



Ann Machado <amachado@portlandmaine.gov>

Re: Joy Place - 157 Brackett Street Follow Up

3 messages

Jeff Levine <jlevine@portlandmaine.gov>

Tue, Dec 20, 2016 at 2:42 PM

To: Todd Alexander <TAlexander@renewalhousing.com>, David Lakari <dlakari@renewalhousing.com>, David Lloyd <lloyd@archetypepa.com>, Tyler Norod <tnn@portlandmaine.gov>

Cc: Ann Machado <amachado@portlandmaine.gov>

Thanks for copying me on this and this sounds like a path forward.

While I don't make the final zoning determinations, I did take a look at the site and Ann Machado's zoning determination letter to refresh my memory. One Joy Place is listed as 4354 sf. in the Assessor's database. If that is correct, it looks like you would be able to build 10 units there under the B-1 zone. Since it is then subject to inclusionary zoning, you would have to provide one workforce housing unit. In return, you would get a 25% density bonus. In short it appears that you could build a 12 unit building with one deed-restricted workforce housing unit.

Let me know if you need any additional information or want to schedule a pre-app meeting.

Jeff

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
@portlandplan

On Tue, Dec 20, 2016 at 2:20 PM, Todd Alexander <TAlexander@renewalhousing.com> wrote:

Jon and Sally:

Thank you for meeting with me yesterday to discuss options for our Onejoy Place workforce housing project. I am using this email to summarize the meeting and to share the results with some of the key people who will be involved from here. Once you have reviewed the information below, please confirm my understanding of the plan and process going forward.

- The most recent redevelopment plan, which contemplates expanding the existing Reiche parking lot and relocating the community basketball court is not viable due to the net loss in public recreational space and the uncertain nature of the long-term Reiche capital improvement/master plan. As a result, the city cannot sell 157 Brackett Street until there is a suitable solution to replace at least 24 Reiche/neighborhood parking spaces.
- Renewal will move forward with a 12 to 14 unit multifamily housing project at 1 Joy Place (currently under ownership). The project will meet dimensional requirements for the B1 Zone and, as applicable, the standards set forth in a Zoning Determination Letter provided by Ann Machado in April. Our architect, David Lloyd is submitting a pre application package today so we can quickly review technical site plan issues with staff at the next available meeting.

- One potential option for the development will require building to the lot line where 1 Joy Place intersects with 157 Brackett (city parking lot). The B1 zone allows for building to the lot line and, as the abutter, the City will allow a zero lot line with a maintenance easement if necessary to support the feasibility of the project. We are currently looking at this option and may provide supplemental site plans prior to the preapplication meeting.
- As part of the redevelopment plans, Renewal will propose modifications and improvements to the municipal parking lot at 157 Brackett and the Joy Place drive (private road). We will try to identify ways to improve access, increase public parking and/or improve pedestrian/traffic safety. The other goal of these improvements is to address any potential public safety concerns related to access to the 1 Joy Place development. We will provide conceptual site plans of various options prior to the pre-application meeting.
- Renewal will contribute private funds for improvements at 157 Brackett in exchange for parking rights, either via an easement or long-term lease. The rights of use will be limited to non-school hours. Renewal's contribution to public improvements at 157 Brackett will be consistent with the cost it would otherwise incur for securing a private long-term lease agreement for overnight parking use, or alternatively, paying the City's fee-in-lieu of parking for spaces not provided by the development. The city will fund the remaining costs and/or either self perform the work or contract privately for its completion.
- Renewal will assist the city in finding new off-street public parking options in the neighborhood. The goal of these efforts is two-fold; 1. Secure more public parking that better meets the long-term demands at Reiche and in the West End neighborhood and 2. Eliminate the need for public parking at 157 Brackett that would allow for its eventual sale/redevelopment. A couple of ideas were shared yesterday and we'll continue to help vet each possible option.

Separately, I was personally excited to hear about the near-term engineering and capital improvement plans for Reiche. In addition, I really like the Futsol court concept as a potential solution for the problem area in the main Reiche playground. I'd like to reiterate my commitment to help raise money to support this effort. To that end, once the Parks & Rec Department has endorsed a final plan, received buy-in from Reiche Staff/PTO/WENA and identified a target for private fundraising, I am available to meet to discuss next steps.

Again, thank you for your help in working through the details of this project and your ongoing support to find a viable solution for this important neighborhood project.

Respectfully,

Todd

Todd M. Alexander

PLEASE NOTE OUR NEW ADDRESS

Renewal Housing Associates, LLC | Leon N. Weiner & Associates, Inc.

2 Union Street, 5th Floor

Portland, ME 04101

p. 207 347-3018 | c. 207 749-7257

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Todd Alexander <TAlexander@renewalhousing.com> Tue, Dec 20, 2016 at 2:55 PM
To: Jeff Levine <jlevine@portlandmaine.gov>, David Lakari <DLakari@renewalhousing.com>, David Lloyd <lloyd@archetypepa.com>, Tyler Norod <ttn@portlandmaine.gov>
Cc: Ann Machado <amachado@portlandmaine.gov>

Thanks. 1 Joy consists of two lots (45-E-48, 45-E-49) that total 5,851 SF. Below is my math, which if correct, I interpret to mean that we could go up to 16 units, 1 of which would be deed-restricted under the IZ ordinance. Please confirm. I believe David Lloyd has already put in the request for a pre-app meeting. If not, you should have it later today. Best, Todd

| | |
|------------------------|--------------|
| Lot Area | 5,851 |
| Lot Area per Unit (B1) | 435 |
| Max Unit | 13.45 |
| with 25% Density Boost | 16.81 |

Todd M. Alexander

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Subject: Re: Joy Place - 157 Brackett Street Follow Up

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Jeff Levine <jlevine@portlandmaine.gov>

Tue, Dec 20, 2016 at 3:00 PM

To: Todd Alexander <TAlexander@renewalhousing.com>

Cc: David Lakari <DLakari@renewalhousing.com>, David Lloyd <lloyd@archetypepa.com>, Tyler Norod <tnn@portlandmaine.gov>, Ann Machado <amachado@portlandmaine.gov>

OK, thanks. I think a pre-app is a good next step.

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