

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, June 1, 2020 – 5:30 P.M.
Lewiston City Government
27 Pine Street, Lewiston, ME

AGENDA

Remote Meeting Information:

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19, the meeting will be held through ZOOM video conferencing. To participate in the meeting, please go to <https://www.lewistonmaine.gov/2020PB>

Information regarding this application is available at <http://www.lewistonmaine.gov/209/Planning-Board> Questions and comments on the application or meeting may be sent to dgreene@lewistonmaine.gov or by calling 207-513-3000, ext. 3223.

1. ROLL CALL

2. ADJUSTMENTS TO THE AGENDA

3. CORRESPONDENCE

4. PUBLIC HEARINGS:

5. OTHER BUSINESS:

- a. Request for the Planning Board to make a recommendation regarding the disposition of 186 Blake Street.

6. ADJOURNMENT

The next scheduled Planning Board meeting is June 08, 2020

The City of Lewiston is an EOE. For more information please visit our website @ www.lewistonmaine.gov and click on the Non-Discrimination Policy.



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, Director of Planning and Code Enforcement
DATE: May 29, 2020
RE: June 1, 2020 Planning Board Agenda Item: Disposition of 186 Blake Street

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the Board shall review and make a recommendation to the City Council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

The Board is being asked to provide a favorable recommendation to the City Council on the disposition of the vacant lot 186 Blake Street.

186 Blake Street

- Map/Lot: 196-81
- Zoning: Downtown Residential (DR)
- Parcel Size: .07 acres; 28' frontage on Blake Street
- Assessed Value: \$22,500 land
- Current Use: vacant lot. Undevelopable not having at least 50' frontage.

It should be noted, the city has been approached by Raise-Op Cooperative Housing. They currently have plans to develop a mixed-income, nine-unit building on the abutting land at 188-194-198 Blake Street. Purchasing to meet the Zoning and Land Use Code's parking requirements.

Since the lot is undevelopable due to its lack of frontage, disposing of this land to an abutter for a planned housing development is an appropriate use that is consistent with the Comprehensive Plan and goals and strategies of the Growing Our Tree Street Transformation Plan.

ACTIONS NECESSARY:

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 186 Blake Street (including, if any, specific conditions raised by the Planning Board or staff).



5/18/2020

Ed Barrett
City Administrator
City of Lewiston
27 Pine Street
Lewiston, ME 04240

RE: 186 Blake Street

Mr. Barrett,

The Raise-Op Housing Cooperative is interested in acquiring 186 Blake Street from the City of Lewiston. We currently own the land adjacent to the City's parcel at 188-194-198 Blake Street. We develop and operate housing that is owned and managed by our residents. We currently have plans to develop a mixed-income, owner-occupied, 9-unit building at this site, where 6 units would be affordable and 3 would be market rate. Three units on the first floor will be accessible to people living with disability. We currently have a schematic design for this development and hope to secure funding by the end of this year. Furthermore, we hope to share our finished design with the City of Lewiston and partners of Healthy Neighborhoods to promote more infill development by reducing the soft costs of design. It is our hope that with some small and context-specific adaptations, this building could be recreated on numerous 100'x100' lots in our urban neighborhoods. This will help to create more attractive, energy-efficient, accessible, owner-occupied, lead-free housing in the Tree Street Neighborhood, all of which are important goals in the city's redevelopment plans.

We are currently working on a timeline to submit a grant and loan application to the Federal Home Loan Bank of Boston, which will require us to have the property under contract as soon possible, preferably by the end of this June. In order to meet that goal, we would like the City to consider 2 simultaneous offers. The first offer is to purchase the property for \$1. The Home Loan application awards points to applicants who acquire land for below market prices, and purchasing the property for \$1 could help us in our score. If the City is unwilling to accept the offer of \$1 in order to help our score, we would like to make an offer to the City of \$5,600. This number is based upon the average square foot cost of what we have recently paid for 198 Blake (50'x100' lot purchased for \$2/sq ft). Though it should be noted that 186 Blake is a much more narrow lot, and it therefore has less overall development potential than 198 Blake, and we believe it has less market value than 198 Blake. We also believe that acquiring the lot at this price will still help our scoring on the application for the Home Loan Bank of



Boston, but that going any higher may hurt our score. We would be grateful to the City of Lewiston for accepting either of these offers.

Thank you for considering our request. We look forward to your response.

Sincerely,

Craig Saddle mire, Manager
Raise-Op Housing Cooperative
145 Pierce Street, Office 102
Lewiston, ME 04240
raiseop207@gmail.com
(207) 956 0508



5/22/2020

Ed Barrett
City Administrator
City of Lewiston
27 Pine Street
Lewiston, ME 04240

RE: 186 Blake Street - Addendum to Previous Letter

Mr. Barrett,

This letter is to further clarify Raise-Op's timeline and specific needs and interests with regards to 186 Blake Street and the Federal Home Loan Bank of Boston application.

After further research and clarification, it appears that an option to purchase 186 Blake from the City of Lewiston for \$1 will allow us to score 5 points on our application, whereas purchasing it for anything more will only earn us 2.5 points at most. With the \$1 option on 186 Blake, our estimated score would be 70, and we expect a minimum score of 70 is what it takes for an application to be competitive. Without the \$1 option, our score would be closer 67.5, which we do not believe has a chance to win.

