



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 mutli-family unites.
 - 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;l 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

- o Riverside technically meets requirements
 - o Angelo's Acre and Country Way both have easy access to metro.
- Community Provider Feedback
 - o 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
 - o 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.
 - o Skip is completely gated off.
 - o 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.
 - Planning does not know that the shade area on the County Way map
 - 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 to be unviable?
 - o What would happen at that point?
 - A back up site would help
 - 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 use.
 - 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 Angelo's Acres

Will there be increased in Police staffing?

- Not just Community policing

Schools in proximity: Reiche and • Waynefleete

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 on April 9th Meeting; Doodle poll to reschedule.

Meeting adjourned at approximately 4:55PM.

DRAFT