

FACT SHEET
WELLS CENTER OF OPPORTUNITY – SUSTAIN SOUTHERN MAINE

Location	The HUD pilot project includes the area of Wells that stretches along Route 109 from the Maine Turnpike interchange (exit 19) East to Route 1, then South along westerly side of Route 1 to Mile Rd , and then to the northwest along Chapel Rd back to Route 109. This area includes York County Community College, Wells Transportation Center, Wells Town Hall and the Wells Elementary, Jr High and High Schools.
Existing Type of Center	Neighborhood Center / Village
Acreage	1,145 acres (1.79 mi ²)
Demographics	
Demographics – all data from 2010 Census and ESRI Community Analyst	<p>Population of HUD area = 646 Median age = 51.9 Ave Household Size = 2.45 Owner Occupied = 52.1% Renter Occupied = 47.9% Median Household Income = \$50,932 Median Home Value = \$257,803</p> <p>Business Profile: Total Businesses = 79 Total Employees = 840 Employee/Population Ratio = 1.30 Major sectors: Retail Trade 20.5% Accommodation & Food Services 18.7% Health Care & Social Assistance 9.2%</p>
Probable primary trade area	
Properties Profile	
No. parcels	290
• In residential use	186
• Number of residential units	436
• Residential Unit Capacity	3,194 @ 1 unit per 20,000 SF with acreage of 1466.71
• In nonresid or mixed use, incl parking lots	54
• Vacant/open space	53
Total land area in parcels	1466.71 Acres
• In residential parcels	348.48 acres
• In nonresid parcels, incl parking lots	423.65 acres

• In vacant parcels	694.58 acres
Land Use Mix	
Commercial	There are a variety of commercial uses along Rt 109; a large printing company, a distribution center for Shaw's Supermarkets, automotive supply and repair shops, gift shops, etc. Route 1 is the main commercial center of town with everything from lodging and dining facilities, to fuel stations, gift shops, antique stores, convenience stores, hardware stores, etc.
Residential	There is a variety of single and multi family housing units along Rt 109 and Chapel Rd.
Other –	There is an Urgent Care medical facility on Rt 109, as well as a variety of municipal buildings (Town Hall, Elementary School and High School). York County Community College is located off of Chapel Rd.
Zoning	
	The study area contains portions of the following zoning districts: <ul style="list-style-type: none"> - Light Industrial District and Transportation Center Zone around the Maine Turnpike interchange - Residential Commercial District along Rt 109 - General Business district along Route 1, - Residential A District and Rural District on either side of Chapel Rd.
Focal Properties	
Others?	
Transportation	
Streets	US Route 1 North of Mile Rd 20,120 AADT
	US Route 1 North of HANNAFORD Entrance 17,970
	Route 9/109 West of Maine Turnpike Entrance 16,360
	Route 9/109 East of Maine Turnpike Entrance 15,130
	US Route 1 North of Harbor Rd 12,460
	Chapel Rd West of Route 1 6,620 (cir 2005)
	Chapel Rd South of Route 109 6,430 (cir 2005)
High Crash Locations	Chapel Rd & Route 1 (Crashes = 36 , Rank = County #2, State #14)
	Chapel Rd & Route 109 (15 , #18, #89)
	Route 109, Maine Turnpike ENT, Wells Trans Center (19 , #50, #218)
	Route 1, Mile Rd, Rite Aid Z Rd (18 , #23, #110)
Public Transportation	York County Community Action Corporation (YCCAC) provides year-round daily bus service between Sanford and Wells that runs approximately every 2 hours. Makes stops at the Wells Transportation Center and Hannaford Plaza. There is also seasonal trolley service that serves the Study Area making hourly trips from Ogunquit to the Wells Transportation

	<p>Center to Kennebunk and Kennebunkport.</p> <p>YCCAC also provides demand-response transportation service in Wells on Wednesdays. More information can be found here: http://www.yccac.org/buses-and-vans/186.html</p>
Rail	<p>There is a rail line which travels through the HUD Project Area. Pan-Am Railway owns the line, which is used daily for both freight and passenger rail service. The rail line is a major connector between Portland, Maine (and points north) and Dover, NH (and points south). Amtrak runs passenger service between Boston, MA and Brunswick, Maine, with a passenger terminal in Wells, ME. This terminal is in the HUD Project Area.</p>
Bike/Ped	<p>Pedestrian: There are sidewalks along Rt 109 east of the Elementary School to Rt 1 and along Rt 1. There are no sidewalks on Chapel Rd.</p> <p>Bike facilities: The only painted bike lane is along the north-bound side of Rt 109 at the intersection with Maine Turnpike. Otherwise bikes use paved shoulders along Rt 109 and Chapel Rd.</p>
Parking	<p>There is a Park-n-Ride lot at the Transportation Center; otherwise there are no other designated public parking lots. There are large parking lots associated with public uses at Town Hall and the High School and the Jr High.</p>
Sewer and Water	
Public Sewer	<p>Public Sewer runs along Route 1 and west along Rt 109 to the Transportation Center. The Industrial Park is also served. Many of the large seasonal developments are also served by Sewer (including the large development just south of Chapel Rd.</p>
Public Water	<p>Public water is generally available in the Study Area.</p>
Storm Water System	
Natural Resource Constraints	
Wetlands, slopes, etc.	<p>Depot Brook</p>
Storm water	
Other Background	
Historical Context	<p>Early maps and information indicate a business and municipal center of Town in the vicinity of the Route 1 and Route 109 intersection from Stephen Eaton Road southerly along Route 1 past the schools and the library. A train station along Depot Road, located off of Route 109, along with stores along Route 1 were areas of commerce.</p>
Previous Studies	<p>Depot Brook ICF Study focused on Wells Corner, the area of town around the Rt 109 / Route 1 intersection. It looked at ways to</p>

	<p>create pedestrian friendly village center while implementing storm water standards in order to protect Depot Brook.</p>
<p>Recent Transportation Projects</p>	<p>2009: Route 109 from Interstate 95 to Route 1 which included wider shoulders for bike use, new paver sidewalks, new intersection layout and lights at Route 1/109 intersection. The Town has also invested in extensive landscaping at the intersection of Route 1 and 109 and installed a new Town Clock in front of the Fire Station.</p> <p>2010 – 2011: Route 109 – Phase I from Interstate 95 half way to the town line of Sanford. Wider lanes and shoulders.</p> <p>2011 – 2012: Route 109 – Phase II completion of improvements to the town line of Sanford.</p> <p>2012 – 2013: Route 1 North Project reconstruction and re-pavement of Route 1 to eliminate segmented concrete base. Project will also include sidewalk improvements with the participation of the Town.</p> <p>Proposed Transportation Projects</p> <p>2014 (?) Traffic light and intersection reconstruction at the intersection of Route 109 and Chapel Road.</p> <p>2014 (?) Intersection realignment and improvements at Route 1 and Mile Road</p> <p>201(?) Intersection improvements and possible traffic light installation at Route 1 and Chapel Road intersection</p> <p>201(?) Connector road from College Drive around York County Community College to the Route 1/Mile Road intersection</p>
<p>Comprehensive Plan</p>	<p>The Town of Wells Comprehensive Plan is due to be updated in 3 years. The existing Comprehensive Plan has the area designated as:</p> <p>G1-- Developed Areas and previously designated growth areas T2 – Community College R1 – Rural Area previously designated R2 – Chapel Road Rural extension</p>