



CITY OF SOUTH PORTLAND

P. O. Box 9422
25 Cottage Road
South Portland, ME 04116-9422

Scott Morelli
City Manager

MINUTES

O'Neil Street Facility Re-Use Planning Committee

Thursday, August 24, 2017

6:15 PM

City Hall - Council Chambers

Committee Members

Patti Smith (Chair, Council Rep)	Linda Boudreau (Planning Board)
Craig Piper (Comprehensive Planning)	Steve Marston (Resident)
Harold Spetla (Resident)	Linden Thigpen (Resident)
Sara Zografos (Resident)	Joshua Reny (Asst. City Manager)

Consultants

Laura Moorehead (Facilitator)	Owens McCullough (Consultant)
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Absent

Tex Haeuser (Planning Director)	Barbara Dee (Conservation Commission)
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1. Meeting was called to order by Patti Smith (Chair) at 6:15 pm.
2. Following a motion and second, the minutes of the July 27, 2017 meeting were adopted unanimously.
3. L. Moorehead opened the meeting with a recap of the committee process. She introduced Owens McCullough of Sebago Technics who will be providing several key updates this evening. Following that discussion, the committee will hear from the public and review next steps.
4. O. McCullough presented the survey of the O'Neil Street Public Works facility property. It is about 98% complete at this point. The parcel has been thoroughly researched and pins will be set to demarcate the property boundary. The parcel is almost exactly 6 acres in area. Committee members asked questions about the survey and discussed the need for various setbacks or buffer from certain abutters when redevelopment occurs. Owens informed the group that Sebago has begun a traffic

study as had been requested. There will be at least 3 areas where traffic counts will be taken, including Pitt, Cottage, and O'Neil. The study will estimate morning and evening peak counts, and determine whether any congestion is anticipated. The Committee would like Sebago to consider impacts at the intersection of Highland, Cottage, and Richland in particular. Additionally, Owens and City staff will engage several developers in the coming weeks to get a sense of their thoughts and concerns regarding a possible redevelopment of the property. Owens will provide a packet of materials including the survey, environmental reports, conceptual plans, and a summary of the committee's work to-date. The plan is to provide the committee some initial feedback at its September meeting and perhaps have a written memo to present in early October. This information will be very important to help finalize the committee's recommendations. The committee asked Owens to review a pro forma for the project for objective analysis. It was also requested that a variety of developers be consulted to get some alternative perspectives.

5. **Public Comments:** The committee was asked to determine what an affordable house would cost if purchased by a family at 100% of area median income. It was noted that more stop signs may be needed if O'Neil is extended to Pitt, perhaps at corner of Walnut and Pitt. The committee should consider whether to build a sidewalk on Pitt to narrow the street and slow traffic. A resident asked if the neighborhood would be notified when demolition is scheduled to occur so that noise can be anticipated. It was pointed out that one way to get at affordability is to limit the size of homes; relatively smaller homes would be sold for less money than larger homes. It was asked if it would be more cost effective to expand the traffic study early on, instead of expanding the study area later if additional questions are raised. The committee agreed to get answers to the questions by the next meeting.
6. **Committee Discussion:** In the coming weeks there is a lot of work to be done, and much of it is tasked to Sebago Technics and staff. It is anticipated that the 2nd or 3rd week of September will be around the time that meetings are scheduled with developers. The intent is to bring as much information as possible to the September 28 Committee meeting. Members of the committee reiterated some of the information that is important to convey to the developers, including the desire to balance green/open space with the built space, perhaps utilizing cluster development. Owens will write up a summary and circulate to the committee for review before it goes out.
7. The chair declared the meeting adjourned at 7:35 pm.

Next meeting is on Thursday, September 28 from 6:15 - 8:00 pm at City Council Chambers.



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O'Neil Street Facility Re-Use Planning Committee

Thursday, September 28, 2017
6:15 PM
City Hall - Council Chambers

Committee Members

Patti Smith (Chair, Council Rep)	Craig Piper (Comprehensive Planning)
Steve Marston (Resident)	Harold Spetla (Resident)
Sara Zografos (Resident)	Tex Haeuser (Planning Director)
Joshua Reny (Asst. City Manager)	Barbara Dee (Conservation Commission)

Consultants

Laura Moorehead (Facilitator)	Owens McCullough (Consultant)
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Absent

Linda Boudreau (Planning Board)	Linden Thigpen (Resident)
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1. Meeting was called to order by P. Smith (Chair) at 6:15 pm.
2. Following a motion and second, the minutes of the August 24 meeting were adopted by unanimous vote of the committee, minus B. Dee, who had been absent.
3. L. Moorehead greeted the Committee and gave an update on progress to date. She also asked those present to share their lists of what constitutes "gem" quality, a value that the Committee has been talking about since the first meeting and that the Committee wants to include as part of the recommendations to City Council.

When asked what that means, the Committee said:

General sense:

- The area has a sense of security, community and peace.

Housing

- The housing works for South Portland and the neighborhood.

- It is affordable
- It includes contemporary design, but fits in the neighborhood. It is appropriately scaled.
- The development flows into the existing neighborhood; its boundaries are “soft.” It is a friendly design, not so inwardly focused that it feels separate.
- Houses are interspersed with landscaping and open space.

Open Space

- Thoughtful landscaping, with fruit trees, gardens, native trees and grasses; using the municipal plant palette
- Shared gardens and play spaces
- Useable green space
- Low maintenance
- Makes use of the unique slope

Traffic

- The road is curved, or at least traffic calming and safe.
- Provides mobility for vehicles, pedestrians and bikes
- Curb cuts

Ecologically Focused

- Liberal use of smaller rainwater drains, porous pavement on the road, and rain gardens – best management practices (BMPs)
- Houses are oriented to the sun, south oriented windows, heat pumps
- Expanded infrastructure as the housing expands

The Reuse Process Itself

- The RFP is written with qualitative considerations, as well as quantitative
- The Reuse Committee will have a chance to review the draft RFP
- Some Reuse Committee members serve on the review committee with Councilors and City Staff
- Neighbors/abutters are notified by mail when demolition will happen

4. There will be a public forum before the formal recommendations are submitted, to hear how the public responds to the recommendations. City Council will receive the public comments along with the recommendations.
5. J. Reny and O. McCullough have met with four developers to hear their thinking about the O’Neil site, with two more conversations scheduled next week. They gave an overview of the areas of the developers’ interests, and summarized by saying that developers are enthusiastic about submitting proposals based on the RFP and may be thinking about submitting more than one proposal.
6. O. McCullough also reviewed the findings of the traffic study. The conclusion drawn by the study is that, with so many possible routes, there is expected to be only a negligible uptick in traffic, even with the scenario of denser housing.

7. Public Comments

8. The chair declared the meeting adjourned at 8:06.

Next meeting is on Thursday, October 26, 2017, from 6:15 - 8:00 pm at City Council Chambers.