
1 Joy Place (CBL #045 E049; ID#2017-128) comments

2 messages

Hazel Holmes <hazelholmes@gmail.com>

Fri, Jun 23, 2017 at 11:02 AM

To: planningboard@portlandmaine.gov, Mat Holmes <mat.holmes@gmail.com>, bab@portlandmaine.gov
Cc: jf@portlandmaine.gov

This email outlines some concerns around the plan for the building being constructed at 1 Joy Place (CBL #045 E049; ID#2017-128).

We (Hazel and Mathew Holmes) live at 167 Brackett Street and are abutters along the passageway that runs in front of the new condo's main front entrance. By deed, we have a right of way to our property using that passageway that we need to keep open for access to the back of our property.

Because we'll need to use the right of way for vehicle access (landscaping trailers, loads of compost for the backyard garden, or appliance deliveries to the kitchen, etc.), we want to make sure that the right of way is passable by vehicle, and maintains its 12' width.

Looking at the submitted plan, it is not clear that the passageway remains sufficiently open. There wasn't a scale on the landscaping plan, so I couldn't measure it to confirm the width. I know it is tight with 1 Joy Place structure being built right up to the edge of right of way.

I also could not tell if the low-growing vinca is actually growing in a raised bed that would impinge on the travel lane.

We ask that the paving and landscaping keep the right of way a clear 12' wide, allowing for vehicles, without running into/over planting beds.

We also have some notes on the fence that is being build to separate the passageway and Joy Place building from our back yard.

To recap, we request that the project:

- Use a fence on our property line that is **7' or taller** and that has **no gaps between fence boards** (to maintain visual privacy between the passage between our buildings and our back yard).
- Use **solid material (wood) for fence gate** material, also for privacy.
- **Relocate gate 3-6 feet from the corner where it is located** on the plan (existing plantings on our property are in the way if it stays the corner location and would obstruct passage)
- Confirm that our deeded right of way is a clear **12' wide** and allows for vehicle passage.

We have shared these concerns with Todd Alexander, and he has said that he'll make the needed changes. I am writing to the planning board so the comments are on record and the issues are not lost in the planning process.

We are unfortunately not able to attend the upcoming neighborhood meeting because of travel plans.

Thank you,
Hazel and Mat Holmes

Support for One Joy Place

1 message

Peter Tousignant <petetousignant@gmail.com>

Fri, Jun 30, 2017 at 2:37 PM

To: jf@portlandmaine.gov

Cc: jlevine@portlandmaine.gov, bab@portlandmaine.gov

Jean,

I live at 30 Winter Street in Portland and am writing to voice my support for the proposed residential development at One Joy Place, for the public record. My support is based on the merits of the proposed project itself and the positive track record of the developer. The project will replace the structurally unsound remains of an old building with modern for-sale housing that is desperately needed in the West End. The proposed building is appropriately scaled for the neighborhood and will attract homeowners to the area. The proposed development also adequately addresses the City's parking requirements. The developer has worked closely with municipal leadership to propose improvements to the adjacent City-owned parking lot in exchange for parking access for One Joy Place residents. All aspects of the project have been thoughtfully designed, and the project would seem to adequately address all municipal requirements.

I have known the developer, Todd Alexander, professionally and personally for approximately 10 years. He has a successful track record of developing housing projects across the country. Additionally, he lives in the West End and has demonstrated a profound commitment to the improvement of the neighborhood. Todd recently-developed West Port Lofts on Tate Street, which like One Joy Place, replaced an underutilized parcel with much-needed modern for-sale housing. Todd has the experience and expertise to see One Joy Place through to successful completion.

As you know, the dilapidated structure that currently sits on the Joy Place site is both an eyesore and a physical hazard. Todd Alexander has patiently and persistently worked with the City to craft a plan that will finally redevelop the site. He took the proactive step of fencing the property once he had site control, but the neighborhood will still be best served by seeing this project be approved quickly, so that the existing structure can be demolished and replaced with new housing as quickly as possible.

Thank you very much.

-Peter

Peter Tousignant
[207-229-3557](tel:207-229-3557)

Re: 1 Joy Place

1 message

brett plymale <brettplymale@hotmail.com>
To: Jean Fraser <jf@portlandmaine.gov>

Wed, Jul 5, 2017 at 11:37 AM

Hi Jean,

I have three parking spaces for my tenants, one for each unit. Unit 1 parks along side the building, Units 2&3 park directly behind the building. Currently the 3rd floor tenants have an extra car, a red Ford Ranger, and have been temporarily parking to right side of Joy Place. They are a married couple and are in the process of downsizing to a one car family- but the lease on the first car doesn't run out until the fall. They're great tenants I've been very upfront that this is temporary.

