



**NORTH
YARMOUTH**

**VILLAGE
DEVELOPMENT**

REVISED STUDY

Planning Decisions, Inc.

MARCH 04, 2015

- 1. Overview of Conditions**
- 2. Town Goals and Regulations**
- 3. Development Scenario**
- 4. Fiscal Impacts**
- 5. Questions**

AGENDA

COMPREHENSIVE PLAN, 2003

■ 1991

- Building cap, new zoning regulations, and impact fees

■ 2003: *The vision for North Yarmouth, 2020*

- A strong sense of community... involvement in town affairs and community activities
- Strong sense of history
- While there will be many more houses, we would like to see most of them located in village neighborhoods thereby preserving expanses of open space and critical natural resources
- Access to outdoor recreational opportunities, places for solitude and other amenities important to maintaining a high quality of life will be very important
- The scenic gateway to the Town... Route 115... this area may be transformed into an attractive village neighborhood

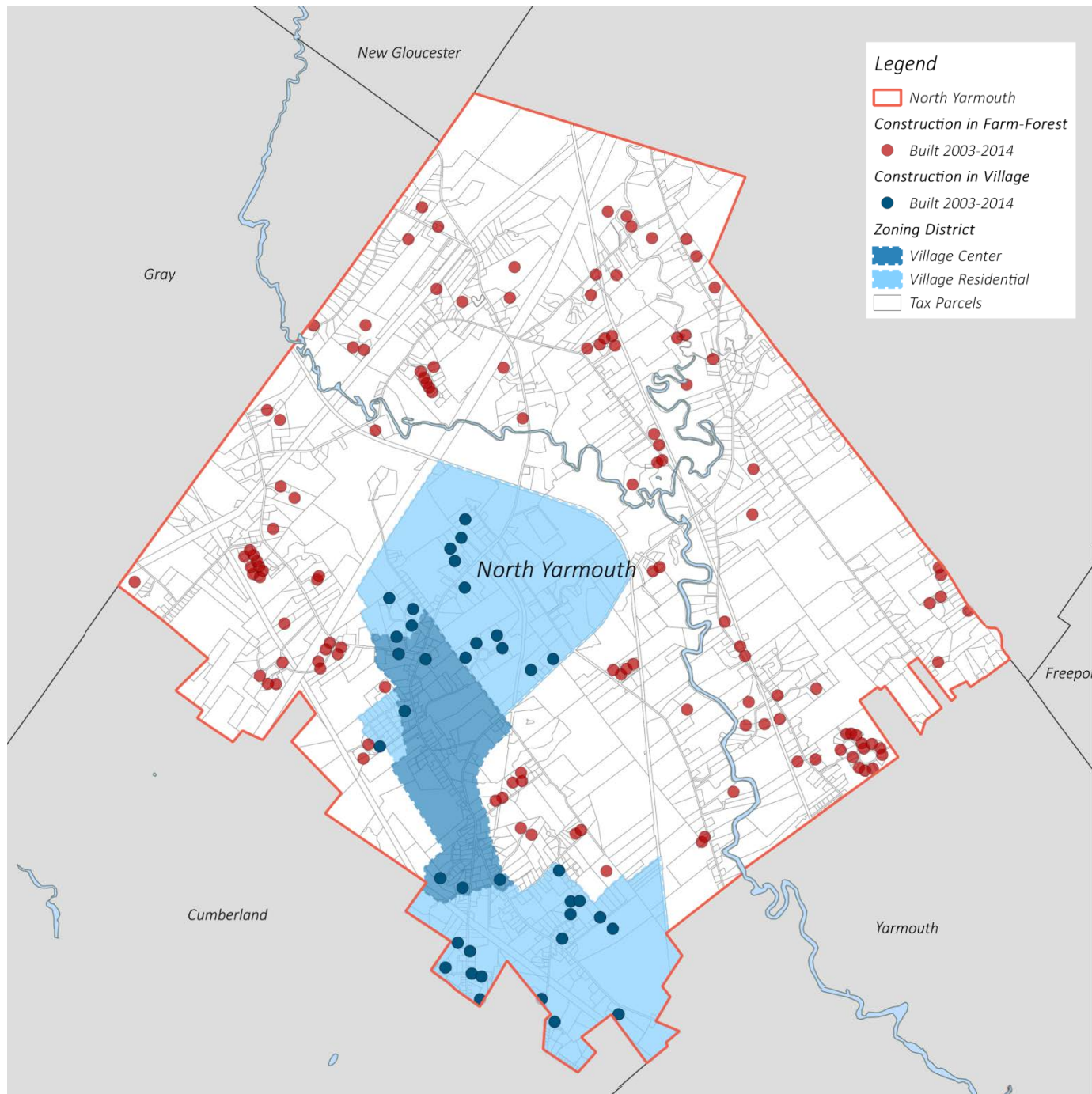
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RESIDENTIAL CONSTRUCTION 2003-2014

VILLAGE
ZONES

38

FARM &
FOREST

165

1. HOUSING DEMAND IS ACCELERATING

2. THE HOUSING MARKET IS VARIED
RURAL → SUBURBAN → VILLAGE-ORIENTED

3. 7,000 CARS/DAY ON RTs 115 & 9

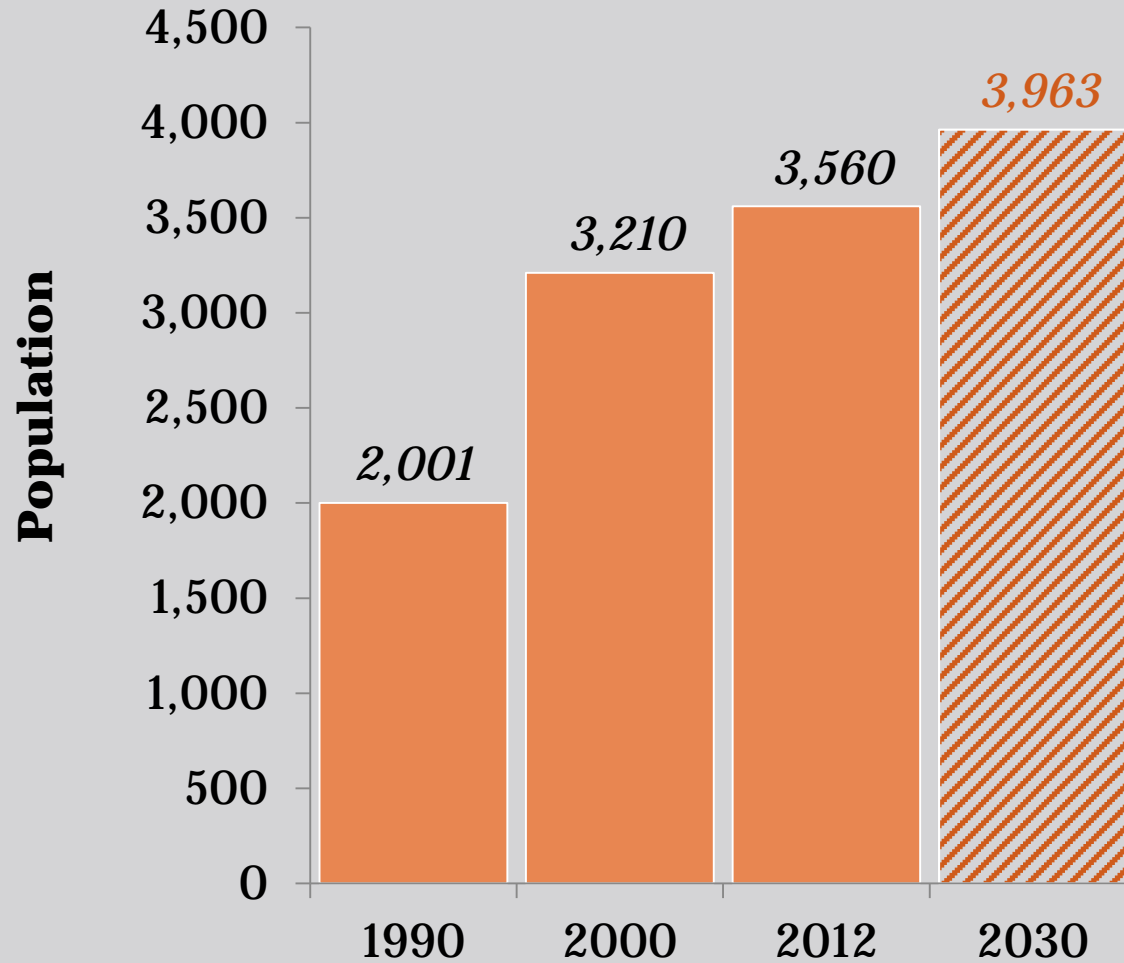
4. TOWN FACILITIES ARE EXCEEDING CAPACITY

