

GREAT AMERICAN NEIGHBORHOOD SEWER EXTENSION LOAN PROGRAM

“SUPPORTING WALKABLE NEIGHBORHOODS AND COMMUNITIES“

**Maine State Planning Office
Maine Department of Environmental Protection
Maine Municipal Bond Bank
United States Environmental Protection Agency**

Program Statement & Application Materials

For more information:

Contact	Purpose	Agency	Telephone
John DelVecchio	Phase I Design Application	State Planning Office	287-8058
Karen Asselin	Phase II Loan Application	Maine Municipal Bond Bank	622-9386
Bill Brown	Sewer Construction	Department of Environmental Protection	287-2111

This MS Word document can be downloaded from www.state.me.us/spo/landuse.htm

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GREAT AMERICAN NEIGHBORHOOD SEWER EXTENSION LOAN PROGRAM

“SUPPORTING WALKABLE NEIGHBORHOODS AND COMMUNITIES “

PROGRAM STATEMENT

BACKGROUND

The State of Maine is initiating a pilot program to assist Maine cities and towns that wish to encourage neighborhood development in residential growth areas. The Program, part of our “Hometown Maine” initiative, is a cooperative effort of the Maine Municipal Bond Bank, the Maine Departments of Environmental Protection and Economic and Community Development, the State Planning Office, and the U.S. Environmental Protection Agency. \$3 million is available through this pilot program.

The purpose of this program is to provide low-interest rate loans covering the cost of sewer or sewer extensions to eligible areas with a graduated or “patient” payback provision that keeps payments low at the start of the project. Interest rates and loan terms are intended to be attractive enough that the program represents a significant incentive for communities and developers to create new or add to existing “Great American Neighborhoods” (see Appendix A).

Great American Neighborhoods can be found in many older Maine villages, town centers and cities. They are the compact neighborhoods where the homes keep their value year after year. They have six, nearly universal, features:

- They are walkable from end to end.
- They have a civic core and a mix of neighborhood uses
- They have a street network that is interconnected
- They have recognizable boundaries that separate one neighborhood from another.
- They have a human scale.
- They provide for both chance meetings and personal privacy through their street, sidewalk, and lot design

Recent studies in Maine indicate that there is a pent up demand among homebuyers to purchase new homes located in “traditional” or Great American Neighborhood settings; that communities have identified areas in their comprehensive plans where residential growth is desired and encouraged; and that a key factor holding up development in such areas is the need for sewer extensions and the high upfront costs associated with providing them. The Sewer Extension Loan Program addresses this need and aids cities and towns to encourage new neighborhoods in growth areas, thus relieving development pressure in rural areas.

