

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
 - Transp. & Util – “Complete Streets,” “Official Map,” & sewer/water improvements
 - 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”*

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

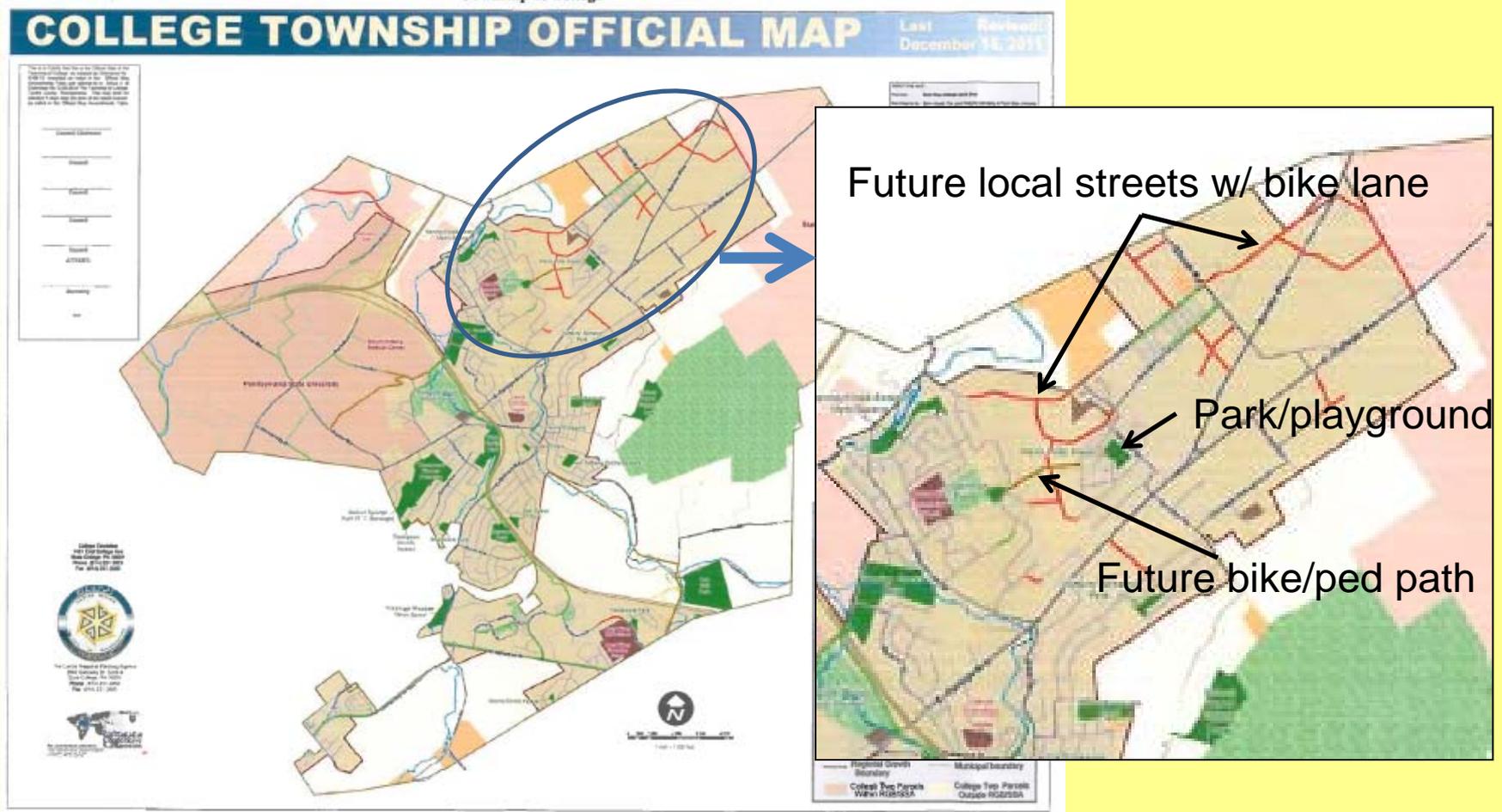
Rural – Neighborhood - Urban



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.

