



Health & Human Services and Public Safety Committee

Tuesday, March 26, 2019, 5:30 PM
Council Chambers, City Hall

Councilor Belinda Ray, District 1, Chair
Councilor Brian Batson, District 3
Councilor Pious Ali, At-Large

1. Announcements
2. Review and Approval of Minutes from March 19, 2019
 - a. March 19, 2019 Draft Minutes
3. Barron Center
 - a. Avesta Age 55+ Project Update
4. Homeless Services Center
 - a. Public Hearing
 - b. Committee Discussion
5. Next Meeting: TBD April, 2019

There will be a public hearing on the three remaining possible Homeless Services Center locations. The rules for public testimony are attached. Please feel free to send comments to members of the committee on any issue at any time via email. Councilors email addresses are available on the city website: www.portlandmaine.gov. Electronically submitted testimony is available as part of the public record

here: <https://www.portlandmaine.gov/DocumentCenter/View/24298/HSC-Submitted-Public-Testimony-2019>

The meeting can be watched online via livestream: www.portlandmaine.gov/livestream

Keep up to date with the new shelter design and planning process at the City's website

www.portlandmaine.gov/shelterplanning



Health & Human Services and Public Safety Committee Minutes

Tuesday, March 19, 5:30pm, Roo 24, City Hall

Committee Attendance:

Belinda Ray, Chair (District 1), Brian Batson (District 3), Pious Ali (At-Large)

Councilors in Attendance: Jill Duson (At-Large);

Mayor Ethan Strimling

City Staff: Jon Jennings, City Manager; Kristen Dow, Acting Director of Health and Human Services; Jeff Levine, Director of Planning and Urban Development, Christian Roadman, Planner; Andrew Tufts, Planner; Aaron Geyer, Interim Director of Social Services; Meaghan Void Acting Director of the Oxford Street Shelter; Sara Fleurant, Assistant Director of Housing Services, Rob Parritt, Consultant

AGENDA ITEM 1 – Announcements

- Public Hearing Next Tuesday, March 26, 2019.

AGENDA ITEM 2 – Approval of Minutes

- Councilor Batson motioned to approve the February 26th, 2019 minutes; the minutes were approved unanimously.

AGENDA ITEM 3 – Homeless Services Center

<https://portlandme.civicclerk.com/Web/GenFile.aspx?ad=1388>

654 Riverside Street (Riverside industrial park)

- Land Use
 - o Mostly industrial
 - o Setbacks assumes a 25-foot building.
 - o 30,000 square foot building on the easement.
- Issues
 - o VRAP
 - o Flood Zone (limited)
 - o Nearby Industry
 - o Pedestrian Access
 - o Offered for Sale (interested buyer)

County Way



- Uses
 - o Light industrial
 - o Contract
 - o Null is likely publicly owned, unassessed land.
 - o 145 housing units 1-4 family and 5+ family multi-family units.
 - Logan place is nearby
 - o Union Plaza
 - o Parking
 - o A brewery
 - o The County Jail
- Distance from developments
 - o Distance from social service organizations
 - o Jail is 325/140 ft away from the Cumberland County Jail.
- Building ~30k Sq Ft.
 - o Drainage area would need further analysis
- Site Challenges
 - o VRAP
 - o Topography needs site planning.

Angelo's Acre

- Zones
 - o B5b and R6 and various others
- Uses
 - o Mixed uses consistent with the peninsula
 - o Residential units within buffer zone 97 1-4 family units.
- B5B has a 10 foot max front yard set-back and emergency shelter would have to be in the B5B and a single floor 30;1 square foot shelter would comply with zoning
- Site Concerns
 - o Smallest site
 - 2 story for administrative space could work
 - o Surrounding context
 - o Site testing required
 - o Cost of losing the current parking available there.

Rob Parritt, Homeless Services Consultant

Memo:

- Zoning questions with shelters
 - o Requirements from the planning board:
 - Space for on- site providers



- Screened in outside area
- Metro/Transportation
 - Riverside technically meets requirements
 - Angelo's Acre and Country Way both have easy access to metro.
- Community Provider Feedback
 - Angelo's Acre:
 - Concerns
 - Providers are concerned to the proximity to the water front.
 - Exposure
 - Positives:

Country Way

- Concerns
 - Providers are concerned to the proximity to the water front.
 - Exposure
 - Hiding the Homeless
- Positives:
 - Transportation

Riverside

- MAT would be
- Default to access due to distance

SWOT: Analysis coming from a service provider standpoint.

Strengths: Largest of the site.

Weakness

Opportunity

Threat

Service providers, Schools and employers within 1.5 miles of each site were listed.

Committee Questions

Table 1.2 SWOT Analyses

- Angelo's Acre
 - Is proximity to waterfront and the water safety concern the same item?
 - Similar in that there could be conflict between guests and others over use of space.
 - Skip is completely gated off.
 - Holyoake Warf is the next non-gate area on the water



- While the parcel is near water, it is difficult to access due to gates and other physical security measures
- Both Riverside and the County Way location have access to water.
 - People have been lost on commercial Street
 - How many people have been lost due to drowning?
- Parking Lot
 - Mix of June to late October is fairly full.
- County Way
 - Where are the weaknesses to proximity of water?
 - There is a paved path leading to the fore river. (850 ft via live train tracks)
 - Potentially easier access to water
 - Active Rail presents its own hazard.
 - Opportunity:
 - Potential partnerships with the county?
 - Potential cost savings by leveraging resources with:
 - Meals,
 - Laundry
 - Could be co-located with the Jail
 - Weakness: safety
 - High speed traffic
 - High risk of incident versus downing injury/death.
 - Pedestrian safety must be considered at any site
 - This shall be a qualifier for all three sites.
 - Threat
 - Assumed there were existing buildings but that does not appear to be the case
- Medicated Assisted Treatment (MAT)
 - MAT is difficult at riverside due to it being off site
 - If there is a health center on-site, that could be mitigated.
 - How many people at OSS are currently receiving that treatment?
 - Staff will follow up to see if a health center would mitigate it and the number of patients.
- VRAP at Both sites (County Way and Riverside.)
 - Lead and Arsenic Contamination.
 - Current VRAP would require modifications to allow residential use
 - Further testing would be needed
 - VRAP can be modified to be able to provide housing.
 - Current Land Swap Discussion has included significant remediation of the land were there to be a land swap (Removes the toxins from the Site)
 - Public Notice requirements to be given to the council.



- o Planning does not know that the shade area on the County Way map
- o Volunteers and Responds
 - VRAP so based on use; increasing use will require more environmental and process intention
 - Land swap/negotiations: mitigation could be part of that deal
 - o What happens if the committee settles on a site but then that site is found be unviable?
 - o What would happen at that point?
 - A back up site would help helpful
 - Could Angelo's Acre be found to have environmental concerns?
- Testing to figure out to build on a lot of the initial testing is already done.
 - o What further testing or mitigation would be needed to allow for residential us.
 - o development Protected contaminants
 - o Phase 1: VRAP testing is results are available
 - Phase 2 is expensive.
- Do all three sites have the ability to meet zoning requirement?
Yes but some Angelo's Acre likely would need a two-story shelter.

Table 1.3: Service providers within area.

- Riverside is about 5 miles from some major services.
- Medical Provider discussed could be on site.
- Employment:
 - o How far people go to get to their jobs?
 - o Map of temp agencies could be specifically highlighted but should be
- Learning Works will be added to the list of organizations.
- Will there be a 24 hour medical, likely no but it is possible.
- It is possible the VA clinic is moving.

Topography of Anglo's Acres

Will there be increased in Police staffing?

- Not just Community policing

Schools in proximity: Reiche and • Waynelete

Proximity to water considered a hazard at every site.

Community Challenges

- Chair Ray highlighted the HVJ
 - o Any plan will involve residential zones



- o Homelessness does not equate to criminality
- o They will be neighbors.

AGENDA ITEM 4 – Next Steps

- Public Hearing on 3/26/2019 in Council Chambers at 5:30 PM.
- Conflict of April 9th Meeting

Meeting adjourned at approximately 4:55PM.

Rules & Procedure for Public Testimony

Council committees use the City Council rules for public testimony. You can find the complete rules in the *Rules of Procedure for the City Council, Rule 31. Procedure for Addressing Council*. This document is available on the City Website:

<http://www.portlandmaine.gov/DocumentCenter/View/1184>

Below is a summary of the main points:

- If you wish to speak, please raise your hand or line up.
- When you are recognized by the Chair, you will have up to three (3) minutes to offer your comments. Please begin by stating your name and where you live.
- While someone is speaking, others in attendance will not interrupt.
- There should be no expressions approval or disapproval (applause, snapping, boos, hissing).
- Remarks shall be confined to the merits of the pending item.
- The Chair may limit or cut off any commentary that is not germane or that is scurrilous, abusive, or not in accord with good order and decorum.
- Any person who shall continue to violate these rules, after warning by the Chair, may be ejected for the remainder of the meeting then in progress.

Homeless Services Informational Memo
City of Portland
City Council Health and Human Services and Public Safety Committee
March 19, 2019

Prepared By: Rob Parritt, Homeless Services Consultant
To: Jon Jennings, City Manager

At the February 26 Health and Human Services and Public Safety Committee meeting, the Committee narrowed down a list of potential Homeless Services Center locations from 11 to 3 sites. Once the Committee members settled on the three sites, City staff from the Planning and Urban Development and Health and Human Services Departments were tasked with providing additional information on the three sites. HHS staff has identified several sectors of information that have been found to be pertinent to the discussion regarding a new site from a social services perspective; basic zoning criteria being one. In May of 2017, the Planning Board made some zoning adjustments regarding emergency shelter.

The zoning specifically lists several criteria pertaining to emergency shelters and building design. It will be important for any potential site to be able to meet the following criteria.

- Space for on-site providers to provide a variety of services for shelter residents
- A private, screened outdoor area
- A centralized office design with clear sight lines
- ¼ mile access to Metro; or be within ½ mile of Metro with space inside large enough inside to accommodate ALL guests and implement strategies to help residents utilize transit
- Enough space for security searches
- 1 parking space for every two employees
- A Management Plan addressing shelter management responsibilities, process for resolving neighborhood concerns, staffing, access restrictions, on site surveillance, safety measures, controls for resident behavior and noise levels and monitoring reports

HHS staff will provide information regarding the proposed sites' proximity to existing resources and service providers. The concentration of and access to social services has been a constant talking point throughout the site location process so staff felt it important to provide that information. Please note that although access to Metro is an important factor, there will be additional transportation services regardless of site location. These services include a City shuttle van, continued access to taxi vouchers and coordinating with providers for other alternate forms of transportation.

It is important to hear from community service providers to see if the three proposed sites will work for them or if there are concerns that need to be identified so that partnerships can be identified that will allow our shelter residents to receive much needed services. Key partners and community agencies have been contacted and asked to provide feedback on the three proposed sites. The agencies we have contacted thus far include...

Avesta, Amistad, Catholic Charities- ACT Team, Cultivating Community, GA/HIRE, City of Portland- Mobile Medical Outreach, Frannie Peabody, CHOM, Goodwill Northern New England Workforce Services, Milestone Recovery, Portland Adult Education, Portland PD-Community Policing, Portland Public Library, Preble Street, PTLA, SARSSM, Shalom House, Spurwink Mental Health Center, TOA/PATH,

Through These Door and HVJ. Please see the attached exhibits regarding the feedback we received from agencies. Exhibit 1.

Please reference this informational table for a quick overview on transportation access, providers near each site, services available near each site and themes that occurred based on feedback from service providers...

Table 1.1

Site	Metro Access	Providers Located Near Proposed Site	Services Offered by Providers	Provider Feedback Themes
Angelo's Acre 431 Commercial Street	Yes	• Amistad • Learning Works • Catholic Charities • STRIVE U • Frannie Peabody Center • Milestone Recovery • Florence House • VA Clinic • Through These Doors Domestic Violence Outreach at the Portland Police Department	• Emergency Shelter • Detox • Peer Support • Case Management • Medical Treatment • Mental Health Care • Meals • Vet Services • Healthcare • Housing Navigation • DV Services • Street Outreach • HOME Team • HIV/AIDS Services • Anti-trafficking services • ESL • Education • Youth Services	• Waterfront safety concerns • Weather Exposure • Ease of access to transportation and amenities • Likely opposition from businesses and residents
County Way	Yes	• Shalom House • Florence House • Iris Network • Logan Place • Metro Office • Learning Works	• Case Management • Emergency Shelter • Services for Blind People • Transportation • Housing Navigation • Housing Subsidies • Anti-trafficking services • ESL • Education • Youth Services	• Some concerned with proximity to jail • Acceptable access to transportation and services • Could be seen as hiding the homeless • Likely opposition from businesses/residents

Riverside Street 654 Riverside Street	Yes	• Spurwink • Riverton Community Policing • ITN Portland	• Transportation • Community Policing • Case Management • Crisis Services • Behavioral Health • Youth Services • Autism Services • Refugee Services • Foster Care Services	• Isolation • Physical Access • Hiding the homeless • Long bus ride • Difficult for MAT • programs to operate • Difficult to access services
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Table 1.1 Summary:

In summary, all three sites appear to meet accessibility criteria regarding Metro access as clearly stated in the zoning language.

The number of service providers within a close distance of each site varies from site to site. Angelo's Acre is the site that has the most service providers located in a close proximity, County Way had the second most and the Riverside location had the least. It is worth noting that although there are social service providers within a reasonable proximity of each site, not all of those services are designed specifically for people experiencing homelessness.

Community service providers were asked to weigh in on each potential location. One clear concern raised by providers is the safety concerns raised by the Angelo's Acre site due to its proximity to the waterfront. Community providers do not seem to view any location as an obstacle for continuing to provide on-site services except for administering any sort of medication assisted treatment (MAT). Some feedback seems to indicate that the location at Riverside Street is perceived as being isolated and could potentially be seen as "hiding the homeless." At least one provider stated that the proposed location at County Way would have a similar effect of "hiding the homeless." Most community providers do not seem to have an issue with a services center being located closely to the Cumberland County Jail campus (only one provider noted this as a concern).

This memo is not meant to steer the Committee's opinion or indicate staff preference for any location. The information gathered is being presented so that the HHS&PS Committee can make an informed decision based solely on information provided at their request. City staff also completed a SWOT analysis on each location as requested during the February 26 HHS&PS Committee Meeting and can be found below in table 1.2.

Staff examined what social services, medical services, emergency services, employment opportunities and schools are located within a close proximity of the three proposed sites. Staff created a table providing specific details of what entities are located near each potential site. Please reference table 1.3.

SWOT (Strengths, Weaknesses, Opportunity, Threats)

Table 1.2

Site	Strengths	Weaknesses	Opportunity	Threats
Angelo's Acre	Flat Parcel, City Owned, Metro Access	Waterfront Proximity, Water Safety Concerns, Small Site, Traffic Concerns	Community Integration, Employment	Potential issues with tourists/patrons, Loss of parking in Old Port
County Way	Large Parcel, Metro Access	Direct Access to Fore River, Traffic Concerns, Train Tracks	Potential Partnerships with the County, Large enough site to build a flexible building	Land Acquisition VRAP
Riverside Street	Large Parcel, Flat Parcel, Metro Access	Isolation, Access, Water Safety	Large enough site to build a flexible building	VRAP

Location Matrix
Table 1.3

Service Providers within the area of Potential Homeless Service Center Locations

Angelo's Acre	County Way	Riverside Industrial Park
• Amistad 66 State Street Distance: 0.3 miles • Catholic Charities 66 State Street Distance: 0.3 miles • STRIVE U 12 Nye Street Distance: 0.2 miles • Frannie Peabody Center 30 Danforth Street Distance: 0.4 miles • Milestone Recovery 65 India Street Distance: 1. mile • Florence House 190 Valley Street Distance: 1.2 miles • VA Clinic 144 Fore Street Distance: 1.1 miles • Learning Works 181 Brackett Street Distance: 1.6 miles • Through These Doors Domestic Violence Outreach at the Portland Police Department 109 Middle Street Distance: 0.9 miles	• Shalom House 106 Gilman Street Distance: 1.1 miles • Florence House 190 Valley Street Distance: 1.2 miles • Iris Network 189 Park Ave Distance: 0.8 miles • Learning Works 181 Brackett Street Distance: 1.1 miles • Logan Place 52 Frederic Street Distance: 0.5 miles • Metro 114 Valley Street Distance: 1.4 miles	• Spurwink 899 Riverside Street Distance: 420ft • Riverton Community Policing 57 Riverton Drive Distance: 0.6 miles • ITN Portland 90 Bridge Street Distance: 3.8 miles

Fire Stations within the area of Potential Homeless Service Center Locations

Angelo's Acre	50 County Way	Riverside Industrial Park
• Fire Headquarters 380 Congress St.Portland, ME 04101 Distance: .9 miles • Bramhall Station 784 Congress St.Portland, ME 04102 Distance: .9 miles	• Bramhall Station 784 Congress St.Portland, ME 04102 Distance: .7 miles	• Riverton Station 1592 Forest Ave.Portland, ME 04103 Distance: 1.2 miles

Employment Opportunities

Angelo's Acre	50 County Way	Riverside Industrial Park
• Over 160 restaurants/bars/coffee shops. • Hospitality options in multiple old port hotels • Working waterfront, to include fish markets • Seasonal employment	• McDonald's • Amato's • Dunkin Donuts • Sullivan Tire • LaQuinta • Paulin's Tire • D'Angelo's • Save-A-Lot • Dollar Tree • Denny's • HP Hood • Barber Foods • Cozy Harbor	• Riverside Recycling Facility • Hannaford • 7 Eleven • Tortilla Flat • Garbage to Garden • Orkin Pest & Termite Control • Micucci's Wholesale Foods • Seacoast Coffee Company • Family Dollar • Multiple Breweries

Schools Within the Area of Potential Sites

Angelo's Acre	50 County Way	Riverside Industrial Park
• Reiche Community School Distance: .6 miles • Waynelete Distance: 1.0 miles	• Reiche Community School Distance: 1.6 miles • Waynelete Distance: 2.2 miles	• Riverside Elementary School Distance: 1.3 miles • Casco Bay High School Distance: 2.8 miles • Portland Arts & Technology High School Distance: 2.8 miles • Lyman Moore Middle School Distance: 2.6 miles • Harrison Lyseth Elementary Distance 2.7 miles

Medical Providers Within the Area of Potential Sites

Angelo's Acre	50 County Way	Riverside Industrial Park
• Frannie Peabody Center Distance: 0.4 mile • Milestone Detox Distance: 1. Mile • VA Portland Clinic Distance: 1.1 miles • Portland Community Free Clinic Distance: 1.1 miles	• Mercy Fore River Distance: 1.4 miles • Maine Medical Center Distance: 0.8 miles • 180 Park Ave Distance: 0.7 miles • Iris Network Distance: 0.8 miles	

Exhibit 1



Adam Harr <ash@portlandmaine.gov>

Fwd: [External Sender]Spurwink Further Location Feedback

1 message

Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 4:30 PM

----- Forwarded message -----

From: **Ben Strick** <bstrick@spurwink.org>
Date: Thu, Mar 7, 2019 at 7:11 PM
Subject: RE: [External Sender]Spurwink Further Location Feedback
To: Sara Fleurant <skf@portlandmaine.gov>
Cc: Aaron Geyer <aeg@portlandmaine.gov>

Hi Sarah,

My apologies for the delayed reply. We will work with the city to deliver services wherever the new shelter is located. With that said, County Way or Angelo's Acre would be markedly better for us. Having the shelter located within walking distance of Spurwink Adult Behavioral Health would make it much easier to collaborate and help coordinate care. I think this will be especially true for our MAT program. One of the strengths of our program will be the ability to directly administer medication on a daily basis if needed. While our substance abuse counselors can meet with clients anywhere, it will be hard for the program to routinely administer Suboxone outside of an secure office setting. The closer we can be to the shelter the easier it will be for clients to successfully engage in treatment. I suspect a daily bus ride to/from Riverside Industrial Parkway would create a significant barrier for many individuals.

Please let me know if there is anything else we can do to help.

Thanks so much,

---Ben

BENJAMIN STRICK, LCSW**Director of Adult Behavioral Health**

207.871.1200 x 2149 | 207.615.2146 (c) | 207.871.1232 (f)

901 Washington Ave, Suite 100

Portland, Maine 04103

www.spurwink.org

From: Sara Fleurant <skf@portlandmaine.gov>
Sent: Wednesday, February 27, 2019 5:06 PM
To: Ben Strick <bstrick@spurwink.org>
Cc: Aaron Geyer <aeg@portlandmaine.gov>
Subject: [External Sender]Spurwink Further Location Feedback

Hi Ben,

We wanted to reach out and thank each of you for recently providing feedback on our site location surveys. As you may be aware coming out of last night's Health and Human Service Committee Meeting the site list was reduced to three locations. We have been asked to produce a deeper dive on these three locations and a large part of that is receiving more feedback from our valued community partners. We are asking you to provide any comments or feedback on the attached document, including any onsite or outreach services you think you may be able to provide at any of the locations. We understand at this time these are projections and not actual services to be delivered. We again want to thank so many of you who said they would partner with the City no matter where the new services center will eventually go. We are hoping to have these returned by next Friday so that this data can be compiled for the council.

