Pearl Place
Portland, Maine

Developer  Avesta Housing
Total Units  60

Description  Pearl Place is a significant project in the currently active redevelopment of the Bayside neighborhood of Portland, Maine. The project includes 60 apartments in one three-story building and one five-story building with 24 and 36 apartments respectively. Each apartment has a private balcony. There is also a community room, laundry room, rooftop deck and an on-site management office. Free high-speed wireless internet, heat and hot water are included in the rent. Single-stream recycling pick-up is also provided. The site has been designed to maximize open space for use by residents with the buildings located at the perimeter of the site.

The project includes more than 65,000 square feet of housing on a 1.66-acre parcel of land located adjacent to a parking garage and two industrial metal scrap yards. The city of Portland is currently relocating the scrap yards and has plans to develop public green space there. Phase 2 tentatively will include two mid-rise buildings with 20 townhouse-style condominiums.

A Green Advantage  Fore Solutions, a LEED-certified firm, supervised the project. Building one has been certified Gold under the USGBC LEED for Homes program and building two is currently under review and is expected to be awarded Silver or Gold. The project includes many energy-efficient features, including:

- Pervious pavers and water-efficient toilets and fixtures
- Durable materials with high recycled content and low maintenance requirements
- Energy Star appliances and lighting
- ‘Cool’ roofing and reflective attic insulation
- Maximzed envelope r-values, minimum envelop infiltration and operable windows
- All contractors were required to follow a construction waste management plan
- Avesta’s management staff will institute a preventative maintenance program and educate tenants about green design elements of the project

Rent  Of the 60 units, 24 are reserved for residents with between 31 percent and 50 percent of area median income (AMI). The remaining 36 will house residents with AMIs between 51 percent and 80 percent. Preferential treatment will be given to low-income households on public housing or Section 8 waiting lists and to homeless families and individuals.

Amenities  The site is located within four blocks of City Hall, the Portland High School, the Portland Public Market and major downtown locations. There is a public bus line one block from the site. A new bank branch, video store and natural foods grocery are within one half mile. A new Whole Foods grocery store recently opened nearby.

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