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



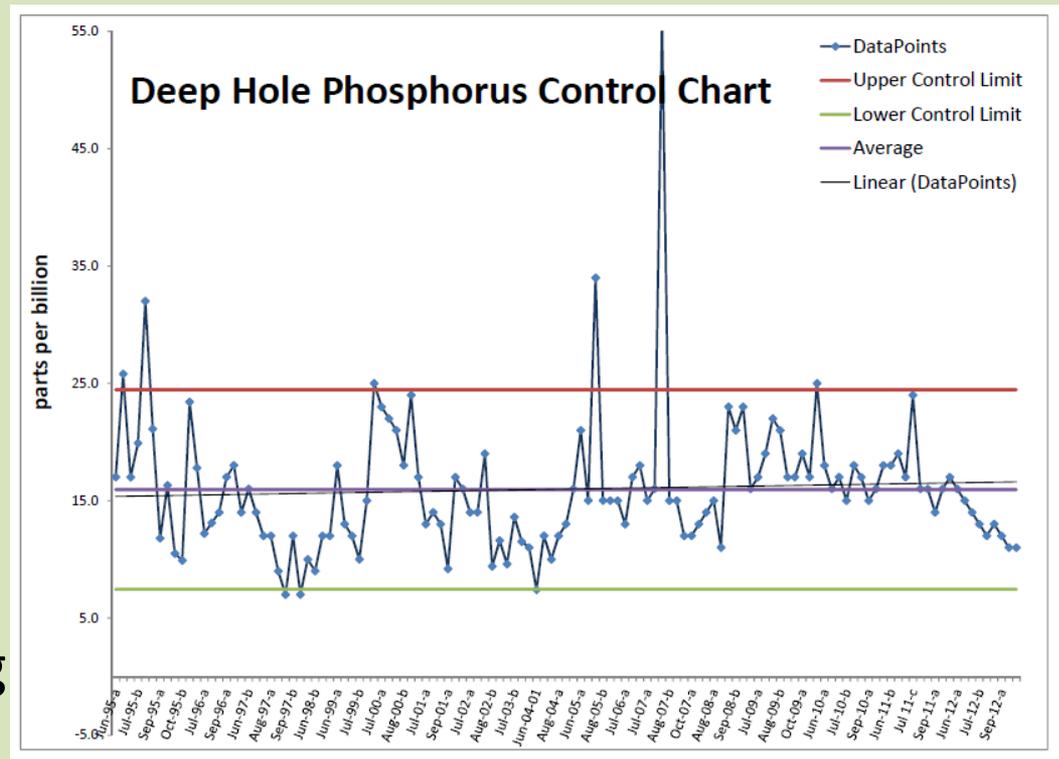
LID parking lot design

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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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.

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

Item	Possible Cost (if known)	Possible Sources
Street & sidewalk pavement preservation	\$300,00 - \$400,000/yr	General Fund
High priority mobility and safety road projects	Project-specific	BACT/Federal/State General Fund for local match
Fiber optics network within growth area	\$100,000 head end & \$50,000/mi	Grants, TIF Districts, Private investment
Mini-grants for start-ups	\$75,000	Grants, TIF Districts
Loan fund for reconversions of single-family homes	\$200,000	CDBG, Downtown - TOD TIF, Private investment
Loan fund for rental rehab	\$250,000	CDBF, Downtown TIF, Private investment
Eliminate CSOs per 2012 CSO master plan	\$2,265,000	WWTP sewer & reserve funds

Capital Investments to Support Plan: Short-Term or Ongoing (cont'd)

Item	Possible Cost (if known)	Possible Sources
Upgrade Pine St. parking lot; fill/stabilize Pine St. gully for possible add'l parking	\$545,000	Rural Development Downtown - TOD TIF District
5-year Downtown Façade Improvement Program	\$150,000 (builds on 2013-14 CDBG grant)	Downtown – TOD TIF District Private investment
Reserve for Orono-Black Bear Shuttle equipment	\$5,000 - \$10,000/yr	Downtown-TOD TIF District
Recreation venues for college-aged population	Unknown	Private investment Univ of Maine Fundraising
Neighborhood parks with playgrounds	Unknown (short-term & ongoing)	General Fund Grants

