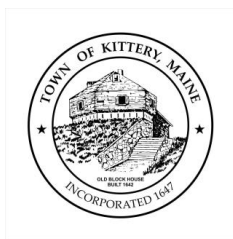


# Joint Land Use Study (JLUS) Kittery Council Meeting



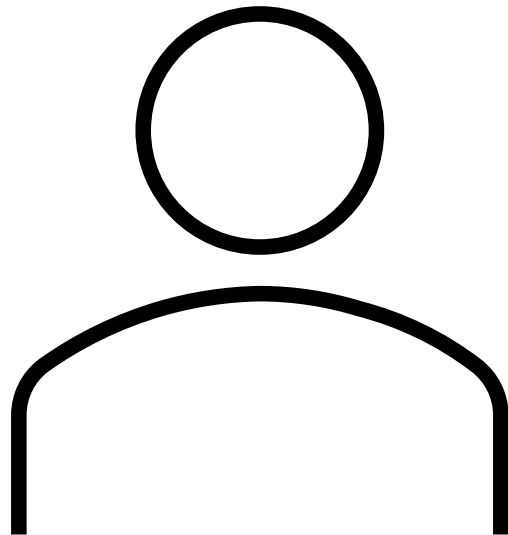
August 21, 2023

# Agenda

1. JLUS Phase III Project Overview
2. Microtransit Pilot
3. Housing Needs Assessment
4. Data Dashboard
5. Next Steps



# 1. JLUS Phase III Project Overview



**What is a JLUS?**

- **Joint Land Use Study**
- **A cooperative planning effort conducted as a joint venture between an active military installation and the surrounding community**

---

# 1. JLUS Phase III Project Overview



Phase III addresses key issues that were identified in prior JLUS work:

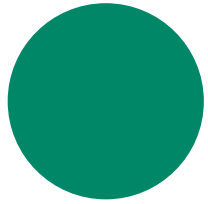
- Road Capacity and Congestion
- Local Housing Availability (and Affordability)

---

# 1. JLUS Phase III Project Overview

- **Microtransit Service Pilot Design**
  - What is Microtransit?
    - ✓ App-based
    - ✓ Operates in a designated zone
    - ✓ Pick-up at door or close location
  - Pilot: Sanford to PNS
- **Regional Housing Assessment**
  - Existing Conditions
  - Challenges and Opportunities
  - Recommendations for creating more, affordable housing

## **2. Microtransit Pilot**



## Subcommittee members

**YCCAC**

**PNS**

**CITY OF  
SANFORD**

**TOWN OF  
KITTERY**

**MAINE  
DOT**

**SMPDC**

**COAST**

# Background

The Town of Kittery and Portsmouth Naval Shipyard (PNSY) have completed a Joint Land Use (JLUS) Study to identify potential solutions for transportation challenges in Southern Maine.

## Transportation Challenges:

- Limited parking and restricted access at PNS
- Congestion, speed, and safety issues in the foreshore
- Convenience and availability of fixed-route transit service
- Low-density development patterns
- Long commute distances



