



PACTS' Land Use & Transit Technical Assistance Study

**GORHAM/SCARBOROUGH
PUBLIC WORKSHOP
AUGUST 25, 2015**

AGENDA

- Introductions
- Why South Gorham and North Scarborough?
- History of area's growth
- Previous meeting input
- Proposed concept plans
- WORKSHOP – Show us on maps what is good...or not so good
- Comments and questions
- Next steps – What it will take?

Why We Are Here:

- PACTS has asked our team to provide six communities with tools to help **manage how they grow**
- Goal: Identify good locations for sustainable, marketable growth so the region can become **more efficient and transit-friendly over the next 20 years**

Why South Gorham and North Scarborough?

- ◉ Much recent growth and change
- ◉ Traffic congestion will require solution at some point
- ◉ Similar in character
- ◉ Convenient central location close to Portland, Maine Mall, Westbrook

Why South Gorham and North Scarborough?

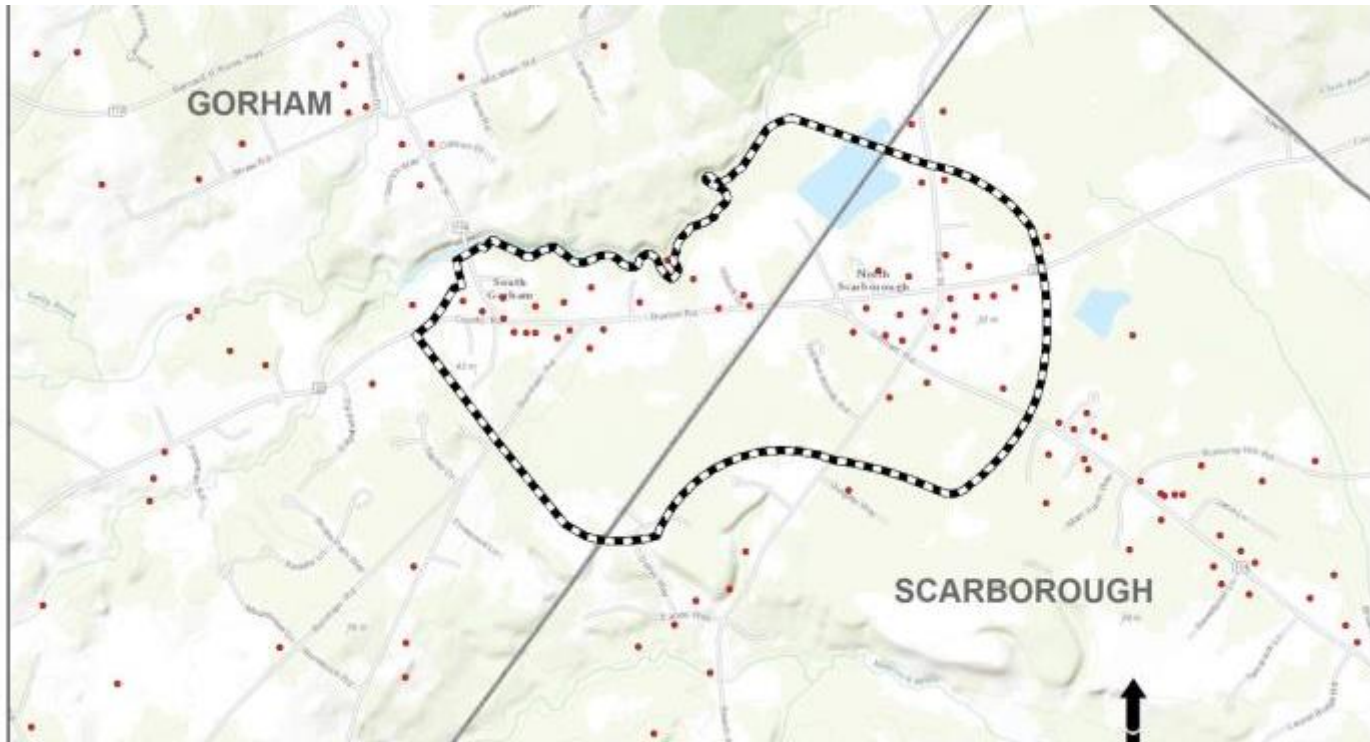
- To grow efficiently, the area needs:
 - Unified Vision
 - Coordinated Land Use and Zoning
 - Transportation solution
 - Water and Sewer utilities (longer range)

