

15. City Master Plans

The proposed project, to the best of our knowledge, has been designed to be consistent / compliant with the following City related Master Plans:

Comprehensive Plan: Portland's Plan 2030

Housing Goals

- *To encourage and promote affordable decent, housing opportunities for all Maine citizens*
The proposed building will replace an old single family residence and will supply new, efficient, market rate apartments to the housing stock which is in such high demand.

- *Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences and financial capabilities of all Portland Households;*
The seven new market rate apartments and commercial space increase both the available housing stock and commercial space market both of which are in great demand within the City and within such a desirable neighborhood.

- *Encourage additional contextually appropriate housing density in and proximate to neighborhood centers, concentrations of services and transit nodes and corridors as a means of supporting complete neighborhoods;*
The proposed mix use building (seven apartments on three floors) with a ground floor commercial space is a historical urban land use and is compatible with the current adjacent neighborhood and City wide trends. The increased density is located within an appropriate neighborhood center and is compatible to the neighborhood mix of uses and density. Many services are located within walking distance and a bus stop is located on Forest Avenue, easily within walking distance.

- *Pursue policies to enable people who work in Portland to have the option to live in Portland.*
The proposed mixed use building is located a short car/bus/bike ride from downtown and is on a major bus route making for convenient commuting to the City. The projects close proximity to many other major travel corridors makes this new project ideally located for travel within the City and the surrounding area.

By providing a mix of new rental housing stock (7 apartments replacing a single family house) with neighborhood appropriate densities, in an established neighborhood center, over a ground floor commercial space, along a bus route and adjacent to significant travel corridors the proposed mixed use project is consistent with the current Comprehensive Plan.