

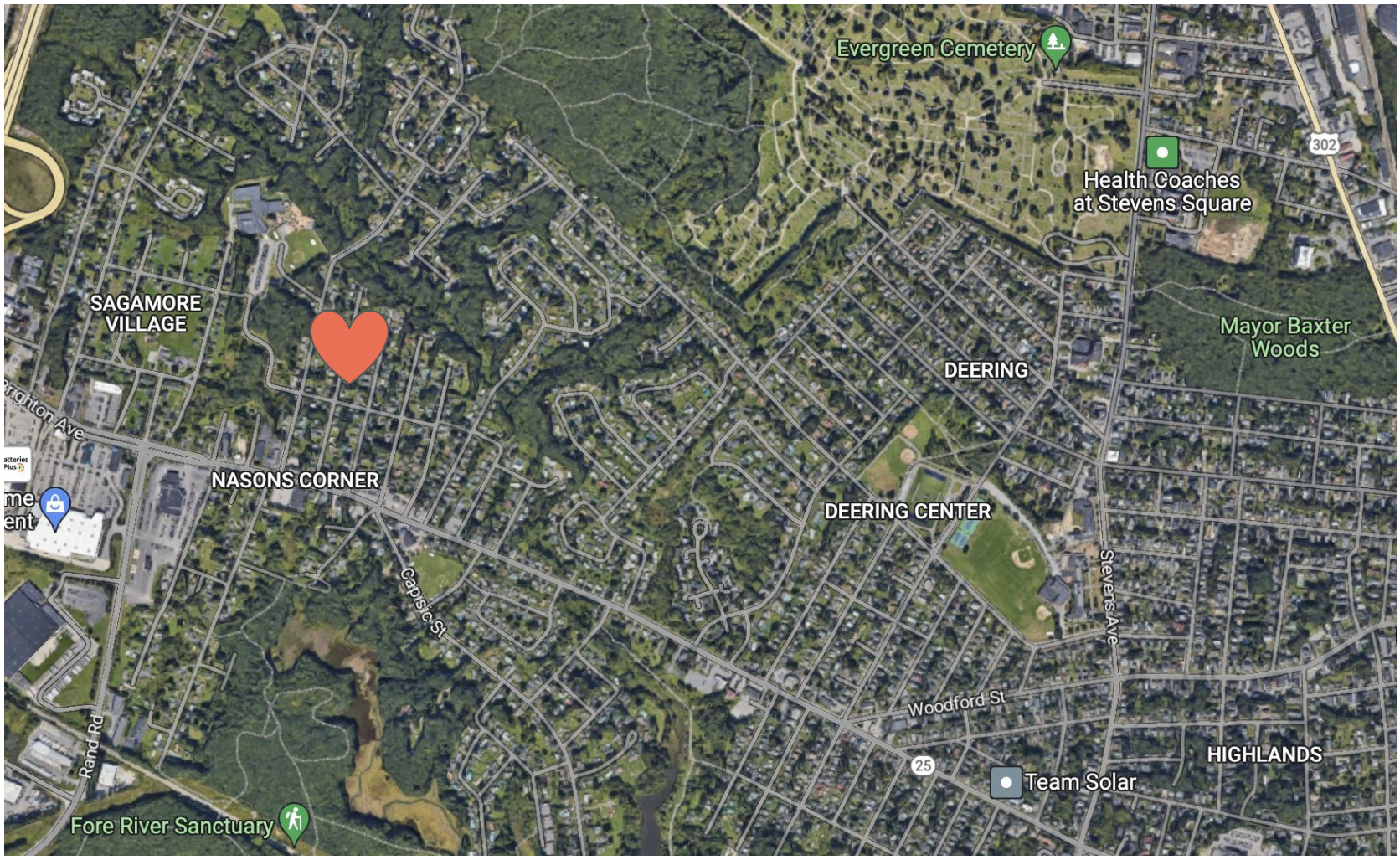
**You *CAN* have a town you'll
love, but you have to
dream it,
plan it,
do it.**




**Maine
Cooperative
Development
Partners**







Portland, Maine

 Google Street View

Nov 2016 [See more dates](#)









ST. JOHN'S
COLLEGE

Founded 1696
AS

KING WILLIAM'S
SCHOOL



















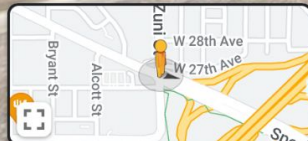
← Speer Blvd

Denver, Colorado

 Google Street View

May 2021

[See more dates](#)



- Capstone: Homeownership Housing for Single Adult Households in Greater Portland: Assessment of Need and Policy Obstacles, 2007
- Created initial coalitions for the Cumberland County CDBG program, the Cumberland District Health Council, the Cumberland County Tax Assessors' office, Public Health in Transportation (PHiT), Road/Stream Coalition, County Housing Working Group, funded initial bus to Bridgton.
- Wrote Analysis of Impediments to Fair Housing for CDBG/HUD for County & City of Portland
- Co-wrote economic development study for Bridgton, ME interviewing 40+ community leaders and surveying over 400 residents.
- Created strategic plan for Our Katahdin to use coworking as a tool for economic development in Millinockett region



Posted March 7, 2011

INCREASE FONT SIZE **PA**

‘Co-workers’ can rent offices part time

Independent professionals looking for a place to do business have a new option. In February, a "co-working space" called PelotonLabs opened at 795 Congress St., allowing people without access to a traditional office to rent part-time office space.

Posted June 16, 2021 | Updated June 23, 2021

Safer, greener redesign moves forward for Portland's Bramhall Square

The project strives to make the small plaza a safer, more attractive place for people to spend time.

BY [MICHAEL KELLEY](#) THE FORECASTER



Share



BROWSE MORE LOCAL NEWS

- COASTAL JOURNAL
- NORTHERN FORECASTER
- SOUTHERN FORECASTER
- PORTLAND EPAPER
- AMERICAN JOURNAL
- LAKES REGION WEEKLY
- PORTLAND NEWS

[« FORECASTER HOMEPAGE](#)



Posted December 28, 2020 | Updated December 28, 2020

Portland bets on co-ops to meet need for affordable housing

Over the last year, the City Council has partnered with two fledgling organizations to develop three city properties into housing cooperatives, which are owned and managed by residents, not a landlord.



Maine Cooperative Development Partners

MCDP creates neighborhoods for people of all ages, backgrounds, and incomes to live in harmony with nature and their neighbors. Our neighborhoods aim to provide a balance of **green space, transit-orientation, walkability, community, privacy, and affordability.**

We believe members of our community deserve to live in places that support connections with family, neighbors and nature, and more time to develop purposeful lives.

Grounding principles for this work are:

- Walkable neighborhoods
- Transit-orientation
- Healthy buildings
- Celebration of beauty, art, and the natural environment.





Liz Trice

MCDP
Forest City



Brian Eng

MCDP



Matt Peters

MCDP
Elysian
Enterprises



Kara Wilbur

BuildMaine,
Principle,
22 DoorYard

You *CAN* have the town you'll love!

1. Discover what places you love and protect what you love
2. Discover who would you love to live in your town
3. Allow for natural affordability
4. Plan a walkable village center you love
5. Choose building types you love and pre-approve them.
6. Plan roads you love and car-free transport options
7. Change your zoning so that what you love is legal by right.
8. Remove barriers or add incentives as needed.

1. What places do you love?

What do you love about them?









Downtown
Waterfront
Town Pier

ICE CREAM & YOGURT

Know what you already love

then

Plan for the future you will love even
more

Protect what you love first

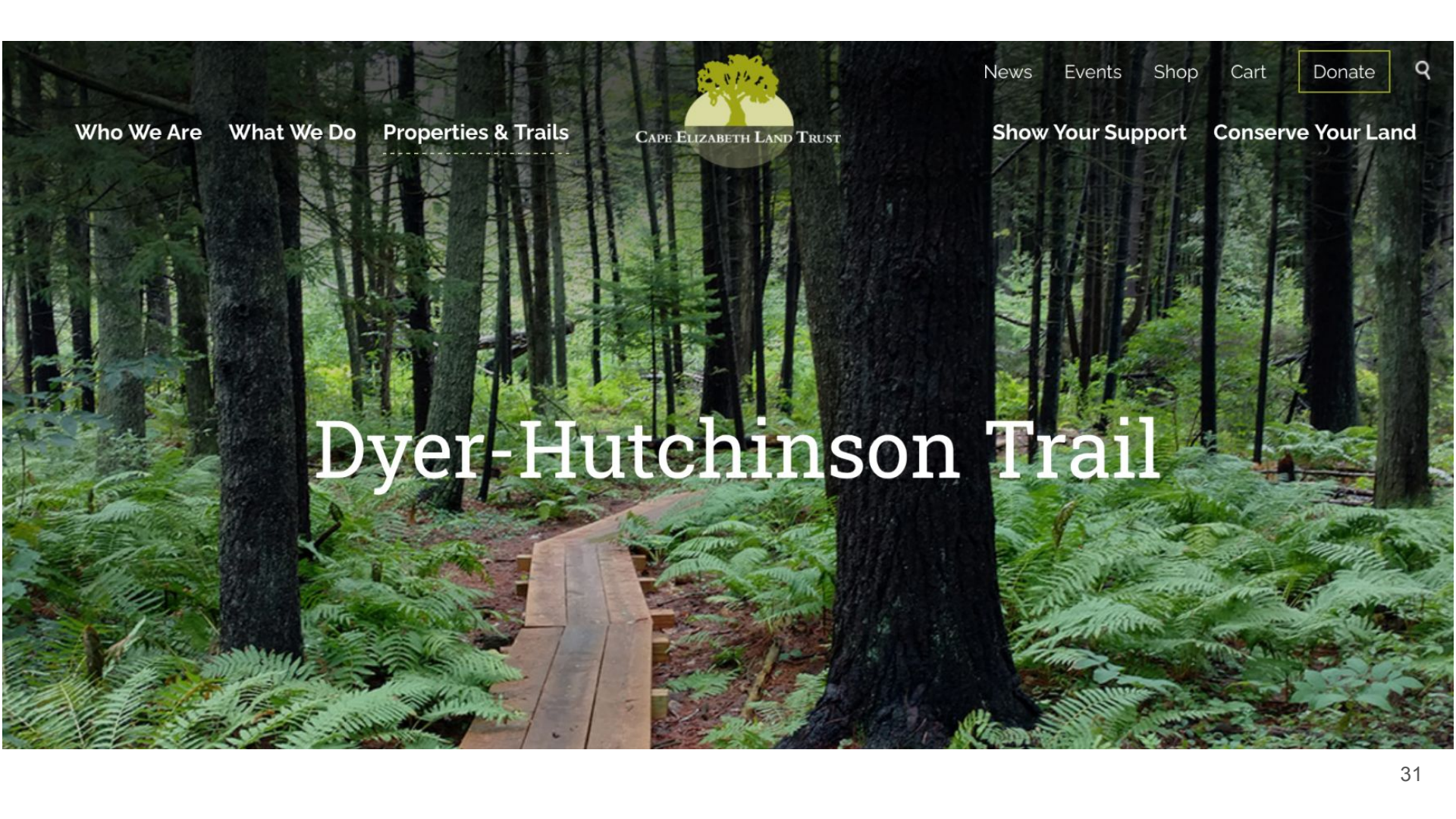
Existing Trees?

Forest, Wetlands, and Habitat areas?

Walkable village areas?

Historic Buildings?

..... And then make plans and ordinance to master plan to protect, connect, and expand them



CAPE ELIZABETH LAND TRUST

[News](#)

[Events](#)

[Shop](#)

[Cart](#)

[Donate](#)



[Who We Are](#)

[What We Do](#)

[Properties & Trails](#)

[Show Your Support](#)

[Conserve Your Land](#)

Dyer-Hutchinson Trail

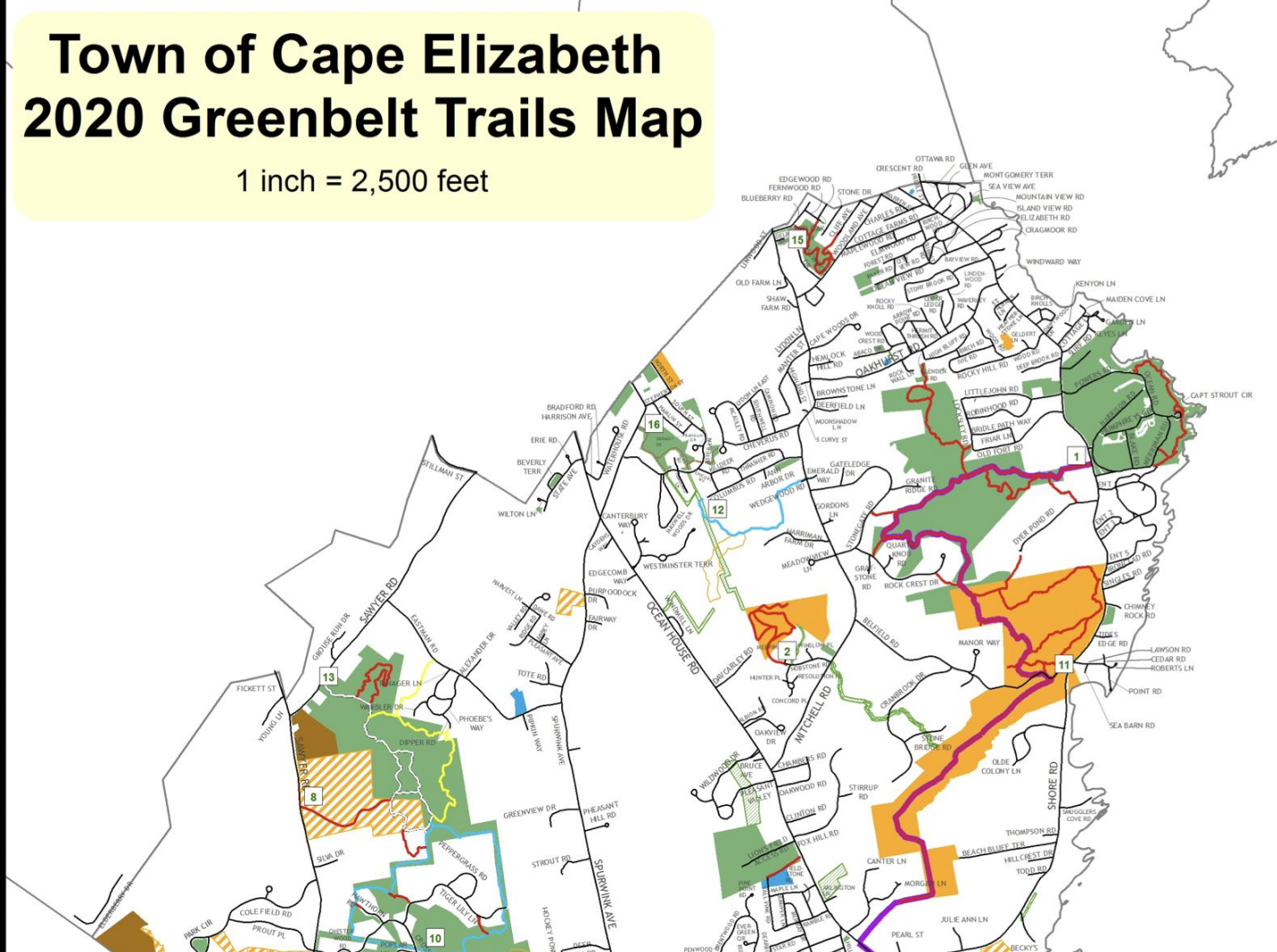
The Winnick Wander - Cape Elizabeth, Maine



