



# CREDERE ASSOCIATES, LLC

776 Main Street  
Westbrook, Maine 04092  
Phone: 207-828-1272  
Fax: 207-887-1051

December 17, 2013

Jean Fraser  
Planner  
City of Portland Planning & Urban Development Department  
389 Congress Street, Room 308  
Portland, Maine 04101

**Subject: Smart Growth Development and the Munjoy Heights Project**

Dear Ms. Fraser,

Credere Associates, LLC has contributed to the success of many great redevelopment projects in Portland. Our firm focuses on creating economic and community benefit through the elimination of environmental liabilities, which in turn enables underutilized properties to be put back into productive use.

Through programs funded by U.S. EPA Brownfields Assessment and Cleanup Grants, Credere has been able to help incorporate Smart Growth principles into our remediation and redevelopment designs. These principles include:

- Create mixed land uses and walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions that are predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

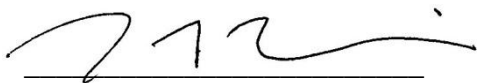
Utilizing existing infrastructure and transportation options, incorporating energy efficiency into building design, and providing community access to recreational options, is an especially valuable formula for forwarding the principles of Smart Growth. In addition, infill development has the added benefit of limiting the environmental impacts of urban sprawl on our rural neighborhoods. Finally, projects that create jobs and turn a property from a maintenance liability into an economic asset through an increase in tax basis are especially valuable.

It is for these reasons that Credere respectfully requests that the Planning Board continue to support the Munjoy Heights project and any future developments that incorporate the principles of Smart Growth.

While Credere has not been involved in this project, Credere and Maine's many architectural, engineering, and consulting businesses rely on intelligent development projects like Munjoy Heights that will add to our community and protect our rural resources. We are thankful for these quality development opportunities and recognize that a project that supports long-term community and economic benefit is simply the right thing to support.

Thank you for your time and effort in consideration of the Munjoy Heights project. Please do not hesitate to contact us at (207) 828-1272 if you have any questions.

Very truly,  
**CREDERE ASSOCIATES, LLC**



Jedd Steinglass, LSP  
Senior Project Manager



Rip Patten, PE, LSP, LEEP-AP  
Vice President