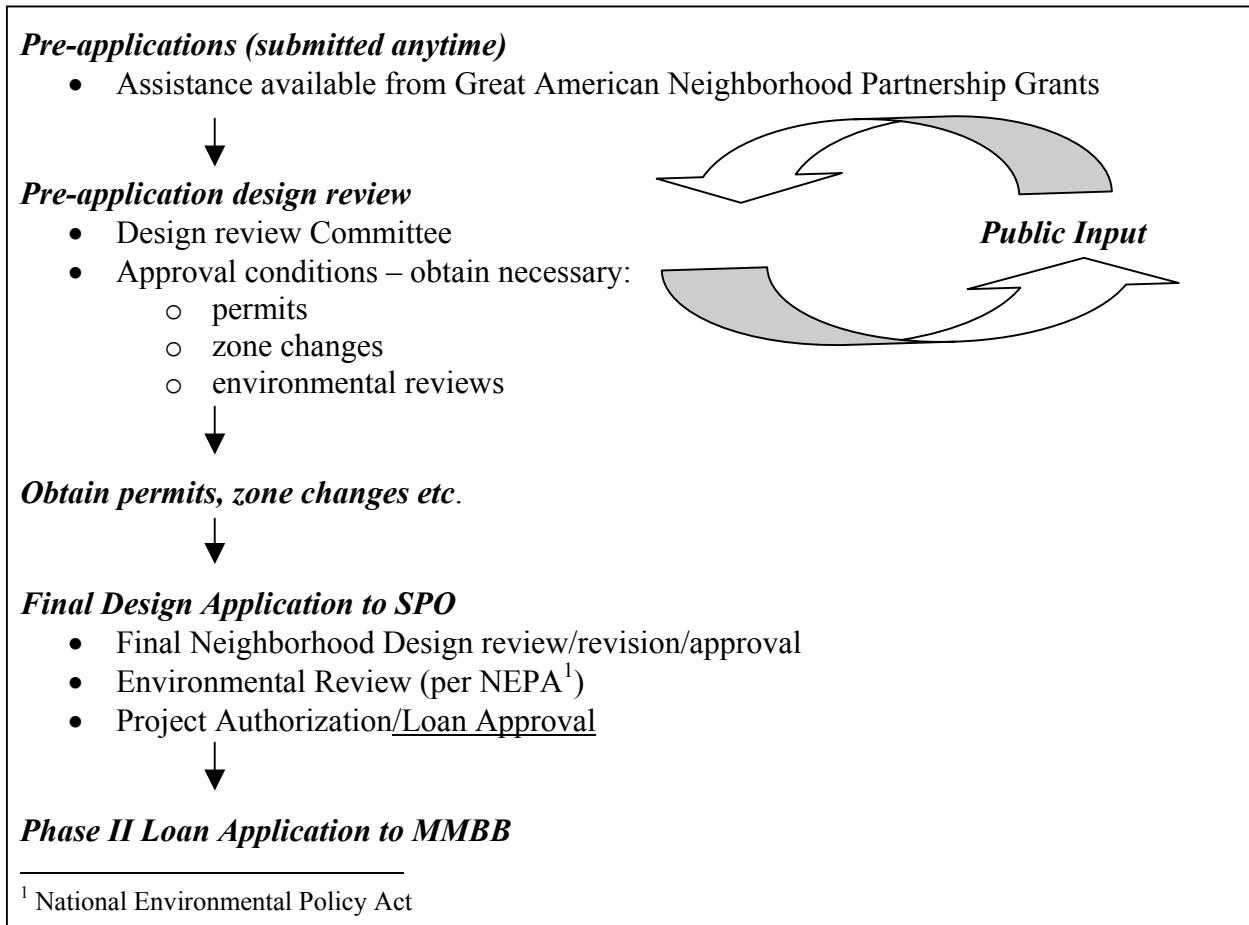
LOAN APPLICATION PROCESS

Applications will be reviewed in two Phases. The first Phase is a project design application to determine eligibility for the funds. The second Phase is a financial application for the loan.

The implementation of compact development projects has not been without controversy. While market research in Maine indicates that there is a demand for the Great American Neighborhood type of development, misperceptions and concerns persist about compact development. Local residents often raise issues such as loss of privacy, environmental impacts, demand for municipal services and so on. SPO believes that many of these concerns can be addressed by good design that not only yields an attractive neighborhood but has fewer social and environmental impacts than the suburban pattern of development that has been constructed throughout the country for the last 50 years.

The State Planning Office is therefore seeking to encourage both creativity from the development community and abundant public input into Phase I - the design part of the Sewer Extension Loan Process.

The following diagram describes a process that is intended to provide interaction with a review committee, Chaired by SPO Director Evan Richert, early in the design stage and to encourage public input before significant costs are incurred. SPO also offers a Great American Neighborhood Partnership Grant (Appendix C) to assist with these upfront costs.



Funds Available: \$3 million.

Eligible Entities: Municipalities, sewer districts. Please note that limitations on the source of funds restrict our ability to provide direct grants to private developers. However, we expect and encourage municipalities and districts to develop joint proposals with the private sector for this program and sample forms for project agreements are available from the State Planning Office.

Eligible Expenses: Extension of sewer line to site;
Construction of sewer lines on site;
Limited upgrade to downstream infrastructure to accommodate expansion, eg. additional pumping station would be allowed but overhaul of treatment facility to increase capacity would not.

Application deadline: open application process with no deadlines—however, the State Planning Office may hold applications in order to review and process in “batches”. Loans contingent on funds available.

Design Review Committee: A Design Review Committee, chaired by the Director of the State Planning Office, will review project proposals to ensure that they are consistent with Great American Neighborhood design principles.

Project Selection Criteria: The Design Review Committee will provide applicants with an interactive and creative process to review and refine proposals. Initial submissions should be guided by the following *threshold eligibility criteria* and *project enhancements*.

The Design Review Committee will perform a case-by-case review of proposals and reserves the right to negotiate design elements and concepts with applicants. This flexibility is intended to weigh the project’s benefits at the site itself, within the surrounding community, and as prototypes that will encourage other proposals. These criteria may be tightened or modified after the first couple of awards as learning and experience dictates.

