

City Council Workshop

Agenda Item #2

October 24, 2016

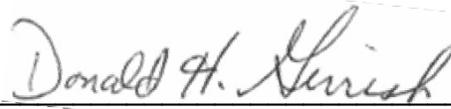
O'Neil Street Reuse Planning Process

The City of South Portland is currently constructing a new Public Services Facility on Highland Avenue, and will be relocating all city operations that currently exist on O'Neil Street in 2017. The O'Neil Street facility comprises approximately six acres of land in the heart of the Meetinghouse Hill neighborhood. Last year, the city retained Sebago Technics, Inc. to conduct a Phase II Environmental Site Assessment (ESA). At that time, based on analytical results, MDEP indicated the site is a likely candidate for residential (unrestricted) development subject to a final determination by the Maine DEP.

In consideration of the construction schedule for the new facility, and the expectation the O'Neil Street facility will likely be vacated in 2017, it would be prudent to begin planning for its eventual reuse. Staff has discussed next steps and is recommending a Project Team be appointed and tasked with developing two or three reuse plan concepts and recommend a preferred option to City Council next year after it completes its work.

This planning process should be open and transparent, including community meetings at which the Project Team will provide updates, and solicit feedback from the neighborhood and city residents. We recommend the members of the Project Team have experience with land use planning, housing development, engineering, architecture, sustainability, open space, etc. The team should also include one or two community members, at least one of whom should be a resident of the Meetinghouse Hill neighborhood. We also recommend the team be relatively small, perhaps no more than seven members.

During the coming months the Project Team would lay out a timeline and process, schedule its first community meeting to solicit input and, identify a consultant to assist with design concepts. The Planning Director and Assistant City Manager will provide staff support to the team. We are seeking City Council feedback on this proposal and, support for the process going forward. The Council may want to discuss who will be responsible for putting forward the slate of nominations for appointment to the Project Team.



Interim City Manager

City of South Portland – O’Neil Street Facility



Source: [maps.bing.com](https://www.bing.com)