A Vision - Trail Riding For All Abilities

Town of Cape Elizabeth 2020 Greenbelt Trails Map

1 inch = 2,500 feet



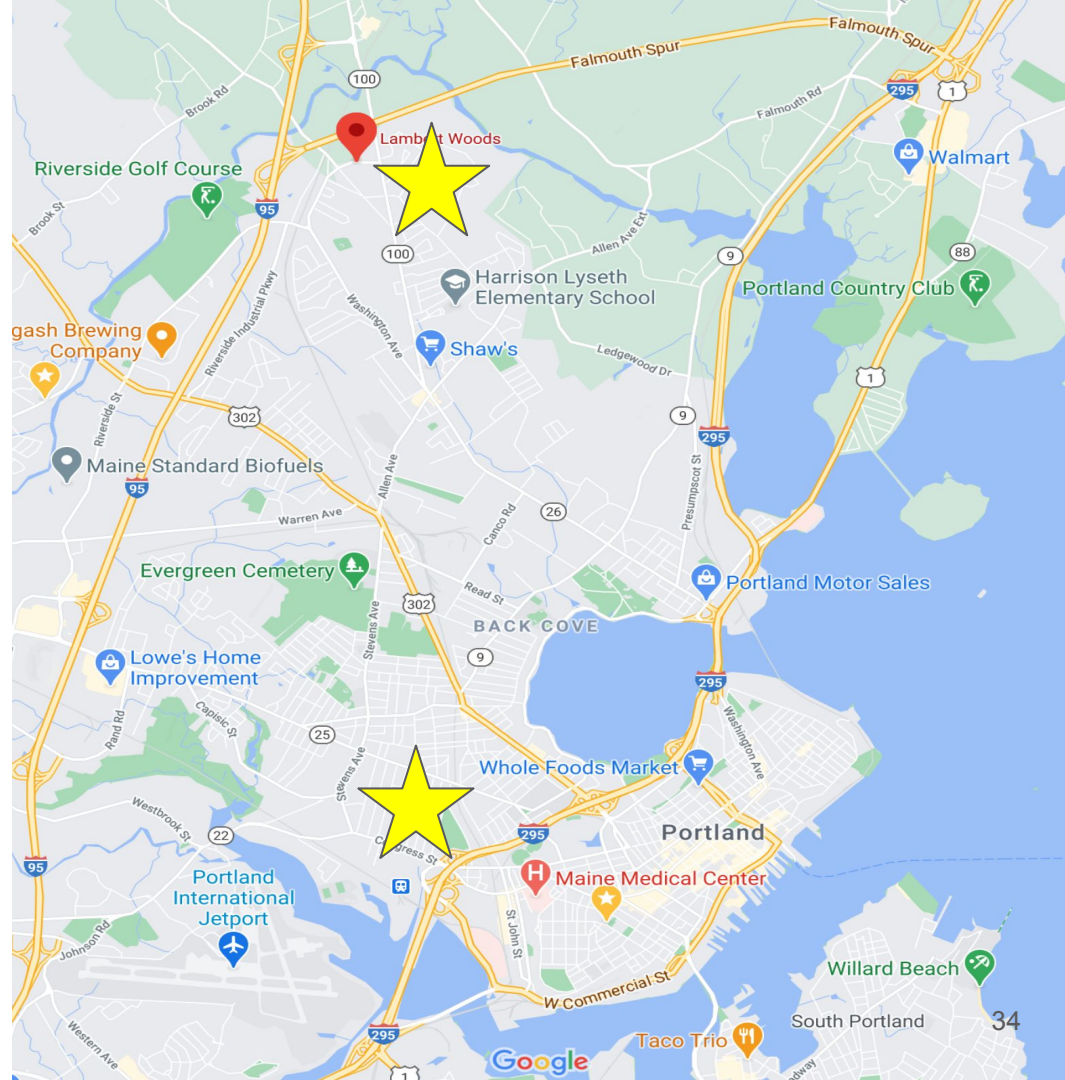


Lambert Woods North
Lambert Woods South

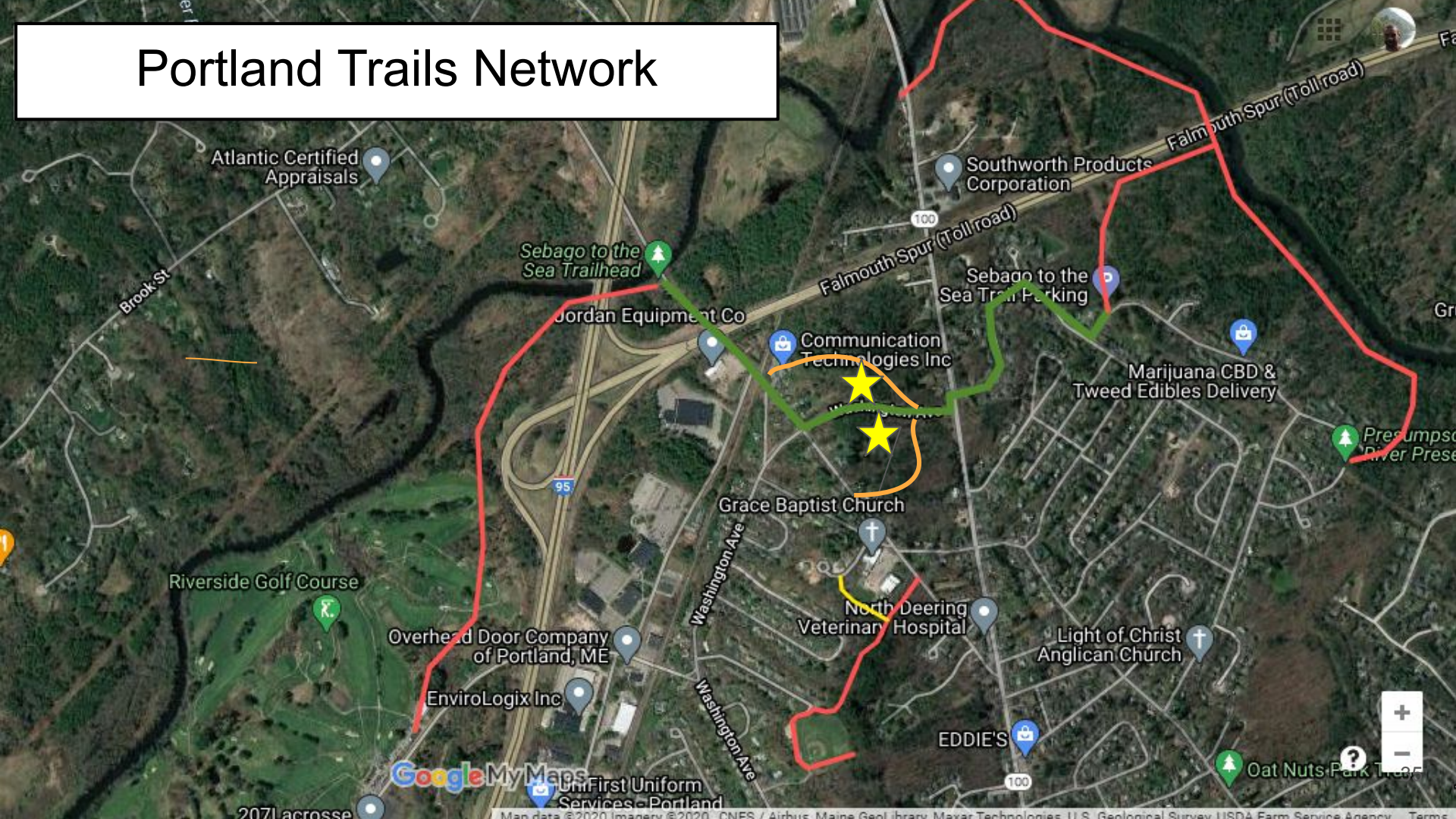
Site Locations



Dougherty Commons



Portland Trails Network



Atlantic Certified Appraisals

Southworth Products Corporation

Sebago to the Sea Trailhead

Falmouth Spur (Toll road)

Sebago to the Sea Trail Parking

Jordan Equipment Co

Communication Technologies Inc

Marijuana CBD & Tweed Edibles Delivery

Grace Baptist Church

North Deering Veterinary Hospital

Light of Christ Anglican Church

Overhead Door Company of Portland, ME

EnviroLogix Inc

EDDIE'S

Oat Nuts Park Trail

Riverside Golf Course

Unifirst Uniform Services - Portland

95

100

100

Brook St

Washington Ave

Washington Ave

Falmouth Spur (Toll road)

Google My Maps

Protecting Wetlands



2. Who would you love to live in your town?

What do they need?





















Do you know and love anyone that can't afford a \$600,000 home?

Do you know and love anyone that can't afford a \$600,000 home?

Divorced

Do you know and love anyone that can't afford a \$600,000 home?

Disabled

Do you know and love anyone that can't afford a \$600,000 home?

A Teacher

Do you know and love anyone that can't afford a \$600,000 home?

Widowed

Do you know and love anyone that can't afford a \$600,000 home?

single

Do you know and love anyone that can't afford a \$600,000 home?

Aging in Place

Do you know and love anyone that can't afford a \$600,000 home?

An artist

Do you know and love anyone that can't afford a \$600,000 home?

**Struggling
with a health
issue**

Do you know and love anyone that can't afford a \$600,000 home?

Just starting out

Know what you already love

then

Plan for the future you will love even
more



NAME:: Elise
AGE:: 38
STORY: Just finishing up her Doctorate, Elise has high hopes for her research and her career. Having an office so close to Maine Medical Center has allowed for much opportunity and collaboration in her field. Elise is studying the correlation between health and lifestyle— specifically exposure to nature.



NAME:: Jeremy
AGE:: 38
STORY: When Jeremy served overseas, he never expected to come back without a place to call home. Jeremy is currently staying at the new 30 bed homes shelter and is just one of many who have landed in Portland for its resources. A bed of his own would make him feel like a dignified member of the community again.



NAME:: Rose and Charlie
AGE:: 67
STORY: Rosemary, an independent and active senior, found that keeping up with her brownstone in the west end was too much. The rowhomes located on Chadwick Street provide her with a smaller space that is easier to manage. Rosemary loves that she can focus on more important things like her book club and community.



NAME:: Mark, Gina, Nathan
AGE:: 40, 37, 8
STORY: Gina is a textile fabricator who primarily creates leather goods, such as tote bags, bracelets and bags. Her dedication to her craft requires a holistic studio approach, so having her living and

URBAN BALLET

PORTLAND

846 - specific
866

*Complete City Award,
Portland Society for
Architecture, 2019*

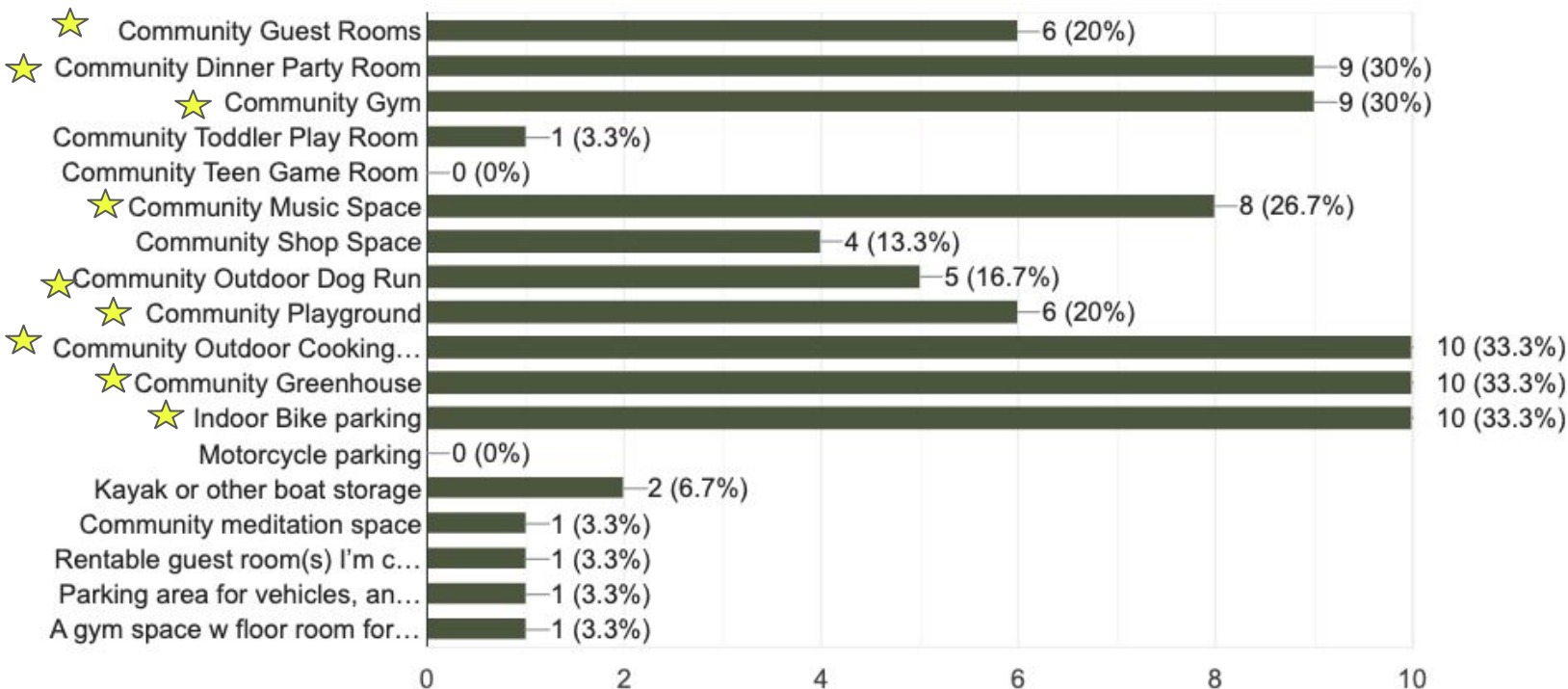
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Amenity Questions