5. SEWER CAN SUPPORT A VILLAGE

6. DEVELOPMENT IS FEASIBLE

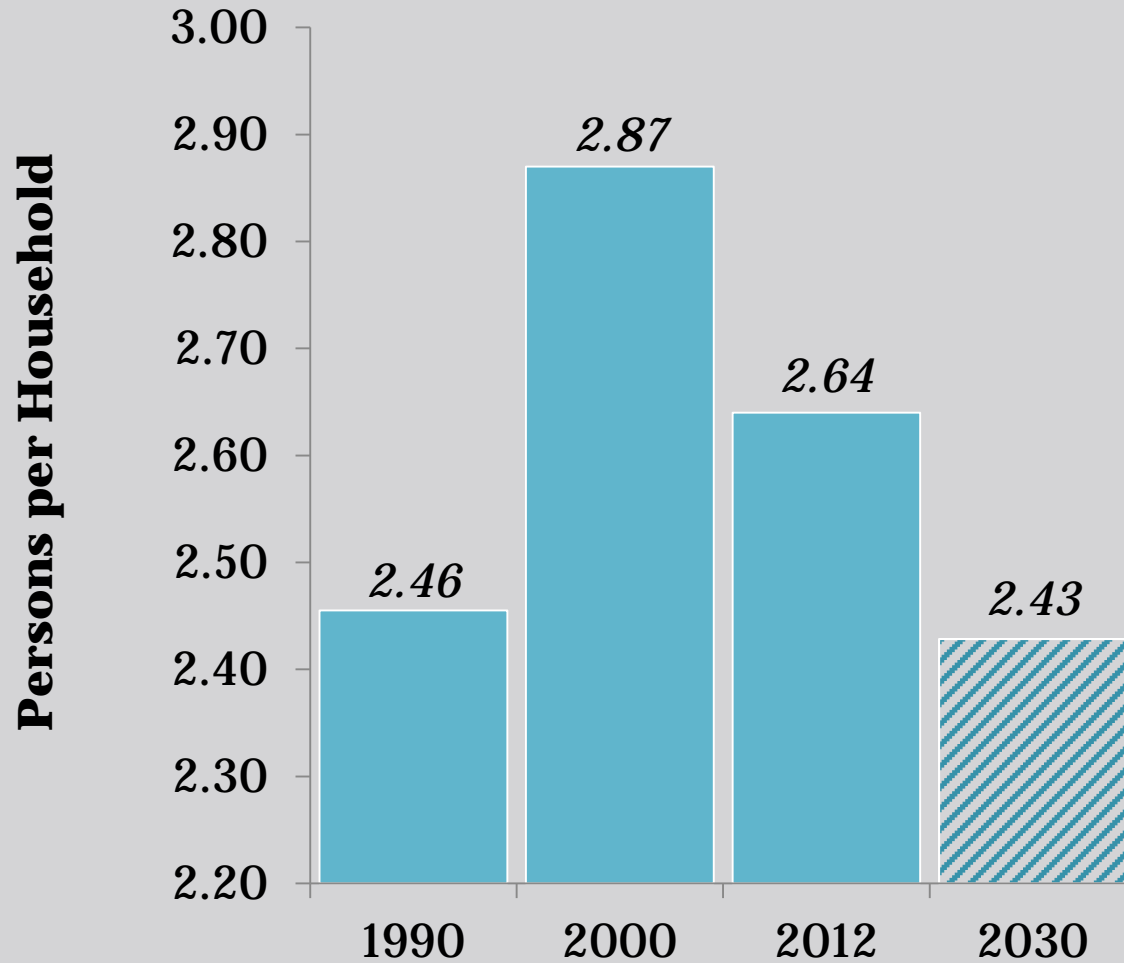
FINDINGS

North Yarmouth Population 1990-2030



NORTH
YARMOUTH
POPULATION

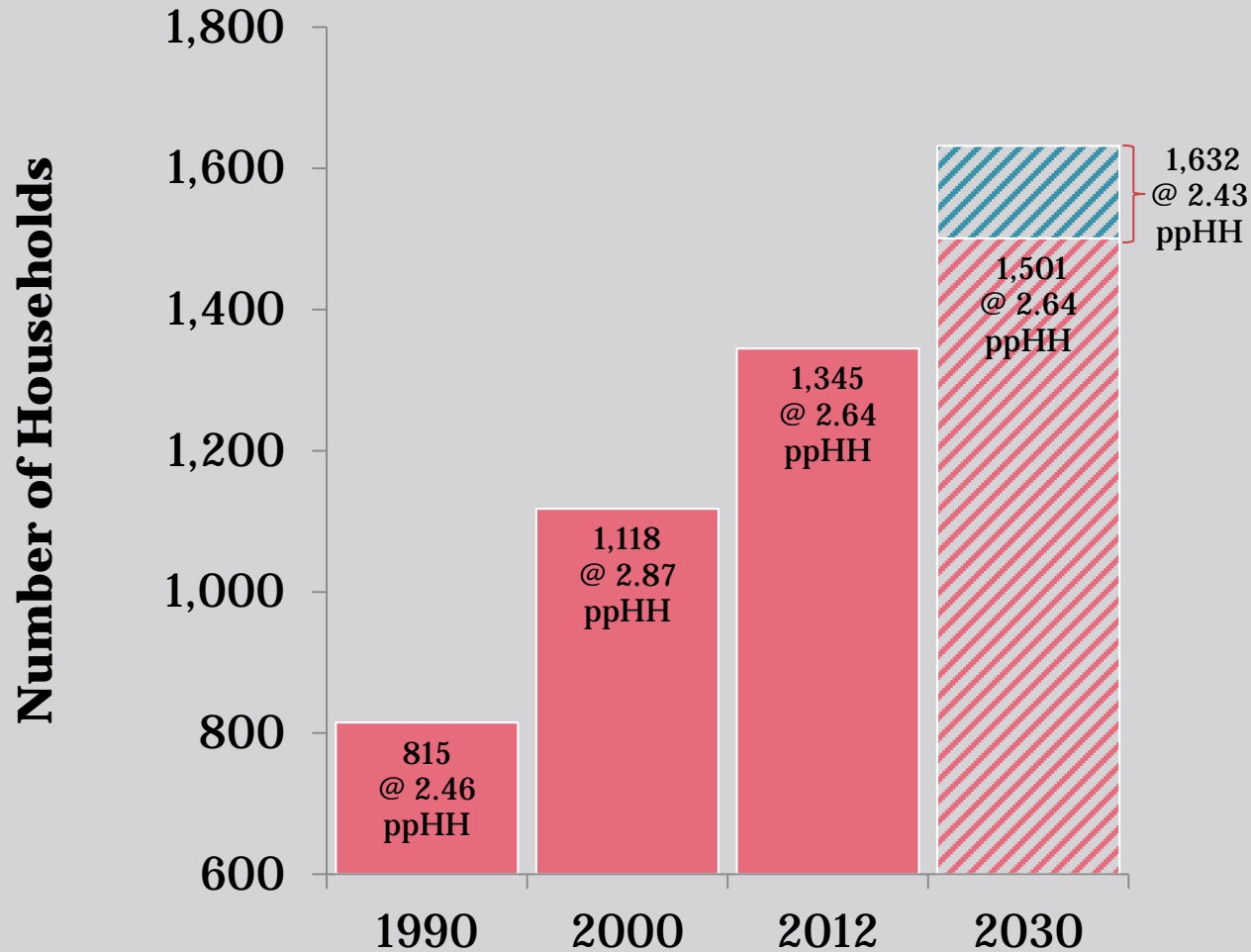
North Yarmouth Household Size 1990-2030



NORTH
YARMOUTH
**HOUSEHOLD
SIZE**

North Yarmouth Number of Households, 1990-2012

Projected by Persons per HH (ppHH)



