



## Project Narrative

### Camelot Farm Residential Development

The Camelot Farm parcel is an approximately 45 acre piece of pastureland with frontage along Westbrook Street and the Stroudwater River. It offers a unique opportunity to provide something the City of Portland has not experienced in generations: a chance to create an innovative, environmentally thoughtful, and diverse mix of home ownership options unified by a comprehensive approach to its implementation. The anticipated plans call for the creation of approximately 96 homeownership opportunities.

In alignment with the current comprehensive plan, the proposed development intends to take queues in consideration on the whole. The following goals have been highlighted from the plan and are not intended to be an exhaustive list:

- **Maximize development where infrastructure exists**
  - Westbrook Street contains access to water, sewer, electricity, and natural gas and is within 200 feet of the proposed development
  
- **Balance the natural and built environment**
  - Concentration of infrastructure and proposed house lots towards the Westbrook Street frontage will maximize the use of the land that lends itself to responsible development and provides access to several acres of shared natural spaces currently in place on the parcel. Opportunities for recreational space on lower portions of the site are also being explored.
  - Providing green buffer spaces directly along Westbrook Street that flank the access points to the development intend to provide a natural transition that respects the history of the parcel
  
- **Link existing trail systems and provide access to shoreline areas**
  - Provide Green Spaces with Blue Edges that naturally transition from the residential development towards the Stroudwater River
  - Promote walkability and bike-ability within the neighborhood and onsite amenities
  - Provide connectivity to the Portland Trails network across Westbrook Street and the surrounding areas

- **Offer a diverse mix of housing options to help increase homeownership opportunities for all types of households**
  - The home offerings are intended to be without bias. The goal is to provide equal opportunities for first time home buyers, empty nesters, growing families, and working professionals alike.
  
- **Provide innovative new housing development near service centers and employers while maintaining proximity to neighborhood assets**
  - The Stroudwater area has a classic neighborhood feel to which this development intends to respect. It includes single family lot sizes within the range of those being proposed (both minimum and maximum). The area also lays claim to large employers such as Unum to which the convenience of new housing product might inspire employees to consider relocation to the city. Additionally, there is the Portland International Jetport a mere mile away and the Portland Transportation Center and Thompson's a manageable 2.5 mile travel via vehicle or trail making this location appealing to those who work remotely but choose Portland as their place to live and enjoy.
  - Innovation also shows through the intent to amend the current zone from R-1 to R-3. This is an attempt to reverse the trend of lower density in the outskirts of the city associated with sprawl, while respecting the existing housing stock in the area. The intended result is to provide as many new residents as is practical the opportunity to enjoy the unique amenities the Stroudwater area has to offer. An added benefit of the increase in density is the preserved access to several acres of shared green space within the parcel.
  
- **Utilize new technologies and materials to provide quality, efficient, and sustainable homes**
  - New residences will be constructed using high quality materials that provide ease of maintenance and operation, and consider the total life cycle a home experiences. Interior finish materials will be sensitive to the end users well-being with indoor air quality taking high priority.
  - The site will utilize innovative management techniques to control and treat run off as the site transitions from an historically agrarian impact to residential. Design will also respect natural topography and resources with intentions to preserve or improve those that could be pre-existing on the parcel.

In closing, this development should be viewed to provide some relief to the pressures of low housing inventories that some believe are hampering growth within the city. It will provide chances for those who want to relocate to or within this city, downsize or upsize, and/or transition from rental to homeownership. It will give Portland a chance to create a modern neighborhood to take pride in and will do so on a scale that should make noticeable differences in a relatively short timeframe at a price point that is attainable.