

To	City of South Portland / Colliers Project Leaders	Date	June 11, 2025
From	SMRT Architects & Engineers / Tecton Architects	Project No.	25059
Subject	Public Safety Site Evaluation	Project Name	Mahoney Civic Center and Public Safety

# Public Safety Site Evaluation Summary

## Introduction

The City of South Portland and Colliers Project Leaders have tasked the design team with review of the three sites identified for potential relocation of the Police Station, currently co-located with the Central Fire Station, and provide our professional opinion regarding the suitability of each site and recommend a preferred location. Our team has both local knowledge of these areas provided by SMRT and Regional/National Expertise in the planning and design of police stations provided by Tecton Architects.

We have reviewed the original site evaluation studies provided by the facilities committee and have reviewed the Colliers site selection presentation which was presented to the City on May 20, 2025. We find one of the best ways for us as a collective team to make an informed opinion regarding the site selection, was to create a matrix with a simple ranking system based on our collective knowledge and observations, which are less subjective, but more fact based.

## Recommendation

The **Mahoney Site** was identified as the most optimal candidate after review of existing provided information and review by our team.

## Key Considerations (refer to attached evaluation matrix for details)

- Although all sites fell short on some police specific criteria i.e. "sufficient space for security standoff zones", this is not uncommon for many communities throughout New England.
- Only the landfill site fell short on "two roadway access" and "Response Routes" which are two important Police facility considerations. Also, the higher ground between the proposed building and the public right-of-way triggered the intrinsic risk criteria.
- The landfill site is isolated from the public, offers little in the way of Municipal presence, and does not support the Police Chief's stated goal of supporting Community Policing.
- All sites exhibit some concern for future growth opportunities, although the recreational space illustrated on the Mahoney site test-fits may be a "safety valve" for that site at a future date.
- The existing Public Safety site has clear phasing challenges and will require temporary facilities, which are significant negative considerations.
- The Mahoney site has some challenges but overall exhibits better opportunities for solutions than the alternatives.

## South Portland, ME Public Safety Site Evaluation Criteria

Criteria	Rationale
<b>Site Capacity Supports Program</b>	Delivers the type, quantity, size and layout of spaces, as well as site features, required by the program. Most completely/effectively is best.
<b>Municipal Presence - supports Community Policing</b>	Option is located near political center or other Town facilities. Option allows for a municipal street presence and clear wayfinding to public entry.
<b>Site Capacity Supports Future Expansion/Growth of facility</b>	In addition to meeting programmatic needs the site is sufficient to provide for future growth of facilities.
<b>Opportunity for Shared Services</b>	Co-location of facilities on a site may provide opportunity to share program areas between facilities.
<b>Impact to neighbors/abutters</b>	Project impacts direct abutters and/or neighborhood either during construction or permanently or both. Least permanent impact is best.
<b>Topography</b>	The topography of the site does not create the need for excessive retaining walls or unuseable area dedicated to resolving site slopes.
<b>Utilities</b>	There are readily available electrical, cable/fiber, sanitary sewer and stormwater utilities at or adjacent to the site.
<b>Environmental issues</b>	There are no known environmental issues such as wetlands, rivefront protection zones, endangered species, etc.
<b>Sub-surface conditions</b>	There are no known sub-surface conditions such as ledge, urban fill, organic fill, contaminants or conditions requiring the use of deep foundations (i.e. Piles)
<b>Flood Plain /Inundation risk</b>	There are no known flood plains, or risk of future innundation at this site.
<b>Excess site Development Cost</b>	Site costs above and beyond basic foundation prep; parking lots and exterior improvements: (e.g. additional clearing; grading; ledge; archaeology; added site scope (i.e. paving; sidewalks); off-site work (i.e. signals))

## South Portland, ME Public Safety Site Evaluation Criteria

Criteria	Rationale
<b>Work to Existing-to-Remain Buildings</b>	Option requires repairing or renovating existing to remain buildings (i.e. if partial demo of the building is included). Increase to cost and duration. Least scope & cost is best.
<b>Phasing Challenges</b>	Development of this site does not require phasing of the work to accomplish programmatic goals.
<b>Temporary Operations</b>	Development of the site does not require the use of temporary facilities to house portions of the scope.
<b>Two roadway access available</b>	The site is accessible from two or more roadways such that a permanent or emergency egress route can be provided off the site in the event primary egress is blocked.
<b>Response Routes</b>	Option allows response times to remain the same or improve. Option is easily accessible and within commonly traveled areas. Provides equal access to all areas of City
<b>Additional Permitting Required</b>	Roadway access, Land use requirements or environmental conditions will create an additional permitting burden on the site which may cause delays or additional expense.
<b>Intrinsic Hazards</b>	There are no "intrinsic hazards associated with the site such as highway overpasses higher adjacent buildings or topography, railway lines, airport approach paths, etc.
<b>Traffic concerns</b>	There are no known traffic conditions on roadways adjacent to the site that will require the development of additional travel/turn lanes, signalization, signal pre-emption etc.
<b>Area for Stand-off zones</b>	In addition to fulfilling programmatic needs and are for future growth, the site provides sufficient area (typically 100' or more) to provide stand-off security zones at public facing areas of Police Facility
<b>Loss of an Asset - need to replicate, replace or relocate</b>	An existing asset on the site will need to be replicated elsewhere on the site, replaced with an equivalent asset or provided on another site.

Last Updated:		6/11/2025	Mahoney Site	Public Safety Site	Transfer Station Site
Evaluation Criteria	Importance Factor				
Site Capacity Supports Program	2	3	3	3	
	Added Importance Value:	3	3	3	
Municipal Presence - supports Community Policing	2	3	2	1	
	Added Importance Value:	3	2	1	
Site Capacity Supports Future Expansion/Growth of facility	1	2	1	1	
	Added Importance Value:	0	0	0	
Opportunity for Shared Services	1	2	3	1	
	Added Importance Value:	0	0	0	
Impact to neighbors/abutters	1	2	3	2	
	Added Importance Value:	0	0	0	
Topography	1	3	2	2	
	Added Importance Value:	0	0	0	
Utilities	1	3	3	3	
	Added Importance Value:	0	0	0	
Environmental issues	1	2	2	2	
	Added Importance Value:	0	0	0	
Sub-surface conditions	1	2	3	2	
	Added Importance Value:	0	0	0	
Flood Plain /Innundation risk	1	2	1	3	
	Added Importance Value:	0	0	0	
Excess site Development Cost	1	3	2	2	
	Added Importance Value:	0	0	0	
Work to Existing-to-Remain Buildings	1	3	2	3	
	Added Importance Value:	0	0	0	
Phasing Challenges	1	3	1	3	
	Added Importance Value:	0	0	0	

Last Updated:		6/11/2025	Mahoney Site	Public Safety Site	Transfer Station Site
Evaluation Criteria	Importance Factor				
Temporary Operations	1	3	1	3	
	Added Importance Value:	0	0	0	
Two roadway access available	1	3	3	1	
	Added Importance Value:	0	0	0	
Response Routes	1	3	3	1	
	Added Importance Value:	0	0	0	
Additional Permitting Required	1	2	1	2	
	Added Importance Value:	0	0	0	
Intrinsic Hazards	1	3	3	2	
	Added Importance Value:	0	0	0	
Traffic concerns	1	2	3	3	
	Added Importance Value:	0	0	0	
Area for Stand-off zones	1	1	1	1	
	Added Importance Value:	0	0	0	
Loss of an Asset - need to replace	1	2	3	1	
	Added Importance Value:	0	0	0	
Site Score		58	51	46	