All of the following *threshold eligibility criteria* must be met by project submissions:

- 1) The city or town in which the project is located must have an adopted local comprehensive land use plan that has been reviewed and found by the State Planning Office to be consistent with Maine’s Planning And Land Use Regulation Act (30-A MRSA Sec. 4312 et. Seq.), “Growth Management Act”.
- 2) 100% of the area to be served by the extension must be within the comprehensive land use plan’s **designated growth area**.
- 3) The municipality or district must have **sufficient or planned² capacity** to accept downstream flow from the proposed development.

² Any planned capacity must be budgeted, with construction scheduled for completion, prior to project completion.

4) Areas to be served by the extension must allow residential development densities of at least **3 units per p_g acre** (includes wetlands, steep slopes, roadways, sidewalks, utility rights of way, parks and open spaces).

5) Areas to be served must allow for **mixed-use traditional neighborhood** - Great American Neighborhood - type development (see Appendix A).

Project Enhancements/Preferences for Funding:

In the event the number of project proposals exceeds available funds, they will be ranked according to how well their design reflects the Great American Neighborhood Checklist (see Appendix B).

Projects with allowable density greater than 3 units per net acre.

Projects that offer the opportunity for a range of housing choices and affordability levels.

Collateral public benefits provided by the project (e.g. a public facility such as a library or school, or a semi-public service such as a day care facility, fitness club or YMCA, etc.).

Projects that develop in-fill locations over those that require longer extensions into undeveloped area, if and only if the community has assessed previously the open and vacant land in its growth area and determined that the site should be developed for infill versus protected as open space.

When there is potential for the proposed extension to serve more properties than the project site, projects will be ranked higher if they include a provision whereby the municipality or the sewer district is to share in the cost of the extension.

Projects that have a positive impact on neighboring uses or to the community surrounding the site such as interconnected trail or street networks, coordinated open or civic space, coordinated storm water or other non-point source pollutant designs.

HOW TO APPLY

Please submit five (5) full sets of your application to:

GREAT AMERICAN NEIGHBORHOOD - SEWER EXTENSION LOAN PROGRAM

Attn: John DelVecchio
Maine State Planning Office
38 State House Station
Augusta, Maine 04333-0038

Please direct questions about this program to the following individuals:

Purpose	Contact	Agency	Telephone
Phase I Design Application	John DelVecchio	State Planning Office	287-8058
Phase II Loan Application	Karen Asselin	Maine Municipal Bond Bank	622-9386
Sewer Construction	Bill Brown	Department. of Environmental Protection	287-2111

GREAT AMERICAN NEIGHBORHOD SEWER EXTENSION LOAN PROGRAM

PHASE I - Project Design Application

INSTRUCTIONS FOR APPLICATION(S)

This application is designed as the first step in a two Phase application process to determine if the proposed project meets the design characteristics of a “Great American Neighborhood” type of development. The second Phase of the application requests financial information to determine eligibility for loans to build a sewer extension to the development.

Applicants must obtain approval for the Project Design (Phase I) before proceeding to the Financial Application for a Loan (Phase II).

As there are three State Agencies involved with the applications – State Planning Office (SPO), Department of Environmental Protection (DEP) and the Maine Municipal Bond Bank (MMBB) - checklists are attached to identify the SPECIFIC SUBMISSION REQUIREMENTS needed by each:

State Planning Office Checklist (Phase I application)	page 11
Department of Environmental Protection Checklist (Phase I application)	page 12
Maine Municipal Bond Bank Checklist (Phase II application)	page 28

Due to the two-phase approval process, applicants MUST obtain project authorization from DEP and SPO prior to submitting their application for financing to the Maine Municipal Bond Bank:

Joint DEP/SPO Phase I Project Authorization Form	Page 13
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NOTES:

- 1. Please see instructions for Phase II - Financial Application for Loan to ensure that you are an eligible entity for both Phases of the process.*
- 2. It is not necessary to use this form. If it is more convenient to prepare the application on a personal computer, please feel free to do so answering each question below. All applications must be signed in Section H.*
- 3. To download copies of all application materials go to www.state.me.us/spo/landuse.htm*

GREAT AMERICAN NEIGHBORHOOD SEWER EXTENSION LOAN PROGRAM

Phase I Project Design - Pre-Application

In preparation for meeting **with SPO Design Review Committee**

1. Contact Information:

Name of Municipality: _____

Name of Sewer District: _____

Contact Name and Information:

Name and Title: _____

Mailing Address: _____

Tel. no.: _____ Fax no.: _____ Email: _____

2. Eligibility Information:

- a) All municipalities in which these loan funds will be granted loan must have an adopted comprehensive plan consistent with the Comprehensive Planning and Land Use Regulation Act.

