

Registration Form:

Portland Moratorium and
Zoning Amendments Forum

February 7, 2018

Buffet Breakfast: 7:30 ~ Program: 8:00 - 9:30 AM

Clarion Hotel, 1230 Congress Street, Portland, ME

Register Online at mereda.org or scan and email this form
to info@mereda.org. Questions: Call (207) 874-0801.

Registration Fees:

Members: \$45 pp | Non-Members: \$55 pp

Prices increase by \$10 After January 31, 2018

Name (s) _____

Name (s) _____

Company _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

Email _____

Payment Method: *Sorry, we do not accept American Express*

Check Enclosed Visa MasterCard

Mail Check to: MEREDA, 6 City Center, 3rd Floor, Portland, ME 04101

Credit Card # _____ Exp. Date _____

Name on Card _____

Payment is expected at the time of registration.

No refunds will be granted to anyone who registers,
but fails to attend or who cancels after January 31, 2018.

Directions to Clarion Hotel
1230 Congress Street, Portland, ME

From I-95 northbound, take exit 44 onto I-295 to Portland. Take the first Congress Street exit and bear to the right following signs for Route 22 West. At the second light, take a left onto Route 22 West. The Hotel is located 100 yards on the left.

From I-295 going South, take I-295 south to Exit 5B. Take a right off of the exit ramp and at the second light, take a left into the Clarion Hotel parking lot.

- Thank you for your Support -

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MEREDA's Morning Menu Breakfast Seminar

Portland Moratorium and
Zoning Amendments Forum

Clarion Hotel, 1230 Congress Street, Portland, ME

February 7, 2018

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MEREDA's MORNING MENU

Trends | News | Expert Advice

~ *Today's Menu* ~

February 7, 2018

Portland Moratorium and
Zoning Amendments Forum

Dining Location

Clarion Hotel
1230 Congress Street, Portland, ME

Specialties

Buffet Breakfast	Program
7:30 - 8:00 AM	8:00 - 9:30 AM

Signature Sponsor



You are Invited ...



Portland Moratorium and Zoning Amendments Forum

Join **MEREDA** for breakfast on **February 7 from 7:30 AM - 9:30 AM at the Clarion Hotel in Portland** for your opportunity to participate in the discussion guiding Portland's housing development – what is needed, where are we going and what impacts does and should development have on existing neighborhoods.

Register Online at mereda.org or scan this form to info@mereda.org.

Questions: Please call (207) 874-0801.

This Morning Menu Breakfast Event is
sponsored by:



Our Presenters...

Erin Cooperrider is a partner at NewHeight Group, a Portland-based development firm and the Development Director for Community Housing of Maine, a 23-year old non-profit affordable housing developer also based in Portland. In her work with NewHeight Group, Erin manages permitting, financing, and the construction process.

Jeff Levine, AICP, is of the Planning and Urban Development Department of the City of Portland. Jeff has been involved with land use planning on the local and regional level for 20 years.

Patrick S. Costin is a principal at Canal 5 Studio with over 30 years of experience on a wide range of building types. A founding member and past President of the Portland Society for Architecture, he currently serves on its Board of Directors.

Our panel will be moderated by MEREDA's Vice President, **Gary D. Vogel** of Drummond Woodsum. A shareholder (partner) at the law firm of Drummond Woodsum, Gary's practice is concentrated in real estate, real estate development, financing transactions, commercial transactions, mergers and acquisitions and corporate and commercial law.

Portland Moratorium and Zoning Amendments Forum

After years of very limited development of new market rate housing in Portland, development volume is up significantly, providing new housing developments in the single family, condominium and apartment markets. Portland recently revised its R-6 zoning that applies on the peninsula to encourage more housing development, greater density and infill development. These market forces and revised zoning rules have produced more development, and much of that new development is located in Portland's Munjoy Hill neighborhood. Despite the stated desire of the City of Portland for more housing development, the increased development has its critics, especially on Munjoy Hill. In response to criticism about the impact of development on the Munjoy Hill neighborhood, the City of Portland in December 2017 approved a 6 month moratorium on demolitions in the Munjoy Hill area and a 65 day moratorium on new site plan applications. Since then, the City has proposed an "Interim Planning Overlay District" or "IPOD" that would provide for interim zoning rules for new developments on Munjoy to apply from the end of the 65 day site plan moratorium to the end of the 6 month demolition moratorium. Before the end of the interim period, new more permanent zoning rules would be put in place.

MEREDA has assembled a panel of experts including the Director of the Planning and Urban Development Department of the City of Portland, an architect with substantial experience in Portland Development and a developer with substantial experience in Portland development and zoning to engage in a moderated discussion about the moratorium, the Interim Zoning Overlay District and the possible longer term changes to Portland's zoning in the Munjoy Hill neighborhood with plenty of opportunity for questions from those in attendance. **This is your opportunity to participate in the discussion guiding Portland's housing development** – what is needed, where are we going and what impacts does and should development have on existing neighborhoods. It promises to be a very timely and topical discussion.