

GORHAM IMPACTS OF GROWTH

Town Council
Workshop
June 26, 2018

GOALS FOR TONIGHT

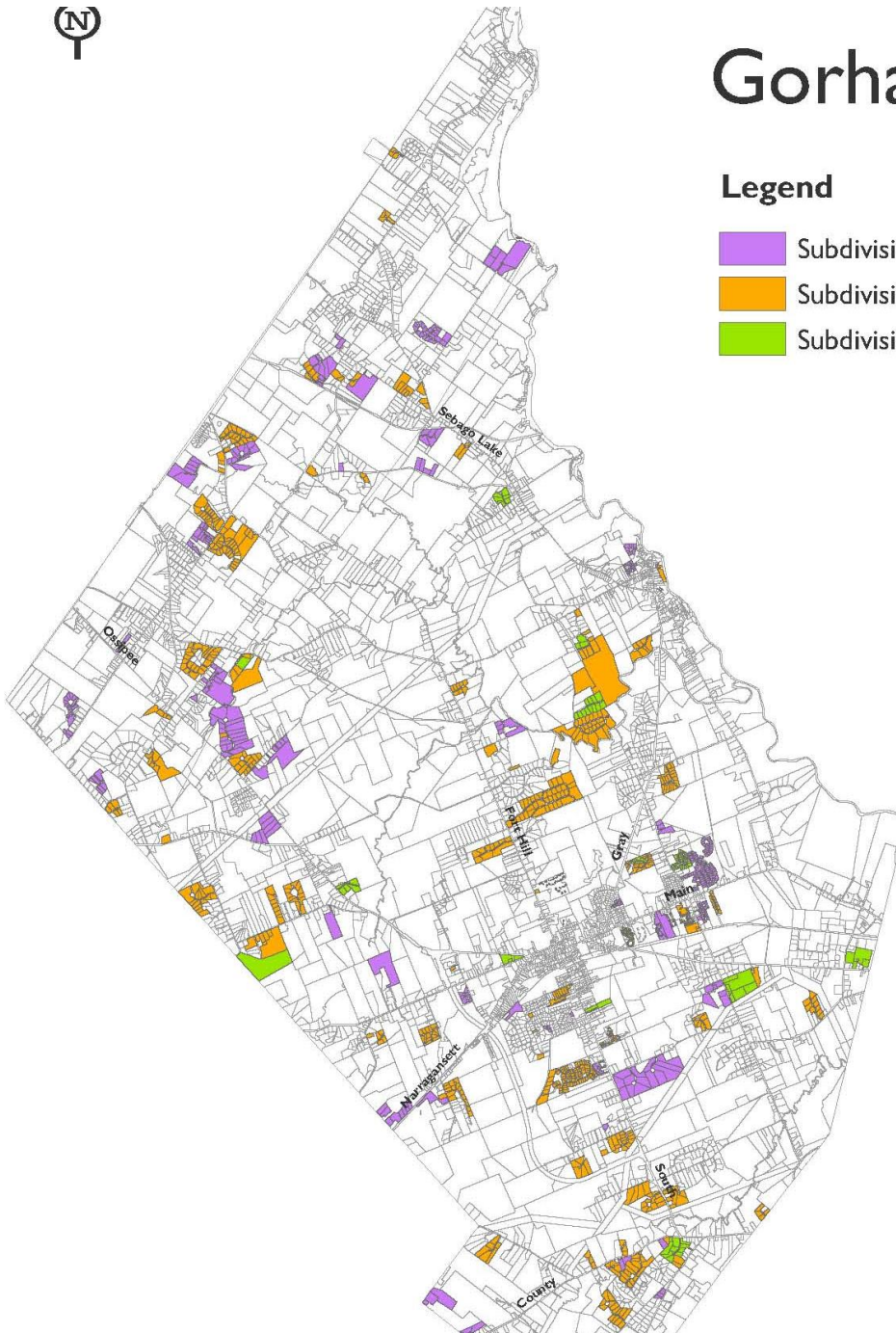
- Review trends
- Discuss options based on Council Priorities
- Identify several specific items for staff to tackle and bring back to Council in next few months