Please feel free to contact either Aaron or myself with any questions.

Thank you,

Sara

--

Sara Fleurant
Assistant Director of Housing Services

Oxford Street Shelter

207-482-5224

fax- 207-761-0536

skf@portlandmaine.gov

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--

Aaron Geyer
City of Portland

Health & Human Services Department

[196 Lancaster Street](#)

[Portland, ME 04101](#)

(207) 482-5131

aeg@portlandmaine.gov

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Adam Harr <ash@portlandmaine.gov>

Fwd: Amistad Further Location Feedback

2 messages

Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 4:38 PM

----- Forwarded message -----

From: **Sara Fleurant** <skf@portlandmaine.gov>
Date: Thu, Feb 28, 2019 at 4:09 PM
Subject: Fwd: Amistad Further Location Feedback
To: Aaron Geyer <aeg@portlandmaine.gov>

----- Forwarded message -----

From: **Brian Townsend** <briant@amistadinc.com>
Date: Thu, Feb 28, 2019 at 12:44 PM
Subject: RE: Amistad Further Location Feedback
To: Meredith Pesce <meredithp@amistadinc.com>, Sara Fleurant <skf@portlandmaine.gov>

Hi Sara,

Amistad would be able and willing to provide services onsite and through outreach at any of the three identified options.

Our feedback on the three site options:

With the disclaimer that no site can be perfect, we are inclined to see the County Way location as the best of the three. The most significant positive is the location relative to other services and resources. We do not have the same broad negative feelings about the proximity to the jail that some others seem to have. We agree that the optics aren't great, but we suspect that the people who will have the strongest negative reaction to those optics are not the actual people who will be seeking emergency shelter and services there. The jail does not have negative socio-environmental factors along its periphery, so any downside about being next door is conceptual. If Amistad were looking to purchase land and build a program somewhere, and prioritized accessibility (as we do) above most factors, we would absolutely consider this lot.

Angelo's Acre may have some positive aspects, but our immediate reaction has to do with safety, given the nearness of the harbor. Our community has had enough tragedy associated with accidental drownings; it is hard to overlook this when considering that spot. It also seems like a spot that would be exposed to significant wind and cold, in addition to the noise of the bridge, and we wonder about these factors as being additional existence burdens on the people seeking shelter and support there.

The third option, on Riverside, feels like the least optimal due to its distance from the service center. If all three options were similarly distant, it might hold up by comparison with some other options, but, as one example, it would seem less viable as an option than the previously proposed Barron Center location.

If you would like us to flesh out any of these responses or offer thoughts on specific questions, please let us know!

Brian

From: Meredith Pesce
Sent: Wednesday, February 27, 2019 5:45 PM
To: Sara Fleurant <skf@portlandmaine.gov>; Brian Townsend <briant@amistadinc.com>
Subject: Re: Amistad Further Location Feedback

Thanks Sara, we'll dig into this and send it back over soon.

Meredith Pesce
Associate Director
Amistad
[66 State Street](#)
[Portland, Me 04101](#)

207-241-9141

From: Sara Fleurant <skf@portlandmaine.gov>
Sent: Wednesday, February 27, 2019 4:55 PM
To: Brian Townsend; Meredith Pesce
Subject: Amistad Further Location Feedback

Hi Brian and Meredith,

We wanted to reach out and thank each of you for recently providing feedback on our site location surveys. As you may be aware coming out of last night's Health and Human Service Committee Meeting the site list was reduced to three locations. We have been asked to produce a deeper dive on these three locations and a large part of that is receiving more feedback from our valued community partners. We are asking you to provide any comments or feedback on the attached document, including any onsite or outreach services you think you may be able to provide at any of the locations. We understand at this time these are projections and not actual services to be delivered. We again want to thank so many of you who said they would partner with the City no matter where the new services center will eventually go. We are hoping to have these returned by next Friday so that this data can be compiled for the council.

Please feel free to contact either Aaron or myself with any questions.

Thank you,

Sara

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Sara Fleurant
Assistant Director of Housing Services

Oxford Street Shelter

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--

Sara Fleurant
Assistant Director of Housing Services

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Aaron Geyer
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Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 4:31 PM

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: PPD Further Location Feedback

1 message

Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 4:32 PM

----- Forwarded message -----

From: **Vernon Malloch** <vwm@portlandmaine.gov>
Date: Mon, Mar 4, 2019 at 12:35 PM
Subject: Re: PPD Further Location Feedback
To: Sara Fleurant <skf@portlandmaine.gov>
Cc: Aaron Geyer <aeg@portlandmaine.gov>

Hello Sara

The police department will provide all the same services indicated during the review of the Barron Center Site. I believe you have that information on file. If you cannot locate it I will search my old e-mails.

Specific to one site listed here I do have concerns about Angelo's Acre. It's proximity to the working waterfront is a public safety concern. Historically we have seen drowning deaths of homeless people and those who are impaired by alcohol or drugs. The department has worked hard over the years to partner with other providers to significantly reduce this occurrence. Locating a shelter so close to the waterfront has the potential to place an already at risk group in even more danger.

Thanks for soliciting feedback and please let me know if you need any other information.

Best, Vern

On Wed, Feb 27, 2019 at 5:03 PM Sara Fleurant <skf@portlandmaine.gov> wrote:

Hi Chief,

Hope all is well! We wanted to reach out and thank each of you for recently providing feedback on our site location surveys. As you may be aware coming out of last night's Health and Human Service Committee Meeting the site list was reduced to three locations. We have been asked to produce a deeper dive on these three locations and a large part of that is receiving more feedback from our valued community partners. We are asking you to provide any comments or feedback on the attached document, including any onsite or outreach services you think you may be able to provide at any of the locations. We understand at this time these are projections and not actual services to be delivered. We again want to thank so many of you who said they would partner with the City no matter where the new services center will eventually go. We are hoping to have these returned by next Friday so that this data can be compiled for the council.

Please feel free to contact either Aaron or myself with any questions.

Thank you,
Sara

--

Sara Fleurant
Assistant Director of Housing Services
Oxford Street Shelter
207-482-5224
fax- 207-761-0536
skf@portlandmaine.gov

--

Vern Malloch

Interim Chief
Portland Maine Police Department
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Our Core Values
Leadership - Integrity - Service

--

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***Homeless Voices for Justice Comment on Three Potential Sites for the Homeless Services Center
March 15, 2019***



To esteemed Councilors of the Health and Human Services Subcommittee:

Homeless Voices for Justice appreciates the opportunity to provide feedback to the HHS Committee on this step of the relocation process.

Based on community outreaches and careful analysis, Homeless Voices for Justice's main points of concern remain: accessibility, eligibility and bed numbers, and community inclusion.

We do have specific feedback on the three sites in particular, and then other points to consider:

Riverside Industrial Park

HVJ is concerned about the accessibility of Riverside Industrial Park as a location for a new Homeless Services Center. The area is somewhere between a four and six mile walk away from the current Oxford Street Location. While there has been much welcome discussion about proximity to METRO, we hope the public and the City understands the accessibility challenges posed by placing a shelter so far away from current services. Many people staying at shelters in Portland have persistent medical conditions that make it impossible to walk much of a distance. Many lack storage space and have to carry bags and belongings around. And many people are in wheelchairs, use walkers, or canes. Complicating this is the fact that few can afford bus passes, and free bus passes supplied by some service providers are incredibly hard to come by. One of the most frequently sought resources by those who are homeless are monthly passes.

When the State moved its DHHS building from Bayside to South Portland, many people who needed support lost services, or the opportunity to more frequently access services, because of the distance created. At the time of that move, HVJ advocated against it for accessibility reasons. Other concerns about this location include sidewalk accessibility and whether there are food stores close by. In addition to services, many people access employment through agencies such as Labor Ready, which involves lining up early in the morning. The distance created by placing the shelter at Riverside, combined with bus schedules, would make it much harder, if not impossible, for many people staying in the shelter to access employment.

County Way

HVJ is concerned about locating a new Homeless Services Center near the County Jail. While the location is closer to many current services than Riverside is, we fear that placing a shelter near the jail will increase the stigma, discrimination, violence and criminalization that people experiencing homelessness already face. Specifically, we are concerned about the association

implicitly made by locating a Homeless Service Center next to a jail. People who are homeless often struggle with barriers that result from disproportionate enforcement of certain laws, such as loitering or trespassing laws to name just two. Our research and experience as those who have been, or are, homeless shows us that the stigma and criminalization of those who are homeless makes basic life-sustaining activities much more difficult. People who are homeless do not have the privacy of a home to conduct their lives. They are disproportionately asked to “move along” in public space; their activities are more frequently and heavily scrutinized by the public and governing institutions. We believe the close proximity to the County Jail may increase these barriers rather than strive to resolve them. We strongly encourage the Health and Human Services Subcommittee to discuss this aspect of the location.

Angelo’s Acre

Of all three potential sites, Angelo’s Acre is the closest to many available services on the peninsula for those who are homeless. By staying on the peninsula, it is not far from the current shelter and a number of service providers and resources that people who are homeless access in downtown Portland. That said, HVJ does recognize other accessibility aspects that make this site challenging. Namely, the fact that it is quite close to water, a frequently busy street and bridge ramp, and the Port Authority.

Other Points to Consider

First, HVJ encourages the HHS Committee to carefully consider the question of residential zones, which has created much discussion among the councilors. A new Homeless Services Center in any location will no doubt be located close to, or in, a given neighborhood, and we would encourage the councilors to consider that guests at the new Center will be neighbors and residents, the same as anyone else. These guests should not be tucked away, out of sight, due to concern that their presence would pose a challenge to their neighbors. To include and integrate people who are homeless in Portland is one way in which our city can better address the need for shelter services, which has become more severe over the years as other shelters have closed down. To this end, we have heard over and over again from our community a concern and strong appeal for people experiencing homelessness to not be hidden. We recognize the City’s emphasis on *not intending* to hide the homeless. However, we believe that in considering whether current residential zones are appropriate, consideration must be given to how Portland, as a community, cares for its most disenfranchised, oppressed, and stigmatized residents.

Secondly, we are concerned about the prospect of opening up a 150 bed facility while the current shelter chronically exceeds its capacity of 154 people, resulting in the use of overflow and sometimes triple overflow on a nightly basis. In December of 2018, 537 people were served by homeless shelters in Portland. Based on current trends, HVJ does not believe the predictions for reduced numbers are realistic. We are encouraging the Councilors to afford for space and capacity such that the new Homeless Services Center does not need overflow in the first place.

Connected to this is the question of guest eligibility and policies governing the new Homeless Services Center. To us, it is crucial that the City keeps to its long-standing commitment to provide emergency shelter services to anyone who needs it and that the policies governing the new Homeless Service Center are the least restrictive they can possibly be, to ensure that the City's goals for rapidly connecting people to resources and housing can be met.

Third, the HHS Committee has moved recently to narrow down sites from 11 to 3. While we welcome the sense of urgency to address the life-threatening problem of homelessness in Portland, we will continue to encourage the HHS committee to work more systematically on including the input of those who are homeless as this process moves forward. Homeless Voices for Justice seeks to empower those who live in poverty and homeless – people whose perspectives are often absent from the development of policies and programs that directly impact their social and economic well-being. To this end, we are working in conjunction with City Management on convening a community forum for people who are homeless so their input can be heard. While those plans continue to move forward, we advise that the City take steps to ensure that the pace of the relocation process does not move so fast as to exclude the concerns and feedback of the community they seek to help.

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park:

Goodwill's Workforce programs can provide onsite services to homeless individuals at this location if there are significant barriers to clients accessing services at our primary local program office, 190 Lancaster Street.

This includes access to:

- Job Connection programming
- Workforce Innovation and Opportunity Act (WIOA) Youth, Adult and Dislocated Worker programming through Workforce Solutions, and
- Employment Services (job coaching and/or job development through Vocational Rehabilitation)

County Way:

Goodwill's Workforce programs can provide onsite services to homeless individuals at this location if there are significant barriers to clients accessing services at our primary local program office, 190 Lancaster Street.

This includes access to:

- Job Connection programming
- Workforce Innovation and Opportunity Act (WIOA) Youth, Adult and Dislocated Worker programming through Workforce Solutions, and
- Employment Services (job coaching and/or job development through Vocational Rehabilitation)

Angelo's Acre:

Goodwill's Workforce programs can provide onsite services to homeless individuals at this location if there are significant barriers to clients accessing services at our primary local program office, 190 Lancaster Street.

This includes access to:

- Job Connection programming
- Workforce Innovation and Opportunity Act (WIOA) Youth, Adult and Dislocated Worker programming through Workforce Solutions, and
- Employment Services (job coaching and/or job development through Vocational Rehabilitation)

Agency: Goodwill Northern New England

Representative: Dave Wurm, Senior Director, Workforce Services

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

In considering these locations, the Library evaluates how we could provide service through our existing locations and how we could add a site onto our outreach agenda. We recognize that the Library's collections are helpful as research tools as well as much-needed entertainment for people experiencing homelessness, and that library spaces are welcoming and safe which can be reassuring and provide a positive sense of community for someone experiencing disruption and anxiety due to homelessness. Of the Library's locations, the Main Library on Monument Square is best equipped to provide the variety of information resources, the technology tools, security staffing, and seating to accommodate.

Riverside Industrial Park:

Being the location farthest from any of our branches, especially the Main Library, this location would be most challenging to provide our strongest service. Based on current models and funding, we would anticipate providing bookmobile or pop-up service once per week, and the possibility of providing donated collections for free use (similar to Florence House). It seems critical that the location be on a bus line.

County Way:

The proximity to the peninsula and both major hospitals, as well as to the Police Headquarters (if it moved there), add value to this location. As stated above, the Library can provide our best service through our Main Library location, and this would still require a bus or a solid walk from County Way. As with any location chosen, the Library would provide outreach and pop-up service to the extent we can as described above.

Angelo's Acre:

This is geographically nearest to the Main Library and is, therefore, the most beneficial site for access to full Library services. As with any location chosen, the Library would provide outreach and pop-up service to the extent we can as described above.

Agency: Portland Public Library

Representative: Sarah Campbell

Service Provider Information Sheet

Service Provider: Preble Street

Point Person: Fiona Mason

Services List: Targeted outreach, engagement and case management services for clients who are homeless and who meet program requirements for Veterans Housing Services, Anti-Trafficking Services and the Medication Assisted Recovery Program (MARF) within Health Services.

Target Demographic:

- Veterans
- Survivors of Human Trafficking that meet the federal definition of Human Trafficking
- Uninsured and high risk individuals with Substance Use Disorder that are participants in the Medication Assisted Recovery Program (MARF)
- Youth age 18 through 20

Days /Hours: TBD

Space /Office requirements: TBD

What else is needed?

All the of the services outlined are provided through and dependent on grant funding. Historically, funding and needs have changed over time which results in fluctuating service delivery. For example, we apply for and have received awards annually for our Veterans Housing Services program through the federal Specialized Services for Veterans and Families (SSVF) program. After receiving the award for this next grant period starting October 1, 2018, we were notified they may be reducing all SSVF grants for the next grant period. This reduction in funding will result in reduced service delivery.

Anti-Trafficking Services (ATS) is also dependent on federal funds. The current award cycle was for a three-year period and we anticipate receiving funds for another grant period starting 10/1/18. Our ATS team has fluctuated within and across grant funding cycle based on several factors; these changes in team configuration and number of caseworkers affect our ability to provide services.

The Health Services intensive case management services offered to MARF clients is also dependent on grant funding. We are currently participating in the MARF pilot project which ends in March 2019. We are hopeful there will be an opportunity to apply for another grant period through a subcontract with Greater Portland Health however we have no definitive information at this time.

Teen Services provides day services, case management and overnight shelter to youth age 12-20. We do not allow youth age 18-20 to access services at our Resource Center and instead encourage them to access services through our Teen Services. This aids in their ability to seek age and developmentally appropriate services that supports them in moving from homelessness to housing stability. Currently Teen Services works collaboratively with Oxford Street Shelter to encourage 18-20-year-old youth to access services through Teen Services. We would like to continue this practice with the new Homeless Services Center going forward.

Expected Outcomes: Access to specialized services as able.

March 6, 2019 - Shelter Locations Questionnaire

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park: ***DEFINITE NO*** Yes/**No**/ Maybe ?

Pluses

- Receptivity by residential and business neighbors- likely somewhat low opposition

Minuses

- Public visibility- hiding homeless guests on outskirts of town...
- Access to other services and amenities – too remote; not within walking distance to much of anything...; longish bus ride
- Neighborhood- industrial
- Transportation- where's the nearest bus stop?

County Way ***NOT A PREFERRED SITE*** Yes/No/**Maybe** ?

Pluses

- Transportation- near bus lines
- Access to other services and amenities – within walking distance or short bus ride

Minuses

- Receptivity by residential and business neighbors- likely high opposition, by businesses who might not see a Homeless Services Center as good for business and by residential neighbors
- Public visibility- hiding homeless guests from public view
- Neighborhood- industrial feel; next to jail, may be seen by some as equating homelessness with criminality

Angelo's Acre ***PREFERRED SITE*** **Yes**/No/ Maybe ?

Pluses

- Public visibility- definitely not hiding homeless guests
- Transportation- near bus lines
- Access to other services and amenities – within walking distance or short bus ride

Minuses

- Receptivity by residential and business neighbors- likely opposition by both; may be manageable though...

Shalom remains committed to providing mental health case management to support mutual clients in need of such services wherever they are, including the new Homeless Services Center. The new configuration will make it easier to meet with shelter guests at the Center. In addition, Shalom will continue to meet with guests to assess eligibility for Section 17 adult mental health case management and/or eligibility for Shalom group homes or Community Rehabilitation Services.

Shalom staff will also continue to award as many eligible shelter guests as program resources allow with one of the rental subsidies we administer so that guests can better afford available housing in the area. We will also set up mutually agreeable times to meet with guests in need of rental vouchers and schedule regular weekly hours at the new Homeless Services Center to answer questions / assist guests and their housing counselors with rental assistance applications.

Agency: Shalom House, Inc.

Representative: Norm Maze, Deputy Director

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park :

We are concerned that this location is too far removed from services. While the City seems committed to having a transportation plan in place, we feel that our clients benefit from being able to walk to access needed resources, services, and work. The team also has concerns that the segment of the population with significant behavioral challenges will struggle to be able to maintain access to transportation services whether it be city - provided or through the bus line.

County Way:

While the proximity to the jail is problematic optics and messaging wise, we feel that it is located close enough to town that folks will still have ease of access to essential services and its proximity to MMC is particularly positive.

Angelo's Acre:

Pros for this location include that it is centrally located and would provide ease of access to services. It is also the most publicly visible of the 3 remaining locations.

We have some concerns about clients who are under the influence wandering into traffic or down some of the wharfs in that area. It's worth noting that when people are restricted or CTO'd from the shelter some are likely to sleep rough around the city and shifting this population closer to the water could be dangerous, particularly for those who may be under the influence. There have been many instances of people who are homeless drowning in Portland and anything that puts people closer to the waterfront could be a concern.

Agency: The PATH Program at The Opportunity Alliance

Representative: Christina Cook

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park:

This location seems too far and would seem to not help folks get the services they need, but instead might hinder them even more. SARSSM does not promote this location.

County Way: **County way is a great solution. It is close to the hospital and sticks to the bus route. It does not create any more barriers to the homeless population.**

Angelo's Acre: **Angelo's Acre is a great second choice.**

Agency: Sexual Assault Response Services of Southern Maine (SARSSM)

Representative: Whitney Adell, Program Manager of Advocate and Outreach Services

What the agency can provide:

- **On-site one on one support for folks that have been sexually harmed**
- **On-site outreach by consistently showing up on a specific day to table and create awareness about surveys**
- **Possibility of an on-site support group once outreach as been established**



Adam Harr <ash@portlandmaine.gov>

Fwd: Location feedback

1 message

Robert Parritt <rwp@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 12, 2019 at 1:05 PM

Through These Doors Feedback

----- Forwarded message -----

From: **Sara Fleurant** <skf@portlandmaine.gov>
Date: Fri, Mar 8, 2019 at 6:04 AM
Subject: Fwd: Location feedback
To: Robert Parritt <rwp@portlandmaine.gov>

----- Forwarded message -----

From: **Jennifer S** <jennys@throughthesedoors.org>
Date: Thu, Mar 7, 2019 at 3:14 PM
Subject: Location feedback
To: Sara Fleurant <skf@portlandmaine.gov>
CC: Kelley W <kellyw@throughthesedoors.org>, Rebecca H <rebeccah@throughthesedoors.org>

Hi Sara,

Thanks for reaching out to Kelley with regards to our feedback on the shelter locations being proposed and the services we could provide. We had a discussion about what our involvement could be as a whole. The location of the shelter doesn't have an impact on the services that we could provide onsite.

