

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 1	Property 2	Property 3.1	Property 3.2
	Importance		Sanford	Alfred	Wells	Wells
	3 Most 1 Least		Intersection of Route 4 and Country Club Road #2	Layman Way and Route 4 (adjacent York County Jail)	739 Sanford Road, Route109	750 Sanford Road, Route109
A	Location					
1	Accessibility to major roads	2	Yes	Yes	Yes	Yes
2	Accessibility to I-95	3	12.1 miles to Wells Entrance; 35 miles to Biddeford Entrance.	12.7 miles to Biddeford Exchange	Adjacent to Wells Exchange	Adjacent to Wells Exchange
3	Requirements for offsite improvements (least impact scores most)	1				Traffic light may be required
4	Availability to public transportation	1		Yes	Adjacent Wells Transportation Center	Adjacent Wells Transportation Center
5	Compatible with existing zoning	3		Yes	Yes	Yes
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	4.6 miles	Adjacent to Jail	12.9 miles	12.9 miles
8	Proximity to geographic center of County - [Alfred Superior Court]	1	5.8 miles	1.8 miles	14.1 miles	14.1 miles
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	40 acres - only 7 acres buildable?	7 acres within 100 acres owned by County	56 acres	7 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2	wetlands		wetlands	
5	Single land parcel	1	Yes	Yes	Yes	Yes
6	Clear access to courthouse from public roads and parking	3	Yes	Off entrance drive (Layman Way) to Jail	Narrow entrance off Sanford Road – Building would not be visible from road	Poor sightlines for entrance to site
7	Impression of site for courthouse	3	Rural residential, not a courthouse site.		Not suitable	Not suitable
8	Suitability of site for expansion	3				
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3	Wooded lot	Wooded lot	Wooded lot	Wooded lot
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes	Yes	Yes	Yes
C	Proximity to public utilities					
1	3-Phase electrical service	3	Yes?	Yes	Yes	Yes
2	Sanitary sewer service	2	Septic required	Possible tie in to adjacent Jail system, or short (?) distance to public system.	Public system 2/10 mile distant	Public system 2/10 mile distant
3	Storm water	1	No			
4	Natural gas	3	No		Yes	Yes
5	Telecommunications (fiber)	2			Yes	Yes
6	Domestic and fire protection water service	3	Public	Public	Public	Public
D	RECOMMEND FOR FURTHER INVESTIGATION		NO	POSSIBLE	NO	NO

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 3.3	Property 4	Property 5	Property 6
		Importance	Wells	Wells	Sanford	Sanford
		3 Most 1 Least	0 Spencer Drive & Route 109	100 Spencer Drive & Route 109	Airport Road, Sanford Regional Airport	414-424 Alfred Road
A	Location					
1	Accessibility to major roads	2	Yes	Yes	?	
2	Accessibility to I-95	3	<1 mile to Wells Exchange	<1 mile to Wells Exchange	8.3 miles to Wells Exchange	11.7 miles to Wells Exchange
3	Requirements for offsite improvements (least impact scores most)	1				
4	Availability to public transportation	1	Adjacent Wells Transportation Center	<1 mile Wells Transportation Center		
5	Compatible with existing zoning	3	Yes	Yes		R12
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	13 miles	13.4 miles	5.5 miles	1.7 miles
8	Proximity to geographic center of County - [Alfred Superior Court]	1	14.2 miles	14.6 miles		
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	5.5 acres	29.96 acres	6 acres	3 parcels = 14.16 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2	Steep slopes with wetlands			
5	Single land parcel	1	Yes	Yes	Yes	No, but one owner
6	Clear access to courthouse from public roads and parking	3	Yes	Off commercial development drive (Spencer Drive)	No	Yes
7	Impression of site for courthouse	3	Not suitable	Possible	Not suitable, adjacent airport, gravel pit, on back road	Not suitable
8	Suitability of site for expansion	3	No	Yes		
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3	Wooded lot	Wooded lot		
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes	Yes	Yes	Yes
C	Proximity to public utilities					
1	3-Phase electrical service	3	Yes	Yes		
2	Sanitary sewer service	2	Public system 2/10 mile distant	Yes		
3	Storm water	1				
4	Natural gas	3	Yes	Yes		
5	Telecommunications (fiber)	2	Yes	Yes		
6	Domestic and fire protection water service	3	Public	Yes		
D	RECOMMEND FOR FURTHER INVESTIGATION		NO	POSSIBLE	NO	NO

