



Executive Department  
Michael Sauschuck, Assistant City Manager

To: Jon Jennings, City Manager

From: Mike Sauschuck, Asst. City Manager and Jeff Levine, Director of Planning and Urban Development

Date: 8/30/18

Re: Explanatories for HSC Site Assessment Matrix

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Below please find the explanatories for the “HSC Site Assessment Matrix” spreadsheet dated 8/30/18 for public release in anticipation of the September 8<sup>th</sup> Public Forum. Together the Site Assessment Matrix and this Explanatories document are a summary of the site selection analysis that was undertaken as part of the selection process for the new Homeless Service Center. This document provides further explanations of that went into the scoring incorporated in the site selection matrix.

## A. Presumpscot Street Vicinity-

1. **Site Control and Acquisition Cost- 3-**The City controls land in this area but it is currently fully programmed for other purposes. The State of Maine also owns land in this area. However, practically speaking any potential shelter would likely require land to be acquired or leased from a third party or require existing uses shifted be elsewhere.
2. **Physical Site Characteristics- 3-** No identified issues.
3. **Zoning- 4-** Zoning for land currently in the area would generally support the siting of the HSC although land in governmental control may need to be rezoned to match the abutting IM zone.
4. **Council Policy Consistency- 4-** The area generally meets all the standards set by the council for shelter location. The area does not have a lot of services and amenities but is not inconveniently located.
5. **Transportation- 4-** The area is not directly on a transit line but a site could be found within ¼ mile of transit.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 4-** Context is a mix of industrial, institutional, commercial and residential.
8. **Co-location Advantages- 3-** Some services are located in the area.
9. **Other Regulatory Considerations - 5 -** No significant issues identified, but no significant opportunities either.



## B. Bishop St Area-

1. **Site Control and Acquisition Cost- 2-**The City does not control any land in this area so any potential shelter would need to be acquired from a third party and there does not immediately appear to be an opportune site.
2. **Physical Site Characteristics- 4-** The area borders on an impaired watershed to the south but has several parcels large enough for the purposes of the HSC.
3. **Zoning- 5-** Zoning designations in the area support the location of the HSC as a conditional use.
4. **Council Policy Consistency- 5-** The area meets all the standards set by the council for shelter location.
5. **Transportation- 2-** Although the site is within  $\frac{1}{4}$  mile of transit and has had some sidewalks recently installed, the traffic management issues in adjacent Morrills Corner are a significant impediment to mobility.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 4-**Context is a mix of industrial, commercial, residential and institutional.
8. **Co-location advantages- 3 -**Located near a Housing First facility but no other relevant services.
9. **Other Regulatory Considerations - 5 -** Proximate to a resource protection area and impaired stream.

## C. Washington Ave/Canco Road-

1. **Site Control and Acquisition Cost- 2-**The City controls land in this area but it is currently mostly programed for DPW purposes after the result of a multi-year move. Other land controlled by the City has limited access and contamination issues.
2. **Physical Site Characteristics- 4-** No identified issues.
3. **Zoning- 3-** Zoning for land currently being utilized would support the siting of the HSC (IM) but land likely to be available for the development of the HSC would need to be rezoned to match abutting designations (like R3 to IM.)
4. **Council Policy Consistency- 4-** The area generally meets all the standard set by the council for shelter location. Though it is off of a transit corridor a location could potentially be found within a quarter mile. The area does not have a great deal of services and amenities but is not inconveniently located.
5. **Transportation- 4-** The site is within  $\frac{1}{4}$  mile of transit near to a stop and proximate to a major arterial but is not on a transit line.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 3-** Context is a mix of industrial, institutional and residential.
8. **Co-location advantages- 3-** No immediate opportunities other than proximity to City facilities on Canco Road.
9. **Other Regulatory Considerations - 5 -** No significant issues identified but no significant opportunities either.

