



# Community Forum #4: Understanding the Site Selection Process

Scarborough School Solution

April 13, 2023





# Agenda

## 1. Review of Why the Project is Needed

- Why | Why Now | Goals
- What Facts Support This Need?
- What is the Project?

## 2. Overview of Site Selection Process

## 3. Next Steps

# 1

## **Review of Why the Project is Needed**



# Why the Project is Needed

## WHY?

We have already exceeded the capacity of our existing schools. Our infrastructure does not support our students' basic educational needs. We need a sustainable solution to house our current and growing population.



## WHY NOW?

We need a solution to support today's kids and plan for continued housing starts. The planning and construction process will take approximately five years.



## GOALS

- » Consolidate the 3 Primary Schools as part of a K-8 strategic solution.
- » Remove all 30 District Portables.
- » Alleviate overcrowding at the Middle School.
- » Strategically coordinate and align the project with other community initiatives and the town comprehensive plan.



# What Facts Support This Need?

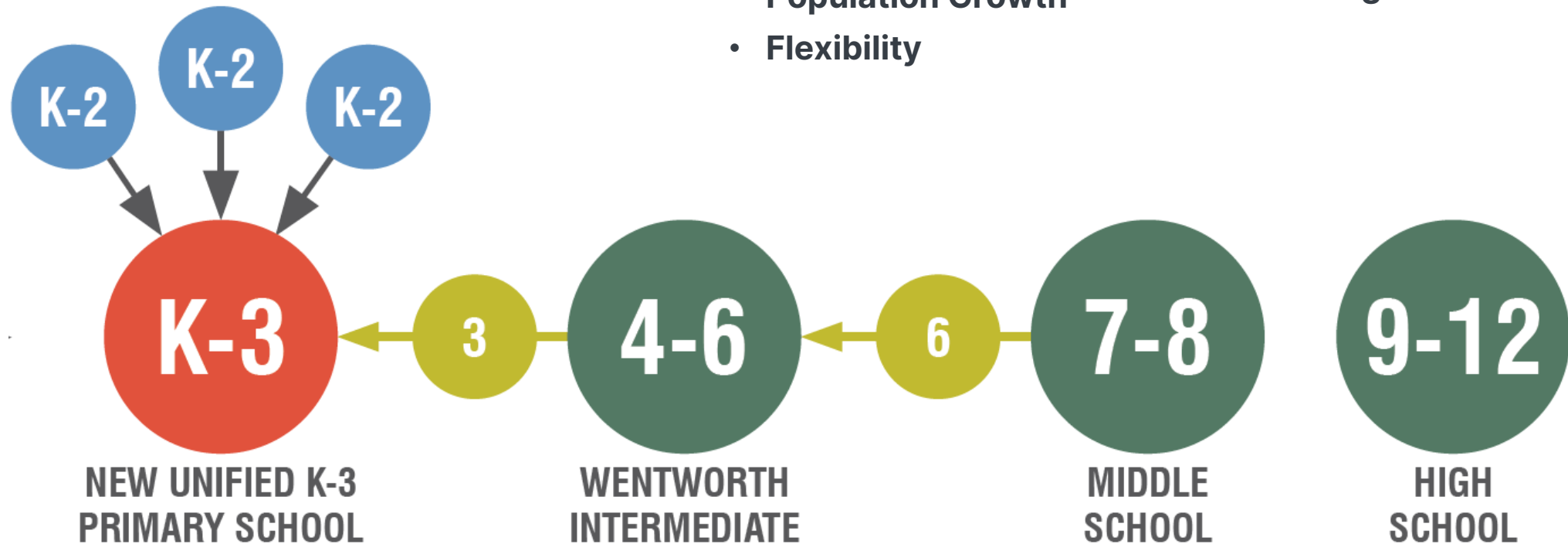


- 18 “temporary” portables at the primary schools, with **no space on the sites to add more.**
- **Not enough classroom space** to accommodate programs.
- Classrooms are **undersized.**
- The **entire 6<sup>th</sup> grade** is housed **in portables.**
- K-8 **enrollment is projected to increase by 18-30%** in the next 10 years.