NORTH
YARMOUTH
HOUSEHOLDS

156-287
HOMES

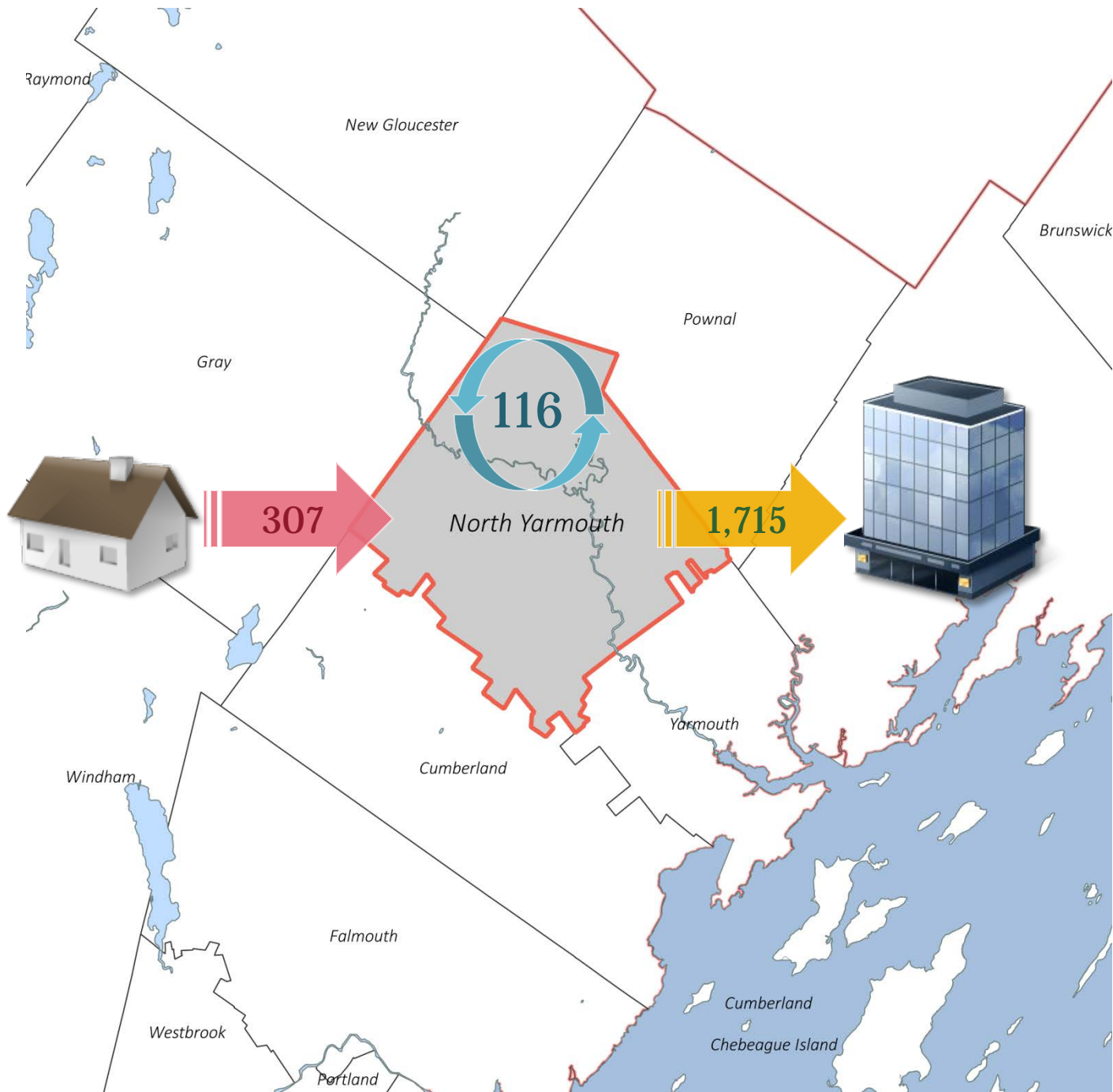
EMPLOYMENT FLOWS IN NORTH YARMOUTH 2010

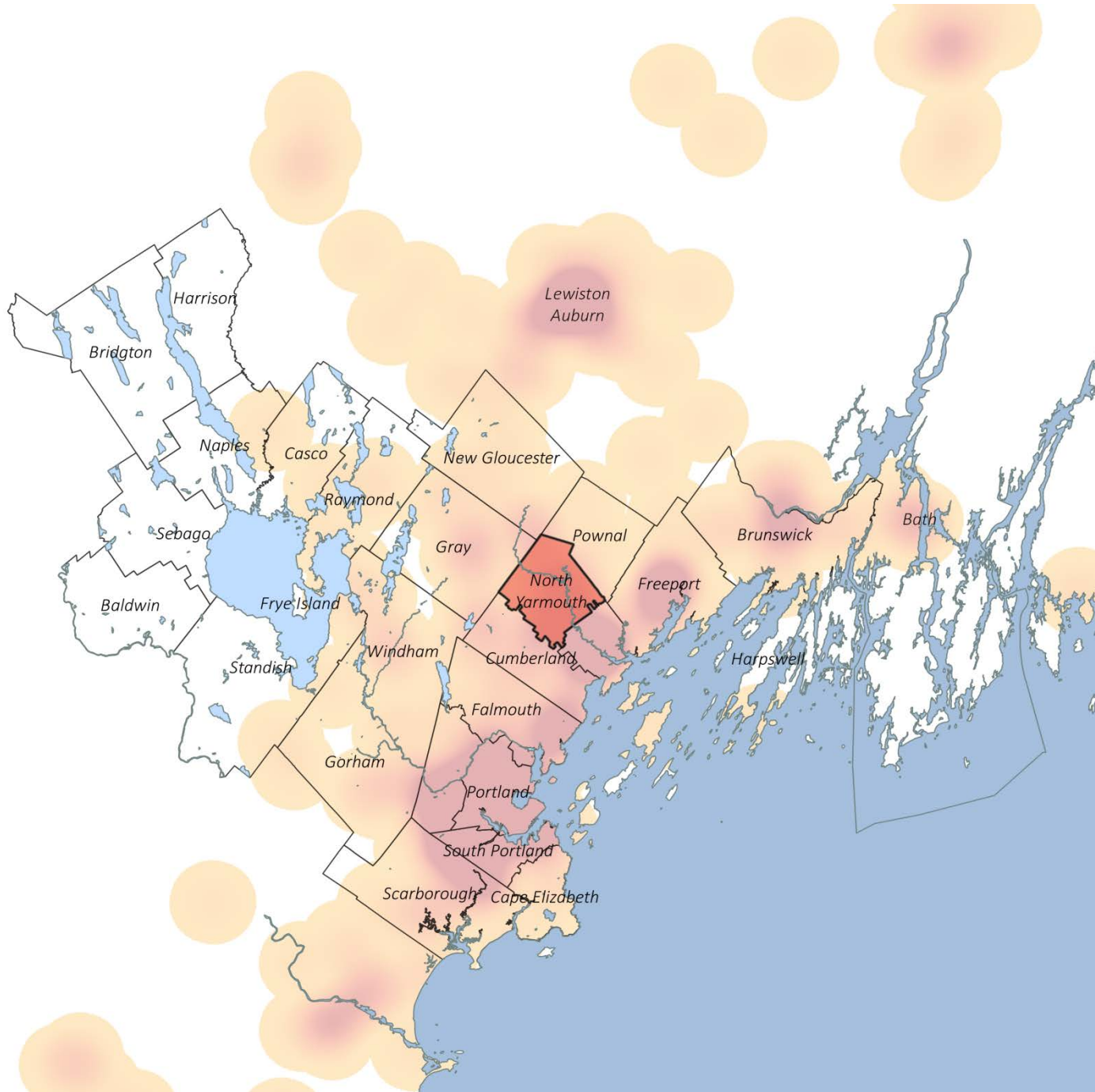
EMPLOYEES
LIVING IN
NORTH
YARMOUTH

1,831

EMPLOYED IN
NORTH
YARMOUTH

423

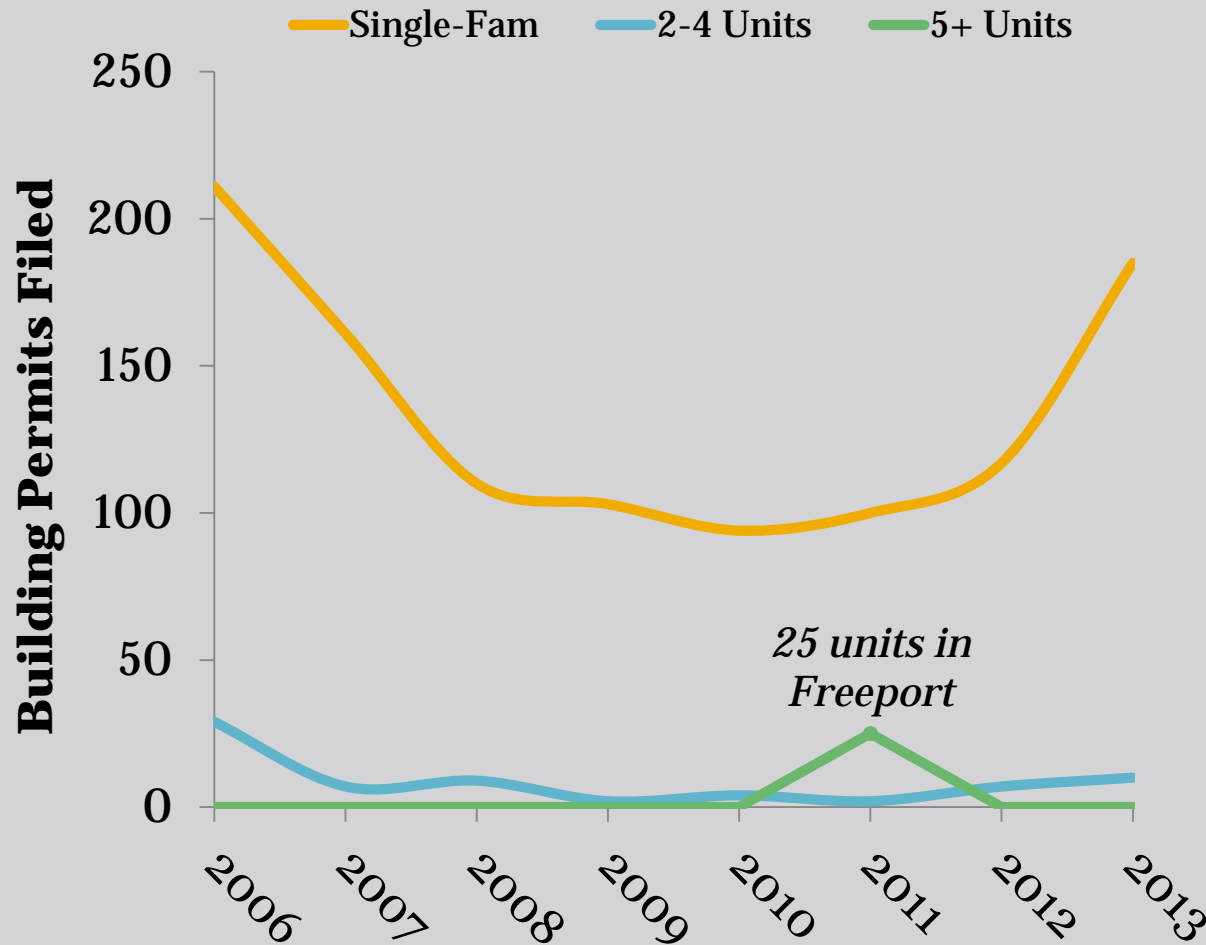




NORTH YARMOUTH JOB LOCATIONS OF NY EMPLOYEES

Housing Unit Building Permits, North Yarmouth and Neighbors* 2006-2014

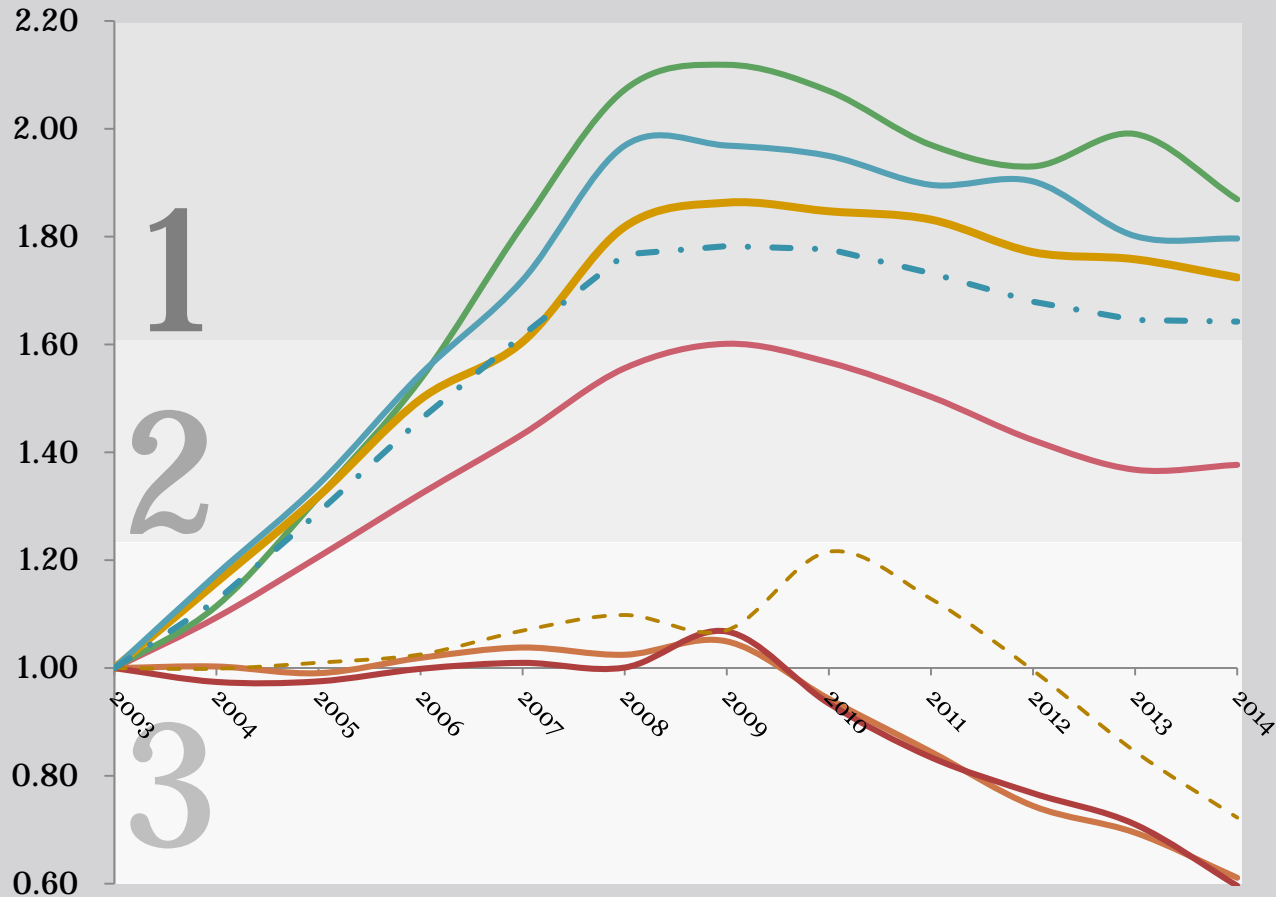
Source: SOCDS Building Permits Database, HUD, 2014
Cumberland, Gray, Freeport, New Gloucester, Pownal, Yarmouth



RESIDENTIAL
CONSTRUCTION
**PERMITS
AWARDED
2006-2014**

State Property Valuation Index (2003 = 100)

