# Scarborough Housing Alliance
# Committee Meeting
# Wednesday, January 29, 2025 - Hybrid Meeting

*[Scarborough Town Hall – 6:00 p.m.]*

Zoom Link: https://scarboroughmaine.zoom.us/j/87643072773

## AGENDA

**Item 1. Call to Order.**

**Item 2. Those Present.**

**Item 3. Approval of Minutes:** October 23, 2024

**Item 4. Discussion:**

- Introduction of New Liaison
- Homeownership Program
  - Plan for addressing alternate uses
  - Guidance for future sales
  - Adjustments to future use restrictions
- Guidance from Town Council on housing goals & objectives

**Item 5. Discussion.** Marshview Terrace Project

**Item 6. Public Comment.**

**Item 7. Adjournment.**

**WHY SHA EXISTS:**

The purpose of the Council in establishing the Alliance is to create a broadly-based community group to:

- Work together to develop and recommend a local housing agenda to the Town Council.
- Implement a local housing program under the guidance of the Town Council.
- Perform such other duties as may be assigned by the Town Council from time to time.

South Portland Housing Development Corporation

Scarborough Planning Department
Town of Scarborough, Maine
Attn: Autumn Speer, Director of Planning & Codes
259 US-1
Scarborough, ME 04074

December 9,2024

Subject: 578 US-1/Marshview Terrace – Contract Zone

Autumn,

The South Portland Housing Development Corporation requests a contract zone at 578 US Route 1 to develop much-needed multi-family housing in the Town of Scarborough. The 7.9-acre lot is currently utilized as vehicle storage and an indoor flea market. The site features a single building, 1+ acre of deteriorating asphalt, 289 feet of street frontage along US Route 1, and is subdivided by three zoning districts, TVC, TVC3, and R4. The request for a contract zone has been made so that the development can more efficiently utilize the lot and preserve existing greenspace while being prepared for future growth in alignment with the Town's Comprehensive Plan.

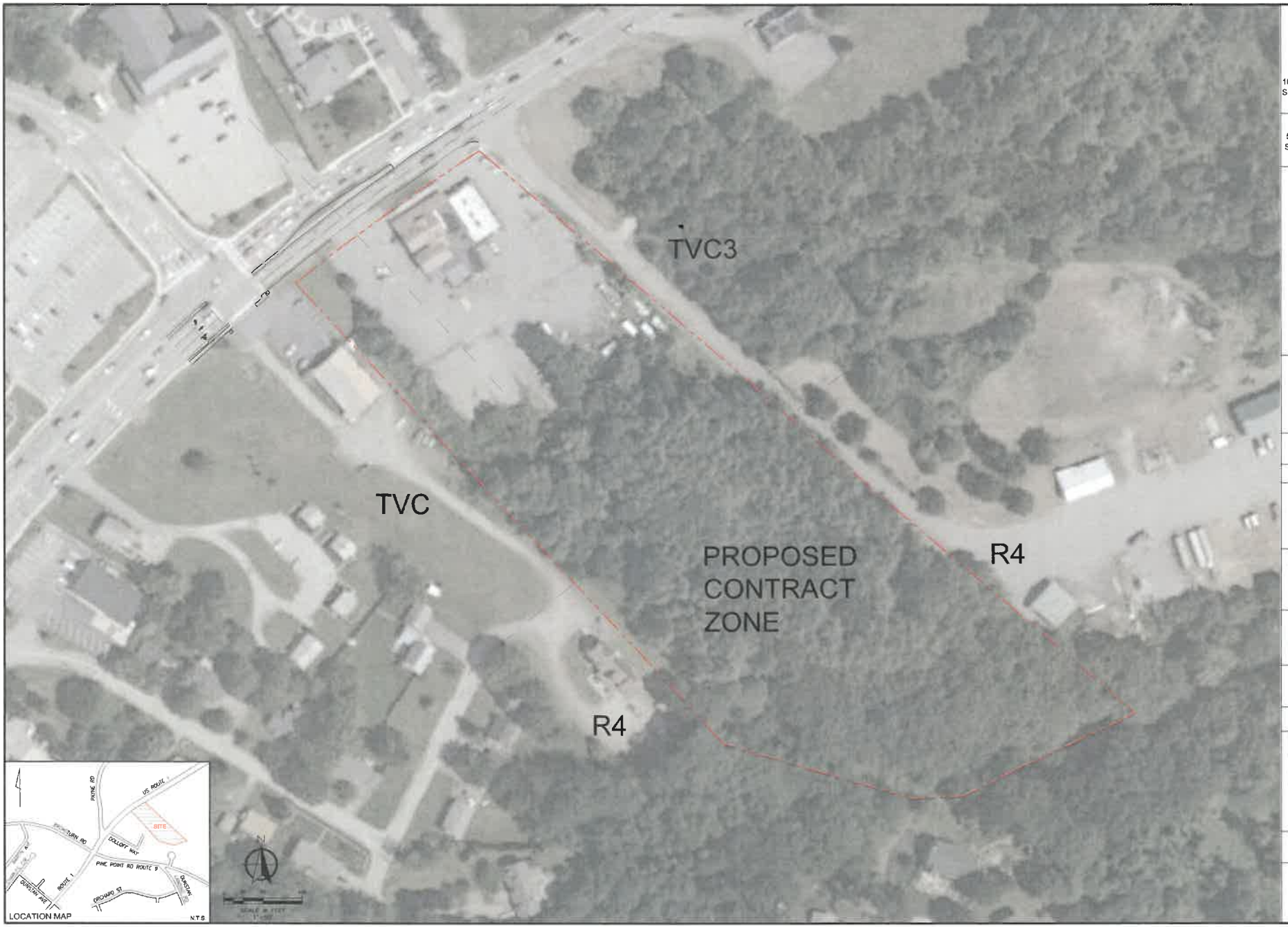
South Portland Housing Development Corporation, a local affordable housing nonprofit developer, wishes to consolidate the three zoning districts on the lot into a new contract zone to develop new affordable housing for seniors and workforce housing.

