

## Google Groups

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### 1 Joy Street Proposal

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**Peter Carleton** <petercrltn@gmail.com>

Sep 23, 2017 7:48 AM

Posted in group: **Planning Board**

To the Planning Board,

I am opposed to the project as it stands.

First, parking will become an immediate issue. Twelve units will bring at least twelve more vehicles to the area, if not close to double that. Congestion around the Reiche School is not what residents and school kids need in any way: it's just plain dangerous, and especially so in the winter.

Second, this project will not provide affordable housing (one unit? How comfortable is that for those owners?), which is the overriding need for our neighborhood and city. Such a project is likely to be part of a destabilization of the West End neighborhood. More expensive units will ultimately force our resident owners who have been here for years to move elsewhere. Is the added money brought into the area stores worth the danger and congestion? I don't think so.

Peter Carleton  
207 Spring Street

Google Groups

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**1 JOY PLACE**

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**Nance Parker** <nance.parker1@gmail.com>

Sep 25, 2017 7:37 AM

Posted in group: **Planning Board**

I am writing , once again ,to voice my opposition to the proposed development at 1 Joy Place. For over a year at every meeting the same concerns come up . **These are ; the lack of adequate parking** [ 12 units 4 parking spaces where are the other 8 cars to park?] , **the question of whether Portland needs to build more unaffordable condo units** [ we need affordable rental units not more high end condos] **the density of traffic at a school zone** [ there are already delivery trucks from businesses ,ambulances from 2 hospitals , cars by-passing State Street and then just high density city traffic ] , **and the over-all question of who is served by this proposal**. There has yet to be any public support for this project. 1 Joy Place will serve only those who will profit from it. And while I commend the questions put forth at past meetings by our councilors concerning these issues I would like to see them resolve these issues as well. They are the deciding factor in this dilemma but we the neighbors and property owners of the West End will live with their choices forever. Sincerely Nance Parker 139 Brackett St.

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**Fwd: One Joy Place**

1 message

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**James Dealaman** <jdealaman@portlandmaine.gov>

Mon, Sep 25, 2017 at 12:14 PM

To: Jean Fraser &lt;jf@portlandmaine.gov&gt;

Another public comment. Saved to project file.

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

From: **Timothy Mason** <timothydeanmason@gmail.com>

Date: Mon, Sep 25, 2017 at 12:04 PM

Subject: One Joy Place

To: [planningboard@portlandmaine.gov](mailto:planningboard@portlandmaine.gov)

Dear Portland Planning Board and City Council,

I am writing to express **my opposition to the proposed 1 Joy Place** condo units off of our neighborhood on Brackett Street in the West End. I have been living here with my family since 2010 and have steadily witnessed the **overcrowding and parking issues** created by new development in the neighborhood.

I feel that the plan put forth for **1 Joy Place** will cause a severe decrease in the **already hard to find off street parking situation**.

Also, **this is not affordable housing** for the families in this quiet neighborhood near Reiche School. With more and more high end housing being added to the already over-inflated market, I also fear that the **people who work in the downtown area in the service industries will no longer be able to live on the Peninsula** as I know many friends who have had to move to Westbrook or South Portland and commute, leading to more **parking and traffic issues**.

Please carefully consider the **One Joy Place proposal** to see that **it is NOT a good fit for the West End**.

Thank you for your consideration,

,

Timothy Mason &amp; Family

[139 Brackett Street #1](#)[Portland, ME 04102](#)

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.



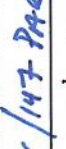















Despite our enormous disappointment at the opportunity lost for a truly transformative project for the West End neighborhood, we urge the staff and Planning Board to approve this project without further delay.