# Goals of Service

1. Reliable
2. Convenient
3. Cost-Competitive

# Service Development

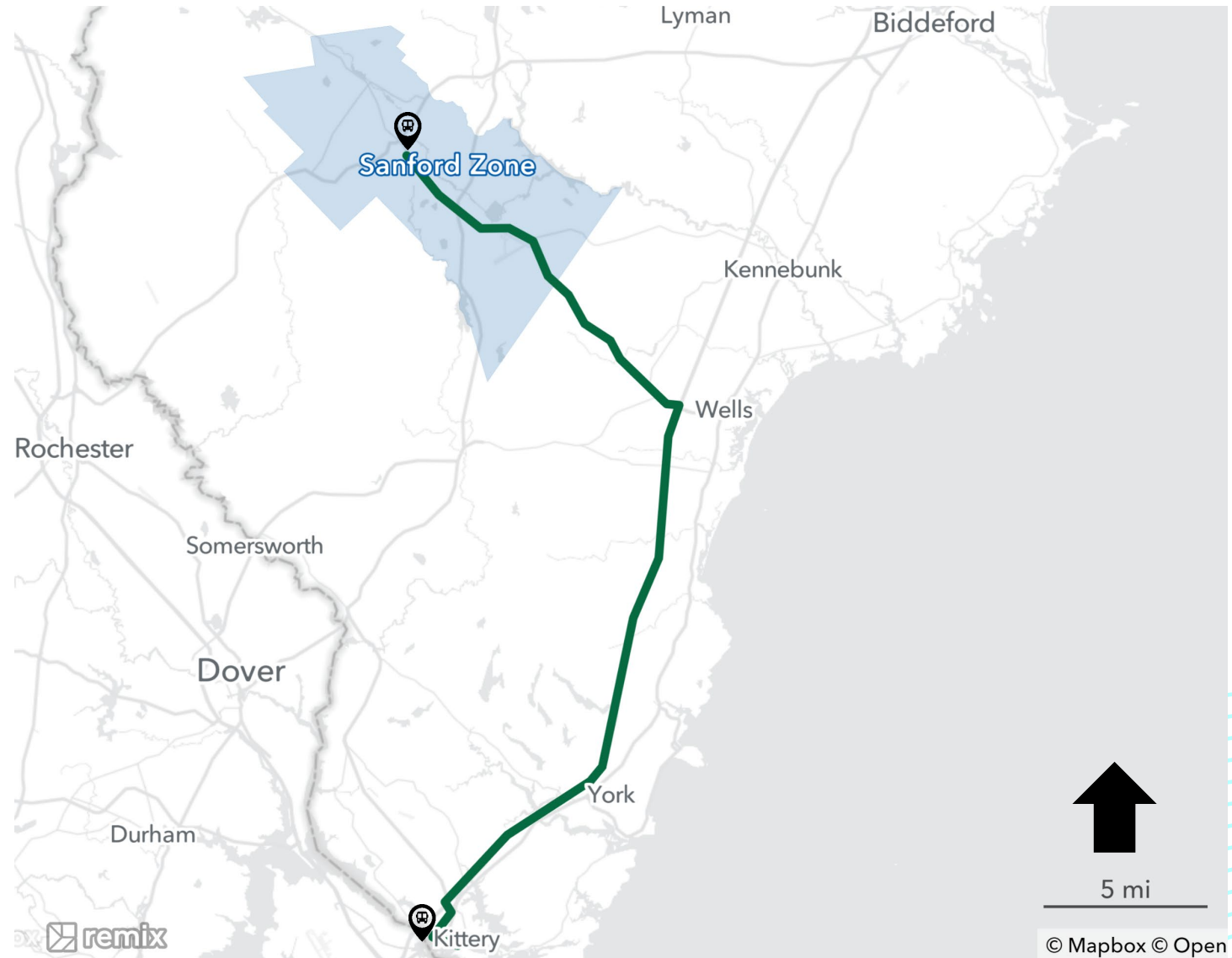
- Most common shift time for workers is the 6:30 AM-3:00 PM shift
- Congestion is highest during the 5:30-6:30 AM and 2:00-3:00 PM hours

# Proposed Service

## Assumptions:

- 30 min microtransit service
- 2 min dwell time\*
- Serve most congested shift times
- Microtransit Start: 3:50 AM
- First PNS arrival: 5:15 AM
- Afternoon PNS pick up: 2:15 PM
- Microtransit end: 5:30-6:35 PM