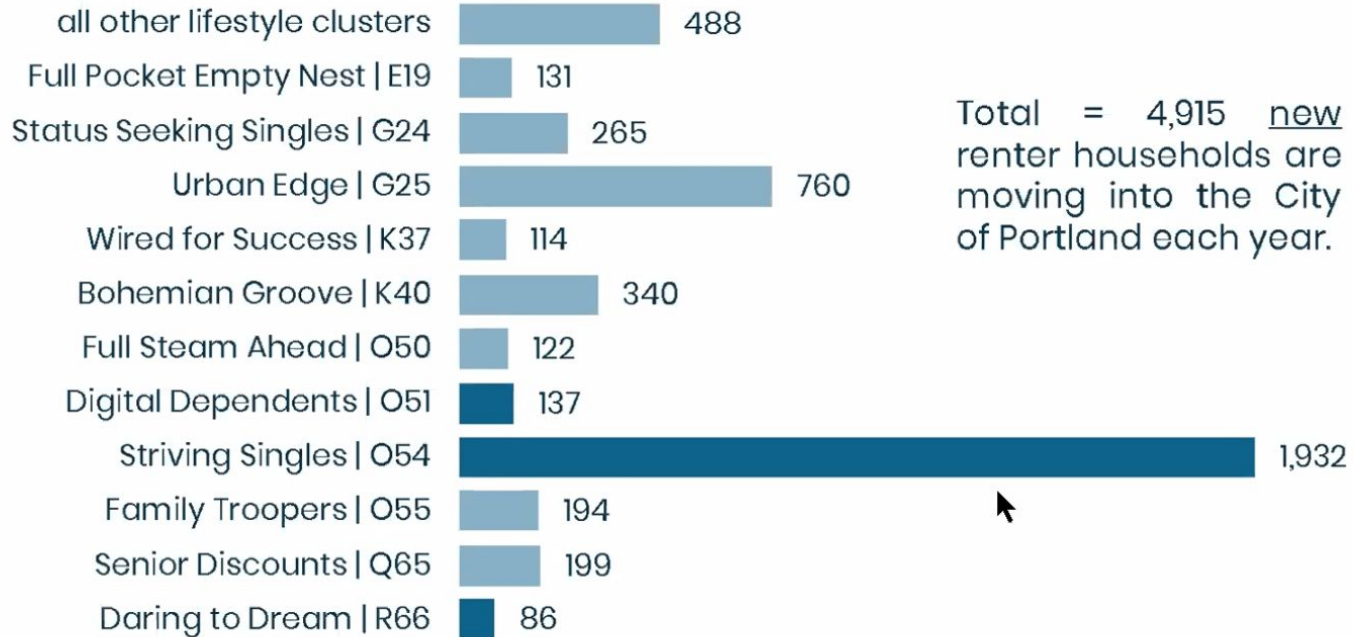
Please indicate below which amenities are important for you to have when determining where to live. Select up to 3 options.



30 responses



Annual Market Potential | Portland Based on In-Migration of Renters Only



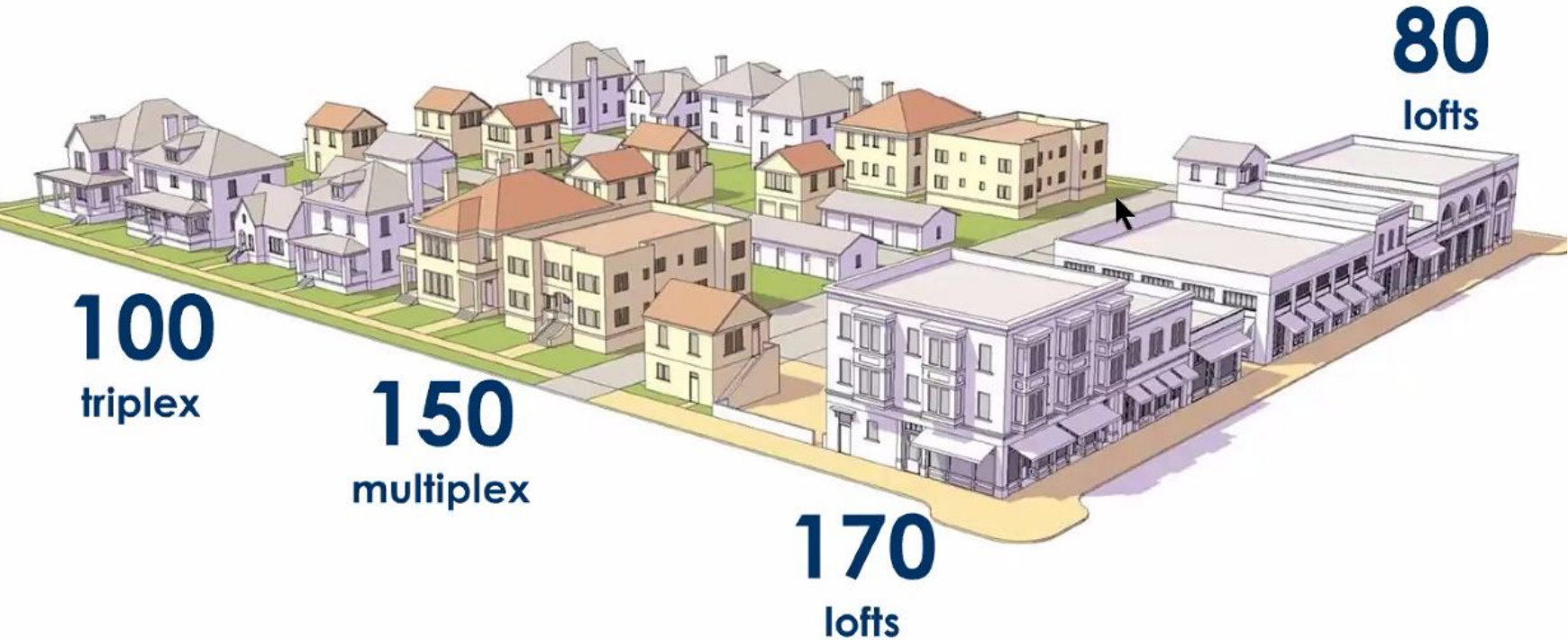
The Housing Mismatch

The State of Maine



Missing Middle Housing

(Opticos Design Group)



3. Plan for natural affordability

- **New Housing is expensive, so look for options.**
- **Protect existing housing**
- **Allow small unit sizes and ADUs by right**
- **Expect and Support Homesharing**
- **Build alternatives to car ownership**

New Housing is Expensive.

- **Estimated cost to build a one bedroom apartment or ADU, 2022: \$280,000 , \$450-550/Sf**
- **Your teacher making \$50k can only afford \$170k**
- **For families making \$100k, needs about \$50k subsidy /home**
- **Maine Housing LIHTC program provides \$180k/ unit for lowest income families but is limited.**

Home Price: \$600,000

30 year Mortgage of \$500k at 7.3%

Monthly Payment: \$3,452

20% of homes in Cape are valued at under \$300k. (2020 ACS)

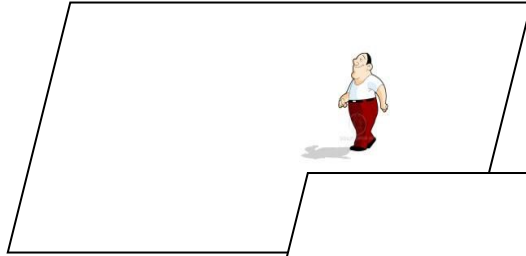
Many existing residents pay less than \$3,000 monthly for their homes, but new residents who can't afford that much are locked out.

Allow small unit sizes and ADUs by right

- Small units are where your caretakers, elderly relatives, divorced parents, and adult children and guests can live.
- If it's just 1-2 units managed by a person on site, who cares?
- Right now Cape is only allowing 1.5 per ADUs year (Only 18 in the last 10 years)
- Remove minimum lot sizes and unit sizes for ADU

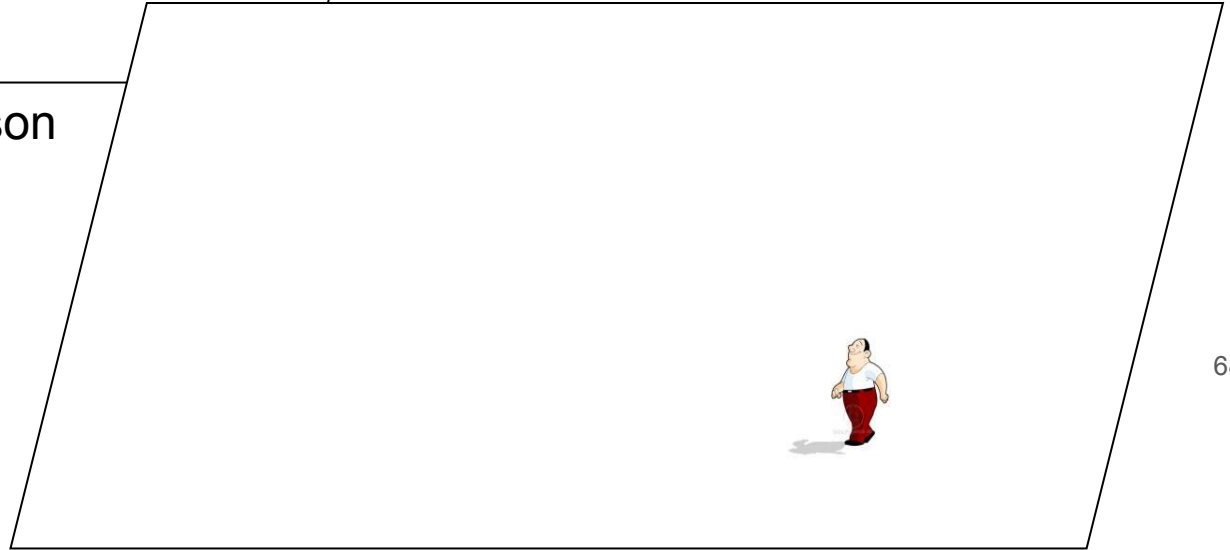
Since 1950, we've more than tripled the amount of house we build per person

1950:



300 Square Feet / person
(3.5 people/980 sf)

2020: 957 Square Feet /person
(2.6 people/2490 sf)



Smaller size units are more affordable

One teacher's salary = \$50,000

Affordable home price of \$170k


Divided by \$450/ sf = 377 SF Home

Two teachers salaries: \$100,000

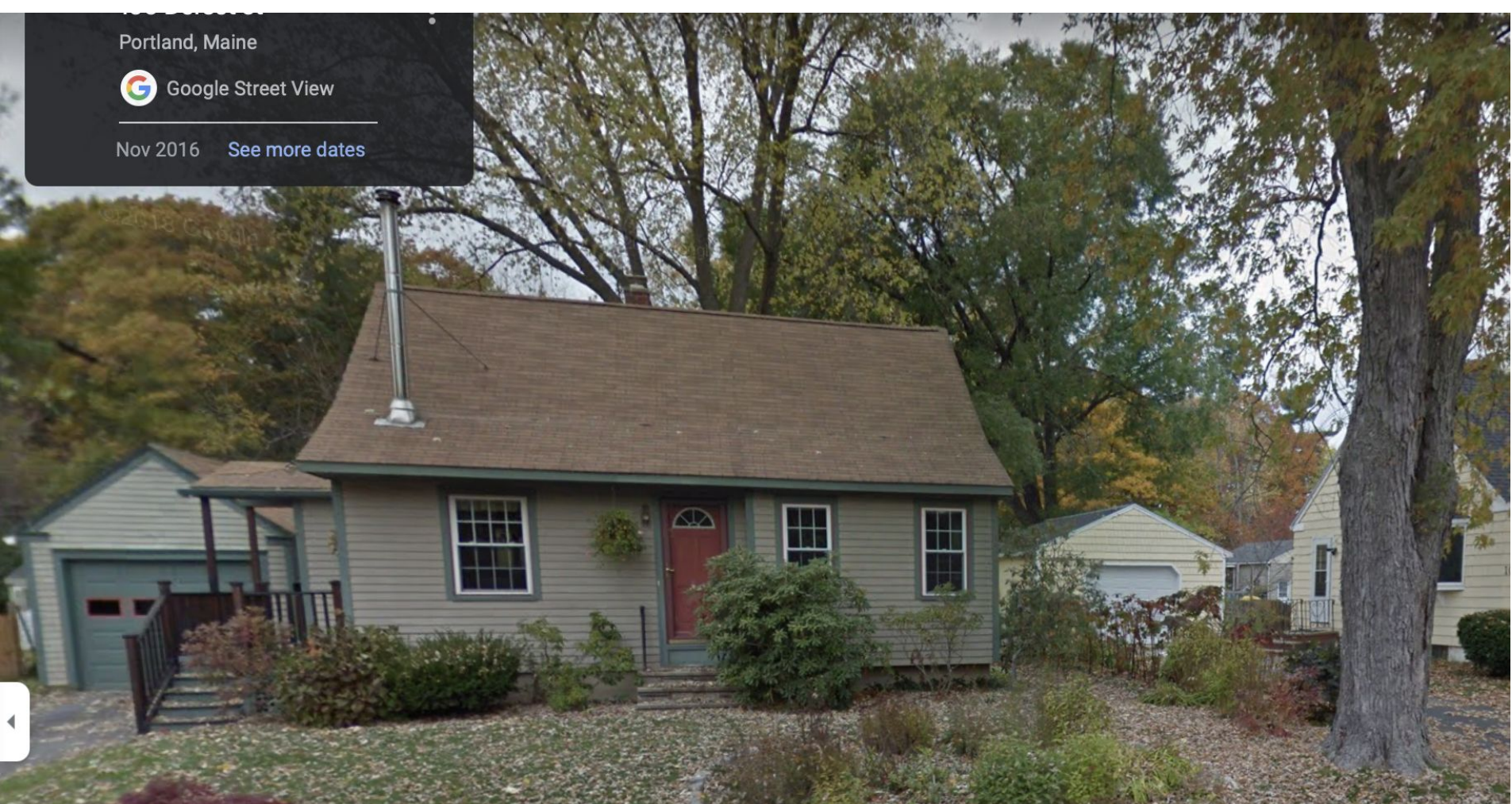
Affordable home price of \$333k

Divided by \$450/sf = 740 SF Home

Portland, Maine

 Google Street View

Nov 2016 [See more dates](#)



Extended Stay America
Queen Suite
300 SF



QUEEN



380 SF

320 East 42nd Street Manhattan







Expect and Support Homesharing

Cape Elizabeth Household size is dropping

1970: 3.15 people per unit

2010: 2.27 people per unit

Nationally number of one person households is increasing, over 60% of households in some parts of Cumberland County.