The development is designed to meet diverse housing needs within the Town of Scarborough while creating access to its natural resources. The proposal features 60 Low-Income, Affordable one-bedroom apartment units for residents ages 55 and older. This 4-story building includes solar panels on the roof, EV charging, tenant community rooms, and resident services. It will be funded using federal Low-Income Housing Tax Credits in partnership with Maine Housing. The community will also comprise of 36 units of workforce housing spread across three 3-story townhouse buildings, offering a mix of one, two, and three-bedroom units. The development's location and design provide the community with easy mobility to local businesses, safe access to US-1, increased tax revenue, scenic views of Scarborough Marsh, and close proximity to neighboring green spaces. Shared amenities include nature walking paths, a playground for families, and outdoor community spaces that encourage recreation and connection for a human-centered community for residents to enjoy.

Sincerely,

Ben Mohney
Development Officer
South Portland Housing Development Corporation

100 Waterman Drive, Suite 101, South Portland, ME 04106
(207) 773-4140 • FAX (207) 773-4006




OWNER:
SOUTH PORTLAND HOUSING DEVELOPMENT CORPORATION

100 WATERMAN DRIVE
SOUTH PORTLAND, ME 04106

SITE:
578 US ROUTE ONE
SCARBOROUGH, ME 04074

Project: PROPOSED HOUSING DEVELOPMENT

| Rev | Date | Description |
|---|---|---|
| | | |

Scale: As shown
Approved By: PC
Drawn By: MP
Sheet Title: PROPOSED ZONE LINE

Phase: DESIGN DEVELOPMENT

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
717 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1882 V. F. 207.772.3913

Date:
DECEMBER 9, 2024

Sheet No.
1

TOWN OF SCARBOROUGH, MAINE

# ZONING CHANGE APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## APPLICATION TYPE

☒ **Zoning Map Amendment** ☒ **Zoning Text Amendment**

**Pre-application Date:** 9/11/2024

**If you have not had a pre-app please contact the Planning Department at planningdepartment@scarboroughmaine.org**

## DEVELOPMENT INFORMATION

**Project Address:** 578 US Rt. 1

**Project Name:** Marshview Terrace

**Affected Tax Map(s) & Lot(s):** Map U34, Lot 1 **Acreage:** 7.91

**Current Zoning:** TVC, TVC 3, R3 **Proposed Zoning:** Contract Zone

**Current Use:** Commercial space & commercial vehicle storage

**Proposed Use:** Residential

## OWNER INFORMATION

**Owner Name:** South Portland Housing Development Corporation

**Owner Address:** 100 Waterman Dr. Suite 101

**City:** South Portland **State and Zip:** Maine, 04106

**Telephone:** (207) 773-4140 **Email:** bmore@sphdc.org

## REPRESENTATIVE / AGENT INFORMATION

**Firm / Agent Name:** Ben Mohney

**Address:** Same as owner

**City:** _____ **State and Zip:** _____

**Telephone:** 289-3733 **Email:** bmohney@sphdc.org

## APPLICATION SUBMITTAL REQUIREMENTS

- ☐ A map showing existing and proposed zone lines.
- ☐ Statement regarding existing and proposed land use.
- ☐ Statement indicating the developer has the financial ability to complete the proposed development, where applicable.
- ☐ All requests for amendments or changes that propose new construction shall be accompanied by a site plan drawn in accordance with the Site Plan Review Ordinance.
- ☐ Required Fees: Fee as specified in the Schedule of License, Permit and Application Fees established by order of the Town Council.

