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48 Moody Street

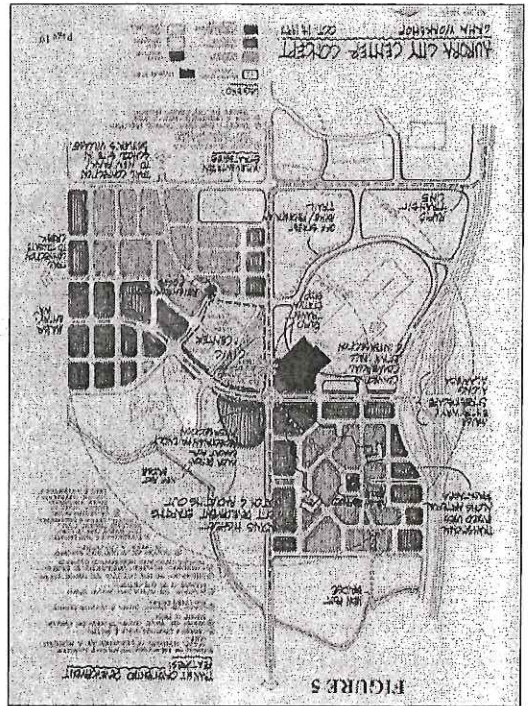
Adams School Reuse Committee

cluded renderings of village-style development. Charter sponsors have succeeded largely in recasting Brea as its citizens had envisioned, despite a punishing recession in the early 1990s. Residential construction and rehabilitation, as well as new commercial and institutional buildings, have been completed and occupied. While more development is on the horizon, downtown is already alive with new activity that is well-integrated with the existing neighborhood and commercial uses.

Much of the residential element has been structured around the city's affordable housing program, known as "Housing Breans." Created in 1993, the Housing Breans Advisory Board, with five members from a cross-section of the city, promotes affordable housing opportunities. The city's motivation to build affordable housing is threefold. First, economic development is protected in some ways if the workforce can find housing in the area. Southern California's hot digital economy has pushed housing prices skyward and the workforce further from the core. Economic trends here and elsewhere show that business eventually follows the workers, often making for an empty downtown. Second, affordable housing is key to maintaining a balanced community that includes young people, retirees on fixed incomes, and middle-class families with specific housing needs. Third, the diversity of downtown is vastly enhanced by mixed-use development that incorporates affordable housing.

The city has seen more than 400 new units of affordable housing constructed since 1981—a combination of new single-family homes and condominiums, rehabilitated apartments, and homes developed by Habitat for Humanity. Strong public involvement required developers to meet affordability standards with various types of subsidies and gap financing. The city also provided assistance directly to renters and homebuyers through a senior subsidy program, a homebuyer assistance program, rehab loans and mortgage credit certificates.

Residential construction and rehabilitation, as well as new commercial and institutional buildings, have been completed and occupied.



community area, have provided both needed services and jobs for local residents. Museums and cultural attractions, such as the Oregon Science and Industry Museum—built on a brownfield—can attract tourists and residents alike.

The extensive and intensive community visioning process undertaken for the Martin Luther King Jr. Boulevard transportation project articulated several guiding principles for infill, which characterize most of the activities currently underway in Portland. They include:

- Encourage an aesthetically pleasing and pedestrian-friendly environment that features trees, wide sidewalks, and appropriate and safe design for specific areas—those for cars, pedestrians, or residents.
- Promote the development of commercial nodes that serve neighborhoods, within easy walking distance (3/4 of a mile) of residences and a variety of economic activity (including job-generating light industry), also within easy walking or transit distance of the places that people live.
- Stimulate the presence of distinctive “gateways” to neighborhoods that include street plantings and distinctive architectural treatments.
- Provide appropriate parking options that support adjacent commercial areas while minimizing neighborhood impacts.

MIXED USE IN ACTION — EXAMPLES FROM PORTLAND

The **North Macadam area**, near downtown and adjoining the Willamette River and other residential neighborhoods, is a 145-acre, mostly-vacant tract that includes a former steel fabrication plant, a barge construction operation, and several other industrial sites. All in all, five major property owners are located in the North Macadam area, and they plan to redevelop the properties themselves. So far, they have created a street grid for the area, and they intend it to be amenable to pedestrians, bicyclists, mass transit, and cars alike. Property owners also have sought zoning changes, away from industrial uses, to reinforce the street plan they have devised. As part of their effort, owners have encouraged the city to analyze transportation needs for the area, consistent with the mixed-use, commercial-residential vision they have mapped out. This analysis is examining the area's capacity, developing

options for expanding and improving access portals, exploring various transit mixes (including an extension of Portland's light-rail system), and considering new transit alternatives such as a streetcar line through the area.

Construction is underway to launch new site uses that eventually will include 1,725 units of mixed-income and affordable housing (about 65 percent as rental units), and 1.5 million square feet of commercial and office space—a \$460-million investment that is expected to generate 8,000 new jobs. In addition, Portland plans to extend the Waterfront Park through this site, preserving open space and creating increased access to the Willamette River. One of the property owners in North Macadam, the Zeidel family, is working with the Oregon Health Services University to establish a Center for Womens' Health on that site.

THE BELMONT DAIRY is a mixed-use, infill development on the 2.5-acre site of a former dairy processing plant, first operated in 1910 and located along a transit line less than two miles from downtown Portland. The first phase, completed in late 1996, cost \$14 million and was financed through four different public loans (including an Oregon transit oriented development/CMAQ loan), low-income housing tax credits, and conventional bank loans. Some 66 of the 85 apartments are dedicated to low-income families, with rents ranging from \$472 to \$566 per month; the remaining apartments are market rate, with rents up to \$1,300 per month for lofts. All units were leased within three months of completion, and gross residential and commercial unit income from the project is nearly 10 percent higher than projected.

Developers saved about half of the original 80,000-square foot dairy, recycled more than 2,200 tons of wood, concrete, and metal debris (saving \$166,000 in the process), and incorporated energy efficient building standards into the construction process. This phase also includes 26,000 square feet of retail space, including a Zupan's specialty grocery store, hair salon, restaurant, card and gift shop, and toy store.

The second phase, completed in January 1999, cost \$5.5 million to construct. It features 30 owner-occupied town houses, ranging in size from 1,325 to 1,700 square feet, and costing between \$189,000 and \$267,000. Nearly all houses have been sold. The grounds include a landscaped courtyard and garages hidden from the street.

Phase three of the project began in 2000 and is expected to cost \$2.5 million. This phase will focus on "live-work" units—22 units expected to rent for between

\$600 and \$1,500 per month—for artists, Internet business owners, and other professionals who will work out of their homes.

THE RIVER DISTRICT contains more than 100 acres of contaminated, underused Burlington Northern railyards and other industrial operations. Portland officials currently are working with several private partners to clean up these sites and build a high-density, urban community located near the central business district. The River District project will consist of four discrete elements: Union Station/Old Town; Terminal One; the Pearl District; and Tanner Creek Basin/Park.

The planned development will feature 5,000 new housing units; the city is requiring that at least one-third of them be targeted to low- and moderate-income families. In spite of this requirement, the only public subsidies needed by the developers were a tax abatement and the availability of low-income housing tax credits for the 199-unit Pearl Court complex within the River District. In fact, the developers also are paying for nearly \$2.5 million in new public improvements in the Pearl District portion, along NW 11th and 12th Avenues and NW Hoyt and Johnson Streets—ornamental street lights, new sidewalks, and street trees to enhance the urban neighborhood feel of the area. River District housing is also taking advantage of identified demographic shifts evident in Portland and other cities, namely, the growing interest that young singles and empty nesters have in living in the central city. The developer thought it would take 24 months to fill the complex; yet it was almost fully occupied in 13 months.

The renewed River District also will feature 1.2 million square feet of office space, and 300,000 square feet of retail. A privately-financed, \$4-million classical Chinese garden is being designed for the Union Station/Old Town area.

THE ALBINA CORNER project is located on Martin Luther King Jr. Boulevard, the main street of several inner-city neighborhoods that form the core of Portland's federally designated enterprise community. Albina Corner is a mixed-use project on three-quarters of an acre that includes 48 units of low-income housing built over 12,000 square feet of commercial space, including a child care center. It has become a real "gateway" project for the Albina community, and is one of the first transit-oriented developments completed outside of Portland's downtown area, being adjacent to a bus line and near a major light-rail station.

At the time of acquisition, the site housed an old car lot, a car wash, and a small, vacant office building that dated back to the 1920s. The project was made possible in large part because of a zoning change approved in 1993 by the city's planning commission. Facing serious deterioration of the existing commercial strip along King Boulevard, the neighborhood urged adoption of the Albina Community Plan, which allowed for high-density housing and mixed-use development—including apartments over ground-floor retail shops.

Albina Corner features a number of innovations that make it an excellent example of a practical infill effort with important community benefits. For instance, it uses shared parking to reduce the number of spaces required; skeptical lenders were convinced that this would work only when they were shown photos indicating that apartment parking lots remained virtually empty during the work day. The building was set back two feet from the allowable boundary to widen the sidewalks at its corner location and invite pedestrian traffic. A central courtyard has been built over the first floor shops, open to the sky; the three floors of residential units are located around it. The courtyard has trees, a fountain, built-in seating, and enough room for children to play.

The first-floor commercial enterprises—including a bank, coffee shop, and art gallery—support the project, covering much of the maintenance costs, while providing residents on the upper floors, especially senior citizens, with handy access to banking and other services.

The \$4.4-million Albina Corner project was financed through a complex combination of 11 different public and private construction and takeout loans from banks and other sources. Low-income housing tax credits also were used. Funding to initiate the project came in the form of a \$100,000 grant from the Oregon housing trust fund. With minimal advertising, the apartments were leased within six weeks, well ahead of schedule, and 90 percent of the commercial space was leased prior to construction.

Glossary

Brownfields: Abandoned or under-used industrial or commercial sites where redevelopment is complicated by real or perceived contamination.

Density: 1) The number of residences per acre; 2) population by the acre or square mile. Also referred to as gross density (the density of all land areas with a site or municipality, including nonresidential land) or net density (the density of residential land only). Density can be carefully designed to be extremely livable. Well-designed density is a critical component of successful infill.

Density bonus: A reward to a developer who provides a community benefit such as affordable housing or open space. The bonus is permission to build additional square footage or more units than zoning would otherwise allow.

Excellent design: Not merely the design of a building; but the design of all elements vital to the creation of healthy communities, from the shop sign to the regional transit system.

Exclusionary zoning: Zoning that restricts lot sizes uniformly, usually to one or two-acre parcels per single-family house. Exclusionary zoning allows only one type of housing to be built. It encourages the development of large land parcels, often consisting of high-priced homes, usually at densities too low to support transit or neighborhood retail.

Greenfields: Natural or agricultural lands often threatened by conventional development.

Inclusionary zoning: Zoning that allows for varied density within a development site. Inclusionary zoning can result in a broad mix of housing, from rental apartments to owner-occupied homes.

New Urbanism: New Urbanism is a national movement that views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one interrelated challenge.

New Urbanism stands for the restoration of existing urban centers and towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy. (From *Charter of the New Urbanism*, McGraw-Hill, 1999)

Mixed-use development: In the best sense, mixed-use development combines housing, shopping, workplaces, civic functions, and open space in one walkable neighborhood; preferably connected to an existing urban area and served by transit.

REIT: Real-Estate Investment Trust.

Smart Growth: A blanket term for the congruent movements to channel new growth into existing communities and build new subdivisions as compact neighborhoods as a means of curtailing sprawl and its effects.

Sprawl: A term that describes the low-density, isolated, automobile-dependent development patterns common in suburban communities.

Successful infill development: Successful infill development makes cities and towns more livable while conserving natural resources at the periphery of the metropolis. It replaces the need for sprawl by drawing development away from natural areas and farmland and concentrating economic growth in existing urban areas.

TND: Traditional Neighborhood Development (TND): A newly built neighborhood that is designed to include many of the necessities of life within a five-minute walk. To make the neighborhood affordable to a wide range of incomes, a variety of housing types are included, from single-family homes to accessory apartments, live-work, and apartments above storefronts. TNDs have a fine-grained street network to minimize walking distances, plentiful civic space, and housing that faces the street. Many TNDs use back alleys for garage and utility access.

Transit-Oriented Development (TOD): A mixed-use community within an average 2,000-foot walking distance to a transit stop and core commercial area. TODs mix residential, retail, office, open space, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

Unsuccessful infill development: Single-use projects with negative effects that far outweigh their economic or social benefits. Unsuccessful infill disrupts neighborhood, historic districts, or natural environments; creates traffic congestion and air pollution while failing to provide alternatives to driving; contributes less than its share to the local economy; or otherwise detracts from the vitality of an existing community. Examples can include poorly designed or located residential subdivisions, big-box stores, sports stadiums, or office parks.

Reading list

- A Better Place To Live: Reshaping the American Suburb**
by Philip Langdon. Harper Perennial, 1995.
- Better Models for Chain Drugstores**
National Trust for Historic Preservation, 1999.
- Building Livable Communities: A Policymaker's Guide to Infill Development**
by the Center for Livable Communities. Local Government Commission, 1995.
- Charter of the New Urbanism**
by the Congress for the New Urbanism. Editors: Leccese and McCormick, McGraw-Hill, 1999.
- City: Rediscovering the Center**
by William H. Whyte. Anchor Books, 1990.
- Common Place: Toward Neighborhood and Regional Design**
by Douglas Kelbaugh. University of Washington Press, 1997.
- Density by Design: New Directions in Residential Development**
by Steven Fader. Urban Land Institute, 2000.
- Designing the City: A Guide for Advocates and Public Officials**
by Adele Fleet Bacow. Island Press, 1995.
- Emerging Trends in Real Estate 1999**
Jonathan D. Miller, editor. PriceWaterhouseCoopers 1999.
- How Smart Growth Can Stop Sprawl: A Fledgling Citizen Movement Expands**
by David Bollier. Essential Books, 1998.
- Infill Housing: Opportunities and Strategies for Inner-City Neighborhoods**
by Diane R. Suchman. Urban Land Institute Working Paper 653. Urban Land Institute, 1998.
- Suburban Nation**
by Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck. North Point Press, 2000.
- The Emerging Social Metropolis: Successful Planning Initiatives in Five New World Metropolitan Regions**
by Phil Heywood. Pergamon Press, 1997.
- The Geography of Nowhere: The Rise and Decline of America's Man-Made Landscape**
by James Howard Kunstler. Simon & Schuster, 1994.
- The Next American Metropolis: Ecology, Community, and the American Dream**
by Peter Calthorpe. Princeton Architectural Press, 1993.
- The New Urbanism: Toward an Architecture of Community**
by Peter Katz. McGraw-Hill, 1994.
- The Wealth of Cities: Revitalizing the Centers of American Life**
by John Norquist. Perseus, 1999.

Adams School Reuse Committee

DRAFT Summary of Community Objectives 02/07/09

Next version labeled on Committee Press

Meaning/History

Serves as a 'neighborhood center' in a quiet, safe, strong community
Offers the familiarity as a public open space and playground
Provides parking for the neighborhood

Conceptual Ideas

Create identity for neighborhood, strengthen community, make neighborhood more desirable
Development could be 50/50 open space/development
Great architecture and landscaping
Gathering space for community
Low impact pedestrian friendly, integration to transit
Positively impact the value of surrounding property
Perpetuate diversity of housing stock of rest of Munjoy Hill (age, incomes, cultures, etc)
Perpetuate diversity of community composition

Housing

Appropriate mixed income housing, or entirely affordable housing
Senior housing (assisted and/or independent), or diversity of housing serving various ages
Owner occupied or rental housing for families
Multi-use housing, live/work (artists, low income, family)
Mixed income cooperative housing opportunity

Work Force Housing
Community Space

Community center, multi-use community space, meeting space

Community gardens, green space

Non-profit incubator, shared infrastructure

Multicultural center, teen center, recreation center

Athletic facilities, pool, classes, wellness (like Freeport "Y")

Day care center
Elder services

Commercial

Mixed use w/ retail, produce market, small scale (retail, grocery, co-op, coffee, hardware)
Retail that meets needs and fits style of community
Employment opportunities

Drs Mr
Dmsr

Non-Profits

Faith based mission work/community service, church and community center
Community non-profits
Community college, educational space

Specific Uses and Places

Artist studio space
Park/plaza/piazza/
Playground

Landscaping, arborum, strategic tree planting
Community garden and greenhouse

Swimming pool
Boatbuilding

Adult education
Home of immigrant organizations

Transportation

Respect that Beckett/O'Brien are low traffic streets
Walkable/bikeable to Downtown, Eastern Prom, water, and amenities (St. Lawrence, businesses)
Integration to transit, add to walkable neighborhood

Serving Diverse Populations

Elderly housing - meet housing needs of seniors within their own neighborhood
Youth/teens - space for constructive activities, after school programming
Opportunity to address needs of migrant community - get their input

SOURCES

Munjoy Hill Observer, October 2006, Markos Miller, "Community Comes Together to Envision Adams School Site",

Munjoy Hill Observer, December 2006, Markos Miller, "Some Ideas for 'Adams Square'"

Munjoy Hill Neighborhood Association, Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006, Notes organized by Markos Miller

Put Hedberg

Adams School Reuse Committee

Meeting Minutes – Thursday January 25, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, Eric Stark, Ken Bailey, Mr. Marcisso (sub). Councilors: Kevin Donoghue, City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Citizens: Joan Sheedy

Matt: Good evening, I appreciate you all coming. We have a few new members at the table. Let's introduce ourselves.

Matt: Our first item is to review the meeting notes. What I propose is that if we take any comments we amend them the next time. Our next step is to review the revised work plan.

Carrie describes the changes that have been made to the Workplan dated 1/22/07.

Matt: Any comments? (no one). Well I have a few comments. Item 10 under committee meetings. Miscellaneous Topics such as Non-profit Collaboration. We had discussed teasing this out. But I want to be sure this doesn't disappear.

Carrie: The staff will have to know more specifically what you are looking for this.

Mr. Marcisso: Under Public Forum 1, is this enough time for the developers.

Matt: This is still up in the air. But it's not requesting specific proposals, but rather describing their current or past projects.

Alex: The developers know their own work. They could probably present without preparation, to talk about their own work. I have already started to talk about this with certain developers.

Matt: Any other comments. No? Good.

Carrie: There are two other issues in the packet. One is a letter from the Assessor's Office from Richard Blackburn. The land's tax assessed value is \$314,000 and the entire site is appraised at \$1,852,500. The second item is the 3-D view of the site.