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 7	Property 8	Property 9	Property 10
		Importance	Waterboro	Wells	Saco	Biddeford/Arundel
		3 Most 1 Least	Located behind/adjacent Massabesic High School, West Road	198 Post Road, Route 1	986 Portland Road, Route 1	Portland Road
A	Location					
1	Accessibility to major roads	2	Not really, < 1 mile to Route 202	Yes	Yes	Yes
2	Accessibility to I-95	3	20.5 miles	4 miles	4.5 miles	6.2 miles
3	Requirements for offsite improvements (least impact scores most)	1				
4	Availability to public transportation	1				
5	Compatible with existing zoning	3				
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	6.4 miles	17 miles	22.3 miles	14.8 miles
8	Proximity to geographic center of County - [Alfred Superior Court]	1	4.9 miles	18.2 miles	20.6 miles	13.1 miles
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	7.36 acres	5+ – 7+ acres	67 acres	201 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2				
5	Single land parcel	1		2 parcels		
6	Clear access to courthouse from public roads and parking	3	No			
7	Impression of site for courthouse	3	Not suitable, no clear access to property, adjacent sports fields behind high school	Not suitable, congested seasonal traffic, adjacent car wash, motels	Not suitable, adjacent/behind Aquaboggan Water Park, very close to northern county line	Not enough information
8	Suitability of site for expansion	3				
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3	Wooded lot		Wooded lot	
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes	Yes	Yes	
C	Proximity to public utilities					
1	3-Phase electrical service	3				
2	Sanitary sewer service	2				
3	Storm water	1				
4	Natural gas	3				
5	Telecommunications (fiber)	2				
6	Domestic and fire protection water service	3				
D	RECOMMEND FOR FURTHER INVESTIGATION		NO	NO	NO	POSSIBLE – request more information

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 11	Property 12	Property 13	Property 14
		Importance	Arundel	Sanford	Wells	Biddeford
		3 Most 1 Least	1916 Portland Road	88 Alfred Road, Route 4	Tivoli and Spencer Drive	25 Adams Street (District Courthouse)
A	Location					
1	Accessibility to major roads	2	Yes	Yes, close to Route 4, Route 109 rotary	Yes	
2	Accessibility to I-95	3	3.6 miles	15.4 miles	< 1 mile	
3	Requirements for offsite improvements (least impact scores most)	1				
4	Availability to public transportation	1				
5	Compatible with existing zoning	3				
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	14.8 miles	3.3 miles	13.6 miles	
8	Proximity to geographic center of County - [Alfred Superior Court]	1	13.1 miles	4.5 miles	14.8 miles	
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	8.02 acres	18 acres	7 acres	Site too small
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2				
5	Single land parcel	1				
6	Clear access to courthouse from public roads and parking	3			Back in industrial park	
7	Impression of site for courthouse	3	Not suitable	Not suitable		
8	Suitability of site for expansion	3				
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3	wooded lot		wooded lot	
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes	Yes	Yes	
C	Proximity to public utilities					
1	3-Phase electrical service	3			Yes	
2	Sanitary sewer service	2				
3	Storm water	1				
4	Natural gas	3			Yes	
5	Telecommunications (fiber)	2			Yes	
6	Domestic and fire protection water service	3			Yes	
D	RECOMMEND FOR FURTHER INVESTIGATION		NO	NO	NO	NO

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 15	Property 16	Property 17	Property 18
		Importance	Biddeford	Biddeford	Biddeford	Biddeford
		3 Most 1 Least	511 – 515 Elm Street	516 – 522 Elm Street	Barra Road	510 Alfred Street (former Shaw's)
A	Location					
1	Accessibility to major roads	2	Yes	Yes	Yes, but at end of development drive	Yes
2	Accessibility to I-95	3	1.4 miles	1.3 miles	1.1 miles	.3 mile Biddeford Entrance
3	Requirements for offsite improvements (least impact scores most)	1				
4	Availability to public transportation	1				
5	Compatible with existing zoning	3				
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	14 miles	13.9 miles	13.7 miles	12.9 miles
8	Proximity to geographic center of County - [Alfred Superior Court]	1	12.3 miles	12.2 miles	12.1 miles	11.3 miles
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	12.7 acres	22.61 acres	9 acres	8.29 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2				
5	Single land parcel	1				
6	Clear access to courthouse from public roads and parking	3			Not visible from Route 111, at end of development drive	Yes
7	Impression of site for courthouse	3	Not enthusiastic about impression, may need further study	Not enthusiastic about impression, may need further study	Wooded site at end of development drive – not easily visible	
8	Suitability of site for expansion	3	Suitable	Suitable		
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3				
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes, owned by City	Yes, owned by City	Yes	Yes
C	Proximity to public utilities					
1	3-Phase electrical service	3				
2	Sanitary sewer service	2				
3	Storm water	1				
4	Natural gas	3				
5	Telecommunications (fiber)	2				
6	Domestic and fire protection water service	3				
D	RECOMMEND FOR FURTHER INVESTIGATION		POSSIBLE	POSSIBLE	NO	NO

