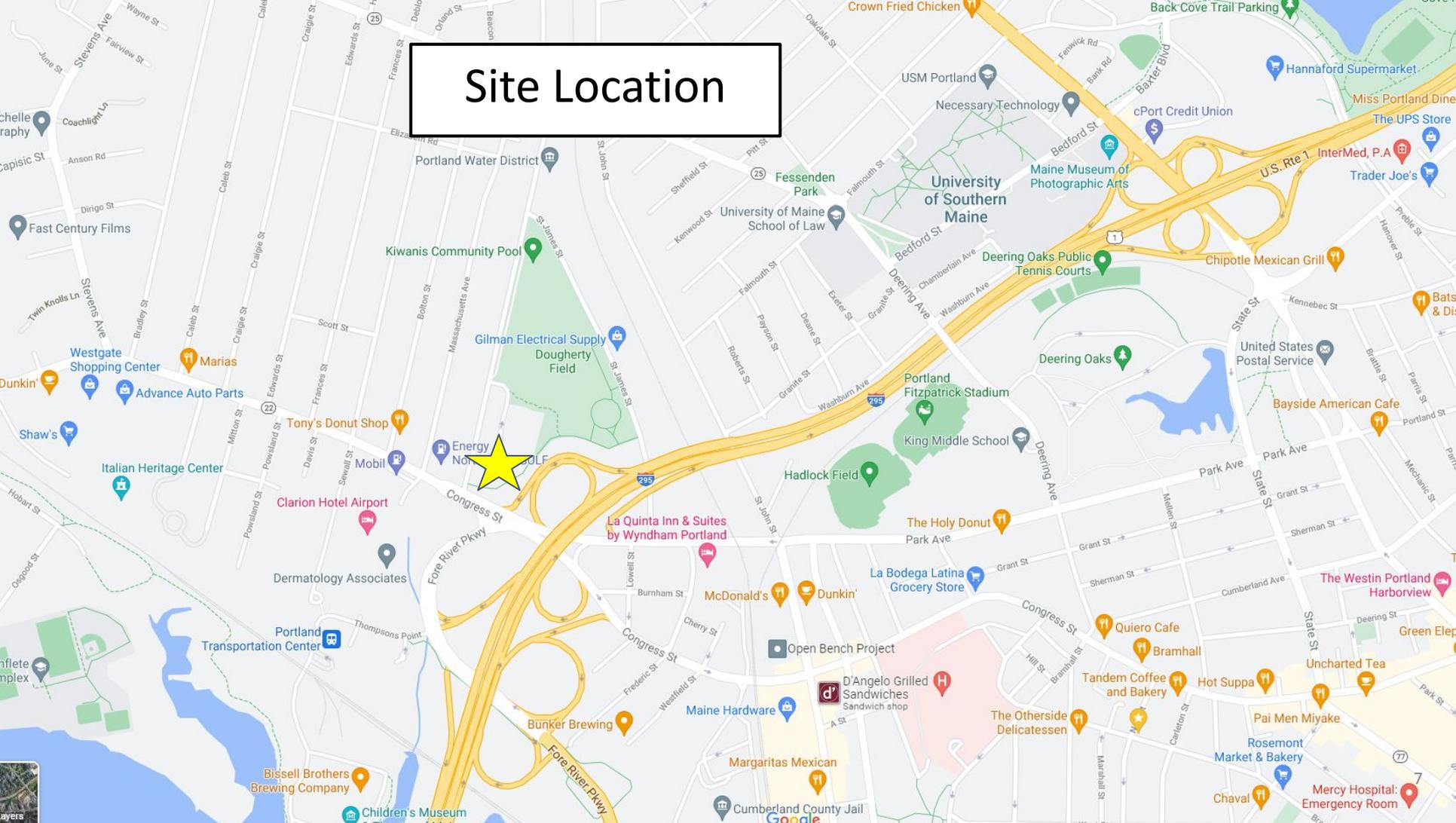


Dunham Court  
2023  
49 Apartments

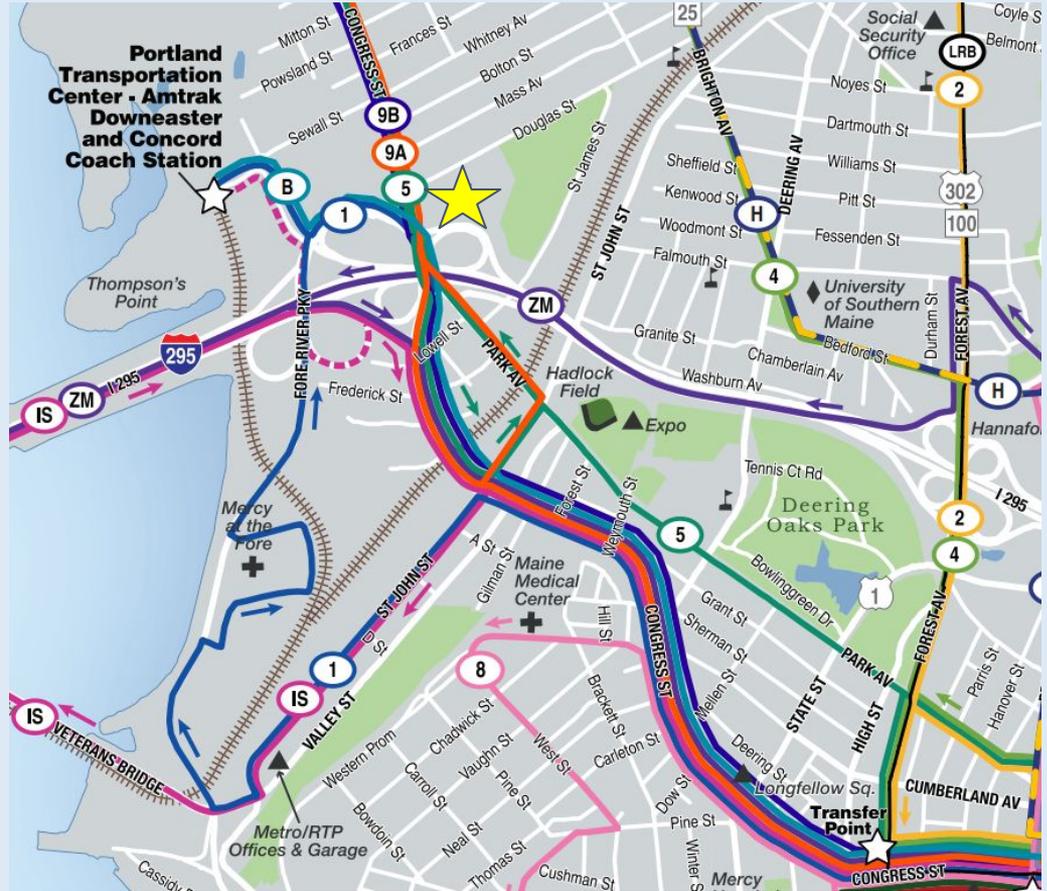
## Mission for Douglass Commons

- We seek to create a neighborhood for households of varying sizes, ages, backgrounds, and incomes.
- We believe members of our neighborhood deserve to live near where they work, immediately adjacent to the Dougherty Field recreational complex, in close proximity to downtown Portland, and on a major transit corridor.
- We aim to provide a balance of green space, transit-orientation, walkability, community, privacy, and affordability.
- We aspire to support social and recreational connections that allow residents to live fulfilling lives.

# Site Location



A transit-rich site on the 1, 5, 9A, and 9B METRO lines, in close proximity to the Portland Transportation Center







**LAND USE SUMMARY**

BLDG	HT	UNITS	GSF
A (CO-OP)	3ST.	12	~11,760
B (CO-OP)	2 ST.	4	~4,080
C (CO-OP)	2 ST.	4	~4,080
D (CO-OP)	2 ST.	4	~4,080
E (CO-OP)	2 ST.	4	~4,080
F (CO-OP)	3 ST.	12	~11,760
G (CO-OP)	3 ST.	12	~11,760
H (CO-OP)	4 ST.	56	~63,964
<b>TOTAL</b>		<b>108</b>	<b>~115,564</b>

**PARKING SUMMARY**  
81 SPACES (.75/UNIT)

**LOT COVERAGE**

TOTAL ENVELOPE	~9.08 AC.
TOTAL BLDG COVERAGE	~40,230 SF
TOTAL IMPERVIOUS PAVING	~40,183 SF
TOTAL LOT COVERAGE	80,393 SF (~60%)

**DOUGLASS COMMONS CO-OP+**  
**OVERALL SITE PLAN**

NORTH

0 15 30 60 FEET

ALA  
ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

0 15 30 60



- 01. PRIMARY ENTRY DRIVE
- 02. PARKING
- 03. SHARED STREET
- 04. PASEO
- 05. GREEN ALLEY
- 06. ENTRY TERRACES
- 07. BUFFER PLANTING
- 08. GARDENS/FOOD FOREST
- 09. EXISTING PARK LOOP
- 10. MULTI-USE PATH
- 11. RAIN GARDENS
- 12. FUTURE PLAYGROUND