Capital Investments to Support Plan: Mid-Term

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

Capital Investment to Support Plan: Long-Term

Item	Possible Cost (if known)	Possible Sources
Bridge replacement to Ayers Island	Unknown	Grants TIF (if there is redevelopment of island)
Sewer and water line extensions to Stillwater Ave west Exit 193	Unknown	Grants (EDA, Rural Development) TIF Districts (in conjunction with new development)
Infrastructure for Kelley Road Business Park	Phase 1: \$2.8 million Full project: \$4.0 million	Grants (EDA, Rural Development) TIF Districts (in conjunction with new development)
RSU 26 Athletic fields/track	Unknown	RSU responsibility

YOUR TURN: DISCUSSION – CAPITAL INVESTMENT PLAN

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In-Town Future Land Use Plan

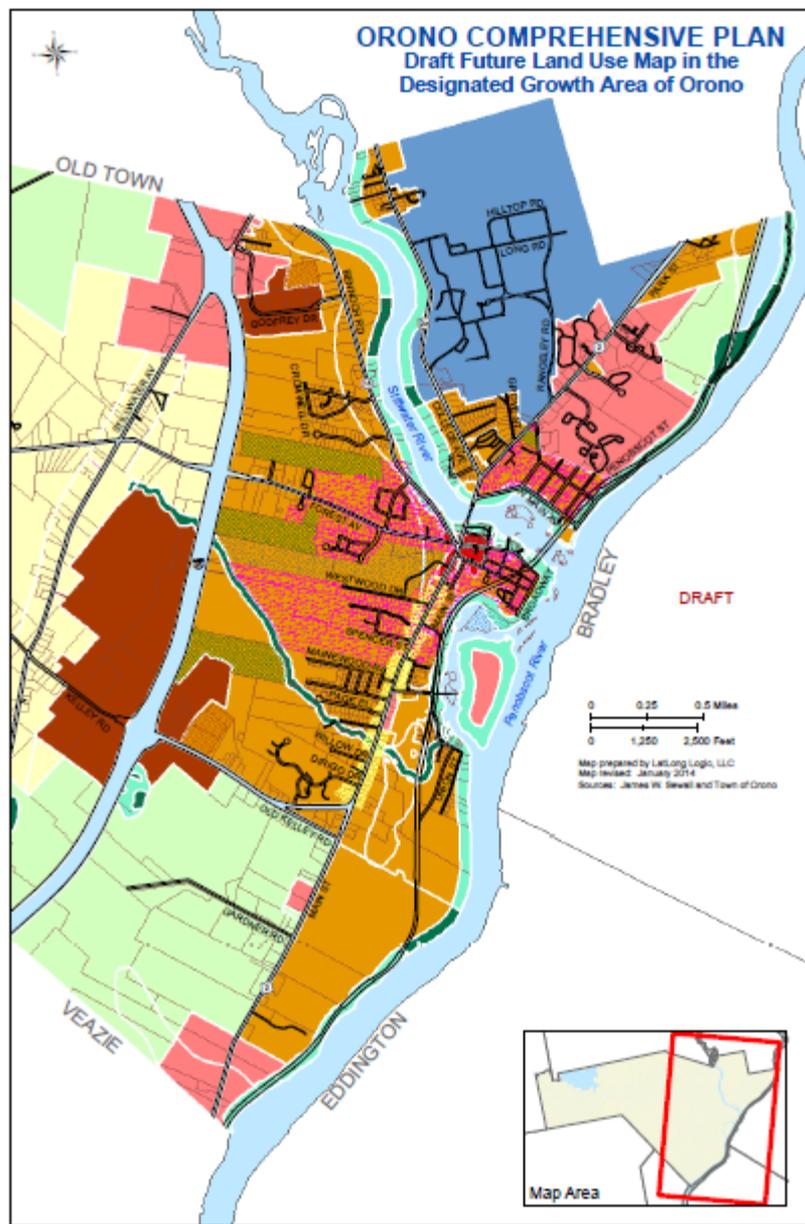
- Legal basis for zoning and required under Maine Growth Management Act
- Represents Future Land Use Plan for so-called “growth area” of Orono
- Future Land Use Plan for the “rural” and “transitional” areas of Orono adopted as part of 2009 amendment to the Comprehensive Plan.
 - Only potential review 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

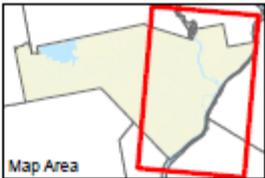
- The area east of Stillwater Ave, except sections zoned Forestry & Agriculture, Low Density Residential, Resource Protection, or Shoreland Limited Residential
- Most of the area (except just west of I-95 interchanges) that is served by public water and/or sewer