*\*time bus is not in motion; picking up or dropping off passengers*



# Mobility Hubs

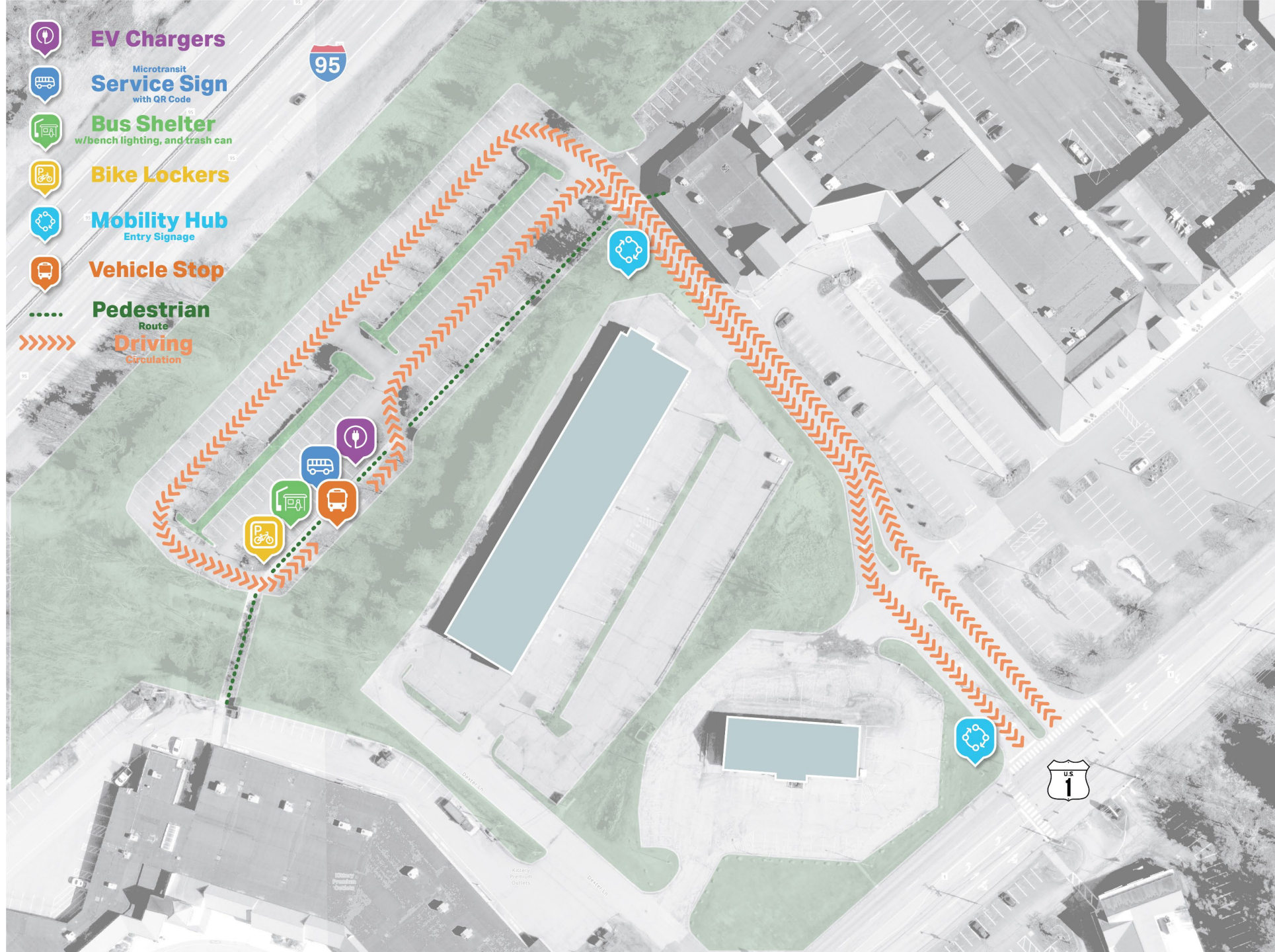
- Identified two (2) sites
- Could each site anchor future microtransit zones if the pilot is a success?
- Serve to facilitate getting PNS workers (and others!) out of their cars and onto other modes



Source: City of Los Angeles, "Mobility Hubs: A Reader's Guide"