Gorham

Legend

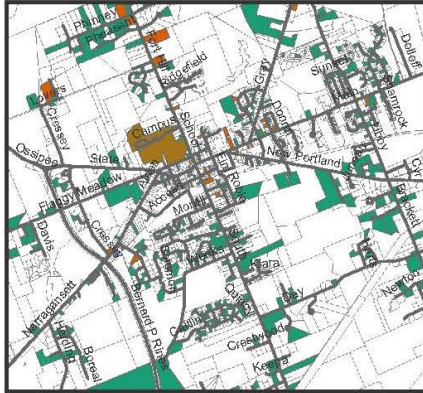
-  Subdivisions 1990-1999
-  Subdivisions 2000-2009
-  Subdivisions 2010-2012



HOW MUCH GROWTH?

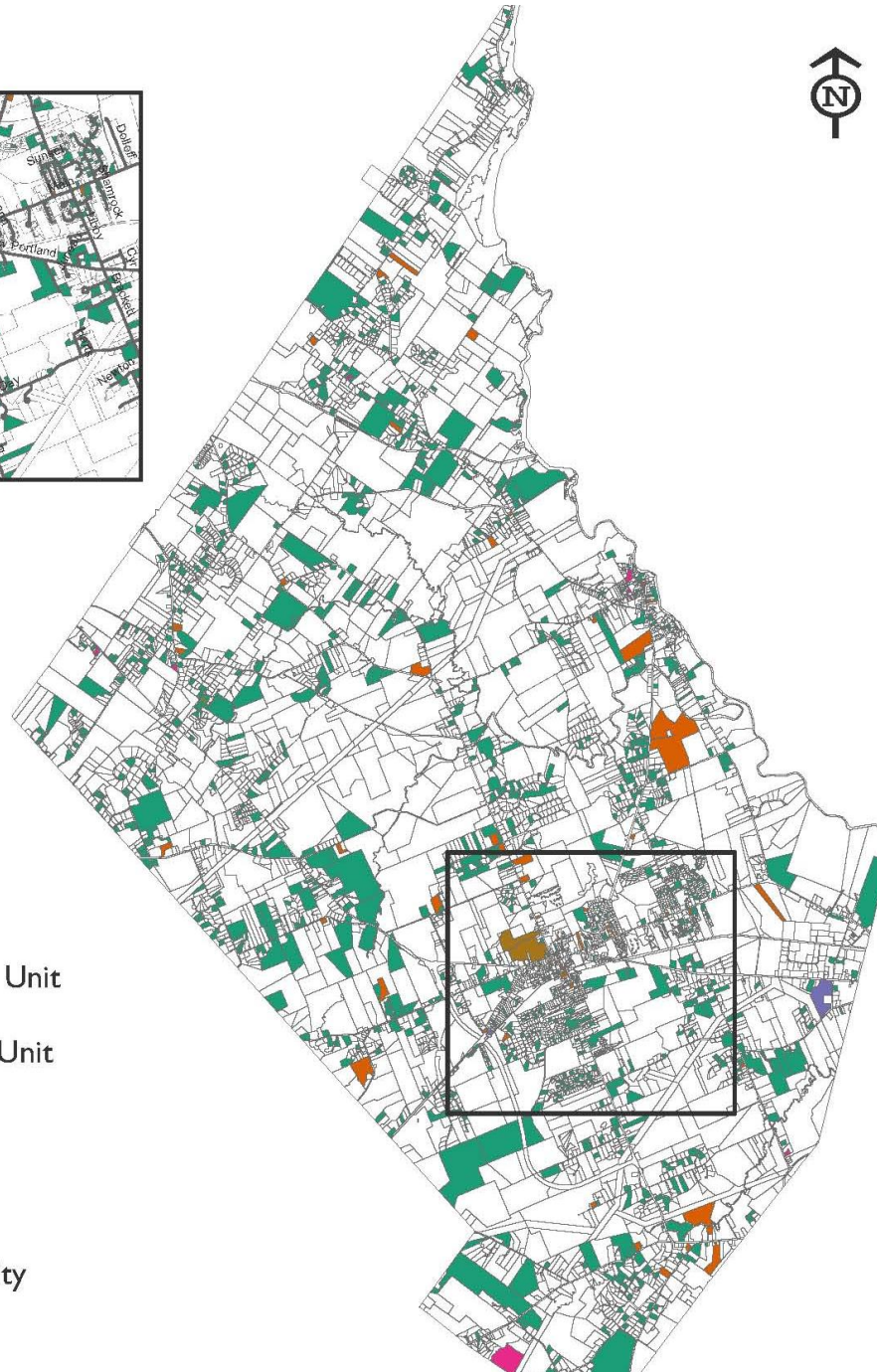
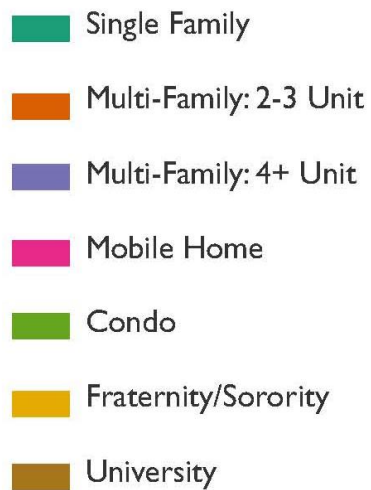
30-years of
Subdivision
Development in
Gorham

