Infrastructure, Services and Capital Investment

Draft Proposed Policies and Actions
Orono Comprehensive Plan Update
March 27, 2014
The Second Wave of Policies & Actions

• Address Transp & Utilities, Parks & Rec Facilities, Capital Investment, and In-Town Land Use
• Will focus on a few key areas tonight
  – Natural resources - controlling “nonpoint source” pollution
  – Parks & Rec – neighborhood parks & playgrounds, trails
  – Capital investments to maintain existing infrastructure & support in-town growth
More

• Other proposed policies and actions addressing all of these topics at www.orono.org/planning

• Also, updated policies addressing Population/Housing, Economy, Land Use – all updates at the planning web site
I. Transportation & Utilities

**Issue/Opportunity** – A street network equally accessible & safe for travel by motor vehicle, bicycle and on foot and that promotes efficient extension of public utilities

**Policy** - The Town will implement a system of “complete streets”

Reference: Transportation & Util Issues/Opportunities #1, 2 & 3
Complete Streets: Actions

• Adopt a formal “complete streets” policy
• Adopt an “official map” that lays out future street system
• Invest in street and sidewalk improvements
• Expand local bus service
Adopt “complete streets” policy

• What is a “complete street”?

Safe, comfortable, convenient travel for all modes, all ages, all capabilities
Elements of a Complete Street Policy

- Affirms that all users should be able to move along streets & sidewalks safely and comfortably, year-round
- Uses best design criteria scaled to type of street (neighborhood, collector, arterial)
- Encourages street connectivity to allow for safe choices of travel routes for local trips
- Recognizes off-street trails as part of the system
- Identifies historic, natural, commercial, other landmarks to be preserved when streets are built or modified
Many Types – Not One Size Fits All

Rural – Neighborhood - Urban
Adopt an “Official Map”

• Helps implement the Complete Streets policy
• Lays out future street and pedestrian path connections
• Also identifies possible locations for neighborhood parks, playgrounds, green spaces
• Assists departments in long-term planning to extend, loop, maintain street and utility systems
• Advisory for property owners – no limit on use of property; guides future subdivisions
Example of an Official Map

College Township, PA (home of Penn State Univ; pop 9,500)
Pubic Sewer and Water

- Feasibility of expanding service to Stillwater Ave west of Exit 193
- Support location of additional OVWD well – for supplemental supply and in location with less intrusion of organics
- Cooperate with OVWD on water quality, including looping of lines when possible
YOUR TURN: DISCUSSION – TRANSPORTATION & UTILITIES

And don’t forget the index card:

The Comp Plan Committee is on the right track
___ yes
___ almost there with some change (see below)
___ needs lots of work (see below)

Your comments on index card.
II. Natural Resources:

**Issues/Opportunities** – Compliance with best practices and rules governing storm water runoff

**Policies** - The Town will minimize nonpoint source pollution of surface waters.

Reference: Natural, Scenic & Historic Resources, Issues/Opportunities #1-#7
Minimizing Nonpoint Source Pollution: Actions

• Incorporate Low Impact Development techniques into Town ordinances
• Prevent impairment of Johnny Mack Brook
• Support Pushaw Lake Association in protecting the lake’s water quality
Minimize Nonpoint Source Pollution: Low Impact Development

• LID works with nature to
  – Manage storm water close to its source (e.g., bioretention facilities)
  – Minimize impervious surfaces (e.g., clustering development, pervious pavement)
  – Treat storm water as a resource rather than a waste product (e.g., for rain gardens)

• Require LID techniques in major development plans
Minimize nonpoint source pollution: Prevent impairment of urban streams

- Johnny Mack Brook is in the Town’s growth area but must prevent its impairment
- Retain Resource Protection zoning around Johnny Mack Brook
- Accommodate new development in Johnny Mack Brook watershed using techniques that minimize runoff—especially clustering, LID strategies
Minimize Nonpoint Source Pollution: Protect Pushaw Lake water quality

- Support Greater Pushaw Lake Association through municipal membership
- Require inspections of septic systems within 250 ft of the lake prior to sale of property
- Maintain Shoreland Resource Protection and Limited Residential zoning
Adapting to Climate Change

• Evaluate impacts of changing precipitation patterns
  – Plan for upgrade of storm drain infrastructure and design standards if needed
  – Map possible impacts on flood plains

