

# Village Center Redevelopment Project

March 4, 2015

North Yarmouth: a good place to live, to work, to play

# ‘Oklahoma’

“Everything’s up to date in Kansas City  
They gone about as fer as they can go  
They went an’ built a skyscraper seven stories high  
About as high as a building’ orta grow.”

# Selectmen's Goals and Objectives

- Increase the tax base to offset rising costs
- Position the community to address long term needs.
- Create additional village housing options
- Remain consistent with the Comprehensive Plan
- Stimulate commercial development and business opportunities
- Evaluate all proposals for funding requirements and cost benefit
- Include public and professional inputs
- Increase visibility and desirability of the Town

# Background

- In 2010, the Economic Development and Sustainability Committee (EDSC) was formed to encourage economic development in the town.
- In 2013, the EDSC developed a multi-phased village center improvement project. Phase 1 was approved at Town Meeting. After the Wescustogo fire, work on phase 1 was suspended.
- The North Yarmouth Memorial School is closed by MSAD 51 and ownership is returned to the Town.
- In 2014 the town approved funding and the Selectmen hired consultants to
- Study the major components of village and or school redevelopment
  - ✓ Analyze economic impacts of growth opportunities
  - ✓ Address cost and engineering issues related to redevelopment at the school and/or Village Center
  - ✓ Determine the long-term needs of the town

# Consultant Reports

- Village Development Study . Planning Decisions, Inc
- Study of Municipal Facilities . Stephen Blatt Architects
- Septic System Inspection Report . Sweet Associates
- Preliminary Subsurface Wastewater Disposal Study . Sevee & Maher
- Estimated Cost of Phased Sewer System . Sevee & Maher

# Selectmen Recommend

- **Renovate Memorial School into a municipal and community campus**
- **Sell the existing town office parcel**
- **Encourage development in the Village Center in keeping with the Comprehensive Plan of 2003**
- **Create a municipal sewage system infrastructure to enable Village Center development**

# Rationale for Recommendation

- Increase the tax base by stimulating development and reducing amount of town owned land
- Flexibility to meet town's current and future needs
- Consistent with the Comprehensive Plan
- Project components are scalable reducing risk
- Create housing options
- Create an attractive, visible, vibrant, welcoming village center
- Create density that encourages commercial development providing services in the village center

## Benefit of Using School Site for Municipal Campus

- Preserves the existing gym, food service, field and playground resources
- Provides greatest opportunity for both outside and inside activities
- Improved facilities for municipal functions meeting ADA accessibility requirements
- Provides substantial emergency shelter facility
- In conjunction with the Town Garage and Cassidy Pit the combined 85 Acre land resource provides maximum flexibility for future needs including but not limited to expansion of the community sewer system, public works, public safety, reconstruction of Wescustogo Hall, etc.
- Lowest cost option (\$111 square foot vs \$196)

## Benefits of Selling Town Office Parcel

- Spurs commercial activity and provides more options for land owners in the Village Center thus expanding the tax base
- Good market timing for real estate sales
- Property located near/in “Golden Triangle” of Rt 115, Rt 9 and Parsonage Road, a high traffic area
- Provides the funding for project costs along with ongoing increased tax revenues

## Benefits of Village Center Development

- Expand housing options for Elderly and Empty Nesters
- Achieve Comprehensive Plan goals
- Create a vibrant and visible village center/lighting/sidewalks/signage
- Expand business opportunities
- Maximize property values

# Benefits of Municipal Sewage System

- The Catalyst to Village Center economic development
- Scalable implementation to meet the demand as it arises
- Technically sound today and for the long term
- Encourages Density in the Village Center per Comprehensive Plan
- Increase property values and development opportunities for significant undeveloped or underdeveloped land assets in the area
- Address long term Aquifer Protection

# Next Steps – Estimated Costs - Duration

- NYMS renovation Design/engineering \$237,500. (6 months)
- Sewerage 1<sup>st</sup> phase Design/engineering \$70,000 (3 months)
- RFP for Sale and Development of Town Office Property (6 months)
  
- Complete Sale of Town Office property \$510,000 (3 Months)
- Sewerage 1<sup>st</sup> phase Bidding/Construction \$440,000 (4 Months)
- NYMS renovation Bidding/Construction \$2,432,500 (8 Months)

The Costs are estimates included in the PDI analysis