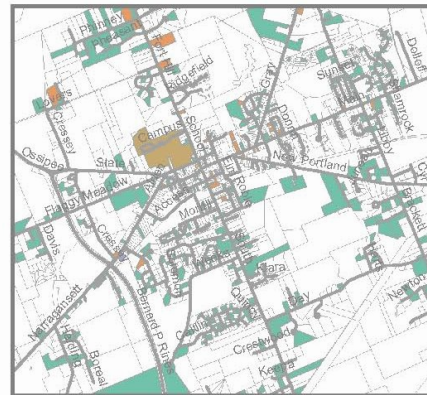
2000-2012



WHERE'S THE GROWTH?

Subdivision & lot-by-lot development



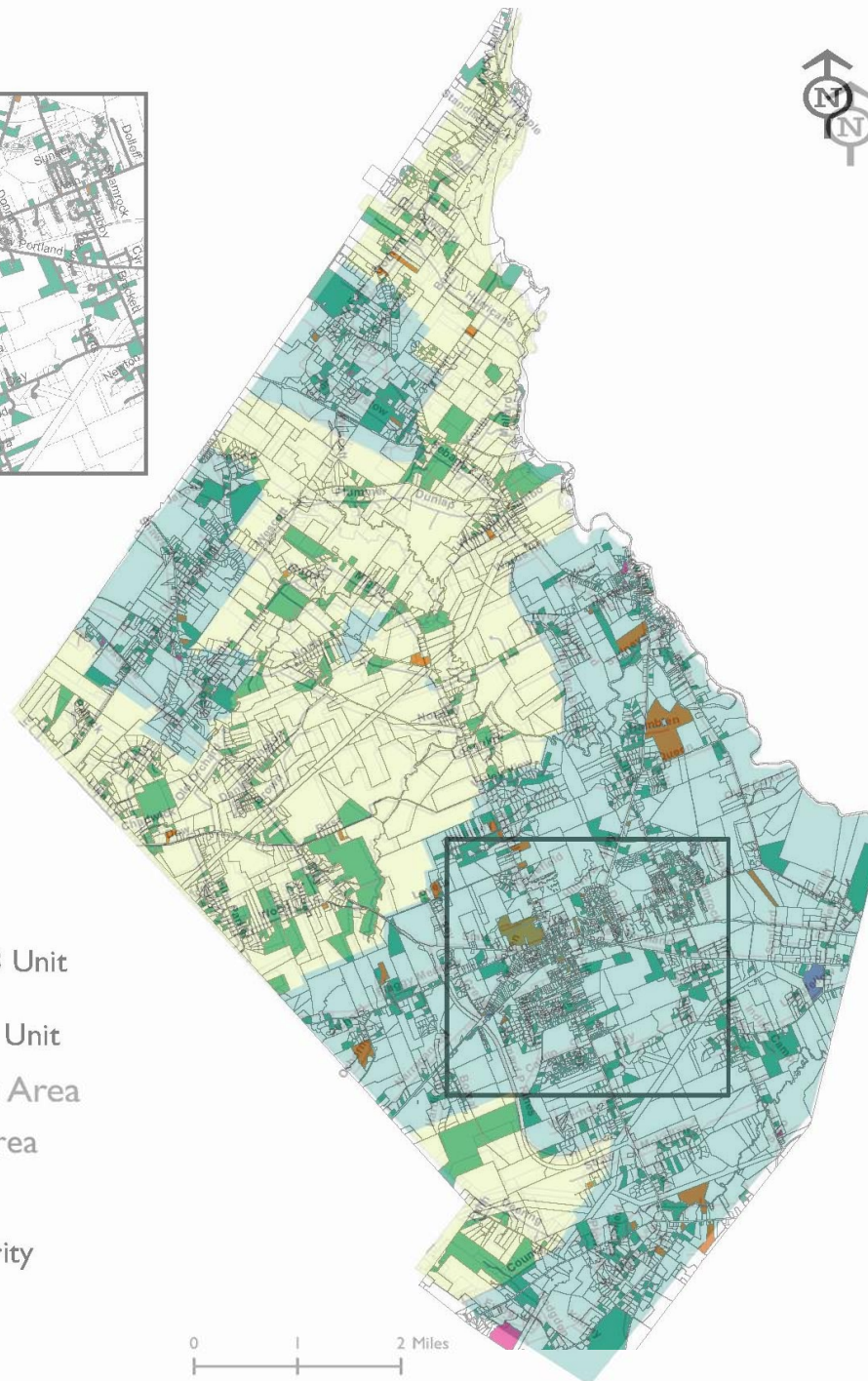


WHERE'S THE GROWTH?

How does the growth match up with Growth Areas (where the Town said it wants to focus growth)?

- Single Family
- Multi-Family: 2-3 Unit
- Multi-Family: 4+ Unit
- Growth Area
- Mobile Home
- Rural Area
- Condo
- Fraternity/Sorority
- University

0 1 2 Miles



IMPLICATIONS

- School Capacity Needs
- Traffic & Roads
- Infrastructure costs
- Residential Valuation with Commercial/Industrial Valuation
 - All growth adds value
 - Not all growth pays its own way

FOR TONIGHT...