Given the intersection of homelessness and domestic violence, what will be needed and what we could provide is a full-time domestic violence advocate (if funding permits) located on site to provide advocacy and support to victims and survivors of domestic violence, stalking, human trafficking and dating abuse.

Let me know if you have any questions.

Thanks.
Jenny

Jenny Stasio, Director of Operations

she/her/hers

Through These Doors (*formerly Family Crisis Services*)

Office: 207-874-1196

Mobile: 207-712-8274

24-hour Helpline: 800-537-6066



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Sara Fleurant
Assistant Director of Housing Services
Oxford Street Shelter
207-482-5224
fax- 207-761-0536
skf@portlandmaine.gov

--

Rob Parritt
Homeless Services Consultant
City of Portland
rwp@portlandmaine.gov

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park: Community Housing of Maine (CHOM) does not provide direct services, however we would be happy to continue our collaborative relationship with the City at any of the three potential locations for a Homeless Services Center, including the Riverside Industrial Park site.

County Way: CHOM does not provide direct services, however we would be happy to continue our collaborative relationship with the City at any of the three potential locations for a Homeless Services Center, including the County Way site.

Angelo's Acre: CHOM does not provide direct services, however we would be happy to continue our collaborative relationship with the City at any of the three potential locations for a Homeless Services Center, including the Angelo's Acre site.

Agency: Community Housing of Maine

Representative: Cullen Ryan, Executive Director

Feedback from community members experiencing homelessness, gathered from Homeless Voices for Justice outreaches and community meeting.

Homeless Voices for Justice gathered feedback from people experiencing homelessness in Portland on the three proposed sites for the city of Portland's proposed Homeless Services Center. HVJ collected 44 survey responses (combined with 88 general comments from surveys we utilized in previous community outreach) and held a community meeting in the Preble Street Resource Center with roughly 30 people, all of whom provided extremely diverse feedback and responses.



Significantly, HVJ has also spoken with a number of other community members who use the Oxford Street Shelter that opted *not* to fill out a survey, due to concerns that their voices and concerns would not be heard. This is why we feel it is important to continue working with City Management to arrange a community forum on this topic, specifically for those who are homeless and utilize shelter services in Portland.

Feedback on sites:

Riverside Industrial Zone

The majority of responses were opposed to this site for accessibility and location reasons. The frequency and price of public transportation would make moving between this location and other sites in the city very difficult or prohibitive. There was also concern from people who have to carry their belongings, have mobility challenges, and who need to access employment services/opportunities closer to the center of the city. Example of the responses not in favor of this site:

"This site would take someone without mobility issues at least two hours to get to from the center of town."

"I believe the reasons for this site are to hide the homeless community. It needs to remain fairly close and easily accessible to resources."

There were, however, some people who favored the Riverside site *because* of its distance from the rest of Portland. For example, one respondent said:

"[Riverside Industrial Site is] Choice 1. Out of town! Further away would be less stereotypes."

County Way

A sizeable number of responses from the community opposed this location due to its proximity to the Cumberland County Jail. People raised concerns about the impact of this location on increasing the stigmatization and criminalization of those who are homeless. Example of the responses not in favor of this site:

“This is not a good idea. Many homeless people have a negative association with police and the county jail.”

“They should absolutely NOT move it next to the jail... there is already a harsh stigma against the homeless and throwing us at the jail is wrong AND offensive.”

On the other hand, a sizeable number of responses from the community favored this location, noting that the location might help increase security and has close proximity to existing grocery stores, job opportunities, emergency and/or medical services, public transportation, etc.

Angelo’s Acre

Its closeness to existing, frequently utilized resources and social services in Downtown Portland (particularly the Bayside Neighborhood) was frequently referenced as a strength. In addition to facilitating access to important services, the central location was favored by some for keeping the issue of homelessness visible (as an important issue) in the city.

Responses opposed to this location were concerned about pedestrian safety, due to proximity to Commercial Street and the Casco Bay Bridge.

Overall, the responses to **Angelo’s Acre** and **County Way** were more mixed and positive as both remain closer to available resources downtown than does the Riverside site.

Other comments:

1. *What about other locations that the City has already moved on from?* The Douglass Street site came up several times. It was also clear that people who are homeless aren’t fully informed of the range of potential sites that had existed before there were three.
2. *What will happen to policies and procedures that govern the new Homeless Services Center?* Many people are concerned about policies and procedures and *who* can access services at the current shelter. Because Oxford Street Shelter cannot adequately accommodate those with high medical, disability, or related needs, those who are homeless in these categories are disproportionately affected by an outdated system. Many people are concerned whether the new Homeless Services Center will be more adequately set up to address guests with relatively higher needs, specifically medical needs.
3. *What about other resources?* People’s core concerns are around access to resources, including transportation. If the current density of resources and social services in the Bayside Area are broken up, people are concerned about how the City will help shelter guests access those vital services? Even if the new Homeless Services Center provides a number of services on-site, guests will still have to navigate the rest of the City for services and resources.
4. *How many beds?* People are concerned that 150 beds are inadequate to address the current need. People experiencing homelessness in Portland see that the current shelter is 154 beds, with frequently used overflow of 77 beds. The community is concerned how the City is going to address this need with a smaller shelter.

5. *Current conditions.* Overcrowding, pests, not feeling heard, not having adequate access to vital services such as casework, and opportunities to exit homelessness are few among the many indignities those who are homeless face in Portland on a daily basis. Often, people in the community want to discuss these conditions, what it's like from their perspective to experience them, and what needs to be different. People experiencing homelessness want to know how the new Homeless Services Center will address these issues.

Shelter Location(s): Further Inquiry



February 26 List

Thames St. Parking Lot

1819 Westbrook St.

Franklin Reserve

654 Riverside St.

622 Auburn St.

Angelo’s Acre

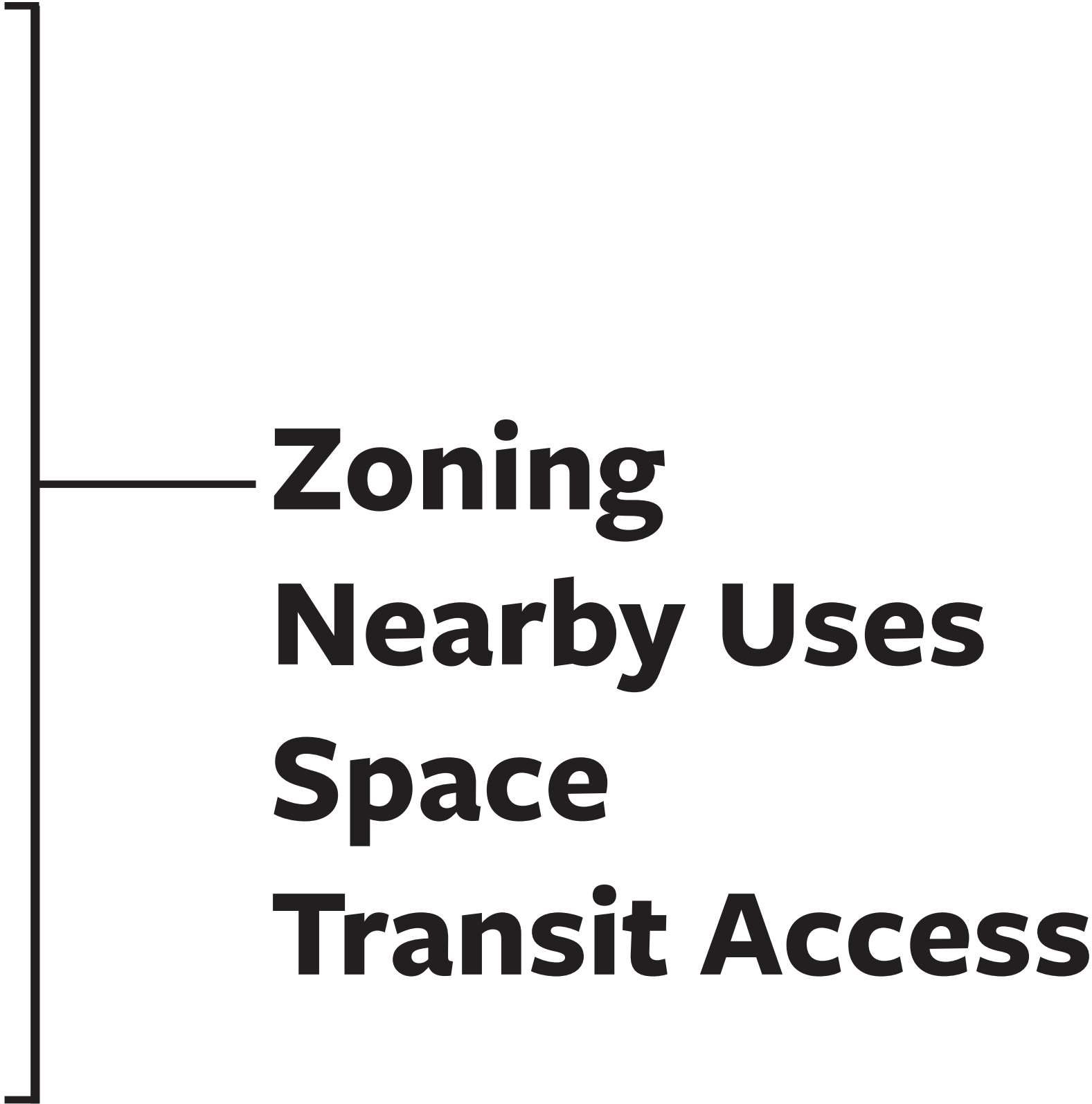
33 Portland St.

83 Middle St.

1386 Riverside St.

3 Hutchins Dr.

County Way Acquisition



HHS Selections

Thames St. Parking Lot

1819 Westbrook St.

Franklin Reserve

654 Riverside St.

622 Auburn St.

Angelo’s Acre

33 Portland St.

83 Middle St.

1386 Riverside St.

3 Hutchins Dr.

County Way Acquisition

**Identified for
Continued Analysis**

654 Riverside St.



654 Riverside St.



654 Riverside St.

ON SITE ZONING (% Area)

69.7 IM

30.3 IH

ZONING % WITHIN BUFFER

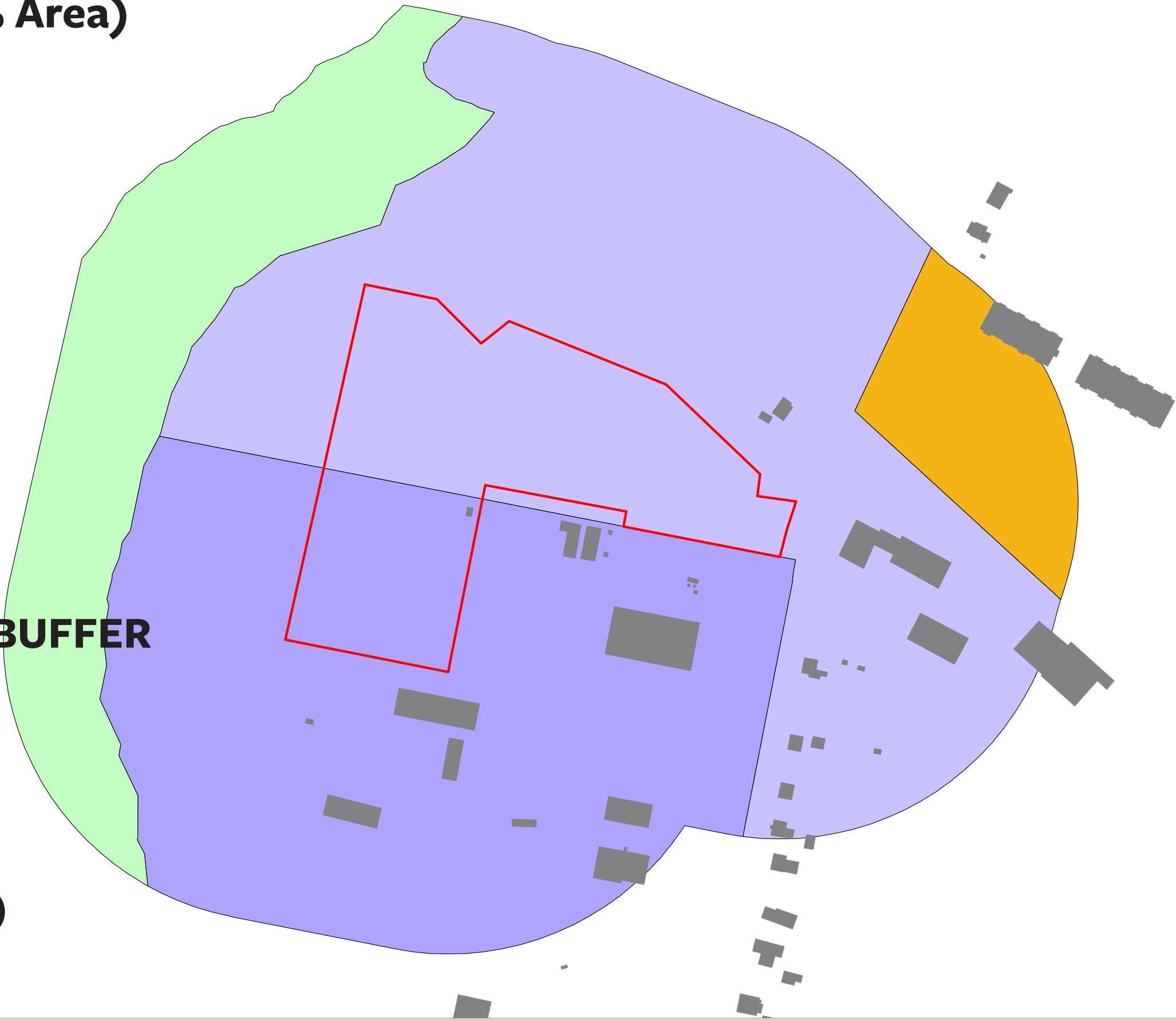
42.3 IM

34.8 IH

14.9 RPZ

5.3 R5

2.7 na (Out of City)



654 Riverside St.

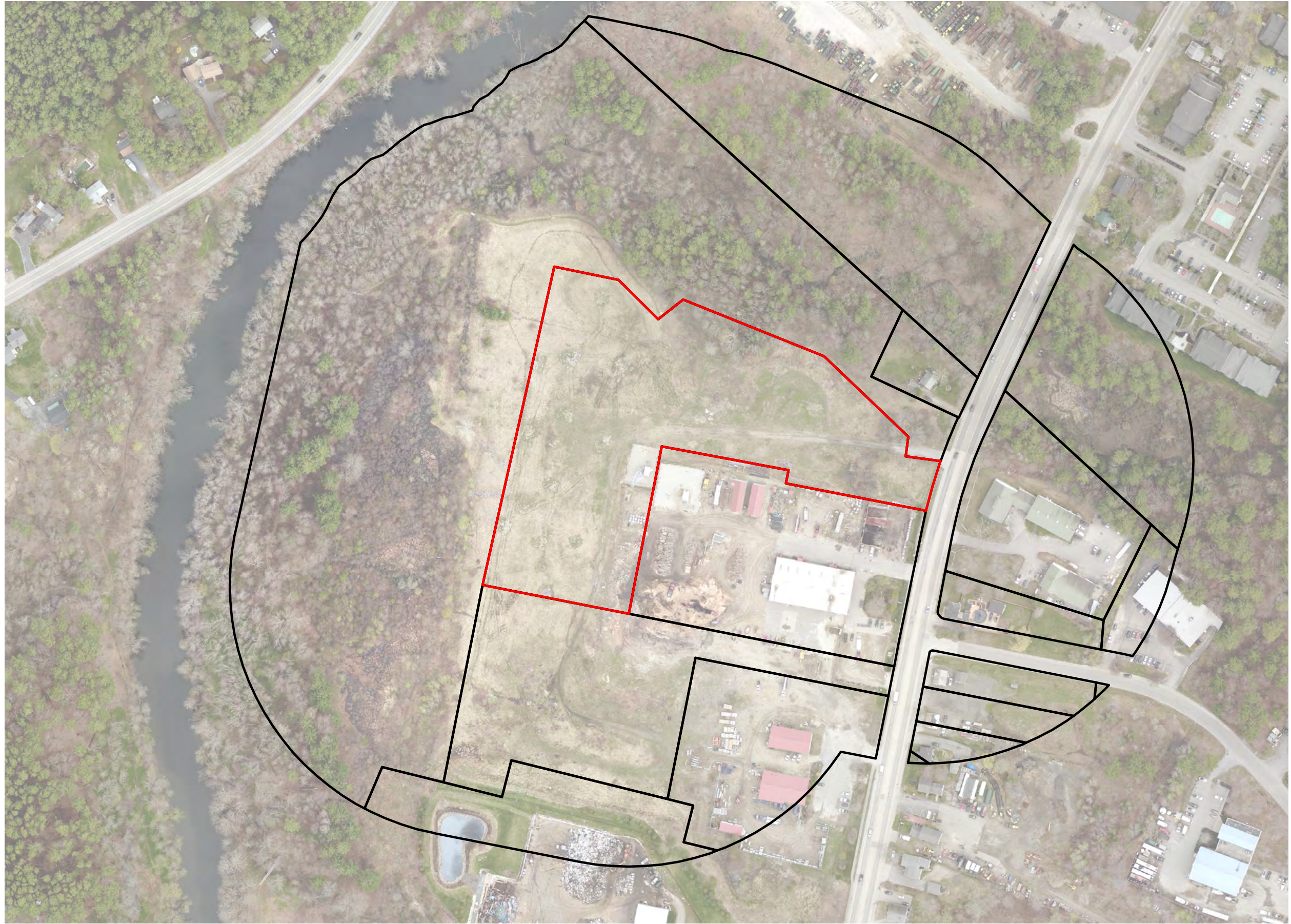
ASSESSED USE (% area):

- 58.9 Governmental**
- 16.8 Multi-use Commercial**
- 10.0 Parking lots**
- 5.2 Twenty-one Plus Family**
- 4.4 Single Family**
- 3.7 Warehouse/storage**