Date Plan(s) Adopted	Date Plan(s) Found Consistent

- b) The entire project to be served by the extension must be in the designated growth area as described in an adopted consistent Comprehensive Plan. Please attach a map depicting the proposed site and sewer extension within the designated Growth Area.
- c) The municipality or district must have sufficient or planned³ capacity to accept downstream flow from the proposed development. Please provide a letter from the Sewer District confirming capacity to accept flow from the proposed development.
- d) Areas to be served by the extension must allow residential development densities of at least **3 units per pgyacre** (includes wetlands, steep slopes, roadways, sidewalks, utility row's, parks and open spaces).

Proposed residential density of project: _____

Allowable residential density on site: _____

- e) Areas to be served must allow for mixed-use traditional neighborhood - Great American

³ Any planned capacity must already be budgeted with construction scheduled for completion prior to project completion.

Neighborhood - type development.

3. Project Narrative

Please attach narrative and include any sketch plans, maps or site designs that would help the Design Review Committee discuss your proposal.

See Great American Neighborhood - Sewer Extension Loan Program Statement and it's Appendices:

A. "What is a "Great American Neighborhood?" and

C. Great American Neighborhood Checklist.

Indicate briefly any zone changes, permits and environmental reviews required by the project.

4. Scope of Infrastructure Improvements

Please attach description of the scope of the sewer improvements required for the proposed project and an estimate of their cost.

5. Plan for Public Participation

Please attach.

See Great American Neighborhood - Sewer Extension Loan Program Statement. Describe how you intend to obtain input from the community including municipal officials, neighbors and other community residents.

See also Appendix C. Great American Neighborhood Partnership Grants that can support neighborhood charrettes and other public involvement activities.

GREAT AMERICAN NEIGHBORHOOD SEWER EXTENSION LOAN PROGRAM

Phase I Project Design - Final Application

Fill in information only where it has changed or supplements what was provided in the Pre-Application.

1. Contact Information:

Name of Municipality: _____

Name of Sewer District: _____

Contact Name and Information:

Name and Title: _____

Mailing Address: _____

Tel. no.: _____ Fax no.: _____ Email: _____

Name of Municipal or District Official Authorized to enter into Contracts on behalf of the Municipality or District:

Name and Title: _____

Mailing Address: _____

Tel. no.: _____ Fax no.: _____ Email: _____

2. Permit Processing Schedule:

Permits Required	Agency	Date Submitted	Planned Submission Date	Anticipated Decision Date	Obtained? (Date)

3. Infrastructure Plan and Schedule:

Please attach. Plan should identify:

.

- 1) Critical sewer-related infrastructure associated with development within the targeted growth area (investments may be outside of the growth area, eg. Intersection improvements),
- 2) responsibilities for funding and implementing infrastructure improvements, and
- 3) implementation schedule.

4. Final Neighborhood Design:

Please attach. Describe any changes to project the narrative that was reviewed during the pre-application as well as the status of the project relative to public input that has occurred. Include maps of road, other non-sewer infrastructure and lot configurations, identification of uses (allowed and proposed), and design features of the proposal.

5. Environmental Assessment Form:

Please attach. (Form available from State Planning Office)

6. Certification:

I, the undersigned, certify that, to the best of my knowledge, the information contained in and attached to this application is true and correct and authorize its submittal on behalf of the municipality.