Yarmouth New Gloucester N Yarmouth
 Gray Falmouth Pownal
 Cumberland County



STATE PROPERTY VALUATION 2003-2014

Group 1

- *New Gloucester*
- *Gray*
- *North Yarmouth*
- *County*

Group 2

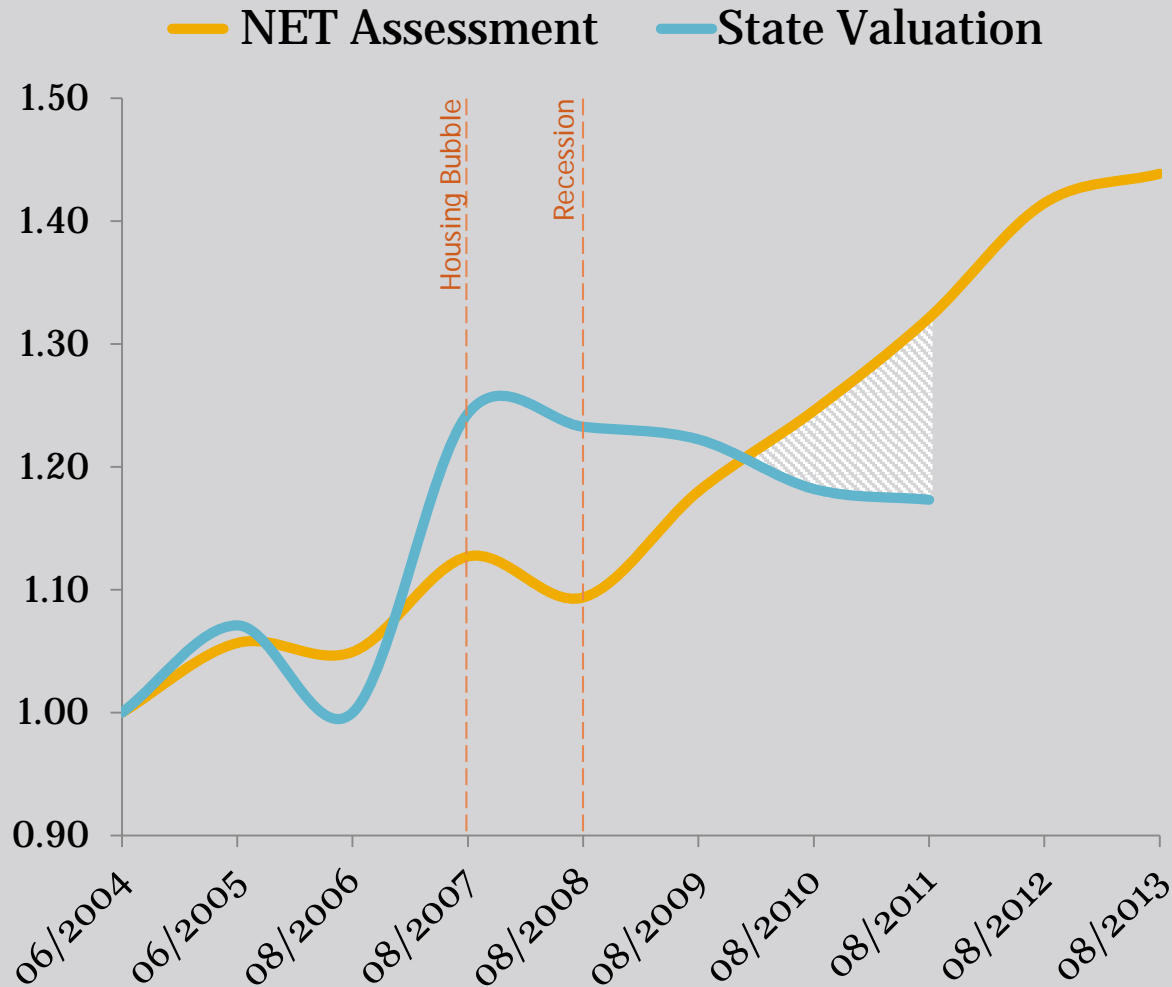
- *Yarmouth*

Group 3

- *Cumberland*
- *Falmouth*
- *Pownal*

State Property Valuation vs. NET Assessment (Expenses), 2004-2013

Time-adjusted, indexed to 2004



STATE
PROPERTY
VALUATION
2004-2013

**COSTS
INCREASING**

**PROPERTY
TAX BASE
DECLINING**

VISIONS & GOALS

*Offer the Wescustago Hall
parcel to the Historical Society*

*Utilize the Wescustago
Hall area as a visible part
of the town center.*

*Replace public space from
Wescustago Hall near
Town Hall.*

*Develop
Cassidy Pit
with TIF
funds*

*Create an entry
way to Town
Hall from Route
115*

*Build a tax base while
minimizing costs*

*Create a strong center for
the Town properties.*

*Move or regionalize Public
Works and develop
housing*

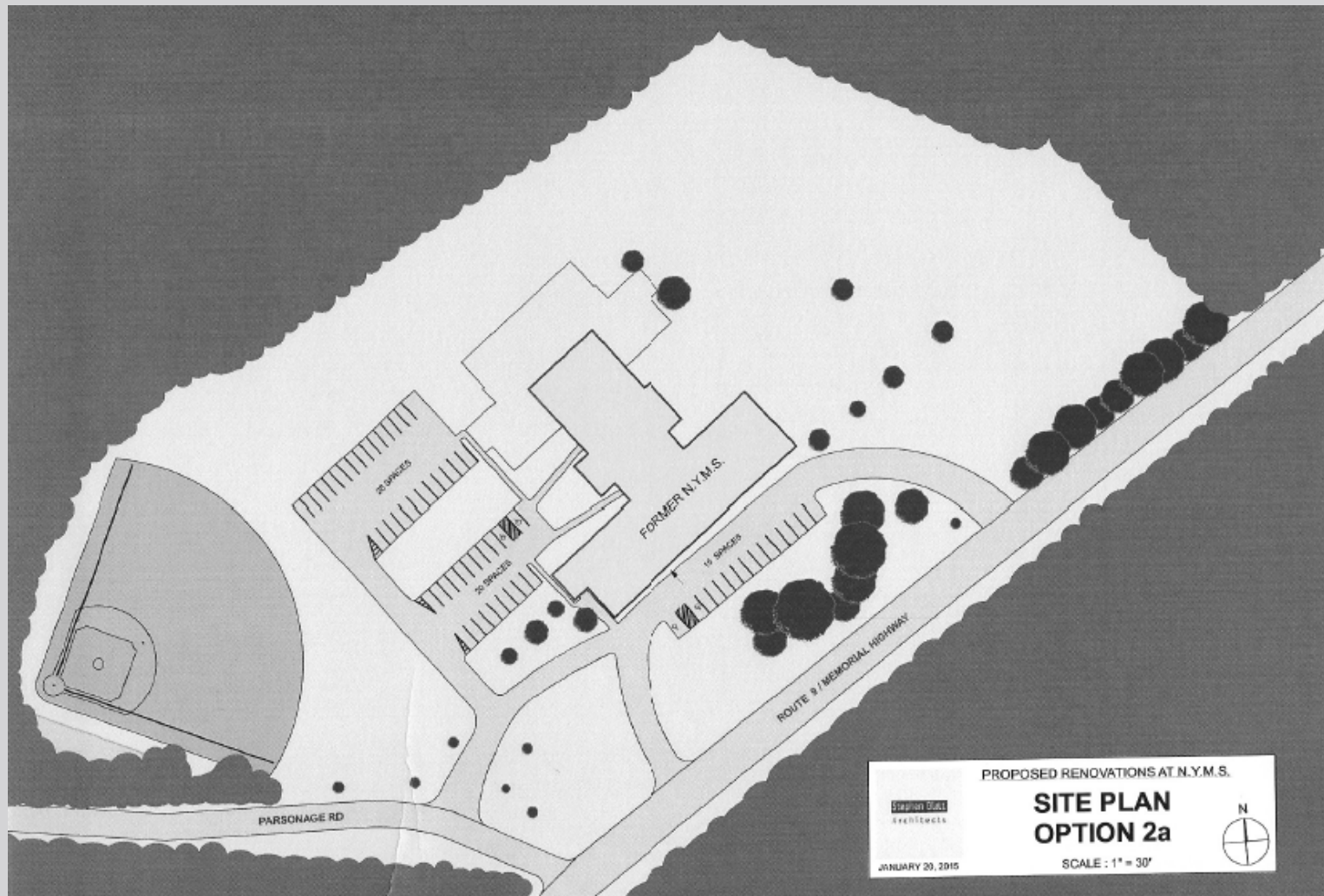
*Develop Memorial
School for
community use,
and develop a
community septic
system for the
Village area*