ORONO COMPREHENSIVE PLAN

Draft Future Land Use Map in the Designated Growth Area of Orono



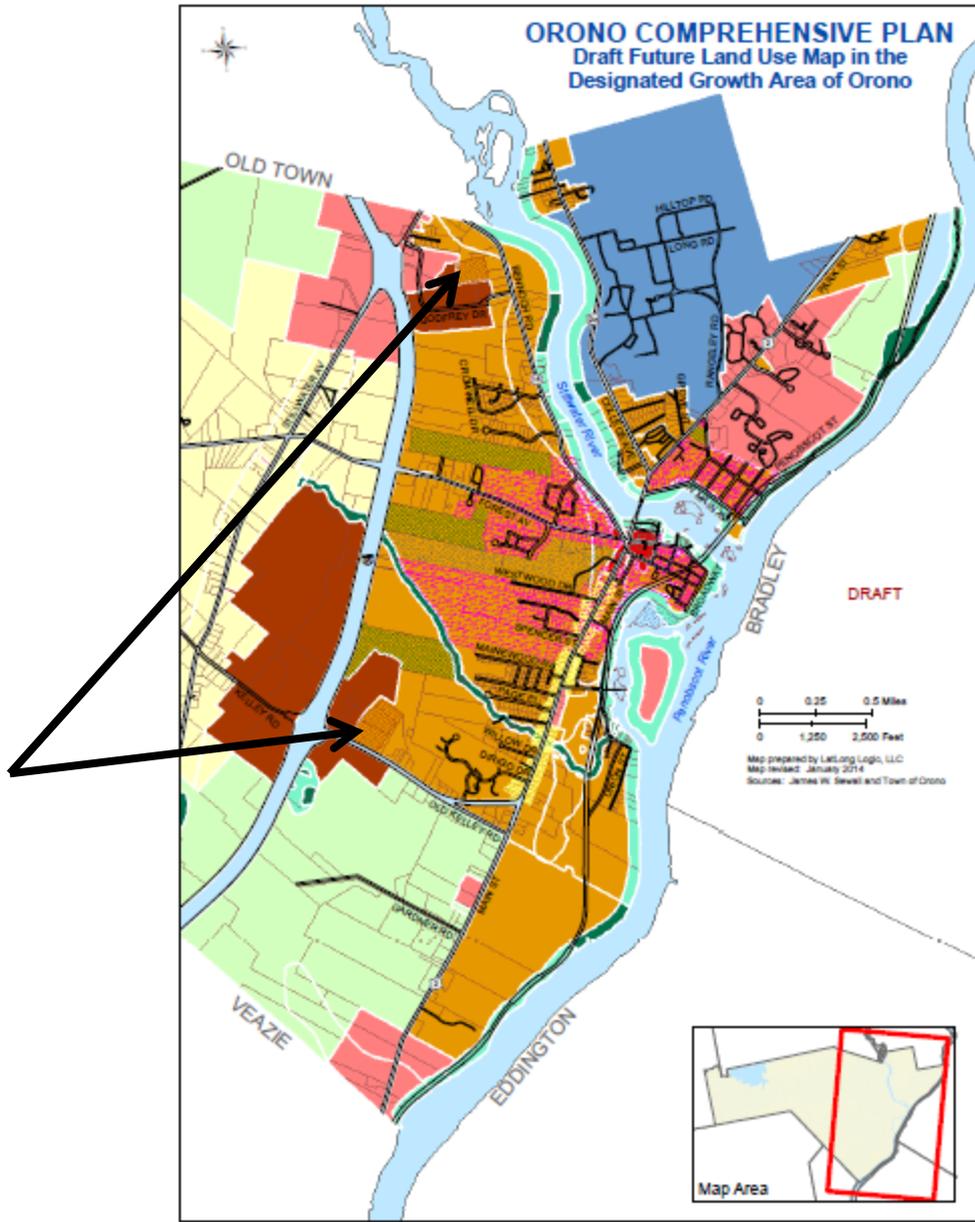
Map prepared by Lett, Long, Logan, LLC
 Map revised: January 2014
 Sources: James W. Sewall and Town of Orono



