



James Dealaman <jdealaman@portlandmaine.gov>

Fwd: One Joy Place Site Plan Application

James Dealaman <jdealaman@portlandmaine.gov>
To: James Dealaman <jdealaman@portlandmaine.gov>

Mon, Sep 25, 2017 at 2:54 PM

----- Forwarded message -----

From: **Alexander, Catherine D** <CAlexander@unum.com>
Date: Mon, Sep 25, 2017 at 2:20 PM
Subject: One Joy Place Site Plan Application
To: "jf@portlandmaine.gov" <jf@portlandmaine.gov>
Cc: "Alexander, Catherine D" <CAlexander@unum.com>

Dear Jean:

Attached is a letter in support of the Site Plan application for One Joy Place signed by 29 neighborhood residents and property owners. Please let me know if you have any questions. Please confirm receipt.

Best,

Catherine Alexander

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Jean Fraser, Planner
City of Portland
874 8728

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James Dealaman, Administrative Officer
Planning and Urban Development Department
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Neighborhood Letter 9.25.17.pdf
806K

September 18, 2017

Jean Fraser
Planner
City of Portland

Dear Ms. Fraser

We are writing this letter to voice our strong support of Renewal Housing's project to redevelop 1 Joy Place into a 12-unit residential property. The application before the Planning Board meets the technical requirements of the City's Site Plan standards. In addition, the project achieves numerous goals of the City's Comprehensive Plan. Most notable among these goals are the removal of a blighted property in a residential neighborhood and the addition of for-sale housing units that are affordable to middle income City residents. In summary, this an important project for the City and the neighborhood.

We also want to use this opportunity to express our deep frustration with the City's actions throughout the history of this project. For more than a decade, 1 Joy Place has arguably been one of the most blighted and dangerous properties on the Portland peninsula. It consisted of three dilapidated, abandoned structures and mountains of trash, which collectively posed a life safety risk to anyone who ventured on the property. Compounding the problem, 1 Joy Place is located across the street from a 400-student elementary school and one parcel away from a non-profit facility that provides services to at-risk teens. It has been a huge problem for the neighborhood and an equally big problem for City staff – and for years, no one did anything.

More than three years ago, Renewal Housing, a Portland-based affordable housing development company with strong ties to the West End, stepped in to try to solve the Joy Place problem. They have proactively met with stakeholders, thoughtfully responded to neighborhood concerns and patiently worked through countless redevelopment scenarios, many at the direct request of City officials. Based on feedback from the neighborhood, the company led the effort to incorporate numerous public benefits into their plans—including proposals for more affordable housing units, new public sidewalks, additional public parking and major investments in the playground facilities at the Reiche Community School. All of these proposals have been rejected—not by the developer, but by City staff.


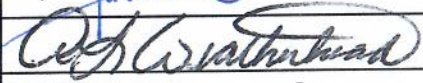
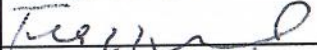
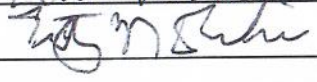

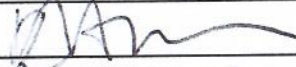

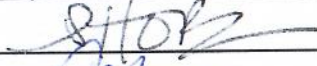

Despite our enormous disappointment at the opportunity lost for a truly transformative project for the West End neighborhood, we urge the staff and Planning Board to approve this project without further delay.

Respectfully,



CATHERINE D. ALEXANDER

3 CARROLL ST
PORTLAND, ME

SIGNATURE	WEST END RESIDENT	ADDRESS
	Melissa Holmes IAN MARIN	812 Congress St. Portland, ME 1 Cannon St Portland ME
	Annette L. Weatherhead	458 Cumberland Ave, Portland
	Teel + Limme	14 Mellen St Portland
Leah Whalen	Leah Whalen	46 West St, Portland
	TIMOTHY W. ERMIGON	331 Spring St.
	Melissa Hamilton	25 Pine St Portland
	Radical Parkiness	25 Seminar St Portland
	Kara Wilbur	89 West St Portland ME
	Stephanie H. O'Brien	95 West St Portland Me
	Andrew Volk, Little Girl	211 Danforth St Portland, ME