Eric Stark: I'd like to ask a question about the "technical assistance" that will be provided to the community ideas in Public Forum 2. What does that mean?

Alex: Actually, you are the professor at UMA, correct? We were actually thinking of using your students to help assist. Sorry we haven't had a chance to discuss this with you prior. Otherwise

we can use professionals from town. But if you or your students are interested, it would be very beneficial to the community and to the students.

(Eric agrees.)

Matt: Can we move onto the Community objectives that Carrie has been working on.

Carrie: This has been a helpful exercise for staff. It was taken from Markos Miller's article in the Munjoy Hill Observer, combined with notes from the previous meetings.

Alex: The material that was gathered in the fall is valuable. So we'd like to use this summary or are there things that need to be added? And 2) Can we use this at a broader community meeting with a dot exercise? At some point in the future we'd like to narrow the objectives to develop more specifics. The other objective was to condense the information down to 1 or 2 pages rather than having you sort through 6-7 pages.

Eric Stark: Do you see the dissemination of this information as a basis for the CRAZY ideas?

Alex: We'd like this to be the baseline to begin the planning for the CRAZY ideas.

Matt: Good well let's go through them.

Carrie: MHNNO did a SWOT analysis of strengths, weaknesses, opportunities and threats of the neighborhood as well as describing their needs and desires. Carrie continues to describe the DRAFT Summary of Community Objectives.

Committee discusses the points pointed out by Carrie.

Cynthia: We just had a discussion about the Dunkin' Donuts. Would this be subject to this?

Alex: This is R-6 zoned, so no retail is currently allowed.

Dick: What about the project being economically viable? Where's the tax base? These are all great community driven ideas, but I think that we need to consider the economic viability. Regardless of how we cut it there needs to be some type of economic viability.

Alex: First we make an all encompassing list, and then break it down to smaller stages and test economic viability.

Ed Demarkos: I was at this session in the fall. There were 84 people there. The intention was to bring up any and all ideas and then go forward and define options. We are happy to see that this group is following thru with this. But this was only a brain storming activity.

Katie Brown: To follow up on economic viability. Cannot community stabilization be thought of as economically viable? It can attract people to it, does this count as economic viability.

Councilor Donoghue: I think both types of developers can contribute valuable information, but different. Local developers can tell us how the rules work here in Portland. While outside developers can offer different type of projects. Both beneficial, but different.

Matt: The way that the panel is passed in the work plan, it mentions "local" developers. I thought we discussed at the last meeting to broaden this to allow input from developers from outside Portland. I'm glad you contacted someone from Brunswick. I think they could contribute very useful information.

Alex: Well I have calls into Nathan Zantari, and a few other developers.

Matt: Let's turn to the developers panel, what's the status?

The Committee discusses the summary from the original meeting.

Alex: But there's ways to better summarize and it can be done.

Councilor Donoghue: When you refine and refine and refine you end up with mush.

help consolidate.

Alex: We will further consolidate and sort. We don't want to loose anything, but we do want to

before we put it forth to the public.

Matt: I think we can review this summary and determine. We'd like input from the committee

Councilor Donoghue: Well you get rid of all the parking and there's no more traffic.

Dick: It's not just traffic but parking as well.

Reiche for comparisons sake.

Councilor Donoghue: I'd also like comparisons of traffic studies between say Adams square and

considered.

Gary Marcisso: There does not seem to be a traffic analysis. This is important. The businesses on Congress street add traffic to the neighborhood, I think a traffic impact study should be

There has to be an end destination.

Councilor Donoghue: I like your comment. It's not just the size of block that makes it walk-able.

need in this neighborhood.

Eric Stark: I notice having a walk-able neighborhood is discussed several times. The idea or potential of a walk-able neighborhood is a great one. But you cannot buy all the things that you

Councilor Donoghue: Good comment. I think that will play out.

- Shortage of Housing – There is a significant shortage of all types of housing in 2002. Current housing demands are unmet. Population did not change from 1990 to 2000 but

2002 Councilor Leeman created the Housing: Sustaining Portland's Future.

Amy Crommes Pulaski presented an overview of the Housing Data from the Comp Plan.

Comment: www.munjoyhill.org there is a page there we can get a link to the City's website.

Saul from Peoples Free Space: Can we contact someone from the committee or the City, I've found several ideas.

Odelle Bowman: You keep discussing mixed use. What about including architects in addition to developers because they look at the space in different ways. There are some innovative mixed use ideas that developers don't consider.

Matt: We will take public comment.

Alex: The soonest would be March. That gives us time to put it together.

Dick: Do we have a time frame?

Eric Stark: If there were developers from outside the area, and if they were putting forth ideas that were built in other areas, the local developers could say whether the projects are viable. The developers are a great idea, and it gives it viability.

Councilor Kevin: We really want the pictures, ideas etc. not celebrity drop ins.

Alex: Sure

Dick: How about out of state?

Alex: This presentation would not be for them to present their own project/ ideas for the site. But for them to present other projects they have completed. Then have some discussion or questions or answers. It is a community education process and since they have done projects here, then they have a certain knowledge specific to here. We did talk about having case studies about projects from away, but we haven't put anything together.

Ken Bailey: Would these developers have an interest in developing this site?

Councilor Donoghue: My thoughts were that developers would be beneficial in sharing the information relevant to the local. I think that the bringing in developers from other sites could add a more creative or wider view, but not with the detailed input for the local.

Matt Will they both be incorporated in this panel?

- size of household size shrunk. Greater need for housing units but less people in each unit.
- Lack of housing supply causes prices to increase for renters and owners. 57.5 renters 43% own the home. East End was 2500 units with not much change from 1990.
- Portland has limited vacant land for redevelopment so infill space are the opportunity for future housing.
- Committee created objectives to solve the Conditions. Brief overview – The first objective was to ensure a diverse selection of all housing types. You not should be spending more than 1/3 of your income on housing. More than that is not affordable. No one should have to spend more than 30% of income on housing costs.
- Increase home ownership opportunities.
- Ensure that housing is available for people with special needs and special circumstances.
- Identify redevelopment opportunities throughout the City to provide housing.
- Current impacts on neighborhood stability and integrity.
- The need for households has increased on the Hill. Population has decreased 10% between 2000 and 1990.
- There are more jobs than residents in the City. There are 64,000 residents and 83,000 jobs.
- Development in the regions can negatively impact the neighborhoods because of the increase of traffic.
- Accommodating needed services and facilities from excessive encroachment and inappropriately scaled government of other uses of the site.
- Support Portland's livable neighborhoods by supporting a mix of walk-able uses.
- Encourage innovative development that is designed to be consistent in scale to the existing residential neighborhood.
- Encourage neighborhood development in close proximity to services.
- Sustaining Portland as a healthy City. What are the needs and how do we want to see it developed.
- Maintain role as economic, cultural center for the region.
- If the population of Portland decreases, less money comes in to Portland from the County.
- People are leaving the city when they have children.
- Portland has the largest percentage of young adults and the highest percentage over 75.
- Cumberland County has one of the highest conversions or rural and urban land.
- The investments and infrastructure in Portland are becoming underutilized as people move to other places.
- Encourage growth in Portland that strives for a balance in the city, increased transit, expanded economic opportunity
- Encourage neighborhood business centers throughout the City to reduce dependency on the car.
- Locate and design housing that reduces impacts on environmentally sensitive areas.
- Design housing using new materials and technologies that reduce costs and increase environmental efficiency.
- All the Housing in the City that has gone through the Planning Board since 2000 – how the City has addressed the housing needs.

- Under Construction 1081 units, 355 units are affordable

Cynthia: Could you get us the median area income?

Comment: What determines affordability?

Alex: Affordability is 30% of your income.

Bill Sullivan: I am an owner of a multi unit construction company. We are located at 1 India Street and are affected by the redevelopment. I'd like to move to Munjoy Hill, but with six employees I can't move to an R-6 zone. I keep hearing housing, housing housing. What about small business? But there are a lot of vacancies. Maybe we should figure out the vacancy rate in the Hill. There are vacancies out there. I'd welcome any questions. Families want to live on the hill. And I cannot find space for them. I cannot find family units to buy on the Hill. There's nothing. You can call me at 771-5556 Sullivan Multi-Family Realty

Dan: Does Portland Landlord's have vacancy rates?

Bill: I think you can find that fairly easily.

Matt: Does the city have that data?

Alex: No. It's a fairly labor intensive process.

Eric: Maybe we should be open to certain other zonings in this community.

Alex: We will get you a zoning map of the Hill.

Jaimie Parker: What are the goals for the city? There's no income to the city right now. So what are they looking for? Typically the parcel is sold. There is a short term gain for the city. There's a long term impact on the neighborhood. Plus there's tax revenue. What are the necessary outcomes for the city? And how does that affect the neighborhood? And the developer will make money... unless it's non-profit...

Dan: The city would like to sell the land for income for next year. But they have not specified for-profit, non-profit or anything.

Jaimie Parker: Computer model does not show the building on Wilson and O'Brien. Also it used to be a thru plan. Also everything we hear is mix, mix mix. Housing plus some type of community place. Anything that goes in will bring in more traffic than is there now. But it can be done right.

Steven Shaft: When the housing plan was developed, we wanted the 4200 housing units. This was a percentage of the county. Therefore there is no breakdown of what percentage it was. The only way to create a livable walking area, we cannot do this in R-6 zoning. We would have to solicit city officials to change zoning.

Alex: For clarification, you don't have to have businesses within the neighborhood. You can have abutting zones with different uses. This still makes as walk-able neighborhood.

Matt: We have been trying to identify current vacancy rates. Is there any data or point person, are trying to locate business information etc.

Alex: Nelle Hanig, she tries to connect businesses to vacancies.

Matt: I think we have wrapped up discussion. Is there any more questions?

See you next time!

Adams School Reuse Committee

Meeting Minutes – Thursday February 22, 2007, Cummings Center, 7:00pm

1. Review Meeting Minutes for January 21 and February 8, 2007
Due to the collapse of the City Hall computer server the meeting minutes were not available. Both sets of Meeting Minutes will be tabled to next meeting.

2. Review of the R-6 Design Standards

Carrie introduces information concerning cars per household memo from Mark Adelson dated July 28, 2003, Replacement Housing Code, and Incentives for Affordable Housing. Carrie discusses R-6 Infill Development Design Principles and Standards. Building should contribute to and comprise the character-defining architectural features of the neighborhood. The following principles describe the design standards that are being reviewed by the Planning Board for design requirements for the R-6 zone.

Principle A: Overall Context. To make new buildings compatible with existing structures is by scale and form, principle facades, and how it is related to the street.
Principle B: Massing. The buildings size, volume scale shape should complement surrounding structures, similar roof forms, and subsidiary roofs, roof pitch, facade articulation. This information is reviewed at the staff level, than is referred to planning board if there are any conflicts.

Principle C: Orientation to the street. Building facades and sense of public realm provide a sense of transition from home to street. This includes Entrances, visual privacy and with transition spaces.
Principle D: Proportion and Scale. Building proportions are to be complimentary to the neighborhood and human scaled including windows, fenestration, and porches.
Principle E: Balance. Facade elements should create a sense of balance with symmetry. Areas of focus include window and door height, alignment and symmetrically.

Principle F: Articulation, visually interesting. Focus on articulation, window types, visual cohesion, delineation between floors, porches, main entrances, etc.

Principle G: Materials. Utilize appropriate building materials harmonious with character of neighborhood. This includes materials, facade design, chimneys, patios and plaza.
This information is still being reviewed by the planning board and will be presented at the next meeting next week. These standards are currently in place, but are currently being revised.

The committee opens the floor to questions.

Dick questions whether R-6 is the only zoning available for this site. Carrie than describes some of the characteristics of R-7 which is a lot less stringent.

Audience questions how green building materials will affect the material restrictions. Carrie responds that the city is in the process of adopting green guidelines but have yet to turn down a green building.

Eric questions who will review the standards and Carrie explains it depends on how this project is presented.

Cynthia questions whether we can divide the lots back to residential spots and sell those. Carrie and Eric discuss the possibility.

3. Non-profit Collaboration Models and Innovative Ownership Models

Nonprofit collaboration models allow for nonprofits to work together for shared benefits. A multi-service center, an incubator, or a foundation center allows non-profits to utilize shared space, increase visibility, lower overhead costs, and \ focus on what is being provided, rather than their own existence. These centers help to build capacity and stability for the non-profit sector. Local examples include The Peace and Justice Center on Pleasant Street, the Peoples Free Space on Cumberland Avenue and Fedco Seeds in Waterville.

A Consumer Cooperative, for example a food co-ops, is where the people who buy the food, own part of the food. This would be an example of what might go on to the Adams site. Rising Tide in Damariscotta is a local example of a food co-op.

Amy presented an email from Saul Amety (sp?) of People Free Space about the fact that 5-10 groups in Portland have been talking about finding a co-op space. This group is calling itself "Building Collaborative". The email included a number of links on collaborative non-profit spaces. It may be that children and youths could be involved and help to build community. There could be opportunity for cooperative housing. Having a space would allow cooperatives to have a space to sustain them.

The committee opens the floor to public comment on non-profit collaborative models.

The question was raised as to how the Building Collaborative would develop, own and manage the space. The answer was that the Building Collaborative would own the real estate, and that the tenants would become cooperative in the running of that place.

The question was raised if non-profits being pushed out? Or they just can't afford to pay as much as developers? The Company of Girls is an example of a non-profit being pushed out.

The comment was made that socially this makes sense, but it needs to sustain itself economically.

The question was raised as to what the zoning would need to be for the Building Collaborative model.

The comment was made that this is a City property – what is the bottom line – what does the City need to get out of this? What needs to be said to the City so that the City realizes that a non-profit center is a desirable use. Amy responds that another question to answer is how to make the construction of the buildings profitable for a developer. What ever is built needs to be able to pay for itself because if it doesn't make economic sense that a developer will not build it. This introduces more questions from the audience.

Does it generate income for the City? Can it sustain itself? A mix of uses might allow for income generating uses and non-profit uses. It could be a mix of developers that allow it to be different uses and different designs – not all the same design for the whole site. It might be a citizen based initiative where citizens could have a say in the non-profits.

The question was raised as to whether the building needs to be knocked down? There is an impact to the environment to tear it down. The answer was that it might cost more to upgrade the building to meet the code.

The question was raised as to how much square footage might be utilized by the organizations in Building Collaborative. This information is not known.

Amy begins the discussion of Co-housing

Co-housing is a co-operative for housing. The people living in the houses, own the entire space. There may be common land, gardens, rooms, kitchens, meals, childcare, etc. Eco-village at Ithaca is an example. Co-housing can be urban, and also specified for elderly in elder housing. This provided co-housing for older populations, there is a lot of support built in to the community.

Amy also describes Community Land Trusts as a means to keep housing affordable. In this case individuals own the house, but lease the land from a land trust. The house is more affordable if people don't have to own the land.

The topic is opened to the public.

General discussion about cooperatives. South Mountain Developer on Martha's Vineyard. The Building Cooperative has been encouraged to discuss their ideas and business plans with the City of Portland's Economic Development Department.

4. Examples of Infill Development Projects

Carrie reviews Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND), and green building. She also reiterates the LEED ND

requirements and describes the items that are relevant to this site. They are looking for 130 pilot projects, and Adams School Site could be a possible project.

Carrie describes the Congress for the New Urbanism, a group who worked with the US Green Building Council in developing Leadership in Energy and Environmental Design for Neighborhood Development. Also she provided an overview of smart growth projects in Massachusetts.

Carrie also provided a copy of Successful Infill Development and highlighted the most relevant projects and design techniques.

Infill Development Strategies, pages 12
Design Principles for Infill page 27: Citizen involvement, economic opportunity, diversity, neighborhoods, mixed use, connecting streets, accessibility, respects local architecture character, respects design codes.
Quality that create Safe Spaces, page 29
Design for density, p33

5. Conclusions

Eric questions what format the committee will be presenting to council. Does the committee present one idea or several ideas? What is the goal? Matt responds that we will present something that reflects the community objectives; however the committee may have a several viable options. The purpose of this committee was to distill all of the information that has been presented and come up with a recommendation to give to council that they could than approve and which then go into a RFP. Dan describes it as a funnel of information that is now narrowing.

Matt questions whether we need to revisit the community objectives. We will hear more from the neighborhood at the community workshop, however the committee can re-shape those objectives prior or post to the community workshop.

6. Next Meeting

Thursday March 8, 2007 in Cummings Center at 7:00pm.

Adams School Reuse Committee

Meeting Minutes – Thursday February 8, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Cynthia Fitzgerald, Eric Stark, Ken Bailey, Justina Marcisso. Councilors: Kevin Donoghue. City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Thayer welcomed everyone. Announced of change of schedule, examples of infill development will be tabled to the next meeting. Opened the floor for additional questions.

1. Review Meeting Notes January 11 and January 25

Haley moves to accept the January 11 minutes. Seconded by Stark.

Minutes for the January 25 will be tabled until the next meeting.

2. Zoning R-6, R-7, and B-1 Zone

Alex introduced the Zoning Documents for R-6, R-7, B-1 and Multi-Family and discusses the location of the site per the Munjoy Hill Zoning Map. Alex describes the text as the most important part, where the chart is a summary of the text. The spread sheet does not include the new inclusionary zoning ordinance; this will be brought to the next meeting. Munjoy Hill is zoned R-6. Congress Street is zoned B-1. Howard Street is B-1-B. This means lower floors are commercial, while upper floors are residential. Provides an example, the Front Room.

R-6 allows single family and multi-family uses. Land owner per dwelling unit is 1000 sq. ft. and 1200 sq. ft for new construction.

A vacant lot of 10,000 sq ft or less you can use R-6 Small Lot Infill Development. This provides higher density of 750 sq ft per dwelling unit.

Sheridan Heights was conditionally re-zoned to allow a modest increase in density and decrease in parking requirements. This needs to be added to the map.

Unity Village was a series of parking lots, this area was re-zoned to R-7. This also allows for higher density 725 sq ft dwelling unit.

A higher density zone is allowed when within 500 feet of a municipal park or playground.

Cynthia brings up the fact that the Adams School zone is close to within the 500 feet of the eastern promenade.

Alex explains that the front yard setback for R-6 is 0 feet, unless the neighbors are less, then you can match the average of the neighbors. R-6 setbacks are dependent upon height. The committee will need to be aware of the setbacks of the buildings from the buildings on the south western area of the site.

Matt brings up the buildings on the corner of O'Brien Street.

