

May 30, 2017

Ms. Barbara Barhydt  
Development Review Services Coordinator  
Planning Division  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME, 04101

**Onejoy Place Condominium**  
**One Joy Place, Portland**  
**Conditional Use Application – Inclusionary Zoning**

Dear Barbara:

On behalf of Onejoy Place, LLC, Terradyn Consultants is pleased to submit the enclosed Conditional Use Application for Onejoy Place Condominium, a proposed 12-unit condominium building located at 1 Joy Place in Portland.

A complete Level III Development Review application was submitted for the project on April 25, 2017. Because the project includes more than 10 residential units, a Conditional Use permit is also required, and the project must comply with the requirements of Section 14-487 of the city's Land Use Ordinance, which is intended to ensure an adequate supply of workforce housing.

The proposed building includes 12 one-bedroom apartments ranging between 477 and 650 square feet. Floor Plans were previously submitted as part of the Level III Development Review Application. One first floor unit (Unit 1-A) will be designated as a Workforce Unit.

Unit 1-A will have the same number of bedrooms as the other units, and will be outfitted with the same finish package. It will be marketed through a broker and listed on the Multiple Listing Service (MLS). The unit will be deed restricted with income restrictions for perspective buyers and a price set by the formula in the city's Inclusionary Zoning regulations.

The previously submitted Development Review Application materials contained many of the submission requirements for the Conditional Use application, including a description of the development, evidence of the applicant's right, title, and interest, and proposed floor plans. Below is a description of how the project will meet the standards of Section 14-487.

1. The project will be constructed in a single phase.
2. The proposed workforce unit will be completely integrated within the proposed building and will be accessed by the same entrance as the other 11 units.
3. All of the proposed units, including the proposed workforce unit, will have one bedroom and will feature a similar layout.
4. The applicant is proposing to provide the required number of workforce units and will not pay the in-lieu fee.
5. The proposed units will be sold as condominium units. The applicant acknowledges that if the workforce unit is converted to a rental unit, it shall become subject to the income limits and other requirements for such units.
6. Fewer than 33% of the total units will be workforce units. Therefore, the project is not eligible for subsidy through an Affordable Housing TIF.
7. The project will meet the minimum term of affordability required by the Land Use Ordinance.

We look forward to your review of this project and request to be placed on the next available Planning Board agenda to discuss the project with the Board. In the interim, if you have any questions or need additional information, please contact me.

Sincerely,

**TERRADYN CONSULTANTS LLC**



Michael E. Tadema-Wielandt, P.E.  
Vice President

cc Todd Alexander, Onejoy Place LLC  
David Lloyd, Archetype PA

Enc.