History of Growth

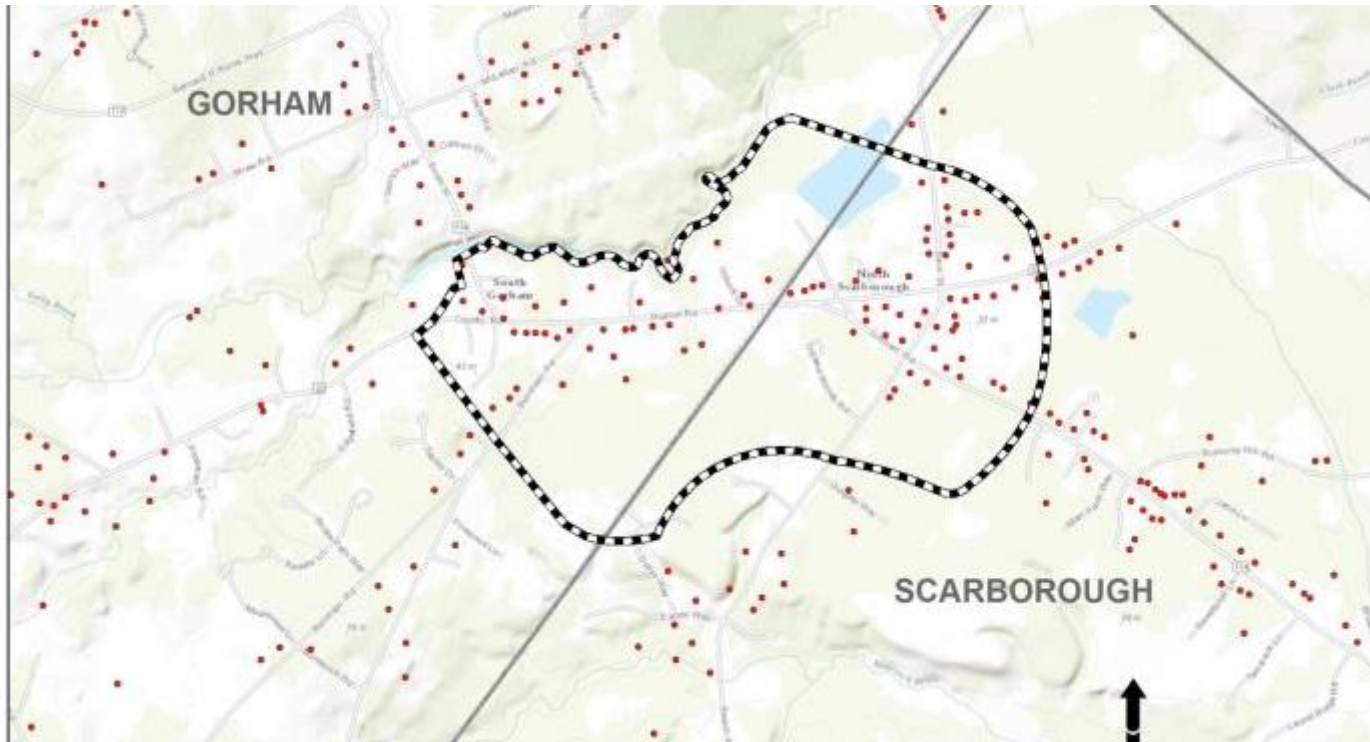
History: Homes in 1920



History: Homes in 1950



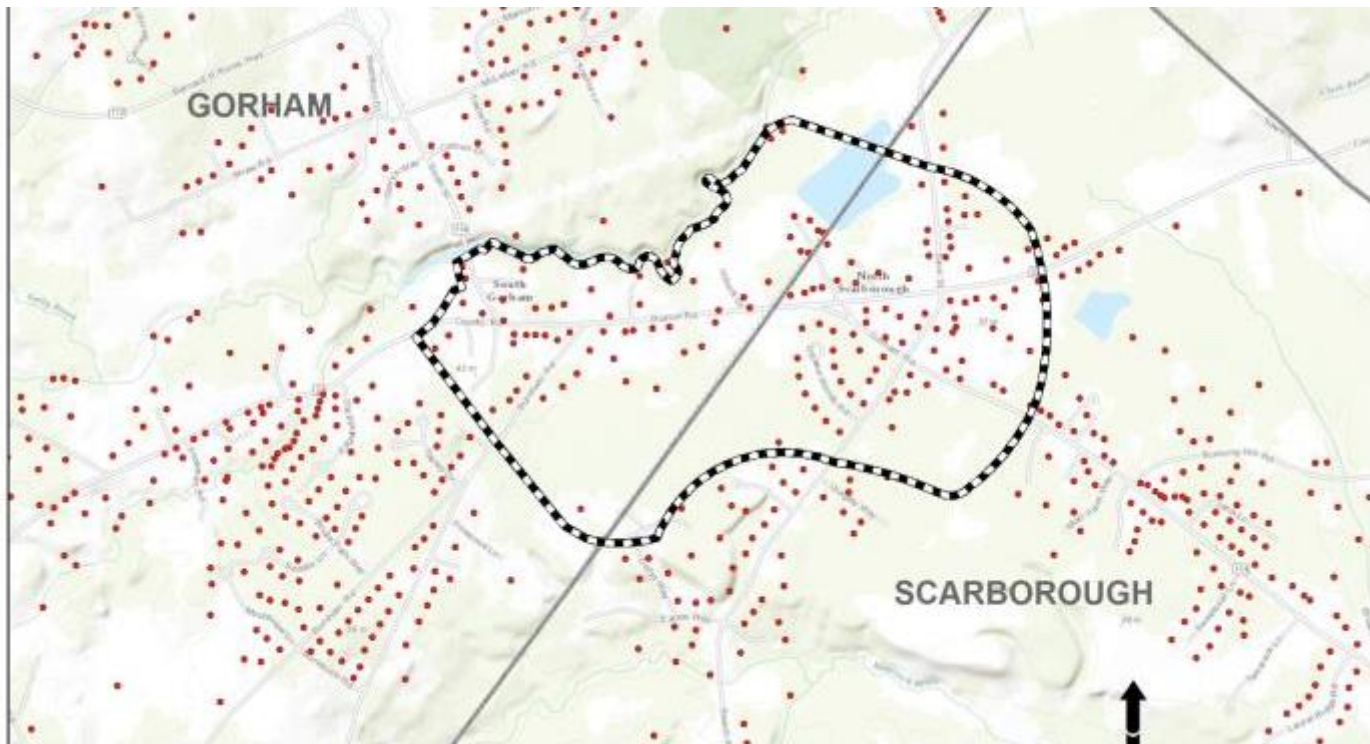