Generally, the buildings on the Hill may not comply with the R-6 zoning on the hill, specifically the housing or the set back. This is due to the fact that most houses were built late 1800s to early 1900s, where zoning dates to 1930s. Current zoning roots date back to the 1950s, with the majority of which was rewritten in the 1980s.

Kevin and Alex discuss parking. In R-7 its one parking space per dwelling unit. In R-6 there are two spaces per unit, plus an additional space per six units. The increase of parking from one to two per unit is due to the changes in lifestyles, when more people have more cars. Older dwelling units do not tend to comply with parking zoning.

Kevin requested a re-analysis of all the abutting property and their compliance with the zoning. Alex, pauses and asks the committee if they would be willing to do some of the requested research. Carrie suggests creating a worksheet for committee and community members to analyze the surrounding properties and their own properties. Kevin is trying to determine what is the reality of existing? Carrie mentions that if you are looking to replicate what is there already, the current zoning will not allow this. General committee agreement to participating in the research, with a chart created by staff

Kevin also asks about vehicle availability per household in this area according to census data. Alex mentions the city has this information from the 2000 census, collected by Aaron Shapiro. Justina describes that the cars parked in front of her rental properties are not the tenants' cars.

Alex explains B-1 Zone that allows business uses that are smaller in scale, generally compatible with residential, normally located close together. More limited variety of business uses, but with restrictions such as size, number of patrons, hours of operation, and not primarily a bar after 1 pm. There was a more recent amendment to restrict the number of car patrons per hour. One goal is to try to increase residences along corridors and bus routes. Discussion about proposals or new possibilities for RJs.

Justina questions the C44 zone. Alex describes this is the future Westin Hotel. There is also a proposal for the Village at Ocean Gate and the Longfellow Project.

Alex reiterates that there is no substitute for reading the zones. R-6 and R-7 are examples of what is here in surrounding the site.

Matt questions whether R-7 is an overlay zone. Alex explains that an overlay zone is for example a R-6 zone that has provisions, with more detail. It is basically allows R-6 owners to do more things by allowing spot R-7 zone. Provides examples.

Dan requests Division 20 parking print out.

Matt questions whether inclusionary zoning is an overlay zoning. It's in any zone and allows multi dwelling units. Kevin explains that if X% of your building is affordable, that you get set back and density bonuses. You don't have to apply for it; you only have to prove it. Basically if you want to create affordable housing, here's an avenue you can use. Alex will get the text for the next meeting. It's on the internet.

Carrie presents the Community Objectives as succinct as she feels comfortable. Alex explains that these ideas can then be reviewed by the committee and then presented to the community. The community can then use the dot process to identify priorities. Matt asks each committee member to read through and identify issues. Kevin mentions it is also a worksheet for citizen proposals.

4. Review Community Objectives

Carrie will do a presentation on design, as the urban designer. Carrie provides the infill example of the condominium project on Congress Street near Monument Square.

used and how it works in a community. Matt discusses the example on Sheridan Street. Review of the design standards in the City that might be applicable to this site. Eric describes the important aspect of infill projects is that it reflects the character of the neighborhood, how it's LEBD standards drive design elements, for example day lighting. Carrie mentions that the

might be the possibility to request a list of design requirements as part of the RFP. The question was raised as to whether the LEBD standards address the context of the design of the neighborhood. Site Plan Multi-Family and R-6 Infill standards might be a guide. There

LEBD-ND criteria are a strong match for the interests of the community for the Adams School site. The site might be eligible for the LEBD-ND Pilot program. At the minimum, the LEBD-ND Standards could be requested as part of the RFP for the Adams School site.

LEBD Neighborhood Development is a new program to address environmental sustainability on a neighborhood scale. There has been a call given out for 150 pilot projects. Smart growth, Urbanism, and green building are integrated into LEBD-ND.

standards could be applied to individual buildings. environmentally friendly, transportation energy costs of materials, and day-lighting. These energy efficiency, materials, VOC off-gassing and air quality, renewable resources, building design but has now evolved in to neighborhood design. Buildings are based on siting, building is. LEBD is overseen by the US Green Building Council. LEBD first referred to Army gave an overview of LEBD standards which determine how environmentally friendly a

3. Leadership in Energy and Environmental Design (LEED)

Matt comments that the number of areas zoned B-1 on Congress Street is a great deal more than the number of store fronts there. This may allow for business growth on the Hill. But Kevin explains that there really is not many opportunities for business place. Alex describes the City does not normally zone a residential property for business, which would be challenging on the Hill. Dan questions whether this would be subject for the housing replacement fund. Alex will bring the housing replacement fund details to the next meeting. There is only penalty if you transfer residential to commercial use.

5. Committee Meeting Schedule

Committee discusses availability for next meeting and future meetings. There will be upcoming meeting Justina will not be able to attend. The next meeting, Feb 22nd Alex, Dan, and Justina will not be here at the next meeting. Justina's father will sub for her. March 8, Justina and Army will not be here. Alex proposes having developers forum for March 22 at the East End School, committee approves. This needs to be confirmed at the East End School from 7-9pm.

Meeting Concludes.

Adams School Reuse Committee

Meeting Minutes – Thursday January 25, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, Eric Stark, Ken Bailey, Mr. Marcisso (sub). Councilors: Kevin Donoghue, City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Citizens: Joan Shedy

Matt: Good evening, I appreciate you all coming. We have a few new members at the table. Let's introduce ourselves.

Matt: Our first item is to review the meeting notes. What I propose is that if we take any comments we amend them the next time. Our next step is to review the revised work plan.

Carrie describes the changes that have been made to the Workplan dated 1/22/07.

Matt: Any comments? (no one). Well I have a few comments. Item 10 under committee meetings. Miscellaneous Topics such as Non-profit Collaboration. WE had discussed teasing this out. But I want to be sure this doesn't disappear.

Carrie: The staff will have to know more specifically what you are looking for this.

Mr. Marcisso: Under Public Forum 1, is this enough time for the developers.

Matt: This is still up in the air. But it's not requesting specific proposals, but rather describing their current or past projects.

Alex: The developers know their own work. They could probably present without preparation, to talk about their own work. I have already started to talk about this with certain developers.

Matt: Any other comments. No? Good.

Carrie: There are two other issues in the packet. One is a letter from the assessors office, with Richard Blackburn. The land's tax assessed value is \$314,000 and the entire site is appraised at \$1,852,500. The second thing is the site from 3-D view of the site.

Eric Stark: I'd like to ask a question about the "technical assistance" that will be provided to the community ideas in Public Forum 2. What does that mean?

Alex: Actually, you are the professor at UMA, correct? We were actually thinking of using students to help assist. Sorry we haven't had a chance to discuss this with you prior. Otherwise we can use professional from town. But if you or your students are interested.

Matt: Can we move onto the Community objectives that Carrie has been working on.

Carrie: This has been a helpful exercise for staff. It was taken from Markos Miller's notes from the previous meetings.

Alex: The way we'd like to use this. The material that was gathered in the fall was valuable. So we'd like to use this as a base line. There is two questions: 1) IS this a full summary, or is there things that need to be added? And 2) Can we use this at a broader community meeting with a dot exercise? At some point in the future we'd like to narrow the objectives to develop more specifics. The other objective was to condense the information down to 1 or 2 pages rather than having you sort through 6-7 pages.

Eric Stark: so do you see the disseminate of this information as a basis for the CRAZY ideas?

Alex: We'd like this to be the baseline to begin the planning for the CRAZY ideas.

Matt: Good well let's go thorough them.

Carrie: MHNO did a SWAT analysis of needs and desires of the Neighborhood. Carrie continues to describe the DRAFT Summary of Community Objectives.

Matt: Comments Questions.

Cynthia: We just had a discussion about the Dunkin' Donuts. Would this be subject to this?

Alex: This is R-6 zoned, so no retail is allowed.

Dick: What about the project being economically viable? Where's the tax base? These are all great community driven ideas, but I think that we need to consider the economic viability. However we cut it there needs to be some type of economic viability.

Alex: First we make an all encompassing list, and then break it down to smaller ages.

Ed Demarkos: I was out this session. There were 84 people there. The intention was to go forward and define options. WE are happy to see that this group is following thru with this. But this was only a brain

Katie Brown: TO follow up on economic viability. Cannot community stabilization be thought of as economically viable. It can attract people to it, does this count as economic viability.

Councilor Donoghue: Good comment. I think that will play out.

Eric Stark: Integration to transit to fit into walkable neighborhood. The idea or potential of a walkable neighborhood is a great one. But you cannot buy all the things that you need in that neighborhood. I see it written several times.

Councilor Donoghue: I like your comment. It's not just the size of block that make it walkable. There has to be an end destination.

Gary Marcisso: There does not seem to be a traffic analysis. This is important. The businesses on Congress street add traffic to the neighborhood, I think this should be considered. Traffic impact studies.

Councilor Donoghue: I'd also like comparisons of traffic studies between say Adams square and Reiche for comparisons sake.

Dick: It's not just traffic but parking as well.

Councilor Donoghue: Well you get rid of all the parking and there's no more traffic.

Matt: I think we can review the this summary and determine. We'd like input from the committee before we put it forth to the public.

Alex: We will further consolidate and sort. We don't want to loose anything, but we do want to help consolidate.

Councilor Donoghue: When you refine and refine and refine you end up with mush.

Alex: but there's ways to better summarize and it can be done.

Discussion about the sheets from the original meeting.

Alex: again it's processing.

Carrie: I have a cleaned up version of Markos notes if anyone would like that? (Yes)

Matt: Let's turn to the developers panel, what's the status?

Alex: Well I already gave that, but I do have calls into Nathan Zantan,

Matt: The way that the panel is passed in the work plan, it mentions "local" developers. I thought we discussed at the last meeting to broaden this to allow input from developers from outside Portland. I'm glad you contacted someone from Brunswick. I think the information they could contribute.

Councilor Donoghue: I think both types of developers can contribute valuable information, but different. Local developers can tell us how the rules work here in Portland. While outside developers can offer different type of projects. Both different.

Matt: SO will they both be incorporated in this panel?

Councilor Donoghue: My thoughts were that developers would be beneficial in sharing the information relevant to the local. (more). I think that the bringing in developers from other sites could add a more creative or wider view, but not with the detailed input for the local.

Ken Bailey: Would these developers have an interest in developing this site?

Alex: This presentation would not be for them to present their own project/ ideas for the site. But for them to present other projects they have completed. Then have some discussion or questions or answers. It is a community education process and since they have done projects here, then they have a certain knowledge specific to here. We did talk about having case studies about projects from away, but we haven't put anything together.

Dick: how about out of state?

Allix: Sure

Councilor Kevin: we really want the pictures, ideas etc. not celebrity drop ins.

Eric Stark: If there were developers from outside the area. If they were putting forth ideas that were built in other areas, the local developers could say whether the projects are viable. The developers are a great idea, and it gives it viability.

Dick: Do we have a time frame?

Alex: The soonest would be march. That gives us time to put it together.

Mat: we will take public comment.

Odelle Bowman: You keep discussing mixed use. What about including architects in addition to developers because they look at the space in different ways. There are some innovative mixed use.

Saul from Peoples Free Space: Can we contact someone from, I've found several ideas on sign.

Comment: www.munjoyhill.org there is a page there we can get a link to the City's website.

Amy Pulaski presented an overview of the Housing Data from the Comp Plan.

2002 Councilor Leeman created the Housing: Sustaining Portland's Future.

Five points that are discussed.

Shortage of Housing – There is a significant shortage of all types of housing in 2002. Current housing demands are unmet. Population did not change from 1990 to 200 but size of household size shrunk. Greater need for housing units but less people in each unit.

Condition Two Lack of housing supply causes prices to increase for renters and owners. 57.5 renters 43% own the home. East End was 2500 units with not much change from 1990.

Condition Three – Portland has limited vacant land for redevelopment so infill space are the opportunity for future housing.

Committee created objectives to solve the Conditions. Brief overview – The first objective was to pursue a diverse selection of all housing types. You should be spending 1/3 of your income on housing. More than that is not affordable. No one should have to spend more than 30% of income on housing costs.

Increase home ownership opportunities.

Ensure that housing is available for people with special needs and special circumstances. Identify redevelopment opportunities througon the City to provide housing.

Current impacts on neighborhood stability and integrity.

The need for households has increased on the Hill. Population has decreased 10% between 200 and 1990.

There are more jobs than residents in the City. There are 64,000 residents and 83,000 jobs.

Development in the regions can negatively impact the neighborhoods because of the increase of traffic.

Accommodating needed services and facilities from excessive encroachment and inappropriately scaled government of other uses of the site.

Support Portland's livable neighborhoods by supporting a mix of walkable uses.

Encourage innovative development that is designed to be consistent in scale to the existing residential neighborhood.

Encourage neighborhood development in close proximity to services.

Encourage Portland's neighborhoods to _____.

Sustaining Portland as a healthy City. What are the needs and how do we want to see it developed.

Maintain role as economic, cultural center for the region.

If the population of Portland decreases, less money comes in to Portland from the County.

People are leaving the city when they have children.

Portland has the largest percentage of young adults and the highest percentage over 75.

Cumberland County has one of the highest conversions or rural and urban land.

The investments and infrastructure in Portland are becoming underutilized as people move to other places.

Encourage growth in Portland that strives for a balance in the city, increased transit, expanded economic opportunity, _____

Encourage neighborhood business centers throughout the City to reduce dependency on the car.

Locate and design housing that reduces impacts on environmentally sensitive areas.

Design housing using new materials and technologies that reduce costs and increase environmental efficiency.

All the Housing in the City that has gone through the Planning Board since 2000 – how the City has addressed the housing needs.

Under Construction 1081 units, 355 units are affordable

Approved
Completed

Cynthia: Could you get us the median area income?

Comment: What determines affordability?

Alex: Affordability is 30% of your income. Affordable

Bill Sullivan: I am an owner of a multi unit construction company. We are affected by India Street by the redevelopment. I'd like to move to Munjoy Hill, but with six employees I can't move to an R-6 zone. I keep hearing housing, housing housing. What about small business? But there are a lot of vacancies. Maybe we should figure out the vacancy rate in the Hill. There are vacancies out there. I'd welcome any questions. Families want to live on the hill. And I cannot find space for them. I cannot find family units to buy on the Hill. There's nothing.

Dan: Does Portland Landlord's have vacancy rates?

Bill: I think you can find that fairly easily.

Matt: Does the city have that data?

Alex: No. IT's a fairly labor intensive process.

Eric: Maybe we should be open to certain other zonings in this community.

Bill: 771-5556 Sullivan Multi-Family Realty

Matt:

Alex: We will get you a zoning map of the Hill.

Jaime Parker: Goals for the city. There's no income to the city right now. What's the goals for the city? Typically the parcel is sold. There's a short term gain for the city. There's a long term impact on the neighborhood. Plus there's tax revenue. What are the necessary outcomes for the city? And how does that affect the neighborhood? And the developer will make money.. unless it's non-profit..

Dan: The city would like to sell the land for income for next year. But they have not specified for-profit, non-profit or anything.

Jaime Parker: Computer model does not show the building on Wilson and Obrien. Also it used to be a thru plan. Also everything we hear is mix, mix mix. Housing plus some type of community place. Anything that goes in will bring in more traffic than is there now. But it can be done right.

Steven Shaft: When the housing plan was developed, we wanted the 4200 housing units. This was a percentage of the county. Therefore there is no breakdown of what percentage it was. The only way to create a livable walking area, we cannot do this in R-6 zoning. We would have to solicit city officials to change zoning.

Alex: For clarification, for walking areas. You don't have to have businesses within the neighborhood. You can have abutting zones with different uses.

Matt: We have been trying to identify current vacancy rates. Is there any data or point person, are trying to locate business information etc.

Alex: Nelle Hanig, she tries to connect businesses to vacancies.

Matt: I think we have wrapped up discussion. Is there any more questions.

Mascisso: What is Bay View Heights?

It is a VOA, Volunteers of America.

Adams School Reuse Committee

DRAFT Summary of Community Objectives

Meaning/History

Maintain and strengthen the sense of a 'neighborhood center' that Adams school has been familiarly as public and open space
Parking for the neighborhood
Playground
In the center of a quiet, safe, strong neighborhood community

Conceptual Ideas

Development could be 50/50 open space/development
Gathering space for community
Great architecture and landscaping
Low impact pedestrian friendly, integration to transit
Create identity for neighborhood, strengthen community**, make neighborhood more desirable
Address community needs
"Adams Square" - honor Mirada Adams
Could impact the value of surrounding property
Perpetuate diversity of housing stock of rest of Munjoy Hill (age, incomes, cultures, etc)

Housing

Live/work space
Appropriate mixed income housing, or entirely affordable housing
Senior housing (assisted and/or independent) small scale w/ courtyard, outdoor space
Diversity of housing- various ages (split by Beckett/O'Brien)
Owner occupied or rental housing for families
Multi-use housing (artists, low income, family)
Mixed income cooperative housing opportunity

Community Space

Community center, multi-use community space, meeting space
Community gardens
Non-profit incubator, shared infrastructure
Multicultural center, teen center, rec. center
Inner green spaces (Beckett/O'Brien parcel)
Athletic facilities, pool, classes, wellness (like Freeport "Y")

Commercial

Mixed use w/ retail, produce market, small scale (retail, grocery, co-op, coffee, hardware)
Retail that meets needs and fits style of community
Employment opportunities

Non-Profits

Faith based mission work/community service , church and community center
Community non-profits
Community college, educational space

Specific Uses and Places

Artist studio space
Park/piazza/piazza/
Playground
Landscaping, arboretum, strategic tree planting
Community garden and greenhouse
Swimming pool
Boatbuilding
Adult education
Home of immigrant organizations
Library

Transportation

Respect that Beckett/O'Brien- low traffic streets
Walkable/bikeable to Downtown, Eastern Prom, water, and amenities (St. Lawrence, businesses)
Integration to transit, add to walkable neighborhood**

Serving Diverse Populations

Elderly housing - meet housing needs of seniors within their own neighborhood
Youth/teens - space for constructive activities, after school programming
Opportunity to address needs of migrant community- get their input

SOURCES

Munjy Hill Observer, October 2006, Markos Miller, "Community Comes Together to Envision Adams School Site",

Munjy Hill Observer, December 2006, Markos Miller, "Some Ideas for 'Adams Square'"

Munjy Hill Neighborhood Association, Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006, Notes organized by Markos Miller

Adams School Reuse Committee

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Library

Transportation

Respect that Beckett/O'Brien- low traffic streets
Walkable/bikeable to Downtown, Eastern Prom, water, and amenities (St. Lawrence, businesses)
Integration to transit, add to walkable neighborhood**

Serving Diverse Populations

Elderly housing - meet housing needs of seniors within their own neighborhood
Youth/teens - space for constructive activities, after school programming
Opportunity to address needs of migrant community - get their input

SOURCES

Munjoy Hill Observer, October 2006, Markos Miller, "Community Comes Together to Envision Adams School Site",

Munjoy Hill Observer, December 2006, Markos Miller, "Some Ideas for 'Adams Square'"

Munjoy Hill Neighborhood Association, Members Input from Adams School Re-Use Meeting Organized Thematically, October 12, 2006, Notes organized by Markos Miller

Adams School Reuse Committee

Meeting Minutes - Thursday January 11, 2007, 209 City Hall, 7:00pm

Committee Members: Dan T. Haley, Jr and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, Justina Marcisso, Ken Bailey. City Councilor: Kevin Donoghue. City Staff: Alex Jaegerman, Carrie Marsh, Amy Grommes Pulaski

Matt- Opening remarks, welcome and introductions, and brief overview of agenda

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Next meeting January 25 at 7:00 at the Cummings Center

Adam's School Re-Use Committee

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Department of Planning and Development Planning Division



(NOTE: The work plan was revised following the meeting of the Adams School Reuse Committee on January 11, 2006. The version below incorporates the input of that committee.)

