

## **Worksheet Natural Resources & Land Use**

### **Review Natural Resources & Land Use**

#### **Issues, Need, Concerns, Comments, Questions**

- 72% of the City's land area is developed. This leaves 28% undeveloped.
  
- The amount of undeveloped land available for:
  - Residential use is 17 % (1,320 acres)
  - Commercial use is 8.7% (659 acres)
  - Industrial use is 2.3% (177 acres)
  
- Is there an adequate amount of undeveloped land available for industrial use?
  
- The City is already 72% developed and contains a number of environmental attributes including waterways, wetlands and open spaces.
  
- Based upon an anticipated growth of 400 people over the next decade the City will need an addition of 188 new housing units.
  
- Will the City experience a significant number of new single-family residential units constructed in the next decade? Will most new housing be multi-family units?
  
- Most new growth has occurred in the designated growth areas. Will this trend continue?
  
- Should the City concentrate new commercial and industrial development into under utilized areas /vacant properties and areas within easy pedestrian access to existing neighborhoods?
  
- Are the existing Zoning standards adequately protecting our natural resources?
  
- Do the existing Zoning districts adequately guide/direct / encourage new development into appropriate areas?
  
- The City uses a Contract Zoning provision. Does the Contract Zoning Provision provide the flexibility to development and offer protections to abutting properties?
  
- Is the current development and permit review procedures working adequately?
  
- Are there any revisions/ changes required in the zoning ordinance?
  
- The City does not have a greenway plan.
  
- There are a number of blighted buildings in the City. Is a blighted building plan/strategy needed to put these structures back into productive use?

- The City needs a comprehensive strategy to address pedestrian access.
- There is a need for a mechanism to protect historic and archeological resources.
- Considering the City's small land area and its urban character, should land be designated as rural within city limits?
- Could the City develop a diverse greenway strategy which links its waterways, unique environmental areas, neighborhoods and commercial areas instead of a traditional rural designation? The greenway could include a mix of open space and both active and passive recreational areas.
- The City could expand its recreation and open space connections into surrounding communities that have rural areas.
- Considering the existing small agricultural footprint within the City, should agricultural activities be encouraged?
- Two sand and gravel water aquifers are located in the City. Do these areas require additional protection? Public water is available in most areas of the City.
- The Kennebec River and Messalonskee Stream are two important and vital waterways in the City.
- Are the City's unique natural areas and wildlife habitats adequately protected?
- Does the City adequately protect its water and air quality?
- What environmental issues does the City currently face?
- Considering the City's urban character, how should our natural resources be protected and coexist with both existing and future development?
- Is the City adequately prepared for flooding? Are there properties and municipal infrastructure in harm's way during a 100-year flood event?
- Has the removal of the Edwards's dam significantly improving fishing in the Kennebec River?
- Does the City provide adequate access to its waterways for public recreation?
- What are the State or Federal environmental regulations/ mandates etc which could affect the City in future years?
- What environmental improvements will the City need to address in the next 20 years?