



Transmittal

To: Barbara Barhydt **Project:** Spurwink Services – Land Use
Code Amendments
GC#2014-006
Date: 06/15/2014 **From:** Matthew Winch
Re: Planning Bd. Submission **cc:** Dan Bonner, file

Item:	Date	Quantity	Title
1	06/13/2014	1	Land Use Code Amendment Submission
2	06/15/2014	1	Digital Copy of Submission (DVD)

Remarks:



June 13, 2014

Portland Planning Board
389 Congress Street
Portland Maine, 04101

Re: Zoning Text Amendment
IM Zone – Allowable Uses

Dear Chair O'Brien and Members of the Planning Board,

Spurwink Services a Portland based 501-c3 charitable organization with a long-standing history of service to Portland area children and their families is requesting approval for text amendments to the Portland Land Use Code. Specifically those changes are:

- 1 To make an Intermediate care facility an allowable use in the IM Zone.
- 2 Clarify the definition of Intermediate care facility.

Spurwink Services is requesting these amendments ultimately to open the door to allowing them to convert a portion of their 899 Riverside Street campus to an Intermediate care facility.

Spurwink is a 60-year-old social service agency serving the needs of children and adults with mental health concerns and related trauma. Spurwink Services provides, among other services, both day treatment and residential treatment in a variety of locations and settings.

Spurwink Services 899 Riverside St campus is not only the location of their first residential program house (Sue Wright House), which is still currently used as a residence for up to 8 clients, but the campus is also currently home to senior leadership, finance, marketing and development offices for the entire agency. Some of these functions will soon be relocated to the converted office space within the old Rainbow Mall building on Washington Avenue. This move will open up a portion of the 899 Riverside St campus to re-use. The intent would be to renovate one building to house the proposed Intermediate care facility use.

Spurwink Services has targeted their Riverside Street campus for this use and as a result this text amendment because of a number of important factors.

- 1 Spurwink Services had a number of smaller 3-5 client residential treatment facilities throughout the area that were closed because they were no longer economically sustainable under current State and Federal funding models.
- 2 An analysis of funding and staffing models has shown that a residential treatment facility serving between 12 and 16 clients (plus appropriate staff) is an economically viable alternative to the smaller facilities. This larger facility and expanded client base will provide a more consistent funding stream and a higher quality of care to their clients.
- 3 Because Spurwink Services supports families from the larger Cumberland County community, this location, its proximity to primary arterials and connector streets will provide greater accessibility to families, caregivers and State agency representatives that will travel to see clients being cared for at the facility.

- 4 There is a desire to keep the clients Spurwink serves more closely connected to the communities in which they were raised. With referrals for residential treatment coming from Juvenile corrections as well as mental health hospitals, the IM Zone may serve as a very good intermediate step before fully integrating clients back more fully into the communities that they are returning to.

In this application for text amendment Spurwink Services proposed changes to the Land Use Ordinance are:

- 1 Add the following allowable use to Division 14 . I-M, I-Ma AND I-Mb INDUSTRIAL ZONES* Section 14-247. Permitted uses:

(y) Intermediate care facility for not more than (26) persons plus staff.

- 2 Clarify the following definition in Section 14-47 Definitions by adding the underlined text:

Intermediate care facility: A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or extended care facility is designed to provide but who, because of their mental or physical condition, require such care and services above the level of room and board. Said facility must be licensed as a board care or Residential Care Facility pursuant to the regulations promulgated by the State of Maine Department of Health and Human Services.

By recommending the City council approve these changes to the Land Use Ordinance a new use will be allowable in the IM Zone that is similar to two other currently approved uses, Day Care Facility and a Correctional prerelease facility. We have attached a supporting letter that analyzes the conformance to the Purpose statement of the IM Zone and conformance to the City's Comprehensive Plan

Sincerely,



Matthew G Winch
Principal