Work Plan

The draft work plan presented below provides an outline of the process and products that may be considered by the Adams School Reuse Committee for the re-use of the Adams School site.

Project Goals

- To provide input to the City Council regarding re-use options and criteria, and community objectives for site re-development.
- To solicit public input to encourage civic discourse aimed at enhancing broad public acceptance of the eventual project.
- To minimize the risk to developers by providing a broad public process and “buy-in” before a request for proposals is sent out.

Timeline

- Community input in the Fall and early Winter, with the Committee and MHN0
- Formal public input in the Winter (Developer Forum and Community Workshop)
- Final report in the Spring.

Committee Meetings

There will be Steering Committee meetings on the second and fourth Thursdays of the month starting in January. The general topics for the meetings include the following:

1. Site Assessment (Planning) – include zoning, assessed value, historic use, 1924 Photos, etc)
2. Infill development examples from other communities (Carrie)
3. Neighborhood demographic trends and housing trends and needs (Amy, Planning, GPCCOG)
4. Re-development criteria and community objectives (by Committee w/ help from Planning, based on work completed this fall with the Committee and MHN0)
5. East End School profile and enrollment information. (Amy)
6. Green building design, and LEED Neighborhood Development Concept (Carrie)
7. Economic reality tests of the Committee’s vision;
8. Environmental Assessments (Alex);
9. Traffic and parking considerations;
10. Miscellaneous topics such as Non-profit Collaboration;
11. Opportunities for innovative ownership models (co-housing, co-operatives, land trusts, etc.)
12. Process considerations - RFP vs. RFPQ

Public Forums

The Public Forums will incorporate the high level of interest in this process by neighborhood residents. The topics for the public forums are as follows:

Public Forum 1: Developer Panel (March?)

Local developers would present their recent projects of relevant interest and comparison of the projects with current zoning (R-6, R-7) will be compiled by staff. (such as Szanton, Berman, Bass ...). Staff will compare these projects with the current R-6 and R-7 to determine what had to be changed to create these projects. Will the R-6 zoning work for the Adams School site? Or will it need to be changed to create a greater range of possibilities?

Public Forum 2: Presentation of Materials/ Request for CRAZY Ideas

Committee and staff will present the site assessment analysis, infill development examples, housing needs in the city of Portland and Munjoy Hill specifically (if available), and community use requests as gathered by MHN in previous sessions. Committee members and staff will provide packets describing the Re-Development Criteria and Request for CRAZY Ideas. This is not a request for proposals from professionals, but rather an opportunity to gather input from the community as to the vision for the site.

Community members will then be asked to develop their own ideas, plans and concepts for the re-use of the Adams Street School. Time and technical assistance will be provided on site and community members will be welcome to work the second half of the meeting. However, if they wish, community members can also take the Re-Development Criteria and Request for CRAZY Ideas packet to another location to work in teams or alone if desired. All community members will be given two weeks to complete their proposal for ideas / designs.

Public Forum 3: Proposal Presentations for CRAZY Ideas

Two or three weeks later, the Request for CRAZY Ideas will be due and submissions will be presented at a second community forum. Here each proposal will be presented and community members, at large, will be asked to vote on the project(s) they like the most.

Public Forum 4: Presentation of Final Report

The Steering Committee will prepare a report which includes a summary of the community process, the materials developed during that process, and a consolidated vision plan illustrating the "ideal development" and the "realistic potential" for the site.

Final Products

1. Site Assessment
2. Infill Development Examples
3. Housing Needs
4. Re-development Criteria and Community Objectives

5. Final Report - This report will be presented at a final Public Forum. It will then be presented to the City to be used to inform and guide the RFP and selection process

Some Ideas for 'Adams Square'

These models present opportunities to create housing and community development in a way that might better meet the needs of our community. In a time when most new developments are targeted for the very wealthy, or dependent on government subsidies, new ideas are needed to create a sustainable housing market for regular people.

Process
 The process by which the Adams site is developed is tremendously important. Our community has begun to create the criteria for future use of this site. The process of clarifying and giving voice to our collective dreams and hopes for our community can be tremendously empowering. What comes after that?

One common option exercised with city property is that a Request for Proposal (RFP) is put out; guidelines for the development of a site are published and bids are submitted by potential developers, be they private entities, or nonprofit organizations. In most cases the agreement involves the developer buying the property.

Another option would be to put out a Request for Developer (RFD). In this case the goal could be to find the person or organization that can best work with the community to produce the desired outcomes. Such a developer could be selected not only on their competency as a developer, but also on how well their own vision aligns with the vision of our community; and how well they can work in partnership with the community to articulate and manifest the collective vision.

The powerful process of community envisioning has begun; people from diverse backgrounds have come together to share dreams, concerns, and hopes for our community. We have become the leaders in this process, and must work to ensure that new voices are brought into the process and are heard. We have the opportunity to further cultivate this role, not just in clarifying and articulating our vision, but by framing the terms of the development process so the development's legal structure and that this vision can be best achieved and preserved, not just in bricks and mortar, but in spirit and covenant.

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equity models exist for co-op housing, some with equity limitations that preserve the affordable nature of the housing into perpetuity. Cooperative Housing can be found in other New England communities, and is quite common in Europe.

Community/Housing Land Trust
 The increasing value of land on the Peter Bass of Random Orbit, Inc., onto a site, spreading costs out over a larger number of tenants/owners.

transportation service to the Hill, and further development of neighborhood businesses that address our community's needs can further limit the need for daily car use. Limiting the minimum size of units can also be adjusted to allow more units onto a site, spreading costs out over a larger number of tenants/owners.

Adams School Re-Use Committee to meet twice in January. The citizen committee charged with examining the future possibilities for the Adams School site will meet on January 11th and January 25th to continue their work. Both meetings will be held at 7 pm at the East End Community School.

These are working meetings of the committee; public comment will be taken at the end of each meeting. Eric Stark, who resides across from the Adams School site, has been added to the citizen committee to replace Tuck Noble, who stepped down. Dan Haley and Matt Thayer are co-chairs of the committee. Councilor Kevin Donoghue is working with the committee and city staff to guide the work. Plans for the committee's work are likely to include an initial report in January or February, formal public input sometime during the winter, and a final report in the spring.

Munjoy Hill Neighborhood Organization
 92 Congress Street
 Portland, ME 04101

East end community members have expressed their desire to see a variety of uses at the Adams School site. At the October quarterly meeting of the Munjoy Hill Neighborhood Organization (MHNO) neighbors called for housing that meets the needs of the diverse citizenry of our community; families, the elderly, the working poor. People also expressed their desire to maintain the community played for our neighborhood; use ideas include gardens, commons, and playgrounds outside; and in-door community centers, nonprofit space, or other public facilities. Fortunately, the existing zoning allows for housing and community centers!

But we all know that housing is not cheap, and the cost of building has become more and more expensive. How can we attain the desired outcomes and avoid the over-development of the site that would threaten the scale of our existing neighborhood? Our traditional development models have not been producing housing for a diverse population, exclusive high-end luxury condos create a monoculture of economy and services; subsidized housing projects create ghettos of poor people at the expense of taxpayers. New models must be considered if we want new results: diverse housing that connects and empowers people and strengthens the social fiber of our communities. Some new models for Portland could be:

Mixed Income Housing
 Could the premium costs of top floor luxury condominiums, with spectacular views of Casco Bay, offset lower cost first- and second-floor rental views of the city?

Cooperative Ownership
 Cooperative Ownership is based on leases of land for building are not uncommon in England, for example. With a fixed cost for land, housing can be provided at a greater affordability to working people. Burlington, Vermont has had a Community Land Trust to create affordable housing since 1984. The new 'Adams Square' could be the first holding in a new Portland Land Trust.

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whose offices are up here on Merrill Street, is experimenting with lower density requirements and minimal parking in his current development on Danforth Street. The inclusion of Adams being considered by the City Council formalizes these options to support development of mixed-income, affordable housing.

by Markos Miller
 MHNO Chair

Portland's First Neighborhood
 VOLUME 26 NUMBER 6

Local business and employment opportunities decrease dependence on the automobile. An enhanced public

The cost of providing the required two parking spaces per unit increases the cost of housing significantly. Munjoy Hill and the Portland peninsula are walkable neighborhoods. Local business and employment opportunities decrease dependence on the automobile. An enhanced public

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CALENDAR 3
 GARDNER'S DIRT 4
 SEASCAPES 8
 LIBRARY UPDATE 7
 CHARTING DEMOCRACY 11

Adams School Re-Use Committee

Planning Meeting Summary
Thursday, December 7, 2006

Attendance: Dan T. Haley, Jr. and Matt Thayer, Committee Co-chairs; Alex Jaegerman, Planning and Development Department; Carrie Marsh, Planning and Development Department; Amy Grommes Pulaski, Housing & Neighborhood Services.

Matt and Dan have already put considerable time and effort into this process to date, and have done a great job of presenting the process that has taken place to the "Strawman" Committee Work plan was useful in determining what needs to happen from here. Alex explained the process for which the city typically utilizes when it acquires a piece of land, the community process that occurs, and how that is then transformed into an RFP that can be approved by council and then sent to developers for proposal.

Committee members: Dick D'Entremont, Cynthia Fitzgerald, Ken Bailey, Dan T. Haley Jr., Matt Thayer, Justina Marcisso, Erik Stark

In going forward, the goal will be to have the committee meetings on the second and/or fourth Wednesday or Thursday of the month. The first meeting beginning on either January 10th or 11th, and the second meeting would be scheduled on January 24th or 25th. Matt and Dan will discuss these dates with the committee and confirm the exact date and time. Meetings are likely to be held at the East End School, if available, with alternate locations to be determined.

The objective is to offer both working committee meetings and public forums in order to include the high interest in this process by neighborhood residents. Four topics are proposed to be discussed amongst the committee before the first public forum. The goal is to discuss these four topics in two committee meetings; however more meetings can be scheduled if more time is needed. The proposed topics are as follows: 1) *Site and Site Considerations*, 2) *Infill Development Examples* (Greater Portland, Maine and/or beyond), 3) *City Housing Needs* and the 4) *Re-Development Criteria and Community Objectives* for the project. The first three topics will be researched and presented by staff, and the community objectives will be developed by staff and committee based on the community input received so far this past fall.

The first public forum will report on the information related to the four identified topics. The remainder of the forum will be a *Developers Panel*. The panel will invite local developers to present their recent projects, their ideas for the site and market, and respond to questions from the committee and community. This forum is proposed to occur in March. A committee meeting will follow.

The second community forum will be a design charrette. Here the committee will present the Re-Development Criteria and receive confirmation concerning the most highly valued uses of the space by the community. This will be followed by a design work shop in which community members will break into four (or more as needed) groups to design their ideal use of the space, guided by the criteria that was discussed. The idea could be to role play as the development team creating the ideal project for the site. (Eric Stark, an architecture professor at University of Maine in Augusta will be asked if his students would like to volunteer their architectural knowledge and drawing capabilities to help community groups represent/draw their visions.) The community design charrette is proposed to occur in April.

Finally, some weeks after the design charrette, the Committee will distill the results into a report of the community process, the materials developed previously, and possibly a consolidated concept vision plan illustrating the best ideas from the charrette. These materials will be presented at a final community meeting. This report and material will then be presented to the City, and used to inform and guide the RFP and selection process.

City Staff

- Research the topics listed above 1) Site and Site Considerations (including zoning, appraised value, historic use), 2) Infill Development examples and 3) City housing needs.
- Create a place for the Adams Re-Use Committee on the city website
- Take meeting minutes
- Assist in organizing and facilitating the community forums and charrette
- Schedule meetings?

Matt and Dan,

- There is no contact list in Aaron's file, only the meeting minutes, attached. Do you have the contact information for the committee members?
- Please confirm with the committee date / time preferences for the first meeting.
- Would you send the electronic copy of the Draft Agenda for the Dec 7th meeting and the *Members Input from Adams School Re-Use Meeting* to city staff?

Adam's School Re-Use Committee

**Meeting Minutes
October 26, 2006**

Public Meeting – October 26, 2006, East End Community School – 7:00PM
Approximately 75 people in attendance.

Councillor Will Gorham – Introduction

Committee will be making recommendation to the City Council about the re-use of the Adams School site. Thank you to MHNOC for their work on this issue. The Committee will be working on the issue until maybe February or March, but it may take less time. The vision of the neighborhood will be put forward to the City Council. The focus is to make a better neighborhood and do the right thing for the site. We are going to hire an outside consultant, Alan Holt of Holt and Lachman Architects to help facilitate the process. No date has been set for our next meeting.

Aaron Shapiro, Housing & Neighborhood – Describes the Request for Proposal process for disposition of City owned property. Criteria for redevelopment would be part of the RFP.

The Committee introduced themselves: Dick D'Entremont, Cynthia Fitzgerald, Ken Bailey, Dan Hailey, Matt Thayer, Justina Marcisso

Commenter - Likes the idea of hiring Alan Holt and doing a planning workshop

Commenter - Do we have copies of the MNHO meeting information? (Answer is yes and these are available on the MNHO website).

Councillor Gorham - Shares listing of housing built from 2001 – 2006 with group.

Dick D'Entremont – We would like to arrive at a shared vision for the site.

Councillor Gorham – Commercial uses would require a zone change. Anything but R-6 takes a contract zone. Business uses raises concerns.

Justina Marcisso – How will we get feedback from the community?

Councillor Gorham – Alan Holt and the facilitated workshops will be a big part of that.

Charley Ferrante, Vesper Street – What's the value on the property?

Dick D'Entremont – its 1.5 acres. About 65,000 square feet.

Will Gorham – We'll get the value without the building under the existing R-6 zoning requirements.

Matt Thayer – City is committed to public participation. I envision the community development & design facilitator doing something like: Session #1 - examples of similar development around the country; Session #2 – developers come in to discuss what might work well; Session #3 – neighborhood brainstorm session. These could be on Saturdays.

Ken Bailey – What's the timeframe for building disposal?

Councilor Gorham – The building will revert back to City ownership from the School Department on December 31, 2006

Question – Would the City be interested in retaining the site for public use?

Councilor Gorham – Not likely the City Council will go for that. Most likely redevelopment use would be housing.

Loretta Griffin – Can you identify locations that have become commercial?

Councilor Gorham – It's unlikely the site will become a commercial property.

Question – Could you imagine parts of the property as public space?

Councilor Gorham – Yes, a playground in one part, for example.

Dick D'Entremont – Parking and traffic was very much part of the MNHO planning workshop discussion.

Nini McNamamy – I think we need to set criteria for redevelopment in advance of the RFP.

Question – What if the vision developed by the community is not met by the respondents to the RFP?

Question – Wants to know if the site has to be housing. Does the process preclude the creation of a park?

Councilor Gorham – Expect that it will be some form of housing.

Dick D'Entremont – At the MNHO the leading interests expressed were for open space and income for the City.

Ken Bailey – Could there be neighborhood doctor or dentist offices?

Councillor Gorham – I don't know.

Ninny McNamary – Parking is the key issue. Standards have to be established in advance.

Commenter – Why not public transportation or is that just a green fantasy?

Eric Stark – Alan Holt will run a session that will gather concerns. A second session will develop drawings – a charrette type process will end up with images.

Justina Marcisso – Need some outside facilitator to bring reality to the process. Hope positive comes out of this.

Question – Have any community surveys been done of residents?

Dan Hailey – We could do surveys.

Loretta Griffin – Buses don't work well. Transfers are a problem. When you have to take two buses it's a problem.

Question/Comment – Always questions of traffic and parking. We all have to leave the Hill for services. This is caused by the separation of services caused by zoning. It may be a pipedream to imagine fewer cars. The MNHO would love to see a walkable diverse community with a diversity of businesses.

Hillary Bassett – Discusses the South Portland, Brick Hill project. The RFP processes selected the developer. Let's not be stuck with a narrow vision.

Question – Any thought to split the site. Some taxable, some not.

Question – Has an environmental assessment been conducted?

Councillor Gorham – Not yet

Dan Hailey – I know there was once a repair garage on the site and before that a paint factory.

Dick D'Entremont – The height limit is 45 feet.

Councillor Gorham – We don't want tall buildings on the site.

Question – What's going on today with the site?

Councillor Gorham – Still owned by the School Department.

Various comments – The place is not controlled, the site is not secure, debris is left on the site when they removed the trailers.

Matt Thayer – The timeline needs to be determined. Should be fast for security but may be slower for the community process.

Jonah, Kellogg Street – Want to explore the possibility of a cooperative ownership model.

Eric Stark – The immediate concern is site security.

Loretta Griffin – The Baxter School area would be great for a mini-mall.

Question – Will the building be torn down?

Councilor Gorham – Most likely.

Comment – Citizen policing is a good thing. We need to do our part, show community pride and watch over the site during the transition.

Markos Miller – The core issues coming out of the MNHO meeting were: 1) Diversity of uses; 2) Diversity of housing types; 3) Public space; 4) Retain the site as a living part of the community, year-round and day-round.

Councilor Gorham wrapped up the meeting and told everyone they would be kept informed of Committee activities and the next community meeting.