Signature of Municipal Official authorized
to enter into contracts on behalf of the Municipality

Date

GREAT AMERICAN NEIGHBORHOOD SEWER EXTENSION LOAN PROGRAM

State Planning Office CHECKLIST

Pre-Application submissions:

- | | | |
|--------------------------|--------------------------|--|
| Not
Enclosed | Not
applicable | |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Map of designated Growth Area depicting proposed sewer extension. <i>one copy</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Consistency letter of Comprehensive Plan with Planning and Land Use Regulation Act. <i>one copy</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Letter from Sewer District confirming capacity to accept flow from the proposal. <i>one copy</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Conceptual or preliminary design description of how project addresses key elements in Great American Neighborhood checklist. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Description of how existing land use regulations allow key elements in Great American checklist; note any zone change or special permits that are required. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Plan for public participation. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Scope of infrastructure improvements with preliminary estimate of costs. |

Final Application Submissions:

- | | | |
|--------------------------|--------------------------|---|
| Not
Enclosed | Not
applicable | |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Permit Processing Schedule including: <ul style="list-style-type: none">• identification of all local, state and federal permits/approvals required or obtained• planned date of application for those not obtained• anticipated date of final decision for those not obtained |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Infrastructure (sewer and other infrastructure not covered by this program) improvement plan and schedule, including: <ul style="list-style-type: none">• identification of critical infrastructure associated with development within the targeted growth area (investments may be outside of the growth area, eg. Intersection improvements)• identification of responsibilities for funding and implementing infrastructure improvements and implementation schedule |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Final design of neighborhood(s) to be served by the extension with description of how they are consistent with Great American neighborhood principles. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Environmental Assessment Form describing information necessary to perform NEPA ⁴ review (available from State Planning Office) |

NOTE: Final loan approval for a project will occur after all necessary permits are approved.

⁴ National Environmental Policy Act

GREAT AMERICAN NEIGHBORHOOD SEWER EXTENSION LOAN PROGRAM

Department of Environmental Protection PROJECT CERTIFICATION CHECKLIST

Project Name: _____ SRF Project Number: _____

Section C.5 Required Environmental Review and Determination

Type of Environmental Determination
(CE, FONSI, EIS)

Status
(pending, completion date, etc.)

Consistent Comprehensive Plan

Map of Growth Area depicting proposed sewer extension

Conceptual design description noting GAN design elements

Permit Processing Schedule

Infrastructure Improvement Plan

Project Consultant: _____

DEP Engineer: _____

State Representative: _____

State Senator: _____

GREAT AMERICAN NEIGHBORHOOD
SEWER EXTENSION LOAN PROGRAM

**Maine State Planning Office
Maine Department of Environmental Protection**

Phase I Project Authorization

The State of Maine Department of Environmental Protection (DEP) hereby certifies that:

The applicant is entitled to immediate financing or assistance through the State Revolving Loan Fund program for the amount requested; and

The project to be financed is listed on the most current Department of Environmental Protection Project Priority List; and

The State of Maine Planning Office hereby certifies the following:

The applicant has addressed the requirements and review as outlined on the State Planning Office checklist.

Applicant

Project Number

Eligible Cost

Director, Division of Engineering and Technical Assistance
Authorized Signature

Date

Director, State Planning Office
Authorized Signature

Date

Appendix A

Great American Neighborhoods

The Maine State Planning Office's Great American Neighborhood initiative is intended to encourage the creation and restoration of traditional neighborhoods (typical of New England villages and trolley suburbs). The initiative includes the development and release (in winter, 2001) of both a Design Guide for homebuyers, homebuilders, and developers and a Municipal Handbook for Maine communities that wish to ensure that local ordinances encourage, and don't discourage, this type of traditional neighborhood development. Many of today's local ordinances outlaw, through lot size, setback and road frontage requirements, the types of neighborhoods typical in a New England village. Another important part of our initiative is an Education Campaign, supported by U.S.E.P.A. and N.O.A.A. funds, designed to reach the homebuying market in Maine-- nearly 40% of which (our homebuyers survey indicates) are likely to buy their next home, if one were available, in a Great American Neighborhood.

WHAT IS A "GREAT AMERICAN NEIGHBORHOOD?"

The best neighborhoods/villages/developments/town centers seem to have 6 features:

- Walkability
- A civic core
- Neighborhood boundaries that join together 2 or more neighborhoods and are meeting places
- Protection from excessive traffic and traffic noise
- Human scale
- A public-private continuum

Our description of what we call a "Great American Neighborhood" are largely drawn from these major sources:

- Christopher Alexander's *A Pattern Language*
- Anton Nelessen's *Visions for a New American Dream*
- Peter Calthorpe's *The Next American Metropolis*
- Research on "livable streets" with local comprehensive planning committees and with students from Bowdoin College in Camden, Kennebunk, Richmond, and Wiscasset.

