



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Munjoy Hill - Moratorium and After

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

Mon, Feb 26, 2018 at 4:45 PM

Munjoy Hill comment for the file.

Jeff Levine, AICP
Director
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----- Forwarded message -----

From: **Wayne Valzania** <Wayne@redhookdesignalliance.com>
Date: Mon, Feb 26, 2018 at 7:46 AM
Subject: Munjoy Hill - Moratorium and After
To: bsr@portlandmaine.gov, jduson@portlandmaine.gov, pali@portlandmaine.gov, kcook@portlandmaine.gov,
nmm@portlandmaine.gov, bbatson@portlandmaine.gov, sthibodeau@portlandmaine.gov,
estrimling@portlandmaine.gov, jlevine@portlandmaine.gov, jay.norris@munjoyhill.org
Cc: Karen Snyder <Karsny@yahoo.com>, Wayne Valzania <Wayne@redhookdesignalliance.com>, Carolyn Swartz <CarolynSwartz@gmail.com>

Hello,

Please find the attached letter, expressing our opinion and concerns on the Munjoy Hill moratorium issue. As residents of "The Hill", our concerns are heartfelt, and community based. In many ways, what we are seeing as smaller, appropriately scaled dwellings are removed, and large proportionately incorrect condo stacks are being built by developers whose interests are dollar based, is a form of strip mining. The analogy that I see is that the impact of what is left behind is for the residents on Munjoy Hill to look at and live with after the profit has been taken and the developers have moved on.

As I have said in the past, I understand the need for higher density housing throughout greater Portland, but it should not be at the expense of losing the fabric of our neighborhoods.

Thank you for your service to the Portland community,

Wayne Valzania MS CPM

Red Hook Design LLC

27 Merrill Street

2/27/2018

City of Portland Mail - Fwd: Munjoy Hill - Moratorium and After

Portland, ME 04101

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RedHookDesignAlliance.com



Munjoy Hill Moratorium and Development Issues.pdf

159K



5 February 2018

Re: Munjoy Hill Moratorium R6 Design Principles & Standards Demolition

From: Wayne Valzania, 27 Merrill Street, Portland 04101

To Members of the City Council and Interested Parties:

As an owner and resident of Munjoy Hill, I am writing to express my personal and professional concerns about disturbing trends in new builds on the Hill – particularly in structures that exhibit no regard for the scale or visual integrity that give this neighborhood its character and human appeal.

My wife, Carolyn Swartz, and I have chosen to commit to the time and expense of reclaiming old wooden house. At the same time, we recognize that some structures are beyond repair. Still, the decision of which structures to tear down and what rebuilds should look like cannot rest solely in the hands of developers.

While we admire some of the modern houses on The Hill, more recent - actual and proposed – structures appear to be in most flagrant violation to the character of the neighborhood. It happens that we are looking out at a cold, faceless multi-unit lacking even the humanizing features (front stairs, real front door, earth tone exterior) represented in the architectural drawings and renderings we were shown before construction began. The building also lacks many, if not all, of the architectural details promised during the workshops and hearings upon which variances, concessions, and approvals were based. We and our neighbors consider this unsightly building to be the developers' willful broken promise to the community.

As a professional builder, Munjoy Hill resident, and ardent supporter of the current moratorium, I would like to propose:

- Mass and scale in the permitting and approval of proposed new construction on Munjoy Hill must be guided, if not controlled, by the Planning Board - not left to the whim of developers driven primarily by return on investment. Original R-6 guidelines offered realistic principles around the development of multi-family dwellings. These could form the basis of an updated R-6, to include Planning Department improvements, such as roof appurtenances, based on IPOD recommendations.
- Elimination of the Alternate Design Review option in the Design Certification Program (R-6 Infill Development Design Principles & Standards) for the Munjoy Hill R-6 overlay.
- An end to easy acceptance of variances that depart from reasonable standards already in place.

- Design standards and demolition restrictions to be interpreted by a qualified board and enforceable through a designated Munjoy Hill Historic District Board or Association.
- Improvement of the substantive requirements and enforceability of the Design Certification Program, and the contained R-6 Design Principles and Standards, which apply to parts of Munjoy Hill that are neither Historic nor Neighborhood Conservation District. These standards should apply to lots both under *and over* 10,000 SF.

I hope that shared interests, intelligent foresight and collective wisdom will result in mindful guidelines for thoughtful development that will invigorate the neighborhood while preserving the value resulting from its ongoing character and appeal.

Thank you for your interest.

Concerned residents,

A handwritten signature in cursive script, appearing to read "Wayne Valzania".A handwritten signature in cursive script, appearing to read "Carolyn Swartz".

Wayne Valzania & Carolyn Swartz.
27 Merrill Street, Portland 207.274.4918