Community Comes Together to Envision Adams School Site

On Thursday October 12th, some seventy members of the community attended the Autumn quarterly meeting of the MHNOC to share their ideas and concerns about the future use of the Adams school site. The site will soon come into the possession of the city, and most likely the building will be demolished, creating the potential for both a new use of the site and new structures. The site is about 65,000 sq/ft and is currently zoned R-6, allowing residential development at a density of 75 units for the site. This density would require two parking spaces per unit, equaling 150 spaces. The current height limit is 45'. R-6 zoning also allows "Neighborhood Center" uses, such as schools, community centers, churches, etc.

The purpose of the meeting was to begin the process of a community dialogue about our concerns, hopes, and visions for the site. It was agreed that the redevelopment of the site creates a great opportunity for the Munjoy Hill neighborhood, but that there are many risks as well.

Participants engaged in lively small group discussions facilitated by MHNOC Board members Katie Brown, Kevin Donoghue, Markos Miller, Nolan Thompson, and Jaime Parker. Members of the City Council appointed Adams Re-Use Committee were in attendance to see the process and hear neighbor input. This committee will make a recommendation to city hall no later than January 15, 2007.

Countless ideas, large and small were raised, too many to present on these pages. However, several themes emerged as the citizen groups discussed re-use of the site.

Adams school obviously has played an important role in the neighborhood for over fifty years, and many saw this historical connection as a quality to preserve: a central location in a strong safe neighborhood where many of us have gone to learn, vote, play, meet, and more over the decades. One group suggested the future site be named "Adams Square" to honor Mirada Adams, whom the original school is named after, and to connect to the recent history of the site.

Housing was number one on many lists. Participants saw this as a chance to strengthen a diverse local housing stock that serves a variety of ages and household types. A variety of housing configurations were suggested: cooperatively owned housing, affordable rental and owner occupied, live work space, and elderly housing, amongst others. Concerns with housing were predominately about too many units, too many cars, too many subsidized

units or too many high end units, and building scale and structure that did was not respectful of the neighboring homes.

The creation of indoor and/or outdoor space for the community was another common theme in the group discussions. Many wanted to maintain and strengthen the sense of a 'neighborhood center' that Adams has been; a familiar location, a place you can walk to safely, or allows the kids to go to to play. This theme was expressed in a variety of manners: a community or recreation center, educational programs, gardens, parks, playgrounds, a church, etc. Many saw this as one important component that could complement housing on the site.

There was also lively discussion in many groups about the possibility of changing zoning to allow some small scale retail ventures that could both meet some needs of the surrounding community and fit within the quiet residential pocket that surrounds Adams food co-op. While the site is on the #8 Metro route, it was noted such an endeavor would have to deal with limited parking and side-street vehicular access. Many participants expressed concerns that changing the zoning would allow retail that was not compatible with the residential neighborhood, was too big, or brought in too much traffic and noise.

Expanding the tax-base was another opportunity seen by many.

Community members also shared their concerns about how development might detract from the neighborhood. These generally fell into the categories of loss of current amenities (playground, snow-ban parking, community space), a facility that no one was directly accountable for maintenance of, and a development that was not respectful of the scale, needs, and style of the existing neighborhood. Parking, excessive traffic, and not expanding the tax base were mentioned repeatedly. Interestingly, many participants viewed the event the conversations themselves as opportunities; opportunities to discuss the needs of our community, to share ideas, to get to know our neighbors better, and to engage in the public process in a powerful and constructive way. The visioning process was described by some as a new way for our community to plan future development and changes, to envision how we would like our community to be, and then invite people to help us work towards that common vision, instead of a top-down decision making process. "This exercise can empower the community," suggested one MHN member, "Let's make sure it makes a difference."

All member input from this evening is being shared with the seven members of the Adams Re-Use Committee (Cynthia Fitzgerald, Daniel Haley, Justina Marcisso, John Noble III, Matthew Thayer, Ken Bailey and Dick D'Entremont. Ken and Dick will represent the MHNNO) This committee first meets at the time of this printing, Oct. 26th.

To see the notes of this meeting in detail see the MHNNO notice board at 92 Congress, or visit us on-line at munjoyhill.org. Please contact us if you are interested in becoming more involved in this process.

How does the MHNNO Agenda get put Together?

People often wonder how they can get their neighborhood organizations to work for them. The MHNNO is a 100% volunteer non-profit organization, which means that if you want to see the MHNNO get involved in something, it's best to step up and take some leadership within the organization.

Like any long-lasting sustainable organization the MHNNO does have priorities and some long term goals. However, there is always room to discuss new ideas and initiatives. The best way to go about this is to contact the Officers of the Board (Pres. VP, Secretary, and Treasurer) and let them know about the particular issue. We meet once a month to take care of basic business and to put together the agenda for the Board of Directors. In doing this we consider the various issues that have been raised by members, outside issues facing the neighborhood, and ongoing projects and long-term goals of the organization.

The Board meets the second Monday of the month to address the issues on the Agenda and to report on recent work of our committees. The agenda is put together in advance so that all board members can be prepared to make thoughtful decisions on the issues that confront us. Members of the public are always welcomed to attend, and MHNNO members are always able to speak to the board about their concerns. In these cases we ask that these members present the relevant information in a clear and concise fashion and ask the Board to consider this issue for a future meeting.

While the organization does try to assist to resolve problems, to connect community members, and to give them a voice, it is not our policy to take stands on issues facing the community. We want to be a place where all can come to speak, to listen, and to get involved in a respectful manner, not a place to be ignored, opposed, or rejected.

The MHNNO has a New Notice Board

Thanks to the hard work of the members of the Garden Tour this summer the MHNNO has given a notice board to inform the neighborhood of important upcoming events in on the Hill and relevant events around town. Come check it out at 92 Congress St.!

Members Input from Adams School Re-Use Meeting Organized Thematically

Strengths

(number of asterisks indicate how many of the 5 groups mentioned this idea)
What are the Strengths of the site?

Physical/Location

- Flat site**
- Large (1.5 acres)****
- Available land
- Currently has space for development
- City owned
- Existing structure/infrastructure****
- Central Location***
- Central to southern side of the hill**
- Zoned for residential
- Zoning allows for "Neighborhood Centers"

(Can this site be opened up to appropriate multi-use in a limited fashion that does not threaten the residential nature of the neighborhood?)
Possible underground parking

Transportation

- Near Metro #8 (Congress and Munjoy)****
- Beckett/O'Brien - low traffic street***
- Walkable and bikeable
- Easy access
- Well connected to Prom Opportunity/potential
- Close to water
- Near Amenities (St. Lawrence, businesses)

Other Assets

- Open space**** - could add to community
- Surrounded by diverse housing stock
- Parking**
- Playground
- Surroundings
- Quiet neighborhood
- Safe neighborhood
- In middle of strong neighborhood community

History

- History for Community**
- Familiarity as public Space
- Established Sense of Place and Community**
- Hidden surprise in the neighborhood

Serves a multitude of purposes

Weaknesses

What are the Weaknesses of the site?

Physical

Existing Structure - dated/ugly****

Building in the way of plans

Building - environmental hazard?

Probably contaminated soil**

Existing building not handicap accessible

Paved over

Road blocked

Access to site, not on main drag

Poor traffic capacity

Vulnerable to development

Expensive to convert

Zoning

Current zoning allows 'monstrous' development

Current zoning allows too many units and parking

Zoning precludes commercial development**

Restricted zoning

Parking

Limited street parking

Lack of parking

Current Use

Undersued

Vacant building attracts nuisances, vagrancy, vandalism

Reputation as an afterhours hot spot in summer

Not being maintained - parks and rec, city, school dept, library - who's in charge?

?? Only community run concern ??

Opportunities

What Opportunities does this site present to the community?

Serving Diverse Populations

Housing
 Elderly housing
 Meet housing needs of seniors within their own neighborhood
 Personal connection to youth/teens
 space for teens/young adults for constructive activities
 after school programming
 opportunity to address needs of migrant community - get their input
 services, children, education

Possible Changes of Use

zoning can be changed
 Multi-use/mixed use***
 Commercial and residential
 affordable home ownership
 affordable housing**
 co-housing or other type of co-op housing
 cooperative ownership
 Home for non-profit
 community garden**
 greenspace
 open space
 small commercial
 marketplace
 Food co-op
 artist space**
 community art
 playground
 community space

Benefits to City

income for city****
 opportunity to strengthen community**
 continue fabric of diverse housing stock
 "Adams Square" - honor Mirada Adams, creat identity for neighborhood
 needs assessment for neighborhood
 address community needs
 make neighborhood more desirable

Transportation and Meeting Places

integration to transit
 add to walkable neighborhood**
 meet more neighborhood shopping needs
 lively hub
 great architecture
 great landscaping
 perpetuate diversity of Hill
 (age, incomes, cultures, etc)

Enhance Neighborhood

Qualities

employment opportunities
surrounding property
could increase the value of

Opportunities p. 2

Other

power of city government

thoughtful sustainable development driven by the vested community

Community Empowerment

Community Input

Create criteria/vision for community

Opportunity to save disappearing community spaces

new model for community development

show community power we have when understand/engage in process

possible neighborhood input may impact final use

historic opportunity

local control

Threats What possible Threats might present themselves to the community through development of this site?

Current Status

Vacant building attracts vandalism, trash, unsafe**
Long Term vacancy, urban blight
Neglect of site (do-nothing)

Housing/Use Concerns

Outcome could change Munjoy Hill community
No clear accountability/ ownership of new development
Gentrified/high end development w/o connection to community
High income housing**
Pricing people out
Low income housing affecting property values
Poorly-managed low income housing
City's' definition of affordable housing

Aesthetics

'eye sore'
Homogeneity in use, appearance, population
Big box look
Light and noise pollution
Congestion/Public Safety
Over-crowding- units, cars**
Too much traffic/congestion**
Scale that is not respectful of existing
buildings**
Creation of more emergency calls

Community Empowerment/Process

City ignores public input
City pursues most profit
Development goes to 'same old players', out of state contract
Outside interests
Missed opportunity
Loss of community voice
Use not responding to community needs
No community vision
Power of city government
Developers vision -not useful to local community

Threats p. 2

Uses

Chain stores
 Large commercial venture
 Loss of playground
 Loss of emergency parking**
 Competition for on street parking

income

Finances

Unbalances taxes and services
 Non profit owner not paying taxes

Other

Competition
 Loss of community Use
 Proposal may not conform to zoning
 Zoning can be changed
 Income to city / pushes out/ perception of

Visions

What uses do you envision for the Adams Site?

Conceptual

50/50 open space/ development
non-profit incubator/shared infra-structure
non-profit space
gathering space for community
free function space to residents (rent to others)
balconies- own the outside as well as the inside
strategic planting of trees
tear down immediately
great architecture
low impact pedestrian friendly
consistent w/ neighborhood trends
"between ocean and lighthouse"

Housing

appropriate mixed use housing
senior housing (assisted and/or independent) w/ courtyard, outdoor space
play (loud) entrances and quiet entrances
small scale senior housing
diversity of housing- various ages (split by Beckett/O'Brion)
entirely affordable housing
rental housing for families
multi-use housing (artists, low income, family)
mixed income cooperative
owner occupied multi-unit housing
live/work space**

Community Space

multi-use community space
affordable space in general
community center**
meeting space (movies, lectures, etc)
community gardens**
multicultural center
teen center
rec. center
inner green spaces (Beckett/O'Brion parcel)

Commercial

small scale businesses (retail, grocery,
co-op, coffee, hardware)
retail that meets needs and fits style of
community
mixed use w/ retail (local food)
produce market ***
theater/dinner theater

athletic facilities, pool, classes, wellness (like Freeport "Y")

Visions p. 2

Specific Uses and Places

- park/plaza/piazza**
- zocalo
- landscaping
- arboretum
- community garden and greenhouse
- playground**
- swimming pool
- boatbuilding
- artist studio space***
- adult education
- home of immigrant organizations
- Accessible library

Non-Profits

- faith based mission work/community service
- church and community center (accountable ownership structure)
- community non-profits**
- community college
- educational space

Process

- model for other community school conversions
- build on strength of community
- community driven development

Portland's Future: Building on Neighborhood Stability and Integrity

Policy #3: Maintain and enhance the livability of Portland's neighborhoods as the City grows and evolves through careful land use regulation, design and public participation that respects neighborhood integrity.

OBJECTIVES FOR POLICY # 3

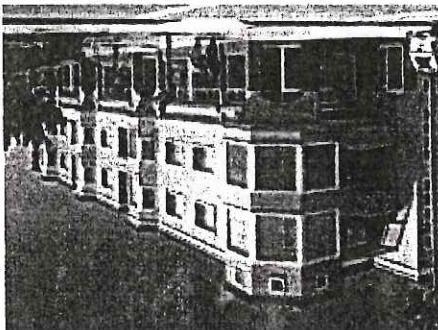
Objective 3.a: While accommodating needed services and facilities, protect the stability of Portland residential neighborhoods from excessive encroachment by inappropriately scaled and obtrusive commercial, institutional, governmental, and other non-residential uses.

Actions:

3.a.1. Maintain residential zoning along arterials where it currently exists and encourage increased residential densities and mixed uses within the business zones in the downtown and throughout the community.

3.a.2. Evaluate and update, as needed, the current residential zoning to discourage the demolition or conversion of residential properties for non-residential uses.

3.a.3. Encourage well-planned developments and uses to enhance compatibility between residential and non-residential uses.



Example of commercial uses on first floor and residential units above.

3.a.4. The City should work with its colleges and universities to assure new construction of affordable student housing, to meet the current and future needs created by their long-term goals for expansion.

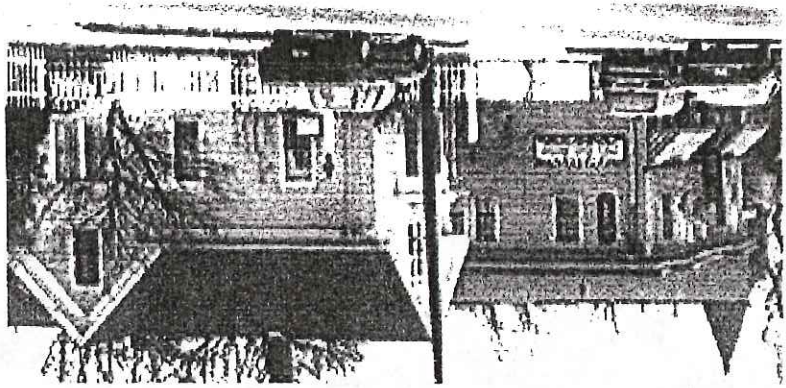
Objective 3.b: Support Portland's livable neighborhoods by encouraging a mix of needed uses and services within walking distance of most residents.

Actions:

3.b.1. Promote a mix of housing types, small retail and service businesses, community services, and open space/recreation opportunities of appropriate size, scale and type within each neighborhood through City policies and programs such as zoning for mixed use projects, Land Bank Commission efforts and parks planning.

3.b.2. Protect safety and stability of Portland neighborhoods by enforcing the approved density regulations as prescribed in the Portland Zoning Ordinance.

Mix of uses along Stevens Avenue



Objective 3.c: Encourage innovative new housing development, which is designed to be compatible with the scale, character, and traditional development patterns of each individual residential neighborhood.

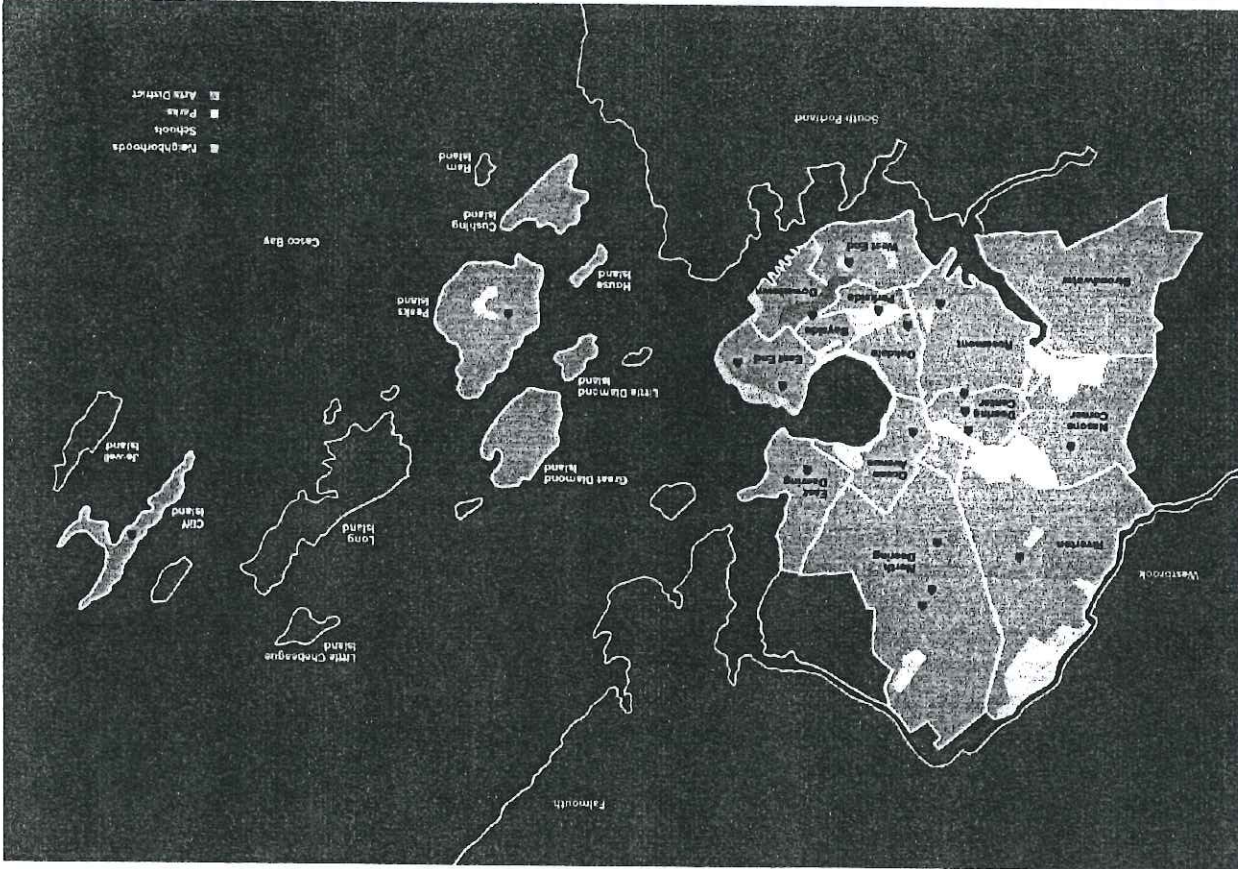
Actions:

3.c.1. Evaluate and update, as needed, the current zoning and subdivision codes to encourage new residential development that:

- Offers diverse and quality living options;
- Provides traditional neighborhood elements;
- Promotes a walkable city; and
- Is compatible with Portland's existing neighborhoods.