WALKABILITY

People walk 250 - 300 feet per minute. This defines the size of the neighborhood -- in round numbers, 150 to 250 acres. But walkability only means something if there are things to walk to. What is in these 150 to 250 acres? In what might be called the Great American Small City Neighborhood (or Village, etc.) a mix of uses as follows:

DIMENSIONS OF THE GREAT AMERICAN SMALL CITY NEIGHBORHOOD

Total Area	150 to 250 acres
Area in open space	35 to 60 acres
Area in public open space	8 to 15 acres
Area in green/common	1 to 5 acres
Dwelling Units	400 to 800 units
Net density	2.50 to 3.00 units/acre
Net residential density (av.)	4.00 to 5.00 units/residential acre
Net residential density (range)	2.00 to 15.00 units/residential acre
Lot sizes	5,000 to 20,000 sq. ft.
Population	1,000 to 2,000 people
Local Retail/Services Space	10,000 to 40,000 sq. ft.
Civic Space (churches, elem. school, daycare, municipal buildings, fire stations, etc.)	4 to 8 acres

CIVIC CORE

The civic core can be a square, green, or crossroad, with civic buildings (church, school, library, etc.) and/or local retailers surrounding, along, or nearby. The core needs a central location and easy access, some mix of uses, and a size proportional to the size of the neighborhood.

NEIGHBORHOOD BOUNDARIES

Boundaries provide the neighborhood with an identity -- when you've entered it, you know you're entering the neighborhood. The boundary is a place of interaction, not a throwaway place; an important place in its own right. A place where two or more neighborhoods come together, where a corner store or small group of shops might be located. The degree of penetration is important: a boundary should not be a hard, impenetrable edge (e.g., a freeway); but shouldn't be too porous, either, or the neighborhood loses the protection it needs. Boundaries should allow for a couple of ways into the neighborhood.

PROTECTION FROM EXCESSIVE TRAFFIC

This, of course, gets at both traffic safety and traffic noise.

Traffic safety: Roads become a barrier when people have to routinely adapt their movement to

give way to vehicles. A rough guideline as to the borderline between acceptable and unacceptable conditions is an average delay of two seconds in crossing the street. This equates to about 200-250 cars per hour. If this is peak hour, then the daily flow would be about 2,000 cars. Neighborhood cohesion really begins to break down at 5,000 cars/day. This comes from Appleyard and Lintell's study in San Francisco in 1972, cited by Alexander (p. 83); the findings were retested and confirmed recently (see "Livable Streets Retested," Bosselman et. al., APA Journal, Spring 1999).

Traffic noise. High speed traffic (>45 mph) in high volumes generate industrial strength noise -- 70 - 80 dB. Faced with such noise the only way to deal with it is distance. Neighborhood traffic noise needs to get down to 55 dB at the outside wall of the home; at 65 dB, the noise becomes extremely bothersome (people say they can't watch TV, talk inside, etc. at this level).

So, the neighborhood or development has to be designed such that commuter or through traffic runs tangent to, not through, the neighborhood; or there are adequate buffers, as in a well designed boulevard that puts distance and landscaping between the traffic and the homes; and/or with built-in traffic calming, so that the average speed is below 30-35 mph.

HUMAN SCALE

Renaissance proportions cited by Duany; by Paula Craighead in *The Hidden Design*; and others help define the human scale in a Great American Neighborhood. We've documented and refined these proportions in our measurements of neighborhoods in Camden, Kennebunk, etc.

Beyond pure dimensions, Nelessen uses what he calls the Grandpa-Jennifer test: can Grandpa and Jennifer live in the same neighborhood? Can they walk to the neighborhood store or the neighborhood core safely and comfortably? Will Grandpa find a safe, convenient place to sit down and talk to friends, while Jennifer finds something to keep her occupied?

THE PUBLIC - PRIVATE CONTINUUM

This is coming to be recognized as one of the most important elements. It's related to walkability, freedom from high traffic volumes, human scale, etc., but is something that is needed on every single residential lot. Everybody needs both the public realm and privacy in their day-to-day lives. Both a worthy public realm and true privacy have been pretty much lost in the town centers and small city neighborhoods (due to traffic, negligence in design, etc.). Our hypothesis is that when a household can't have this needed balance in town, it flees outward and settles for privacy in its personal surroundings and for the public realm when its members go to work, school, etc.

