



MEMORANDUM

To: Town Council

From: Theo Holtwijk, Director of Long Range Planning

Date: March 23, 2011

Re: **Route One Infrastructure Plan – Proposed Scope and Schedule**

On January 24, 2011, the Town Council reviewed recommendations from the CDC for Route One and set the policy direction for this project. A straw vote by the Council indicated majority support for the proposed policy direction. The Council's policy direction includes, besides zoning ordinance amendments, the preparation of an Infrastructure Improvement Plan for Route One South to help guide investments in this area. Such a plan is to coordinate all required improvements in the public right-of-way (ROW).

Prompted by a new PACTS-funded \$700K pavement resurfacing project for this section of Route One in 2012-13, staff suggests to deploy a two-pronged, concurrent approach to the Route One project at this time:

1. Develop recommended zoning ordinance amendments – currently underway by CDC (lead staff: Amanda Stearns)
2. Develop an Infrastructure Improvement Plan (lead staff: Theo Holtwijk)

Staff has prepared this memo describing the scope of the Infrastructure Improvement Plan as well as recommended next steps. This memo was reviewed by the Community Development Committee (CDC) on March 16, 2011. The CDC endorses the recommendations contained in this memo.

INFRASTRUCTURE IMPROVEMENT PLAN

Recommended improvements of the Infrastructure Improvement Plan include:

- Completing missing sidewalk links,
- Building future sidewalks of consistent materials,
- Constructing striped bike lanes (as part of roadway) or bike paths (as part of widened, joint use sidewalk),
- Placing all existing overhead power lines along Route One underground, and
- Making street tree planting and landscaping improvements.

In addition, the Council is interested to explore on-street parking with MDOT.

Preparation of the Infrastructure Improvement Plan and subsequent implementation is proposed to be paid for with Tax Increment Financing (TIF) funds, developer contributions, and

State/Federal funds, where applicable, and be coordinated with the Maine Department of Transportation (MDOT) and Portland Area Comprehensive Transportation System (PACTS).

The project area is located in the Urban Compact Zone. MDOT controls all geometric and engineering changes (such as lane widths) and signage along Route 1. Certain components of the Infrastructure Improvement Plan need to be approved by MDOT.

The Infrastructure Improvement Plan will:

- Allow preparation and comparison of improvement options and costs
- Coordinate between anticipated public improvements
- Identify detailed costs for the improvements considered most appropriate
- Offer opportunities to seek additional State and federal project funding (bicycle-pedestrian improvements, intersections, coordination of signalization)
- Make efficient use of financial resources
- Provide a plan that can be used to guide private investment
- Be the basis to determine appropriate cost shares
- Facilitate optimal timing and sequencing of construction

The plan proposes to coordinate up to ten separate projects, nine of which are already scheduled for funding by the Town as part of the State-approved Tax Increment Financing Plan for Route South. Property tax funding from existing development along Route One is deposited in a separate TIF account and eligible, approved projects are funded from this account. It is one of the funding sources for the Town’s Capital Improvement Program (CIP).

The 10th project that is envisioned is the Route One South pavement resurfacing project proposed by PACTS. Together these projects comprise of \$4.2M worth of improvements spread out over an eight year time frame.

Underground Utilities and Street Lighting	\$ 2,000,000
Village Pedestrian Access (sidewalk/trail at Waldo's) ¹	\$32,700
Traffic Islands Route 1/Route 88 intersection	\$224,000
Signage (wayfinding)	\$6,700
Street Tree Planting	\$167,500
Sidewalk Repair and Construction	\$360,214
Village Pedestrian Access (Hat Trick Drive) ²	\$100,000
Clearwater Drive "Gateway" Upgrade ³	\$336,000
Bucknam Road Pedestrian Improvements ⁴	\$336,000
New PACTS-funded Resurfacing Project ⁵	\$717,680
Total	\$4,280,794

¹ The scope of work includes a crosswalk, 70 feet new sidewalk and 30 feet new trail and drainage work.