The least expensive way to create more housing is to encourage people to share existing homes.















Search



Legal Library



Helpful Organizations



Maine Courts

Home

Homesharing in Maine

- Homesharing 101
- Sample Forms
- How Landlord-Tenant Law Applies to Housemates
- How to Advertise for a Compatible Person Without Using Discriminatory Language
- Lease or Written Rental Agreement?
- Staying Safe
- Home Share Links
- About Us

Homesharing in Maine



**Do you have extra room in your home?
Would you like help around the house?
Could you use extra income?**

Did you know that people living alone make up over 30% of households in southern Maine? Living alone can be expensive, and sometimes stressful. A solution for many homeowners in New England has been to rent a room to someone that can cover some of the costs and/or tasks of maintaining a home. When the match is right, both parties benefit financially and have the comfort and security of not living alone.

We will explain how you or someone you love could find companionship and additional income

Age Friendly Saco, Quality Housing Coalition, and SMAAA partner on Homeshare matching -2023



Age Friendly Saco



Age Friendly Saco

4d · 🌐

Photos

[See all photos](#)



Age Friendly Saco Use food pantry items to create healthy & delicious food

Coffee Conversation

When: Tuesday, March 7, 2023
10-11:30 a.m.

Where: Our meeting space
207 State St., Saco
Suite 103 S. Saco
(By Colwell Center North)

Trust Adults, Elevate Older People

You have earned it! Limited to 15 participants. Reserve your place!



Dinner Dance

Music by The Saco River Jazz Band

Pre-registration is required
Registration fee: \$25.00
Please register online at www.sacoctc.com
or in person at the Saco Community Center

📞 FMS: (207) 263-5139

📍 Saco Community Center Gym

📅 Sunday, March 19th

🕒 5:00-8:00 p.m.

Come enjoy a night of

Stay in your home.

We make minor home repairs and basic accessibility and safety improvements for older Mainers and Mainers with disabilities.

Learn more:
Call (207) 263-5139 or go to www.mhrc.org
to schedule an appointment to meet a volunteer.

MHRC **Quality Housing Coalition**



B. Explicitly allow and encourage home sharing/coliving:

B1. Change any language in zoning from “family” to “household” in all references.

B2. Allow more than one kitchen in one home

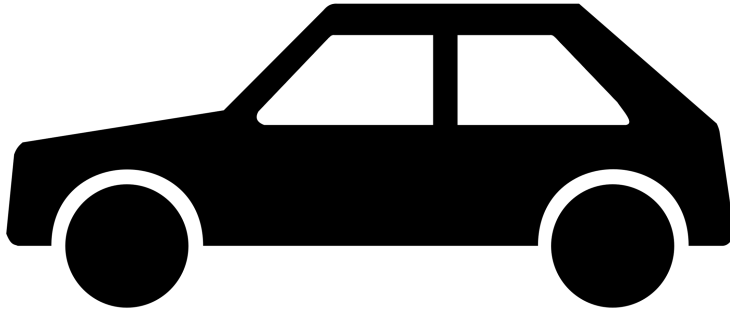
B3. Remove any restrictions to renting out rooms

B4. Fund homeshare matching initiatives through Quality Housing Coalition and Southern Maine Agency on Aging.

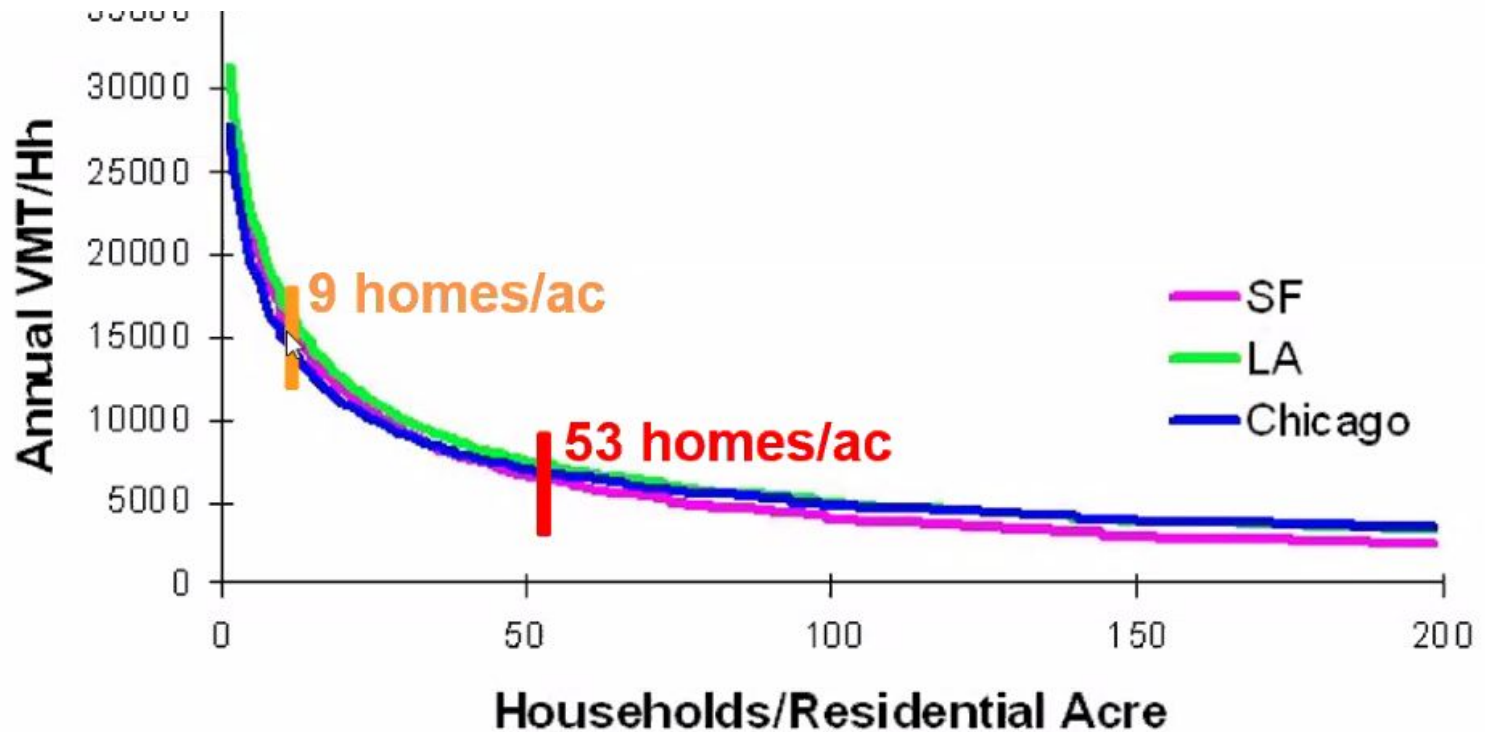
Build alternatives to car ownership

Average Cost of Car Ownership, 2022:

\$10,728



People drive fewer miles/ year when there are more homes per acre.



Transit and Active Transportation Helps

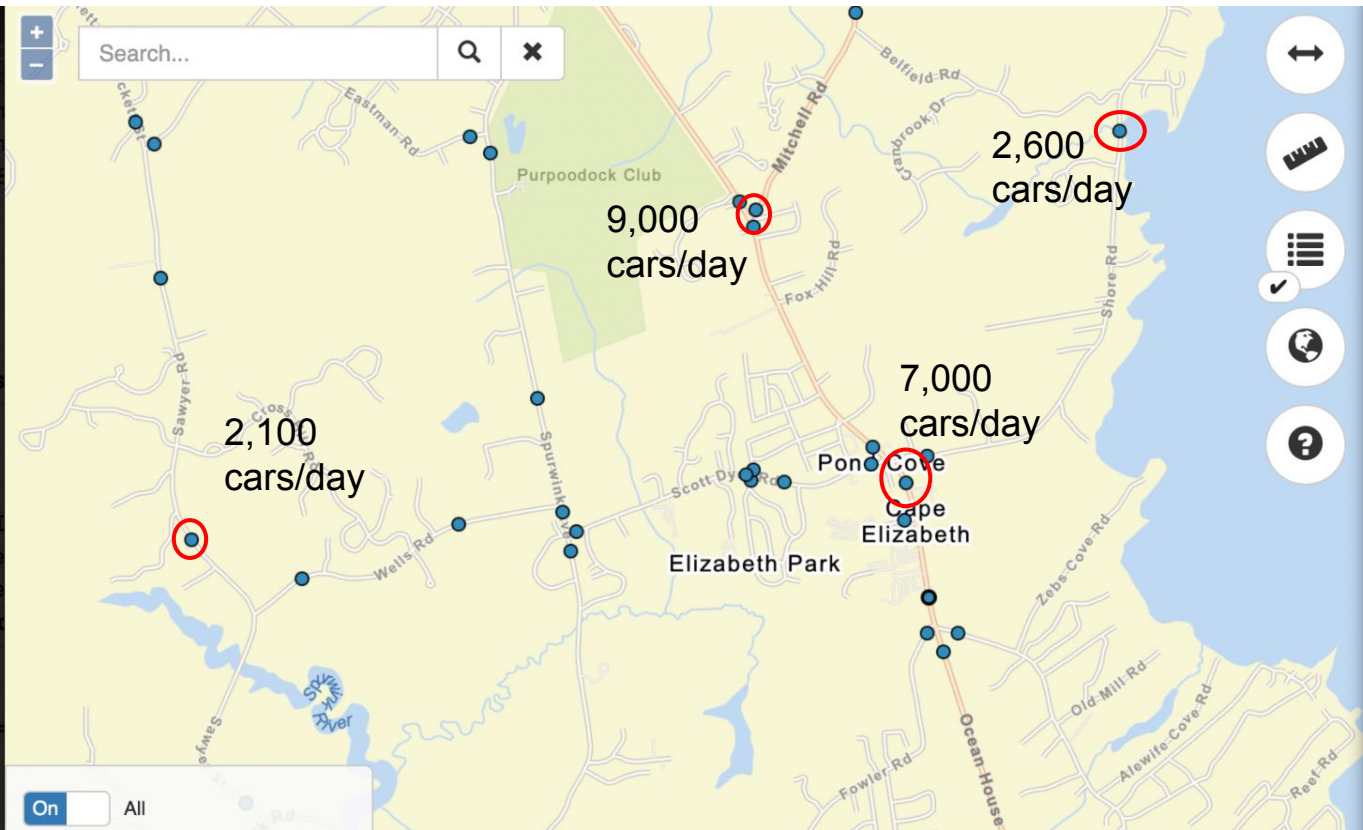
Over 2,000 people commute from Cape to Portland or Sopo every day
(72% of outbound workers!)

Over 300 people commute from Portland or Sopo to Cape everyday (91%
of in-bound workers!)

That's 2,300 cars twice a day - a lot of cars! (over 1/2 the traffic on Route
77)

Transit and active transportation can reduce stress on parking at public
parks and beaches

Let kids & teens get around town - Portland gives high school students
public bus passes.



CAPE ELIZABETH 00701 - SR 77 (OCEAN...

Site Details

Station Id: 230504000701

Station name: CAPE ELIZABETH 00701

City: Cape Elizabeth

County: Cumberland

Description: SR 77 (OCEAN HOUSE RD) N/O FO

Functional Class: Minor Collector (Urban)

Reports

Provided by Drakewell





Acadia's 'quiet side' neighbors request Island Explorer service this year



Increase Transportation Options

Increase and maintain sidewalks, bike lanes, trails

Partner with South Portland Transit on a commuter bus to capture 5-10% via transit = 120-240/day, 20 people on a bus going every ½ hour, 6 Round-trips per day

Create an “explorer” shuttle to connect town centers, housing developments, beaches, schools - or combine with school buses like Portland has done

Support a carshare program in village center

No walkability + no transit + no density means Growth = Traffic

4. Choose places for walkable town & village centers

Choose places with public water and sewer, and existing walkable amenities like a park, trails, school, and/or stores.

Decide what you want it to look like and what residents and visitors can do there

Make a master plan



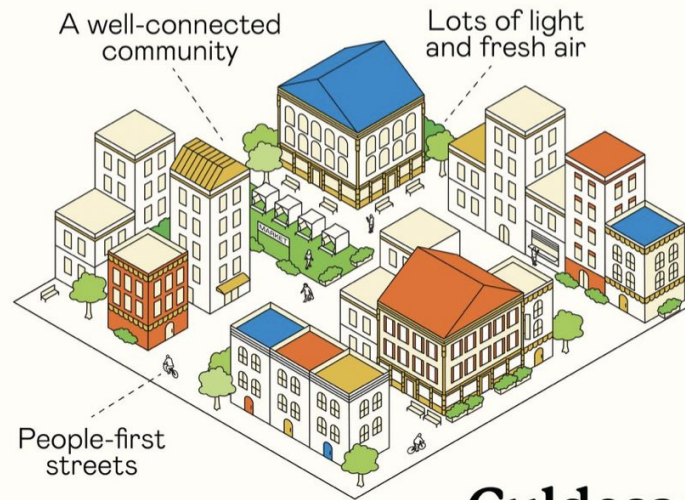
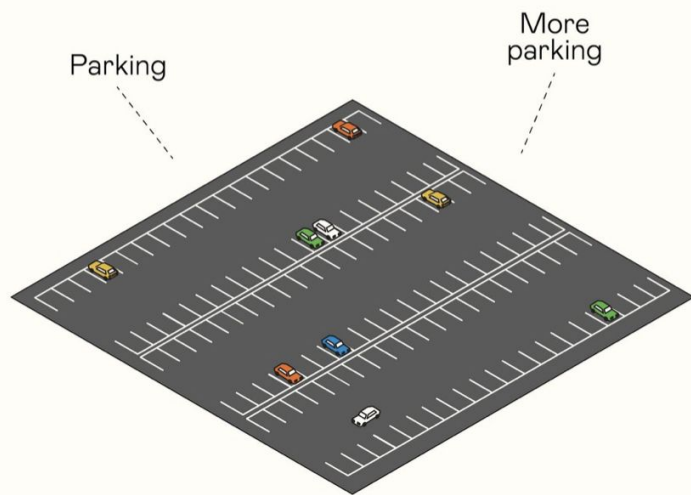
Why not build a neighborhood instead of an empty parking lot?