In its simplest form as it affects one's house and house lot, the continuum is as follows:

Public -- the public 50 or 60 foot right-of-way properly consisting of the cartway, curbs, esplanades with trees, and sidewalks

Semi-public -- one's front yard

Semi-private -- one's porch or stoop

Private -- one's back yard

The same continuum can be followed inside the home:

Public -- the hallway and front room, where you welcome/allow relative strangers or casual acquaintances

Semi-public -- dining room or living room, back yard deck, where you welcome/allow closer friends

Semi-private -- kitchen, family room, where you welcome/allow best friends, relatives

Private -- den, bedrooms, where you and family are meant to be alone

Neighborhoods that are composed of homes, house lots and public streets respecting this continuum will almost always be highly sought after.

WHERE TO FIND GOOD EXAMPLES IN MAINE

There are many developments/neighborhoods/villages/town centers that have some of these elements in place. It is hard to find one that has all of them.

One of the best places to look in Maine are the neighborhoods that developed as trolley suburbs - - Meetinghouse Hill and Loveitt's Field in South Portland, Cape Cottage in Cape Elizabeth, Deering in Portland, Wildwood in Cumberland, etc.

Other examples are older residential neighborhoods surrounding village centers -- Pearl St. neighborhood in Camden, for example, Yarmouth village, Farmington village, or in Brunswick around Bowdoin College, to name a few examples.

Appendix B

GREAT AMERICAN NEIGHBORHOODS CHECKLIST

What follows is an outline of what the State Planning Office considers to be relevant Design Principles, either for development or redevelopment, of the Great American Neighborhood.

Open Spaces

1. The amount of common open space in the development or redevelopment (or available in the larger neighborhood of which the development or redevelopment is demonstrably a part -- generally within one-quarter mile of most distant residential dwelling);
2. The location of the open space and its accessibility to all dwelling units in the development or redevelopment;
3. The design, intended use, and landscaping of internal open spaces, which typically have distinct geometric shapes that are enclosed by buildings and/or streets;
4. The design, use, and landscaping of peripheral open spaces, if any. (New, stand alone developments would be expected to incorporate peripheral open spaces; small extensions of existing neighborhoods of in-fill developments may not.)
5. The character and treatment of preserved natural areas, if any.

Land Uses

1. Density and mix of dwelling units, within the development or redevelopment (or, if an extension or infill development, within the larger neighborhood);
2. Proximity of dwelling units in the development or redevelopment to neighborhood commercial services;
3. Proximity of dwelling units in the development or redevelopment to civic uses, such as schools, day care centers, public parks, community buildings, and places of worship.

Blocks and Streets

1. Block size;
2. Build-to line;
3. Variety of lot widths and areas;
4. The street layout, which is expected to be a modified grid pattern adapted to the

topography, unique natural features of the tract, and peripheral open spaces;

5. Design speed (defined in part by the right-of-way cross-section, especially width of individual and total travel lanes);
6. Right-of-way cross-section, including cartway, travel lanes and parking lanes within the cartway, curbing, esplanades, trees within the esplanades, and sidewalks;
7. Relationship of the right-of-way to the adjacent land uses to achieve human scale;
8. Location of garages relative to principal buildings.

Civic Core and Gateway

1. Presence of a built feature that serves as a civic core, either within the proposed development or redevelopment or as part of the larger neighborhood of which the proposed development or redevelopment is demonstrably a part (generally within approximately one-quarter mile of the most distant residential dwelling).
2. Presence of a built feature, as appropriate, that serves as a gateway to the development or redevelopment.

Landscaping Elements

1. Shade trees and other plantings;
2. Street lighting and related posts;
3. Street furniture for nonresidential portions of the development or redevelopment (or contributing to the larger neighborhood of which the development or redevelopment is demonstrably a part);
4. Location and landscaping of off-street parking for land uses other than single- and two-family dwellings;
5. Signs compatible with the neighborhood and human scale.

Architectural Elements and Design Vocabulary

1. Relationship of scale, massing, and design features to surrounding buildings;
2. Walls and roofs: avoiding long, uninterrupted walls or roof planes; roofs compatible with surrounding area; gable and hipped roofs wherever possible; etc.
3. Facades, entries, and front porches;

4. Fenestration architecturally compatible with the style, materials, colors, and details of the building;

5. Fencing and landscaping for different purposes: separation of public and private property, to create private spaces, etc.