*Where will these students go?*

# What is the Project?

- A **K-8 strategic solution** to **solve overcrowding** and **facilities deficiencies** by shifting grade levels.
- A **new unified K-3 school** that meets the moment by addressing:
  - **Educational Equity**
  - **Operational Efficiency**
  - **Population Growth**
  - **Flexibility**
  - **Safety and Security**
  - **21<sup>st</sup> Century Teaching and Learning Methods**



# 2

## Overview of Site Selection Process



# Overview of Site Selection Process

## 1. PRELIMINARY MEETINGS

- a) Process Review
- b) Determination of Local Criteria**
- c) Weighting of Criteria

## 2. DATA COLLECTION

- a) GIS Level Data
- b) Local Data
- c) Field Observations
- d) Potential Public Meeting

## 3. TIER 1 SCREENING (DOZENS OF SITES)

- a) Development of List of Potential Sites
- b) Screening of Sites Based on Macro Criteria
- c) Meeting to Review Findings and Develop Tier 2 List

## 4. TIER 2 SCREENING (DOZEN SITES)

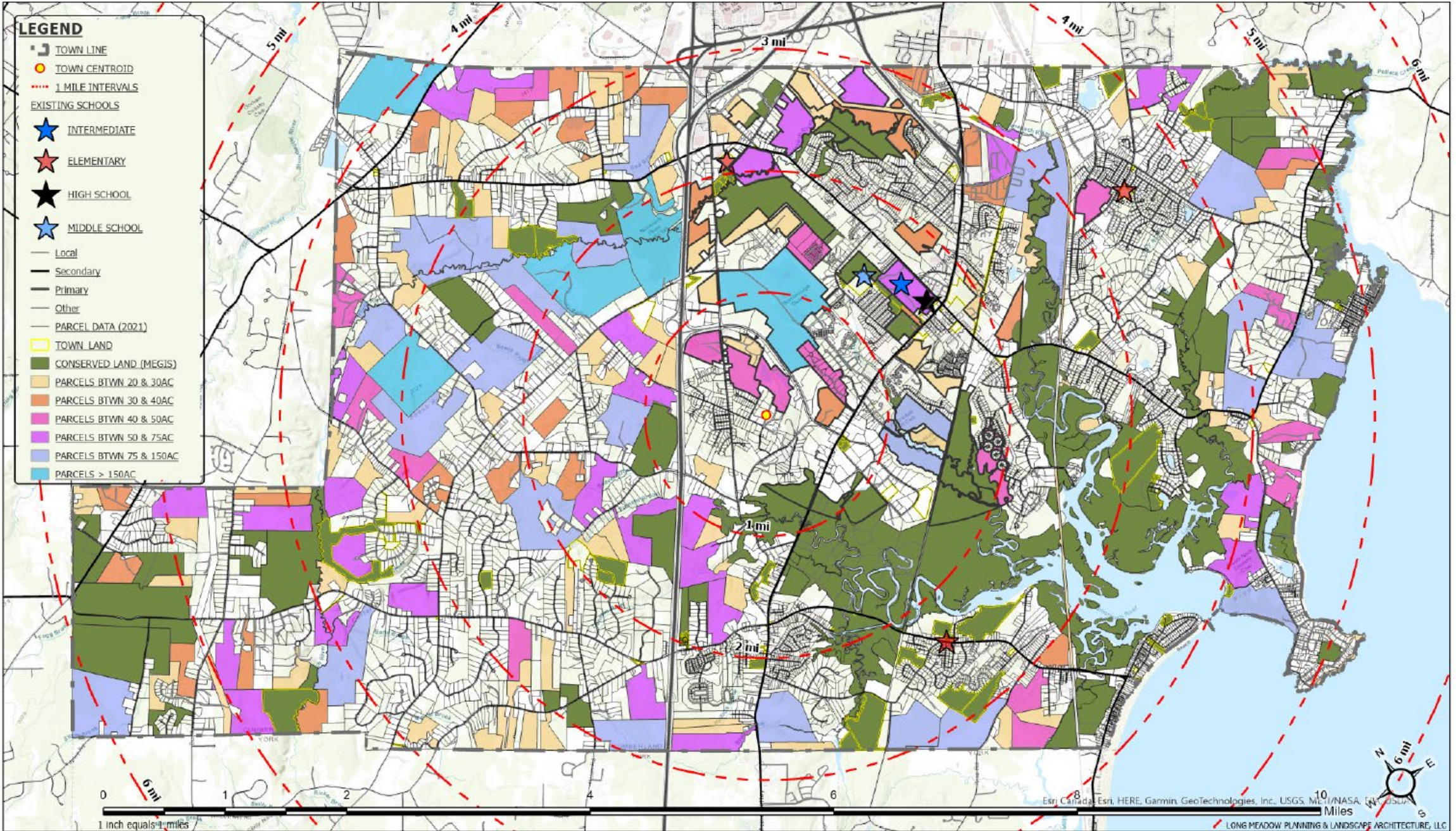
- a) Field Review of Each Parcel
- b) Further Screening of Sites Based on Micro Criteria and Bubble Diagram
- c) Meeting to Review Findings and Develop Tier 3 List
- d) Potential Public Meeting