History: Homes in 1975



History: Homes in 2000



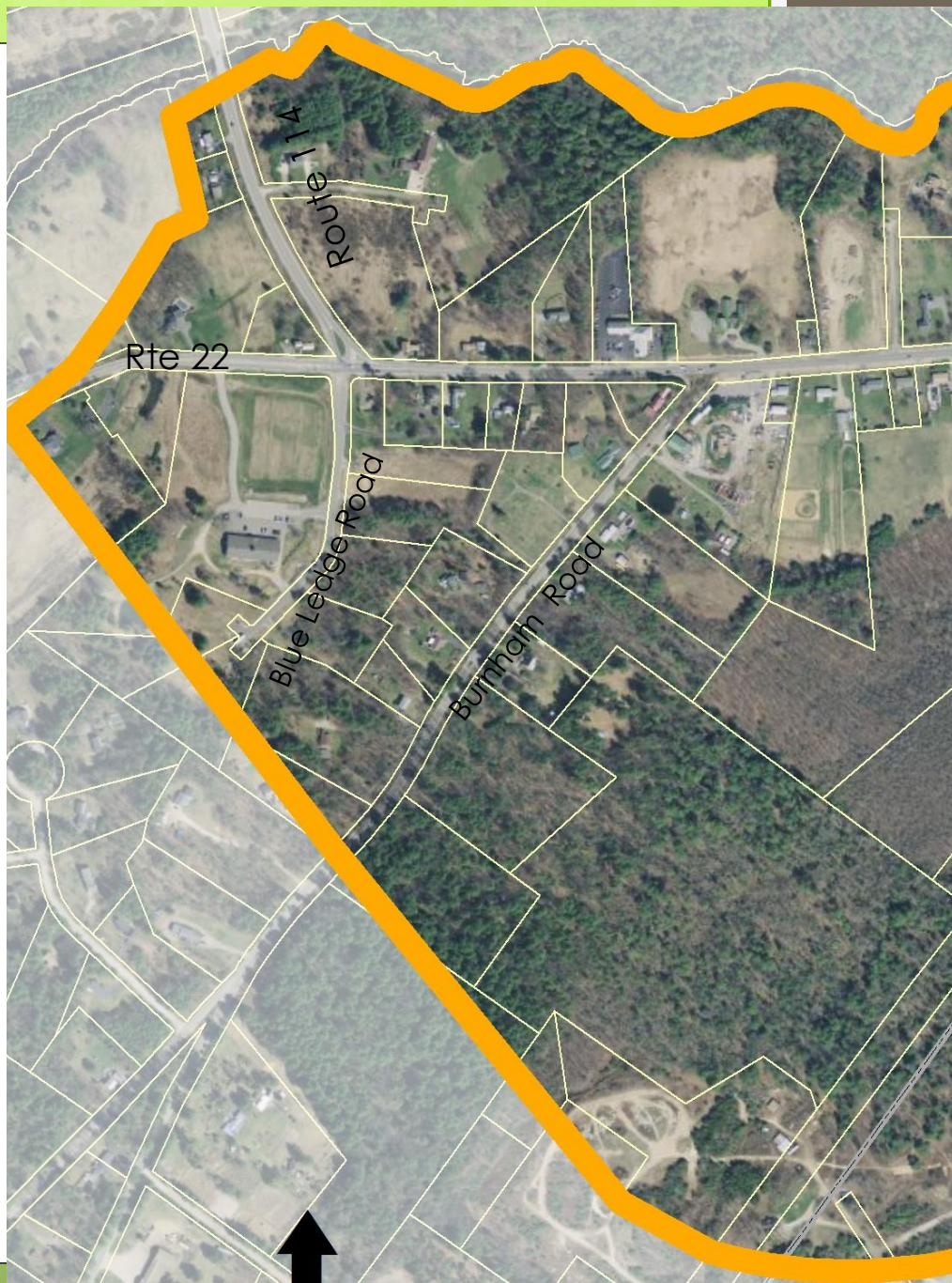
History: Homes in 2009



Growth Will Continue!

