

Route One: The Way It Could Be



Public Forum February 27, 2013

Presentation prepared by
Community Development Committee (CDC)
Councilors Rodden (Chair), Payne, and Pierce

A Plan for Falmouth Business District Redevelopment



- After 10 years of study, planning and outreach, the Community Development Committee (CDC) is offering the following proposal for public comment and authorization.
- Property taxes for most of the Route One business district have been designated since 2000 for redevelopment of this area. 2

Two Parallel Tracks

1. Infrastructure:

- Referendum - required by Town Charter - asking Falmouth voters to spend funds on Route 1 infrastructure improvements, even though no new taxes are required to fund this project.
- Project will be paid for by money already set aside specifically for improvements in the Route 1 Business District.

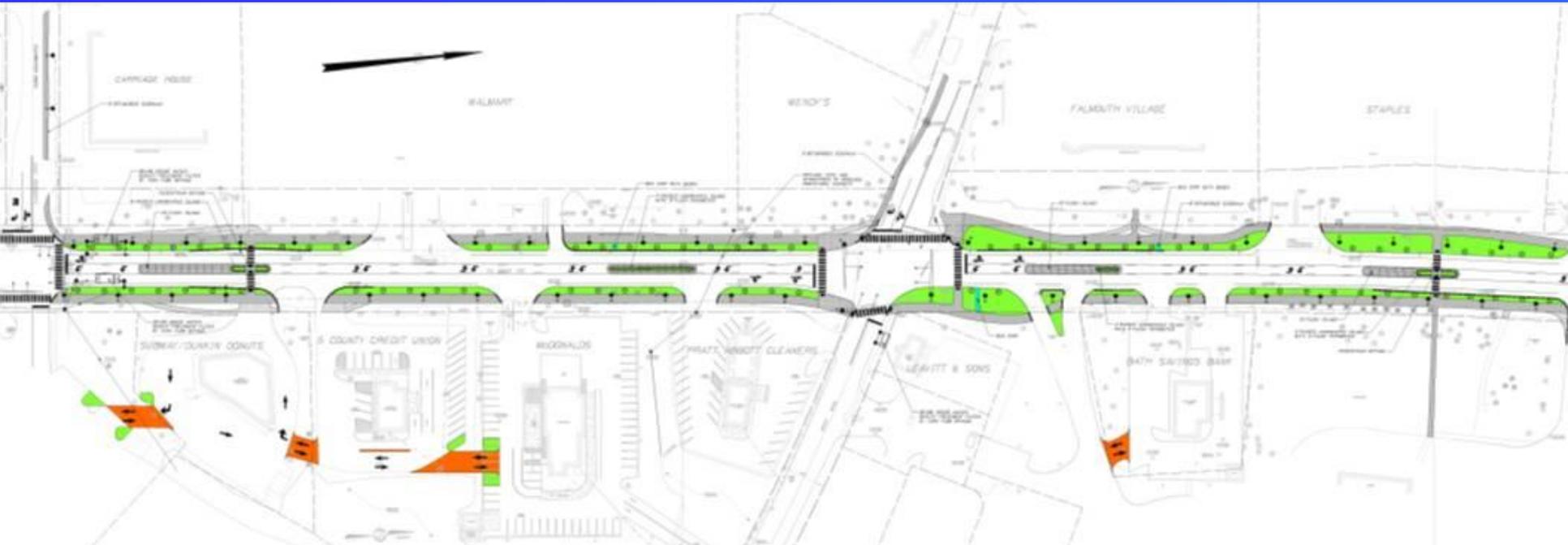
2. Zoning:

- Comprehensive set of zoning changes to create village that will be voted on by Town Council

Two Upcoming Actions

- Infrastructure Plan:
 - Seek Falmouth Voter Approval: June 11, 2013
- Route 1 Zoning Amendments:
 - Seek Council Approval: May 2013

Track 1: Proposed Infrastructure Plan



Note: This is a sample section of the Plan

Proposed Street Ingredients

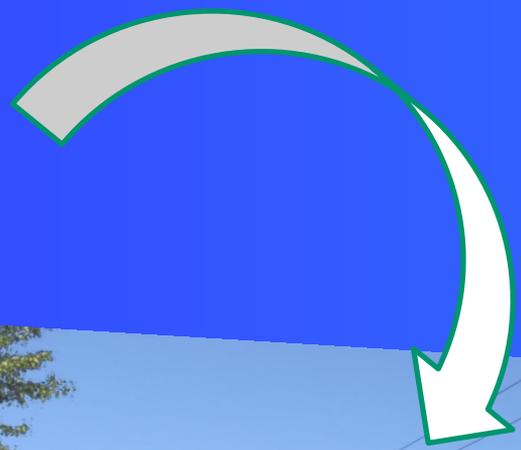
- Landscaped center median with left turns
- Wider, ADA-accessible sidewalks
- Crosswalks
- Pedestrian lighting and street trees
- Stormwater retrofits
- Upgraded traffic signal mast arms
- Natural gas
- Underground power

Imagine....