Thanks,
Brett

Sent from my iPhone

On Jul 5, 2017, at 11:14 AM, Jean Fraser <jf@portlandmaine.gov> wrote:

Brett

Thank you for your comments, which will be included in the packet going to the Planning Board on Friday.

I note that your tenants appear to be parking partly on the private street Joy Place - and that may be an issue re emergency access to the rear new building.

Could you confirm how many parking spaces you own and their configuration- ie are they all on your property? (is the entirety of the spaces on your property?)

thank you
Jean

On Sun, Jul 2, 2017 at 11:03 PM, brett plymale <brettplymale@hotmail.com> wrote:

Hi Jean,

My name is Brett Plymale, and I'm the owner of 165 Brackett St, a property

which shares a common driveway with Joy Place. I bought this 3 unit building in 2000 and have seen a lot of changes on the street over the past 17 years. For as long as I've owned my building, Joy Place has been a delapidated eyesore and magnet for people with seemingly nowhere else to go. Just yesterday I found an empty vodka bottle along with empty beer cans near to where my tenants park and I know that no one in the building would have been so inconsiderate.

It is my understanding that Todd Alexander and his group are in the process of site plan approval for a 12 unit building directly behind my property. Over the past couple of years, Todd has reached out at several points to let me know the state of the project and to listen to my concerns and answer any questions. Initially, I was thinking that it would probably be a 4 or 5 unit building that would replace the existing structure at 1 Joy Place. When I learned that a 12 unit building was being proposed I had some doubts about how the footprint of Joy Place could comfortably accommodate that amount of new housing, and how they were going to address an obvious impeding parking issue.

That being said, I understand the need for more housing in the neighborhood. I understand that developers need to invest in projects that have prospects for a good return. And, I understand that something has to be done with 1 Joy Place. It simply cannot stay as it is.

I was happy to learn that there would be no parking on the property for the residents of Joy Place and that all concerned parties are committed to uphold the integrity of our deeded shared driveway. It is imperative that the driveway remain clear for emergency vehicles and for my tenants to be able come and go from their parking spaces without fear of being blocked in or their spaces being taken.

From the site plans that Todd has shared with me, it looks like there has been considerable attention paid to improve the look of the driveway, walkway and Reiche School parking lot. With those improvements, along with a functional property operating at Joy Place, I think Todd's plans are a step in the right direction. Again, I'm hoping the amount of units won't overwhelm the neighboring properties, mine included, but my concerns are outweighed by the need for improvement of Joy Place.

Thanks,
Brett

Brett Plymale
274 Concord St. west
Portland, ME 04103
[207-776-8962](tel:207-776-8962)

1 Joy Place

1 message

Tim Gebhardt <timg@gpmmaine.com>

Wed, Jul 5, 2017 at 11:57 AM

To: jf@portlandmaine.gov

Cc: bab@portlandmaine.gov, jlevine@portlandmaine.gov

Dear Jean:

I am writing to express my strong support for the project at 1 Joy Place Portland. This property has been a community liability for years and we are thrilled to have such a high quality project being proposed.

As neighbors, abutters, community members, and business owners the new building and improved sidewalk represents a great improvement over the existing conditions. The site plan is extremely well thought out and the emphasis on walkability will benefit area businesses. The handsome building design will make a great addition to the cityscape.

From a market point of view, dense, low cost, high quality housing is exactly what the city needs to attract and retain people.

Buyers of these units may be in a position to build wealth and financial security for roughly the price of renting; what is more, the project may likewise be attractive to older people who have downsized and may be looking for a more affordable situation that does not involve private car ownership.

In any case, we see this project as a triple bottom line winner with great community benefits.

Thank you,

Tim Gebhardt CMCA

Joy Place

1 message

Nathan Kimble Benchmark
<nkimble@benchmarkmaine.com>
To: jf@portlandmaine.gov

Wed, Jul 5, 2017 at 12:15
PM

Hello Jean,

I'm the owner of 100 Winter Street and share a boundary with Joy Place. The lot and buildings on it have been in disrepair and uninhabitable for decades. It's been encouraging to see it final become a useful and contributing part of the city. Although disappointed that the original plan didn't make it to fruition, I'm pleased to see and am generally supportive of Renewal Housings proposed current plan. This is a vast improvement over the current situation that exists at the lot, the adjacent driveway and parking lot. The improvements for sidewalk and city parking in exchange for some overnight and weekend parking is a reasonable solution that will help to define and make workable these three difficult and unique parcels. I look forward to seeing it progress.