Existing Growth Pattern:

- Increasing commercial development along Rtes. 114/22
- Very small amount of residential development
- No way to get anywhere except via 114/22
- No way to get anywhere *safely except by car*
- Ultimately road will need to be widened to 4 or 5 lanes if spur is not built
- **Conclusion: In 20 years area could be like Route 302 in Windham**



Aerial close up of
South Gorham
Study Area at
Intersection of
Routes 22 and 114

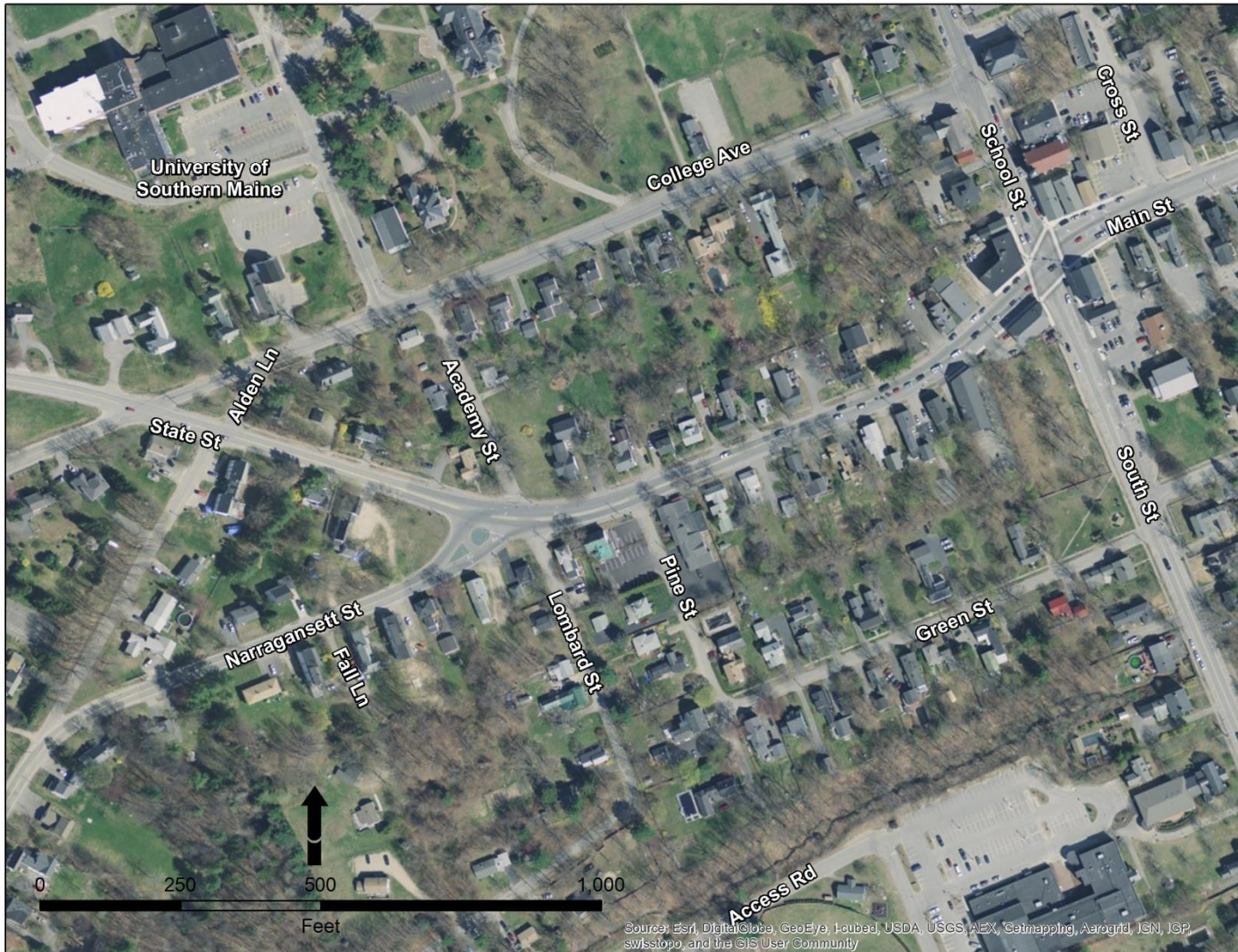
Aerial Close up of
North Scarborough
Study Area at
Intersection of
Routes 22 & 114





Aerial Close up of 'Overlap'
section of South Gorham and
North Scarborough Study Area

Gorham Village Today



Scarborough Rte. 1 Area Today



How You Described This Area at December Meeting:

- Congested (8)
- Bottleneck
- Congested/dangerous
- Too much traffic
- Isolated
- Rural (2)
- Rural/Suburban
- Too Rural
- Lacking village center
- A Pass-through
- High-traffic rural cut thru
- Quaint
- Disaster area
- Not enough business
- Time warped
- Crumbling
- Confusion
- Confused
- Home (3)

And What You Said Area COULD Be...