*Repurpose Memorial School for
elderly housing and offices*

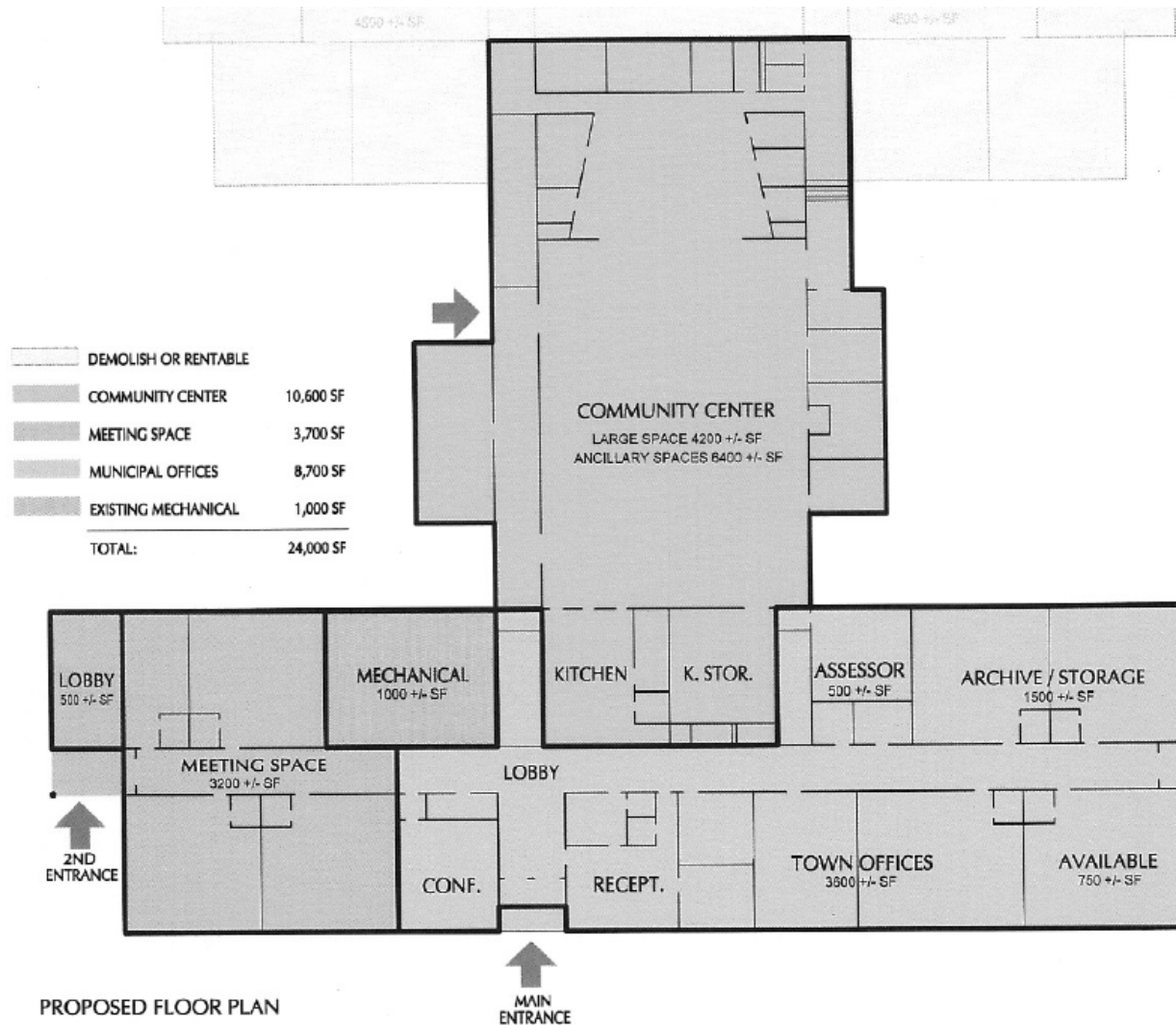
INVENTORY OF NEEDS

- Municipal Offices
- Storage
- Public Works
- Community Space

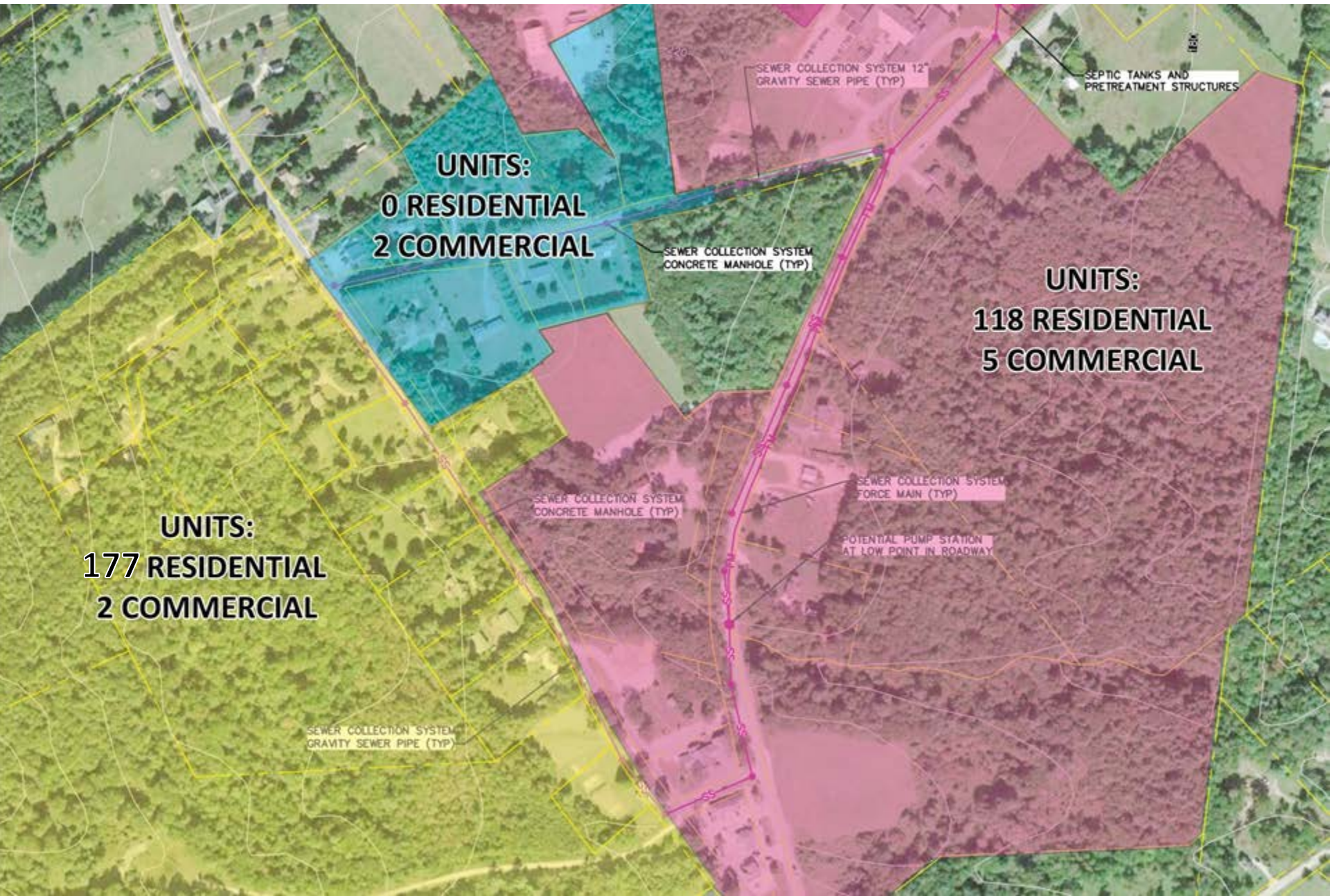
MUNICIPAL CAMPUS AT MEMORIAL SCHOOL



MUNICIPAL CAMPUS PRELIMINARY DESIGN



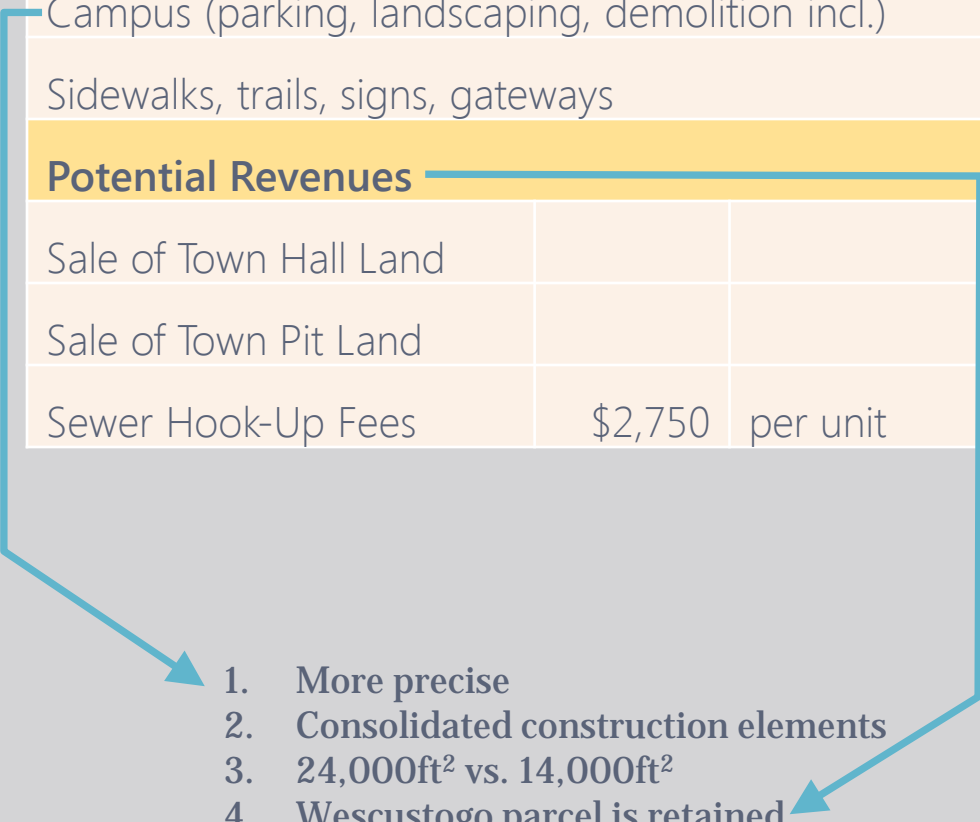
POTENTIAL 20-YR DEVELOPMENT SCENARIO



ESTIMATED PUBLIC COSTS

SCENARIO 2A

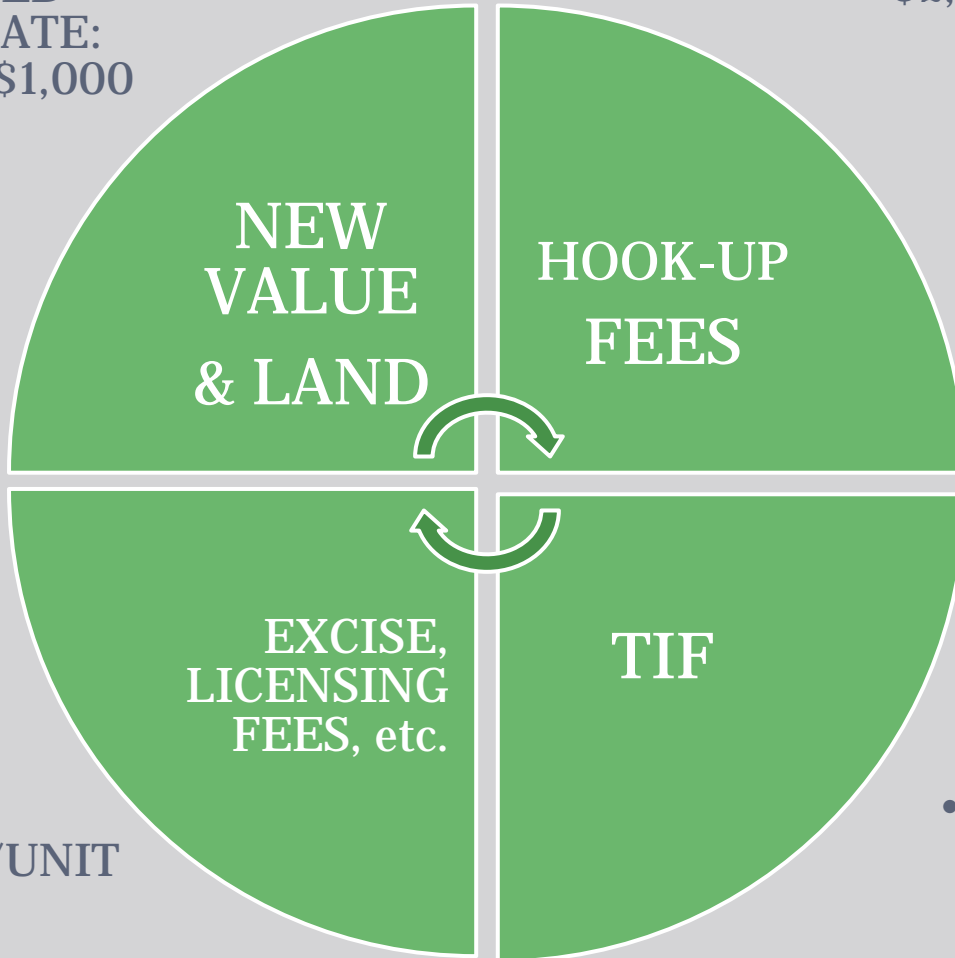
| | | | Estimated Cost |
|---|---------|----------|----------------|
| Municipal Costs | | | |
| Campus (parking, landscaping, demolition incl.) | | | \$2,670,000 |
| Sidewalks, trails, signs, gateways | | | \$295,669 |
| Potential Revenues | | | |
| Sale of Town Hall Land | | | \$510,000 |
| Sale of Town Pit Land | | | \$532,500 |
| Sewer Hook-Up Fees | \$2,750 | per unit | \$836,000 |

- 
1. More precise
 2. Consolidated construction elements
 3. 24,000ft² vs. 14,000ft²
 4. Wescustogo parcel is retained

| Year | Homes | Commercial | | Town | Sewer | | |
