

26. Neighborhood Meeting

A neighborhood meeting was held on May 17, 2017. This meeting was required to meet the division 30 affordable housing requirements. The following documentation of that meeting is attached:

A separate neighborhood meeting will be scheduled once the application has been submitted for review, and documentation of that meeting will be uploaded once completed.

1. Neighborhood meeting flyer / invite (it was posted at the subject property and mailed to the abutters list)
2. Neighborhood meeting sign-in sheet
3. Neighborhood meeting notes
4. Photos

Please join the Portland Housing Authority for a

Community Meeting

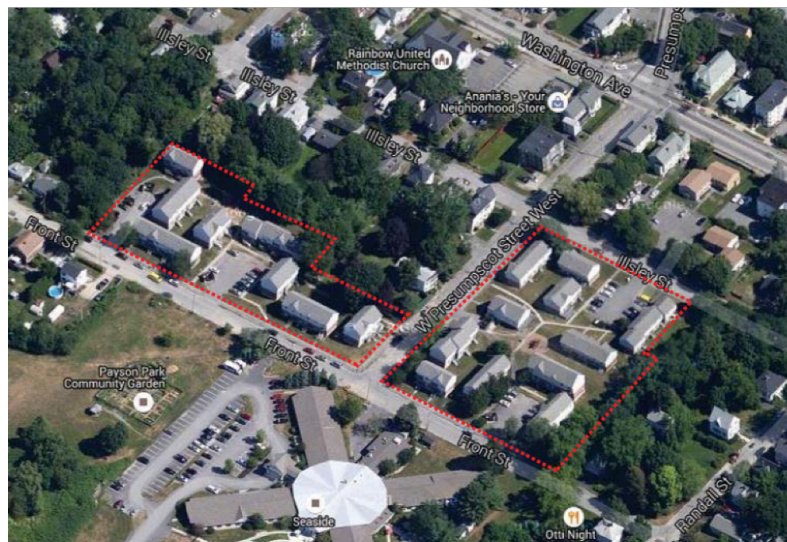
Regarding the Future Re-Development of the
Front Street Public Housing Community

When: Wednesday, May 17, 2017 from 6:30-8:00pm

What: An update on the plan for the Front Street public housing re-development, and comments and questions

Who: Residents of Front Street and area neighbors

Where: Presumpscot Elementary School, 69 Presumpscot St. Portland



Interpreters will be available

Light snacks will be provided

For more information call

Jay Waterman, PHA Director of Development, at 207.221.8009

1

Front Street Neighborhood Meeting Sign-In

May 17, 2017 6:30-8:30pm

	Name	Street Address	email
31	Mike Ham	120 Front st	hammer@time74@hotmail.com
32	Angela Bashenow	same	abashenow@msn.com
33	Terri McLowen	73 Front St	
34	Patricia Carroll	217 Commercial	pcarroll@carroll-assoc.com
35	MARYANNE PAPI	581 Washington Ave	
36	Sharon Kiley	35 Presumpscot ^w st	sgkiley@gmail.com
37	Khalil Mohammed	49 Front street	yazankhailhose@yahoo.com
38	Jerry Marx	77 Randall st.	Jerry_Marx@unh.edu
39	Susan Joy	77 Randall St	SCOLE001@hotmail.com
40	Susan Lurgue	22 Fernald	friendsofpaysonpard@gmail.com
41	Scott Dobos	33 Randall	sdobos@lesacysr.com
42	Mowlid Ahmed	44 Cummings st	mowlid2020@gmail.com
43	Sharon Landry	46 Haven	
44		922 Baulu	SLAMONTAGNE@
45		916 919 Baulu	littlesebayolake.net
45		8 Ford St	
46	Lien Hoa T Pham	House of languages	lienhouapham@gmail.com
47	ALAN ELM	— " — " —	alanelmi@4-m.com
48	Habiboo Mohamed		
49	42 CUMMING ST		
50	Emily Marwan-Fitch	PHA	efitch@porthouse.org
51	Charles Collins	51 W. Kidder St	charcoll51@gmail.com
52	Justin Costa	11 Sawyer St.	jcosta@portlandmaine.gov
53	Burt + Don Warren	904 Baxter Blvd	dwarren@maine.rr.com
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2