3.c.2. Adopt neighborhood design guidelines as part of Portland's land use code for new housing and substantial rehabilitation that are compatible with the character and patterns of development found within each neighborhood.

Portland Neighborhoods



Objective 3.d: Encourage new housing development in proximity to neighborhood assets such as open space, schools, community services and public transportation.

Actions:

3.d.1. Create neighborhood inventories of assets such as open space, recreation facilities, schools, services and public transportation.

3.f.2. Support educational outreach efforts to discuss and illustrate the benefits, issues, and potential design solutions associated with increased densities in residential neighborhoods.

3.f.1. Involve Portland's neighborhoods in creating and supporting innovative housing solutions in each neighborhood.

Actions:

Objective 3.f: Encourage Portland's neighborhoods to address the City's housing issues through the neighborhood based planning process.

3.e.8. The Departments of Planning and Development and Parks and Recreation will work with neighborhoods to update the City's open space plan, "Green Spaces Blue Edges".

3.e.7. The City will preserve publicly owned neighborhood amenities, such as trails, athletic fields, and parks.

3.e.6. The Department of Public Works and Portland Police Department will continue to work with neighborhoods to address traffic issues and enforce traffic laws.

3.e.5. The Portland Police Department will continue to increase public safety by working with neighborhoods on community policing, crime watch and other public safety programs to ensure neighborhoods remain safe for residents and visitors.

3.e.4. The Departments of Public Works and Parks and Recreation will continue to work together to ensure neighborhood public improvements are safe, attractive and well maintained.

3.e.3. Work with owners and developers to find productive uses for vacant and underutilized lots.

3.e.2. Ensure that all properties are kept clear of debris and derelict vehicles.

3.e.1. Aggressively enforce the City's housing and health codes that require owners to maintain their properties.

Actions:

Objective 3.e: Ensure the integrity and economic value of Portland's neighborhoods.

3.d.3. When projects seek City funds, give preference to projects seeking City funds that are located within a walkable distance to neighborhood assets.

3.d.2. Use neighborhood asset inventories to identify housing sites for new development as part of the neighborhood based planning process. Establish priorities for selecting properties for housing development.

Objective 3.g: Encourage neighborhood populations that are economically, socially, culturally and ethnically diverse.

Actions:

- 3.g.1. Encourage a mix of housing types for all ages, household sizes, and incomes throughout the city.
- 3.g.2. Discourage displacement of long-term neighborhood residents through enforcement of the City's ordinances, such as the condominium conversion ordinance, and the adoption of long-term affordability restrictions on City assisted housing developments.
- 3.g.3. Work with local, state and federal housing agencies and organizations to obtain resources and implement housing programs that enable residents to remain in their neighborhoods, such as rental housing vouchers.
- 3.g.4. Work with local, state and federal housing agencies and housing developers to preserve Portland's existing affordable housing units as assisted developments.
- 3.g.5. Increase density where appropriate in order to achieve neighborhood diversity.

Population and Households by Neighborhood: 1990 to 2000

Table 8

	2000		1990		2000		1990		2000		1990		2000		Percent Change
	Population	Change	Population	Change	Households	Change	Households	Change	Households	Change	Household size	Change	Household size	Change	
East End	4,782	(541)	5,323	(541)	2,397	(541)	2,356	(541)	41	2%	1.99	2%	1.99	41	-10%
Downtown	3,125	(125)	3,250	(125)	1,709	(125)	1,846	(125)	(137)	-7%	1.42	-7%	1.42	(137)	-3%
East Bayside	2,200	(89)	2,289	(89)	881	(89)	878	(89)	3	0%	2.46	0%	2.46	3	-4%
West Bayside	916	117	799	117	451	117	427	117	24	6%	1.66	6%	1.66	24	-1%
Parkside	4,676	387	4,289	387	2,542	387	2,239	303	303	14%	1.72	14%	1.72	303	-4%
West End	6,195	45	6,150	45	3,395	45	3,278	117	117	4%	1.74	4%	1.74	117	-7%
Valley Street	1,274	(30)	1,304	(30)	698	(30)	664	34	34	5%	1.80	5%	1.80	34	-7%
Oakdale	3,257	(58)	3,315	(58)	1,620	(58)	1,440	180	180	13%	1.93	13%	1.93	180	-12%
Rosemont	4,496	(76)	4,572	(76)	1,894	(76)	1,831	63	63	3%	2.35	3%	2.35	63	-5%
Ocean Ave	3,782	(3)	3,785	(3)	1,799	(3)	1,659	140	140	8%	2.10	8%	2.10	140	-8%
Deering Center	4,334	(247)	4,581	(247)	1,931	(247)	1,934	(3)	(3)	0%	2.20	0%	2.20	(3)	-5%
Nasons Corner	3,520	(214)	3,734	(214)	1,378	(214)	1,376	2	2	0%	2.39	0%	2.39	2	-8%
Libbytown	1,590	(168)	1,758	(168)	721	(168)	722	(1)	(1)	0%	2.20	0%	2.20	(1)	-9%
Stroudwater	671	70	601	70	261	70	231	30	30	13%	2.57	13%	2.57	30	-1%
North Deering	10,111	485	9,626	485	4,192	485	3,865	327	327	8%	2.35	8%	2.35	327	-4%
Riverton	4,951	579	4,372	579	1,920	579	1,630	290	290	18%	2.55	18%	2.55	290	0%
East Deering	3,357	(163)	3,520	(163)	1,452	(163)	1,369	83	83	6%	2.23	6%	2.23	83	-10%
Islands	1,012	122	890	122	473	122	409	64	64	16%	2.14	16%	2.14	64	-2%
City of Portland	64,249	91	64,158	91	29,714	91	28,154	1,560	1,560	6%	2.08	6%	2.08	1,560	-6%

Note: Long Island was removed from 1990 data for comparison purposes

Source: Prepared by the Greater Portland Council of Governments using US Census Data

Portland's Future: Ensure an Adequate and Diverse Supply of Housing for All

Policy #1: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future.

OBJECTIVES FOR POLICY #1

Objective 1.a: Ensure the construction of a diverse mix of housing types that offers a continuum of options across all income levels for both renter and owner-occupied, including but not limited to the following:

- i. Affordable housing², including starter homes;
- ii. Housing units for decreasing household sizes, such as young professionals, empty nesters, single-parent households, and senior citizens;
- iii. Medium and high priced options for the "move-up" market;
- iv. Housing for special markets, such as Single Room Occupancy (SRO) units, student or dormitory housing, group homes, and artist housing including live/work opportunities;
- v. Higher density housing, such as row houses, small lots, reuse of non-residential buildings, and mixed use buildings;
- vi. Rental units for large families with children;
- vii. Housing development that encourages community, such as co-op housing;
- viii. Housing with a range of services and medical support for the elderly and special needs population, including assisted living, congregate care, group homes and nursing homes; and
- ix. Emergency Shelters for the homeless and transitional housing for individuals and families striving for independence.

Actions:

- 1.a.1. Evaluate and update current zoning to incorporate flexible provisions and incentives to encourage all types of housing. Establish zoning provisions that enhance neighborhoods with compatible and high quality housing developments.
- 1.a.2. Evaluate and update, as needed, the building code with reasonable and flexible provisions to encourage a variety of housing types that are well built and safe.
- 1.a.3. Develop financial incentives, partnerships, zoning incentives³ and non-regulatory options to increase the diversity of Portland's housing stock.
- 1.a.4. Encourage all neighborhood based planning efforts to include within neighborhood plans the development of a diverse mix of housing types to aid in addressing the city's need for both rental and home ownership opportunities.

² Affordable Housing: Housing that costs 30% or less of a household's gross income. The term is generally used in this plan to refer to housing that is affordable to households earning less than 80% of the median for the Portland MSA (Metropolitan Statistical Area).

³ Zoning incentives may include, but are not limited to, density bonuses for public benefits such as handicapped accessibility (universal design), long-term affordable housing, quality design, open space, and other desired community amenities.

Objective 1.b: A variety of housing choices should be available such that no one should have to spend more than 30% of their income for housing.

Actions:

- 1.b.1. Maintain Portland's current proportion of subsidized⁴ units to its total housing stock. Establish a target of at least 20% of the total number of new housing units will be subsidized for households earning 80% or less of the region's median income.

- 1.b.2. Encourage the Portland Housing Authority to become active in the development of more housing and support them in their efforts.
- 1.b.3. Seek financial incentives and partnerships that increase the affordable housing options for households earning less than 120% of the Portland MSA's median income.
- 1.b.4. Support state and federal legislation that would provide new incentives for development of both rental and home ownership housing, such as tax increment financing, employer assisted housing and housing trust funds.

- 1.b.5. Evaluate financial incentives that could be employed by the City to create housing, including TIF program, the assessment of impact fees and linkage fees, and other incentives.
- 1.b.6. Significantly increase the percentage of Portland's annual HUD funding allocated for the creation of affordable housing, including rental, home-ownership and supportive housing options. Support financing programs that assist with land acquisition, new construction, mortgage assistance, new infrastructure, and conversion of non-residential structures to housing.
- 1.b.7. Allocate a portion of Portland's annual HUD funding to build the capacity of non-profit community development corporations to build and manage rental and/or home ownership housing.
- 1.b.8. Establish a consistent City policy regarding the payment of taxes or a PILOT (Payment in Lieu of Taxes) Program for non-profit housing developers.

Objective 1.c: Encourage higher density housing for both rental and home ownership opportunities, particularly located near services, such as schools, businesses, institutions, employers, and public transportation.

Actions:

- 1.c.1. Evaluate and update current zoning, as needed, to encourage higher density multi-family developments and mixed use projects that incorporate housing, particularly along major public transportation routes, near service areas, and in redevelopment or infill areas, where appropriate.
- 1.c.2. Evaluate land use patterns and update current zoning, as needed, to support development of higher density subdivisions with smaller lots and a variety of housing types, where appropriate, to increase Portland's attractiveness to new markets of home buyers and address changing demographic trends, including:

⁴ Subsidized Housing: Housing that has received financial or other forms of government assistance, e.g. density bonuses and other mechanisms to offset costs and to achieve the goal for more affordable housing.

Objective 1.d: Increase Portland's rental housing stock to maintain a reasonable balance between supply and demand yielding consumer choice, affordable rents, and reasonable return to landlords.

Actions:

1.d.1. Implement the existing Bayside Plan, which has the stated goal of creating 300 units in the Bayside area over the next five years and an additional 500 units in the next 25 years; a significant portion of which will be rental units.

1.d.2. Evaluate and update current zoning, as needed, to eliminate barriers to the creation of rental housing and facilitate development of accessory rental units within existing single-family dwellings and accessory structures where compatible with existing neighborhood character.

1.d.3. Encourage all developers, especially those seeking City funds, to build rental units of three or more bedrooms to accommodate larger families.

1.d.4. Monitor fair market rent levels and work with the Portland Housing Authority to request exception rents from HUD when needed.

1.d.5. Support a variety of affordable rental options for senior citizens.

1.c.5. Seek and encourage implementation of options to combine economic development strategies and public/private partnerships with housing policies to create higher density housing and mixed-use developments in business zones.

1.c.4. Seek and encourage implementation of innovative approaches to addressing residential parking needs by the city and private developers, such as the shared use of commercial parking lots, overnight use of parking garages and other off-site solutions.

- Condominiums;
- Townhouses;
- 2 to 4 unit buildings;
- Live/work options; and
- High-density multi-family housing.

1.c.3. Encourage housing within and adjacent to the downtown. Evaluate and update current zoning and building codes, as needed, to facilitate new housing and redevelopment opportunities, including:

- Affordable starter homes for families with children;
- Affordable retirement homes;
- Townhouse style homes; and
- New condominiums.

Objective 1.e: Increase home ownership opportunities for all types of households and all income levels.

Actions:

1.e.1. Implement the existing Bayside Plan, which has the stated goal of creating 300 units in the Bayside area over the next five years and an additional 500 units in the next 25 years; a significant portion of which will be owner-occupied.

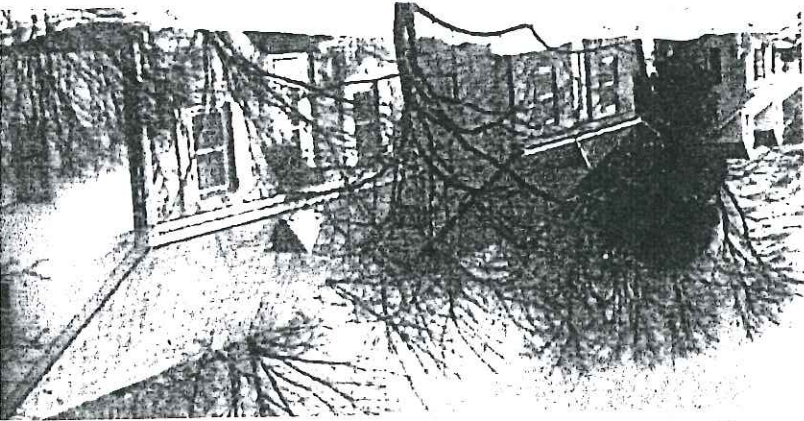
1.e.2. Facilitate the development of 200 affordable owner occupied units throughout the remainder of Portland, with an emphasis on starter homes for families with children.

1.e.3. Encourage opportunities for the development of homes that are attractive to those households moving up in the real estate market, whether in traditional settings, or other innovative developments, so Portland can remain competitive with surrounding suburban communities.

1.e.4. Maintain, strengthen, and expand opportunities for home ownership assistance through City programs, such as New Neighbors and Homeport.

1.e.5. Support affordable home ownership options for senior citizens.

Traditional neighborhood with small cape style homes off Ocean Avenue



Objective: 1.f: Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters and transitional housing to permanent housing (rental and homeownership), which offers appropriate supportive services.

Actions:

1.f.1. Increase the amount of supportive housing for persons with disabilities, the frail elderly, homeless families and individuals, and person with other special needs that desire and need to live in an urban area where services are available.

1.f.2. Ensure in total, at least ten percent (10%) of all new housing will be designed as handicapped accessible units for both young adults and senior citizens. Encourage universal design standards for handicapped accessibility in new housing.

1.f.3. Create enough shelter beds to ensure that no one is forced to sleep outside due to a lack of beds in emergency shelters.

1.f.4. Support funding applications to state and federal agencies from non-profit developers for new supportive housing facilities.

1.f.5. Promote proposals for the creation of new assisted-living and congregate living facilities for frail low-income senior citizens who require supportive housing.

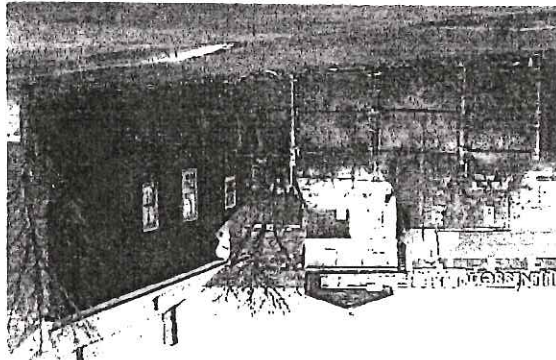
1 h.2. The City's Planning and Development Department should assist existing businesses and new businesses seeking to expand or locate in Portland with creating and locating housing opportunities for new employees.

- Integrate neighborhood based planning and neighborhood interaction;
- Information about the City's development review rules and procedures;
- Financial resources;
- Available real estate; and
- Demographic data.

1 h.1. Create a "one stop shopping" housing office in the City to assist developers who are proposing new housing projects in Portland. Provide assistance and information in the following areas as needed:

Actions:

Objective 1.h: Promote Portland as a Pro-Housing Community.



Example of a Vacant Lot

1.g.3. Continue to develop housing projects as pilot ventures with a neighborhood, a developer and the City as partners, which utilizes City-owned or tax acquired property and other incentives (i.e. Unity Village model).

1.g.2. Develop a disposition policy for City-owned and tax-acquired property that is in keeping with the City's adopted Housing Plan.

1.g.1. Coordinate with the Land Bank Commission to create a real estate inventory, including vacant land and potential redevelopment opportunities, where new housing can be developed in each neighborhood.

Actions:

Objective 1.g: Identify vacant land and redevelopment opportunities throughout the city to facilitate the construction of new housing.

1.f.7. Ensure an adequate supply of transitional housing facilities.

1.f.6. Encourage proposals from developers that will transition homeless families and individuals out of emergency shelters and transitional facilities into permanent housing, including single room occupancy (SRO) units.

- 1.h.3. Develop an educational and public relations campaign to educate the public and the real estate industry on the benefits of living in the City of Portland, including services, accessibility, trails/open space/recreation opportunities, educational opportunities, cultural life, and other attributes, so that the home buying market is well informed about the qualities of Portland.
- 1.h.4. Develop an educational and public relations campaign about Portland's housing needs to destigmatize public perceptions about affordable housing.

Portland's Future: Sustainable Development

Policy #5: Portland's Comprehensive Plan encourages a manageable level of growth that will sustain the City as a healthy urban center in which to live and work and to achieve a shared vision for Portland. Portland should encourage sustainable development patterns and opportunities within the City by promoting efficient land use, conservation of natural resources, and easy access to public transportation, services, and public amenities.

OBJECTIVES FOR POLICY # 5:

Objective 5a: Encourage growth in Portland that strives for a dynamic balance of the essential elements of the city, such as excellent schools, diverse housing choices, proximity to services and employment, increased public transit usage, expanded economic base, high quality services, and an affordable tax rate.