|-------|-------|-----------------|------|-----------------|-------------|----------------|-------------|
| | | Ft ² | Unit | Ft ² | Bond | Capacity (GPD) | Usage (GPD) |
| 0 | - | - | - | - | | | |
| 1 | - | - | - | - | \$510,000 | 9,180 | |
| 2 | 14 | 6,364 | 1 | 24,000 | | | 2,442 |
| 3 | 20 | - | - | - | | | 3,060 |
| 4 | 9 | 9,567 | 2 | - | | | 1,977 |
| 5 | 5 | 2,717 | 1 | - | \$200,000 | 15,930 | 1,065 |
| 6 | 11 | 13,681 | 2 | - | | | 2,283 |
| 7 | 5 | 5,706 | 1 | - | | | 1,065 |
| 8 | 9 | - | - | - | | | 1,377 |
| 9 | 9 | 3,885 | 1 | - | \$570,000 | 24,840 | 1,677 |
| 10 | 27 | 2,853 | 1 | - | \$285,000 | | 4,431 |
| 11 | 31 | - | - | - | | | 4,743 |
| 12 | 29 | - | - | - | | | 4,437 |
| 13 | 29 | - | - | - | | | 4,437 |
| 14 | 29 | - | - | - | | | 4,437 |
| 15 | 17 | - | - | - | | | 2,601 |
| 16 | 12 | - | - | - | | | 1,836 |
| 17 | 12 | - | - | - | | | 1,836 |
| 18 | 12 | - | - | - | | | 1,836 |
| 19 | 9 | - | - | - | | | 1,377 |
| 20 | 6 | - | - | - | | | 918 |
| Avg. | 266 | 44,773 | 9 | 24,000 | \$1,565,000 | | |
| Core | 29 | - | - | - | | | |
| TOTAL | 295 | 44,773 | | 24,000 | \$1,565,000 | | |