- Uncongested
- Open space – wildlife on our 28 acres of Nonesuch River!
- Rural
- Village neighborhood
- Quaint (2)
- Busy but less congested
- Safe/accessible
- Public water/sewer
- Easy commuting
- Less traffic
- Quiet neighborhoods with bike paths/ski tails through the woods and sidewalks to get to shopping
- Rural with village components
- Mixed use neighborhood
- Rural
- Well-planned growth
- A town “center” developed
- Mixed use where people can walk, narrower streets, “no Stroads”
- Comfortable rural neighborhood
- Business community
- Clean neighborhood
- Rte. 1
- Inviting
- Manageable
- Rural neighborhood
- The same (home) (3)

Concept Plans

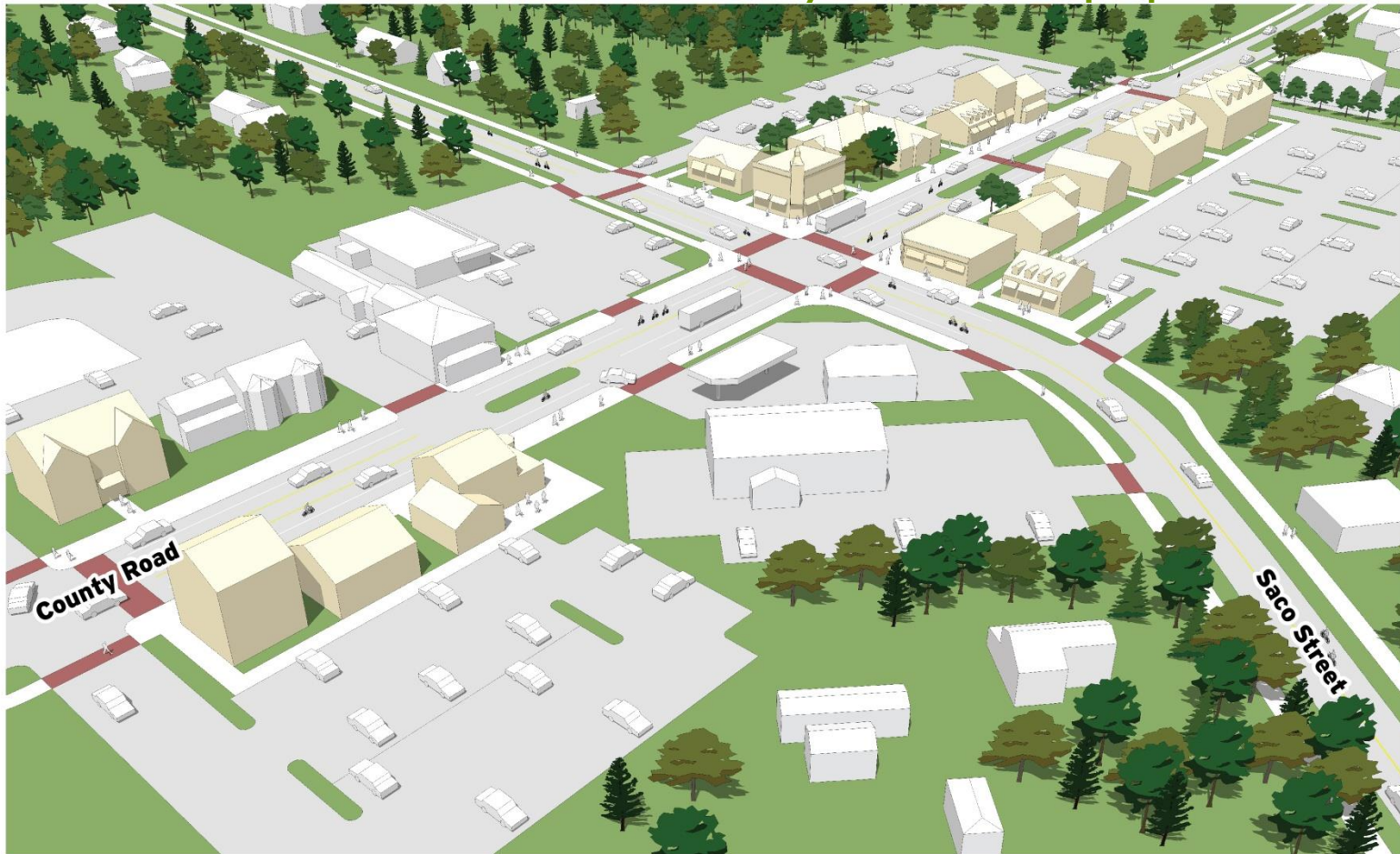
- The sketches that follow are **concepts**
 - One of many for how growth could occur on and around County Road especially if utilities are extended and relief to current transportation congestion is determined.
 - Purpose of sketches is to launch the conversation among residents and business owners to help guide the way this area of Scarborough and Gorham will grow in the future.
- We need you to tell **what you like and what you don't like**
- Graphics show a concept of what these three areas might look like:
 - North Scarborough
 - South Gorham
 - The in-between stretch of Rtes. 114/22