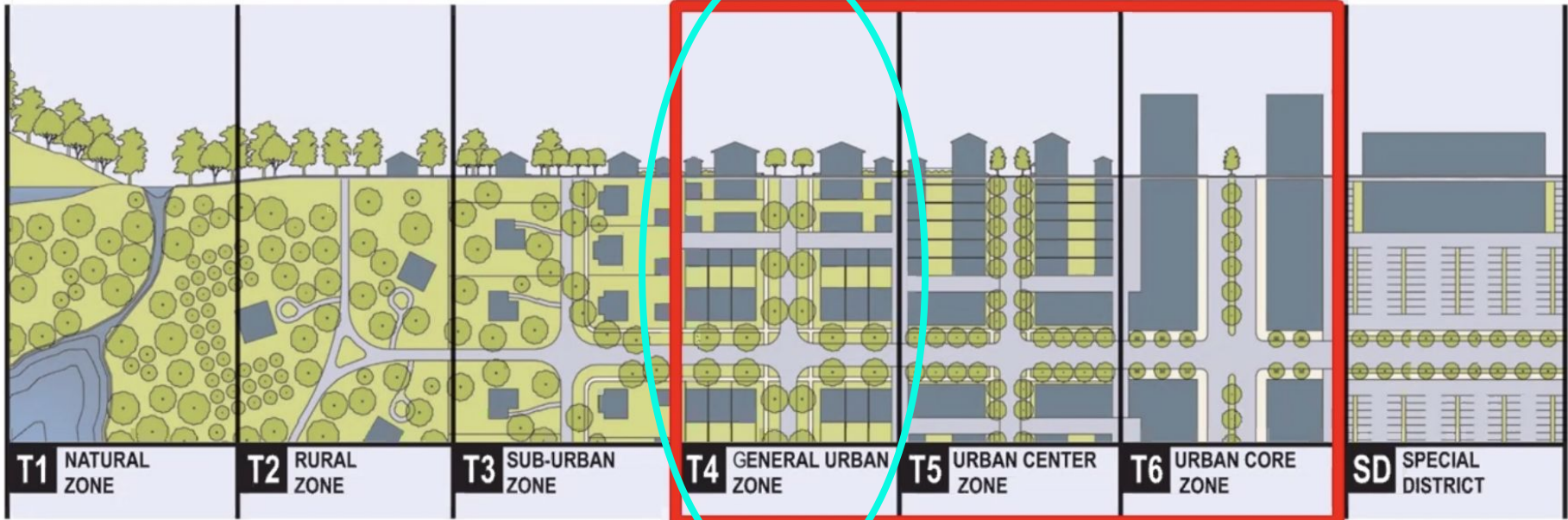
Surface Parking

- 1 acre
- 120 parking spots
- 0 housing units
- 0 sqft retail
- 0% usable open space

Walkable Neighborhood

- 1 acre
- Minimal parking spots
- 40 housing units
- 10k sqft retail
- 55% usable open space







New Castle Village Redevelopment - existing



New Castle Village Redevelopment - proposed



Casco Village Redevelopment - existing



Casco Village Redevelopment - proposed

Freeport Downtown Vision Plan, 2022 Principle Group



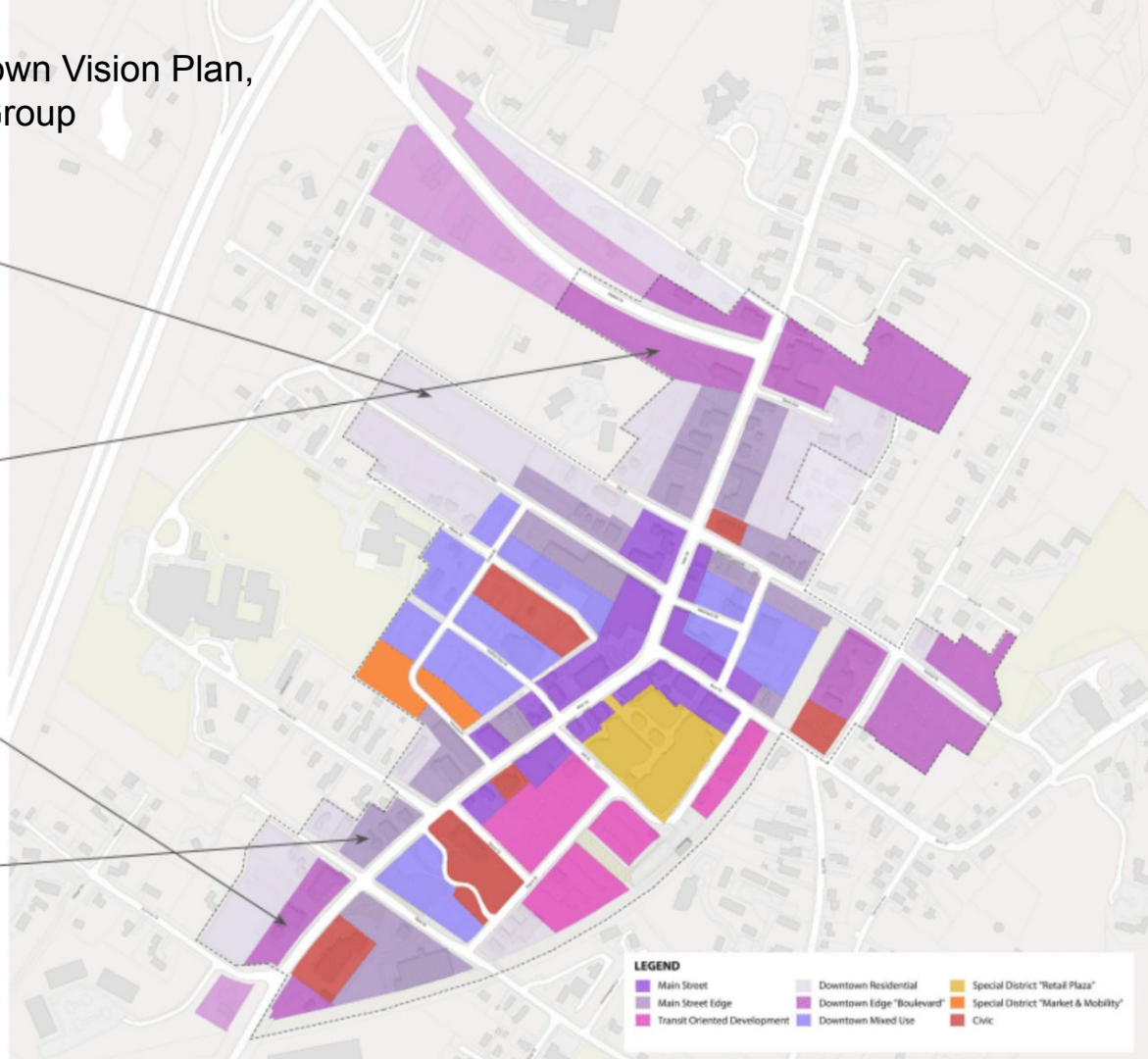
Downtown Residential



Downtown Edge "Boulevard"



Main Street Edge



LEGEND		
■ Main Street	■ Downtown Residential	■ Special District "Retail Plaza"
■ Main Street Edge	■ Downtown Edge "Boulevard"	■ Special District "Market & Mobility"
■ Transit Oriented Development	■ Downtown Mixed Use	■ Civic

Design a Universal Street

1. Design the street so that cars, bikes, and other vehicles can only travel at the same speed as a fast runner. Everyone needs to be traveling together at the same rate.

2. Assuming that everything is traveling at a human-scaled speed, detail the street (the edges, grading, and materials) so anyone can feel comfortable crossing the street anywhere.

3. Assuming one can cross the street anywhere, make it easy for shops to use the sidewalk for merchandise, seating, or other commerce. It is human nature to want to walk diagonally between shops crisscrossing the street to visit the shops that fall into one's sightline. Supporting this crisscrossing habit of humans will inevitably lead to better sales for Downtown shops.

4. Design the street to produce a lush tree canopy in less than a generation. Use planting details and tree pits that support the long-term health and well-being of the streets landscaping. Try to imagine your grandkids walking their grandkids down Main Street under the most magnificent of tree canopies. This landscape is for their wonder and enjoyment. The Town today is only the custodian of the privilege and joy of the Town's population for decades in the future. Make Main Street a magnificent street.

5. If the vehicles travel at the right speed by design, bicyclists can travel with them as they share the right of way. Traffic engineers who might otherwise take up space for a "protected" bike lane can now expand the sidewalk. Don't "protect" the bicyclist, but instead enhance the public realm so that people are traveling together at the right pace such that the protection comes from making human eye contact - I see you, you see me, I'm not going to hit you with my car.

6. Design the entire street - sidewalks and travel way - out of the same or similar materials to feel like one. It is a linear plaza or a grand promenade for strolling. It is not a highway. Celebrate this space as a great thoroughfare.



Plan for a Mobility Hub

1. Create a plan for a smart, mobility building that the Town can create on their land adjacent to the baseball field at the corner of Cross Street.
2. Provide common parking in this building to centralize shared parking to service the larger Downtown area. Time the development of this parking facility to ensure that surface parking lots Downtown remain viable redevelopment sites instead of surface parking lots.
3. Centralize bicycle parking, car share, and bike share facilities in this structure.
4. Screen this structure with a greenhouse to grow food.
5. Screen the roof of this structure with a photovoltaic array.
6. Plan for surrounding property owners to utilize this facility and share this infrastructure to encourage more productive uses to redevelop other surface parking lots in this section of Downtown.
7. Plan for a creative interface between the western facade of this building and the baseball field. Could this be a giant scoreboard, mural, or even innovative box seating for fans?



Make Mallet Drive a Beautiful Street

1. Build a multi-use path along the Southern edge of Mallet Drive. Make sure this path connects to other bicycle and running routes on the northern side of I-295.
2. Enhance the landscaping along Mallet Drive. Install a central median that will grow to hold grand trees with canopies covering the street. Install trees on both sides of the street.
3. Coordinate these improvements with adjacent property owners. Create one unified landscape design from I-295 to Main Street. This effect will create a grand gateway into Downtown.
4. Celebrate the entrance Downtown with a new public space. Include a monument or public artwork in this park or square.
5. Coordinate with surrounding property owners to take full advantage of this new context by removing parking from the primary lot frontage and activating the front yards of these properties to maximize the use and enjoyment of this new public space.





Early Action Proposed Intervention - Main Street & Bow Street





The building street wall is intentionally recessed from the Right-of-Way to align the proposed shelter site with the alignment of the Main Medical Center building, activating the urban edge while preserving the historic character of the neighborhood.

The access to the subgrade, green roof, and courtyard is maintained, and secure.

*Complete City Award,
Portland Society for
Architecture, 2019*

- 01. Maine Medical Center
 - 02. Emergency/Shelter/SRO's (18,000 sf)
 - 03. Lofts over Commercial (8,000 sf)
 - 04. Live-Work (Artist Lofts) (12,000 sf)
 - 05. Cafe/Retail Space (2,500 sf)
 - 06. Medical Office (40,000 sf)
 - 07. Rowhomes (30,000 sf)
 - 08. Greenhouse/Stair to Subgrade Parking
 - 09. Courtyard
 - 10. Ramp to Subgrade Parking Deck
- A ELISE
 - B JEREMY
 - C MARK, GINA, NATHAN
 - D ROSE & CHARLIE

PORTLAND'S URBAN BALLET

A SOCIALLY-CONSCIOUS PLACE MAKING PROTOTYPE

PORTLAND SOCIETY FOR ARCHITECTURE | THE COMPLETE CITY : IMAGINED

ENTRY INSPIRED BY MAPS:

846 - specifically mentions re-developing surface parking lots around MMC.

866 - mentions Portland as an "easier path ... out of homelessness".

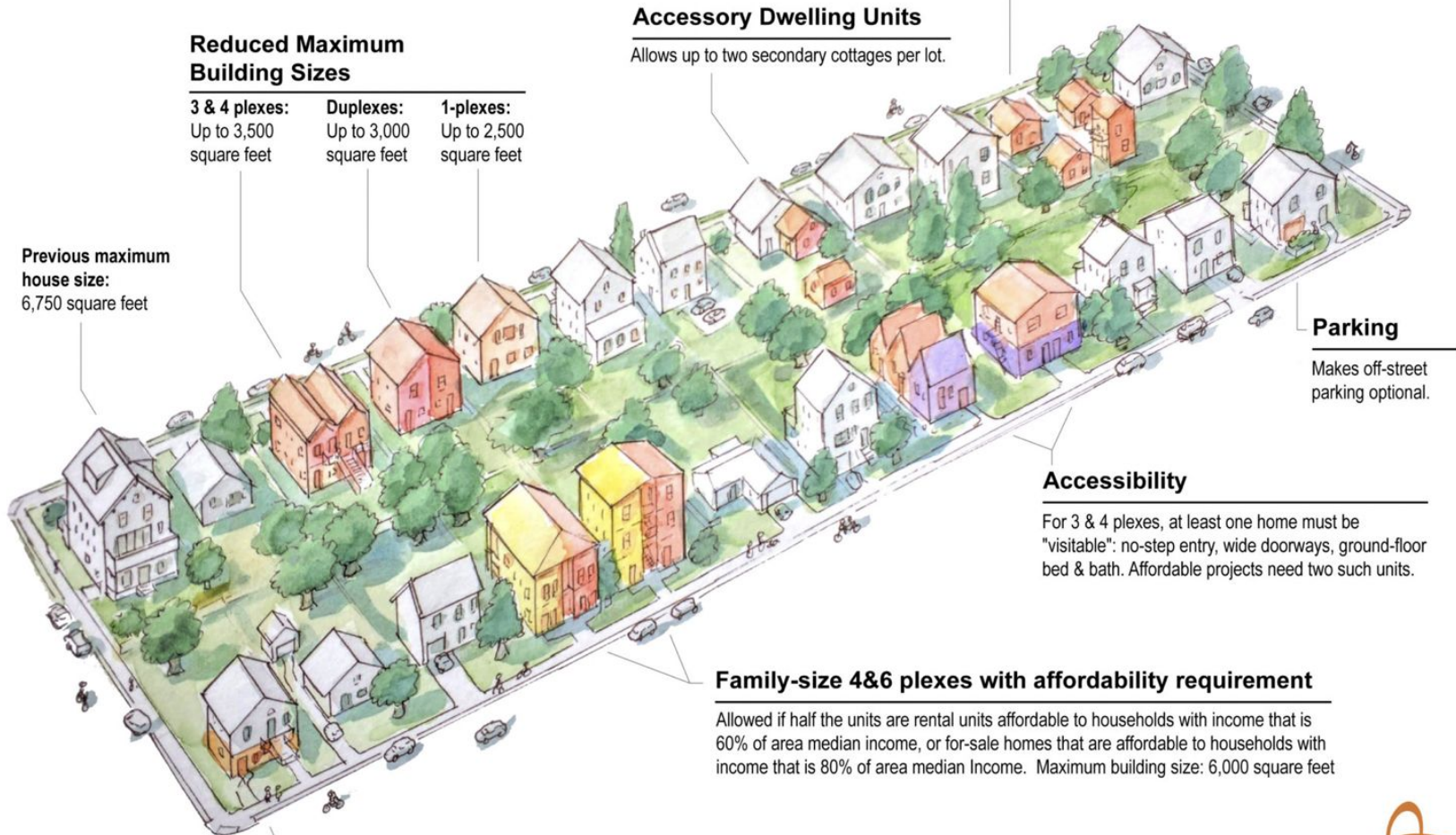
879 - calls Portland a "Positive City of Love".