OTHER (<1% area)
manufacturing

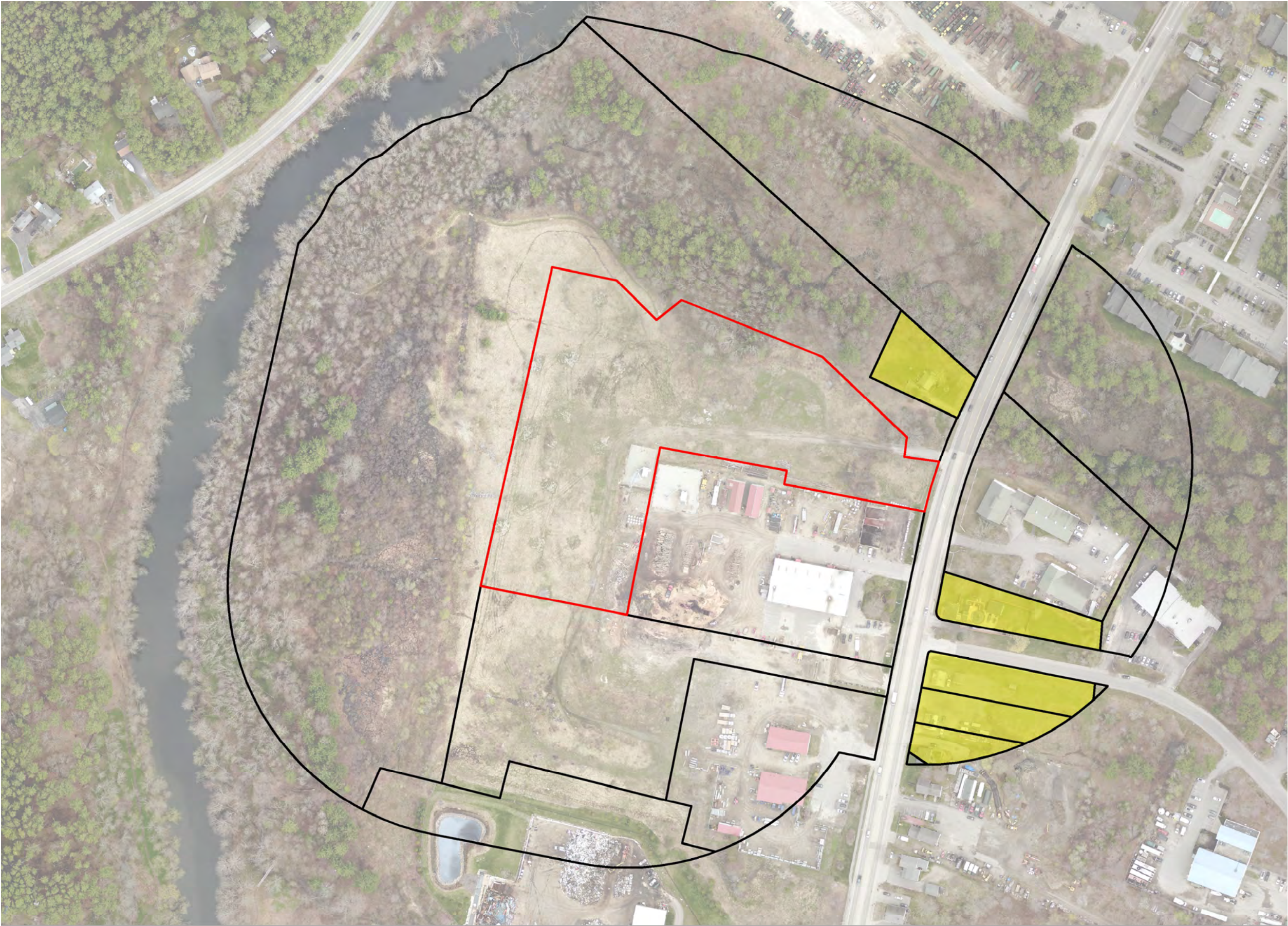


654 Riverside St.



654 Riverside St: single family

one fam units: ~5 five plus fam units: ~117* total units: ~122

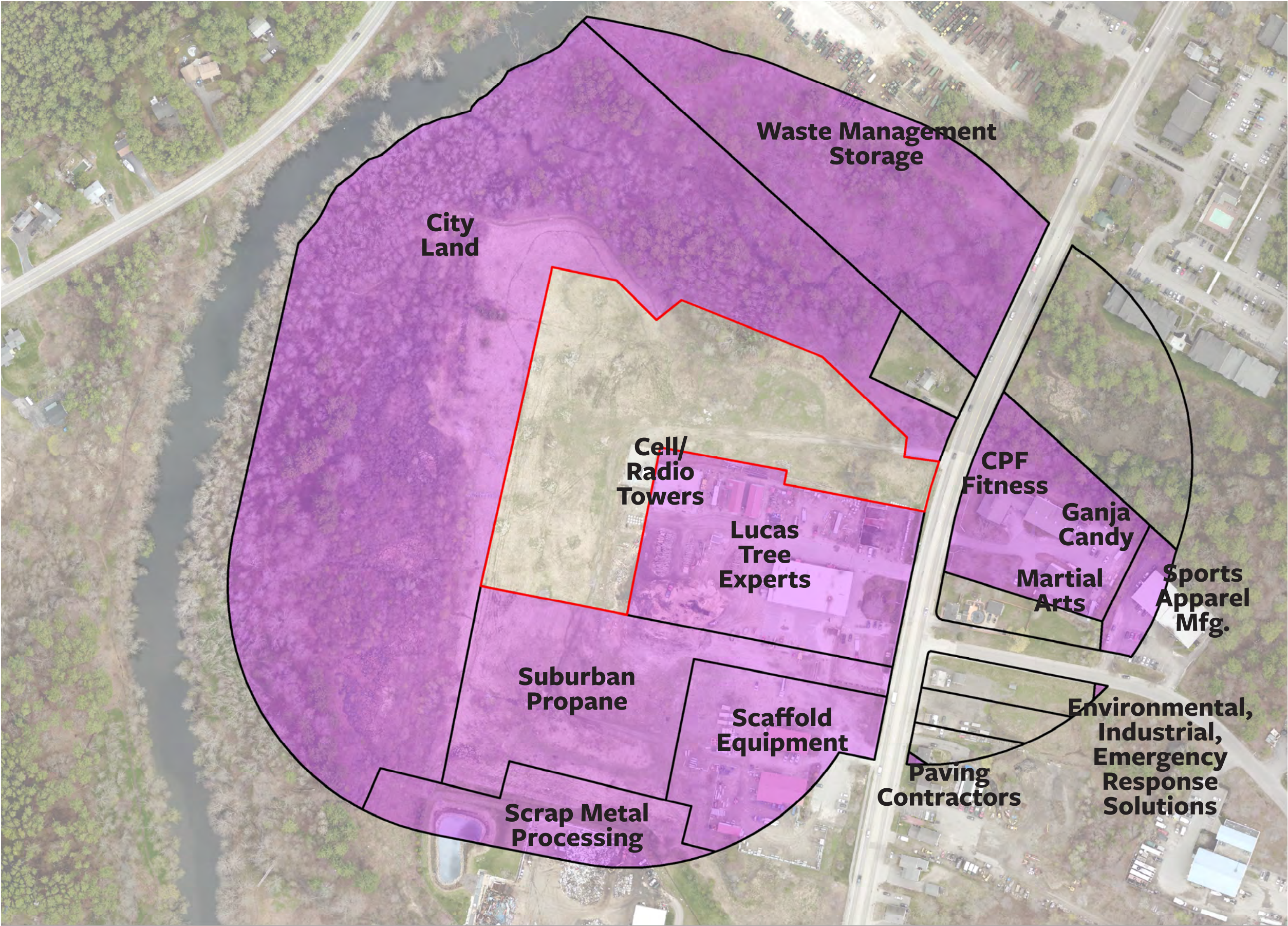


654 Riverside St: larger residential

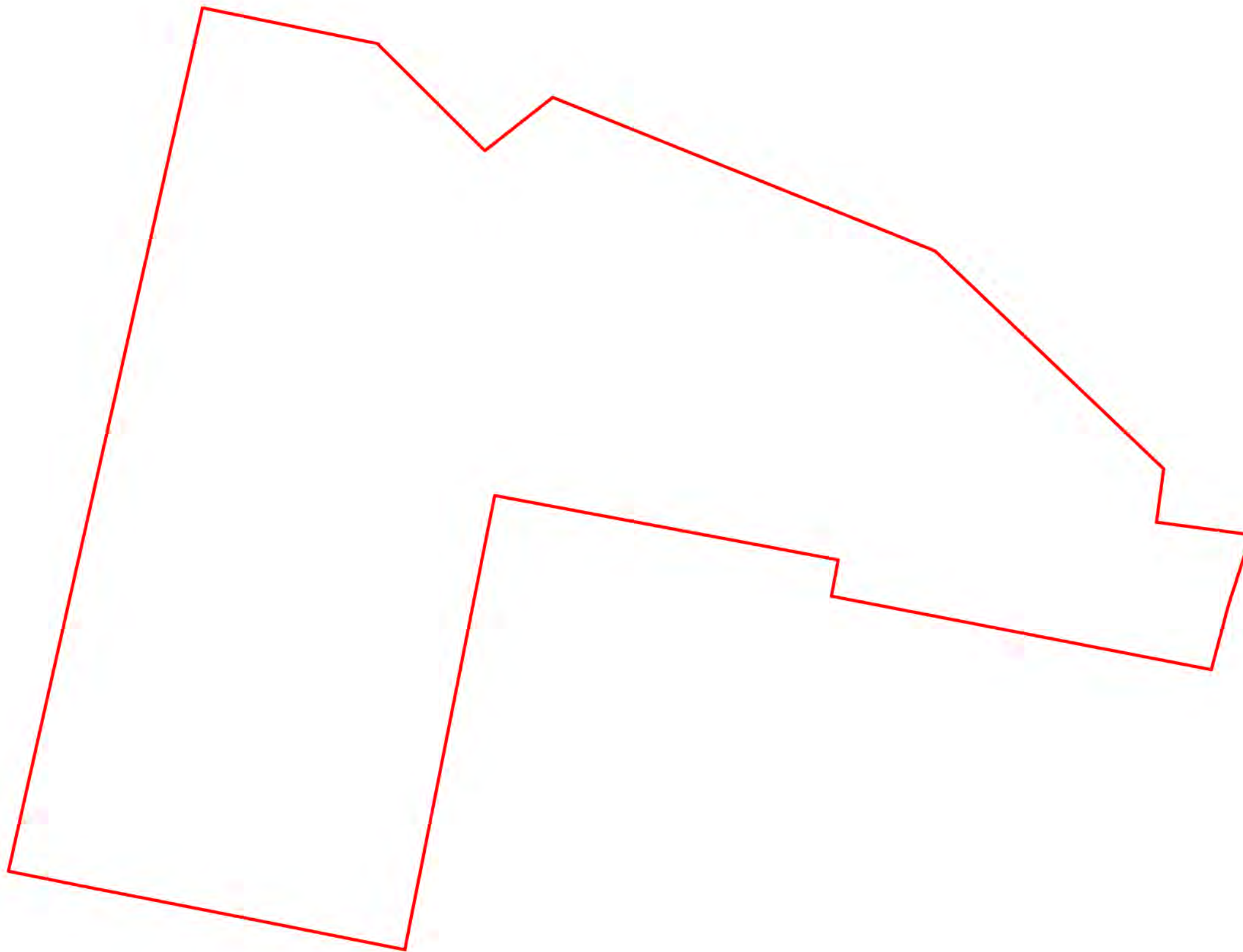
one fam units: ~5 five plus fam units: ~117* total units: ~122



654 Riverside St: other uses

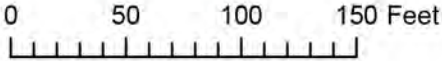
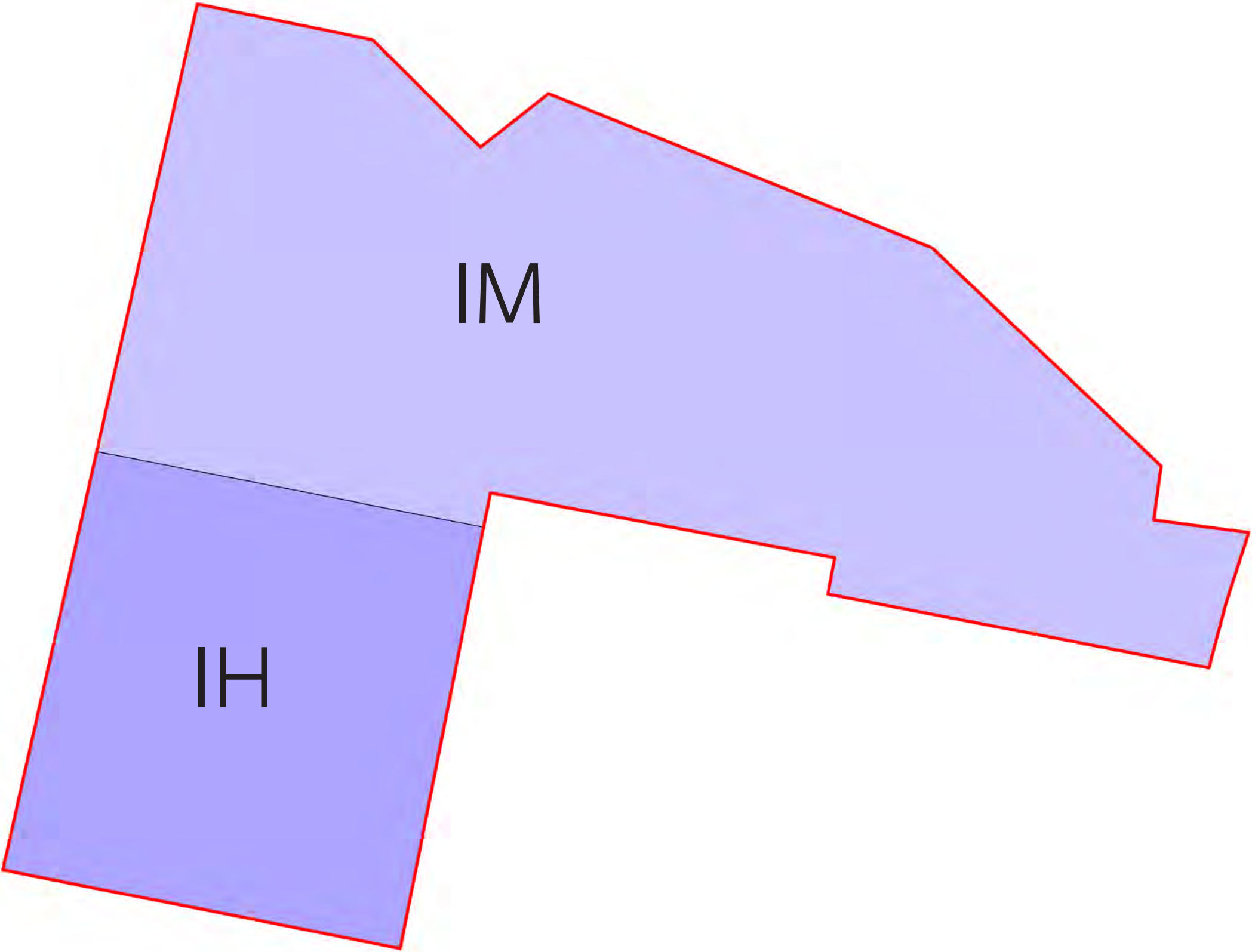