- ASSUMED
MILL RATE:
\$17.13/\$1,000

- \$2,750/UNIT



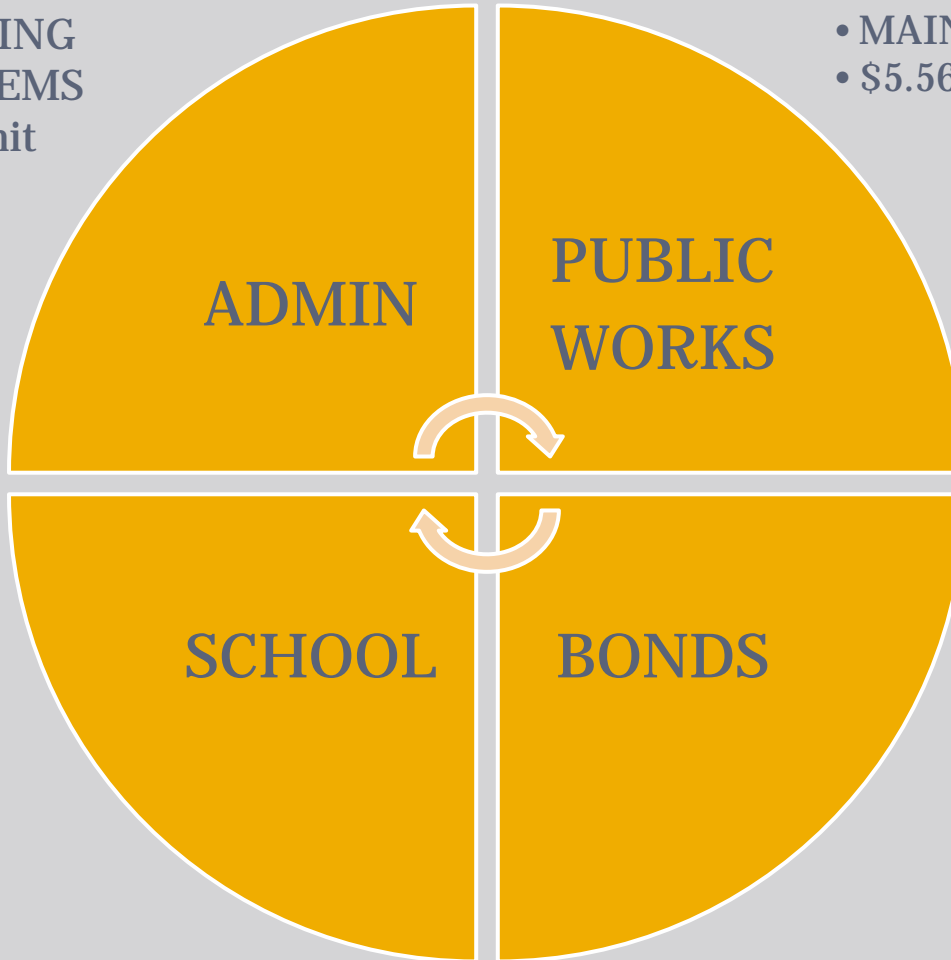
- \$1,002/UNIT

- SLIDING
SCALE

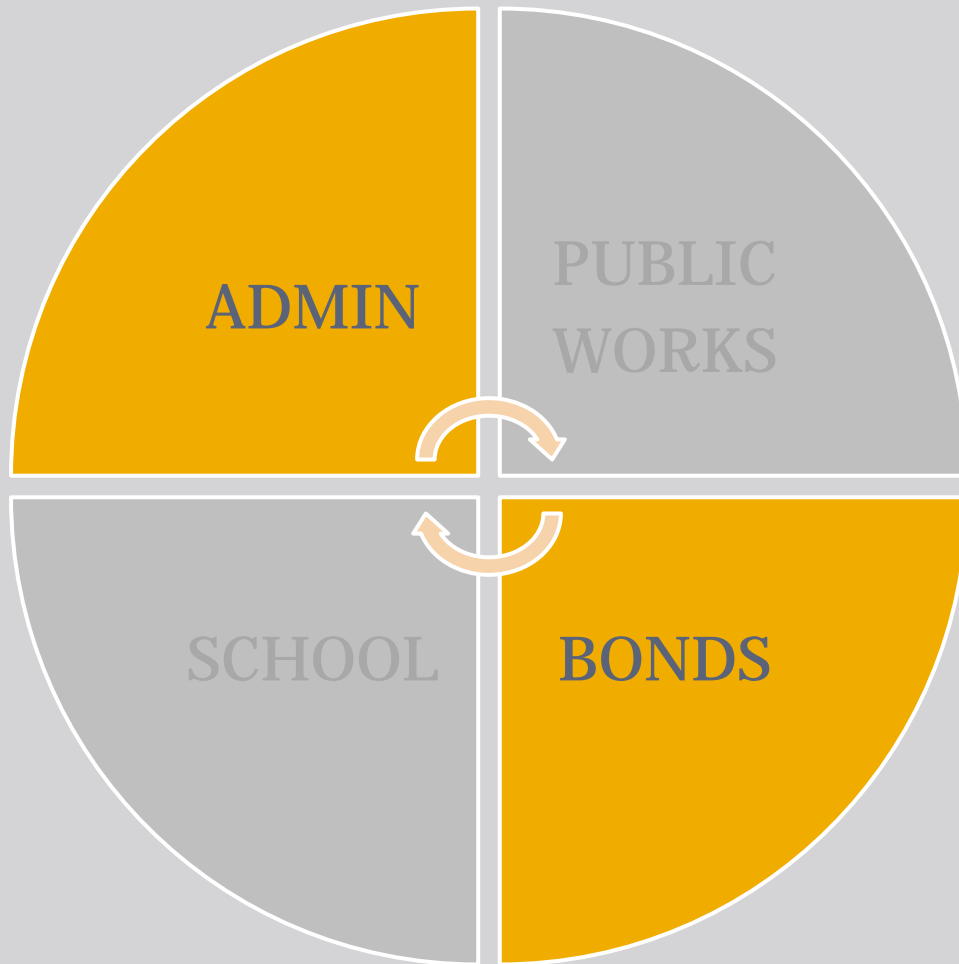
REVENUE DRIVERS

- PERMITS
- LICENSING
- FIRE & EMS
- \$670/unit

- ROADS
- MAINTENANCE
- \$5.56/road foot



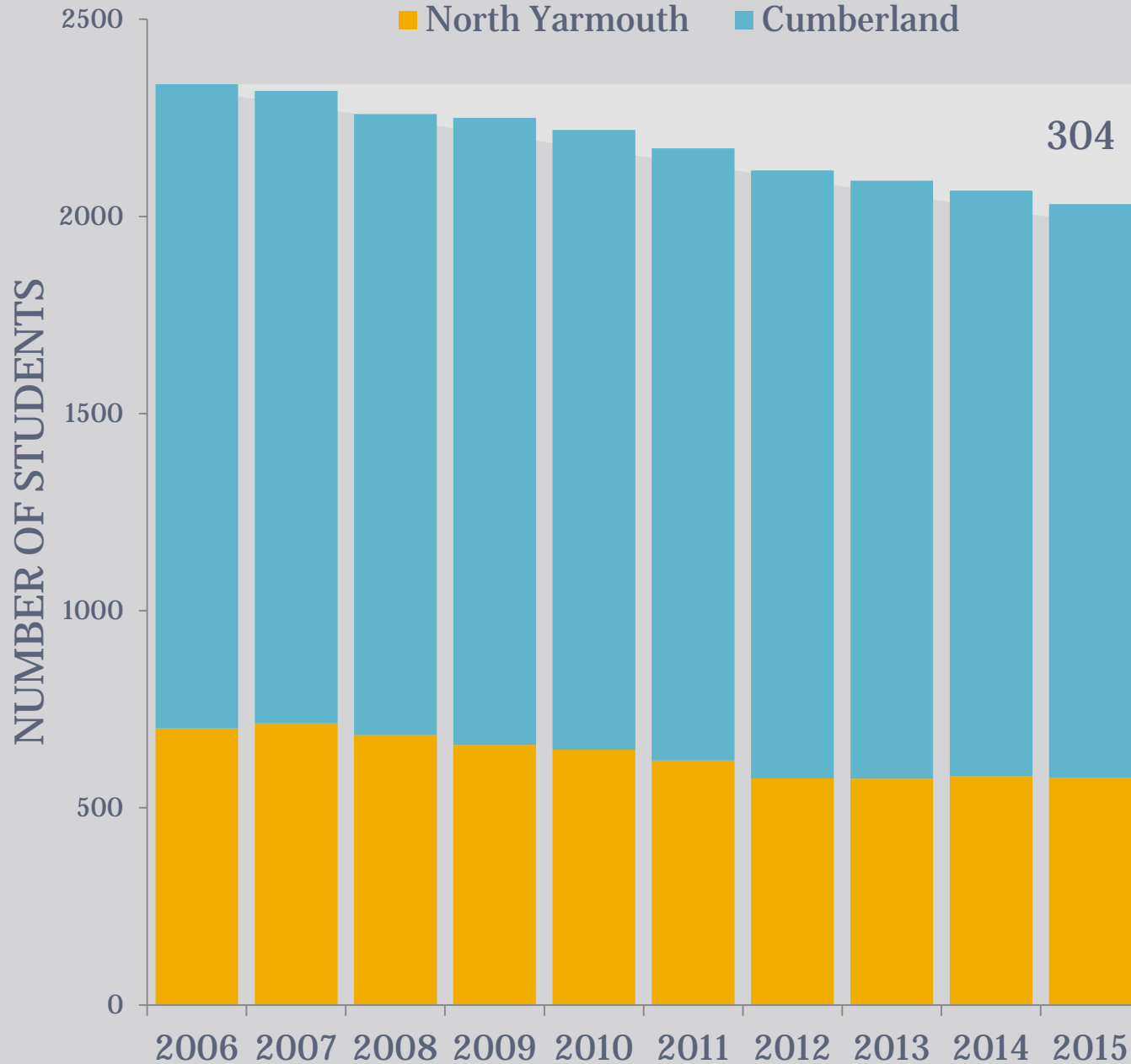
COST
DRIVERS



COST
DRIVERS
"CORE"
UNITS

RSU 51 ENROLLMENT, 2006-2015

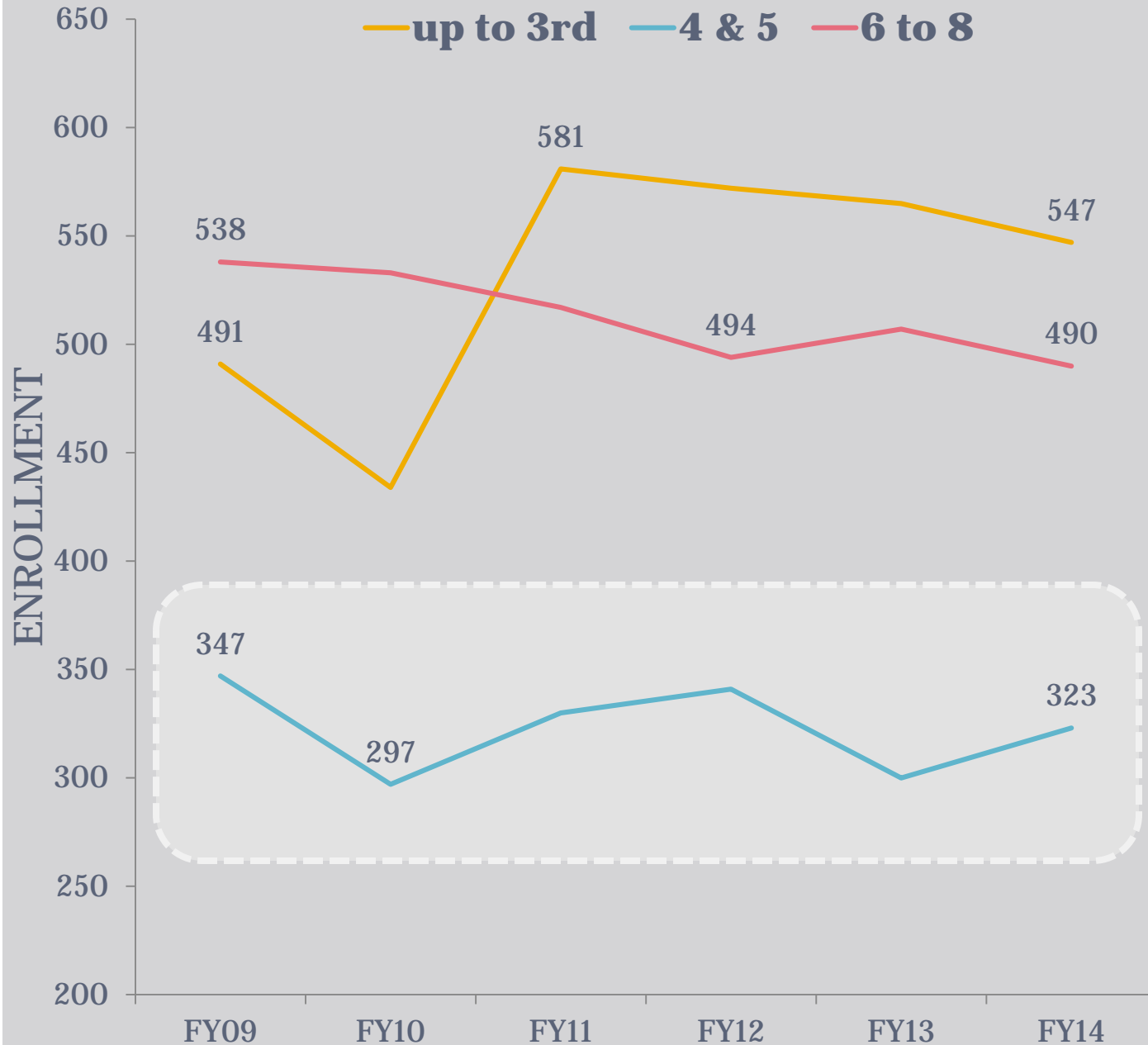
■ North Yarmouth ■ Cumberland



EDUCATION

OVERALL
ENROLLMENT

ENROLLMENT (OCT 1ST), FY2009-FY2014



EDUCATION

K-8
ENROLLMENT

| Project Year | Housing Units | Value to TIF (%) | Total New Students | % Current Avg. Cost (\$16,048) | New SV/student (\$753,943) | Annual Education Cost |
|--------------|---------------|------------------|--------------------|--------------------------------|----------------------------|-----------------------|
| 0 | - | - | - | - | - | - |
| 1 | 0 | 100% | 0 | 0% | \$0 | \$0 |
| 2 | 14 | 100% | 0 | 0% | \$0 | \$0 |
| 3 | 20 | 100% | 2 | 10% | \$0 | \$3,281 |
| 4 | 11 | 100% | 6 | 20% | \$0 | \$18,375 |
| 5 | 6 | 100% | 8 | 20% | \$0 | \$24,938 |
| 6 | 13 | 100% | 12 | 30% | \$0 | \$59,063 |