L E G E N D	Commercial/Industrial	Resource Protection	Village Residential Overlay (proposed boundaries serve as guidance)
	Economic Development Zone	Shoreland District	Main Street Overlay (proposed boundaries serve as guidance)
	Forest and Agriculture	University	Main Street and Village Residential Overlay
	Low Density Residential	Village Commercial	Conservation Land and Parkland in MDR District
Growth Area Residential	ZONING CLASSIFICATION	RSU/Town-Owned Property	Expansion of EDZ (proposed boundaries serve as guidance)

Proposals

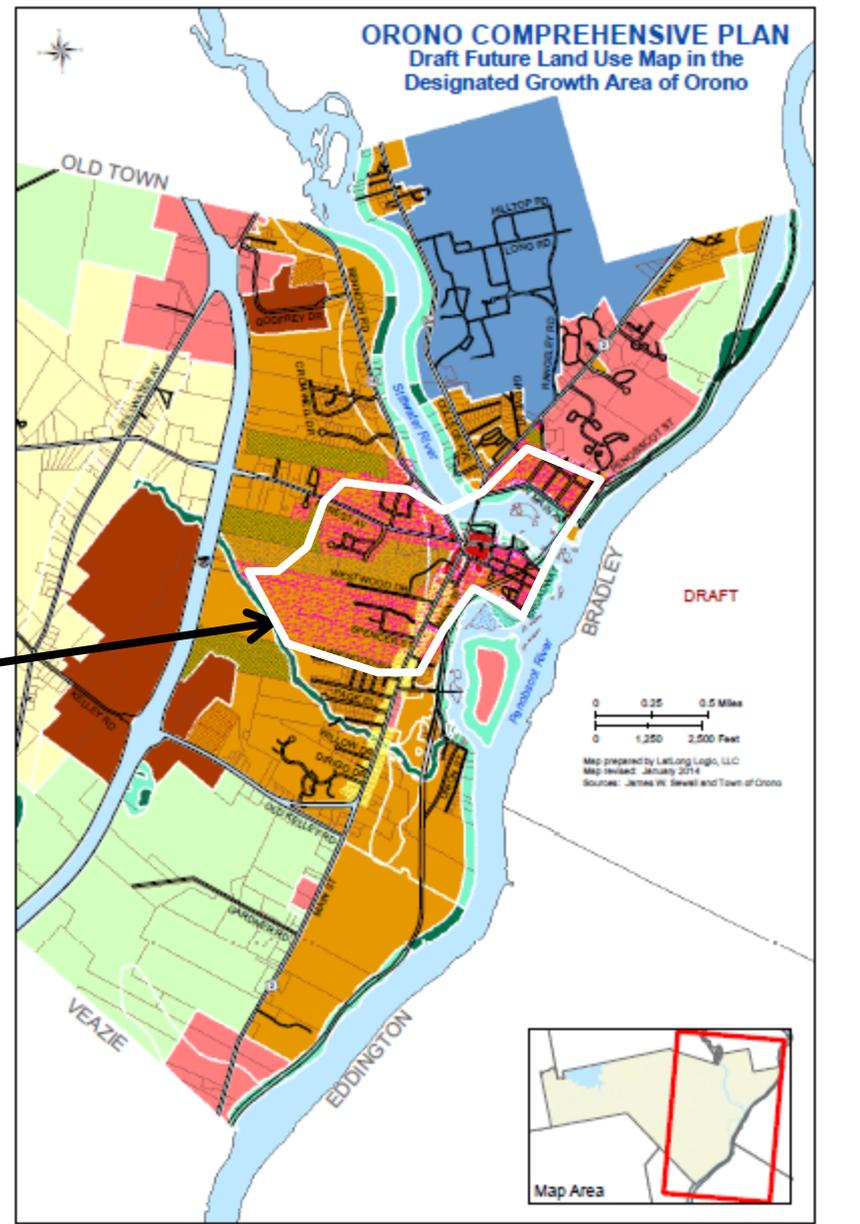
- Additions to Economic Development Zone at Godfrey Dr and Kelley Rd



ZONING CLASSIFICATION		
Commercial/Industrial	Resource Protection	Village Residential Overlay (proposed boundaries serve as guidance)
Economic Development Zone	Shoreland District	Main Street Overlay (proposed boundaries serve as guidance)
Forest and Agriculture	University	Main Street and Village Residential Overlay
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Growth Area Residential		RSU/Town-Owned Property Expansion of EDZ (proposed boundaries serve as guidance)