## 5. TIER 3 SCREENING (3 TO 4 SITES)

- a) Conceptual Layout of Each Site
- b) Enhanced Screening, Including On and Off-Site Cost Comparison
- c) Meeting to Review Findings and Concurrence on Recommended Site
- d) Potential Public Meeting



# Scarborough Map of Existing Parcels





# Preliminary Site Selection Criteria

1. SAFETY
2. ENVIRONMENT
3. LOCATION/FUTURE EXPANSION
4. SOILS/TOPOGRAPHY
5. UTILITIES
6. TRAFFIC/TRANSPORTATION SAFETY
7. PUBLIC SERVICES
8. COST
9. AVAILABILITY
10. COMMUNITY INVOLVEMENT
11. LOCAL CRITERIA



# Preliminary Site Selection Criteria

1. **SAFETY**
2. **ENVIRONMENT**
3. **LOCATION/FUTURE EXPANSION**
4. **SOILS/TOPOGRAPHY**
5. **UTILITIES**
6. **TRAFFIC/TRANSPORTATION SAFETY**
7. **PUBLIC SERVICES**
8. **COST**
9. **AVAILABILITY**
10. **COMMUNITY INVOLVEMENT**
11. **LOCAL CRITERIA**

## ***FEATURES THAT CAN DISQUALIFY SITES:***

- Within 1,500 feet of railroad tracks
- Proximity to high accident locations
- Close to high-voltage power lines
- Close to high-pressure lines, for example natural gas, gasoline sewer or water lines
- Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, fuel tanks, or agricultural use of pesticides or fertilizer
- Close to high decibel noise sources
- 100-year flood plain proximity



# Preliminary Site Selection Criteria

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## ***DESIRED FEATURES OF SITES:***

- Free from sources of noise that may impede the instructional process
- Free from air, water and soil pollution
- Free from smoke, dust, odors and pesticide spray
- Provides aesthetic view from and of the site
- Compatible with the educational program

## ***FEATURES THAT CAN DISQUALIFY SITES:***

- Significant wetlands
- Vernal pools



# Preliminary Site Selection Criteria

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## *DESIRED FEATURES OF SITES:*

- Safe walking areas
- Within designated growth area based on Comprehensive Plan
- Compatibility of current or future potential adjacent land uses
- Centrally located to avoid extensive transporting and to minimize student travel distance
- Compatible with current and probable future zoning regulations
- Potential for outdoor learning environment
- Proximity to libraries, parks and other community services

**CONTINUES ON NEXT SLIDE**



# Preliminary Site Selection Criteria

1. SAFETY
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## *DESIRED FEATURES OF SITES (CONTINUED):*

- Favorable orientation to wind and natural light
- Solar orientation potential
- Net acreage consistent with standards of Maine Department of Education
- Optimum length-to-width ratio
- Sufficient open space for play areas
- Available adjacent land
- Area for adequate and separate bus loading and parking
- Access and dispersal roads
- Easily reachable by emergency response vehicles
- Routing patterns for foot traffic



# Preliminary Site Selection Criteria

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## *FEATURES THAT CAN DISQUALIFY SITES:*

- Natural obstacles such as grades or gullies
- Obstacles such as crossings on major streets/intersections, narrow/winding streets, heavy traffic
- Remote areas (no sidewalks) where students walk to/from school



# Preliminary Site Selection Criteria

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## ***DESIRED FEATURES OF SITES:***

- Stable subsurface and bearing capacity
- Percolation for septic system (if required) and drainage
- Adequate water table level
- Existing fill (if present) is reasonably well compacted
- Surface and subsurface drainage
- Level area for playfields
- Feasibility of mitigating steep grades