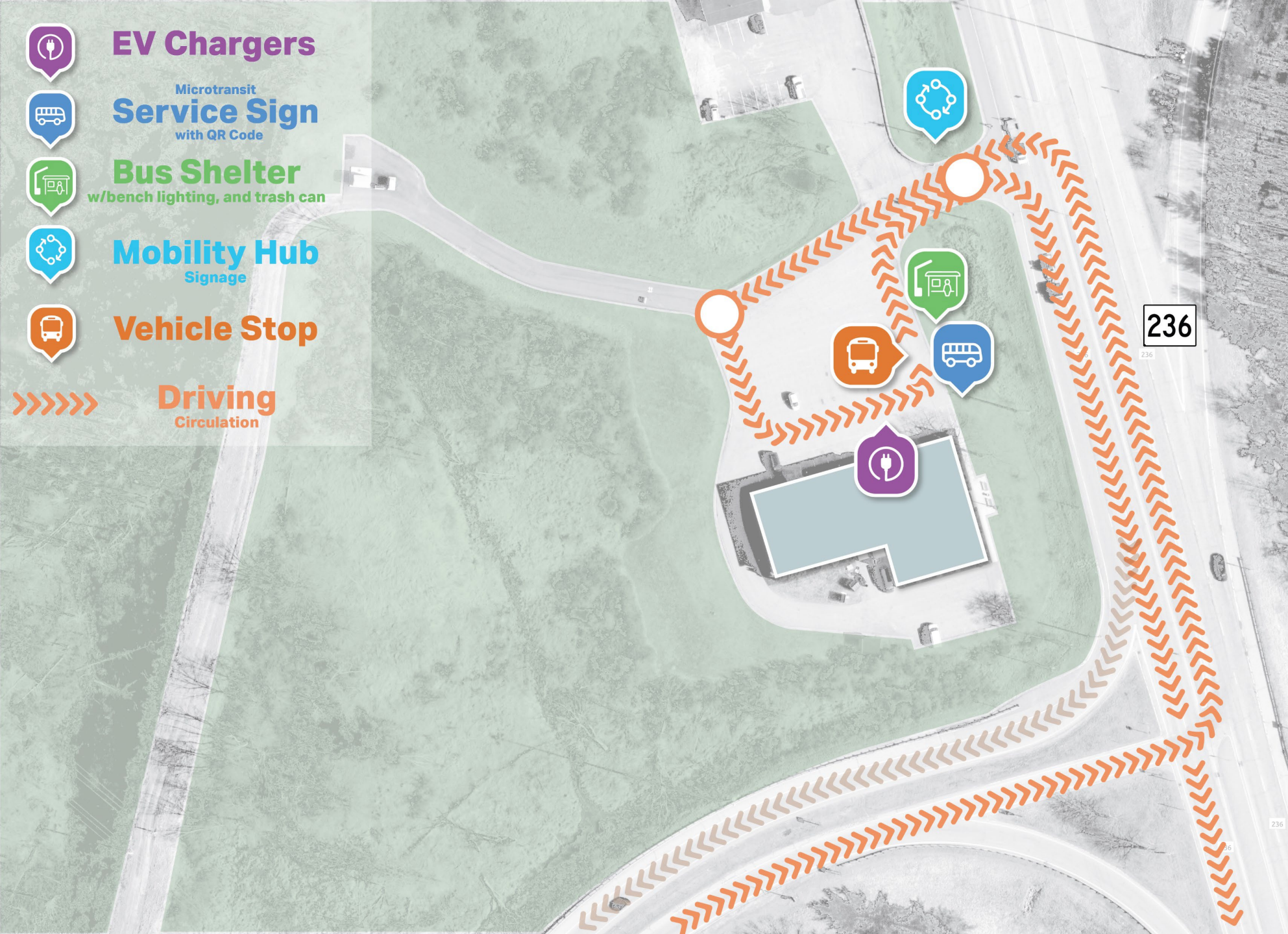


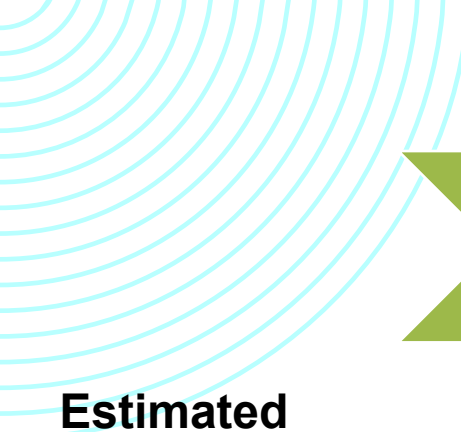
# Kittery Premium Outlets Mobility hub (Option 1)





1 Route  
236  
Mobility  
hub  
(Option 1)





**Estimated Timeline:**

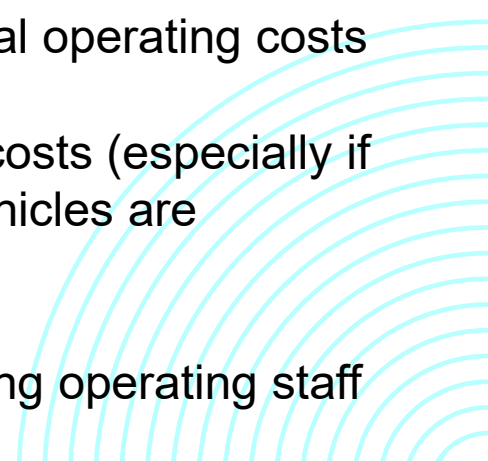
Launch service 2024      Launch service 12 months after Phase 1      12 months after Phase 2

**Opportunities:**

- Provide an attractive option for PNS workers that is reliable, fast, and convenient
- Connect to regional transportation (C&J)
- Relieve more congestion in Kittery
- Expand the number of destinations accessible
- Connections to Amtrak (Wells)

**Challenges:**

- Very early shift schedules make it difficult to obtain YCCAC drivers
- Gap between AM and PM microtransit service
- Additional operating costs
- Capital costs (especially if more vehicles are needed)
- Expanding operating staff
- Additional operating costs
- Capital costs (especially if more vehicles are needed)
- Expanding operating staff



