

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