

Subject: Support for LD 1976 - A Progressive Framework for Responsible Development

To Whom It May Concern:

We are writing to you as the co-owners of GreenMars, a dedicated real estate development company, to express our robust support for the proposed LD 1976. This bill heralds a transformative update to Maine's Growth Management Law, a change we believe is critical for the future of responsible urban development in our state.

Our experience has shown that current zoning regulations can be misaligned with the collective aspirations of the communities we serve, including city staff and elected officials. The enactment of LD 1976 promises to streamline these processes, thus mitigating the protracted regulatory challenges that we, and many others in the field, often face.

The forward-thinking, outcomes-based planning approach advocated by LD 1976 aligns perfectly with our ethos at GreenMars. We are particularly supportive of the bill's move to eschew the exhaustive inventory checklist in favor of a focus on critical natural systems. This shift not only enables us to direct our resources more effectively but also facilitates our commitment to developing affordable and market-rate housing in Maine's supply-limited housing market.

We are also in favor of the bill's refined definitions of "growth areas," which will allow us and other developers to create housing in areas designed for walkability, biking, and transit—a growing demand among Maine residents. This clarity in planning will assist in realizing projects that support urban livability and accessibility, cornerstones of a sustainable future.

The expanded public engagement process proposed by LD 1976 is another aspect we welcome, as it ensures comprehensive community involvement. Such inclusive dialogue is vital for equitable development and for the creation of living spaces that resonate with the needs and values of all stakeholders.

We believe that LD 1976 will significantly streamline the development process, allowing us at GreenMars to more efficiently bring to fruition housing solutions that are in dire need. This bill will aid in fostering fiscal health and in crafting communities that are sustainable, livable, and equitable.

We appreciate your attention to this significant legislation and urge you to join us in supporting LD 1976. Let's work together to advance urban planning in Maine in a manner that benefits all.

Warm regards,

Nate Green and Chris Marshall
GreenMars