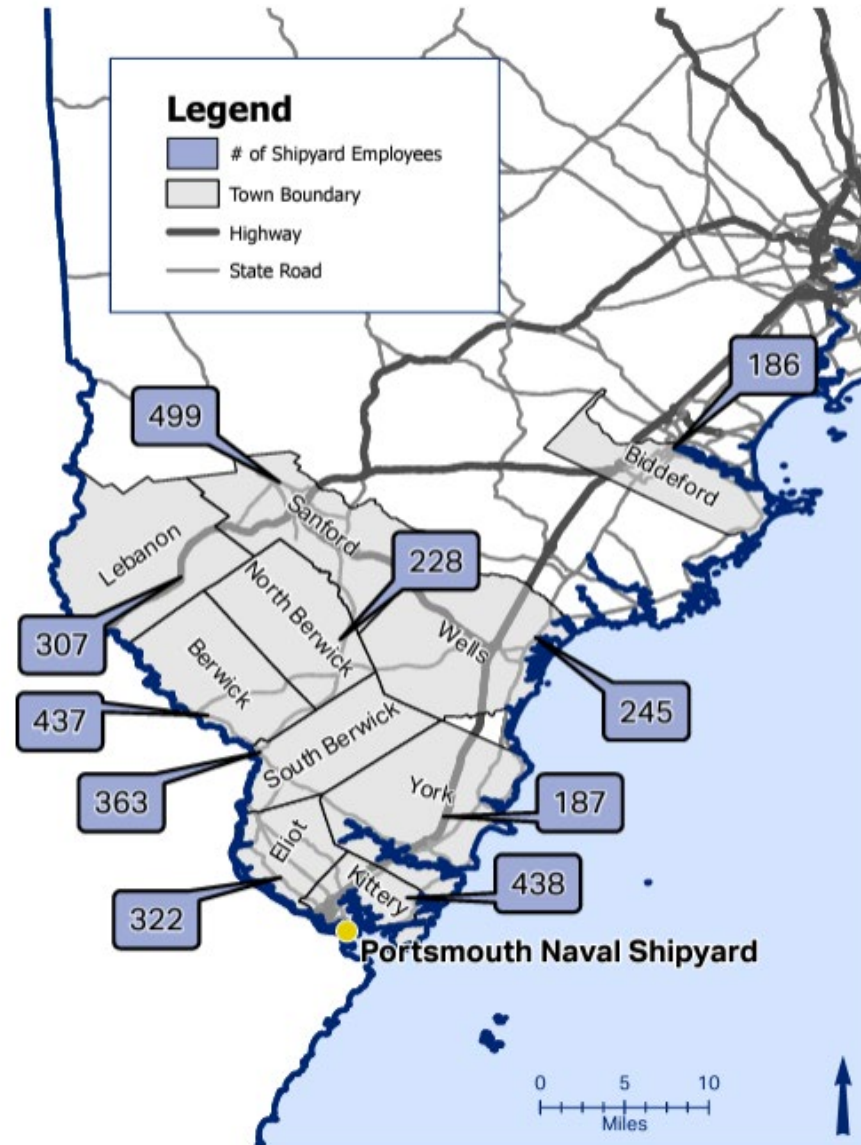
# **3. Housing Needs Assessment**



# Overview

Berwick  
Biddeford  
Eliot  
Kittery  
Lebanon  
North Berwick  
Sanford  
South Berwick  
Wells  
York

## Compatible Use Implementation Program Housing Assessment Study Area





# Recent Housing Studies Completed in Area

8 Places in York County, Maine  
Preliminary and Abbreviated  
Target Market Analysis

January 8, 2021

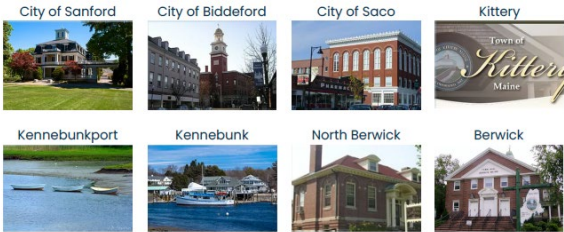
Prepared by:



ULI TECHNICAL ASSISTANCE PANEL REPORT

## KITTERY & BERWICK, MAINE

TAP Process MAY 14, 17, & 18, 2021  
TAP Report November 2021



## Regional Housing Needs Assessment

February 2023



ACCEPTED:



# Draft Housing Needs Assessment Outline

## Overview of study area & other relevant work

- Regional context- New Hampshire Needs Assessments, Portsmouth survey, Sanford market study
- Sample JLUS findings from other communities

## Housing & Zoning characteristics of study area

## Trends over time

- Population projections
- Other major employers and data on how their impacts on the market might change

## Profile of housing needs of PNS worker pool

## Needs assessment

- How do the housing characteristics of the study area align with the need?
- Where are the gaps in the housing supply?

# Draft Housing Needs Assessment Outline

## Local Housing Actions

- What do local Comprehensive Plans say about housing planning?
- What do developers think is needed to produce workforce housing in the area?

## State and Federal Housing Actions

- What is in LD 2003 and other pending state housing legislation?
- What federal actions might help?

