



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Response to Tom Landry's Moratorium Opposition Email Sent Out on on 2/23/2018

Jeff Levine <jlevine@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Mon, Feb 26, 2018 at 4:40 PM

Munjoy Hill comment for the file.

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
@portlandplan

----- Forwarded message -----

From: **Karen Snyder** <karsny@yahoo.com>
Date: Sun, Feb 25, 2018 at 4:22 PM
Subject: Response to Tom Landry's Moratorium Opposition Email Sent Out on on 2/23/2018
To: Belinda Ray <bsr@portlandmaine.gov>
Cc: Jeff Levine <jlevine@portlandmaine.gov>

Dear Belinda,

It concerns (or frustrates) me that so many people that are NOT Munjoy Hill residents want their say as to how Munjoy Hill proceeds after the moratorium ends June 5, 2018. Whatever is approved after the Munjoy Hill moratorium, directly impacts our quality of life and sustainability to continue to live on Munjoy Hill.

Some examples of these developer/real estate people that are heavily promoting their opposition agenda are the following:

- At the Feb 7, 2018 MEREDA (Maine Real Estate/Development Assoc) forum regarding the Munjoy Hill moratorium, where approx. 62 of 70 participants were NOT residents of Munjoy Hill.
- Estimate that only 4 of PSA (Portland Society of Architects), are actual residents of Munjoy Hill.
- Benchmark Developer Tom Landry's oppositional emails who is not even a Munjoy Hill resident but a real estate developer is sending out misleading emails as shown below in a portion of his original email sent this past Friday 2/23/2018.

Note: It is somewhat ironic that Tom Landry says he is a "preservationist" at heart but yet he is tearing down capes and carriage houses to put up incompatible/scale architecture amidst protest of surrounding property owners.

My responses to Tom Landry's bullet points in email below are in blue.

“How Are You Impacted?”

If you live on Munjoy Hill:

- **Your property value will decrease.** (Tom Landry)
 - **Decrease in an over-inflated market? This is not the NY Stock market future trading floor. How are property owners wanting to age in their homes suppose to with these recently accelerated property prices which will cause increased property taxes which in turn forces us to raise rents?**
For example:
 - **My property value alone increased by 30% just in the last 3 years.**
 - * **My neighbor was just offered 500K for his small house which is an increase of 338% of his original house cost. Note: He refused this offer. He wants to live in the neighborhood as he ages.**

- **Housing in your neighborhood will be more scarce, with less new properties built, including affordable housing.** (Tom Landry)
 - **In the last 3 years in this Munjoy Hill development frenzy, there was only 1 property built that was “affordable” housing on Munjoy Hill and it was still out of reach for most Portlanders. (65 Munjoy)**
 - **In the last 3 years on Munjoy Hill, 27 housing units were removed due to tear-downs and replaced with 72 condos /8 single families in which all this new housing is out of reach for most Portlanders.**
 - **In reality, Short Term Rental like Airbnb has taken at least 6 times more rental units off the rental market than development.**

- **Any parking hassles you experience could get worse with less opportunities to build off-street parking.** (Tom Landry)
 - **On Street parking has become more of a problem because people moving from suburbs into these Munjoy Hill luxury condos want to keep their 2 cars in a walkable city.**
 - **Curb cuts are not going to be restricted and will continue.**

- **This limits how you and future owners can remodel, renovate, expand, partially demolish, and rebuild, no matter the condition of the property.** (Tom Landry)
 - **Property owners will continue to have to go through permitting and license application for remodel, renovate, and expansion no matter the condition of the property like they always have. The desire is to ensure what to be built after tear-downs reflect compatible and scale appropriate architecture. Isn't that what a neighborhood and its neighbors are suppose to strive for?**

In conclusion, Tom Landry's email appears to be nothing but scare tactics. We hope as your voting constituents, we have a priority voice than these real estate individuals that are not even Munjoy Hill residents and whom are only profiting off of the Munjoy Hill development because they have been allowed to. These developers given an inch will take a mile without consideration as to how it affects Munjoy Hill history, community, quality of life, and the sustainability to continue to live in our neighborhood.