Front Street Neighborhood Meeting Sign-In

May 17, 2017 6:30-8:30pm

	Name	Street Address	email
1	Clifford Merrill Jr.	36 Illsley St.	
2	Talisha Merrill	36 Illsley St.	
3	Abdul ISACK	71 Front St	
4	Shirley Peterson	270 Presumpscot St	
5	Cheryl Heeman	37 Savoy Street	cal4761@yahoo.com
6	Carolene Peterson	45 Parkbroke St	cpeterson@MAINLINE.R.P.D.COM
7	Douglas Down	34 Johnson St	
8	Allan Down	26 Johnson St	
9	Shukri Adan	42 Cummings St	adan shukri 46@gmail.com
10	Martina Augustine	36 Cummings St	Martinaaugustine@gmail.com
11	Luke + Barbara Doyle	64 ILLSLEY ST #3	Doyle 4@yahoo.com
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Front Street Re-Development Meeting Minutes May 17, 2017, Presumpscot Elementary School

Team Members Present:

PHA - Mark Adelson (Executive Director), Jay Waterman (Director of Development), Trevor Nugent (Dir. Of public Housing), Emily Mancini-Fitch (Housing Services Manager), Shirley Peterson (PHA Board President)
Utile Architecture and Design - Jonathan Evans, Katie Wirtz, Evan Parkinson
Government Strategies - Kim Cook
Carroll Associates Landscape Architecture - Pat Carroll

Portland Housing Authority hosted a neighborhood meeting regarding the re-development of the Front Street public housing project in Portland's East Deering neighborhood. The meeting was held at the Presumpscot Elementary School on May 17, 2017 from 6:30-8:00pm.

The meeting was noticed by mail to property owners within 500 feet of the proposed development using the City Planning Department's mailing list. PHA also noticed all Front Street Public Housing residents with flyers

Sign-in sheets and the flyer that was sent are attached.

Mark Adelson, Executive Director, opened the meeting with introductions and gave some background on the Housing Authority and PHA's Strategic Vision Plan for renovation or re-development of its 1,000+ housing units in Portland

Jonathan Evans from Utile Architecture and Design, presented the project, the neighborhood context. Jonathan gave a history of project, noted it is at the end of its useful life. Discussed the needs of the neighborhood. There are currently 182 bedrooms in 18 bldgs plus the community room. He said it is important to look at the community needs, listed from previous meetings. Opportunities:

- meet needs of project but respectful of neighborhood
- scale of housing
- traffic calming measures on Presumpscot St.

Jonathan showed existing and proposed views of project.

Jay Waterman discussed the process at the planning board, the schedule, and next steps. Pat Carroll, Landscape Architect, presented the site plan.

Comments from attendees (responses or discussion in italics):

- It appears that most residents of current development have more than 1 car. Sharon Kiley offered to sell her property to use as parking lots. Traffic speed on Presumpscot is fast and dangerous.

- Area needs more parking, residents have more than 1 car, parking on Front St and neighboring streets.
- Too many Front Street residents park on the street and the streets do not get plowed.
- Concern for location of school bus stop around development as it blocks traffic.
- Area resident wants it to be pedestrian friendly, enhance sidewalks, curb flares, improved pedestrian safety.
 - *Design team explained some of the ideas of pedestrian friendly design and connection to Payson Park; making all sidewalks that are in rough shape new and safe; better crosswalks and potential bump-outs for a shorter distance from curb to curb.*
- Concept design shown, the architecture is not in keeping with neighborhood. Looking for 'Maine' archtype, project is in 1922 neighborhood.
- The design shown with the flat roofs is too modern looking. We want brick exterior and a design that is in keeping with the neighborhood.
- It is a problem that people are cutting through the nursing home to Baxter Blvd.
- Wants to change neighborhood traffic habits, cut thru nursing home driveway to Baxter Blvd, wants some kind of blvd access. Other concern that senior housing would cut off access to the Blvd. if this were used too much.
- Need for a traffic study
 - *This is pending and will be submitted with the Site Plan application to the planning board*
 - *Jay Waterman gave an estimated timeframe for the project of a site plan application submission in Summer 2017 with a construction start in Fall of 2018 and occupancy in Fall of 2019.*
- Traffic Study should be done at different times of day to show the different usage and different cars.
- Changing nature of neighborhood; this is not India St or West End, different than other neighborhoods; there are challenges and opportunities; didn't like flat roofs
- Concern about design as too urban and would change the feel of the neighborhood; concern it is too dense.
- Concern about sewer capacity and school capacity for more children
 - *Jay noted that utilities (sewer/water) are through the City and Portland Water District. Unit mix has not been determined but there will be some 4-5 BR units and many more studios and 1BR units. It will also be mixed income at 80% affordable and 20% market rate.*
- Concern about new height being taller than current building height.
 - *It was noted that the 2-3 story buildings will not be any taller than the pitched roofs and will meet the zoning requirements for R-5 PRUD.*
- Playgrounds too close to windows, move away from buldings.
- Concern that buildings are too close to the road and need larger front yards for playing and neighbor interaction
 - *There will be setbacks and small front yards and stoops*
- Concern that distance from parking to unit entry is too far.
- An area resident asked the timing of project and the need for traffic study.
 - *Team noted that the project is going to planning board Fall 2017. Pat Carrol noted a traffic study is part of that submission to the planning board and that will*