Sketch of Ideas for discussion only – this is not a proposal



North Scarborough – 20+ YRS

Sketch of Ideas for discussion only – this is not a proposal



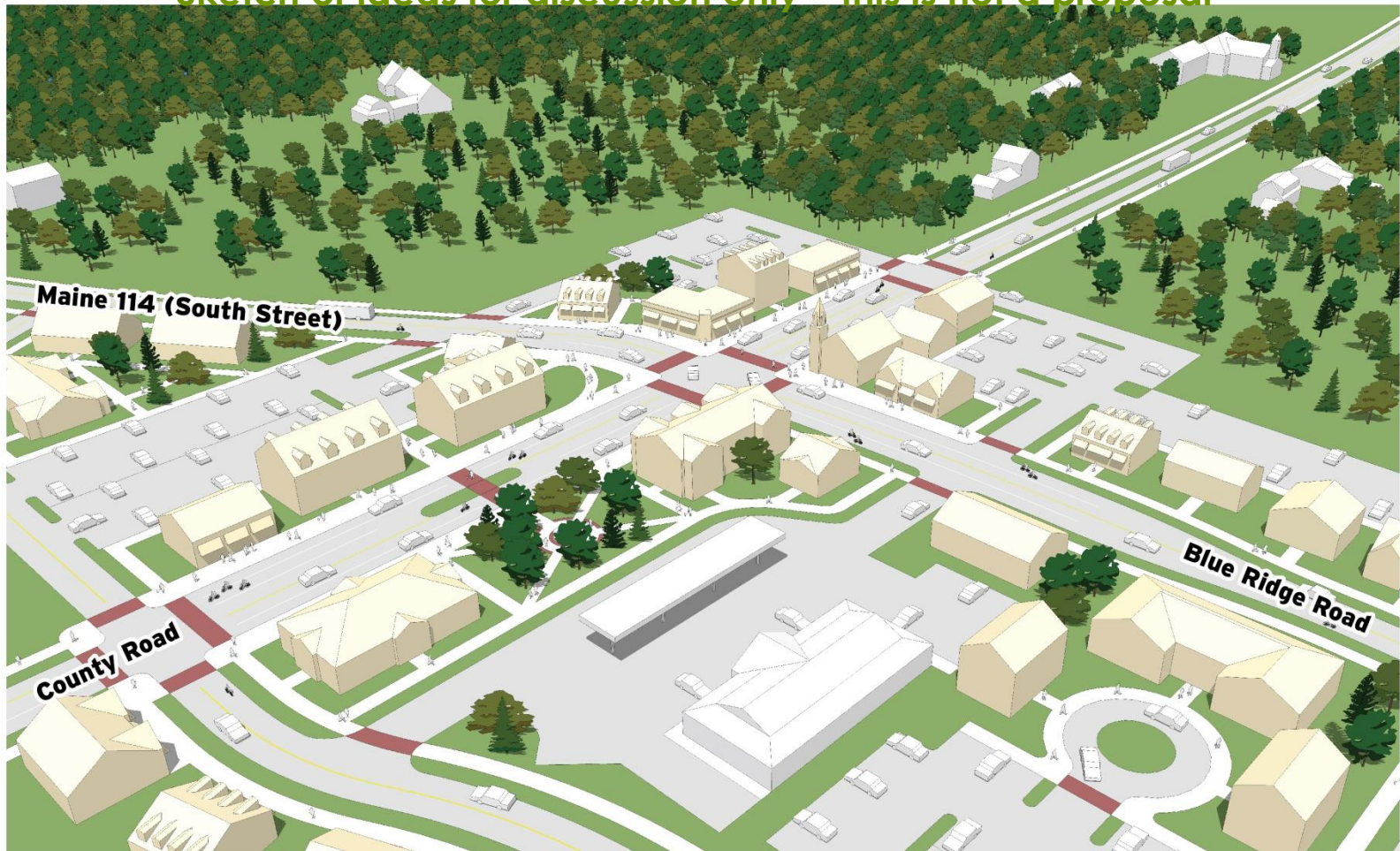
Scarborough

Intersection of County Road and Saco Street
Looking northeast



South Gorham – 20+ YRS

Sketch of Ideas for discussion only – this is not a proposal