Regards,

Karen Snyder
Munjoy Hill Resident

On Feb 23, 2018, at 10:49 AM, Tom Landry <tomlandry@benchmarkmaine.com> wrote:

[View this email in your browser](#)



Current Proposals Could Limit Munjoy Hill Property Owner Rights

Make Your Voice Heard Before Decisions Are Made

**February 26th, 7-9pm
East End Community School**

Dear Fellow Realtors,

**Through my relationships working on the East End in Portland, I learned
of efforts to reform R6 Zoning on the hill, and later to enact a historic**

preservation district. Through my research and outreach, it became clear that those effected the most, the long-time area residents, had no idea this movement was well under way and the dramatic impact it would have on their lives. **It was on behalf of this less vocal significant majority that I got involved and now I ask you to as well.**

I am a preservationist at heart and truly appreciate the varied architecture of the East End. And like many of you, I'm also a long-time supporter of [Greater Portland Landmarks](#).

All this said, I believe **dramatic changes to R6 zoning and designating the East End as a historic district are the wrong solutions** to address the concerns that sparked these efforts. **If you have clients buying or selling on the East End, you should care.**

See below for more information and please share with your clients! We are looked to as experts on this stuff, and I encourage you to make this your own and share widely. I will keep you informed as things further develop.

Thank you for your time!

Tom

What's Going On?

Responding to concerns from a group of Munjoy Hill residents, the City Council temporarily halted any tear-downs and placed restrictions on building on the Hill this past year. Since then, [Greater Portland Landmarks](#) has also proposed making the majority of the area a historic district. **Permanent changes to R6 zoning laws will be voted on by the City Council on June 4th, and NOW is the time to best influence this process.**

Why it's Important

If proposed changes are put in place, they would dramatically limit new developments and additional housing, and significantly restrict renovations to existing properties.

Preserving Portland's historic architecture is very important, but these

proposals go too far.

If passed they could lead to a **lowering of Munjoy Hill property values**, and **prevent property owners from making many renovations** needed to support contemporary living or even address safety concerns.

These changes, and namely the creation of a historic district, would negatively impact many of the long-term residents of Munjoy Hill. The families who remember the old Munjoy Hill, and have welcomed the revitalization, could see their property values slide. In contrast, many of the proponents moved in more recently, or are non-residents simply with a professional or general interest in preservation.

This process deserves better awareness and a mix of voices at the table.

How Are You Impacted?

If you live on Munjoy Hill:

- Your property value will decrease.
- Housing in your neighborhood will be more scarce, with less new properties built, including affordable housing.
- Any parking hassles you experience could get worse with less opportunities to build off-street parking.
- This limits how you and future owners can remodel, renovate, expand, partially demolish, and rebuild, no matter the condition of the property.

If you DON'T live on Munjoy Hill:

- This process has had very limited public awareness, received little comment or input, and been driven by a very small group of people.
 - This type of effort could spread and impact zoning rules across the city.
-

How to Get Involved

First and foremost, **attend and speak out at the [Listening Session](#) this coming Monday**, February 26th from 7-9PM at East End Community School. **This meeting is critical and is when city planning staff will take**

input before drafting edits.

Other ways to get involved:

- Attend the second session on Saturday, March 24th 11-1PM at East End Community School where final proposed changes will be presented by City Planning staff.
- Send your thoughts to:
 - Jeff Levine, City of Portland Director of Planning & UD
jlevine@portlandmaine.gov
 - Belinda Ray, City Councilor District 1 (Munjoy Hill)
bsr@portlandmaine.gov
 - The Mayor and all other City Councilors:
estrimling@portlandmaine.gov, sthibodeau@portlandmaine.gov,
bbatson@portlandmaine.gov, jcosta@portlandmaine.gov,
kcook@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov
 - Hilary Bassett, Executive Director of Greater Portland Landmarks
hbassett@portlandlandmarks.org

There is a group forming and a website will be created in the very near future to include more.

Want to change how you receive these emails?
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