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 19	Property 20	Property 21	Property 22
		Importance	Lyman	Sanford	Saco	Kennebunk
		3 Most 1 Least	Route 35 & Route 111	Route 202 and Grammar Road	1016 Portland Road	Alfred Road, Alewife Road, Kennebunk Exchange
A	Location					
1	Accessibility to major roads	2	Yes	Yes		
2	Accessibility to I-95	3	5.6 miles	13.9 miles	4.7 miles	Adjacent Kennebunk Exchange
3	Requirements for offsite improvements (least impact scores most)	1				
4	Availability to public transportation	1				
5	Compatible with existing zoning	3				
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	7.2 miles	3.7 miles	22.5 miles	11.4 miles
8	Proximity to geographic center of County - [Alfred Superior Court]	1	5.5 miles	2.9	20.8 miles	10.6 miles
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	15.5 acres	7 acres	39.79 Acres	7 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2				
5	Single land parcel	1				
6	Clear access to courthouse from public roads and parking	3				
7	Impression of site for courthouse	3	Not suitable, adjacent gas station convenience store, rural setting	Not suitable, adjacent to rural church	Not suitable, adjacent Aquaboggan Water Park, very close to northern county line	
8	Suitability of site for expansion	3				
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3	Wooded lot			
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes	Yes	Yes	Yes, Maine Turnpike Authority Ownership
C	Proximity to public utilities					
1	3-Phase electrical service	3	Yes			
2	Sanitary sewer service	2	No			
3	Storm water	1				
4	Natural gas	3				
5	Telecommunications (fiber)	2				
6	Domestic and fire protection water service	3	No	No		
D	RECOMMEND FOR FURTHER INVESTIGATION		NO	NO	NO	POSSIBLE – Need more information

**YORK COUNTY COURTHOUSE SITE SELECTION COMMISSION
WINDSHIELD EVALUATION WORKSHEET**

			Property 23	Property 24	Property 25	Property 26
		3 Most 1 Least	Saco	Biddeford	Arundel	Arundel
		Importance	45 Industrial Park Road	Route 111	Route 111	754 Alfred Road, Route 111
A	Location					
1	Accessibility to major roads	2	Yes	Yes	Yes	Yes
2	Accessibility to I-95	3	< 1 mile to Biddeford/Saco Exchange Route 195	.5 mile to Biddeford Exchange	1.7 miles to Biddeford Exchange	2.0 miles to Biddeford Exchange
3	Requirements for offsite improvements (least impact scores most)	1				
4	Availability to public transportation	1				
5	Compatible with existing zoning	3				
6	Courthouse use consistent with master plan	3				
7	Proximity to jail	2	22.5 miles	11.7 miles	11 miles	10.7 miles
8	Proximity to geographic center of County - [Alfred Superior Court]	1	20.8 miles	10.1 miles	9.3 miles	9.1 miles
9	Proximity to population center of the County	1				
10	Fiscal impact on County (least impact scores most)	2				
B	Site Characteristics and Development					
1	Sufficient land (approximately 7 buildable acres) to accommodate the building floor plate (approximately 30,000 SF) and parking (300 spaces)	3	31.2 acres	7 – 15 acres	7 acres	7 acres
2	Impact of parking and traffic on adjacent neighborhood (least impact scores most)	3				
3	Easements or rights of way (least impact scores most)	2				
4	Distinct topographical or geological features (least impact scores most)	2				
5	Single land parcel	1	Yes	Yes		Yes
6	Clear access to courthouse from public roads and parking	3				
7	Impression of site for courthouse	3	Possible	Possible	Not suitable	Possible?
8	Suitability of site for expansion	3				
9	Natural environmental impacts (least impact scores most)	3				
10	Security risks (least impact scores most)	3				
11	Environmental hazards (least impact scores most)	3				
12	Potential site development costs (least impact scores most)	2				
14	Availability for purchase	3	Yes	Yes	Yes	Yes
C	Proximity to public utilities					
1	3-Phase electrical service	3				
2	Sanitary sewer service	2	Yes	Yes	No	6,000 feet away
3	Storm water	1				
4	Natural gas	3				
5	Telecommunications (fiber)	2				
6	Domestic and fire protection water service	3	Yes	Yes	No	6,000 feet away
D	RECOMMEND FOR FURTHER INVESTIGATION		NO	POSSIBLE	NO	NO