654 Riverside St.



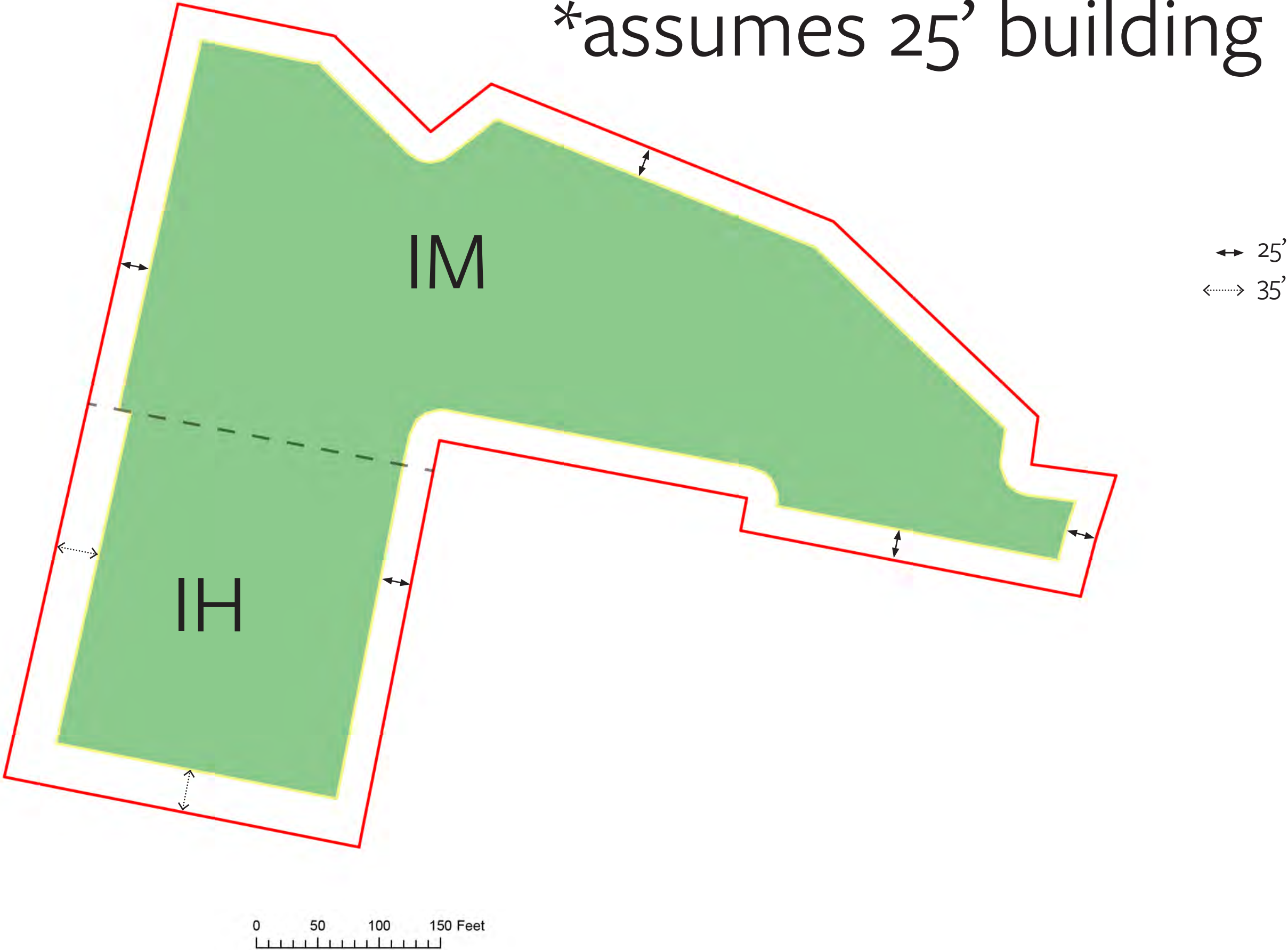
0 50 100 150 Feet

654 Riverside St: site zoning

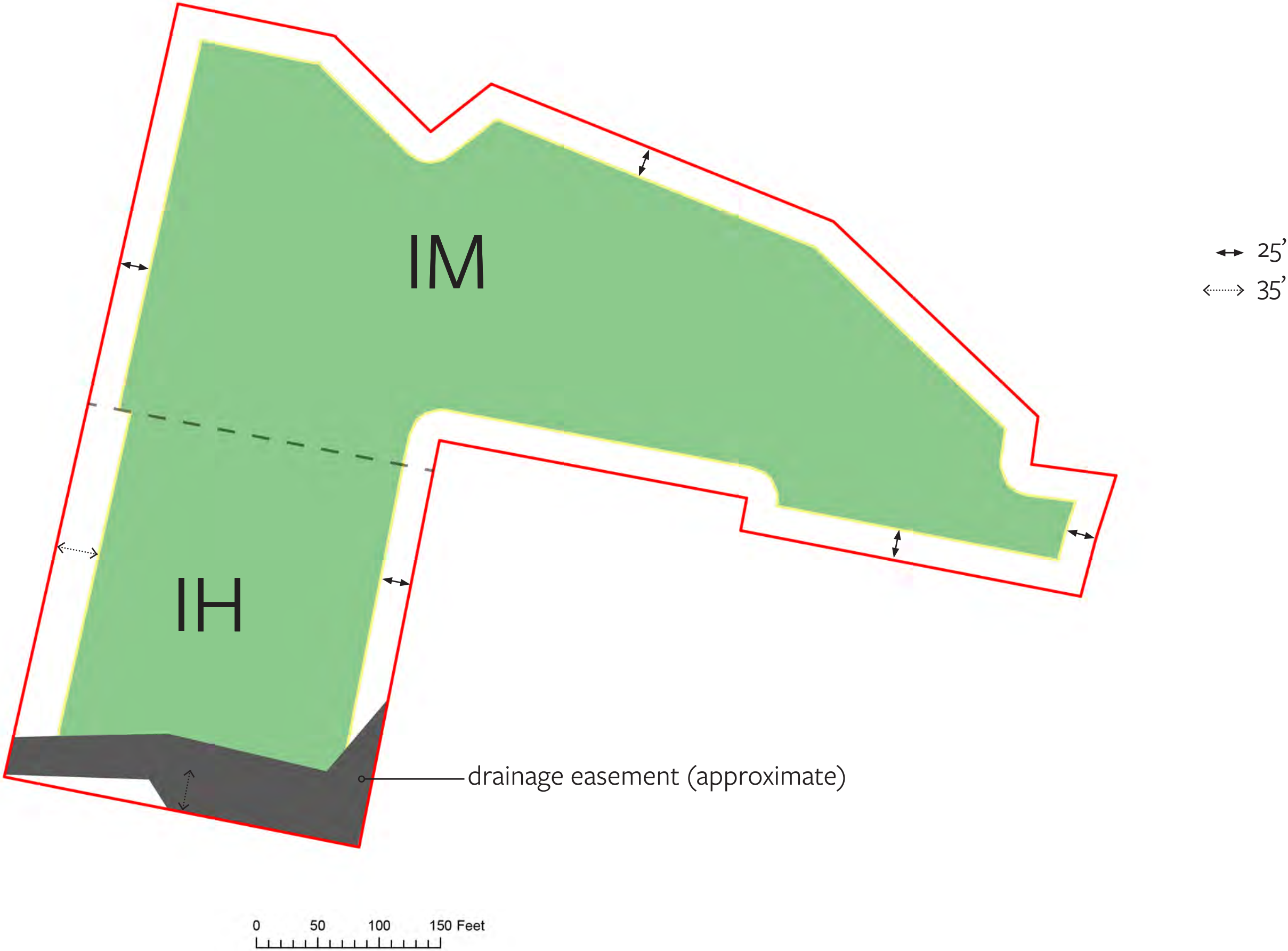


654 Riverside St: zoning envelope*

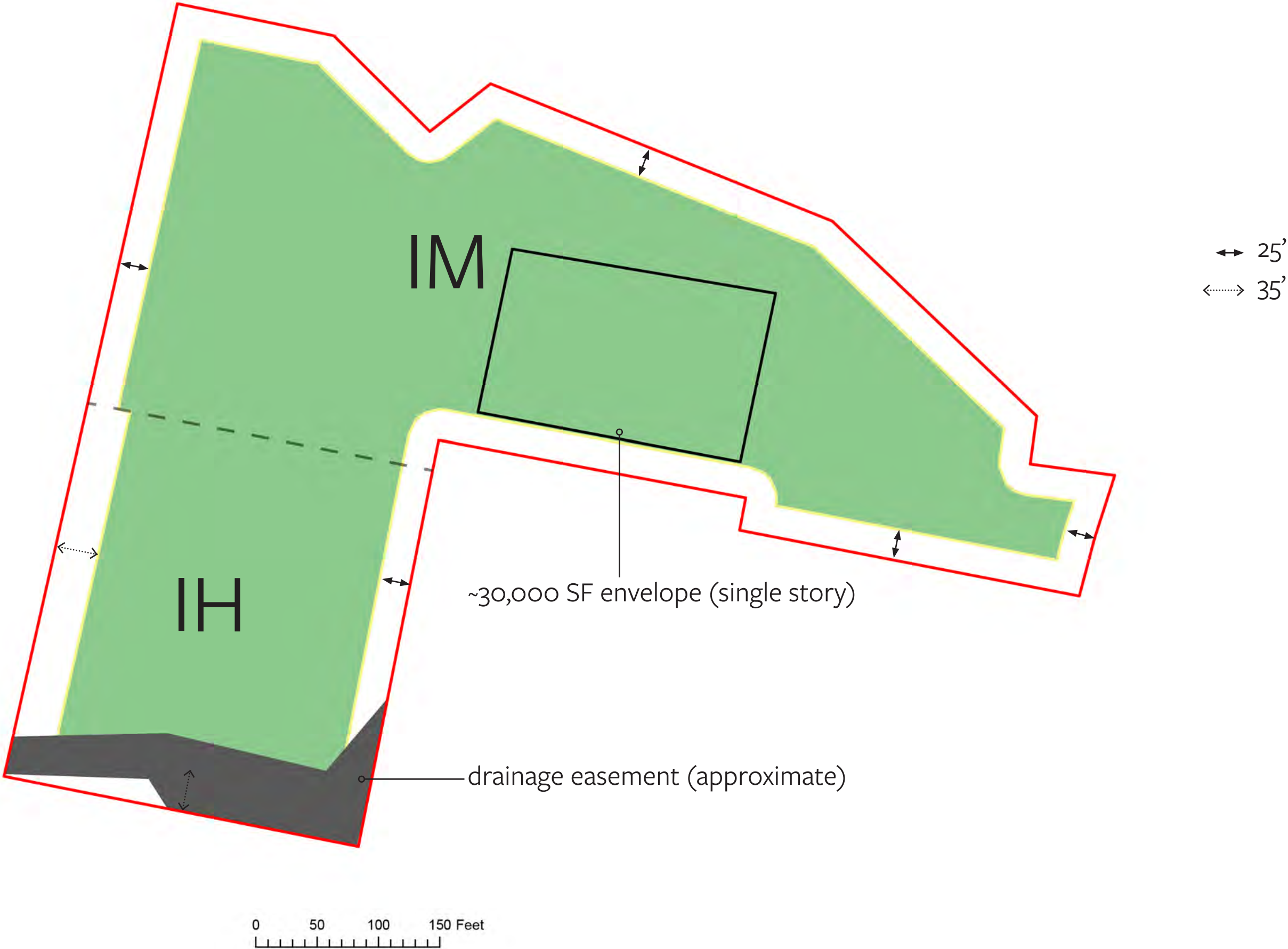
*assumes 25' building



654 Riverside St: drainage easement



654 Riverside St: ~30k SF building



654 Riverside St: context



0 50 100 150 Feet

654 Riverside St: site challenges



VRAP

Flood Zone (limited)

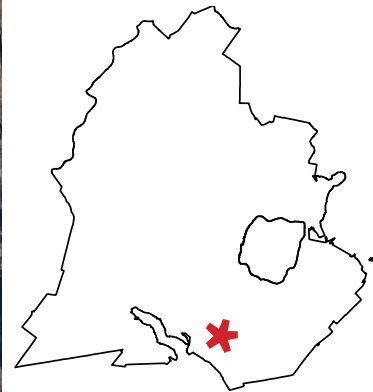
Nearby Industry

Pedestrian Access

Offered for Sale

(interested buyer)

County Way



County Way

ON SITE ZONING (% Area)

95.0 IL

5.0 B2

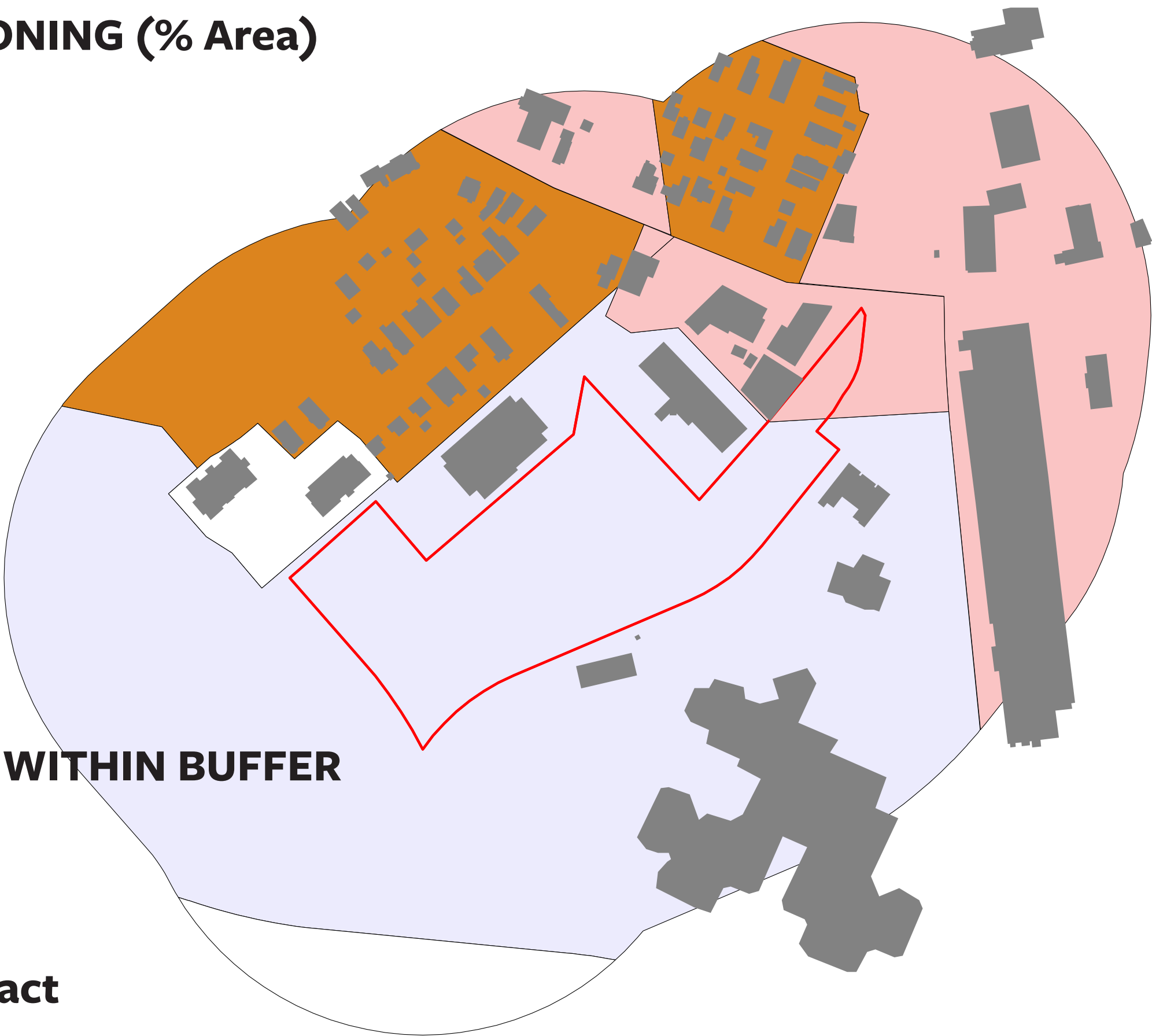
ZONING % WITHIN BUFFER

53.5 IL

23.1 B2

17.3 R6

6.1 Contract



County Way

ASSESSED USE (% area):

- 41.5** Governmental
- 19.2** Retail Services
- 12.7** Null
- 5.3** Benevolent/charitable
- 5.2** Single Family
- 3.6** Two Family
- 3.5** Office Business
- 2.5** Three Family
- 1.2** Five to Ten Family
- 1.2** Twenty-one plus Family
- 1.1** Multi-use Commercial

OTHER (<1% area)

- parking lots**
- manufacturing**
- religious**
- transportation**
- vacant land**

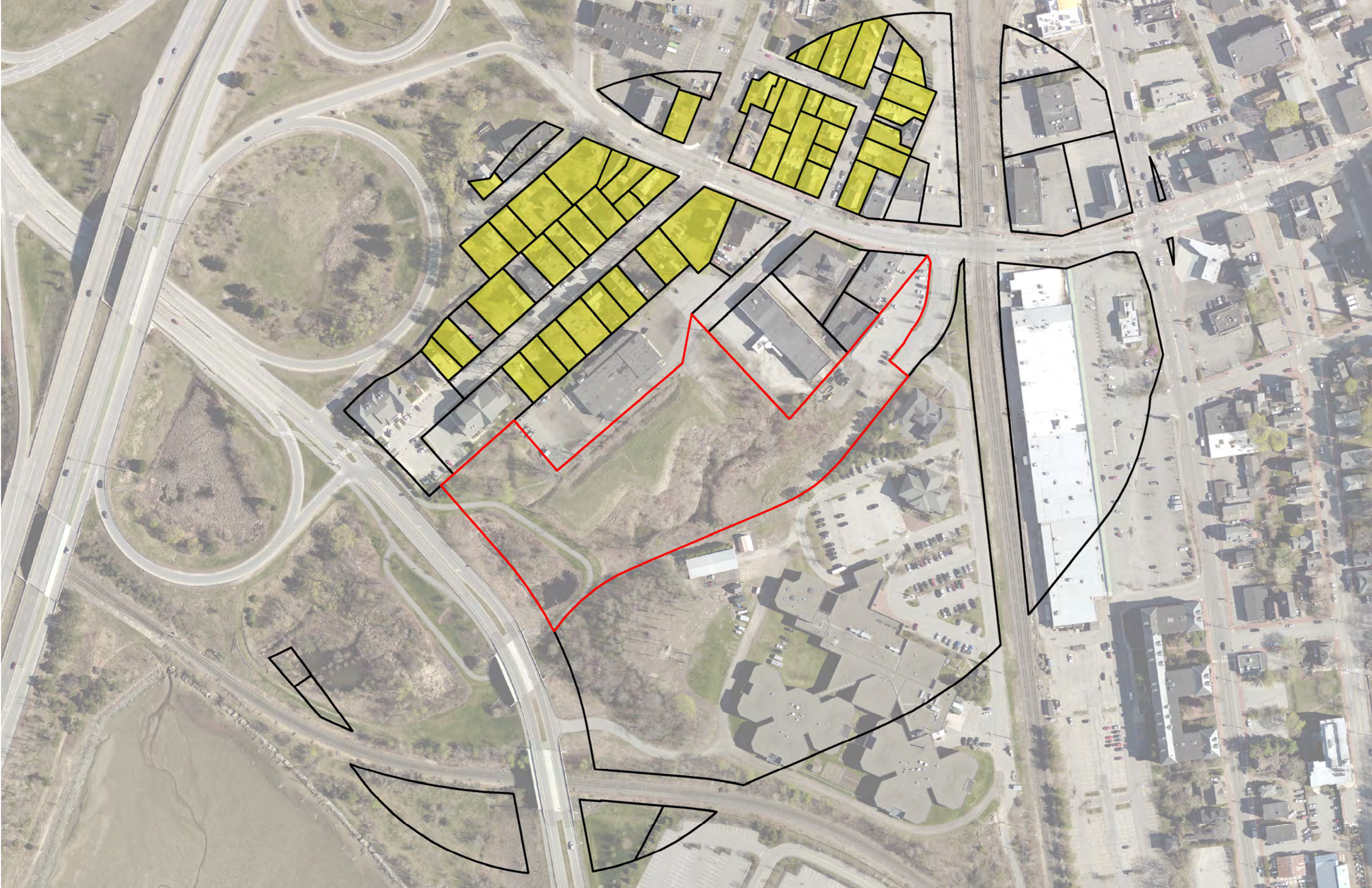


County Way



County Way: 1-4 family

one to four fam units: ~90 five plus fam units: ~55 total units: ~145

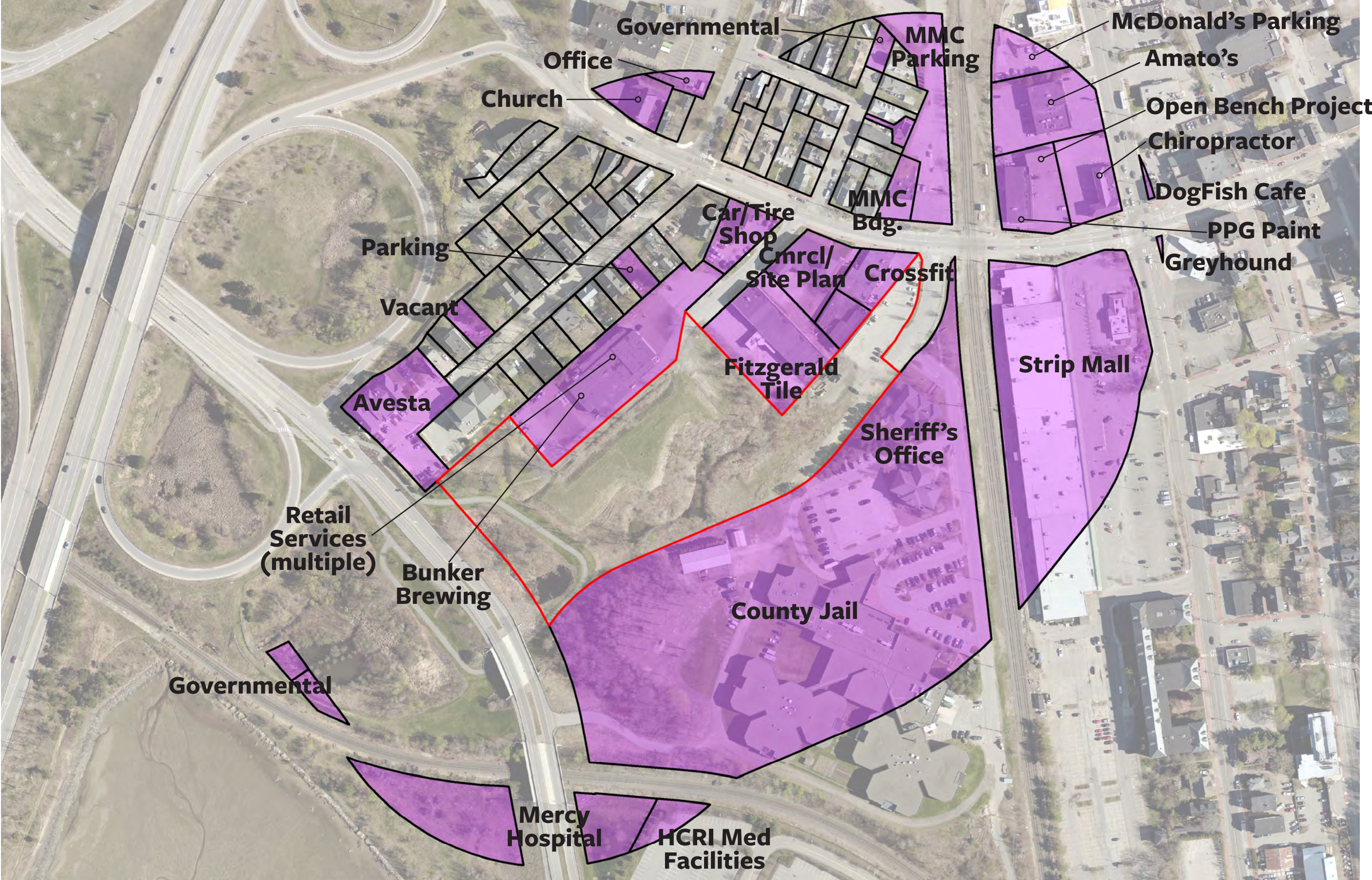


County Way: larger residential

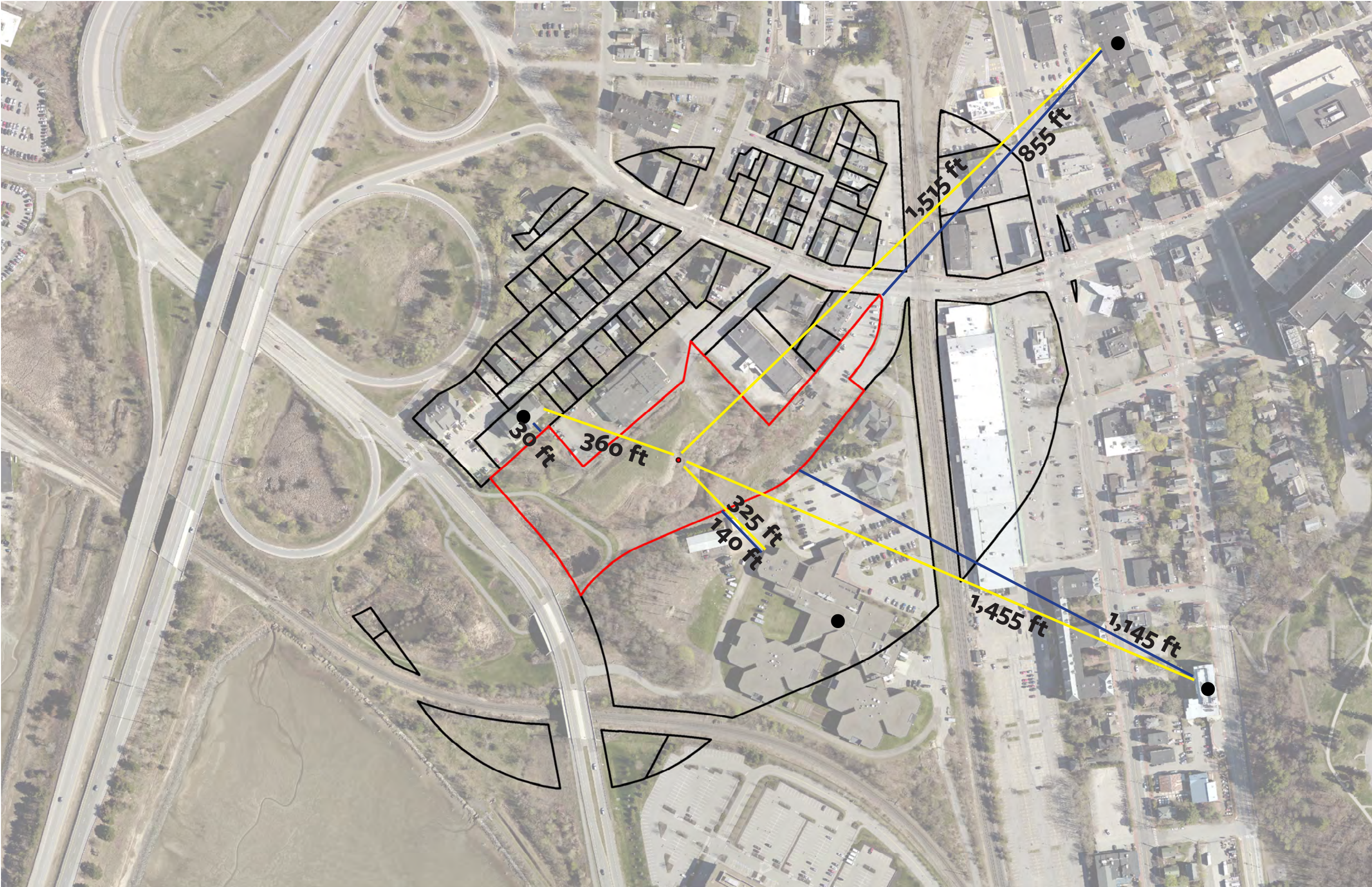
one to four fam units: ~90 five plus fam units: ~55 total units: ~145