Or....





**How
about?**

Or maybe without
power lines...





Natural Gas



- Natural gas is also expected to be installed in Route One.
- However, costs for the gas line installation will be borne by others.

Cost Estimate

- \$10.8 MM including underground power
- \$5.6 MM without underground power
 - *Include underground power or not?*
- Proposed Financing: Project will be paid for by money already set aside specifically for improvements in the Route 1 Business District.

Route One Financing

- No property taxes from outside the District are funding the Route 1 project.
- No increase in the tax rate is required for this project.
- The properties in the District do not pay any “extra” taxes.
- To date, there is \$2.3 MM in the Route One Fund.
- The \$10.8 MM project will be completely paid for by 2030.

Infrastructure Comments heard so far

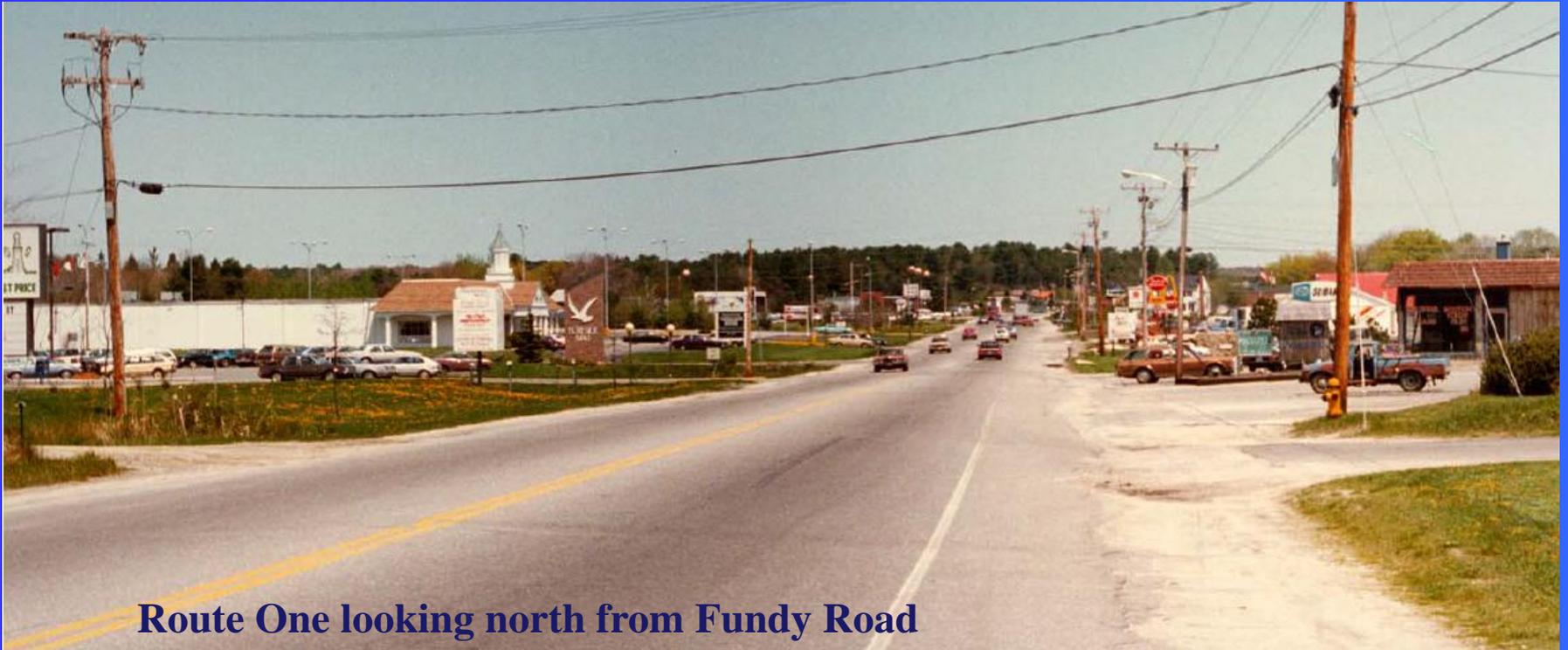
- Some concern with median islands and curb cut modifications – have been scaled back
- Some mixed response on lot interconnections
- Positive response on streetscape improvements
- Interest in underground power
- Desire to better understand TIF financing
- Desire for a well-managed construction process

The Preliminary Plan is responding to that.

Track 2: Proposed Zoning Goals

- **Increased density and mixed use**
- **Create flexibility for property owners**
- **Add residential component on upper floors**
- **Increase value of property**
- **Add tax revenue and value to TIF**

Past



Route One looking north from Fundy Road

- **Current Zoning - SB1 District adopted in 1983**
- **Village Center and Route One Design Guidelines adopted in late 1990s**

Past....