Nathan Kimble

Broker | Owner

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MLS 008487

Local - Savvy - Responsive

One Joy Place

1 message

Trevor Watson <trevorewatson@gmail.com>

Wed, Jul 5, 2017 at 2:01 PM

To: jf@portlandmaine.gov

Cc: bab@portlandmaine.gov, jlevine@portlandmaine.gov

To Portland Planning Board:

My name is Trevor Watson and I own 33 West Street, I support Renewal Housing Associates development proposal for One Joy Place. This has been an eyesore for over a decade and this inventive proposal should be applauded as it will significantly enhance this area which should be of critical concern for the city due to close proximity to Reiche School.

I'm also very impressed with the thoughtful consideration to accommodate developments parking burden while simultaneously improving city infrastructure via public/private mutually beneficial plan which will generate a continued revenue stream, while also increasing spaces available to Reiche School.

This project will be a great benefit to the neighborhood, school and create much needed housing. Todd and gang should be commended for this proposal, as well as their history of reaching out to the neighborhood throughout this process.

Thank you,

TEW

Joy Place

1 message

Jed Rathband <jed@stonesthrowconsulting.com>

Wed, Jul 5, 2017 at 9:57 PM

To: jf@portlandmaine.gov

Cc: bab@portlandmaine.gov, jlevine@portlandmaine.gov

To: Jean Fraser,

Re: Joy Place

From: Jed Rathband, 38 Spruce Street, Portland

Date 7/7/17

Ms. Fraser,

I am writing in support of the proposed Joy Place development that is currently under consideration. The lot in question is a short stroll from my apartment and currently it doesn't have much going for it. However, I do believe the proposal before you could be a really great solution for a parcel that has been underutilized for years.

The plan allows for much needed housing and will contribute to the street life in an area of the West End that feels rather vacant. The added benefit is the additional parking spots on the City owned land that the developer is willing to shoulder.

I'm sure area business will benefit by having more patrons, the school will benefit as hopefully more families move in to the neighborhood and an otherwise blighted lot will be improved. A win-win for the city and the neighborhood.

Thank you for your consideration,

Jed Rathband

Google Groups

1 Joy Place

Kim Roseberry <roseberry00@gmail.com>

Jul 8, 2017 2:07 PM

Posted in group: **Planning Board**

Dear Planning Board,

I am writing to you in regards to the development at 1 Joy Place, the property that abuts my house. I am unable to attend the 7/11 workshop and therefore would like to submit my comments here.

Firstly, 12 new units with only parking for 4 vehicles is an unreasonable burden to place on the neighborhood. Brackett Street recently lost several spaces with the new sidewalk configurations. Parking is INCREDIBLY difficult, and 12 units means there will be between 12 and 24 new vehicles on the streets. This is entirely unsustainable and the developer should be required to provide at least 12 parking spots.

Secondly, the 12 units are an average of less than 300 sqft each based on the advertised 3591sqft of floor space, not even considering the area deducted for common areas like hallways and stairs. I do not consider such small spaces as "apartments" but something closer to dormitory rooms. These cannot be considered quality living spaces, and are a clear attempt to maximize profit for the developer through packing people in as tightly as possible.

Thirdly, the recently Portland Comprehensive Plan is meant to address affordable housing in the city. Yet, here we have a development that does little to meet the intentions of that plan. One out of 12 units slated as "affordable" is a weak gesture to meet weak guidelines and nothing more.

In the end, this development will cause additional crowding in an already strained neighborhood, and will exacerbate the affordability issues that exist. I cannot give my support to this project, but rather would like to voice my objection to the development .