■ Development that pays its way

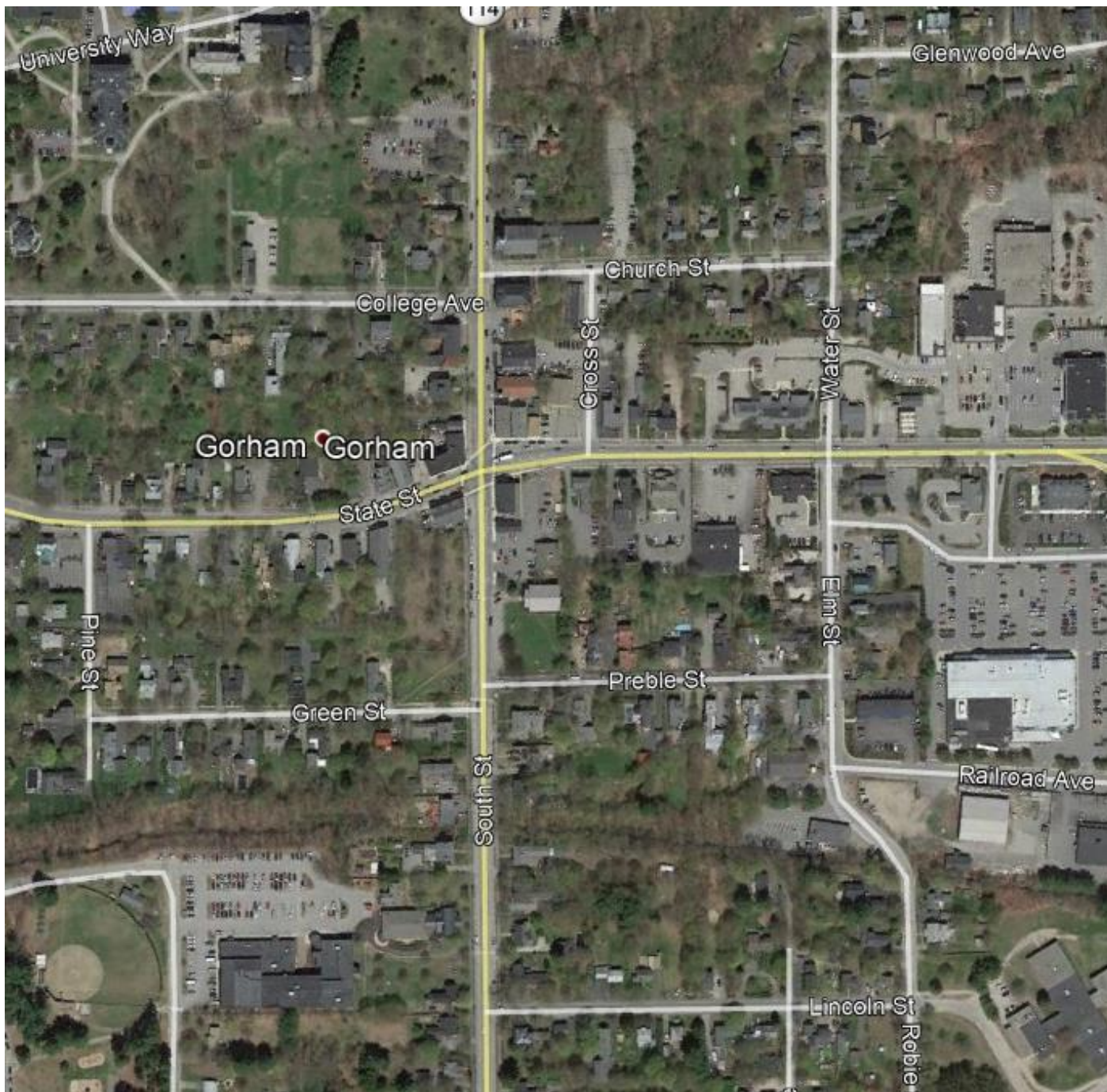
- What's allowed where
- Impact fees...for when development doesn't otherwise pay its way

■ Land Use tools for growth management

- Rural Areas
- Growth Areas

■ Economic Development

- Industrial/Commercial Park development
- Balancing commercial/residential valuations
- What jobs and services will be available in Gorham in the future?
 - Focus on what's missing?
 - Focus on what's strong here?



