

KENNEBUNKPORT TOWN HALL

SITES EVALUATION MATRIX

CRITERIA	VILLAGE PARCEL	TOWN HALL (existing)	FIRE STATION	POLICE STATION	SCHOOL STREET (Parks & Recreation)
Location	51 North Street	6 Elm Street	32 North Street	101 Main Street	25 School Street
Summary Description	Large site on major road, gateway entrance to village and town with easy access for vehicles and pedestrians. Fits development needs with future expansion and other community needs.	Very constrained site due to lack of land, poor parking and future expansion. Surrounded by streets with good pedestrian access. Insufficient area for development program.	Moderate site on major road, gateway entrance to village and town with easy access for vehicles and pedestrians. Development of site will likely constrain future development for fire and impact public parking.	Large site on major road with a large portion of the site already developed. Developable area is behind existing Police Station. Traffic safety, access and visibility concerns.	Large site with adequate area for development program and future expansion. Would create campus-type setting with school and parks. Potential traffic concerns with school and community center.
Available Acreage	5 acres (2.75 acres +/- developable)	0.35 Acres	3.6 acres (@ 2.6 acres developed)	5.9 acres (@ 3 acres developed)	8.3 acres
Future Expansion (after new construction)	YES	NO	NO	NO	Not likely due to topography
Zoning	Conditional Use	Conditional Use	Conditional Use	Conditional Use	Conditional Use
Parking (sufficient available/can be built)	YES	NO	YES* (impact available for public and fire)	YES	YES
Traffic	Major Corridor Good sight distance	Congested area and on-street parking	Major Corridor Good sight distance	Major Corridor Sight distance and intersection concern	Major Corridor Good sight distance
Compatibility w/					
- Existing Site Uses	GOOD	GOOD	GOOD	GOOD	GOOD
- Abutting Properties	Residential	Residential	Residential	Residential	Residential
Accessibility					
- State Routes	Close to State Rt.9	Close to State Rt.9	Close to State Rt.9	On State Rt. 9	On State Rt. 9
- To Village	GOOD	EXCELLENT	GOOD	FAIR	GOOD
- To Trails and Public Facilities	GOOD	GOOD	GOOD	FAIR	GOOD
- Existing Sidewalks	YES	YES	YES	NO	YES
Utilities (availability)					
- Public Water	YES	YES	YES	YES	YES
- Public Sewer	YES	YES	YES	NO	YES
- Power	YES	YES	YES	YES	YES
Other Site Features					
- Topography (cuts/fills/ledge)	MODERATE	NONE	MODERATE	MODERATE/HIGH	MODERATE/HIGH
- Visibility from public road	GOOD	GOOD	GOOD	LIMITED/NONE	PARTIAL
- Other Considerations	Add'l developable land for town uses (housing, gardens, trails, etc.)		Additional land needed for fire station additions		
Environmental Considerations					
- Impacts (Wetlands)	NONE EXPECTED	NONE	NONE EXPECTED	SOME	NONE EXPECTED
- Streams or Shoreland	YES - Adjacent	NONE	NONE EXPECTED	YES	NONE EXPECTED
- Area for Solar	YES	NO	LIMITED	LIMITED	YES
- Sea Level Rise/Flood Hazard	NO	NO	NO	NO	NO
Site Development Cost (estimated)	MODERATE	LOW	MODERATE	HIGH	HIGH