## ***FEATURES THAT CAN DISQUALIFY SITES:***

- Significant cuts/fills to grade the site
- Rock ledges or outcroppings



# Preliminary Site Selection Criteria

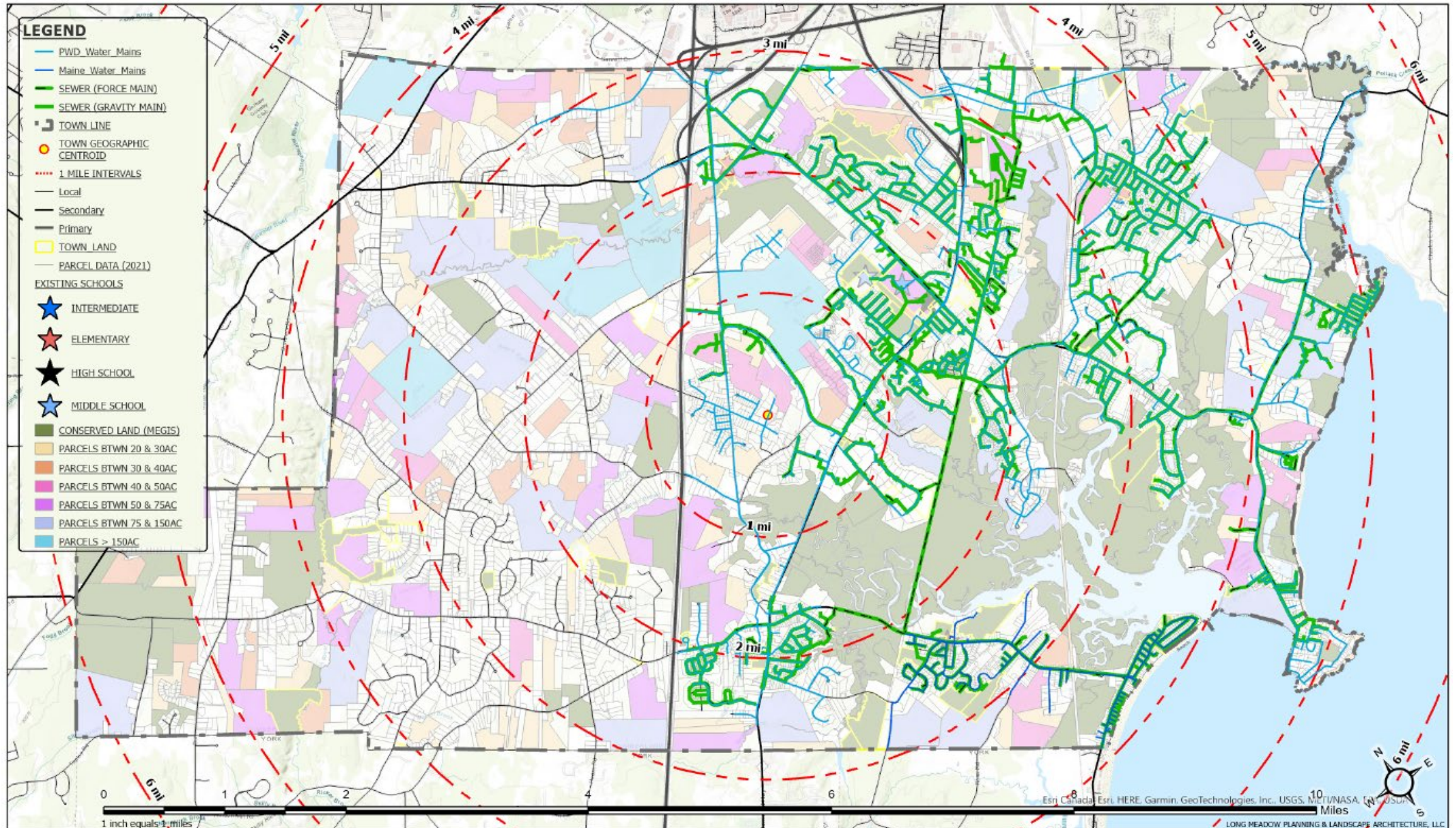
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## *DESIRED FEATURES OF SITES:*

- Proximity to three phase power
- Proximity to high-speed internet
- Proximity to public water
- Apparent proximity to existing wells or adequate yield for domestic and fire service (if necessary)
- Proximity to public sewer
- Adequate soils for on-site septic (if necessary)
- Reasonable stormwater management quantity and quality opportunities