Proposals

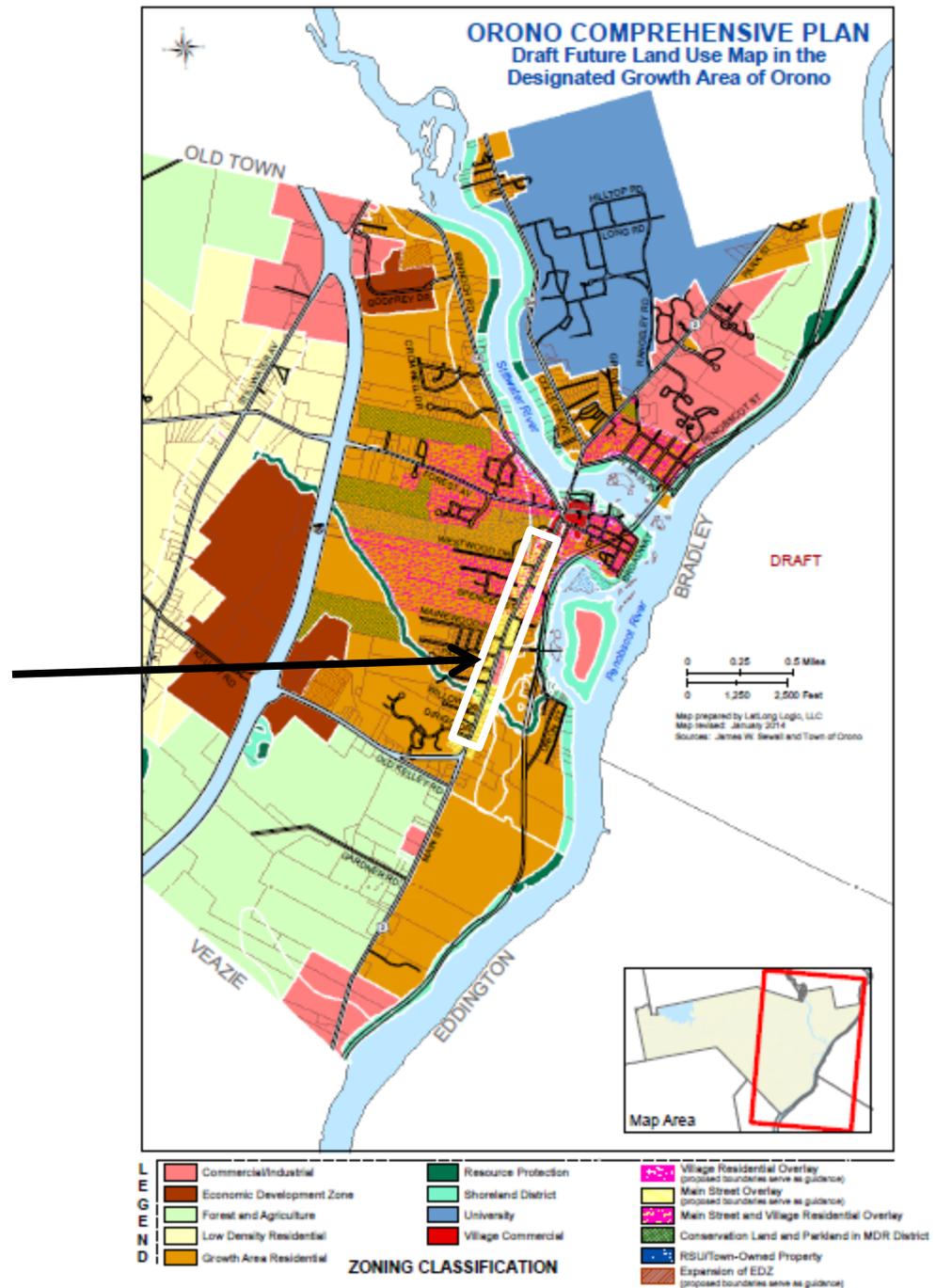
- Incentive-based Village Residential Overlay District (walking distance to Downtown, schools, Webster n'hood)



