

89 Anderson Street
Neighborhood Meeting Certification

I, Jonathan Culley, of Redfern Properties LLC hereby certify that a neighborhood meeting was held on February 25, 2015 at our office at 178 Washington Avenue, Portland at 6:00pm.

I also certify that on February 6, 2015, invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to Jennifer Yeaton of the Planning Division at jmy@portlandmaine.gov and Nell Donaldson, the assigned planner, to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,



2/27/2015

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes



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February 6, 2015

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a new development at the corner of Fox and Anderson Streets (89 Anderson). The project consists of ground floor commercial space, including a restaurant and 53 residential rental apartments on Floors 2-4. This meeting pertains to our Level III Site Plan Application.

Meeting Location: Redfern Office, 178 Washington Ave, Portland
Meeting Date: Wednesday, February 25th
Meeting Time: 6:00pm

The City Code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please contact me at 207-221-5746 or jonathan@redfernproperties.com. I hope to see you at the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Culley".

Jonathan Culley
Redfern Properties LLC

89 Anderson Street

Neighborhood Meeting – Level III Site Place Application

Meeting held February, 2015, 6pm at Redfern Properties Office, 178 Washington Ave, Portland

Meeting Minutes:

Please note that minutes are not verbatim, but we have made our best efforts to reflect meaning and intent.

The meeting began at 6:05pm. Jonathan Culley, principal of Redfern Properties introduced himself and the design team consisting of Ryan Senatore of Ryan Senatore Architecture, Civil Engineer Will Savage of Acorn Engineering, and Landscape Architect Soren DeNiord.

Culley explained the City of Portland's approval process, that this evening's meeting is related to the Level III Site Plan Application, which focuses on the more technical aspects of the project such as traffic, parking, stormwater, architectural design, landscaping, etc. Culley noted that a Planning Board workshop has been scheduled for March 10th, 2015.

Culley described the project in general and then turned the floor over to Ryan Senatore. Ryan showed a series of building plans, elevations, and renderings and discussed architectural themes and elements. Ryan discussed dimensions and setbacks.

Will Savage of Acorn Engineering discussed site improvements including grading, storm water plans, utilities plans, and parking lot configuration.

Soren DeNiord spoke about landscaping including types of trees and shrubs that are being considered.

The floor was then opened for questions.

Q. How Wide is the Sidewalk?

About 10' and the building is about 14' off the curb. A discussion took place about the front setback requirements.

Q. Where is the Door to the Commercial Suite?

A restaurant is envisioned for the corner of Fox and Anderson and the entrance is on the corner. One or two additional commercial suites will be on Anderson, one of which is targeted for a non-profit. The apartment entrance is between the restaurant and other commercial suites.

Q. Are you thinking about sea level rise?

We have elevated the commercial space floor to 12' which allows for sea level rise and storm surge. This has definitely been a consideration.

Q. We have issues in the neighborhood during big storms.

Will Savage discuss the manner in which we are dealing with storm water and peak flows. We are using a number of tools and measures to reduce peak flows.

Q. Are you using any water catchment for irrigation?

There are no plans for that; we plan to use drought tolerant trees and shrubs so do not plan to have an irrigation requirement.

Q. Is there any parking for the restaurant?

The ordinance will require us to provide some parking for the restaurant. We plan to lease parking offsite to meet this requirement.

Q. Can you discuss some of the energy efficiency measures you will be taking?

Culley discussed Redfern's core values related to energy efficiency and described the building envelope strategies, R-values, and use of heat pumps for heating and cooling as well as the intent to install photovoltaics on the roof. Culley also discussed the orientation of the building toward the south to maximize solar gain.

Q. We have trouble with internet performance and Time Warner tells us we are at the end of the line. Do you know anything about this?

Time Warner cable has given us a "Capacity to Serve" letter and we were not aware of this. Internet performance is something that will be important to our tenants so we will look into this. Thanks for letting us know.

Q. We are still concerned about the traffic visibility at the Fox/Anderson intersection? Has anything additional been done about this?

We appreciate your concern. When we did our traffic analysis, both our traffic engineer and the City's traffic engineer determined that the proposed condition was reasonable. So while we don't want to dismiss your concern, the experts that we rely are telling us that this is acceptable.

Q. Can you talk about shrub selections? I would like to see something edible.

Soren DeNiord discussed the types of plants and trees that may be selected. He suggested blueberry shrubs could be a good option and that he also likes Service Berry Trees. The team agreed to consider these suggestion for some edible plants/trees.

Q. My concern is being in this room that is empty. The last meeting was a room full of people and a lot of them was opposed to some aspect of this plan. And then the City Council unanimously approved the project. So what is the purpose of this meeting? Some people in the neighborhood are feeling like their voices are not being heard.

Culley: We have made efforts to communicate with everybody. I think many people are supportive of this project and some others have concerns. We certainly can't take every suggestion from every neighbor. But we feel like what we are doing is good for the City and good for the environment, and will help with housing affordability. While there are always consequences to change, I feel confident that this is good development.

Q. You have committed to donate some commercial space to a non-profit. How will this process work?

Culley reiterated his commitment to donate space to a not-for-profit that could benefit the neighborhood. A discussion ensued about how Redfern would work with the neighborhood to identify non-profit users for the space. Organizations that were mentioned included the Portland Gear Hub (Camp Ketcha), Community Policing, Constellation Gallery. Culley agreed to engage with EBNO to continue the discussion.

Q. A question was asked about the Inclusionary Zoning proposal?

Culley discussed the current discussions in the City related to Inclusionary Zoning. Culley said that he did not think that the proposal would impact this proposal, but that even if it did, it would not have much impact as the projected rents for this project would likely be affordable to people earning 100% AMI. A discussion ensued about how to address the City's affordable housing challenges.

Q. Is 22 bicycle parking spaces enough? I am not sure you have enough car parking but I think you need more bicycle spaces.

Will Savage discussed bicycle parking. The development team committed to adding additional bicycle parking both on site and on the sidewalk.

Q. Has your traffic study taken into account proposed changes such as eliminating the ability to take a left turn from Marginal Way onto Franklin?

Culley: I am guessing that our traffic study is not addressing these proposed changes. We will look into this.

Q. Has the stormwater sewer been separated from the sanitary sewer on Anderson Street?

Will Savage said he was not certain but that he would look into it. Will indicated that we were connecting on Fox Street because Fox is separated. A discussion ensued about sewer capacity and the Utility "Capacity to Serve" letters.

Q. Can we look at some of the materials that you have brought?

Ryan Senatore showed samples of the exterior cladding materials.

The meeting was adjourned at 7:31pm.