- 13. RELOCATED BASKETBALL
- 14. POTENTIAL EV CHARGE STATIONS
- 15. BICYCLE STORAGE
- 16. TRASH/RECYCLING
- 17. COMMUNITY GARDENS

**DOUGLASS COMMONS CO-OP+**  
ENLARGED SITE PLAN

# 43 and 91 Douglass Street - The Redevelopment Timeline



# Goals for Douglass Commons

## Create an affordable, green, walkable, transit-oriented, family-friendly neighborhood:

- **Affordable:** A mix of market rate and affordable rental housing along with limited equity cooperative housing, with many “missing middle” households
- **Green:** Emphasize green spaces, use minimal energy, optimize for solar
- **Walkable:** Creation of a woonerf, safe for children to play, walkable to soccer fields, baseball fields, softball fields, playground, basketball court, skate park, and the Kawanis Pool
- **Transit-oriented:** A path from the neighborhood connects to the Congress Street transit corridor
- **Family-friendly:** 61 of the 108 homes constructed will be 2 or 3-bedroom units

# Community Needs and Desires

- Reduce number of cars
- Integrate development, park, and future trail
- Place smaller buildings (townhomes) closer to existing single-family homes
- No through-way for cars to Douglass Street
- Place for larger community to gather occasionally
- Outdoor community areas for grilling
- Shared kid play areas/public play area for broader community
- Help drainage issue on existing road
- Net-zero energy efficiency or passive house construction
- Coffee shops/restaurants nearby
- Access to Thompson's Point, Union Station, Park Avenue neighborhoods
- Water fountain

# Questions?

[www.maine.cooperativehousing.com](http://www.maine.cooperativehousing.com)

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