help the planning board impose a number of off-street parking spaces

- Questioned scale of project, doubling number of units on site. Questioned speed table on Presumpscot; described using Cummings as escape to Washington Ave. Need to slow traffic on Randall and Johannsen.
- Too many cars parked on the street and people drive too fast in the neighborhood.
 - *This is something the team would like work with the area residents and the City on to find solutions because PHA does not want too many cars on the street or unsafe streets.*
- Need 2nd exit onto Washington Ave; questioned school population; questioned similarity to Washington Gardens; Issues with sewer system on Washington Avenue
- A Front Street resident asked about basements.
There will be no basements if Front Street is re-developed.
- Concern about sewer capacity and soils on this site.
 - *There is public sewer in the area and the Portland Water District said that it has the capacity to serve the proposed new project size and BR mix.*
- How is trash handled; school buses; questioned who takes care of housing.
 - *Trash service will take trash from rooms in buildings. No dumpsters.*
- Questioned ownership of property; where can she read about project; lack of outdoor space for individual residents
 - *There will be information on PHA's website soon. More information after submission to the planning board.*
- Questioned occupancy rate/ bedroom occupancy of 60% valid?
 - *The 60% only refers to the maximum number of people per bedroom under HUD rules. PHA tracks this and our occupancy is less than the maximum of 2 persons per bedroom by about 55% or about 1 person per bedroom.*
- Residents parking on streets, not in parking lots; main issues traffic, parking ,school impact
 - *There was discussion about existing number of bedrooms increasing only by 21% even though the number of units is going from 50 to 99.*
- Preference for community play areas to be separated from residential areas. Area resident has kids that have broken a window when using the play space close to her residence.
- There are only parking outlets to Front Street planned. There should be parking outlets to other streets.
 - *Design team noted driveways onto Illsley as well as Front Street.*
- Concern about doubling number of units and the amount of traffic.
- Could Cummings Street be built to ease traffic? Speed bumps on Johannsen and Randall a possibility?
 - *These are City issues that we could help the neighbors discuss with the City.*
 - *Discussion about Cummings street and turning it into a real street*
- Area resident asked if the management company will do a better job of keeping the trash picked up. Trash is a problem.
 - *Design Team noted that there will be indoor trash rooms and a trash service that picks up trash. The dumpsters and their enclosures will go away.*
- Concern for who manages the property.
- Would like to see a digital or hard copy of the presentation
 - *It was noted that the presentation and the meeting minutes would be on the PHA website.*

- Does not like the aesthetics of residents storing things outdoors. They should have storage. Prefer fenced back yards. Residents should all have private outdoor space.
- Having individualized outdoor spaces is important to residents. Residents in surrounding neighborhood have access to outdoor spaces.
- What is required for site plan application to the City planning board?
 - *Pat Carroll explained the level of plan details, performance guidelines, utilization rates, construction management plans, etc. that need to be submitted.*
- Traffic is too fast; Would like to feel invited into the new development and have areas for kids to play; wants to strengthen the sense of community.
 - *Team explained they want as much integration with the neighborhood as possible and make the design of the new development “permeable” so that area residents feel welcome walking through.*
- *When is the next community meeting?*
 - *2-3 months from this meeting after site plan submission. There is also a required public hearing at the planning board for anyone to come and give comments.*

END OF MEETING MINUTES

Note: This memorandum represents our understanding of the events which transpired and the actions which were taken. If they do not conform to a recipient’s understanding, prompt written notice must be communicated to the writer. If no corrections or objections are made, this memorandum will be relied upon as a factual interpretation of this meeting.



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Traits

- I will use my time and ready to play (responsibility)
- I will use kind words and comments (respect)
- I will encourage my teammates (teamwork)
- I will be a team player (collaboration)
- I will try my hardest (perseverance)
- I will always be thankful (gratitude)
- I will have fun!

