

To: Mark Eyerman
From: Milan Nevajda
Date: March 18, 2015
Subject: **Transcription of February 26th public meeting feedback on the Mill Creek Master Plan**

On February 26, 2015 the City of South Portland and Planning Decisions hosted two back-to-back public meetings to review and discuss the vision, goals, and action plan outlined in the draft Mill Creek Master Plan. Below is a summary of the public feedback received during the two sessions as recorded by Planning Decisions.

Session #1: Meeting with property and business owners in Mill Creek (4:00pm session)

1. Preserve the Parkside Terrace residential neighborhood.
2. Consider traffic implications of operating Cottage Road as a two-way street—this has created a dangerous and congested environment at the intersection with Parkside Terr.
3. A crosswalk at Parkside Terrace is needed to improve pedestrian safety.
4. Parkside Terrace is not visible at the intersection with Cottage Road – consider improvements to increase visibility at the intersection.
5. Residents from Parkside Terr. are opposed to the density shown for the Pratt Abbott corner. Consider lowering the permitted density to preserve the abutting neighborhood.
6. Pedestrian connections across the Finard property linking Waterman Drive to Ocean Street are a good recommendation.
7. More trees and other vegetated buffering is needed against the sewage treatment plant.
8. A highly visible walkway crossing Broadway between Waterman and Ocean is needed.
9. Signal-timing improvements are needed for pedestrian crossings, notably across Waterman Drive.
10. Consider on-street parking along Waterman Drive, perhaps instead of the boulevard features if both cannot be accommodated in the right-of-way.
11. Conduct a traffic study to assess full impacts and needs in the area to avoid problematic conditions after build-out.
12. A design standard is needed in Mill Creek that reflects historic architecture.
13. Buildings over 6 stories are out of character for the neighborhood around Pratt Abbott
14. Consider provisions to encourage affordable and elderly housing (one-floor living) throughout Mill Creek.

Session #2: General public consultation on the draft Mill Creek Master Plan (6:00pm session)

1. Consider pedestrian-oriented streets (e.g. woonerfs) as on Church St. in Burlington, VT
2. Encouraging mixed-use and housing development is appealing.
3. Highlight and protect specific historic or architecturally valuable buildings such as the bank at the roundabout, masonic hall, post office, 145 Ocean St., and similar buildings.
4. Outline a plan or process for improving existing buildings.
5. Create or identify a source of funds to support improvements to existing buildings.
6. Create or identify a source of funds for other and public investment listed in the Plan.

7. Elaborate on the design review standards, paying particular attention to scale, historic features, and materials used in construction.
8. Consider extended impacts of traffic resulting from increased development in Mill Creek—how will the letter streets be affected and will traffic back up along other streets around Mill Creek?
9. Ensure that a future bridge across Broadway also accommodates bicycles.
10. Ensure that increased development does not impair Mill Creek Park.
11. Improvements are needed to increase safety at the intersection of Erskine Drive and the bridge. Consider an extended left-turning lane on the bridge approach from Portland as well as signage approaching Erskine Dr. from Portland to warn traffic of turning traffic.
12. Consider a more aggressive implementation plan that details how public funds will be allocated and spent to achieve the goals of the plan. Outline any modifications to the TIF plan if necessary and financing that will be used fund incentives and improvements.
13. Reduce the overall parking requirements for Mill Creek.
14. Add action items to support travel mode change from auto-oriented travel to transit and active transportation.
15. Use Mill Creek Park and the Transit Hub to encourage development.
16. Create an outline for where parking will go over the long term and consider other solutions, such as centralized parking.
17. Consider including recommendations for studies to be done on parking issues and environmental issues (e.g. stormwater management and flooding).
18. When encouraging commercial development, consider attracting boutique stores or other small businesses.