See also suggested reading list for works more fully describing traditional neighborhoods:

- The Hidden Design in Land Use Ordinances, MAC/USM,
 - Visions for a New American Dream by Anton Nelessen,
 - The Next American Metropolis by Peter Calthorpe,
 - A Pattern Language by Christopher Alexander,
 - Town and Town Making Principles and Suburban Nation by Andres Duany and Elizabeth Plater-Zybeck,
 - Best Development Practices by Reed Ewing,
 - Rural By Design by Randall Arendt,
- Crossroads, Hamlet, Village Town....Design Characteristics of Traditional Neighborhoods, Old and New by Randall Arendt (APA)

Appendix C

COMMUNITY PLANNING & INVESTMENT PROGRAM GREAT AMERICAN NEIGHBORHOOD PARTNERSHIP GRANT PROGRAM STATEMENT

BACKGROUND

Recent research undertaken by the Maine State Planning Office (SPO) documents that approximately 37% of Maine homebuyers are likely candidates for an alternative to the typical sprawl of a suburban subdivision or more isolated rural house lot.⁵ SPO believes that many of these homebuyers would purchase a home in a traditional “Great American Neighborhood” – that is, if one was available.

Great American Neighborhoods have six, nearly universal, features:

- ◆ They are walkable from end to end;
- ◆ They have a civic core and a mix of neighborhood uses – a square, green, or crossroad with civic buildings, community centers, and/or small shops – that is readily recognizable and often gives the neighborhood its identity;
- ◆ They have a street network that is interconnected, but where through-traffic does not afflict local streets;
- ◆ They have recognizable boundaries that separate one neighborhood from another;
- ◆ They have a human scale; and
- ◆ They provide for both chance meetings and personal privacy through their street, sidewalk, and lot design and accommodate a public-private continuum in the cross-section of an individual street and adjoining house lots.

A seventh feature, that may be necessary for projects to be successful in northern New England, is a connection to nature.

Great American Neighborhoods, or remnants thereof, can be found in many older Maine cities, villages, and town centers. They are the compact neighborhoods that many of us grew up in. Unfortunately, most existing Great American Neighborhoods in our community centers are a bit worn around the edges as streets that typically form their boundaries have evolved into commuter arterials that carry outlying suburban residents to and from their jobs in central communities.

Furthermore, if a homebuyer wants a new home somewhere other than in the country or a suburban development, choice in the market place is limited. Local land use ordinances almost uniformly ban traditional neighborhoods and villages. Homebuilders have been building little beside suburban homes for so long, they are skeptical there is any other market. Consumers,

⁵ Markets for Traditional Neighborhoods, Maine State Planning Office, August 1999 and Why Households Move: Two Maine Surveys, Maine State Planning Office, August 1999.

confronted with older in-town neighborhoods afflicted with noise, traffic, and deterioration assume there is no alternative but to move outward. That is what most do.

New and revitalized Great American Neighborhoods must meet the needs of today's consumers. They must provide a desirable public realm, as well as essential private space. They must manage traffic and noise.

To this end, the State Planning Office is offering grants up to \$2,400 for the purpose of supporting the design, approval, and construction of Great American Neighborhoods. The funds must be matched by the community and a landowner in the community (equal portions committed by each of the three parties), both of which are interested in exploring the possibilities of residential development that follows the traditional neighborhood/Great American Neighborhood design principles.

These small grants are not competitive, nor is there a set deadline for application for these funds. SPO will consider proposals from qualified applicants (see below) on an ongoing basis, offering grants for the balance of the fiscal year as funding allows. Approximately \$20,000 in total grant monies is available for FY 2001.

ELIGIBLE PROJECTS

Products from this effort might include:

- ◆ Charettes which include not only local planners, but also neighbors from surrounding neighborhoods to discuss the design of the project site;
- ◆ Conceptual neighborhood designs which generally follow guidelines provided by SPO; or
- ◆ Other efforts supportive of the design, approval, and construction of a Great American Neighborhood.

QUALIFIED APPLICANTS

Qualified applicants must meet the following criteria, in addition to the match requirements described above:

- ◆ The interested municipality and landowner/developer must sign a Memorandum of Understanding outlining their intent to explore the feasibility of creating, expanding or renovating a Great American Neighborhood or a portion thereof.
- ◆ The municipality's existing zoning and capital improvement plan, if not directly supporting Great American Neighborhoods, does not prevent it and the community agrees to consider changes needed to accommodate the neighborhood.

CONTACT

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