County Way: other uses



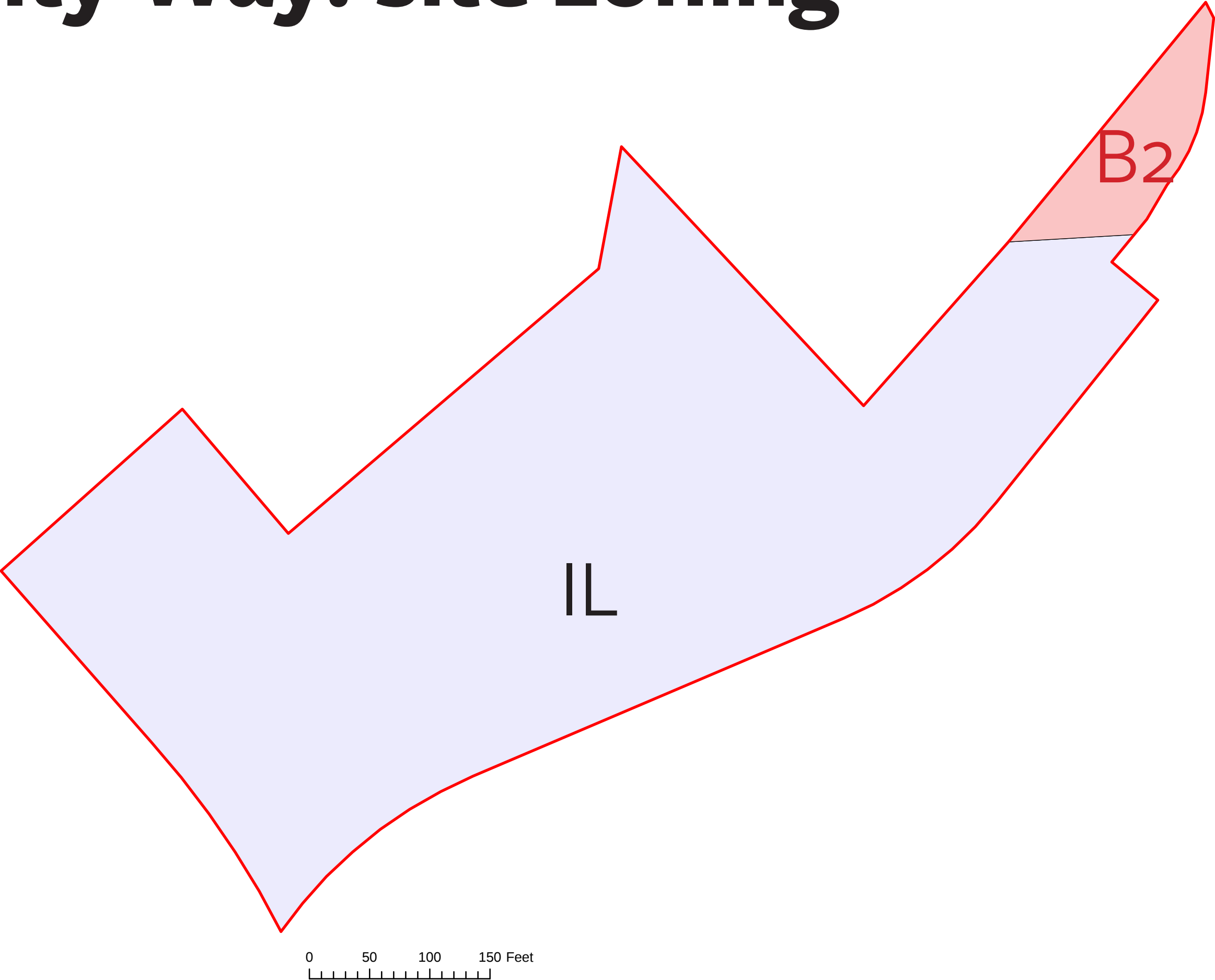
County Way: requested distances



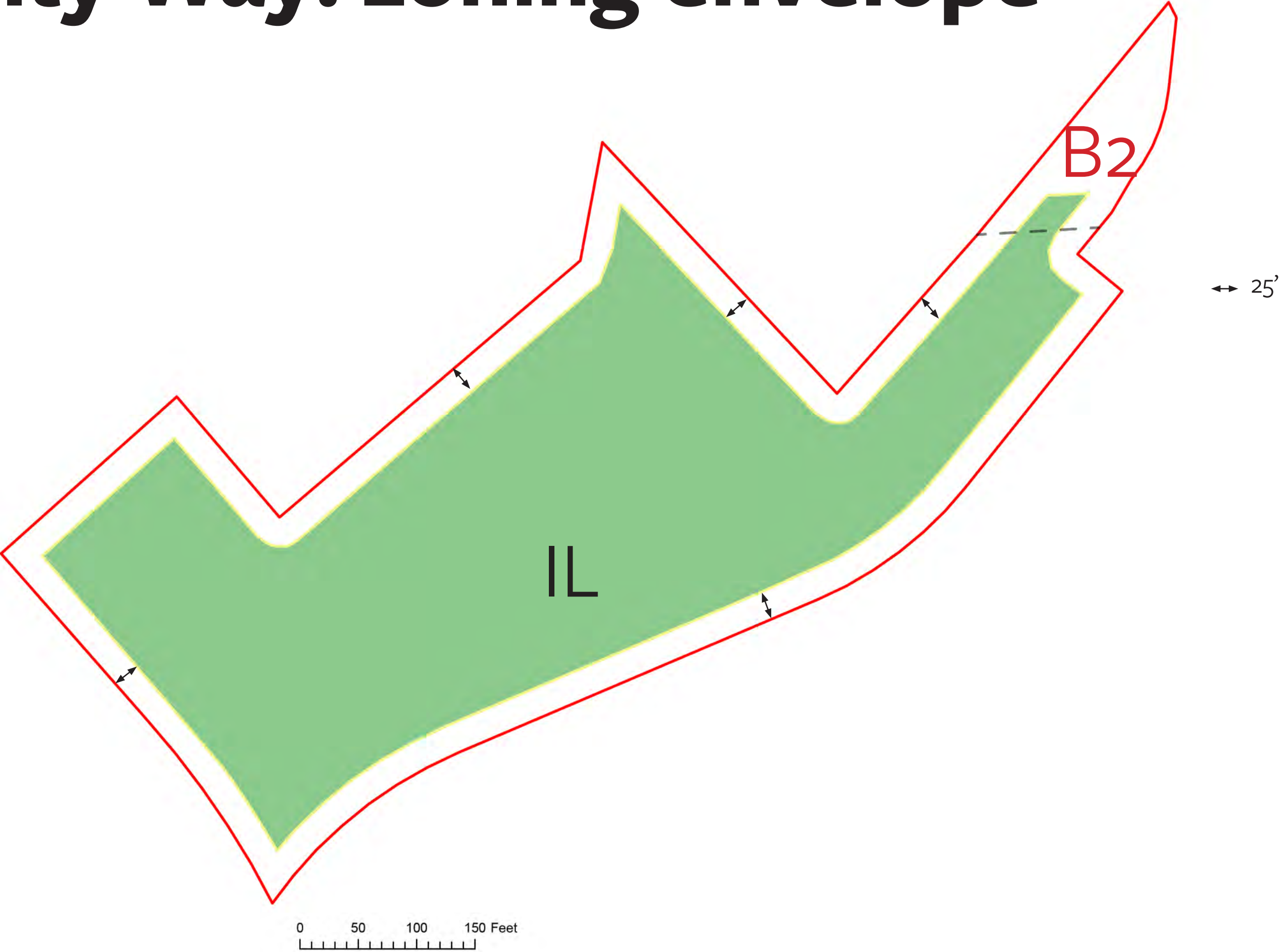
County Way



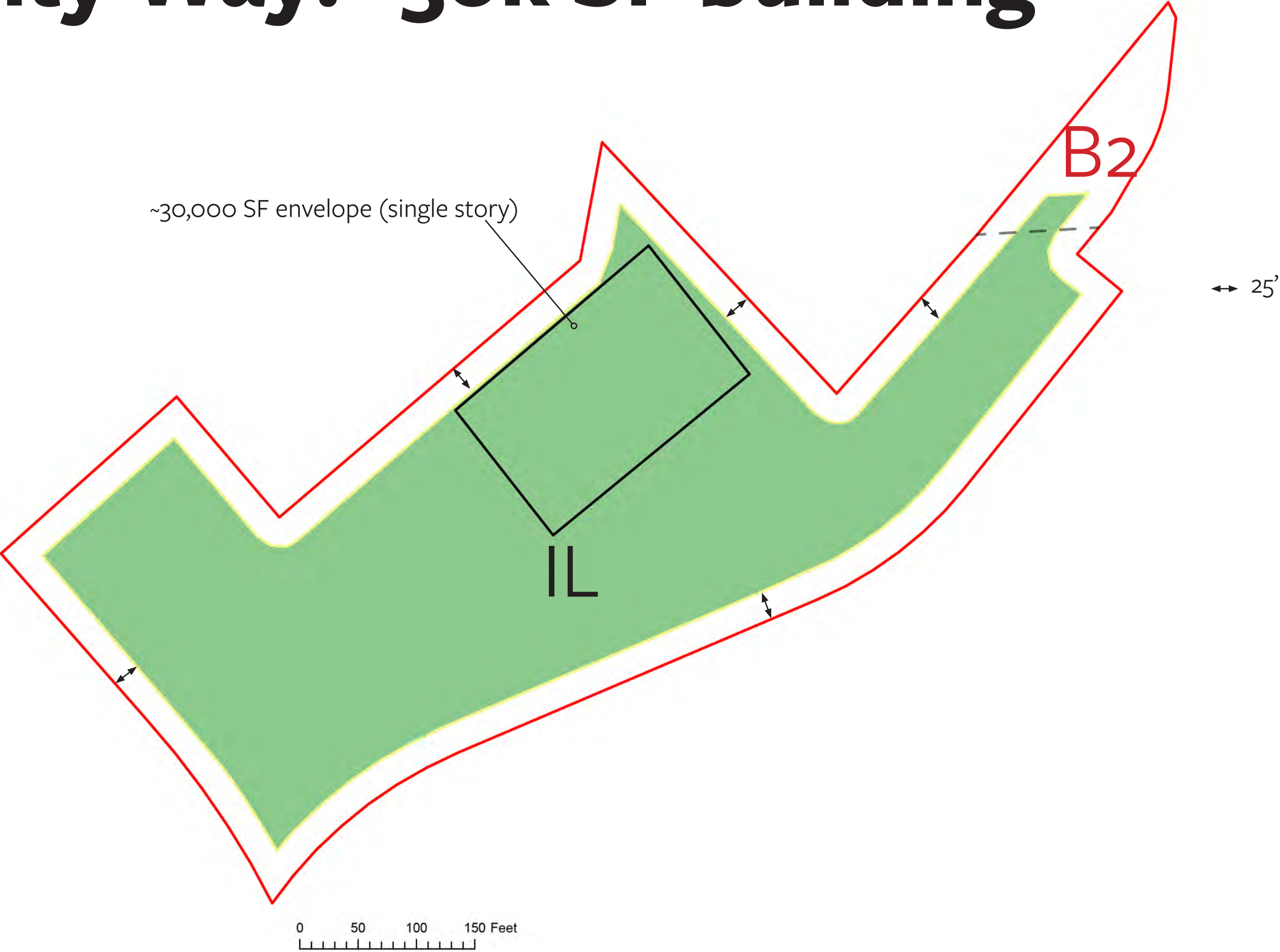
County Way: site zoning



County Way: zoning envelope



County Way: ~30k SF building



County Way: context



0 50 100 150 Feet

County Way: context continued



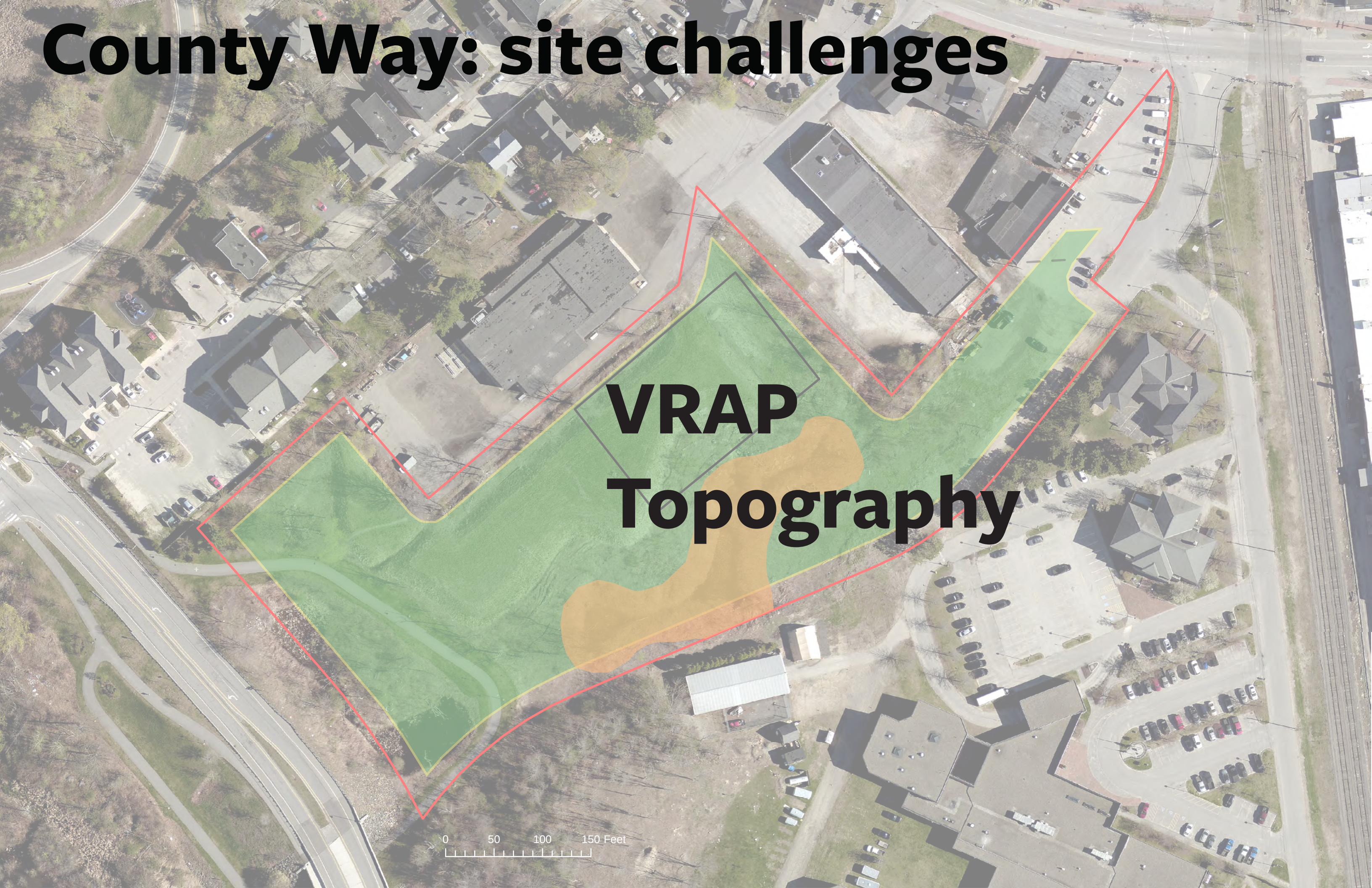
0 50 100 150 Feet

County Way: site challenges

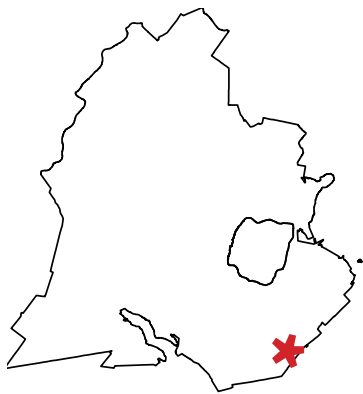
VRAP

Topography

0 50 100 150 Feet



Angelo's Acre



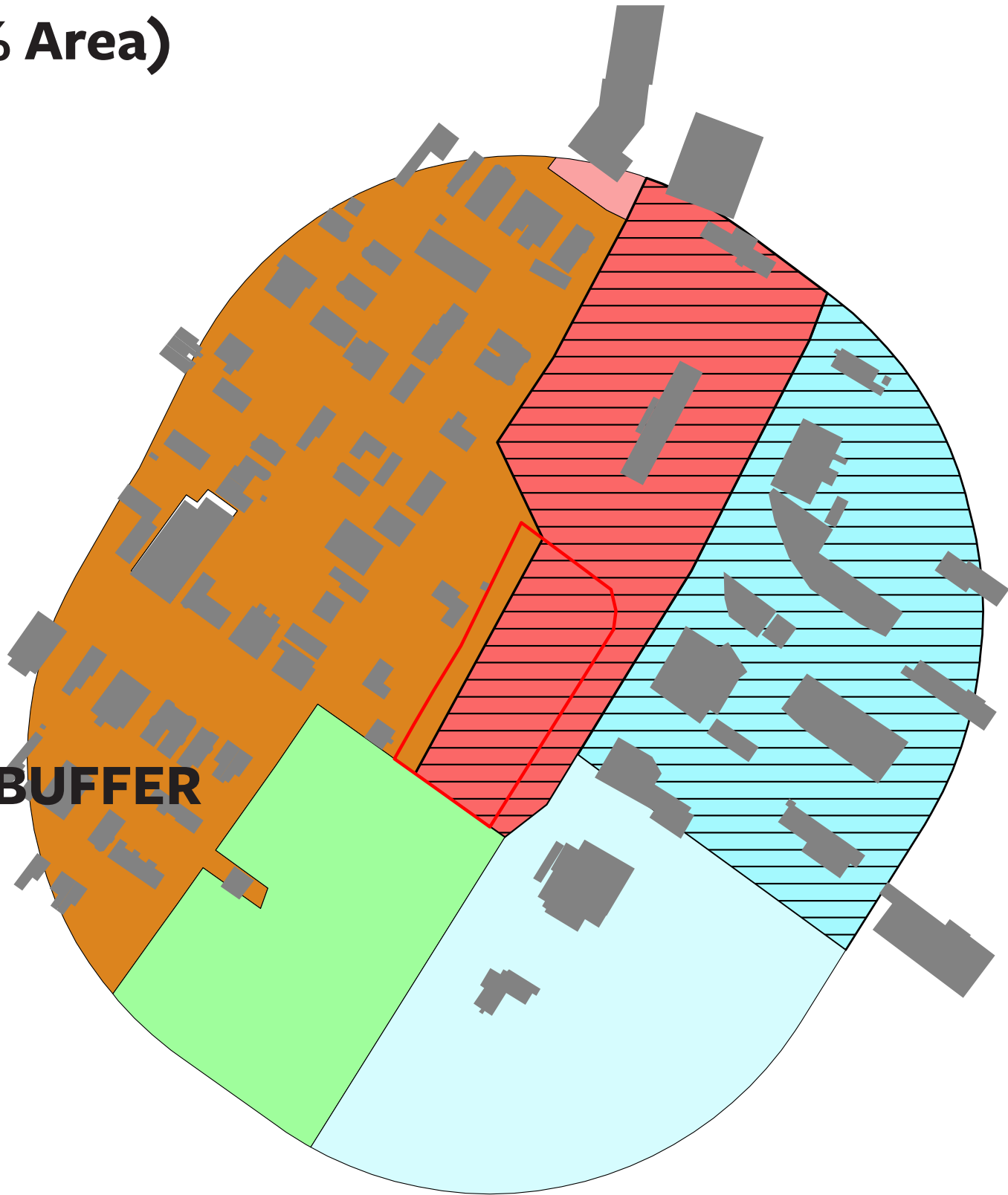
Angelo's Acre

ON SITE ZONING (% Area)

80.4 B5b
19.6 R6

ZONING % WITHIN BUFFER

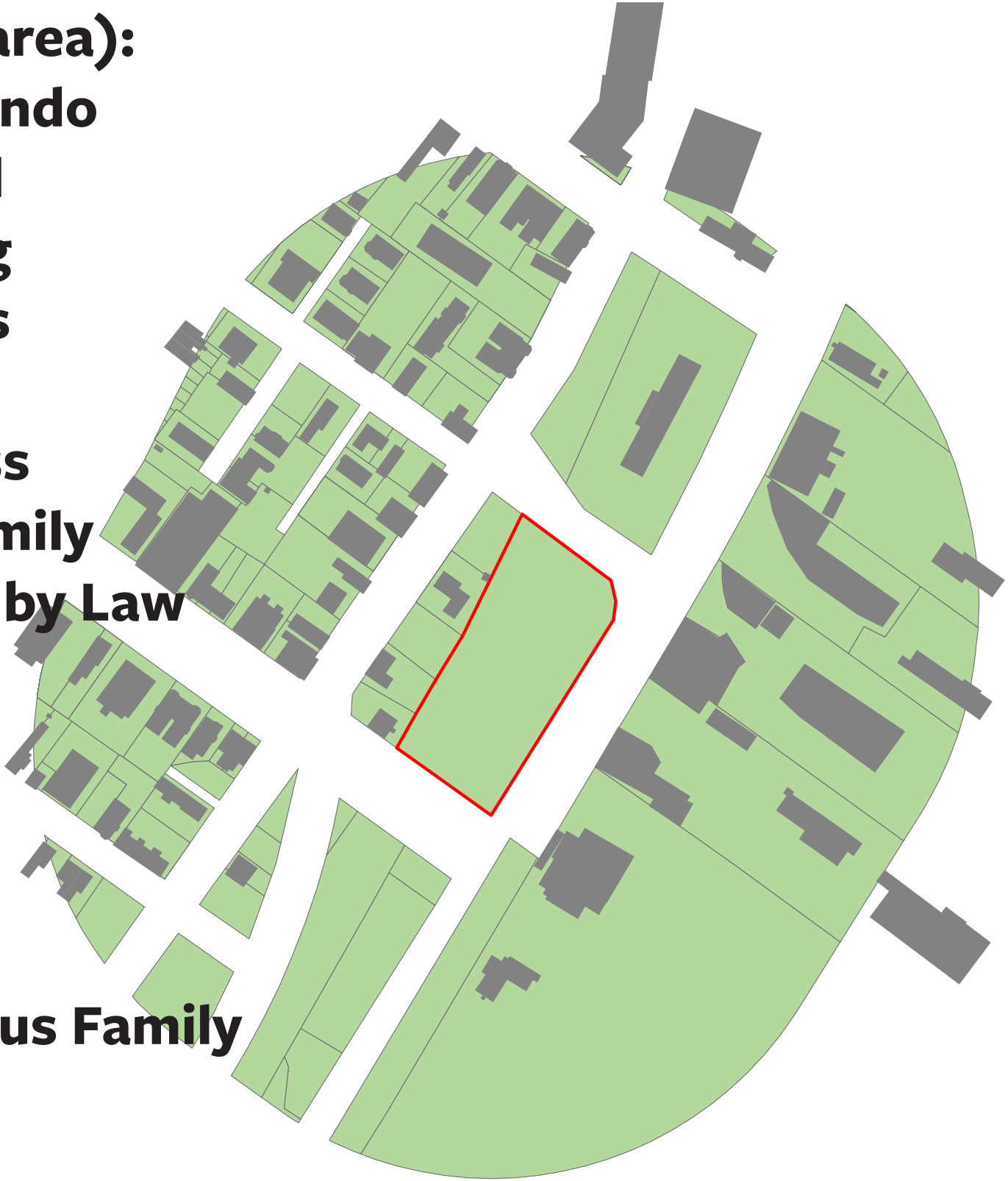
33.9 R6
20.0 WCZ
17.8 WPDZ
15.6 B5b
11.6 ROS
0.7 Contract
0.4 B3



