
Fwd: Support for 70 Anderson

Caitlin Cameron <ccameron@portlandmaine.gov>
To: "Wiar, Shukria" <shukriaw@portlandmaine.gov>

Mon, Jul 25, 2016 at 1:39 PM

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From: **Christian MilNeil** <c.neal.milneil@gmail.com>

Date: Mon, Jul 25, 2016 at 1:36 PM

Subject: Support for 70 Anderson

To: Caitlin Cameron <CCameron@portlandmaine.gov>, HCD@portlandmaine.gov, Tom Errico <thomas.errico@tylin.com>

Cc: Jonathan Culley <jonathan@redfernproperties.com>, Catherine Culley <catherine@redfernproperties.com>, Jessica MilNeil <jessicamilneil@gmail.com>, Abby King <abigailking@gmail.com>

To the Portland Planning Board and planning staff:

As an East Bayside neighbor (at 45 Smith Street), and as an enthusiastic supporter of more diverse and more affordable housing construction, I'd like to register my support of Redfern Properties' proposal for 70 Anderson Street.

I do think that Ms. Cameron makes legitimate critiques of the proposed buildings in her design review memo. But I also think that the project architect has produced good work elsewhere in our city recently, and I'm confident that the design will continue to evolve to the benefit of the development's future residents.

I'd like to call out particular praise for the applicants' taking advantage of the new R6 zone's allowances for reduced parking. By dedicating more of their site to homes, instead of to pavement, the developers will reduce the cost of the housing to future buyers and make the new development more accommodating to the city's thousands of car-free households – a market segment that's long been neglected in new construction.

Making the city more inviting to car-free households is an easy way to make city living more affordable and reduce the traffic impacts of new construction, and the Planning Board should welcome this with open arms.

On a related note, I have had some conversations with the developers' engineer and with people in the East Bayside Neighborhood Organization about getting an enhanced sidewalk and crosswalk at this site across Anderson Street, in order to extend the "neighborhood byway" traffic-calming and stormwater-treatment amenities now under construction north of Fox Street (a rough concept is sketched below).

This would require the sacrifice of 2-3 on-street parking spaces in favor of a landscaped curb extension. Speaking as a neighbor who walks and drives through here frequently, I can attest that the parking is rarely used and the addition of some shade and greenery (along with a safer crosswalk) would be most welcome. It would be great to have the Planning Board's blessing for this concept as well...

Yours,
-Christian MilNeil
45 Smith Street #2



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