## Action Recommendations

---

## Housing Recommendation Categories

- More housing is needed to meet demand!
- Allow more density
- Eliminate some requirements on ADUs
- Identify land for more housing
- Consider creative housing finance solutions



---

## Initial Recommendation #1: Make it easier to build in the region

### *Housing Density*

- Allow multifamily housing (2-4 units) in all residential zones
- Avoid increasing lot area for multifamily
- Public health and environmental limits based on science not one-size-fits-all zoning requirements

### *Accessory Dwelling Units*

- Allow ADU's by right
- Eliminate requirements for owner occupancy & occupancy by relatives
- Remove limits on size
- Public health and environmental limits based on science not one-size-fits-all zoning requirements

---

## Initial Recommendation #2: Provide support for housing production

### *Housing Finance*

- Federal agencies should work with local lenders to create financial sources for gap financing for housing production intended for federal workers
- Create Housing Trust Fund(s) to provide place-based resources for affordable and workforce housing
- State sources under consideration should be leveraged in York County

### *Land to Build On*

- Federal land should be surveyed and, if appropriate, offered to developers for housing production for federal workers
- Local governments should inventory available land and offer surplus land for workforce housing

# 6. Data Dashboard



# Data Dashboard



Embed in  
SMPDC’s  
website



Visualize  
regional  
data trends



Public  
facing



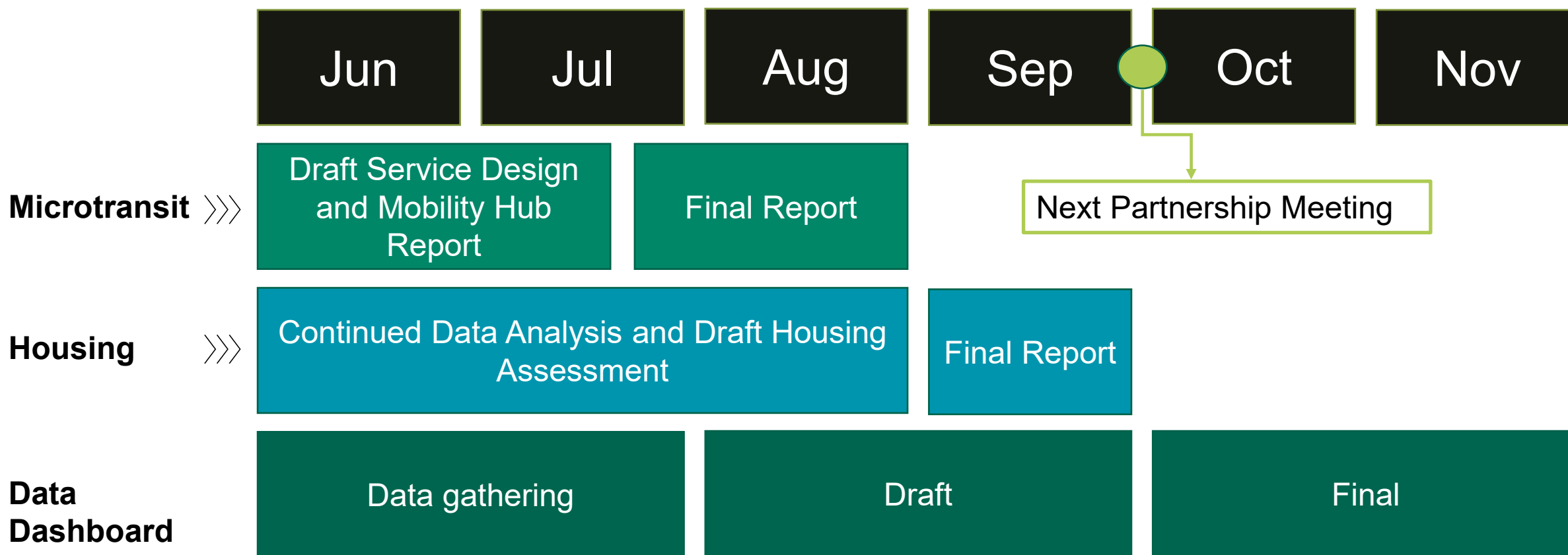
Supports  
the need for  
funding



Source: Indeed.com



# 7 JLUS Phase III Next Steps



# Thank you!

Stephanie Carver

[scarver@smpdc.org](mailto:scarver@smpdc.org)

Laura Machala

[laura.machala@aecom.com](mailto:laura.machala@aecom.com)