Best,
Kimberly Roseberry
173 Brackett St.
Portland, ME 04102

Google Groups

Joy Place

Nance Parker <nance.parker1@gmail.com>

Jul 11, 2017 9:20 AM

Posted in group: **Planning Board**

I am unable to attend the planning board meeting tonight but have been to numerous previous meetings about this same proposal. So I would like to state in writing yet again my concerns. While Portland keeps reiterating the need for affordable housing this proposal gives us only 1 out of 12 units of so-called "affordable" housing, the understanding is that 11 will be "unaffordable" housing. Our neighborhood doesn't need that we already have one of those buildings on the corner. The builders/ profiteers are providing 4 parking spaces for these 12 units! Is this a joke? where are the the potential 8 plus cars parking? On the roof? Most likely neither the planning board nor the builders have ever had to find parking on Brackett Street. We are already at over capacity. Then the thought of these said 8-12 cars entering Brackett St from Joy Place at anytime of the day , let alone in the morning when school is in session is a frightening thought. Once again has any of you looked at the chaos that is now Brackett St in the morning ? We have 2 popular grocery stores [Fresh Approach & Rosemont] with countless delivery trucks.all day, we have a dance and yoga studio with classes changing every hour, there are school busses , parents drop-offs 300 children, never mind ambulances [we are between 2 hospitals] The road is over used ,too narrow and filled to capacity. We have reached saturation in our neighborhood and on Brackett Street. Please consider these factors before you allow ANOTHER high -end apartment to be put in. The consequences of which affect the quality of our life here in Portland. Sincerely Nance Parker, 139 Brackett St. and director of Shoestring Theater 155 Brackett St

Google Groups

1 Joy Place; re: Public Hearing 9/26/2017

Bill Stauffer <bstaufer@eco-story.com>

Sep 18, 2017 3:51 PM

Posted in group: **Planning Board**

Dear Portland Planning Board: As I have in the past I am strongly opposing approval for this plan because of the inadequate ration of parking spots to units proposed for construction. Four parking spaces for 12 units is insufficient and against current codes. We now have parking space issues throughout the peninsula and approval of plans like this only exacerbate the problem. Thank you,

Bill Stauffer

PH: (207) 699-5727 x11

FX: (207) 699-2321

Storrey Property Management, LLC

151 Newbury Street
Portland, ME 04101

USA

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James Dealaman <jdealaman@portlandmaine.gov>

One Joy Place

Adam Frederick <adamjamesfrederick@gmail.com>

Fri, Sep 22, 2017 at 8:17 AM

To: planningboard@portlandmaine.gov

Hello,

\$300,000 condos are NOT what is needed in Portland. I have lived on Brackett street for 3 years, and in Portland for 15 years, and grew up 15 minutes from Portland. Portland is my home.

I have been a major contributor to the creative musical culture of this town, and we are being swiftly priced out of our community. My rent has gone up 3x in the past two years as a result of the gentrification of the peninsula.

The city that I, my wife, my colleagues, family and friends have helped to turn into an exciting, vibrant, creative and "desirable" place, will very soon no longer have a place for us. It is offensive that this gem of a town is going the way of Dumbo, of Williamsburg; too hip to hang on to those who made it hip.

Building get-away condos for wealthy New Yorkers and Bostoners is a waste of all that makes Portland such a wonderful place. It is time that you, the representatives of true Portlanders, start representing those who already live and work here, and stop the unchecked march toward a soulless destination city for the uninspired wealthy.

Pull the plug on One Joke Place and instead build actual AFFORDABLE housing (Read; rents below \$1,200, condos below 130k) for those who make this city worth writing about, worth traveling to, worth living in.

If you don't start planning carefully, we will have a peninsula full of empty crash pads for the rich, empty culture, empty purpose.

To borrow a phrase from our frightening leader; Portland first, Portland first, Portland first!

Regards,
Adam Frederick

Sent from my iPhone



James Dealaman <jdealaman@portlandmaine.gov>

1 Joy Place

Linda Carleton <lindacarleton01@gmail.com>
To: planningboard@portlandmaine.gov

Fri, Sep 22, 2017 at 1:23 PM

I'm writing to express my strong opposition to the 1 Joy Place project off Brackett Street as it is currently proposed. I am disappointed that it has only the one requisite affordable unit at a time when Portland is in such dire need of affordable housing, but my main opposition is due to its lack of parking. As you likely know, parking in this part of Portland is already a nightmare, in part because of daytime Reicke school traffic and in part because this section of Brackett Street is at the corner of Parking District 2. That means that none of us can park to the north of Brackett Street and State Street to our East has metered parking all day. The problem is, of course, compounded on street cleaning days.

It seems unconscionable to allow erection of a 12 unit project of high-end housing for people who will almost certainly have one or more cars when there are only four parking spaces provided.

I strongly hope that you will vote against the current proposal.

Linda Carleton
207 Spring Street (corner of Spring and Brackett)
Portland

(207) 504-4628