• Proactive steps in Comp Plan:
  – Growth area close to services, schools, downtown
  – Zoning for & investments in walkable neighborhoods
  – Continued support for transit
  – Loan fund to upgrade older housing stock
YOUR TURN:
DISCUSSION – NATURAL RESOURCES

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Your comments on index card.
III. Parks & Recreation Facilities

**Issues/Opportunities** – Lack of neighborhood parks & playgrounds; opportunity to expand trail network into a recreation destination

**Policies** – Plan for additional parks with playgrounds within ¼-mi of homes in established neighborhoods; improve and promote open space/trail/river system as a recreational destination

Reference: Parks & Recreational Facilities Issues/Opportunities #1 and #3
Parks & Rec Facilities: Actions

• Add neighborhood parks with playgrounds
• Create long-distance trail system
• Add college-aged venues
Action: Add Neighborhood Parks with Playgrounds

• Only one public playground at present
• Work with neighborhoods to identify 2 or 3 locations within ¼-mile of most homes
• Include possible locations as part of “Official Map” (showing future street connections, parks, utility extensions)
• Include funds for land & construction Town’s Capital Improvement Plan
Action: Open Space & Trail System

• Connect trail network into long-distance system
  – Bangor to Hirundo Wildlife Refuge in Old Town
  – Along Penobscot and Stillwater Rivers
• Promote recreational assets as a visitor destination
• Reach out and train next generation of stewards of open space & trail network
Action: College-Aged Venues

• Work with UMaine student groups and Dean of Students for at least one additional, off-campus, alcohol-free recreational venue
  – At least one in or adjacent to Downtown

• Support plans for on-campus Skate Park
YOUR TURN: DISCUSSION – PARKS & REC FACILITIES

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Capital Investment to Support Plan

Issues/Opportunities—Finance the infrastructure and programs needed for public health & safety and for continued growth within Orono’s designated growth area.

Policy - Continue Town’s longstanding annual capital improvement planning and budgeting within prudent limits on tax rate and debt.

Reference: Economy Issue/Opportunity #3
Capital Investment: Actions

• Incorporate capital investment program into the annual Capital Improvement Plan
• Mitigate effects of high property tax exemption and slow expansion of tax base
Capital Investment: Actions

Recommended timeframes:
• Short-term = within 3 years
• Mid-term = 4 – 6 years
• Long-term = 7+ years
• Ongoing
## Capital Investments to Support Plan: Short-Term or Ongoing

<table>
<thead>
<tr>
<th>Item</th>
<th>Possible Cost (if known)</th>
<th>Possible Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street &amp; sidewalk pavement preservation</td>
<td>$300,00 - $400,000/yr</td>
<td>General Fund</td>
</tr>
<tr>
<td>High priority mobility and safety road projects</td>
<td>Project-specific</td>
<td>BACT/Federal/State General Fund for local match</td>
</tr>
<tr>
<td>Fiber optics network within growth area</td>
<td>$100,000 head end &amp; $50,000/mi</td>
<td>Grants, TIF Districts, Private investment</td>
</tr>
<tr>
<td>Mini-grants for start-ups</td>
<td>$75,000</td>
<td>Grants, TIF Districts</td>
</tr>
<tr>
<td>Loan fund for reconversions of single-family homes</td>
<td>$200,000</td>
<td>CDBG, Downtown - TOD TIF, Private investment</td>
</tr>
<tr>
<td>Loan fund for rental rehab</td>
<td>$250,000</td>
<td>CDBF, Downtown TIF, Private investment</td>
</tr>
<tr>
<td>Eliminate CSOs per 2012 CSO master plan</td>
<td>$2,265,000</td>
<td>WWTP sewer &amp; reserve funds</td>
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</table>
## Capital Investments to Support Plan: Short-Term or Ongoing (cont’d)