Site of Shops at Falmouth Village

Present....



Shops at Falmouth Village

Future???

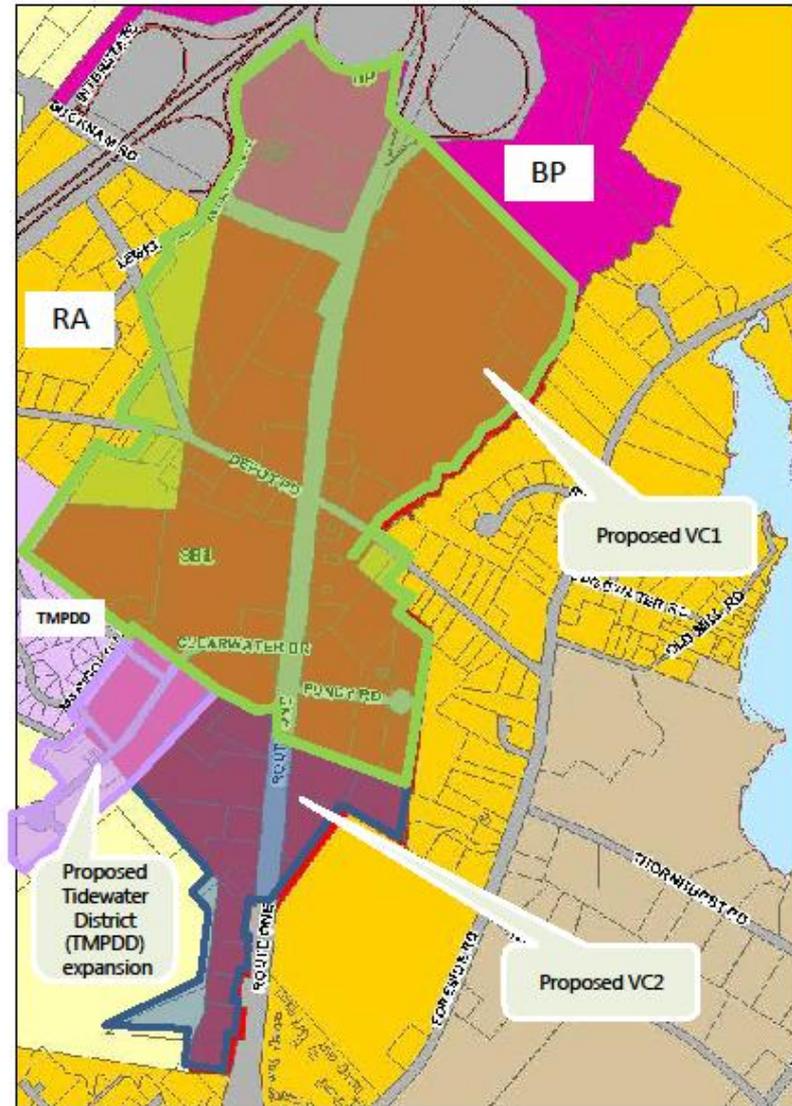


Depot Road and new internal drive

Zoning Districts

SB1 will become VC1 and VC2

Proposed Village Center Zoning
January 31, 2013



Increased flexibility for property owners

- Fewer lot requirements to allow full use of property
- Up to four story buildings with residential units on upper floors
- Reduced parking requirements
- Internal drives can be constructed to meet setbacks
- Added sign types and numbers
- Existing buildings can expand up to 50% of current square footage without meeting new setbacks.
- Added uses such as light manufacturing and arts studio on upper floors

Added Requirements

- New buildings required to be built within 20 feet of an existing street or internal drive
- Require customer entrance at the street
- Limits on parking in front of buildings in VC2
- No vehicle access or parking in front of buildings in VC1
- Freestanding and wall sign sizes reduced
- Better stormwater treatment for runoff required



Want to learn more about the Route One Zoning Amendments?

- Contact Amanda Stearns, Community Development Director, at 699-5312 or astearns@town.falmouth.me.us

Next Steps - 1

- February 28: (Possibly) CDC – Forum Feedback
- March 5: PB/CDC - Zoning
- March 7: CDC – Zoning
- March 11: (Possibly) Council Forum - Infrastructure + Zoning
- March 14: CDC – Infrastructure + Zoning
- March 25: Council Forum - Infrastructure + Zoning
- March 28: CDC - Infrastructure

Next Steps - 2

- April 8: Council - Infrastructure
- April 22: Council/PB - Zoning Hearing
- May 7: (Possibly) PB – Zoning Hearing
- May 13: (Possibly) Council – Zoning Workshop
- May 29: Council - Zoning Vote
- June 11: Falmouth Citizens – Infrastructure Referendum



Want to learn more about the Route One Plan?

- Go to www.town.falmouth.me.us
- Contact Theo Holtwijk, Director of Long Range Planning, at 699-5340 or tholtwijk@town.falmouth.me.us