Gorham

Intersection of County Road and Maine 114/Blue Ledge Road
Looking northeast

County Road Overlap Today

Sketch of Ideas for discussion only – this is not a proposal

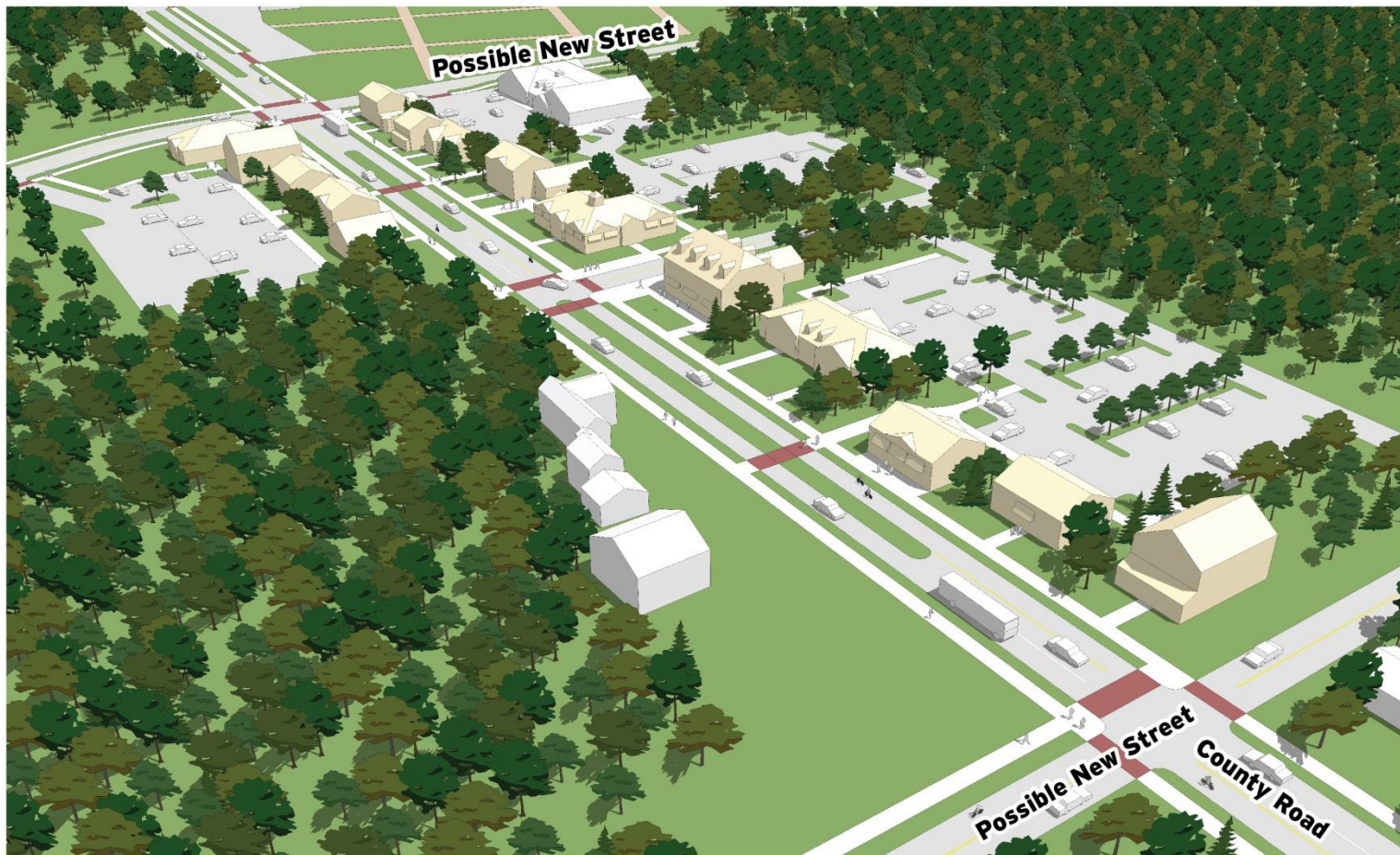


County Road - Present

Near O'Donal's Nursery between Gorham and Scarborough
Looking southeast

County Road Overlap - 10 YRS.

