

Google Groups

SAY NO to luxury units at 1 Joy Place

Megan <mgrumbling@hotmail.com>

Sep 25, 2017 9:42 PM

Posted in group: **Planning Board**

Dear Portland Planning Board,

I am a teacher, writer, and artist living in Portland. I was raised in Maine and have lived on Brackett Street for 13 years, and I am asking you to make a choice *against* luxury housing and new out-of-state money, and *for* the working Portlanders that make this city diverse and engaging, the working Portlanders who are desperately hoping simply to not to be pushed out of the city they love. I am asking you: Please do not approve the 12-unit high-end condominium complex proposed -- with only *one* "affordable" unit -- for One Joy Place on Brackett Street.

Portland does not need any more housing that is not affordable for all Portlanders. Almost every month, I have watched a new teacher or artist friend move to Scarborough, or Gorham, or Buxton, or Saco, or Biddeford, or Westbrook. The migration has become epidemic. And One Joy Place, situated directly across from one of Portland's most diverse schools where many so new Mainers come together, is a place that should provide housing and homes accessible to *all* Mainers -- not just those with wealth or disposable incomes.

Do we truly care about making Portland a city for all? Do we truly value the arts and artists, not just as a commodity but as the work of living people who need places to live? Do we care about the working class? About teachers? Do we truly care about welcoming new Mainers from around the world to Portland, and allowing them to stay here long enough to become part of the fabric of our community? If we *do* care about these things, then the city of Portland -- its residents, its City Council, and its planning board -- must start now to take a long view, and to make choices that are about more than just the bottom line.

Raised in Maine, I chose to come back here to live and work after college on the West Coast and grad school in New York City. I have always loved the ethos and values of this city, because they have seemed to operate on a human scale, not one blinded by capital. Over the last few years, I have come to fear that city officials have lost their bearings, have become intoxicated by the prospect of out-of-state money. As we all know, there are real human costs to such myopia. There are costs to the artists, teachers, working people, and immigrants that the city claims to value. And as we lose these valuable members of the community, there are costs to the character of the city itself.

I ask that you consider the value of housing and homes accessible to all, not just the wealthy. I ask that you decide against more luxury housing at One Joy Place, and make a choice for the inclusion of all of us who work hard to be part of this great city.

Thank you for your consideration. I trust you, as actors who work in the city's name, to make the choice that is the right one for *all* Portlanders.

Sincerely,

Megan Grumbling

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Joy Place

Andrea Daniel Martelle <abdmartelle@gmail.com>

Sep 26, 2017 2:24 PM

Posted in group: **Planning Board**

I am writing to express my concern about the new development called Joy Place on Brackett Street. I live in the West End and work at Reiche School and the addition of this building is going to create more congestion in an already crowded neighborhood. The building only provides 4 parking spaces which means that lots of cars will be parking on the street, in our school parking lot, and fighting for space during parking bans. This development is a bad idea for this neighborhood - there just isn't the space to accommodate that many more cars.

Thank you,
Andrea Martelle

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One Joy Place

Michaela Cavallaro <michaelamc@gmail.com>

Sep 26, 2017 3:00 PM

Posted in group: **Planning Board**

Hello. I'm a resident (and property owner) at 119 Brackett St., Apt. 1F, and I would like my comments considered at tonight's Planning Board hearing regarding One Joy.

I welcome the idea that the dangerous, ugly building currently on the site will be removed. And in theory the idea of 12 condo units for single people is a great concept. I also appreciate the developers' attempts to keep the units relatively affordable -- emphasis on "relatively."

My big concern, however, is parking. The project only offers 3 parking spaces for residents (though only 2 leases - one of which is for two spaces)--meaning the other ten units must rely on street parking. As I hope you already know, street parking is at a premium on Brackett Street and in the heart of the West End in general. I work at home, and rarely have trouble finding a space for my car during the day. But overnight parking is challenging if you get back to the neighborhood after 6 or 7 pm.

On their promotional website, the developers mention the lot next door, by Fresh Approach, as an option for residents of One Joy. "Most nights," they say, "you'll find a number of open parking spots." I walk my dogs down Brackett Street most nights, and I definitely don't see open parking spots in that lot.

Parking in the West End is going to continue to be a critical issue as more lots are condo-ized. Please require the developers of One Joy to offer more parking in order to minimize their contribution to this problem.

Respectfully,
Michaela Cavallaro
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