

N SUMMARY OF PROJECT'S CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN

The Housing component of The Portland Comprehensive Plan, City titled "Housing, Sustaining Portland's Future" outlines a number of Policies which this project is consistent with.

- **Policy 1: "Ensure an Adequate and Diverse Supply of Housing for All."** This project provides housing units built at a density compatible with the existing Deering Center Neighborhood. The City's goal of adding additional units is supported by this project which introduces four new residential units as well as new retail space on the street level.
- **Policy 3: "Neighborhood Stability and Integrity."** This project creates new commercial space as well as housing within an existing vibrant residential neighborhood thus bolstering the integrity and stability of the Deering Center Neighborhood. The building scale and materials of the neighborhood are respected and reflected in the proposed new structures. This project will be an asset to Deering Center, which currently serves as a vibrant Off-Peninsula Urban Center anchored between Deering High School and the University of New England. This project has access to existing City assets such as public transportation, Baxter Woods, Evergreen Cemetery, Lincoln Middle School, and wide variety of active retail businesses. The proposed neighborhood park associated with this project will provide a natural gathering place for residents and neighbors and add to the vitality of the streetscape.
- **Policy 5: "Sustainable Development."** This project aids the City's goal to achieve and maintain a 25% share of Cumberland County's population by creating new multi-family housing within the City. Its location in Deering Center and adjacent to a designated Metro Bus Stop fulfills the desire for creating development with minimal infrastructure cost. As outlined above, the project site is within walking distance of neighborhood schools and many community, recreation, and retail amenities.
- This project meets the goals of **Objective 5.d.:** relating to encouraging business centers in the city that reduce dependence on the car and make neighborhood life without a car more practical. Its location on a designated Metro Stop, the addition of a neighborhood open space and the mixed uses proposed all encourage a work/ live situation with minimal dependence on the automobile and integrate seamlessly with the Deering Center neighborhood.
- The Comprehensive Plan indicates "Portland has limited vacant land suitable for development, thus redevelopment options are the primary opportunities for creating new housing." The proposed project assists Portland in tackling the challenge of increased population and density within the City. This project will allow new residents and business to support the continued growth of Deering Center neighborhood in Portland.