² The \$100K represents the Town share and does not include anticipated funding from other sources. The scope of this work prepared by Sain Associates includes: paving, curbing, sidewalk, driveway crosswalks, perpendicular parking, and lighting.

³ Two concept plans prepared by DeLuca Hoffman Associates involve a sidewalk, street trees, lighting, and underground electric service dated back to 2006.

⁴ MDOT performed an I-295 Corridor Study, which includes recommendations that impact Bucknam Road at the I-295 ramps/intersections. These improvements will have an impact on the timing and scope of the Bucknam Road project.

⁵ This includes the Town share and the PACTS share.

The appendix includes a chart which identifies the current timing of funding of these projects as separate, stand-alone components over the next eight years. The Infrastructure Improvement Plan could be developed in 2011 and implementation could occur over the next 2-3 years.

RECOMMENDED NEXT STEPS

Staff recommends that the following steps be undertaken:

1. Seek CDC endorsement for developing an Infrastructure Improvement Plan at this time (March 2011) - **COMPLETED**
2. Seek Council endorsement for developing an Infrastructure Improvement Plan at this time (March 2011)
3. Meet with MDOT to review (a) draft scope of the plan and approach, (b) potential for on-street parking, (c) potential lane width adjustments, and (d) required approvals (April 2011)
4. Assemble Project Team (April 2011)
5. Prepare a Request for Proposals for Landscape Architecture and Engineering Services (April 2011)
6. Select Project Consultant (May 2011)
7. Develop concept options and cost estimates (June-August 2011)
8. Review concept plans with MDOT and PACTS, as appropriate (August 2011)
9. Review concept plans with Route One businesses and community at large (September 2011)
10. Develop final plans, cost estimates and construction schedule (October-November 2011)
11. Review final plans with MDOT and PACTS, as appropriate (November 2011)
12. Review final plans with Route One businesses and community at large (December 2011)
13. Submit recommended plan to Town Council (December 2011)
14. Seek MDOT approval of Council-adopted plan (January-February 2012)
15. Incorporate recommendations in revised CIP and TIF programs/seek Council approval (February-May 2012)
16. Prepare Construction Documents, as appropriate (TBD)
17. Start Construction (TBD)

Staff will be happy to answer any questions.

Thank you.

Route One South Infrastructure Plan

Draft March 10, 2011

The chart below identifies the current timing of funding of the nine separate projects that are already scheduled for funding by the Town as part of the State-approved Tax Increment Financing Plan for Route South. The 10th project is the new PACTS Route One Resurfacing project.

	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL	
Route One "Spine"										
1	Underground Utilities and Street Lighting									
			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000			\$ 2,000,000	
2	Village Pedestrian Access (sidewalk/trail at Waldo's)									
	\$ 32,700								\$ 32,700	
3	Traffic Islands Route 1									
		\$ 224,000							\$ 224,000	
4	Signage									
	\$ 6,700								\$ 6,700	
5	Street Tree Planting									
							\$ 167,500		\$ 167,500	
6	Sidewalk Repair and Construction									
	\$192,714						\$ 167,500		\$ 360,214	
	TOTAL 1-6	\$ 232,114	\$ 224,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ 335,000	\$ 2,791,114
Optional "Side Spurs"										
7	Village Pedestrian Access (Hat Trick Drive) - Town share									
	\$ 100,000								\$100,000	
8	Clearwater Drive "Gateway" Upgrade									
			\$336,000						\$336,000	
9	Bucknam Road									
							\$336,000		\$336,000	
	TOTAL 1-9	\$ 332,114	\$ 224,000	\$ 836,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 336,000	\$ 335,000	\$ 3,563,114
10	New PACTS Route One Resurfacing project									
10a	Town Share									
		\$ 143,536							\$ 143,536	
10b	PACTS/DOT Share									
		\$ 574,144							\$ 574,144	
	Subtotal		\$ 717,680						\$ 717,680	
	TOTAL 1-10	\$ 332,114	\$ 941,680	\$ 836,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 336,000	\$ 335,000	\$ 4,280,794

Notes:

1. Additional funds for project 7 will come from other parties.