# Public Sewer and Water Plan





# Preliminary Site Selection Criteria

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## *DESIRED FEATURES OF SITES:*

- Adequate sight distances
- Pedestrian Access
- Bicycle Access
- Roadway Width
- Right of Way for Turning Lanes
- Proximity to population centroid
- Proximity to school population centroid



# Preliminary Site Selection Criteria

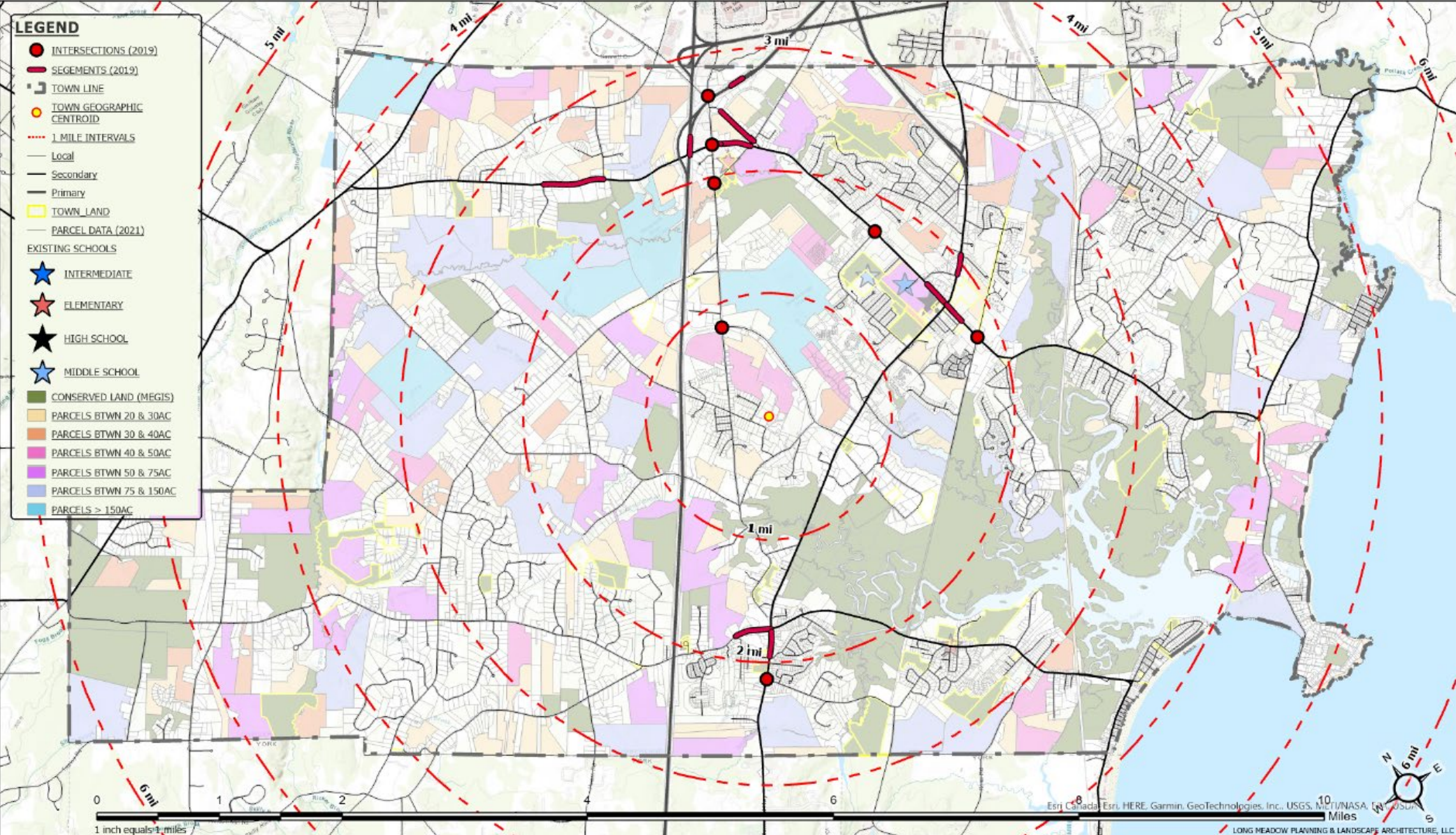
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## *FEATURES THAT CAN DISQUALIFY SITES:*