| 7 | 6 | 100% | 14 | 40% | \$0 | \$91,876 |
| 8 | 9 | 100% | 18 | 50% | \$0 | \$144,377 |
| 9 | 10 | 100% | 22 | 60% | \$0 | \$208,690 |
| 10 | 28 | 100% | 33 | 60% | \$0 | \$315,004 |
| 11 | 31 | 100% | 45 | 60% | \$0 | \$437,068 |
| 12 | 29 | 100% | 57 | 70% | \$0 | \$643,133 |
| 13 | 29 | 100% | 69 | 70% | \$0 | \$776,354 |
| 14 | 29 | 100% | 81 | 100% | \$0 | \$1,299,392 |
| 15 | 17 | 100% | 88 | 100% | \$0 | \$1,410,956 |
| 16 | 12 | 100% | 93 | 100% | \$0 | \$1,489,707 |
| 17 | 12 | 100% | 98 | 100% | \$0 | \$1,568,458 |
| 18 | 12 | 100% | 103 | 100% | \$0 | \$1,647,209 |
| 19 | 9 | 100% | 106 | 100% | \$0 | \$1,706,272 |
| 20 | 6 | 100% | 109 | 100% | \$0 | \$1,745,648 |

EDUCATION

FISCAL IMPACT DRIVERS

REVENUE

NEW VALUE

- TIF & GF

HOOK-UP

FEES & PERMITS

COSTS

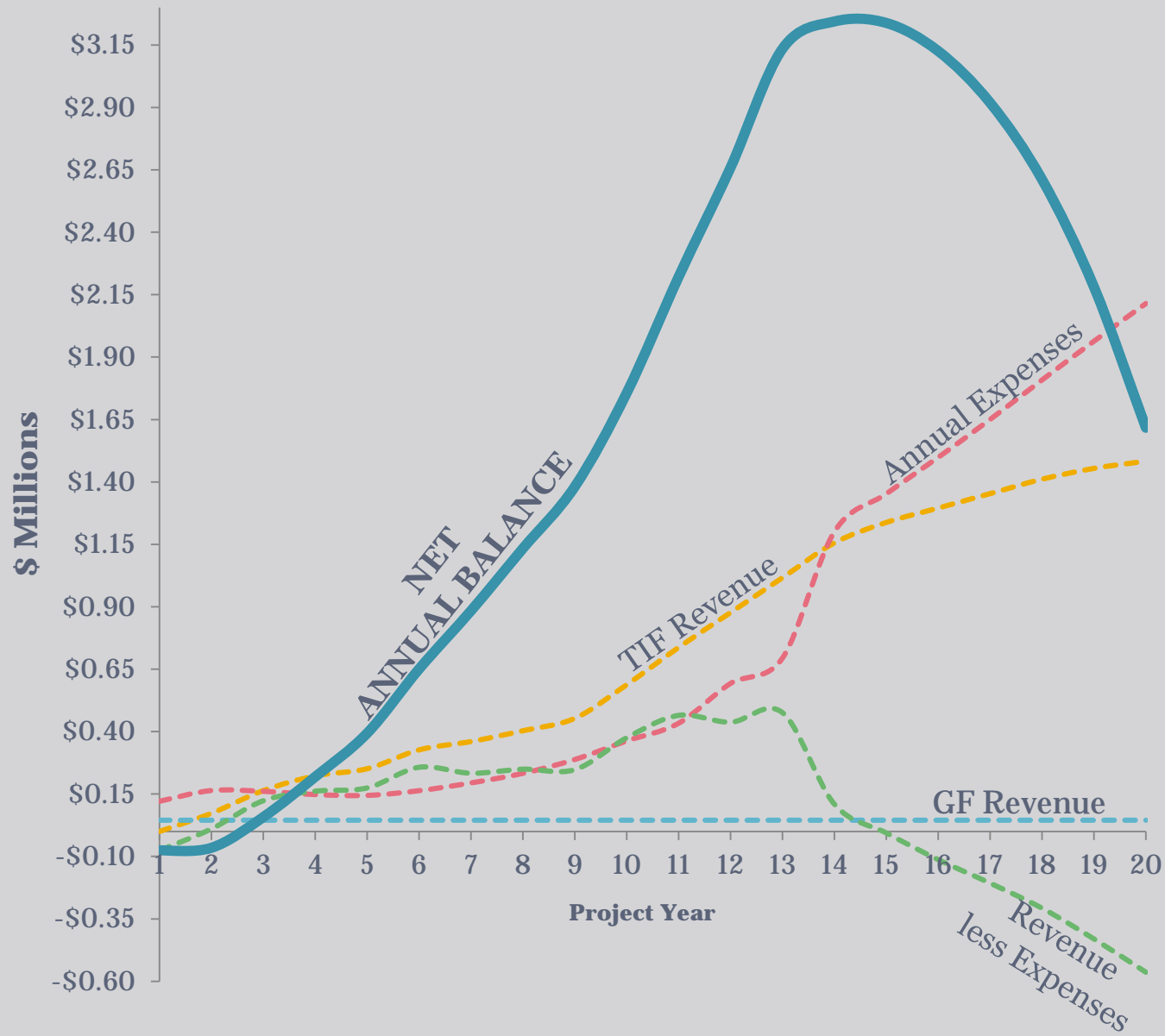
ADMINISTRATION

PUBLIC WORKS

EDUCATION

Summary of Fiscal Impacts

Non-property revenue & sewer hook-up fees not individually shown. Impacts are reflected in the Net Balance only



BONDS

FIXED AREA

FIXED
NO. OF UNITS

ALL TOWN
HALL COSTS

ALL SEWER
COSTS

NO OTHER
DEVELOPMENT

NO INFLATION

FIXED COSTS

QUESTIONS & COMMENTS