DOWNTOWN PATTERN

Value/acre =
high

Cost of
infrastructure
shared by many

Mix of Housing
options & uses

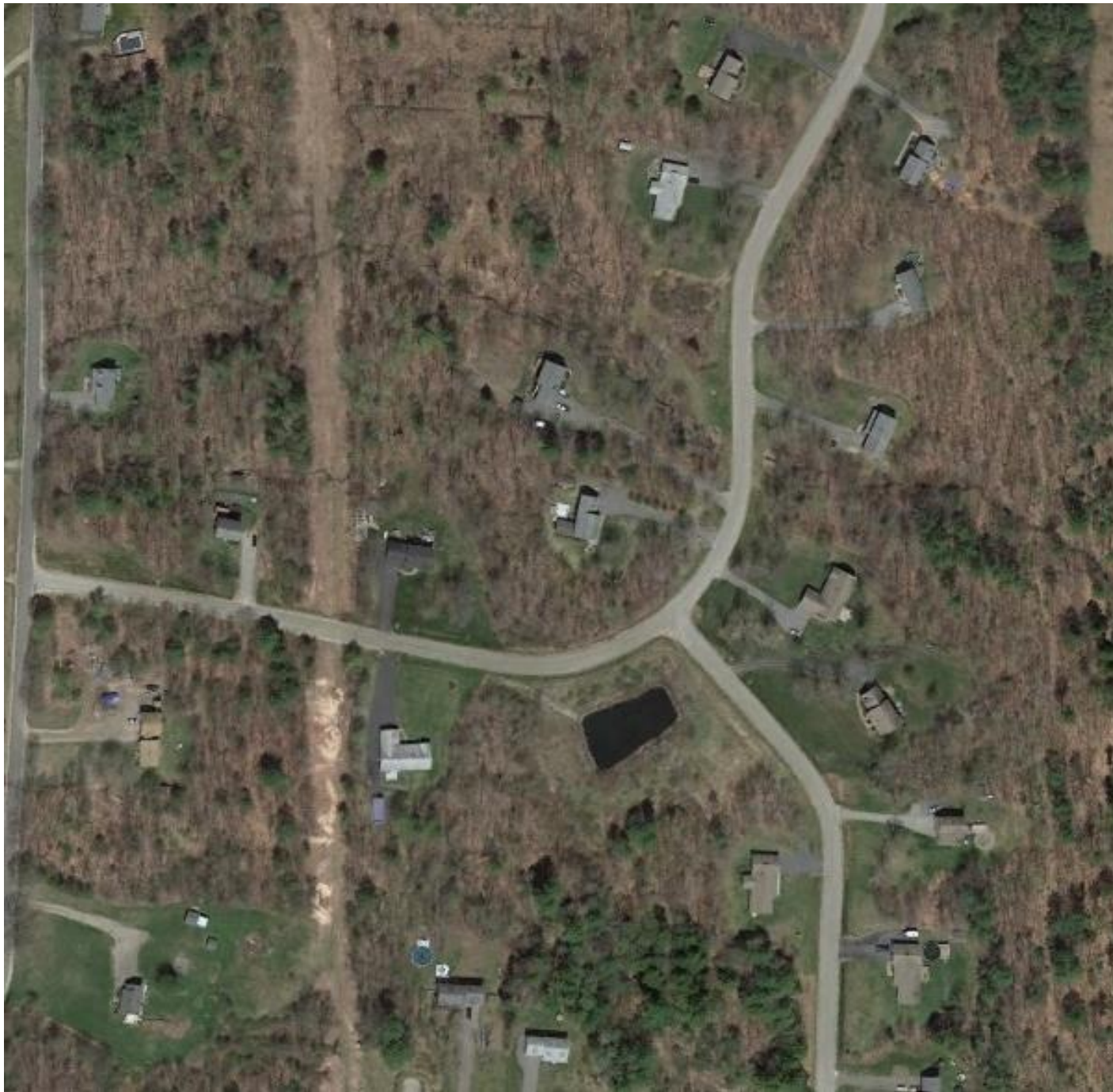


WORKING RURAL LANDS

Value/acre =
low

Low demand
for services

No public water
or sewer
needed



SUBURBAN LAND PATTERN

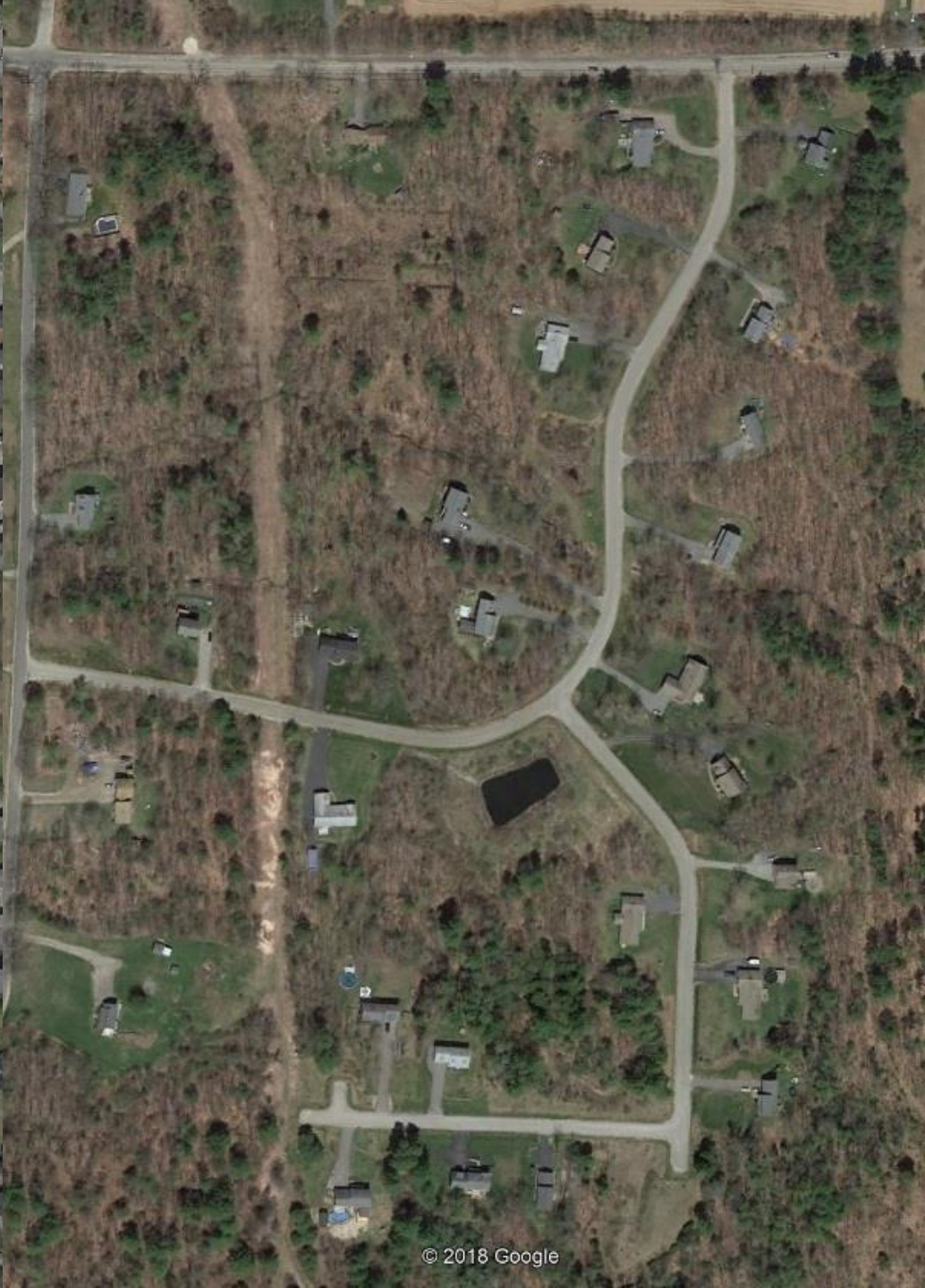
High
infrastructure
cost

Value/acre =
low

Single family
homes will
never be
anything else

No mix of uses





- Wastewater collection & treatment
- Public water*
- Solid waste facilities
- Public safety equipment & facilities
- Roads and traffic control
- Parks, open space & recreational areas*
- Schools

IMPACT FEES

Uses defined by
state statute

Must be tied to
improvements
required by
new
development =
can't be for
existing needs

LAND USE TOOLS FOR GROWTH MANAGEMENT

■ Growth Areas

- Places to encourage/incentivize growth

- Recommendation

 - Make no changes

OR

 - Increase incentives & bonuses for TRD

■ Rural Areas

- Places to discourage/direct growth away from

- Recommendation

 - Focus land use interventions here

- **Growth Management Ordinance**
- **Minimum Lot Sizes**
- **Require cluster/conservation subdivisions**
- **Evaluate road acceptance criteria in Rural Areas**
- **Evaluate criteria for new water/sewer extensions outside of Growth Areas**
- **Get more active in purchasing development rights/land conservation**

RURAL AREA LAND USE CHANGES

Options to limit
or discourage
new
development in
rural areas

ECONOMIC DEVELOPMENT

- The next industrial park development
 - Public/private = great idea
 - Land ownership/infrastructure/zoning should all be on the table
- Balancing commercial/residential development
 - Part of this is increasing commercial valuation
 - Part of this is diversifying residential options to spread residential valuation over more units

ECONOMIC DEVELOPMENT

- What types of business/commercial uses are missing from Gorham and how to best attract them to Town?

OR

- What do we have an advantage in now and how do we capitalize on that?