- Located on mobility corridor >45 mph
- Traffic Volume
- High accident locations near by
- Bussing Limitations
- Truck Traffic
- Adjacent driveways



# High Crash Locations





# Preliminary Site Selection Criteria

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## *DESIRED FEATURES OF SITES:*

- Fire and police protection, including fire lanes
- Available public transportation
- Trash and garbage disposal



# Preliminary Site Selection Criteria

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## *DESIRED FEATURES OF SITES:*

- Reasonable costs for purchase of property
- Reasonable costs for site preparation, including but not limited to, demolition, drainage, parking, driveways, removal of existing buildings, and grading
- Reasonable costs for off site improvements, including but not limited to, utility extensions or traffic improvements
- Reasonable maintenance costs

## *FEATURES THAT CAN DISQUALIFY SITES:*

- Environmental mitigation



# Preliminary Site Selection Criteria

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## *DESIRED FEATURES OF SITES:*

- On the market for sale
- Title clearance
- Potential willing seller if not on the market

## *FEATURES THAT CAN DISQUALIFY SITES:*

- Deed restrictions, easements, etc.



# Preliminary Site Selection Criteria

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## *DESIRED FEATURES OF SITES:*

- Public acceptance of the proposed site
- Receptivity of host neighborhood
- Public process for review of site selection study
- Coordination of proposed facility with future community plans

## *FEATURES THAT CAN DISQUALIFY SITES:*

- Negative environmental impact report



# Results of Interactive Exercise from 6/6/22 Community Forum

Participants were asked:

**How would you prioritize the following site selection criteria?**

- **SAFETY**
- **ENVIRONMENT**
- **LOCATION/FUTURE EXPANSION**
- **SOILS/TOPOGRAPHY**
- **UTILITIES**
- **TRAFFIC/TRANSPORTATION SAFETY**
- **PUBLIC SERVICES**
- **COST**
- **AVAILABILITY**
- **COMMUNITY INVOLVEMENT**



# Results of Interactive Exercise from 6/6/22 Community Forum

## Community Forum Prioritization:

1. LOCATION/FUTURE EXPANSION
2. SAFETY
3. TRAFFIC/TRANSPORTATION SAFETY
4. ENVIRONMENT
5. PUBLIC SERVICES
6. AVAILABILITY
7. COMMUNITY INVOLVEMENT
8. COST
9. UTILITIES
10. SOILS/TOPOGRAPHY

## Building Committee Prioritization:

1. SAFETY
2. LOCATION/FUTURE EXPANSION
3. TRAFFIC/TRANSPORTATION SAFETY
4. ENVIRONMENT
5. UTILITIES
6. COST
7. COMMUNITY INVOLVEMENT
8. AVAILABILITY
9. PUBLIC SERVICES
10. SOILS/TOPOGRAPHY



# Results of Interactive Exercise from 6/6/22 Community Forum

Participants were then asked:

**What additional Community Criteria do you feel is important to prioritize?**



# Results of Interactive Exercise from 6/6/22 Community Forum

## 6/6/22 Community Forum Criteria:

- Stay within 3-4 miles of school campus
- Centralized location
- Located so that travel to/from the school isn't hard for some and easy for others
- Easy access to green space
- Cellphone service (current middle and high school do not have good service on site)