## D. County Way-

1. **Site Control and Acquisition Cost- 3-**The City controls land in this area, as do the County and State. The City does not control a large enough area to site the HSC.
2. **Physical Site Characteristics- 5-** No identified issues.
3. **Zoning- 5-** Zoning for land currently being utilized would support the siting of the HSC (IM) but land likely to be available for the development of the HSC would need to be rezoned to match abutting designations (like R3 to IM.) Since the abutting land is an already identified zone the zoning rating is neutral.
4. **Council Policy Consistency- 2-** The area generally meets all the standards set by the council for HSC location. Though it is off of a transit corridor a location could be within a quarter mile. However, the location next to a jail is not appropriate from a public policy standpoint.
5. **Transportation- 4-** The site is within  $\frac{1}{4}$  mile of transit near to a stop and proximate to a major arterial.
6. **Infrastructure- 3-** There are no known infrastructure limitations in this area. However, ; there is not a good amount of infrastructure in the area where a building would likely be located. Therefore, this site would require costs to be incurred to extend services and infrastructure.
7. **Adjacent Land Use and Context- 2-** Context is a mix of industrial, institutional and residential. Location and proximity near to the Cumberland County Jail is viewed by staff to be very problematic, and may advance many detrimental and negative stereotypes about housing insecurity and criminality.
8. **Co-location advantages- 3-** Site has few advantages but also few disadvantages.
9. **Other Regulatory Considerations - 3 -** Significant portion of this area is contaminated and could present costs and issues related to necessary cleanup and amended Activity and Use Limitations.

## E. District Road-

1. **Site Control and Acquisition Cost- 5-** Controlled by the City, although the developed portion of the site is needed for Water Resources activities.
2. **Physical Site Characteristics- 5-** No identified issues although the likely development site represents a greenfield and may have some resource protection and DEP issues.
3. **Zoning- 5-** The HSC is permitted in this zone.
4. **Council Policy Consistency- 1-** This area is not consistent with current Council guidance. Of all sites examined it would seem to most represent the problem of “warehousing” the homeless.
5. **Transportation- 2-** The site is within 1/4 mile of transit but would require better access to be constructed for clients to access the metro line. The headways are also more infrequent than the other sites for this route. The area is also approximate to a major arterial but is the most inconvenient and remote of the locations examined.
6. **Infrastructure- 3-** Utilities would likely need to be extended to service the area and the condition of existing services has not been determined. Sidewalks in the area are very limited.
7. **Adjacent Land Use and Context- 3-** Context is industrial and forest.
8. **Co-location advantages- 3-** Site is remote but located relatively close to the HHS building. The location would be unlikely to benefit from any economy of scale from other city services or other providers.
9. **Other Regulatory Considerations - 1 -**The area is predominantly greenfield and the acquisition of this land by the Jetport, which has indicated an ongoing need for this land for future growth, presents significant issues to using the land for the HSC.

## F. Forest Avenue in vicinity of Read Street-

1. **Site Control and Acquisition Cost- 2-** No site has been identified despite effort. There is no significant land under city control in the area. Conversations with nearby property owners with suitable property were unsuccessful.
2. **Physical Site Characteristics- 3-** No identified issues nor viable sites.
3. **Zoning- 3-** The area closest to Forest is not zoned for HSC but it abuts zones that are.
4. **Council Policy Consistency- 5-** This area is consistent with current Council guidance.
5. **Transportation- 5-** Site is located along a major arterial with very good multi-modal access.
6. **Infrastructure- 5-** Utilities are in place.
7. **Adjacent Land Use and Context- 4-** Context is industrial, institutional, commercial and residential located along a major arterial with a large variety of disparate uses.
8. **Co-location advantages- 5-** Site is well situated.
9. **Historic Preservation and Environment - 5-** No identified issues although individual sites may have challenges.

## G. Barron Center-

1. **Site Control and Acquisition Cost- 5-** City controls site and has available space for an HSC.
2. **Physical Site Characteristics- 5-** Redevelopment of existing surface parking lot with proper dimensions and buffering from abutting uses is a viable option. Site is flat.
3. **Zoning- 3-** The area closest to Brighton is not zoned for HSC but abuts the B-4 zone that would permit an HSC. Site is a stand-alone R-5 zone so a rezoning that brings it into conformance with abutting properties would reduce the piecemeal zoning in the area.
4. **Council Policy Consistency- 5-** This area is consistent with current Council guidance.
5. **Transportation- 5-** Site is located along one of the major arterials with very good multi-modal access. Corridor will see significant transit and multi-modal infrastructure improvements in near term unrelated to project.
6. **Infrastructure- 5-** Utilities are in place.
7. **Adjacent Land Use and Context- 4-** Context is commercial, institutional and residential located along a major arterial with a large variety of disparate uses. Nearest residential structures other than Loring House are between 300 and 500 feet away.
8. **Co-location advantages- 5-** Site is well situated. Colocation for maintenance and support services with Barron Center are excellent and will create significant economies of scale. Beneficial partnership opportunities have been identified.
9. **Historic Preservation and Environment - 3-** Site is adjacent to a historic landmark but also an underutilized open space.