Sketch of Ideas for discussion only – this is not a proposal

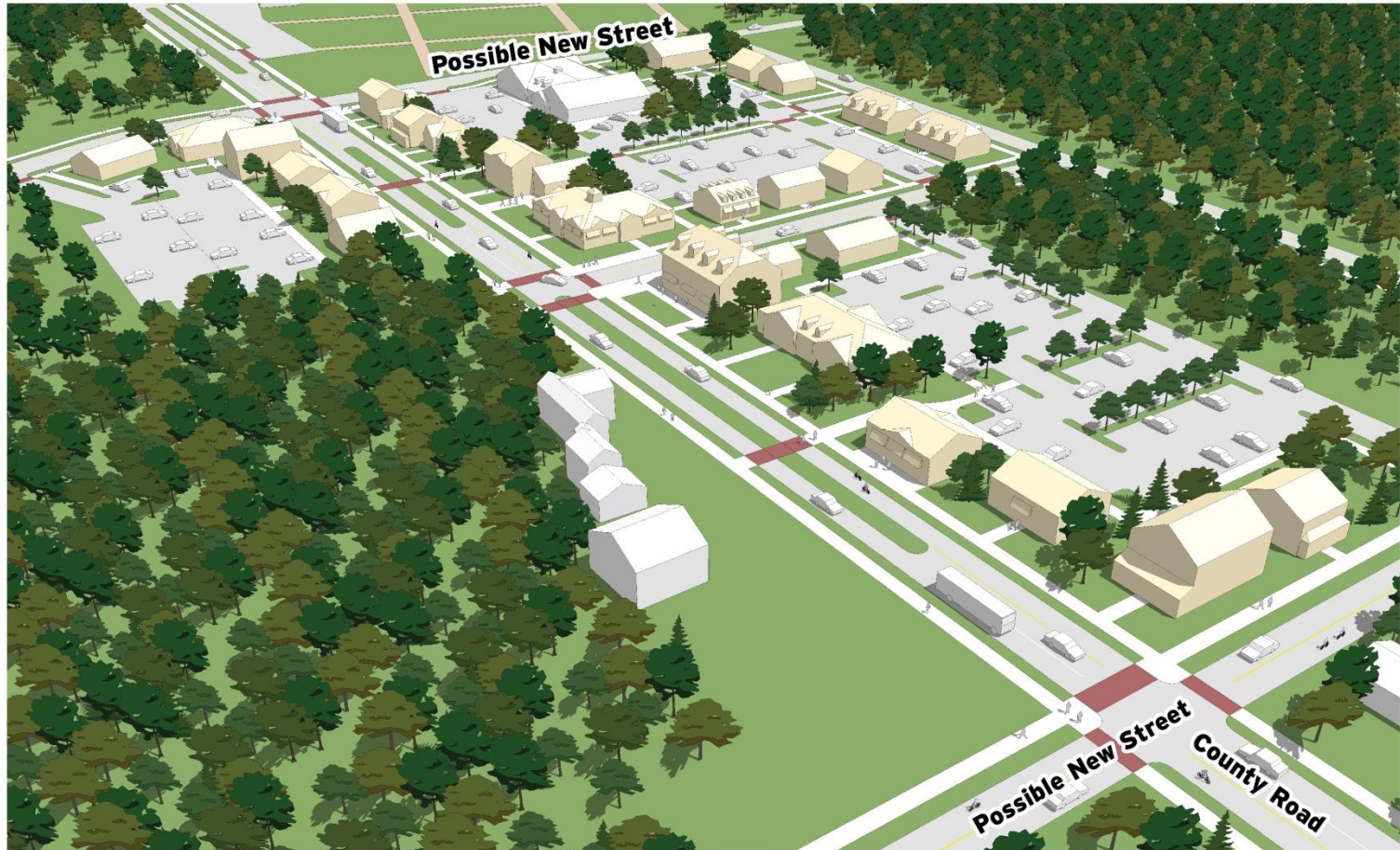


County Road - Medium-Term

Near O'Donal's Nursery between Gorham and Scarborough
Looking southeast

County Road 20+ YRS (with utilities)

Sketch of Ideas for discussion only – this is not a proposal



County Road - Long-Term

Near O'Donal's Nursery between Gorham and Scarborough
Looking southeast

The Importance of Planning Now!

- Allows residents/business owners to have some say over how this area grows
- Clear statement to municipalities, state transportation agencies and developers as to what you want this area to look like
- Essential first step to developing:
 - Provide official guidance to Transportation Agencies
 - Create plan to protect aquifer

An Evolving Process...

- ◉ Zone now for desired use mix
- ◉ Create a clear transportation vision now
- ◉ Adjust zoning for more development should utilities be extended in future



What it might look like from
the ground....

Retail and Apts on New Local Road Behind Rte. 22



Retail and Offices on Rte. 22



Townhomes behind Rte. 22



Condos or Rental Apts behind Rte. 22



WORKSHOP

Tell us your preferences:

- Building styles
- Road Cross Sections
- What mix of Land Uses
 - single-family, multi-family, office, retail, park/gathering
- How many units per acre once utility plan is clear
- Identify changes you want made to concept drawings

Questions/Comments

Next Steps

- ◉ Choose preferences tonight
- ◉ Scarborough & Gorham each
 - ◉ Draft / Adopt Plan & Ordinance Changes & Capital Plan
- ◉ Submit to State for Finding of Consistency with Growth Management Act
 - ◉ **When secured, requires State to comply**
- ◉ Decide on Funding Mechanisms like
 - ◉ Bonds
 - ◉ TIFs and other tax incentives
 - ◉ Partnerships for cost sharing
- ◉ Engage Economic and Community Developers