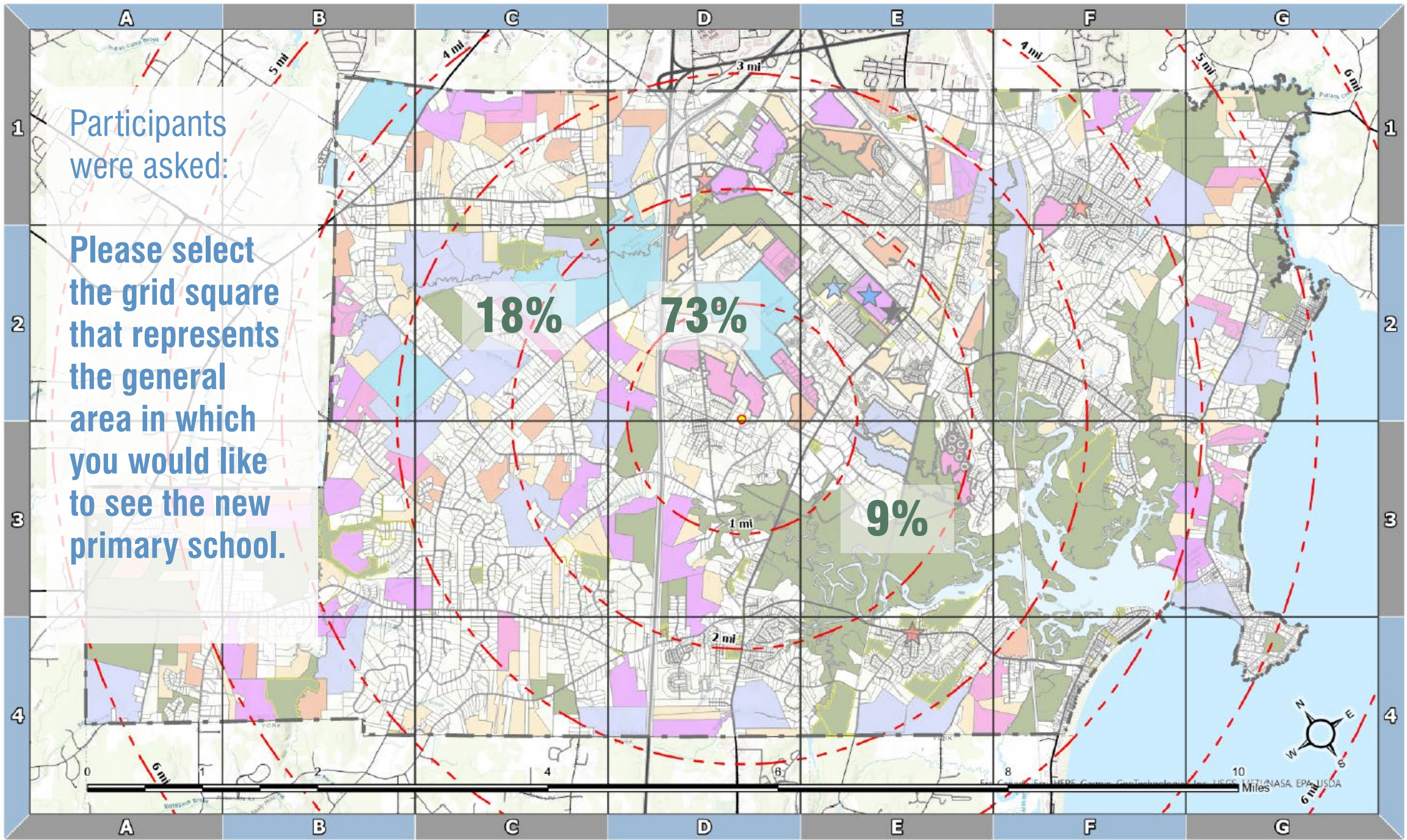
## Other Non-Site-Related Comments Provided by Community:

- Good security, given recent events
- Aesthetics of structure and landscaping
- Ability to support special programs such as STEM, arts, etc.
- School as a talent and community attractor
- Ability to make small wings in the school to feel like individual communities
- Easy for young students to find their way around the school without feeling scared/overwhelmed