4. Choose building types you love and pre-approve them.

Removes risk and cost for developers

Simplifies your planning process

The more you choose, the more variety you'll have



Cottage Clusters

Legalizes cottage clusters, with the same building size and unit count constraints.

Accessory Dwelling Units

Allows up to two secondary cottages per lot.

Reduced Maximum Building Sizes

3 & 4 plexes: Up to 3,500 square feet	Duplexes: Up to 3,000 square feet	1-plexes: Up to 2,500 square feet
---	---	---

Previous maximum house size:
6,750 square feet

Parking

Makes off-street parking optional.

Accessibility

For 3 & 4 plexes, at least one home must be "visitable": no-step entry, wide doorways, ground-floor bed & bath. Affordable projects need two such units.

Family-size 4&6 plexes with affordability requirement

Allowed if half the units are rental units affordable to households with income that is 60% of area median income, or for-sale homes that are affordable to households with income that is 80% of area median income. Maximum building size: 6,000 square feet



New building
in Westbrook



**Dooryard 9 unit,
Madison, Maine**











LAMBERT WOODS//VIEW ALONG MEWS



5. Plan public right of ways you love

- Narrow the road and slow the traffic to 20MPH
- Allow and create lanes, woonerfs, mews, and alleys
- Add sidewalks, multi-use paths, bike lanes, trails
- Plan for tall street trees for beauty, public health, slow traffic, and cool summers.
- Adopt a bird-friendly ordinance

Narrow the road and slow the traffic to 20MPH

- Safety
- Walkability & Bikeability
- Community cohesion
- More people on the street
- More foot traffic to local businesses
- More accessible for people with disabilities
- Public Health

**Risk of pedestrian fatality for pedestrians aged 15 years or older.
Calculated using logistic regression from the Ashton and Mackay, OTS
and police fatal file, and Rosen and Sander datasets**

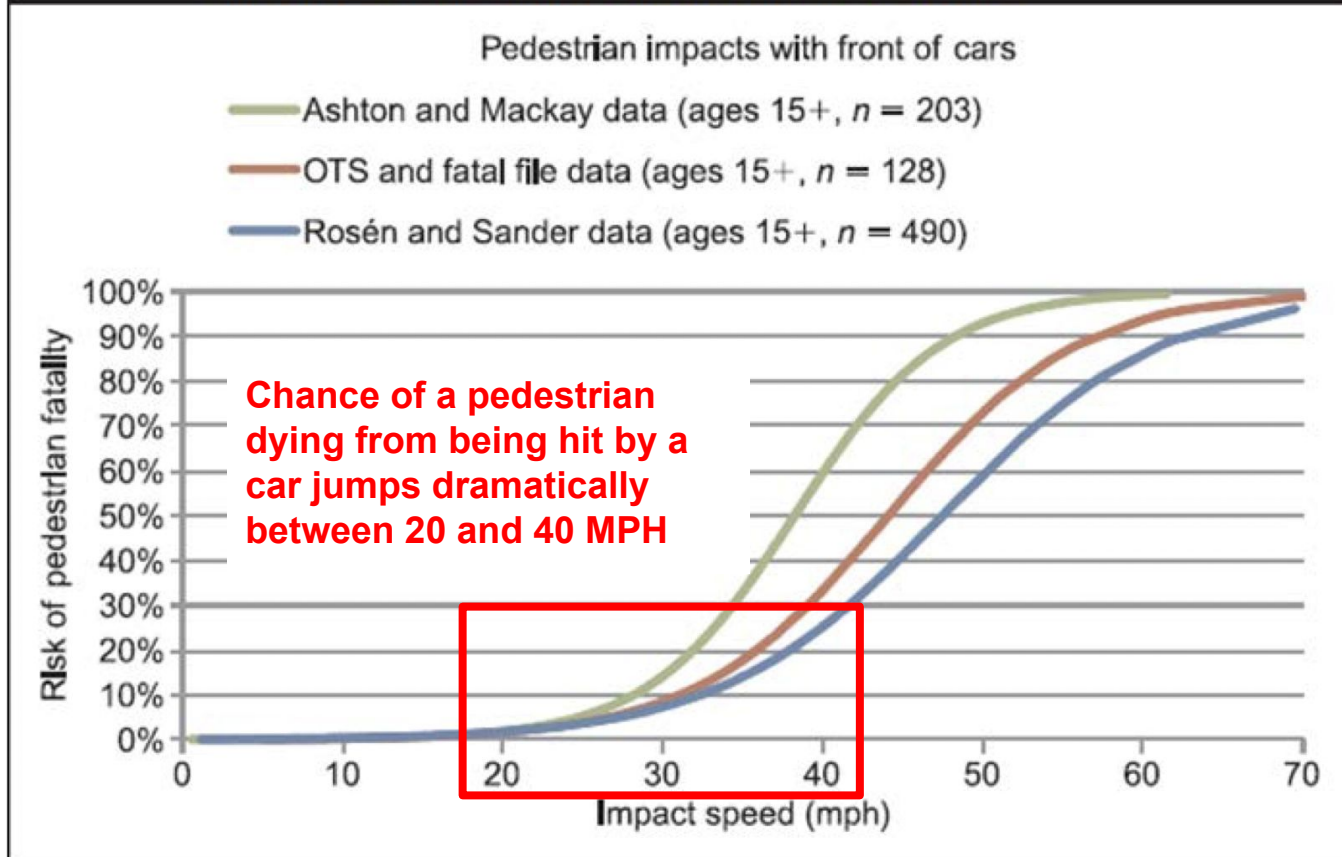
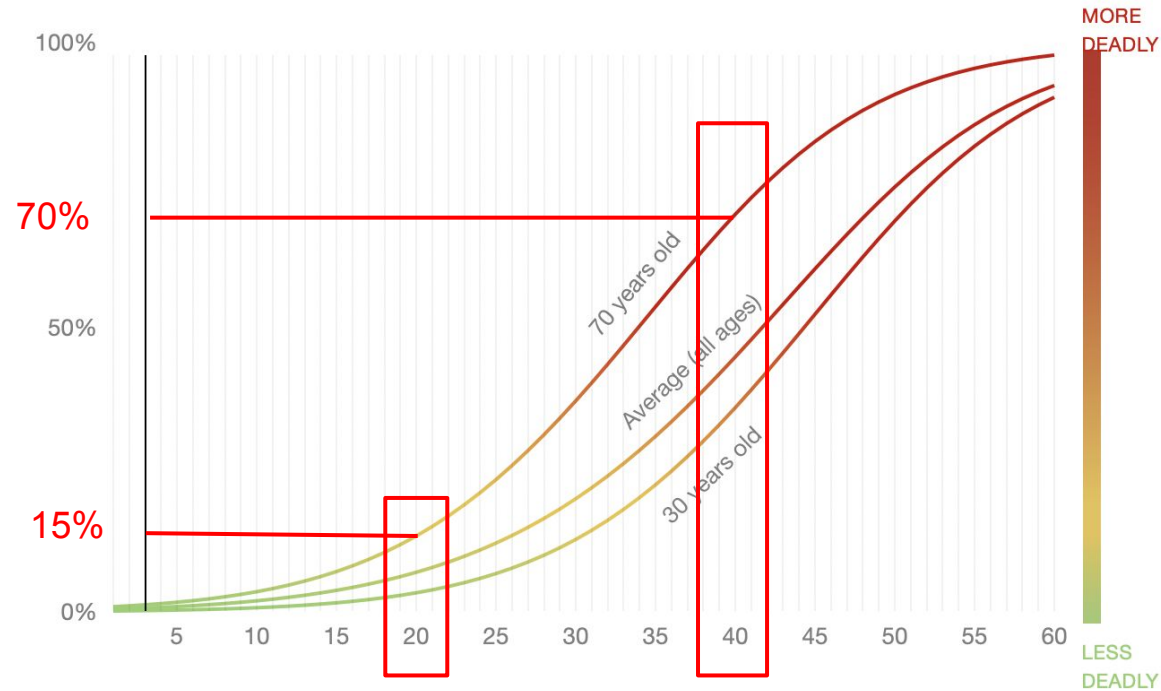


Figure 2: SOURCE: Road Safety Web Publication No. 16

The Chance of Being Killed by a Car Going

Roll over the curved lines to see the risk at any speed



The data used to create this interactive chart comes from Brian Tefft, a researcher at the AAA Foundation for Traffic Safety. He sent me the data from his 2011 report titled [“Impact Speed and a Pedestrian’s Risk of Severe Injury or Death.”](#) In the report, he estimates the risk of severe injury or

Hit by a vehicle traveling at



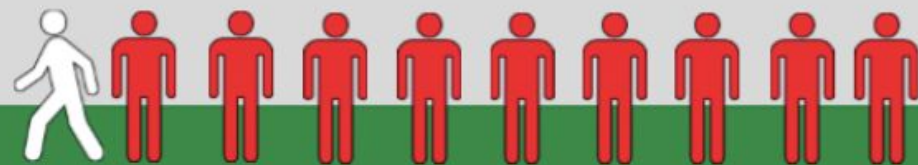
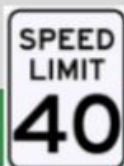
9 out of 10 pedestrians survive

