



The Friends of Midcoast Maine Smart Growth Endorsement Committee is pleased to offer a Smart Growth Endorsement of the Lupine Terrace development as proposed by the Camden Affordable Housing Organization (CAHO). This proposed development was reviewed according to the following smart growth criteria: location, efficiency and design, transportation linkages, environmental impacts, public participation and community involvement, reuse and preservation of existing structures, and community asset considerations. The Lupine Terrace development meets many of these criteria and therefore is granted this endorsement.

Specifically, the proposed development was found to be:

- Located adjacent to developed infrastructure including downtown Camden, existing sewer, water, electric services, road networks, schools and other community services;
- Located within a designated growth area.

The proposed development was found to address efficiency and design criteria by:

- Offering sufficient densities to support and enhance the surrounding traditional, New England village character of Camden;
- Creating diversity within the community context by taking full advantage of village-like density with a proposed net density of four units per acre;
- Reflecting the traditional regional style and heritage with the focus on traditional housing design;
- Complementing the surrounding built environment through scale and design that is equal to or equivalent to the existing neighborhoods.

The proposed development was found to address smart growth transportation criteria by:

- Providing networks for “getting around” designed to accommodate multiple modes of transportation (i.e. vehicles, bikes, and pedestrians) with streets and/or sidewalks for reaching destinations (i.e. homes, shops, open space, offices, schools);
- Providing access for alternative modes of transportation including bicycles and pedestrians.
- Minimizing increases in vehicle miles traveled (services, employment) by locating in an existing neighborhood and growth area close to downtown.

The proposed development was found to meet environmental criteria by:

- Incorporating open space with the primary function to protect natural features;
- Incorporating sustainable building design features that conserve and protect water, energy, and air quality.
- Proposing street trees on both sides of the proposed streets.

The developer, CAHO, has met public participation and community involvement criteria by:

- Involving neighbors and surrounding community members early on in the planning process and continuing with public participation throughout the design and development process.

The proposed development supports the smart growth goals of reusing and preserving existing structures and sites by:

- Respecting the magnificent views of the site by maintaining a view from the entrance road and following the slope of the land in the siting of building units.

The proposed development addresses community asset considerations by:

- Fulfilling an unmet need in the community context by developing affordable housing for our citizens.

In order to enhance the development and to preserve the beauty of the area, the Endorsement Committee also strongly suggests that the developer place all utilities underground.

This Smart Growth Endorsement is presented on August 8, 2005 with our congratulations:

The Smart Growth Endorsement Committee of Friends of Midcoast Maine
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Steve Cole, Coastal Enterprises, Inc.
Mark DesMeules, Damariscotta River Association
Rick Elder, The First, N.A.
Mike Finnegan, Coastal Enterprises, Inc.
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