While the absolute final deadline for the application is July 30th, 2020, we need to provide our final materials to our participating bank at least 2 weeks before it is submitted. The sooner we can have a decision from the City on our request, the easier it will be for our planning purposes. However, the absolute latest date by which we need to have the official option and commitment by the City would be Friday, July 10th.

Thank you again for considering our request. We look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Craig Saddle mire".

Craig Saddle mire, Manager
Raise-Op Housing Cooperative
145 Pierce Street, Office 102
Lewiston, ME 04240
raiseop207@gmail.com
(207) 956 0508



CERTIFICATION:
 THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 80 (02-360 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:
 (1) A WRITTEN REPORT HAS NOT BEEN PREPARED.
 (2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.
 (3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

UTILITIES NOTE:
 THERE MAY BE ADDITIONAL UNDERGROUND WIRES, CABLES, UTILITIES, AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY AND POSSIBLY FROM SITE PLAN INFORMATION PROVIDED BY THE OWNER/CLIENT AND/OR THE RESPECTIVE UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO VERIFY AND/OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION BY CONTACTING THE APPROPRIATE UTILITY COMPANY OR BY CALLING DIG-SAFE AT 1-888-344-7233.

ZONING DATA
 ZONING CLASSIFICATION: DOWNTOWN RESIDENTIAL (DR)
 SOURCE: CITY OF LEWISTON ADVANCED PARCEL VIEWER

- NOTES:**
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
 - SOURCE DEEDS:
 A) DANIEL J. FITZPATRICK TO RAISE-OP HOUSING COOPERATIVE, DATED MAY 17, 2018, AND RECORDED IN BOOK 9851, PAGE 80 OF SAID REGISTRY OF DEEDS.
 B) CROP DUSTING, LLC TO RAISE-OP HOUSING COOPERATIVE, DATED MAY 17, 2018, AND RECORDED IN BOOK 9851, PAGE 75 OF SAID REGISTRY OF DEEDS.
 - THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - BASIS OF BEARINGS: GRID NORTH-MAINE STATE PLANE COORDINATES, WEST ZONE.
 - ADDITIONAL IRON RODS NOT SHOWN ON THIS PLAN WERE LOCATED DURING THE COURSE OF THIS SURVEY TO LOCATE THE RIGHT OF WAY OF BLAKE STREET.
 - ELEVATIONS REFER TO THE NAVD 88 DATUM.

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
 PROPERTY OF
RAISE-OP HOUSING COOPERATIVE
 FOR
BILD ARCHITECTURE
 188-198 BLAKE STREET, LEWISTON,
 ANDROSCOGGIN COUNTY, MAINE

GRAPHIC SCALE

LEGEND:

DESCRIPTION	EXISTING
BENCHMARK	
SURVEY STATION	
PIN FOUND	
PIPE FOUND	
SEWER MANHOLE	
UTILITY POLE	
CATCH BASIN	
HYDRANT	
TREES	
PROPERTY LINE	
OVERHEAD UTILITY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE	
SETBACK	
FENCE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
TREELINE	

www.cesincusa.com
 Brewer
 465 South Main Street
 PO Box 639
 Brewer, ME
 T. 207-989-4824
 F. 207-989-4881

CES INC
 Engineers • Environmental Scientists • Surveyors

PROJECT TITLE	RAISE-OP HOUSING COOPERATIVE
SHEET TITLE	BILD ARCHITECTURE
DRAWN BY	
CHECKED BY	
DATE	
ISSUE STATUS	NOT FOR CONSTRUCTION
SCALE	1" = 10'
DATE	2019.10.29
DRAWN BY	JAT
CHECKED BY	
DESIGNED BY	
APPROVED BY	
JOB NUMBER	12977.001
SHEET NUMBER	

P:\1977\BILD_ARCHITECTURE\BLAKE ST LEWISTON\BOUNDARY\1977\001\MAP.DWG



Bild Architecture
PO Box 8235
Portland, ME 04104
207-408-0168
evan@bildarchitecture.com



PROJECT NO.
19030

PROJECT

Raise-Op - Blake Street

DRAWN BY
EAC

DESCRIPTION

Concept Rendering

ISSUED
5/1/2020

SCALE

NTS

A

901

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
AMELANCHIER CANADENSIS	SERVICEBERRY
MALUS VAR.	NATIVE APPLE
CORNUS KOUSA	DOGWOOD
TSUGA CANADENSIS	EASTERN HEMLOCK
TILIA AMERICANA	BASSWOOD
SHRUBS	
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY
PRUNUS MARITIMA	BEACH PLUM
GAYLUSSACIA	HUCKLEBERRY
MYRICA	BAYBERRY
ROSA RUGOSA	SALTSPRAY ROSE
CORNUS MAS	CORNELIAN DOGWOOD
PERENNIALS & GROUNDCOVERS	
MATTEUCCIA STRUTHIOPTERIS	FIDDLEHEAD FERN
GAUTHERIA PROCUMBENS	WINTERGREEN
HEMEROCALLIS SP.	DAYLILLY
SALVIA OFFICINALIS	SAGE
THYMUS PROSTRATUS	THYME