Angelo's Acre

ASSESSED USE (% area):

- 37.9 Residential Condo**
- 20.6 Governmental**
- 7.9 Manufacturing**
- 4.3 Retail Services**
- 4.0 Wholesale**
- 3.6 Office Business**
- 3.2 Five to Ten Family**
- 3.2 Other Exempt by Law**
- 2.2 Single Family**
- 2.1 Vacant Land**
- 2.0 Four Family**
- 1.7 Three Family**
- 1.6 Null**
- 1.4 Twenty-one Plus Family**
- 1.1 Land Bank**



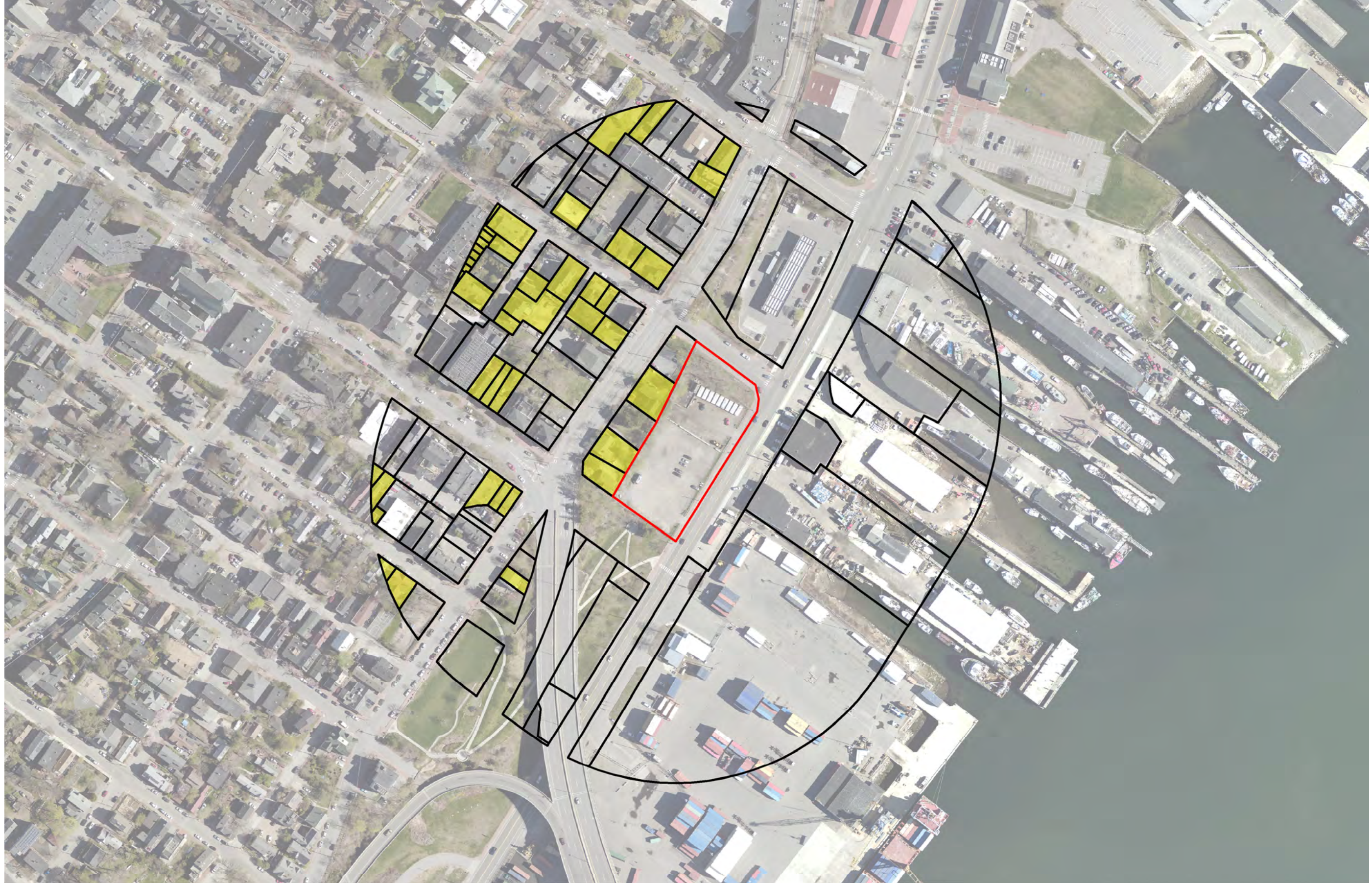
- OTHER (<1% area)**
- two family**
 - benevolent/charitable**
 - eleven to twenty family**
 - warehouse/storage**
 - parking lots**
 - commercial condos**
 - transportation**

Angelo's Acre



Angelo's Acre: 1-4 family

one to four fam units: ~97 five plus fam units: ~269 total units: ~366



Angelo's Acre: larger residential

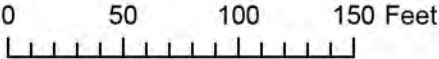
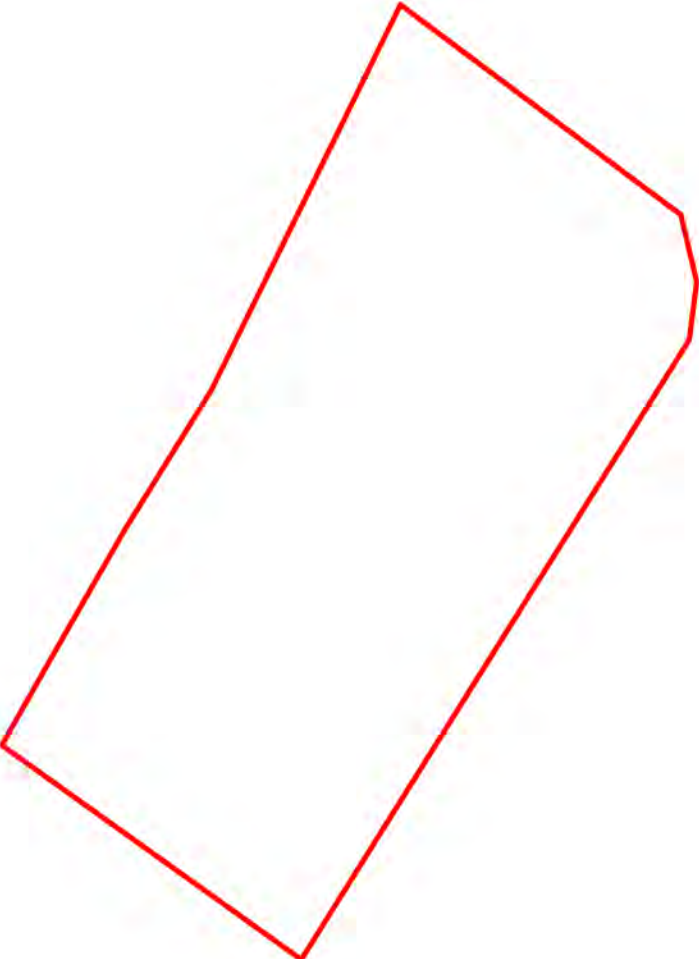
one to four fam units: ~97 five plus fam units: ~269 total units: ~366



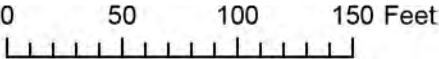
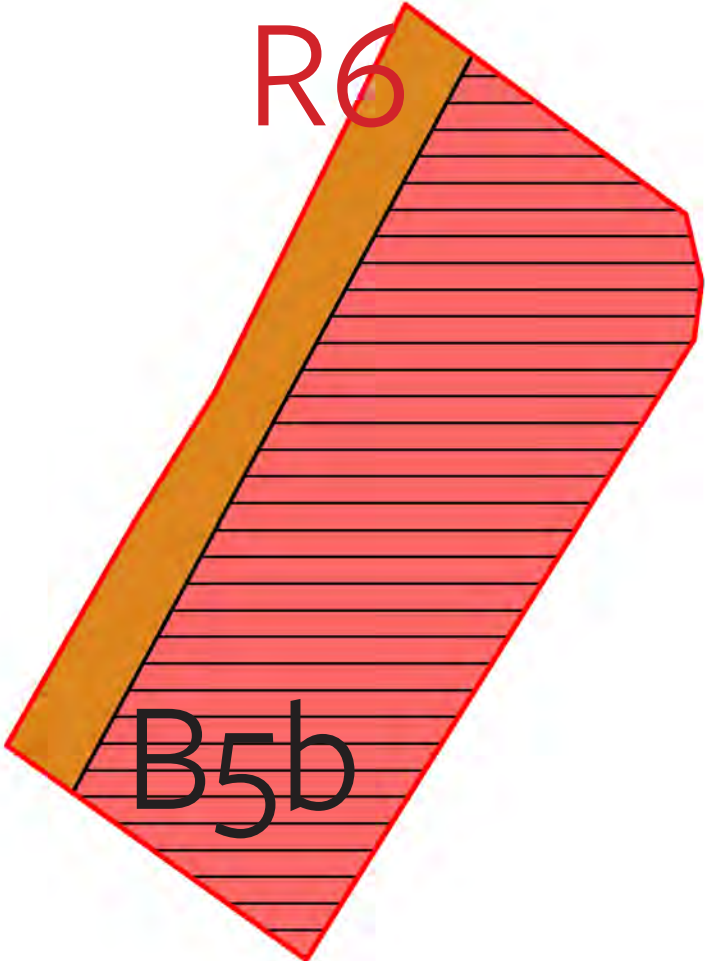
Angelo's Acre: other uses



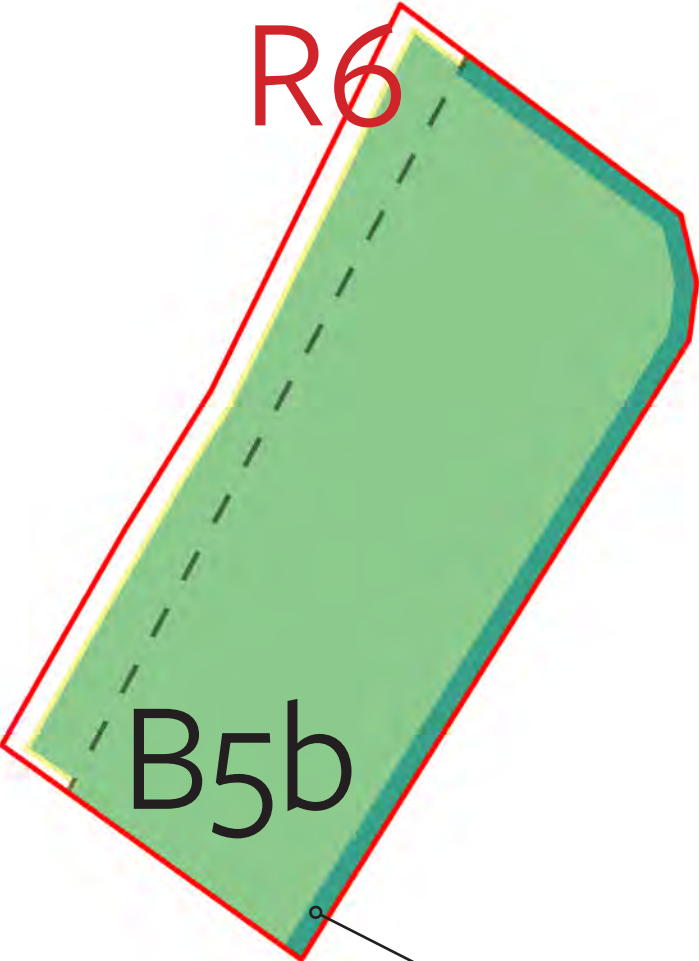
Angelo's Acre:



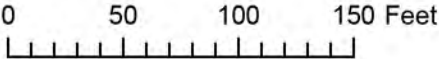
Angelo's Acre: site zoning



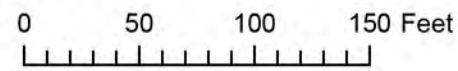
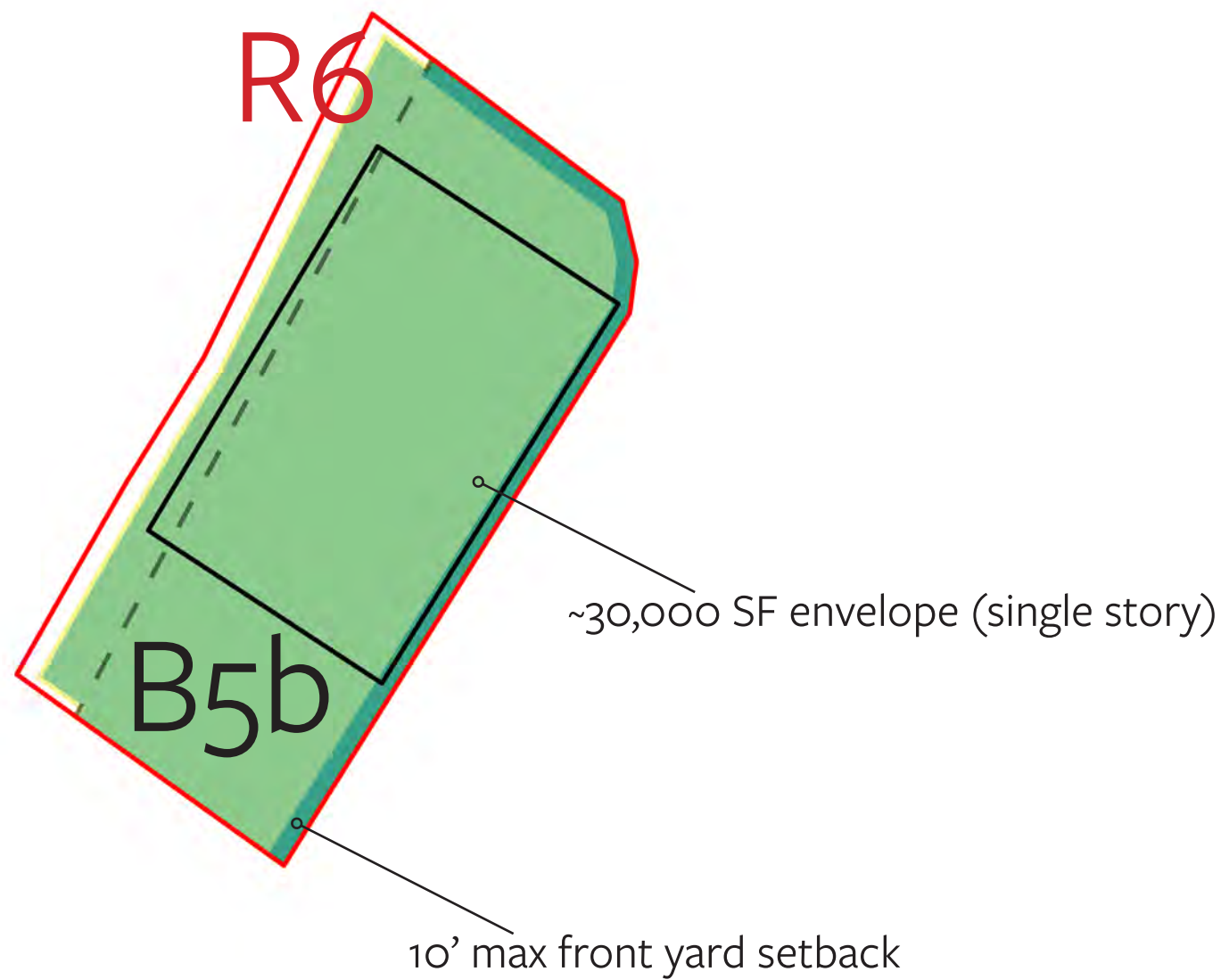
Angelo's Acre: zoning envelope



10' max front yard setback



Angelo's Acre: ~30k SF building



Angelo's Acre: context



0 50 100 150 Feet

Angelo's Acre: site concerns

Smallest Site
Surrounding Context
Site Testing Req'd
Current Use: Parking

0 50 100 150 Feet

Next Steps

654 Riverside St.

Angelo's Acre

County Way Acquisition



HHS analysis:

staff and partner feedback

Council direction:

which sites continue to be feasible and desirable?

Further analysis:

sites may harbor unforeseen constraints

Report back:

which sites remain feasible and compelling?

Additional Council direction:

narrowing site(s) selection

Questions?





STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF

I 295 CONNECTOR
PORTLAND, MAINE

-) COMMISSIONER'S CERTIFICATION
-) OF COMPLETION OF REMEDIAL
-) ACTIONS UNDER A VOLUNTARY
-) RESPONSE ACTION PLAN

JURISDICTION

This certification of completion of a Voluntary Response Action Plan ("VRAP") is made pursuant to the authority vested in the Commissioner of the Maine Department of Environmental Protection ("Department") or the Commissioner's delegatee under 38 M.R.S.A. Section 343-E.

FINDINGS OF FACT

1. The covered property (property and/or site) is the I 295 connector beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland including the entire right of way for the road. The property is approximately 11 acres. The current parcel was comprised from four separate parcels of land that were part of the Main Department of Transportation (MDOT) Northern Wye Parcel, the Fore River Transportation Park, Guilford and Portland Transportation Company and Barber Foods. Past operations at these parcels were primarily as a rail yard and other railroad associated activities with the exception of the Barber Foods parcel.
2. The property use in the area is mixed commercial/residential.
3. The area is served by public water and sewer. No known private wells are located in the area (within 2000' of the site).
4. Four environmental assessment reports were completed for properties that include the I 295 Connector site: The Voluntary Remedial Action Plan, Fore River Site, Mercy Health Care System of Maine (February 2002); Interstate 295 Connector Road, Portland, Maine, Environmental Assessment (July 2002); Preliminary Geotechnical and Environmental Data Report, I-295 Connector Road, Portland, Maine (November 2002); Voluntary Remedial Action Plan and Application, Northern Wye Parcel, I-295 Connector-Northern Wye Project, Portland, Maine (February 2003).
5. Two No Action Assurance Letters were issued by the Department through the VRAP that apply to this site. A No Action Assurance Letter for the I 295 Connector Road- Northern

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Rail Wye issued in March 2003 proposed a cover system for contaminated soils that remain onsite comprised of 4 inches of clean soil and a non-woven geotextile fabric or 24 inches of clean soil. Additionally, storm water structures such as detention basins would be constructed with a barrier or lining will prevent direct contact between the contaminated soils and the storm water. Any subsurface utilities brought onto the site will be contained in clean bedding materials.

A No Action Assurance Letter Issued to Mercy Health Care System of Maine issued in April 2004 proposed a cover system comprised of a minimum of 4 inches of clean soil for contaminated soils exceeding the residential remedial action guidelines.

6. MDOT submitted a Voluntary Remedial Action Plan (VRAP) Report, Summary of VRAP Environmental Monitoring and Response Actions, I-295 Connector Construction Project, Portland, Maine prepared by SW Cole Engineering dated October 18, 2005. This report documented the sampling conducted during construction activities as well as the remedial measures undertaken. A clarification letter was submitted in December 2005 describing the cover systems for contaminated soils which remain onsite along the MDOT parcel.