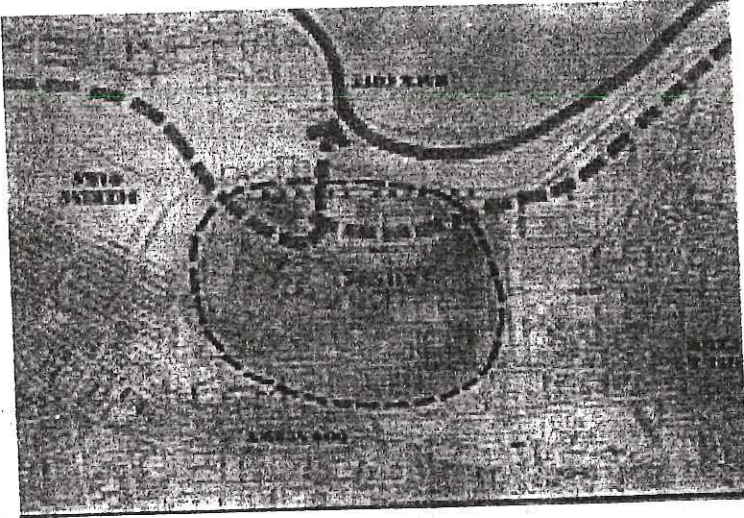
- Actions:**
- 5.a.1. Target Portland to achieve and maintain a 25% share of Cumberland County's population.
 - 5.a.2. Analyze and promote the public benefits of growth for Portland as the County's urban center.
 - 5.a.3. Integrate Portland's housing and economic development incentives to encourage growth and take advantage of the city's capacity to accommodate more people.
 - 5.a.4. Monitor and assess the impacts of growth on the City's infrastructure and adjust policies accordingly.
- Objective 5 b:** Maximize development where public infrastructure and amenities, such as schools, parks, public/alternative transportation, sewer lines, and roads exist or may be expanded at minimal costs.

Actions:

- 5.b.1. Locate new housing along or within walking distance of major transportation corridors to increase use of METRO and encourage alternative modes of transportation.
- 5.b.2. Encourage infill development on vacant lots along accepted city streets.
- 5.b.3. Encourage new housing near neighborhood schools and in proximity of public parks and athletic facilities throughout the city.

5.b.4. Encourage higher density housing along arterials and in and near the downtown, with particular attention to the redevelopment of Bayside according to the adopted Bayside Plan.

Concept of Bayside for neighborhood redevelopment plan.



Objective 5.c.: Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing.

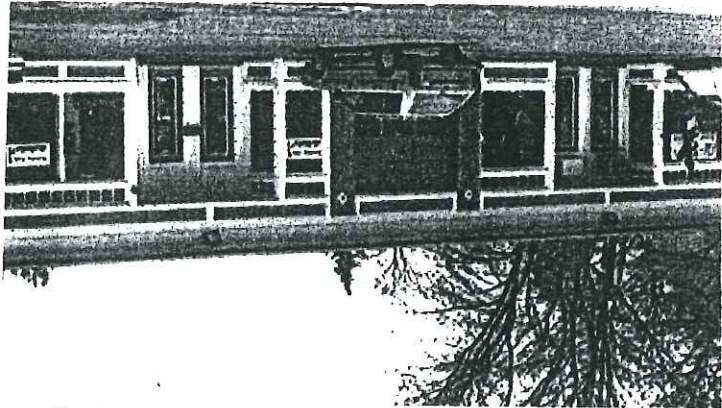
Actions:

- 5.c.1. Encourage major institutions and employers to invest in housing in proximity to work places.
- 5.c.2. Explore opportunities to combine housing and economic development initiatives for more integrated mixed-use developments near employment centers.
- 5.c.3. Explore the potential of Portland constructing streets within undeveloped right-of-ways to encourage infill housing near existing infrastructure and neighborhood centers.

Objective 5.d.: Encourage neighborhood business centers throughout the city to reduce dependence on the car and to make neighborhood life without a car more practical.

Actions:

- 5.d.1. Encourage and build neighborhood centers with small-scale retail and service businesses at appropriate areas within neighborhoods.
- 5.d.2. Encourage strong pedestrian links between residential areas and business areas.
- 5.d.3. Encourage innovative development and redevelopment proposals that increase density and incorporate residential housing above first floor businesses by facilitating the review process and considering flexible shared parking options.



Neighborhood businesses in Rosemont

- 5.d.4. Encourage redevelopment of underdeveloped land such as surface parking lots, where appropriate, to more efficiently utilize available land.

Objective 5.e.: Locate and design housing to reduce impacts on environmentally sensitive areas.

Actions:

- 5.e.1. Support the efforts of Portland's Land Bank Commission to preserve the most sensitive and important natural areas within the city.
- 5.e.2. Encourage sensitive land development designs and construction methods that minimize impacts on the environment and investigate innovative solutions and collaborative approaches to address stormwater separation and management through natural means.
- 5.e.3. Explore ways to use zoning and other regulatory tools to encourage environmentally friendly development.

Objective 5.F: Design housing using new technologies and materials that reduce costs and increase energy efficiency.

Actions:

- 5.F.1. Collaborate with the construction industry and environmental organizations to develop educational materials and public outreach efforts to encourage the design, construction, and rehabilitation of energy efficient homes.
- 5.F.2. Encourage energy efficient rehabilitation and new construction for City assisted housing.
- 5.F.3. Periodically review City codes to minimize conflicts between existing codes, and emerging or new cost-efficient technology.

HOUSING AND POPULATION¹

I. A SHORTAGE OF HOUSING

Portland is experiencing a significant shortage of all types of housing and thus, current housing demands are unmet. Changes in the city's demographics and the limited amount of housing created over the past decade all contribute to the shortage. Portland seeks to encourage construction of new housing units through land use regulations and financial incentives. Increasing Portland's housing stock in developed urban areas of the city is challenging, but necessary for the long-term health of the city.

Condition One: Portland has a shortage of housing units because nearly two households were formed for every new housing unit created since 1990.

Facts: between 1990 and 2000:

<u>Portland Data</u>		<u>Cumberland County Data</u>	
• Total Population 64,249 people	• Total Population 265,612 people	• Added 22,477 residents	• Added 22,477 residents
• Added 91 new residents	• Added 13,477 households	• Added 12,710 new housing units	• Added 12,710 new housing units
• Added 854 new housing units	• Vacancy rate 2.3%	• Vacancy rate 1.7%	• Average hshld size for Cumberland County decreased by 5% from 2.61 to 2.49
• Average household size decreased by 6%, from 2.21 to 2.08			

The City of Portland is home to 64,249 people, which is essentially the same number of people living in the city in 1990. Portland added 91 new residents for a growth rate of 0.1% during the last decade (see Table 1). Cumberland County added 22,400 new residents, which is a 9% increase in the county's population. More significantly, the balance of Cumberland County (minus Portland) grew by 13% in population.

During this past decade, the demand for housing increased significantly due to a change in the average number of people living in each housing unit. Each occupied housing unit is referred to as a household. The city's average household size dropped from 2.21 to 2.08. This drop in household size is the result of the growth in single person households and other non-family type households. The city lost 1,090 families and gained 2,650 new non-family households. These changes resulted in a net gain of 1,560 new non-family households in Portland. Essentially, the city needed 1,560 more units to accommodate virtually the same number of residents.

¹ Housing: Sustaining Portland's Future, draft plan April 2002, statistics prepared by Karen Martin, Greater Portland Council of Governments. Edited 2002.

Cumberland County also experienced a decline in the average household size with an accompanying increase in the number of households formed. The average household size in the balance of Cumberland County declined by 5% from 2.61 to 2.49. While this decline is similar in magnitude as in Portland the average household size is significantly larger than Portland's figure of 2.08 persons per household. Again in the balance of Cumberland County experienced a growth in the number of households three times greater than Portland (an increase of 18%).

Population and Households: 1990 to 2000

	City of Portland	Balance of Cumberland County	County
2000 Population	64,249.00	201,363.00	265,612.00
1990 Population	64,158.00	178,977.00	243,135.00
Population Change	91.00	22,386.00	22,477.00
Percent Change	0%	13%	9%
2000 Households	29,714.00	78,275.00	107,989.00
1990 Households	28,154.00	66,358.00	94,512.00
Household Change	1,560.00	11,917.00	13,477.00
Percent Change	6%	18%	14%
2000 Household Size	2.08	2.49	2.38
1990 Household Size	2.21	2.61	2.49
Percent Change	-6%	-5%	-4%

Source: U.S. Census 2000

Table 1

The total number of housing units in Portland is 31,864, which is an increase of 854 units since 1990. The distribution of the housing types has remained relatively constant with single family and two-family homes maintaining the same percentage share of the housing stock. A decline in the number of buildings with 5 to 9 units was offset by an increase in the number of buildings with 10 or more units. The distribution of Portland's housing stock is shown in Table 2 below. In general, the housing stock in surrounding communities is primarily single family with fewer multi-family units than in Portland. The cities of South Portland and Westbrook do have more multi-family unit options than other Cumberland County towns (see Table 3).

Table 2

Housing Units by Structure Type for 1990 and 2000

	Portland 2000	% City	Portland 1990	% City
Total Housing Units	31,864	100.0%	31,293	100.0%
1-unit, detached	11,169	35.1%	10,995	35.1%
1-unit, attached	1,508	4.7%	1,347	4.3%
2 to 4 units	8,935	28.0%	8,617	27.5%
5 to 9 units	3,650	11.5%	4,048	12.9%
10 or more units	6,526	20.5%	5,982	19.1%
Mobile home, trailer, or other	76	0.2%	304	1.0%

Source: US Census Bureau

Table 3

Municipal Comparisons of Housing Size Distribution Portland and Surrounding Communities in Cumberland County										
Housing Size	Portland		South % of Portland Total		Westbrook Total		% of Scarborough Total		% of Fal-mouth Total	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Total Housing Units	31,864	100%	10,349	100%	7,089	100%	7,233	100%	4,169	100%
1-unit, detached	11,169	35%	6,096	59%	3,532	50%	5,644	78%	3,383	81%
1-unit, attached	1,508	5%	427	4%	316	4%	435	6%	225	5%
2 units	3,844	12%	1,160	11%	923	13%	210	3%	145	3%
3 or 4 units	5,091	16%	909	9%	934	13%	290	4%	125	3%
5 to 9 units	3,650	11%	401	4%	520	7%	323	4%	65	2%
10 to 19 units	2,192	7%	496	5%	134	2%	59	1%	35	1%
20 or more units	4,334	14%	844	8%	439	6%	9	0%	174	4%
Mobile home	76	0%	10	0%	291	4%	263	4%	17	0%
Boat, RV, van, etc	-	0%	6	0%	-	0%	-	0%	-	0%

Source: US Census 2000

Since 1990, 1,560 new households were added in Portland, but only 854 housing units were built. Because the number of new households exceeded the number of new units built, the supply of vacant units decreased to an unusually low number. The Census reports vacancy rates of 2.3% and 1.7% for Portland and Cumberland County, respectively. This limited supply affects all types of housing units and all income levels. In addition, the demand for housing for persons with disabilities continues to grow. Many persons with disabilities seek to live in the city to be in proximity to employment, public transportation, medical services, and support services.

The number of housing units located in each neighborhood is shown on Table 4 for 1990 and 2000. Portland's Downtown had the most significant drop in the number of housing units, followed by East Bayside, West Bayside, Deering and Libbytown. The loss of housing units in the downtown may be attributable to a decline in the number of units classified by the Census as "other". This category includes mobile homes, vans, and group quarters. For additional neighborhood information, refer to "A Profile of Portland Neighborhoods Population and Housing Statistics Us Census Bureau: 2000" in the appendix.

Table 4

Total Housing Units by Neighborhood		2000	1990	Change
Neighborhoods	Units	Units	Units	Change
East End	2,579	2,545	34	
Downtown	1,895	2,200	(305)	
East Bayside	937	971	(34)	
West Bayside	465	486	(21)	
Parkside	2,676	2,634	42	
West End	3,549	3,531	18	
Valley Street	779	766	13	
Oakdale	1,690	1,522	168	
Rosemont	1,952	1,888	64	
Ocean Ave	1,885	1,728	157	
Deering Center	1,997	2,015	(18)	
Nasons Corner	1,412	1,399	13	
Libbytown	747	751	(4)	
Stroudwater	267	239	28	
North Deering	4,324	3,982	342	
Riverton	1,989	1,814	175	
East Deering	1,500	1,456	44	
Islands	1,219	1,081	138	
City of Portland	31,862	31,008	854	

Source: U.S. Census 2000

Condition Two: Lack of housing supply causes price increases for both renters and owners.

Facts: in 2000:

Rental Statistics

- 57.5% of Portland households are renters
- 47.6% of all renters in Cumberland County live in Portland
- Rental rates increased 70% over last ten years.

Home Ownership Statistics

- Sales prices increased 44% in Portland and 39% in the County between 1992 and 2000.
- 43% of Portland residents own their home
- 67% of County residents and 72% of Maine residents own their homes.

Portland is home to 24% of Cumberland County's population (a decrease since 1960 when Portland was 40% of the County's population) and nearly 50% of all renters in the county. While the homeownership rate in Portland is lower than the County's overall rate, it is higher than many other comparable cities. Year round housing represents 97% of Portland's housing stock, with seasonal units located on the Islands.

In 1990, 48.5% of Portland's population earned 80% or less of the median income for the Portland MSA. Current estimates indicate this income breakdown has remained constant. Also, 25% of the households under 80% of the median pay more than 30% of their income for housing costs.² Paying a disproportionate share of household income for housing increases the risk of homelessness. Portland's emergency shelters reached an all time high for bed-nights provided in 2000/01.

Table 5
Population and Housing Units by Ownership in 2000
Comparison of Portland and Cumberland County

	Portland	Cumberland County	Balance of Cumberland County
Total Housing Units	31,862.00	90,738.00	122,600.00
Year Round Housing Units	30,912.00	80,842.00	111,754.00
Seasonal Units	950.00	9,896.00	10,846.00
% Year Round Units	97.0%	89.1%	91.2%
Owned Housing Units	12,617.00	59,476.00	72,093
Rented Housing Units	17,097.00	18,799.00	35,896.00
% Home Ownership	42.5%	76.0%	66.8%
% Renters	57.5%	24.0%	33.2%
Population of Home Owners	30,398.00	155,757.00	186,155
Population of Renters	31,408.00	39,422	70,830
% Pop. In Home Ownership	49.2%	79.8%	72.4%
% Pop. Renters	50.8%	20.2%	27.6%

Source: U.S. Census 2000

The following table (Table 6) compares Portland's occupied units by tenure in 1990 and 2000 and highlights Portland's tight housing market. The vacancy rate for home ownership dropped from 1.5% in 1990 to 0.5% in 2000. The rental vacancy rate dropped from 8% in 1990 to 3.5% in 2000. Table 6 also lists the average household size for occupied units. The household size is 2.41 for owner occupied units in 2000 and 1.94 for renter occupied. The overall average household size for occupied units in Portland is 2.16 persons/household.

Table 6
Tenure in the City of Portland
1990 to 2000

	1990* Distribution		2000 Distribution		Change
Total housing units	31,293		31,862		569
OCCUPANCY AND TENURE					
Occupied housing units	28,235	100.0%	29,714	100.0%	1,479
Owner occupied	11,895	42.1%	12,617	42.5%	722
Renter occupied	16,340	57.9%	17,097	57.5%	757
Vacant housing units	3,058	10.8%	2,148	7.2%	(910)
For seasonal, recreational, or occasional use	997	3.5%	950	3.2%	(47)
Homeowner vacancy rate	1.50%		0.50%		
Rental vacancy rate	8%		3.60%		
Persons per owner-occupied unit	2.54		2.41		(0.13)
Persons per renter-occupied unit	1.96		1.84		(0.12)
Persons per Occupied Unit	2.28		2.16		

*1990 includes Long Island
Source: US Census 2000

II. PORTLAND HAS AN AGING HOUSING STOCK WORTH PRESERVING

As with any older American city, it is important to make maximum use of Portland's existing housing stock by preventing deterioration, minimizing demolition, and encouraging rehabilitation and code enforcement.

Condition One: Portland has a wealth of historic structures that contribute to its distinctive community character.

Facts: in 2000:

- Portland has approximately 1,500 structures in 7 Historic Districts
- Portland has 73 Individual Landmarks (buildings listed on the National Historic Register)

Portland is frequently cited for its rich historic character. Commercial and residential neighborhoods boast an impressive array of architectural styles reflecting over 250 years of development. The City uses a Historic Preservation regulatory program to preserve these historic resources. Portland has also been instrumental in facilitating the adaptive reuse of many non-residential historic buildings, such as former school buildings. Attention to historic assets and innovative approaches to redevelopment, which honor and preserve the city's history, contribute to the quality and character of the community. For more information refer to Historic Resources.

Condition Two: Portland's many older residential structures necessitate ongoing City efforts to address safety and substandard conditions

Facts: in 2000:

- Our housing stock is old with 50% of the housing stock built prior to 1939
- Less than 10 units per year are lost to demolition
- An estimated 80% of housing units have lead based paint.

Close to half of Portland's housing stock was built prior to 1939 and almost 70% of Portland housing stock was constructed before 1940. In Cumberland County and Maine, 29% of the housing stock was built before 1939 and significant residential construction occurred between 1970 and 2000.

While much of Portland's housing stock has been renovated and rehabilitated over the years, preserving this stock is an ongoing responsibility. Safety is a concern with an older housing stock, which may need to be upgraded to address lead based paint and fire safety hazards. At the same time, concerns have been raised about institutional expansions, which have converted or demolished housing or purchased residential structures only to neglect them until they are blight on the neighborhood. Housing is a critical component of the city's infrastructure. Any redevelopment initiatives, commercial or residential, should result in a no "net loss" of housing for the city as a whole.

Table 7

Age of Housing Stock						
Proportional Make-Up of Occupied Housing Units by General Physical Condition						
	% of Cumberland County		Portland		Maine % of Total	
	Total	% of Total	Total	% of Total	Total	% of Total
1999 to March 2000	338	1.1%	2,354	1.9%	12,493	1.9%
1995 to 1998	503	1.6%	6,541	5.3%	36,375	5.6%
1990 to 1994	800	2.5%	7,935	6.5%	46,041	7.1%
1980 to 1989	2,818	8.8%	19,299	15.7%	104,039	16.0%
1970 to 1979	2,685	8.4%	17,514	14.3%	103,806	15.9%
1960 to 1969	2,851	8.9%	11,955	9.8%	59,812	9.2%
1940 to 1959	6,248	19.6%	21,491	17.5%	99,476	15.3%
1939 or earlier	15,621	49.0%	35,511	29.0%	189,859	29.1%
Total	31,864	100.0%	122,600	100.0%	651,901	100.0%

Source: 2000 Census

III. CURRENT IMPACTS ON NEIGHBORHOOD STABILITY AND INTEGRITY

Portland's neighborhoods are diverse in character and design; thus offering a broad spectrum of housing choices for residents from dense urban neighborhoods to island communities. Citizens maintain a strong sense of community in each neighborhood. This creates a common bond throughout the City's eighteen (18) neighborhoods. Building the integrity and quality of Portland's neighborhoods is key to encouraging the type of growth Portland needs both to support it in the future and counter regional sprawl.

Condition One: Since 1990, the number of people in Portland has not really changed, but within neighborhoods the population has shifted.