Hit by a vehicle traveling at

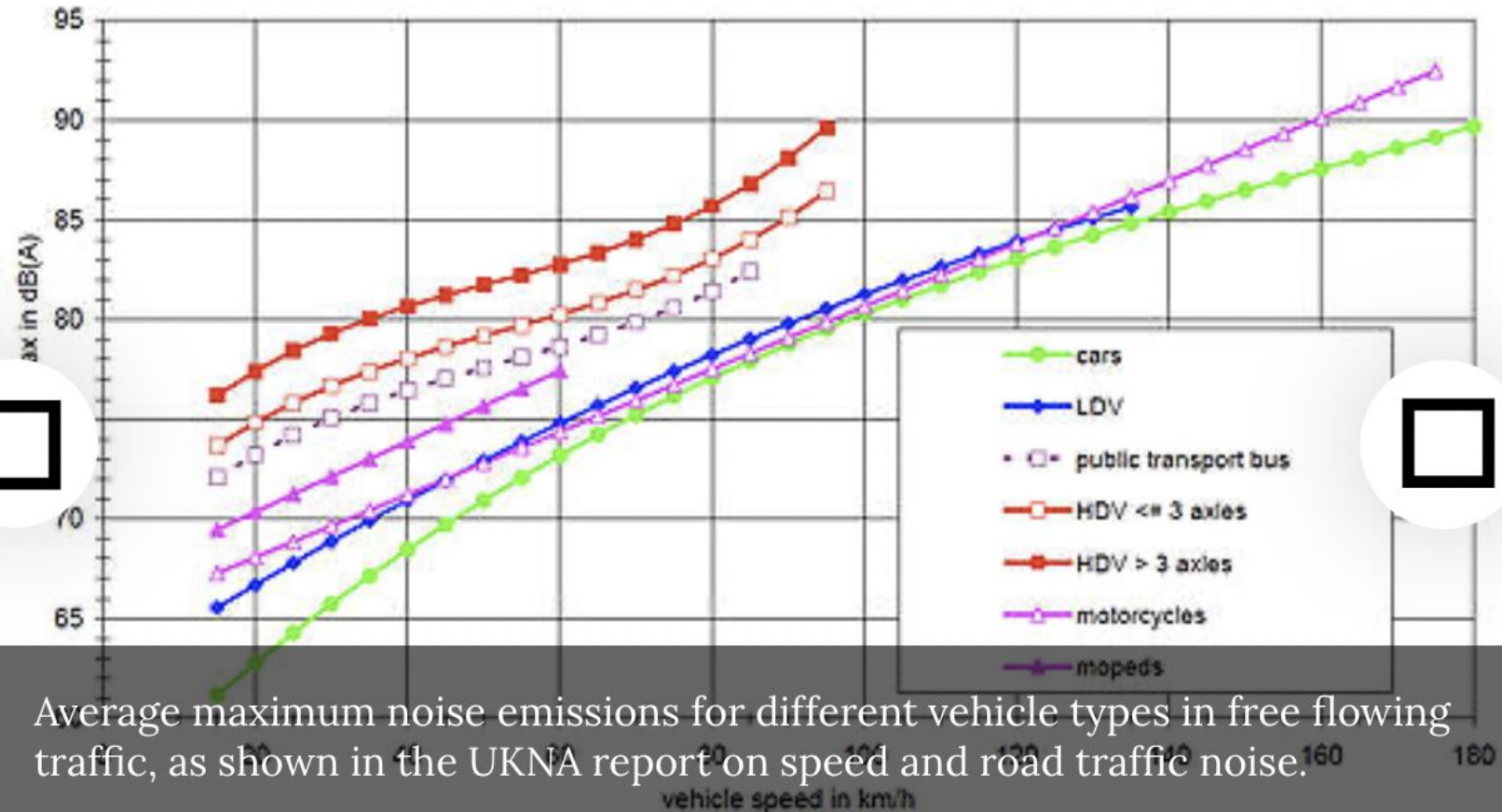


5 out of 10 pedestrians survive

Hit by a vehicle traveling at



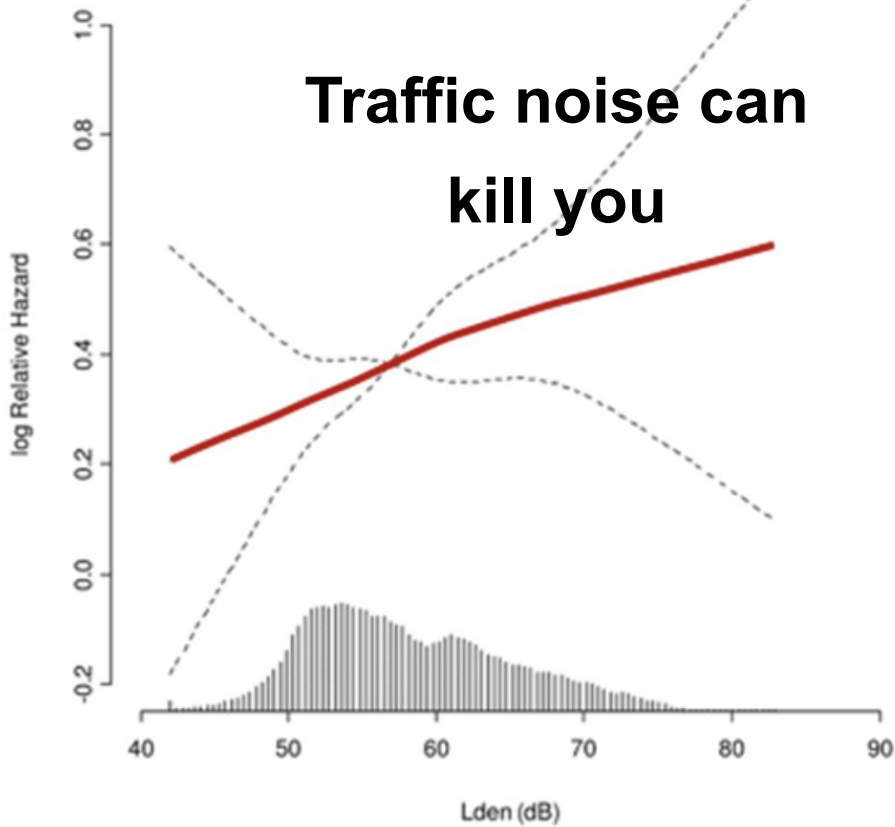
Only 1 out of 10 pedestrians survive



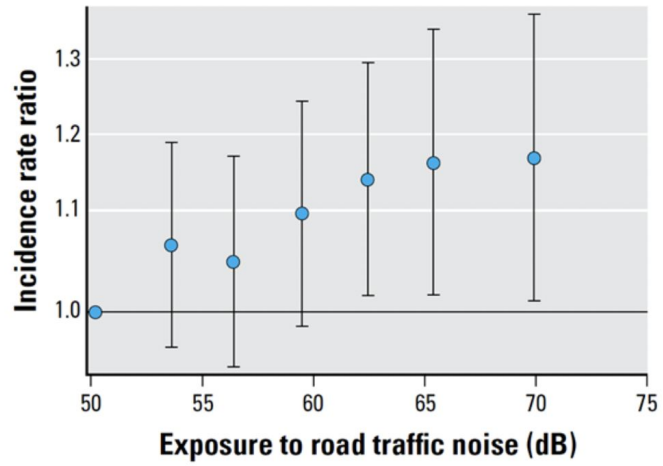
Traffic noise impacts the wellbeing and health

Many studies have investigated the correlation between prolonged noise exposure from traffic and reduced quality of life. The figures below show a clear correlation between the level of road noise exposed to at home and serious illnesses.

Traffic noise can kill you



The correlation between the level of noise at home and the relative risk of a blood clot in the heart. The risk is adjusted to include air pollution, lifestyle, smoking, intake of fruit and vegetables, etc. The red line indicates the correlation and the dotted curves 95% confidence intervals. The vertical lines above the x-axis indicate the number of observations at the different noise levels.
Source: Sørensen M, Andersen Z J, Nordsborg RB, Jensen SS, Lillelund KG, et al. (2012): "Road Traffic Noise and Incident Myocardial Infarction: A Prospective Cohort Study", <https://doi.org/10.1371/journal.pone.0039283>



The correlation between exposure to road traffic noise at home at the time of diagnosis and the occurrence of diabetes. The figures are adjusted to include, for example, BMI, smoking, alcohol intake, coffee intake, and education level.

Allow and create lanes,
woonerfs, mews, and alleys







LAMBERT WOODS//VIEW OF PEDESTRIAN PATH



Meldungen

NEWSLETTER

NEUHEITEN

23.07.2012

Neue Han LAN Arch

Im März berichteten
im Hamburger Stadt
Bauvorhabens bei ein
werden. Diesmal star
Architecture.

Das zukünftige Wohn
Terrassen besteht au
und insgesamt 33 We
ursprüngliche Entwu
Reihenhäuser vor. Ur
entsprechen, wurde d
Gebäuden Etagenwol
Gebäudeköpfen Trepp

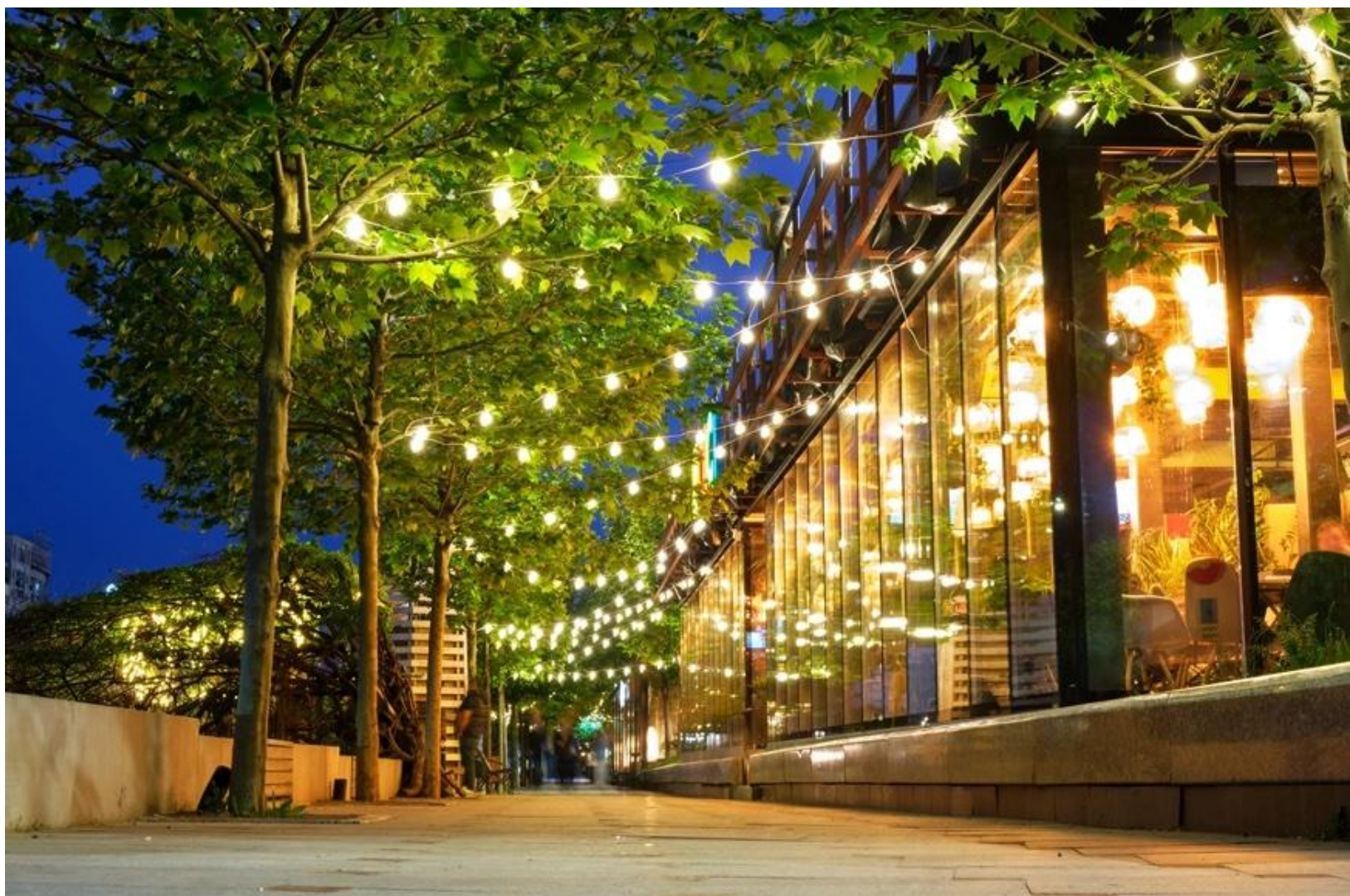
Vor allem die Holzver
Fensteröffnungen bil
Bestandbebauung au
und Dachterrassen bi
die benachbarten Gär
Internationalen Gart

Auf Karte zeigen:
Google Maps

Kommentare:

Meldung kommentie





Plan for tall street trees

beauty

public health

slow traffic

cool summers

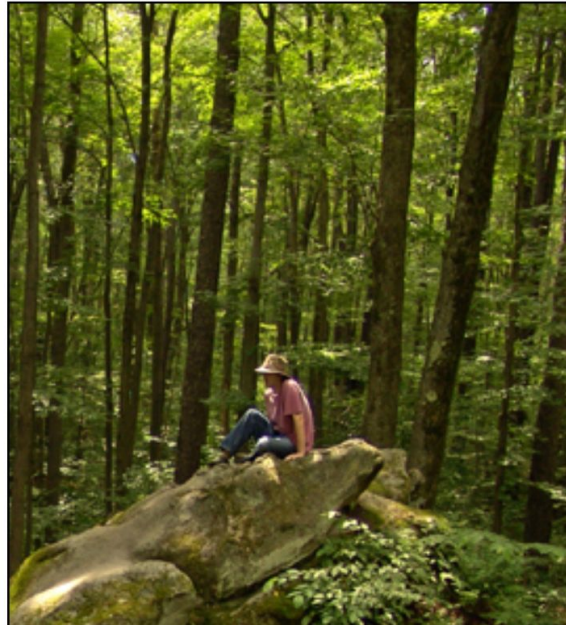


Immerse Yourself in a Forest for Better Health

Most of us sense that taking a walk in a forest is good for us. We take a break from the rush of our daily lives. We enjoy the beauty and peace of being in a natural setting. Now, research is showing that visiting a forest has real, quantifiable health benefits, both mental and physical. Even five minutes around trees or in green spaces may improve health. Think of it as a prescription with no negative side effects that's also free.

Health Benefits From Forests

The reference list at the bottom of this page has links to specific studies on these benefits.



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This Page Covers



Trees and Forests Make Us Healthier

Exposure to forests and trees:

- boosts the immune system
- lowers blood pressure
- reduces stress
- improves mood
- increases ability to focus, even in children with ADHD
- accelerates recovery from surgery or illness
- increases energy level
- improves sleep





ACANVASOFLIGHT/FLICKR

ACANVASOFLIGHT/FLICKR



STATE ST. LONGFELLOW MONUMENT IN DISTANCE, PORTLAND, MAINE.







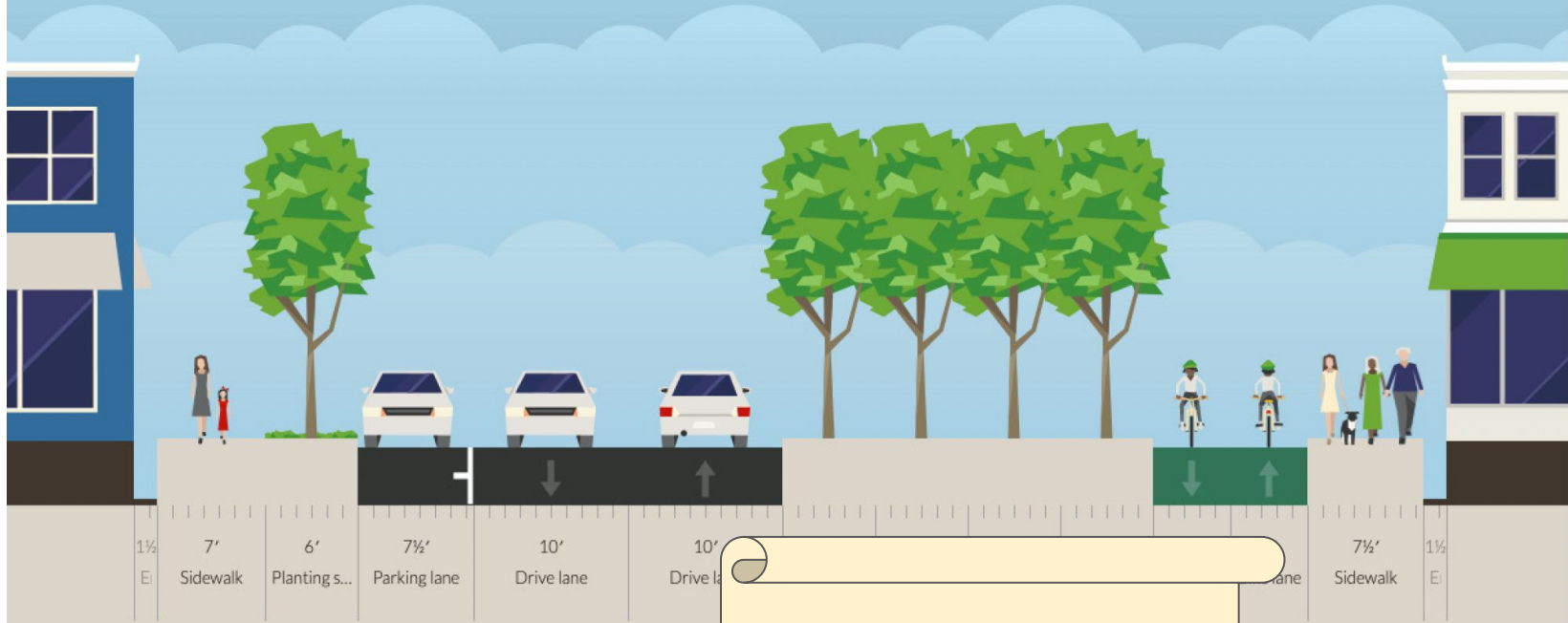
LAMBERT WOODS//VIEW LOOKING NORTH FROM WASHINGTON AVE EXT

Forest Avenue—from this...



...to this!

Forest Avenue for People & Birds



By reducing the number of lanes of traffic on Forest Avenue from Woodfords Street, we could create a 24' wide longitudinal park and 1.5 acres of new bird habitat in Portland! (SEE THE

Complete City Award, Portland Society for Architecture, 2019

to Woodfords Street, that would create two potential greenways).