## Building Committee Criteria:

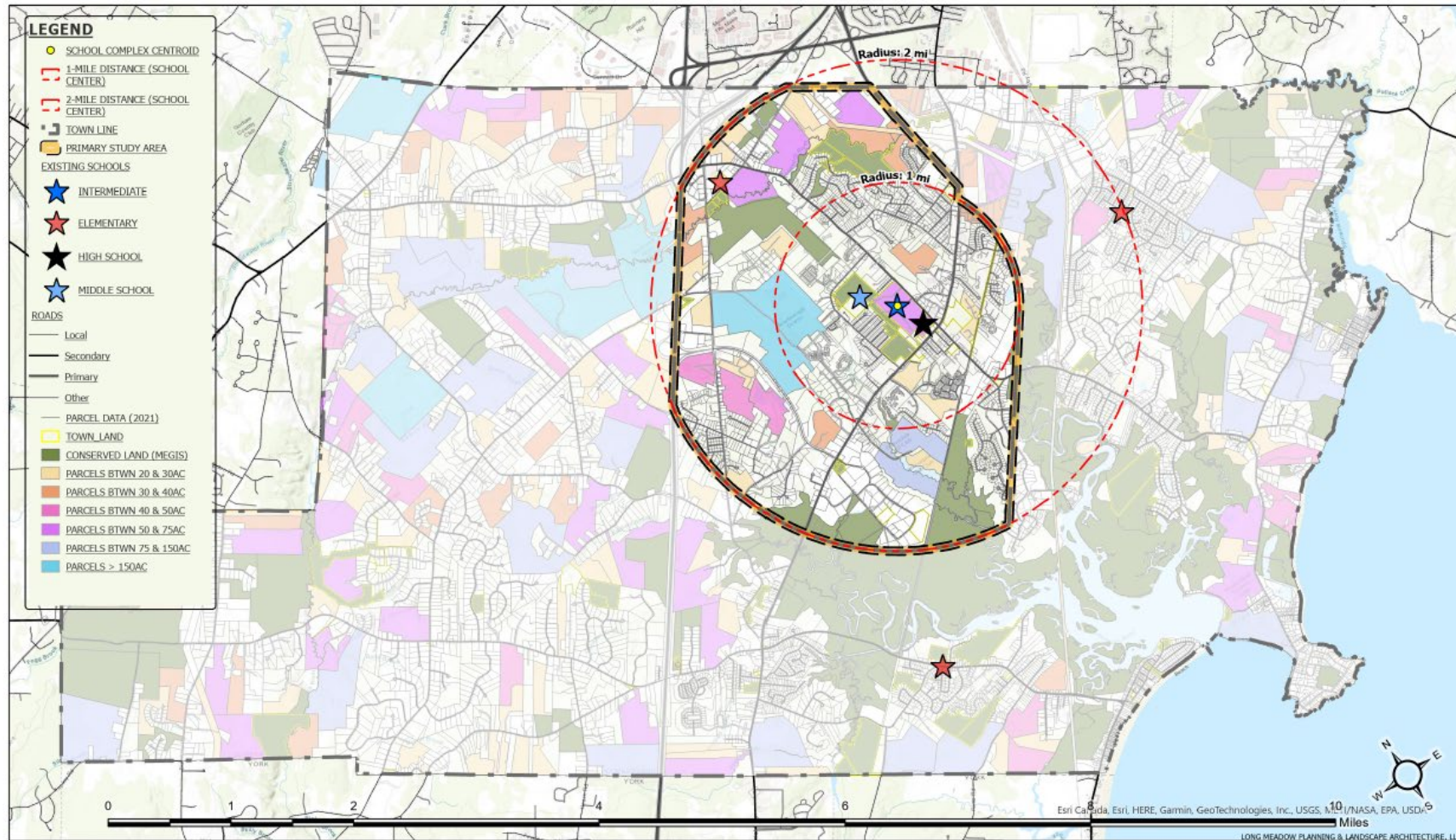
- Within a 1.5 mile radius of Municipal Campus
- Equitable bus ride times for students and impact to equipment.
- On or proximity to (abutting) Municipal Campus.
- Family-friendly/non-industrial approach and sense of arrival.







# Community Criteria Identified by Building Committee



**PRIMARY STUDY AREA**  
Scarborough Elementary School Site Selection Study

## Building Committee Community Criteria:

- Within a 1.5 mile radius of Municipal Campus.
- Equitable bus ride times for students and impact to equipment.
- On or proximity to (abutting) Municipal Campus.
- Family-friendly/non-industrial approach and sense of arrival.

MARCH 15, 2022  
1 inch equals 1 mile



# Site Selection by the Numbers

- 30+** Approximate number of site selection meetings with various constituents (Public Forum, Town, School Board, Building Committee, etc.).
- 46** Number of sites initially identified and evaluated. That's approximately 2,000 acres.
- 4** Number of sites that aligned closest to the site selection criteria.
- 3** Number of sites that we removed due to alignment with criteria.
- 1** Number of sites that best addresses the selection criteria and most importantly addresses the communities site selection criteria.





**Next Steps**



# Next Steps



Now that you have learned all about the site selection process...

We invite you to **attend the Building Committee Meeting on April 25<sup>th</sup>** to hear the **Building Committee's site recommendation!**

Or attend the **School Board Meeting on April 27<sup>th</sup>** when the Building Committee makes their **official recommendation** to the Board.

