

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,

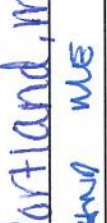









CATHERINE D. ALEXANDER

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 obins	2 TAYLOR ST 04102
	Melissa Froll	83 W. 8th St 04102
	John Whyte	47 Thomas Sq OFFICE
	Jen Heckenbach	69 THOMAS ST 04102
	Beth Wilbur VanNieuw	141 Neal Street Portland ME 04102
	Ted Barabant	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 #2, Portland, ME 04102
	Jewel Rockstille	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	46 West St, Portland 331 Spring St.
	TIMOTHY N. ERMIGEN	25 Pine St Portland
	Pamela Parkness	25 Seminary St Portland ME
	Kara Wilbur	89 West St Portland ME
	Stephanie H. O'Brien	95 West St Portland ME
	Andrew Volk, Little Girl	211 Dorset St Portland, ME