



Brewer, Maine Impact Fee District

Southern Maine Regional Planning
Commission
Transportation Impact Fee Workshop
February 6, 2007

Wilson Street Corridor

- Route 1A to Bar Harbor and City's main commercial district.
- 2004 AADT south of Parkway South of 22,830.
- Existing four lanes with businesses on both sides of street.
- Typical access and transportation problems.



How do we make it better?

Created Impact Fee District

- Studied Wilson Street area and possible future development for the next ten years; determined problems.
- Created District and procedures – Article 12 of the Brewer Land Use Code (determined type of projects, set district boundaries, required Planning Board to assess for any land development permit, minimum of half amount due prior to issuance of building permit with remainder due prior to occupancy, waivers, appeals, etc.)
- City Council implemented calculation fee formula in November 2001 with separate City Council Order.

Impact Fee Formula

Implemented in November 2001 with four components:

- Zone set-up fee based on building square footage.
- Sewer usage fee based on estimated gallons per day.
- Water usage fee based on estimated gallons per day.
- Transportation fee based on estimated traffic generation of weekday peak hour trips on adjacent road.

Impact Fee Transportation Projects

- Signal Coordination
- Signal Preemption
- Parkway South / Wilson St Intersection
- Pierce Road Relocation / Signalization
- State St / Washington St Intersection
- Parallel Rd (Dirigo Drive) Construction
- Public Transportation Improvements

Current 7 Impact Fee Transportation Projects identified for a total traffic fee of \$324.27 per weekday peak hour trip on adjacent road.

Impact Fee Statistics

- Since November 2001, have collected (or in process) \$1,096,770.73 from developers in Impact Fees.

A few examples of site development projects:

Eastern Maine Healthcare –

500,000 sq ft, 1170 trips - \$557,095.90 (traffic: \$248,215.90 & land)

Super WalMart –

158,400 sq ft, 630 trips - \$227,357.10 (traffic: \$204,290.10)

Lowe's retail store –

171,070 sq ft, 420 trips - \$151,877.95 (traffic: \$136,193.40)

Dunkin Donuts –

2,700 sq ft, 150 trips - \$50,761.40 (traffic: \$48,640.50)

Burger King –

3,178 sq ft, 106 trips - \$39,881.09 (traffic: \$34,372.62)

Pierce Road Relocation/Signalization

- Pierce Road and Sparks Avenue intersected Wilson Street approximately 200 feet apart.
- Both were anticipated to have much higher volumes of traffic.
- The City of Brewer re-aligned Pierce Road to meet opposite Sparks Avenue and added a traffic signal.
- Project was paid with impact fee money collected.



New Dirigo Drive

- Dirigo Drive was built by the City of Brewer and opened to the public in November 2004, funded entirely by the City and in part by impact fees collected.



Developer responsibility, not impact fee



- Portion of Wilson Street has now been widened to five lanes with a center turn lane. This portion courtesy of Wal-Mart and Eastern Maine Healthcare.



Penobscot River

McDonalds

Burger King

I-395

Down East
Toyota

Ruby Tuesday

Applebee's

Super
WalMart

Dunkin Donuts

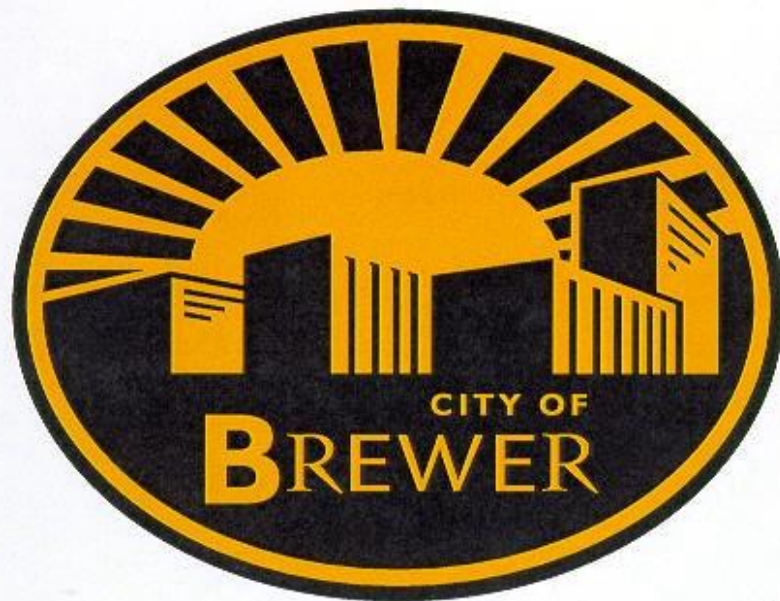
Dirigo Drive

Future
Lowe's

Wilson Street

Eastern Maine
Healthcare

Prepared by the City of
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