

70 Anderson Street
Neighborhood Meeting Certification

I, Jonathan Culley, of Redfern Properties LLC hereby certify that a neighborhood meeting was held on August 3, 2016 at the project site, 70 Anderson Street, Portland at 5:30pm.

I also certify that on July 20, 2016, 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 the Planning Division at jmy@portlandmaine.gov and Shukria Wiar shukriaw@portlandmaine.gov the assigned planner, to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,


_____ 8/18/2016

Attached to this certification are:

1. Copy of the invitation sent
2. Attendee sheet
3. Meeting minutes

Attendee List

70 Anderson St. Townhome Project

Neighborhood Meeting related to Level III Site Plan Application

August 3, 2016, 5:30pm

On site @ 70 Anderson

Name	Address
Cynthia Cochran	17 Hammond St.
Ellen Bailey	17 Hammond St.
Michele Castner	86 Anderson St.
Hope Chrupcula	86 Anderson St.
Tim Lippert	76 Anderson St.
Susan Lippert	76 Anderson St.
Kim Teret	73 Anderson St.
Will Pratt	12 Madison St.
Liz Berg	19 Anderson St.
Ian Jacob	State St.
Norma Winslow	6 East Lancaster

70 Anderson Street

Neighborhood Meeting – Level III Site Place Application

Meeting held August 3, 2016 @ 5:30pm at the project site, 70 Anderson, 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 5:40pm. Jonathan Culley, principal of Redfern Properties introduced himself and the design team consisting of Ryan Senatore of Ryan Senatore Architecture and Civil Engineer Will Savage of Acorn Engineering.

Culley explained the City of Portland's approval process, that this evening's meeting is related to the Level III Site Plan Application. Culley explained that a Planning Board workshop had been held on July 26th and that a Planning Board Hearing would likely be scheduled for September.

Culley shared background on Redfern Properties, briefly described our existing project at 89 Anderson and then described the background on the 70 Anderson project. Culley then turned the floor over to Will Savage who described the site layout, parking considerations, storm water practices, landscaping plans (including street tree requirements), solid waste removal, and other engineering considerations.

Will Savage and Culley also discussed the curb extension proposed by Christian Milneil to serve as a traffic calming measure. Culley indicated that Redfern was willing to fund such a project but needed the City to make some determinations as to feasibility.

Will Savage turned the floor over to Ryan Senatore. Ryan showed a building rendering and discussed the architecture of the 2 separate buildings. Ryan discussed the memo from Caitlin Cameron, the City's urban designer related to the project's architecture.

The floor was then opened for questions.

Q. Will there be dumpsters?

We will have roll away garbage cans that our private trash removal company will wheel into the road and empty into the garbage truck. So trash removal will be private.

Q. There was a discussion about the City's street tree requirements?

Culley and Savage discussed the City ordinance and potential ways to meet the requirements on the Ordinance.

Q. Questions about adequacy of parking plans?

Culley discussed the parking situation, acknowledging that 7 spots may not be enough for this project. The first way to mitigate was to provide some additional parking at 89 Anderson where we believe we

have excess parking. Second, Culley showed a satellite image of the neighborhood showing abundant street parking availability. Finally, Culley discussed Smart Growth theories that suggest that building less parking will ultimately lead to better and more vibrant neighborhoods.

Q. Will parkers at 89 Anderson pay an additional fee?

Culley explained that parking is included in rent but we would deduct money from rent if people do not have cars. Culley indicated that people with cars would not be able to opt out of parking and get the money and then park on the street.

Q. How many parking spaces at 89 Anderson?

There are 53 spots for the 53 apartments. The units at 89 Anderson are small, mostly studio and 1 bedroom.

Q. Why are these apartments 3 bedrooms?

Redfern's other projects are mostly small apartments, not suitable for families. We see a market for larger apartments. Non one is building family sized apartments, and this project is an opportunity to do this relatively affordably.

Q. Will taxes go up in this neighborhood?

Culley explained that this project should not increase taxes, that taxes might change when the city reassesses, but we have no information on that.

Q. What are you doing for bicycling parking?

Savage explained the bicycle parking plan.

Q. Is there covered bicycle parking? It seems as though if you are attracting families, you might need covered bike parking.

Point taken. We will see if there is anything additional we can do on this.

Q. Green screens have not been successful? I would suggest against this.

Point taken.

Q. Why are you building in this neighborhood?

We like East Bayside for diversity, the active neighborhood organizations, the food and creative energy in the neighborhood. Also, land is cheaper in East Bayside than in other neighborhoods, so we can afford to build rental housing in this neighborhood.

Q. There is a lot of crime down here?

We understand that and are hopeful that our development means more eyes and more people on the street and will result in a safer neighborhood.

Q. The entrances are in the courtyard?

Yes, 3 units enter on East Lancaster and 7 enter off the courtyard.

Q. The Anderson Street façade is not particularly welcoming.

We agree that the Anderson St needs to be more welcoming. We will keep working on this.

Q. What do the other sides of the house look like?

We have a sketch-up model and will work on providing additional views.

Q. Did you get feedback that they didn't like the multiple colors?

Yes, we felt like the Planning Board was not particularly supportive of these ideas.

Q. What is the overall height?

The roof pitch is at about 39' right now. The height limit is 45' in the R-6 zone.

Q. What are the materials?

The cladding is fiber cement.

Q. Where are you in the process? Is this approved?

No, we will likely have a Public Hearing before the Planning Board in September. Public Comment will be taken at this meeting. We encourage you to participate.

The Site Plan review is the only review, there is no zone change required here.

Q. Will you be managing this building?

My wife and I intend to own this building for a long time. We will hire a property manager.

Q. What is the deal with 'Anderson Lane'?

Anderson Lane is a private way. This not a city right of way. It is a private way and Portland Housing Authority recently released its rights to us. We are working with the Lipperts to divide the remaining rights in Anderson Lane.

Q. A discussion ensued about the potential curb extension.

A number of people indicated support for the Christian Milneil proposed curb extension. Alternative traffic calming measures were discussed. Many neighbors were supportive of the curb extension.

Culley re-iterated that Redfern would be a funding source if there was agreement between the neighborhood and city that such an improvement was desired.

Q. Will the sidewalk be brick or concrete?

The City standard is brick so we will rebuild the sidewalks with brick.

Q. Can you comment on the environmental impacts of demolishing the buildings?

There is a requirement for asbestos abatement prior to demolition. We are looking into the impacts of lead paint and I am working on this and will forward new information as it becomes available.

The meeting was adjourned at 6:46pm.