CONCLUSIONS

1. Maine Department of Transportation and Portland Terminal Company, submitted a Voluntary Response Action Plan application to the Commissioner pursuant to 38 M.R.S.A. § 343-E for the I 295 connector property beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland, including the entire right of way for the road.
2. Site assessments conducted at the site, included investigations and reports that adequately identified the nature and extent of contamination at the site.
3. Remedial actions addressing the potential sources of contamination on the property have been completed. These actions included managing contaminated soils on the property by covering with a minimum of 4 inches of clean soil and a geotextile fabric or 24 inches of clean fill or pavement. It has been demonstrated to the satisfaction of the Commissioner that the necessary remedial actions are complete.
4. Provided that Maine Department of Transportation, Portland Terminal Company and their successors and/or assigns comply with the conditions of this certification, the response actions that have been completed and the activities associated with the continued use of the site will not cause, contribute, or exacerbate releases, or threatened releases, if they exist at the site, that are not required to be removed under the VRAP.

I 295 CONNECTOR
PORTLAND, MAINE

) COMMISSIONER'S CERTIFICATION
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THEREFORE, pursuant to 38 M.R.S.A. § 343-E(5), Stephen Davis, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection certifies, subject to the conditions set forth below, that remedial actions have been completed at the I 295 connector beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland, including the entire right of way for the road. This property is further described in Book 19154 page 155 at the Cumberland County Registry of Deeds. Upon issuance of this CERTIFICATE, Maine Department of Transportation, Portland Terminal Company, and the persons qualified for protection under 38 M.R.S.A. § 343-E(6) are entitled to the protection from liability to the extent provided by 38 M.R.S.A. §343-E(1). This protection from liability is limited to the matters addressed by and identified by the environmental reports and is subject to the qualifications and conditions set forth below and in 38 M.R.S.A. § 343-E.

CONDITIONS

1. The installation of groundwater extraction wells on the property is prohibited without the written permission of the Department.
2. An operations and maintenance plan will be submitted to the Department for approval that outlines how contaminated materials will be handled as well as worker safety.
3. Future development of the site will not be for residential purposes.
4. Cover systems over contaminated materials will be maintained.
5. This Certification applies only to the I 295 Connector Road and the right of way for the road. A Certificate of Completion for the remaining undeveloped portions of the property will be issued upon submission of a VRAP completion report that demonstrates that necessary remedial actions have been completed to the satisfaction of the Commissioner.
6. A copy of this certificate for the I 295 Connector located beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland including the entire right of way for the road, shall be recorded at the Cumberland County Registry of Deeds. A copy of the recorded document must be supplied to the Department.
7. A Declaration of Environmental Covenants consistent with this Certificate and acceptable to the Department must be prepared and recorded. A copy of the recorded document must be supplied to the Department.

I 295 CONNECTOR
PORTLAND, MAINE

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
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DONE AND DATED AT AUGUSTA, MAINE, THIS 15th DAY OF DECEMBER 2005.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By:

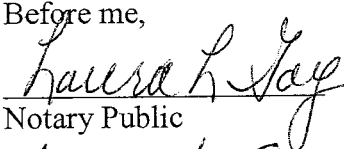

Stephen K. Davis P.G., Director, Bureau of Remediation & Waste Management

STATE OF MAINE
KENNEBEC, ss.,

DECEMBER 15th, 2005

Then personally appeared the above-named Stephen K. Davis P.G., Director Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection and duly authorized delegee for the Commissioner, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the Department of Environmental Protection.

Before me,


Notary Public

Laura L. Gay
(Print Name)

This order was prepared by Jean Firth, Bureau of Remediation & Waste Management.

**DECLARATION OF ENVIRONMENTAL COVENANTS
AFFECTING PROPERTY OF THE STATE OF MAINE, by and through its
DEPARTMENT OF TRANSPORTATION AFFECTING THE
INTERSTATE 295 CONNECTOR, CITY OF PORTLAND,
CUMBERLAND COUNTY, STATE OF MAINE**

THIS DECLARATION OF ENVIRONMENTAL COVENANTS is made this 15TH day of FEBRUARY, 2006, by the **STATE OF MAINE**, by and through its **Department of Transportation**, having an address of 16 State House Station, Augusta, ME 04333-0016, ("Declarant");

WHEREAS, Declarant holds title to certain real property situated in Portland, Maine, as shown on Maine Department of Transportation Right-of-Way Map entitled "State of Maine Department of Transportation – Right of Way Map – State Highway '10' – Portland – Cumberland County – Federal Aid Project No. TCSP-7589(200)X" dated September, 2002, Declarant File No. 3-483, Sheets 1 through 12, on file in the Declarant office at Augusta, Maine, and described in a Notice of Layout and Taking dated November 13, 2002, recorded in the Cumberland County Registry of Deeds, Book 19154, Page 155 on April 7, 2003 and a Release Deed from Portland Terminal Company to the Maine Department of Transportation dated December 19, 2002, recorded in the Cumberland County Registry of Deeds, Book 18587, Page 254 on December 20, 2002; and

WHEREAS, Declarant acquired the above-referenced properties for the purpose of establishing adequate right of way to construct a new connector road between Exit 5 of Interstate 295 and the westerly end of Commercial Street in Portland (the "I-295 Connector"); and

WHEREAS, past operations on portions of the above-referenced properties included use as a rail yard and other railroad-associated activities; and

WHEREAS, Declarant submitted a Voluntary Response Action Plan ("VRAP") application to the Maine Department of Environmental Protection ("MaineDEP") pursuant to Title 38 M.R.S.A. §343-E for that portion of the I-295 Connector that begins at the Interstate 295 Exit 5 interchange near Congress Street and extends southerly to the Veterans Memorial Bridge

(the "Protected Property") and subsequently completed the remedial actions proposed in the VRAP to the satisfaction of MaineDEP; and

WHEREAS, MaineDEP issued a Commissioner's Certification of Completion of Remedial Actions under a Voluntary Response Action Plan on December 15, 2005 (the "Certification"), which requires that Declarant prepare and record this Declaration of Environmental Covenants affecting the Protected Property consistent with the provisions of the Certification.

NOW THEREFORE, in consideration of the foregoing and in order to preserve the protections from liability afforded by Title 38, M.R.S.A. §343-E, Declarant does hereby covenant and agree that the Protected Property is and shall be held, and if conveyed shall be subject to, the conditions set forth below, which shall inure to the benefit of and be binding upon Declarant, its successors and assigns, and shall be binding upon the Protected Property as described above. This Declaration is an environmental covenant executed pursuant to the Maine Uniform Environmental Covenants Act ("UECA"), Title 38, M.R.S.A. §§ 3001 – 3013.

CONDITIONS

1. The installation of groundwater extraction wells on the Protected Property is prohibited without the written permission of MaineDEP.
2. Future development of the Protected Property for residential purposes is prohibited.
3. Removal of cover systems over contaminated materials on the Protected Property is prohibited.

ADDITIONAL TERMS

- A. Liberal Construction. It is intended that this Declaration shall be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to hazardous substances.

- B. Activity and Use Limitations. In no event shall the Protected Property be used for residential purposes, schools, childcare facilities, or long-term care facilities, even if such uses are allowed under applicable municipal zoning.
- C. Right of Access to Protected Property. The Declarant and future landowners or users of the Protected Property shall provide, without cost, access to the Protected Property to MaineDEP as well as to its authorized employees, agents, representatives, and independent contractors, upon presentation of credentials, for the purposes of monitoring and enforcing this Declaration.
- D. Modification and Termination of Covenant. The terms and conditions hereof may not be terminated, altered, or modified except by an instrument duly executed by the Declarant or its successors in interest in the Protected Property, and approved by MaineDEP, or its successor in legal function, in writing, which instrument is duly recorded in the Cumberland County Registry of Deeds, in accord with 38 M.R.S.A. §§3009 and 3010. The Declarant hereby waives the right to consent to any future consensual amendment or termination of this Declaration after it has transferred title to the Protected Property by deed to a third party.
- E. Duration and Binding Nature of Covenant. This Declaration and each and every covenant shall be a covenant running with the land in perpetuity and shall bind both the Protected Property, the Declarant, its successors and assigns, and all those acting by, through, or under the Declarant, for the duration hereof unless terminated pursuant to §§3009 or 3010 of the UECA.
- F. Invalidity. If any part of this Declaration shall be decreed to be invalid by any court of competent jurisdiction, all of the other provisions hereof shall not be affected thereby and shall remain in full force and effect.
- G. Period During Which Declarant Bound. The Declarant shall be bound for the duration of this Declaration by each and every covenant, restriction, agreement, and obligation hereunder, during the period that Declarant owns or possesses the Protected Property.
- H. Recording of Declaration and Notification of Recording. The Declarant shall cause this Declaration to be duly recorded in the Cumberland County Registry of Deeds within thirty (30) days of execution by the last signatory and shall, within thirty (30) days of this recording of the Declaration, notify MaineDEP of the book and page at which it is recorded, and submit to DEP a copy of the signed Declaration date-stamped by the Register of Deeds.
- I. Representation of Ownership and Encumbrances. By its execution hereof, the Declarant hereby represents that it is the fee simple owner of the Protected Property and that there are no mortgages, easements, or other encumbrances on the Protected Property that

would materially adversely affect the effectiveness or enforceability of this environmental covenant.

- J. Identity of Holder of Environmental Covenant. MaineDEP is the environmental agency with enforcement authority pursuant to the UECA, and is also the only holder of the environmental covenants granted by Declarant in the Declaration. The administrative record for the Protected Property is located at MaineDEP headquarters, whose mailing address is 17 State House Station, Augusta, ME 04333-0017, with a street address of the Ray Building, 28 Tyson Drive, Augusta, Maine. The administrative record is MaineDEP's facility file for the Protected Property.
- K. Grant of Environmental Covenant Pursuant to Law. This Declaration grants environmental covenants subject to the UECA, and no defenses waived by the UECA may be raised in any action to enforce any of these environmental covenants.
- L. Enforcement of Covenant. This environmental covenant shall be enforced as authorized by Title 38, M.R.S.A. §3011. Any forbearance as to enforcement of any of the terms hereof shall not be deemed a waiver of the right to seek and obtain enforcement at any time thereafter as to the same violation or as to any other violations.

IN WITNESS WHEREOF Declarant has executed and sealed this document the day and year first above written.

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**


Witness

By: 
David A. Cole, Commissioner

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: 2/15, 2006

Then personally appeared the above named David A. Cole, Commissioner of the Maine Department of Transportation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Maine Department of Transportation.

Before me,



Attorney/Notary Public

Print Name:

My Commission Expires:

CHERYL C. MARTIN-HUNT

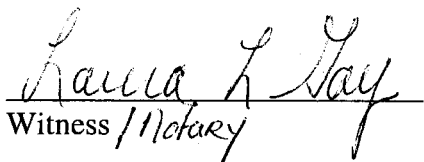
Notary Public State of Maine

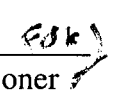
My commission expires Dec - Dec 5, 2010

APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

MaineDEP joins in this Declaration for the limited purpose of approving the terms and conditions set forth in the above Declaration.

STATE OF MAINE
DEPARTMENT OF
ENVIRONMENTAL PROTECTION


Witness / Notary

By:  
David Littell, Acting Commissioner

SEAL

Received
Recorded Register of Deeds
Mar 10, 2006 09:37:28A
Cumberland County
John B O'Brien



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF

CITY OF PORTLAND	)	COMMISSIONER'S CERTIFICATION
ATTN: GREG MITCHELL	)	OF COMPLETION OF REMEDIAL
DIRECTOR OF ECONOMIC DEVELOPMENT	)	ACTIONS UNDER A VOLUNTARY
389 CONGRESS STREET	)	RESPONSE ACTION PLAN
PORTLAND, ME 04101	)	

JURISDICTION

This certification of completion of a Voluntary Response Action Plan ("VRAP") is made pursuant to the authority vested in the Commissioner of the Maine Department of Environmental Protection ("Department") or the Commissioner's delegee under 38 M.R.S.A. Section 343-E.

FINDINGS OF FACT

1. The covered property (property and/or site) is the former Lucas Tree site located at 636 Riverside Street in Portland, and is identified on the City of Portland Tax Map 322 as Lot A-001 and Tax Map 323 as Lot A-003. The site is 40.85 acres in size. A map of the property is included as Attachment A.
2. The property use in the area is mixed residential and commercial.
3. A Phase I Environmental Site Assessment (ESA), a Phase II ESA, and a Supplemental Phase II ESA were prepared by Tewhey Associates ("Tewhey") in September and December of 2005 and January 2008, respectively, with funding from the City of Portland's Municipal Brownfields Program. These reports identified two areas requiring remedial actions: the spent sand blast grit area and the former greenhouse area.
4. In July 2010, Ransom Environmental Consultants, Inc. ("Ransom") directed remedial activities on the property. Under Ransom's direction, soils were removed from both areas of contamination and loaded on trucks for appropriate disposal. The spent sand blast grit area was cleaned to a visual standard, as earlier sampling had demonstrated that contamination was directly related to the easily identified black sand blast grit. The former greenhouse area was excavated to a standard 2 feet below grade level, based on earlier sampling results for the contaminant of concern, arsenic. Post excavation sampling demonstrated that soils had been cleaned up to typical background in 5 of the 6 samples, with one sample area having a higher level. Given that the bulk of the contaminated soil volume was removed from this area, the actual risk from this small hotspot area is low, and additional remedial action will not be necessary. A total of 296.74 tons of arsenic contaminated soils and spent sand blast grit were excavated from the property and sent to Commercial Paving and Recycling in Scarborough, Maine for recycling. The remedial actions are documented in a letter report dated August 23, 2010 and submitted by Ransom entitled "Lucas Tree Site, 636 Riverside Street, Excavation and Remediation Activities".

FILE COPY

CITY OF PORTLAND
ATTN: GREG MITCHELL
DIRECTOR OF ECONOMIC DEVELOPMENT
389 CONGRESS STREET
PORTLAND, ME 04101

2 COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN
)

CONCLUSIONS

1. The City of Portland, as an applicant, has submitted a Voluntary Response Action Plan application to the Commissioner pursuant to 38 M.R.S.A. § 343-E for the property located at 636 Riverside Street in Portland, Maine which is identified on the City of Portland Tax Map 322 as Lot A-001 and Tax Map 323 as Lot A-003 .
2. Site assessments conducted at the site included investigations and reports that adequately identified the nature and extent of contamination associated with identified sources at the property.
3. Actions addressing identified contamination on the property have been completed. These actions included the removal of arsenic contaminated sand blast grit and soils associated with a former greenhouse.
4. Provided the City of Portland, as applicant, and their successors and/or assigns comply with the conditions of this certification, the response actions that have been completed and the activities associated with the continued use of the site will not cause, contribute, or exacerbate releases, or threatened releases, if they exist at the site, that are not required to be removed under the VRAP.

THEREFORE, pursuant to 38 M.R.S.A. § 343-E(5), Mark Hyland, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection certifies, subject to the conditions set forth below, that remedial actions have been completed at the property located at 636 Riverside Street in Portland, Maine, identified on the City of Portland Tax Map 322 as Lot A-001 and Tax Map 323 as Lot A-003, and further described in Book 27870, Page 299, at the Cumberland County Registry of Deeds. Upon issuance of this CERTIFICATE, the City of Portland, as applicant, and the persons qualified for protection under 38 M.R.S.A. § 343-E(6) are entitled to the protection from liability to the extent provided by 38 M.R.S.A. §343-E(1) and (5). This protection from liability is limited to the matters addressed by and identified by the environmental reports and is subject to the qualifications and conditions set forth below and in 38 M.R.S.A. § 343-E.

CONDITIONS

1. The future installation of potable wells on the property is prohibited without prior written permission from the Department.
2. Use of the property shall be limited to industrial, commercial, municipal and other non-residential uses and not be residential without prior written permission of the Department.
3. A copy of this certificate for the property located at 636 Riverside Street in Portland shall be recorded at the Cumberland County Registry of Deeds. A copy of the recorded document must be supplied to the Department.

CITY OF PORTLAND
ATTN: GREG MITCHELL
DIRECTOR OF ECONOMIC DEVELOPMENT
389 CONGRESS STREET
PORTLAND, ME 04101

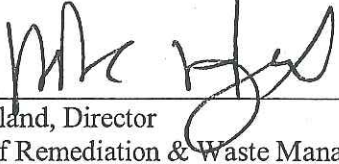
3 COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN
)

4. A Declaration of Environmental Covenants, as defined in 38 M.R.S.A. § 3001 et seq., that is consistent with this Certificate and acceptable to the Department must be prepared and recorded at the Cumberland County Registry of Deeds. A copy of the recorded document must be supplied to the Department.

DONE AND DATED AT AUGUSTA, MAINE, THIS 30TH DAY OF AUGUST 2010.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By:


Mark Hyland, Director
Bureau of Remediation & Waste Management

STATE OF MAINE
KENNEBEC, ss.,

August 30th, 2010

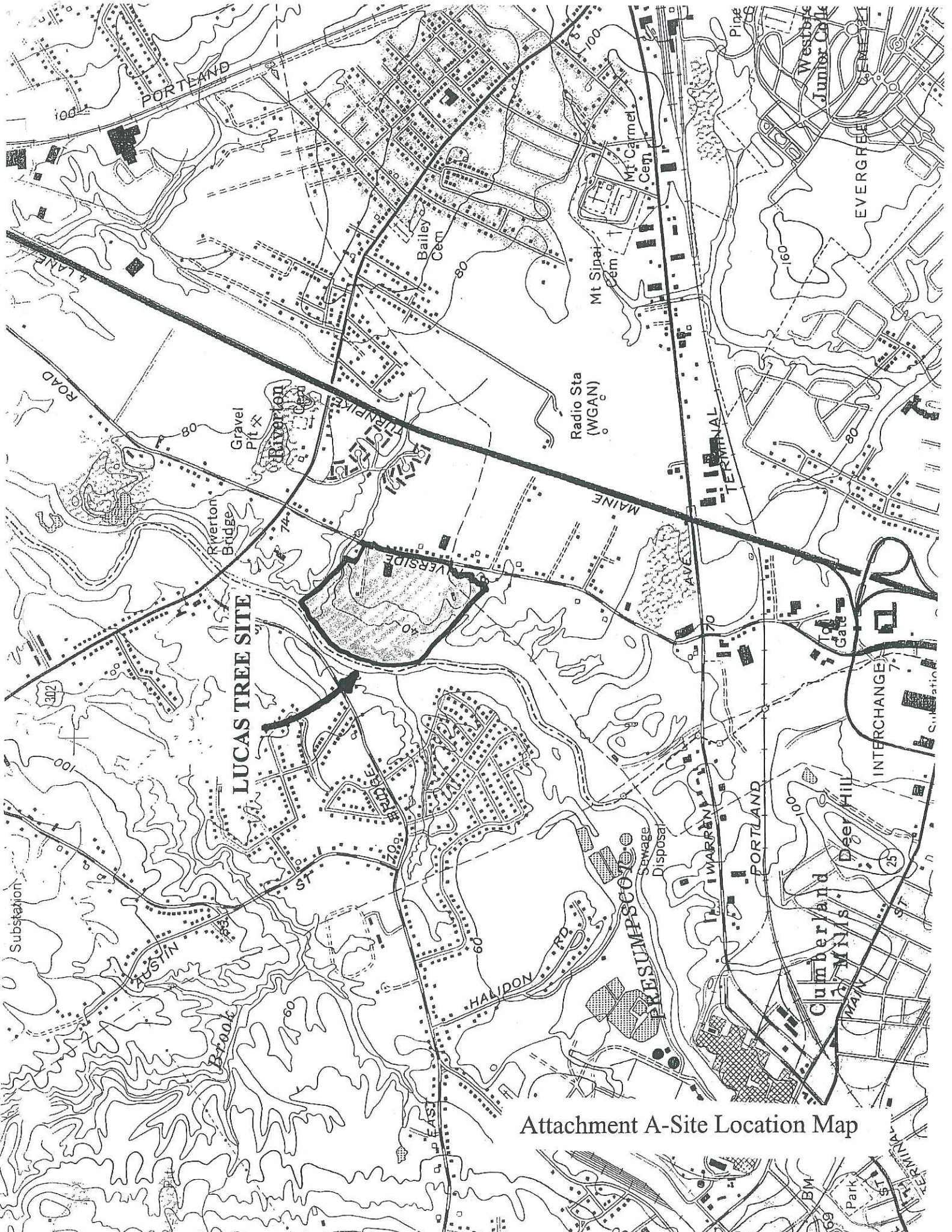
Then personally appeared the above-named Mark Hyland, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection and duly authorized delegatee for the Commissioner, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the Department of Environmental Protection.

Before me,


Notary Public

Laura L. Gay
(Print Name)

This order was prepared by Nicholas J. Hodgkins, Bureau of Remediation & Waste Management.



Attachment A-Site Location Map