LEGEND	ZONING CLASSIFICATION		
	Commercial/Industrial	Resource Protection	Village Residential Overlay (proposed boundaries serve as guidance)
Economic Development Zone	Shoreland District	Main Street Overlay (proposed boundaries serve as guidance)	
Forest and Agriculture	University	Main Street and Village Residential Overlay	
Low Density Residential	Village Commercial	Conservation Land and Parkland in MDR District	
Growth Area Residential		RSU/Town-Owned Property	
		Expansion of EDZ (proposed boundaries serve as guidance)	

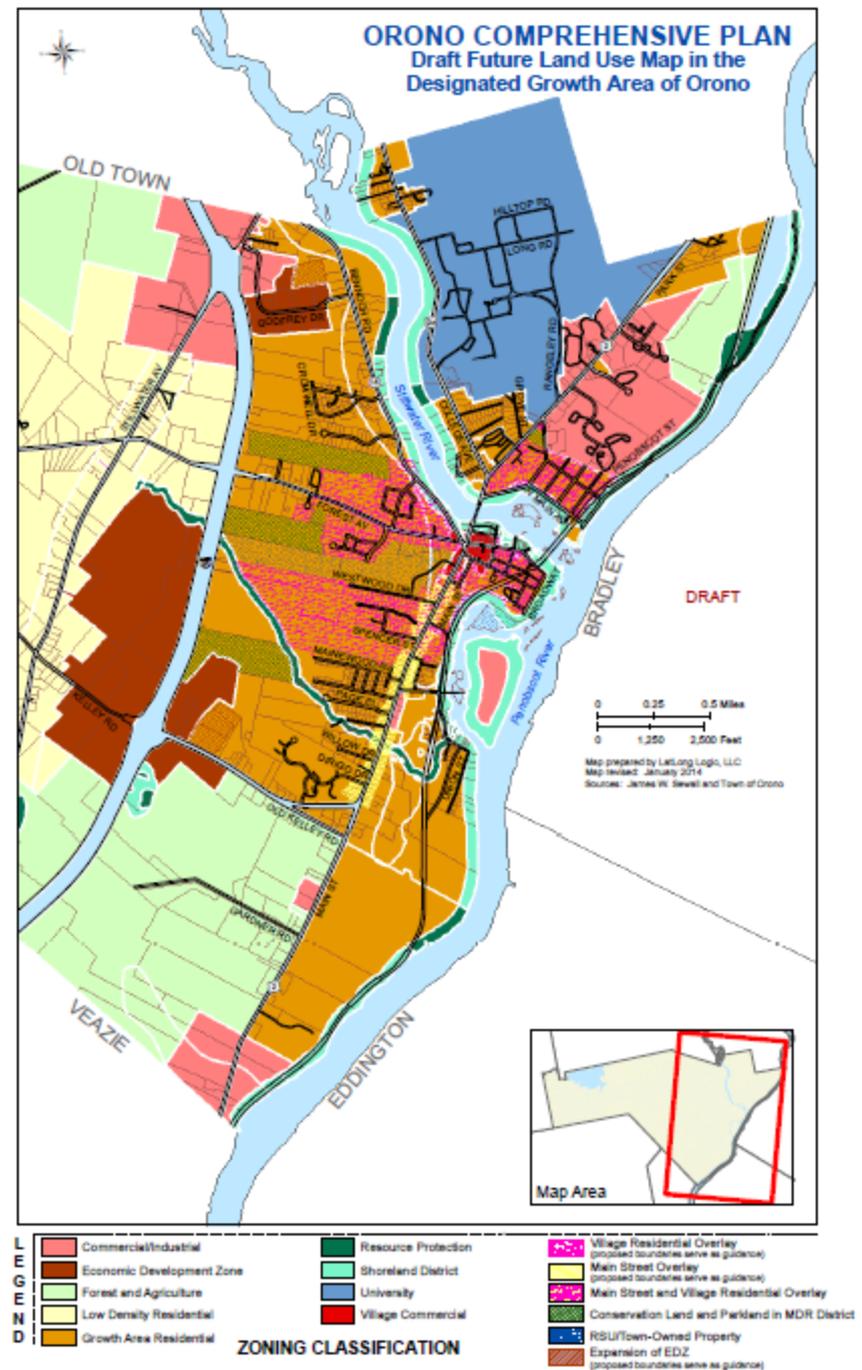
Proposals

- Main St. Overlay District for low-impact non-residential uses & preserving historic properties



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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