Facts: between 1990 and 2000:

Stable Neighborhoods	+1%	West End	15%
Lost 5% or more		East End	(-10%)
		Libbytown	(-10%)
		Nason's Corner	(-6%)
		Deering Center	(-5%)
		East Deering	(-5%)
		Valley Street	(-2%)
		East Bayside	(-4%)
		Downtown	(-4%)
Gainned 5% or more		West Bayside	15%
		Islands	14%
		Ocean Ave	0%
		Rosemont	(-2%)
		Oakdale	(-2%)
		Parkside	9%
		North Deering	5%

Portland's total population has remained relatively stable since 1990, but population shifts have occurred between neighborhoods (refer to Table 8). Six neighborhoods gained population, with Riverton adding 600 new residents. Seven (7) neighborhoods remained relatively constant, while five (5) neighborhoods lost more than 5% of their population. East End (Munjoy Hill) lost the most, decreasing by 541 residents. The number of households increased while the population declined due to a 10% drop in the average number of people living in each household. The change in distribution of the City's population is reflected in the school enrollment where some schools are overcrowded and others are losing students. For additional neighborhood information, refer to "A Profile of Portland Neighborhoods Population and Housing Statistics Us Census Bureau: 2000" in the appendix.

Condition Two: There are more jobs than residents in the City of Portland and the City is the central service center for the region.

- Facts: in 2000:**
- Residents in the City of Portland in April 2000: 64,249
 - % of Cumberland County 24.2%
 - Jobs in the City of Portland in April 2000: 70,144
 - % of Cumberland County 43.0%
 - Ratio of Jobs to Residents over 18: 1.34

Portland continues to be the employment center for Cumberland County, but the City's share of the overall county population has dropped from a high of 40% in 1960 to 24.2% today. Meanwhile, other communities in the county have grown in a traditional urban sprawl pattern. According to a national study, Greater Portland is one of the fastest urbanizing metropolitan areas in the U.S. This development in the region negatively impacts Portland and its neighborhoods, as traffic congestion of commuters increases and the demand for many municipal services rises without commensurate growth in the tax base.

Condition Three: Portland is the central service center for the region with large institutions, such as medical and higher educational facilities.

- Facts: in 2000:**
- Higher education enrollment: 12,250
 - Medical institution employment: 10,000

Portland is home to the region's major institutions that provide numerous employment opportunities and create a demand for housing for employees and students. These benefits can be offset by increased traffic, parking and housing demands that may adversely impact neighborhoods. Residents express concern about the transitory nature of student tenants, shortage of parking, and upkeep of residential buildings. The City will continue to work on balancing neighborhood stability with the needs of institutions to expand and provide required services.

IV. AFFORDABLE HOUSING IS A REGIONAL ISSUE

Housing issues do not follow municipal boundaries and housing affordable to all income levels is needed throughout Cumberland County. Portland needs partners to address the growing demand for reasonably priced units. Portland citizens seek strong City leadership to address housing through regional collaborations, organizations and solutions.

Condition One: Portland provides a significant amount of housing affordable to households earning 80% or less than the County's median income.

Facts: in 2000:

- Portland has over 3,168 subsidized units³
- Portland Housing Authority provides Section 8 housing assistance to 1,900 households
- The subsidized units represent 15% of all occupied housing units

Portland offers financially assisted housing for over 5,000 households, which includes subsidized units and rental assistance certificates available for use in the private market. Thus, at least 15% of Portland's total occupied housing units are subsidized and this estimate does not include group homes and other assisted-living arrangements. There are special needs housing options for the homeless, domestic abuse, youth, substance abuse, mentally ill, AIDS/HIV, and others. While there is a range of subsidized housing options in Portland, there is not enough housing to meet the demand. Lower income persons are hurt the most in a tight housing market and are often forced to move due to escalating rents.

Condition Two: There is an insufficient supply of affordable housing opportunities throughout Cumberland County.

Facts: in 1990 and 2000:

- In 2000, 24% of homeowners are paying 30% or more of their income toward housing costs in Portland, compared to 22% in 1990.
- In 2000, 22% of homeowners are paying more than 30% of their income for housing in Cumberland County compared to 21% in 1990.
- In 2000, 40% of Portland renters pay 30% or more of their income toward housing costs compared to 43% in 1990.
- In 2000, 38% of County renters pay 30% or more of their income toward housing costs compared to 39% in 1990.
- 53% of all renters in the County paying 30% or more of their income to housing costs live in the City of Portland.

Since 1990, the percentage of households paying more than 30% of their household income on housing has increased for home ownership costs; but declined for rental

³ This figure does not include group homes and other assisted living arrangements.

expenses in both Portland and Cumberland County (refer to charts 9 and 10). The percentage of Portland households paying a larger share of their income for owner-occupied housing rose from 22% to 24% and in Cumberland County, the numbers rose from 21% to 22%. According to the Census, the reverse occurred for rental costs, where the percentage of households paying more than 30% of their income for rent decreased from 43% to 40%. It should be noted that the Census statistics were gathered in 1999, just before Portland experienced rapidly escalating rents. Chart 10 compares the rental costs paid in Portland, Cumberland County and Maine. In Portland, 63% of all renters pay \$500 or more a month for housing. In Cumberland County, 70% of the county's renters pay \$500 or more and in Maine, the statistic is 53%.

Table 9

Selected Monthly Owner Costs as a % of Household Income in 1999			
	Portland	Cumberland County	Maine
Less than 15.0 percent	3,011	17,907	91,163
15.0 to 19.9 percent	1,830	10,851	48,264
20.0 to 24.9 percent	1,384	8,866	37,930
25.0 to 29.9 percent	1,038	6,143	24,501
30.0 to 34.9 percent	688	3,452	14,331
35.0 percent or more	1,592	8,990	37,359
Total Units for which there is data	9,543	56,209	253,548
	100.0%	100.0%	100.0%
	Portland % of Total	Cumberland County % of Total	Maine % of Total

Source: U.S. Census 2000

Table 10

Selected Monthly Renter Costs as a % of Household Income in 1999			
	Portland	Cumberland County	Maine
Less than 15.0 percent	2,524	5,232	24,353
15.0 to 19.9 percent	2,757	5,885	21,276
20.0 to 24.9 percent	2,558	5,306	19,143
25.0 to 29.9 percent	2,264	4,350	17,162
30.0 to 34.9 percent	1,325	2,796	10,436
35.0 percent or more	5,273	10,092	39,406
Total Units for which there is data	16,701	33,661	131,776
	100.0%	100.0%	100.0%
	Portland	Cumberland County	Maine

Source: U.S. Census 2000

Another method of considering affordability is to examine the median income of an area, calculate the affordable housing costs based on the actual median income and compare the estimated affordable level with the actual median costs. Table 11 and Table 12 present this information for owner-occupied units and rental units in Portland, Cumberland County and Maine. Portland's median income is \$35,650, which is below the State's median of \$37,240 and is considerably below Cumberland County's median of \$44,048 (Table 11). If it is assumed that spending no more than 25% of your income on principle and interest is affordable, then the affordable median house price in Portland should be \$106,000.

Table 11

Housing Value for Specified Owner-Occupied Units		Proportional Make-Up of Housing Units by Affordability to Median Income	
	Portland	Maine	Cumberland County
Specified owner-occupied units	9,579	254,866	56,403
Less than \$50,000	113	21,959	545
\$50,000 to \$99,999	2,499	108,736	12,745
\$100,000 to \$149,999	4,540	69,554	22,193
\$150,000 to \$199,999	1,470	27,431	9,696
\$200,000 to \$299,999	626	17,337	7,166
\$300,000 to \$499,999	268	7,076	3,037
\$500,000 to \$999,999	58	2,249	878
\$1,000,000 or more	5	524	143
Median (dollars)	\$ 121,200	\$ 98,700	\$ 131,200
Median Income	-	-	-
Affordable Value for Median Income @25%	\$ 106,000	\$ 116,000	\$ 138,000
% of Total	100.0%	100.0%	100.0%
% of Total	1.2%	8.6%	1.0%
	26.1%	42.7%	22.6%
	47.4%	27.3%	39.3%
	15.3%	10.8%	17.2%
	6.5%	6.8%	12.7%
	2.8%	2.8%	5.4%
	0.6%	0.9%	1.6%
	0.1%	0.2%	0.3%
% of Total	100.0%	100.0%	100.0%

Source: US Census 2000

Note: the affordable values represent only Principle and interest and do not include taxes, insurance and other costs

The actual median price for owner-occupied units in Portland is \$121,200, which exceeds the affordable figure by \$15,000. In fact, Portland's median housing value is higher than the medians for Maine, South Portland and Westbrook, all of which have higher median incomes than Portland. In Cumberland County, the median income is 44,048 (\$8,400 above Portland's median); however the actual median owner-occupied cost, \$131,200. This figure is below the estimated affordable index of \$138,000. Approximately 73% of Portland households are living in owner-occupied units that are at or above the affordable median cost of owner-occupied units. The higher cost of homeownership in Portland results in a trend of households, particularly families, seeking housing opportunities outside of Portland.

Almost half of Cumberland County's occupied rental units are located in Portland. Based on Census data, the affordable rent in Portland is calculated to be \$743 per month (Table 12). In Maine the monthly affordable level is \$776 and in Cumberland County it is \$918. Portland's significantly lower affordable rent figure is due to the city's lower

median income. According to the Census 2000, roughly 73% of renters in Portland live in units at or below the affordable rental cost. Thus the Census count indicates Portland has a large share of its rental stock within the affordable range of its residents; however, this data does not capture the market's rapid escalation in rental costs since 2000.

Table 12

Rental Costs in Portland: 2000				Source: 2000 US Census	
% of Total	% of Total	% of Cumberland County	% of Total	Affordable Monthly Rent: 25% of Income \$	Specified Renter Occupied Units
					17,103
					35,591
					1,464
8.9%	12,806	7.0%	2,500	8.6%	1,464
7.3%	10,512	4.7%	1,685	5.3%	902
30.7%	44,055	16.6%	5,921	18.0%	3,073
32.5%	46,780	40.4%	14,388	41.0%	7,007
10.0%	14,428	19.5%	6,945	19.3%	3,294
2.6%	3,764	5.6%	1,983	4.7%	804
0.7%	999	1.4%	506	1.6%	274
7.2%	10,383	4.7%	1,663	1.7%	285
	497		615		598
	\$ 37,240		\$ 44,048		\$ 35,650
					743
	\$ 776		\$ 918		\$ 743

Housing is one area that would benefit from strong regional leadership that encourages collaboration among municipalities. Every community in Cumberland County must grapple with affordable housing needs. A growing percentage of the County's residents are spending more for their housing. The housing issue must be addressed regionally and solutions must be sought that increase the supply of affordable rental and home ownership options throughout the region.

SUSTAINING PORTLAND AS A HEALTHY CITY

V.

Growth is a part of sustaining Portland as a healthy city and maintaining its role as the economic, cultural, and residential center for the region. Appropriate growth is needed to provide housing near employment centers, support public transportation, attract families with children, expand the tax base, and stabilize neighborhoods. Portland needs to grow along with Cumberland County and maintain a 25% share of the County's population. Portland must grow to remain an attractive urban center in which to live and work and to achieve its shared vision for the future.

Condition One: Portland's share of the County and State's population is declining.

Facts: Between 1960 and 2000, Portland's population as a share of the County:

Year	Portland Population	Cumberland Population	Portland Share of County Population
1960	72,376	182,202	40%
1970	64,926	195,029	33%
1980	61,382	215,789	28%
1990	64,358	243,135	26%
2000	64,249	265,000	24%

Cumberland County's population has grown over the past decades, whereas Portland's population has declined and then stabilized. The City's share of the county population has dropped to its current level of 24%. A declining share of the County's population results in a smaller legislative delegation, less influence in the region, a declining tax base, and underutilized public infrastructure. Portland's prominence as the central city is threatened by these trends.

Condition Two: Families are leaving Portland and school enrollment is declining.

Facts: In 2000, Portland's population & age distribution compared to Cumberland County:

Total Population	24% of County	Residents 45 to 54	22% of County
Residents under 5	21% of County	Residents 55 to 64	20% of County
Residents 5 to 19	19% of County	Residents 65 to 74	23% of County
Residents 20 to 34	34% of County	Residents 75 to 84	26% of County
Residents 35 to 44	23% of County	Residents 85 & over	31% of County

- Total enrollment in Portland schools has decreased by 500 students since 1996.
- In 1995, there were 823 children born to Portland residents. Only 533 of these children were enrolled in Portland kindergarten classes in 2000.

Compared to other Cumberland County municipalities, Portland has the largest percentage of young adults, the lowest percentage of population between 30 and 65, and the highest percentage of population over 75. This age distribution, combined with the declining school enrollments, suggests that families with children are leaving Portland. The movement of families out of the City is also indicated by the declining percentage of children born to Portland residents actually entering the school system. In the early 1990's, the number of children entering kindergarten equaled the number of children born to Portland parents five years earlier. By 2000, only 65% of the children born to Portland parents entered the public school system.

Condition Three: Cumberland County has one of the highest conversion rates of rural to urbanized land. The low-density development consumes increasingly more land than past patterns of development.

Facts: Between 1982 and 1997:

- Developed land in the County increased by 108%
- Population increased in the county by 17.4%
- Population density in the County decreased by 47%

The expanding development of the region results in some of Portland's public investments and infrastructure being underutilized, such as public transportation, schools and sewers, while the City's roads are congested with commuter traffic. The Brookings Institute Study* identified Greater Portland as one of the fastest urbanizing metropolitan areas (measured by the percent change of rural to urbanized land). The expanding development patterns do not support higher density housing and mixed use projects that are within walking distance of employment centers, parks, schools, and public transit lines. In Portland, new development is desired that is efficient, well designed and created at a manageable rate for the community.

*"Who Sprawls Most? How Growth Patterns Differ Across the U.S.," William Fulton, Rolf Pendall, Mai Nguyen, and Alicia Harrison, *The Brookings Institutions Survey Series*, July 2001.

VI. EQUAL ACCESS IN HOUSING

In the 1980's, Portland was designated a Refugee Resettlement community. The religious, cultural and ethnic diversity of Portland has increased significantly over the decade. As Portland becomes more diverse, we need to ensure that housing is equally available to all residents.

Condition One: Incidents of housing discrimination have occurred in Portland, particularly large families with children, people of color who are recent immigrants, and people with disabilities.

Facts: in 2000:

- 8.7% of Portland residents are People of Color
- 14.4% of all of Maine's People of Color live in Portland
- 49.6% of all of Cumberland County's People of Color live in Portland.
- International In-migration is a significant factor in City and County Population

The Census figures on ethnicity in Portland are contained in Table 13 (on following page). Over 90% of Portland's population is white. Asians represent 3% of the population and Blacks or African American's represent 2.6%. As a Refugee Resettlement Community, Portland has over 40 languages spoken in the public schools with most of the recent immigrants coming from Cambodia, Vietnam, Eastern Europe, Africa and Islamic nations. "Analysis of Impediments to Fair Housing" completed by the City of Portland in November 1996, concluded that the principle form of housing discrimination encountered in the City was against people of low income. The rental market has tightened since 1996 and Portland is now facing a scarcity of multifamily units and escalating rental rates. Most of the recent calls received by the Fair Housing Office are tenant/landlord complaints and difficulties with rising rents. The 1996 survey data did reveal incidents of discrimination against protected classes, particularly large families with children, people of color who are recent immigrants, and people with disabilities.

Table 13

Ethnicity in the City of Portland April, 2000			
All	% of	% of	% of
Population	Population	Population	Population
Total	18 and over	Total	Total
64,249	52,177	100	100
63,054	51,469	98.1	98.6
58,638	48,606	91.3	93.2
1,665	1,019	2.6	2
302	229	0.5	0.4
1,982	1,318	3.1	2.5
36	29	0.1	0.1
431	268	0.7	0.5
1,195	708	1.9	1.4
HISPANIC OR LATINO AND RACE			
64,249	52,177	100	100
974	643	1.5	1.2
63,275	51,534	98.5	98.8
62,187	50,884	96.8	97.5
58,201	48,305	90.6	92.6
1,611	979	2.5	1.9
283	219	0.4	0.4
1,967	1,308	3.1	2.5
29	25	0	0
96	48	0.1	0.1
1,088	650	1.7	1.2

Source: U.S. Census Bureau

Census 2000 Redistricting Data (Public Law 94-171) Summary File

ECONOMIC RESOURCES
Inventory and Analysis

ECONOMIC RESOURCES

I. INTRODUCTION¹

Portland is the central city of the most diverse regional economy in Maine and one of the most diverse in northern New England. It also has the largest residential population in the State with a socioeconomic demographic mix, which must be protected and strengthened by zoning, neighborhood preservation, and solid economic development. Portland is at once a manufacturing center, a distribution center, a financial center, and a services center. It is a center for each of these not merely in the sense that it has an important firm or two in the given category. Rather, it has achieved a level of specialization that in each case commands disproportionate share of employment compared with the State as a whole.

In the spring of 1993, the Industry and Commerce Plan Advisory Committee (ICPAC) was formed. The Committee with assistance from Market Decisions and Enterprise Resources reviewed the inventory of data collected on existing and potential industries in the Portland area and the potential financial incentive programs to aid in the recruitment, retention and expansion of our industries. The Committee also made Zoning Ordinance recommendations regarding the industrial sectors of Portland. The Portland Industry and Commerce Plan was adopted as an element of Portland's Comprehensive Plan and the zoning recommendations were reviewed and adopted by the city in 1997. Please refer to the original report for the full text of its inventory and the policies are listed in the policy section of this document. The ICPAC study contains extensive economic inventories and analyses on Portland's industry and commerce sector, public infrastructure, human resources and technological infrastructure, business capital resources, and target of opportunities.

Downtown Vision is the 1991 plan, which thoroughly evaluated the conditions of the retail, office, and tourism sectors of the downtown economy. The inventory for this plan is found within the original document and the policies are listed in the policy section of this document. The revitalization and initial efforts to support the city's arts industry are based on the findings and recommendations of this report.

In addition to the inventory and analyses contained in the above studies, an update of economic conditions in Portland follows using recently released Census data, State sales tax information, and Maine labor force figures. Portland also conducted an analysis of the city's art industry and developed the Portland Arts District Plan adopted in 1996. A summary of the findings from this report is contained under section XII.

¹ Portland Industry and Commerce Plan, Prepared for City of Portland by Industry and Commerce Plan Advisory Committee, assisted by Market Decisions, Inc. and Gore Flynn, Enterprise Resources. 1994, page 1-1