Respectfully,



CATHERINE D. ALEXANDER

3 CARROLL ST  
PORTLAND, ME

SIGNATURE	WEST END RESIDENT	ADDRESS
	Josh Benhien - com. prop owner	622 Congress / 147 Park St. - 64449
	Peter Tausignant	30 Winter St, Unit 1
	Matthew Peters	3 Stratton Pl Portland ME 04101
	Zack Barowitz	175 Backet Street
	Tim Gebhardt	20 Dow St.
	Barak obius	2 TAYLOR ST 04102
	Melissa Froll	83 W. 8th St 04102
	John Whyte	47 Thomas Sq OFFICE
	Jen Heckenbaen	69 THOMAS ST 04102
	Beth Wilbur VanNerio	141 Neal Street Portland ME 04102
	Ted Barhband	38 Spruce St. Portland, 04102
	TREVOR WATSON	33 WEST ST PORTLAND 04102
	Doreen McNeil	5 CARROLL ST PORTLAND, ME 04102
	Patrick Sweeney	22 Thomas St <del>42</del> Portland, ME 04102
	Jewel Reddick	91 Tate St. Portland, ME
	Brian Eng	33 Storer St, Portland, ME
	IAN JACOB	59 STATE ST PORTLAND 04101
	Thomas Watson	94 Pine St., Portland, ME 04102

SIGNATURE	WEST END RESIDENT	ADDRESS
	Melissa Holmes (AN MAJIN)	812 Congress St. Portland, ME 1 Cannon St Portland ME
	Annette L. Weatherhead Teet / L. M. M. M.	458 Cumberland Ave, Portland 14 Mellen St. Portland
	Leah Whalen TIMOTHY W. ERMIGNON	46 West St, Portland 331 Spring St.
	Melissa Hill Kara Wilbur	25 Pine St Portland 25 Seminary St Portland
	Kara Wilbur Stephanie H. O'Brien	89 West St Portland ME 95 West St Portland ME
	Andrew Volk, Little Girl	211 Dorset St Portland, ME

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## Support for One Joy Place

1 message

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**Ian Jacob** <iancasperjacob@gmail.com>  
To: Jean Fraser <jf@portlandmaine.gov>

Mon, Sep 25, 2017 at 12:55 PM

Hi Jean,

Just a quick note of support for Todd Alexanders project at One Joy Place. He has been very open and willing to meet with the West End NA since the beginning of this project. While it may not have achieved everything the project set out to do, the result should still move forward.

Thank you for your time and consideration.

Ian Jacob  
59 State St.

[iancasperjacob@gmail.com](mailto:iancasperjacob@gmail.com)  
207-409-2030

## 1 Joy Place

1 message

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**Steve Morrison** <steve@morrisonrealtors.com>

Mon, Sep 25, 2017 at 5:45 PM

To: "jf@portlandmaine.gov" <jf@portlandmaine.gov>

Cc: Todd Alexander <TAlexander@renewalhousing.com>

Good afternoon,

I am writing in support of an approval for [1 Joy Place](#). Todd Alexander has done a great job with his project on Tate Street, that cleaned up blight in the neighborhood. [1 Joy Place](#) is creating more entry level residential options and its cleaning up another eyesore that we all have looked at for decades.

I have owned property and brokered property in this neighborhood for 25 years and [1 Joy Place](#) is a project worthy of approval, this is a good one!

Thank You

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Steve Morrison - Owner/Broker  
[steve@morrisonrealtors.com](mailto:steve@morrisonrealtors.com)

Morrison Real Estate  
[158 Danforth Street](#)  
[Portland, ME 04102](#)

C [207-671-2523](tel:207-671-2523)  
O [207-879-0303](tel:207-879-0303) x101  
F [207-780-1137](tel:207-780-1137)



Jean Fraser <jf@portlandmaine.gov>

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## 1 Joy Place

1 message

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**brett@plymaleproductions.com**

Tue, Sep 26, 2017 at 10:34

<brett@plymaleproductions.com>

AM

To: Jean Fraser <jf@portlandmaine.gov>

Hi Jean,

I just wanted to send a quick email to share my support for Todd Alexander's development proposal for 1 Joy Place. I met with him a few days ago to go over the latest plans that the city will be considering at tonight's meeting. I feel like Todd has done an enormous amount of work and consensus building to find a reasonable solution to a rather complicated development project.

Something needs to be done with Joy Place and I'm happy that Todd has maintained his commitment to the property and to the community as a whole.

Thank You for Your Time,  
Brett