

Public Forum on O'Neil St Facility Redevelopment

March 11, 2019

Q&A Handout

1. What is being proposed for the former City facility on O'Neil Street?
 - a. The City has been working on a redevelopment plan for the former City facility since 2017. A planning committee made up of City officials and neighborhood representatives worked throughout 2017 on a vision for the site and in Spring 2018 the City solicited a request for proposals. The City selected Windward Development LLC, and the developer spent the latter part of 2018 refining their proposal for the site redevelopment. The plan includes a mix of single family homes and townhouse-style attached units, as well as a public park and green space.

Much of the Committee's work and additional information can be found on the City's website at:

<https://www.southportland.org/our-city/board-and-committees/oneil-street-committee/>

2. Will the redevelopment include a park, green space, or other public amenities?
 - a. The redevelopment plan includes a large park toward the center of the site that will be accessible to the neighborhood and general public. It will include several on-street parking spaces, landscaping, and a recreational amenity and/or playground equipment. The design of the park and specific amenities will entail a separate planning process that includes Windward, the City's Parks and Recreation Department, and representatives of the neighborhood. The park will likely be the last piece of the development to be created because the construction activity will necessitate having a laydown area where the park will ultimately be built. Once the buildings are finished, then the park will be finished and transferred to the City. The plan also includes a community garden area located on Pitt Street in the green

space beside the present-day greenhouse. The City is interested in designating this space to remain un-built and available for use by the neighborhood and gardeners.

3. How many new housing units are being proposed?
 - a. The plan includes 38 residential units on the 6 acre parcel. This equates to about 7.9 units per acre, not including the public green space. As a comparison, average lot sizes in the neighborhood are close to 6,000 sq. ft, which equates to about 7.5 units per acre.

4. What is the general design of the new buildings? What will they look like?
 - a. The development team has been asked to consider the various architectural styles found within the neighborhood. They have provided visual renderings that include common design features such as gabled roofs, dormers, porches, and exterior materials and roofing that fit well with the neighborhood. Additional consideration was also given to the scale and mass of the buildings as well as orientation. The team will be presenting these designs at the March 11 Public Forum and will be accessible on the City website.

5. Where will our new neighbors park their cars?
 - a. Most of the new homes will include a private garage and driveway for parking. The townhouses will also have some additional guest parking spaces. One townhouse building does not have a garage for each unit, but those housing units will have a designated space under covered parking.

6. Will O'Neil Street be extended to Pitt Street?
 - a. Yes, the plan calls for the extension of O'Neil Street to Pitt Street, which is intended to better connect the neighborhood and provide residents an alternative route for pedestrian and vehicular access. The plan includes a "boulevard" concept that creates a wide median and aids in slowing traffic.

The street includes several on-street parking spaces adjacent to the park as well as a sidewalk along the east side of the street. The street will be built to City-standards and then accepted as a public way by the City.

7. How will the new homes impact traffic in the neighborhood?

- a. In September 2017 Sebago Technics produced a traffic report for the O’Neil Street Facility Re-Use Planning Committee. Two scenarios were provided, including a 42-unit duplex development and a 30-unit single family home development. The report included estimates on the number of additional vehicle trips on an average weekday, including trips during the peak AM and PM hours. The findings are as follows:

ESTIMATED TRIP GENERATION									
SCENARIO	HOUSING TYPE	UNITS	LUC	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
				ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
1	DUPLEX UNITS	42	220	138	139	7	18	17	12
				277		25		29	
2	SINGLE FAMILY	30	210	172	172	7	20	22	12
				344		27		34	

The study found that AM and PM peak hour trips would be between 25 and 34. This equates to 0.42 to 0.57 cars per minute, or about 1 car every 2 minutes at the busiest time of the day. The full report is available on the City’s website.

8. What will be done to prevent erosion of the embankment area that abuts residents on Hillside Ave and Kent Rd?

- a. The plan proposes site work that levels the lot and results in some earth being moved. Some of this material would be moved to the embankment area to create a stepped terrace and reduces the angle/height of the slope. This will provide additional support to the embankment. Additionally, the so-called “horse barn” that currently acts as a retaining wall will be kept and maintained as a storage facility. Another storage facility is proposed that could also act as a small retaining wall. This will be a topic that is

reviewed in more detail once the project makes its way to the Planning Board approval process in the coming months.

9. Is the redevelopment plan in line with the City's climate and energy goals?

- a. The planned residential development includes solar energy infrastructure on all buildings as well as energy efficient design. The subdivision could be close to net-zero, i.e. self-sustaining from an energy standpoint. This project will far exceed the City's code requirements for energy efficiency.

10. How will storm water be managed on site?

- a. The current site comprises large areas of pavement and many large buildings. The redevelopment plan would greatly reduce the impervious surface area, which will result in a net reduction in storm water flowing off the property. This is a big win for the City, considering the site's proximity to Trout Brook, an impaired urban stream. The plan calls for innovative storm water infrastructure, including rain gardens within the O'Neil Street extension median. However, there will be some storm water that will flow from the property and the plan is to install a new separated storm water line the entire length of O'Neil Street to connect to the main at Cottage Road. Additionally, the new house lots abutting the Walnut Street residents will have a drainage plan that steers water toward O'Neil Street (away from the neighbors) so that it can be captured in this system.

11. Will this project require a zone change?

- a. Yes, the City is anticipating the need to create a Contract Zone. This type of arrangement would codify specific requirements for the development and would result in a binding contract between the City and Developer. Once the City Council approves the redevelopment plan, the process to rezone the site will begin, which involves formal written notice to all the abutters and public hearings with the Planning Board and City Council.

12. What is the anticipated project timeline?

- a. This is a significant redevelopment of a 6 acre parcel of land that will involve building demolition, earthwork, construction of a street and installation of utilities, construction of buildings and a park, etc. It is anticipated the project will be implemented in multiple phases during the next 4+ years, beginning with demolition of all the current buildings. Even before demolition can begin, there are many City approvals needed and the land must be sold to Windward Development. It is unlikely there will be any construction activity on-site until the Fall of 2019, with most of the site work to be completed in 2020.

13. I'm an abutter, what should I expect in the next couple years?

- a. In the coming months the abutters will continue to be notified at various steps in the approval process. For example, when the Contract Zone is being considered by the Planning Board all abutters within 500 feet will receive written notice. Additionally, once Windward is prepared to begin their subdivision and site plan approval, another round of written notices will be sent to all abutters within 500 feet. Members of the public are welcome to attend those meetings and public hearings and speak to those applications.

Once the project has received all City approvals, site work will commence and be accomplished during daytime hours. During periods of construction in the next few years, there will be some additional traffic on the surrounding streets and some noise from the site. The builders must comply with City regulations related to work hours and noise. All of the work must be accomplished under the conditions that are placed on the project approval. The City will continue to be involved throughout the development process to ensure all obligations are being met, and may facilitate one or more neighborhood "update" meetings if the need arises.