

Google Groups

1 Joy Place

Kim Roseberry <roseberry00@gmail.com>

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Posted in group: **Planning Board**

Dear Planning Board,

I am writing to you in regards to the development at 1 Joy Place, the property that abuts my house. I am unable to attend the 7/11 workshop and therefore would like to submit my comments here.

Firstly, 12 new units with only parking for 4 vehicles is an unreasonable burden to place on the neighborhood. Brackett Street recently lost several spaces with the new sidewalk configurations. Parking is INCREDIBLY difficult, and 12 units means there will be between 12 and 24 new vehicles on the streets. This is entirely unsustainable and the developer should be required to provide at least 12 parking spots.

Secondly, the 12 units are an average of less than 300 sqft each based on the advertised 3591sqft of floor space, not even considering the area deducted for common areas like hallways and stairs. I do not consider such small spaces as "apartments" but something closer to dormitory rooms. These cannot be considered quality living spaces, and are a clear attempt to maximize profit for the developer through packing people in as tightly as possible.

Thirdly, the recently Portland Comprehensive Plan is meant to address affordable housing in the city. Yet, here we have a development that does little to meet the intentions of that plan. One out of 12 units slated as "affordable" is a weak gesture to meet weak guidelines and nothing more.

In the end, this development will cause additional crowding in an already strained neighborhood, and will exacerbate the affordability issues that exist. I cannot give my support to this project, but rather would like to voice my objection to the development .

Best,
Kimberly Roseberry
173 Brackett St.
Portland, ME 04102