2015

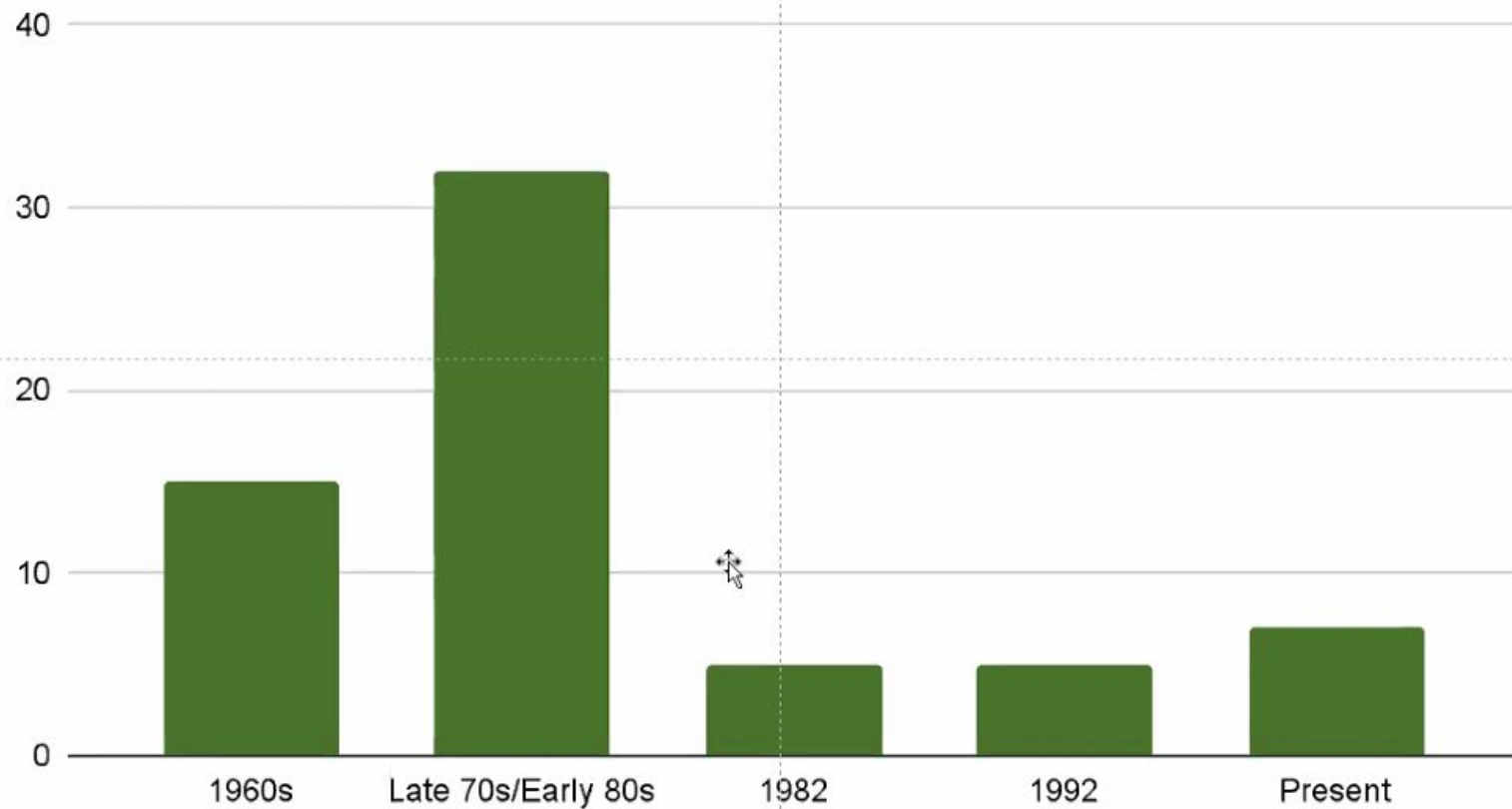


2022



Forestry Staff

Historical data from a report by Marla Stelk, Muskie School of Public Service, issued in 2012.



Recommendations

To improve Forest Canopy in Portland, 2023 - Portland Protectors

- Adopt improved technical manual standards for tree protection and planting
- Develop a strategy to improve Tree Equity Scores in currently underserved areas
- Broaden the scope of the existing Heritage Tree Ordinance rather than adopt a new framework - but do not do so until the budget includes a tree inspector.
- Short term - expand protection to specific important trees outside of Historic Districts.
- ReCode - look at restrictions on clearing lots in advance of site plan (clear cut rules)
- Harness the power of the nonprofit community to advance tree planting
- Commit resources to support Forestry initiatives and ordinances.

**Protect and plan for bird
habitat to make happy,
healthy people**

Bird and birdsong encounters improve mental health, study finds

Research suggests visits to places with birdlife could be prescribed by doctors to improve mental wellbeing



Portland, Maine

Forest City of Birds & Birdsong

Birdsong makes humans happy.

SCIENTISTS AT THE UNIVERSITY OF SURREY have discovered that bird songs are the natural sounds most cited as helping people recover from stress. Other studies have shown that access to nature improves mental health and reduces chronic disease.

If we're happier and healthier being surrounded by the sights and sounds of nature, how do we redesign our city to make sure we have the habitats that make both humans and birds happy?



Name this bird!
(Hint: it's not a robin.)

*Complete City Award,
Portland Society for
Architecture, 2019*

"Birds make any place a chance for discovery, they make a garden seem wild, they are a little bit of wilderness coming into a city park.... What feathered jewel might drop out of the sky next?"

— DAVID SIBLEY, AUTHOR

Adopt a Bird- Friendly Ordinance

Protect Bird Habitat

Prohibit pesticide use

Encourage native species of trees and plants

Build Bird-Friendly Buildings

Create Bird-friendly Transportation Corridors

Reduce Light Pollution and become a Dark Skies Community

Reduce Threats from Cats & Dogs

Raise Public Awareness

Research & Monitor Bird Populations

Develop Birding Tourism



*Complete City Award,
Portland Society for
Architecture, 2019*

6. Change your zoning so that the development you want is legal by right.

- “By Right” means a developer can do it without asking for any special permission or political pushback
- Reducing risk for developers increases quantity, innovation and affordability
- Use Short Term Rental as a carrot rather than a stick
- Density will increase property value and tax revenue per acre

RISK

If you want beauty and affordability, make development less risky.

One example: 90 Units, Total Project Costs \$33M

Three developers working unpaid 10 hrs/week for 4 years = 4,800 hours x \$100/hr = \$480k of unpaid time

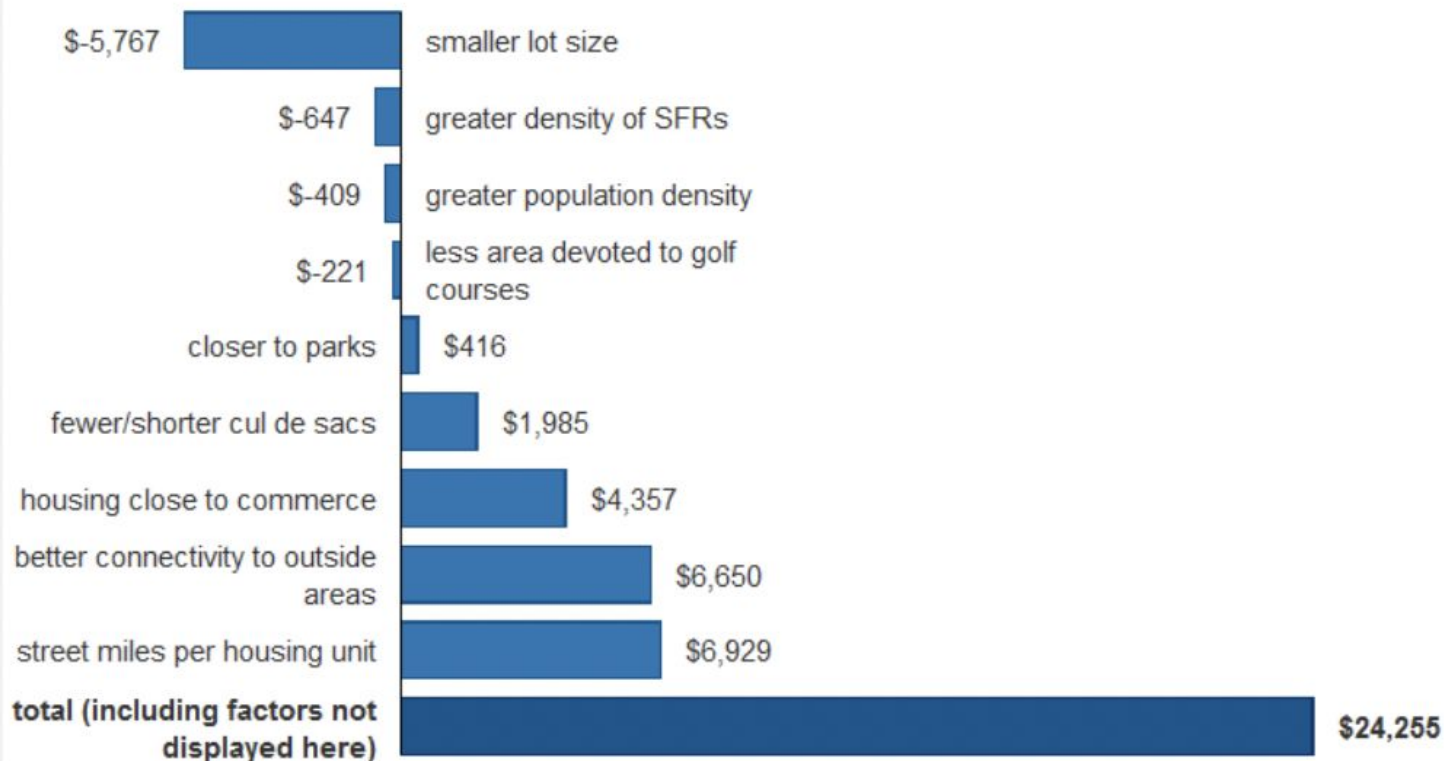
Amount Spent on Architects, Engineers, legal *before* Planning Board Approval: \$700k

If Project fails total risk = \$700k + \$480K = \$1.35M

Risk = almost equal to developer fee (in this case)

Walkable places have a higher tax revenue per acre.

Selected results from Song & Knaap (2003). Assumes a base price of \$150,000. The upshot: the appeal of walkability, being close to commerce, etc, is greater than the penalty associated with density.



A. Zoning changes to Allow More Housing Creation

A1. Reduce or eliminate parking requirements – if it's within ¼ mile of transit, no parking required. Allow shared cars to replace 5 + parking spaces

A2. Switch to regulating height by number of floors to allow for higher ceilings, roof decks, elevators, and nicer rooflines.

A3. Explicitly allow up to 4 units on any lot where residential is allowed (ie formally adopt LD2003) Use only pre-approved buildings types + internal ADUS if desired.

A4. Reduce setbacks based on measuring the neighborhood and figuring out the conditions on the group.

A5. Allow residential in all zones.

A6. Increase density by reducing or eliminate minimum lot areas. Focus on number of stories, total lot coverage, and other form-based codes.

C. Create Incentives and Remove Barriers to New Housing Creation

C1. Provide up to 2 new STR licenses for new unit creation and have *all* STR licenses sunset after 5 years

C2. Speed up development timelines, lower development fees and set maximum timeline for approvals for new housing development.

C3. Allow map and text zone changes needed for council approved developments.

D. Align City Codes, Ordinances, and Processes with City Policy Goals

D1. Use neighborhood master planning to work to integrate climate, environment, housing production, transportation and equity goals

D2. Increase stormwater fee and/or create utility fees based on length of road frontage and/or exposed pavement to incentivize infill in suburban big box-style development and accomplish forest canopy, walkability, and heat island reduction goals. Use fee revenue to create fund for canopy development.

8. Remove barriers or add incentives as needed.

- **Invest in affordability permanent using Land Trusts, Covenants or Limited Equity Cooperatives**
- **Create financing for small scale projects through bonding, a housing fund, or project based TIFs.**
- **Put out public land for RFP**

Housing Trusts

- A dedicated account for housing production
- Can be funded by budget allocations, sales of municipal property, development mitigation...
- Needs good infrastructure to administer
- Useful general holding place

Inclusionary Zoning

- Based on study that market rate housing creates a need for low-income and workforce housing
- New developments over a certain size have to include a certain percentage of restricted affordable housing
- Often a fee-in-lieu option that can fund a Housing Trust

Land Trust

- An organization that holds land to ensure that housing on that land is affordable
- Similar effects as a deed restriction
- Land Trusts can be allocated municipal land or acquire it other ways
- Can work with partners such as Habitat for Humanity

Density Bonuses

- Zoning can allow for increased development if the development meets affordability requirements
- Allows affordable housing developers to compete with market-rate developers
- Increases certainty over contact zones or other one-off rezoning methods

TIF Districts

- Maine allows for Affordable Housing Tax Increment Finance districts
- Can be one parcel or many
- At least 25% of the housing in the district must be affordable at or below 120% of area median income
- Provides for operating expenses or ability to borrow through tax bill reductions

The Classic CLT

Acquire, Own and steward land **permanently** for the common good by providing:

- Affordable housing
- Commercial spaces
- Community spaces



Limited Equity Housing Cooperatives:

- Each household has complete housing unit with kitchen
- Stable housing costs like owning
- Democratic decision making by the resident-owners about monthly housing cost, investments in the building, and policies
- Tax benefits of owning
- Model encourages long-term tenancy and community relationships
- Shared indoor and outdoor amenities
- Cap on equity preserves affordability for future residents

	SINGLE-FAMILY HOME	CONDO	MARKET RATE CO-OP	LAND TRUST CONDO	LIMITED EQUITY CO-OP	RENTAL APARTMENTS
No Restrictions on Making Changes to Your Unit	●					
Resident Earns Full Equity	●	●	●			
Resident Required to Get Bank Loan	●	●	●	●		
Resident Gets Tax Benefits of Ownership	●	●	●	●	●	
Resident Gets Long Term Stability	●	●	●	●	●	
Resident Earns Partial Equity				●	●	
Permanently Affordable				●	●	
Democratic Management		●	●	●	●	
Flexibility to Move to Larger or Smaller Unit			●		●	●

COMPARISON OF BENEFITS OF DIFFERENT HOUSING OWNERSHIP MODELS

Thank you!

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coophomes.me