**Preparers Signature:** _____

**Printed Name:** Ben Mohney **Date:** 12/6/24

**Application Processing:**

- The Planning Director or designee shall review all requests for amendments or changes and make a recommendation to the Planning Board and/or Town Council in regards to the Comprehensive Plan.
- The Planning Board shall review all requests for amendments or changes and make its recommendations to the Town Council regarding the land use implications of the request.
- No request for amendment or change shall be referred to the Town Council for consideration until the Planning Board has held a public hearing on that request, notice of which shall be given at least ten (10) days prior to such hearing in a newspaper of general circulation in the Town of Scarborough.
- If a person who has requested and been granted an amendment or change fails to begin construction in a substantial manner and in accordance with an approved request within one year from the effective date of the amendment or change, the Planning Board may initiate rezoning to the original zone classification.
- No request for amendment or change shall be considered within one year from the date of Town Council denial of the same request.
- The Federal Insurance Administration and the State Coordinating Office shall be notified before Flood Plain Management Regulations (Section IV (E)) are amended based upon modified data reflecting natural or man-made changes.




## GENERAL NOTES

1. TOTAL SITE AREA: ±7.91 ACRES (±345,058 SF)
2. ZONING DISTRICT(S): TOWN & VILLAGE CENTERS DISTRICT (TVC)
   TOWN & VILLAGE CENTERS FRINGE DISTRICT (TVC3)
   RESIDENTIAL ZONING DISTRICT (R4)
3. OWNER: SOUTHERN MAINE WHOLESALE LLC

   APPLICANT: SOUTH PORTLAND HOUSING DEVELOPMENT CORP.
   100 WATERMAN DRIVE, SUITE 101
   SOUTH PORTLAND, ME 04106
4. TAX MAP: TAX MAP U34, LOT 1
5. BOOK AND PAGE: CCRD BOOK 28066, PAGE 203
6. PROJECT ADDRESS: 578 US ROUTE ONE
7. BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" AT 578 US ROUTE 1, SCARBOROUGH, MAINE. MADE FOR SOUTH PORTLAND HOUSING DEVELOPMENT CORPORATION, 100 WATERMAN DRIVE, SUITE 101, SOUTH PORTLAND, MAINE 04106. DATED NOVEMBER 20, 2024. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, UNIT 16, FALMOUTH, ME 04105.TELEPHONE 207.774.0424
8. BEARINGS ARE BASED ON GRID NORTH PER THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, NAD83.
9. ELEVATIONS BASED ON NAVD88. PROJECT BENCHMARK, NGV DISC - 162, ELEVATION 59.99'.
10. WETLAND AND STREAMS WERE DELINEATED AND MAPPED BY FLYCATCHER, LLC. SURVEY WAS PERFORMED APRIL 18, 2024 WITH REPORT DATED MAY 7, 2024.
11. PROPOSED UNIT / PROGRAM SUMMARY

| HOUSING | |
|---|---|
| SENIOR (AFFORDABLE) | 60 DU |
| MULTI-FAMILY (MARKET RATE) | 36 DU |
| TOTAL | 96 DU |

12. PROPOSED PARKING SUMMARY

| USE | QTY | PROP RATIO | |
|---|---|---|---|
| SENIOR HOUSING (1 BDR): | 60 | 1 PS : 1 DU | 60 PS |
| MULTI-FAMILY (1 BRD): | 15 | 1 PS : 1 DU | 15 PS |
| MULTI-FAMILY (2 BRD): | 15 | 1.25 PS : 1 DU | 19 PS |
| MULTI-FAMILY (3 BRD) | 6 | 2 PS : 1 DU | 12 PS |
| TOTAL | 96 | | 114 PS |

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Rev | Date | Description

Drawn By: MP | Approved By: PC | Scale: As shown

Sheet Title: CONCEPT SITE PLAN

Phase: DESIGN DEVELOPMENT

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 300
PORTLAND, MAINE 04101
207.772.1824 V. F. 207.772.3012

Date: DECEMBER 9, 2024

Sheet No: L-1.0

Gorham Savings Bank

December 6, 2024

Town of Scarborough
P.O. Box 360
259 US Route One
Scarborough, Maine 04070

RE: South Portland Housing Development Corporation

Director of Planning and Codes:

South Portland Housing Development Corporation is a valued customer of Gorham Savings Bank. Please be advised, they have the cash resources and financial capacity to complete the project known as Marshview Terrace.

I look forward to working with South Portland Housing Development Corporation on this project. Please feel free to contact me with any questions.

Sincerely,

Matthew W. Early
Senior Vice President

MWE/JRS