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<thead>
<tr>
<th>Item</th>
<th>Possible Cost (if known)</th>
<th>Possible Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgrade Pine St. parking lot; fill/stabilize Pine St. gully for possible add’l parking</td>
<td>$545,000</td>
<td>Rural Development Downtown - TOD TIF District</td>
</tr>
<tr>
<td>5-year Downtown Façade Improvement Program</td>
<td>$150,000 (builds on 2013-14 CDBG grant)</td>
<td>Downtown – TOD TIF District Private investment</td>
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<tr>
<td>Reserve for Orono-Black Bear Shuttle equipment</td>
<td>$5,000 - $10,000/yr</td>
<td>Downtown-TOD TIF District</td>
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<tr>
<td>Recreation venues for college-aged population</td>
<td>Unknown</td>
<td>Private investment</td>
</tr>
<tr>
<td>Neighborhood parks with playgrounds</td>
<td>Unknown (short-term &amp; ongoing)</td>
<td>General Fund Grants</td>
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## Capital Investments to Support Plan: Mid-Term

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<tr>
<th>Item</th>
<th>Possible Cost (if known)</th>
<th>Possible Sources</th>
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</thead>
<tbody>
<tr>
<td>Exit 193 sewer &amp; water feasibility study &amp; budget</td>
<td>$50,000</td>
<td>WWTP reserve funds, TIF Districts, General Fund</td>
</tr>
<tr>
<td>Expanded shuttle bus service to Park St apts and Stillwater/Godfrey Dr</td>
<td>$180,000 equipment $120,000/yr operating</td>
<td>Federal (80% of equipment cost), Private investment University of Maine General Fund (limited)</td>
</tr>
<tr>
<td>Roofed Farmers Mkt facility</td>
<td>Unknown</td>
<td>Grants, private fundraising, Downtown – TOD TIF District</td>
</tr>
<tr>
<td>Long-distance trail connections</td>
<td>Unknown</td>
<td>Grants Private fundraising (OLT)</td>
</tr>
<tr>
<td>Eval adequacy of existing public storm system (culverts, etc), upgrade as needed</td>
<td>Unknown (mid-term and ongoing)</td>
<td>Incl in street projects – General Fund, Fed/State/BACTS</td>
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</tbody>
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# Capital Investment to Support Plan: Long-Term

<table>
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<th>Item</th>
<th>Possible Cost (if known)</th>
<th>Possible Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bridge replacement to Ayers Island</td>
<td>Unknown</td>
<td>Grants TIF (if there is redevelopment of island)</td>
</tr>
<tr>
<td>Sewer and water line extensions to Stillwater Ave west Exit 193</td>
<td>Unknown</td>
<td>Grants (EDA, Rural Development) TIF Districts (in conjunction with new development)</td>
</tr>
<tr>
<td>Infrastructure for Kelley Road Business Park</td>
<td>Phase 1: $2.8 million Full project: $4.0 million</td>
<td>Grants (EDA, Rural Development) TIF Districts (in conjunction with new development)</td>
</tr>
<tr>
<td>RSU 26 Athletic fields/track</td>
<td>Unknown</td>
<td>RSU responsibility</td>
</tr>
</tbody>
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YOUR TURN: DISCUSSION – CAPITAL INVESTMENT PLAN

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Your comments on index card.
In-Town Future Land Use Plan

- Legal basis for zoning and required under Maine Growth Management Act
- Represents Future Land Use Plan for so-called “growth area” of Orono
- Future Land Use Plan for the “rural” and “transitional” areas of Orono adopted as part of 2009 amendment to the Comprehensive Plan.
  - Only potential review of these 2009 amendments will be re-examining the purpose statement and related land uses allowed in the Low Density Residential District, as directed by Town Council
The In-Town Area

• The area east of Stillwater Ave, except sections zoned Forestry & Agriculture, Low Density Residential, Resource Protection, or Shoreland Limited Residential

• Most of the area (except just west of I-95 interchanges) that is served by public water and/or sewer
Proposals

• Additions to Economic Development Zone at Godfrey Dr and Kelley Rd
Proposals

• Incentive-based Village Residential Overlay District (walking distance to Downtown, schools, Webster n’hood)
Proposals

• Main St. Overlay District for low-impact non-residential uses & preserving historic properties
In-Town Future Land Use Plan

Proposals

• Retain several legacy properties as ripe for conditional or contract zoning
  (Lane Construction, Byer Mfg, Shaw & Tenney, Ayer Is., University Inn)

• Add former medical building at Main & Dirigo Dr
YOUR TURN: DISCUSSION – IN-TOWN FUTURE LAND USE PLAN

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