

Route One: The Way It Could Be



March 27, 2013

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

A Plan for Falmouth Business District Redevelopment



1. Zoning:

Town Council: May 2013 –
Comprehensive set of
zoning changes to create
village-like district.

2. Infrastructure:

Falmouth voters: June 11,
2013 - Referendum to
spend funds on project.
Funds have already been
set aside since 2000.

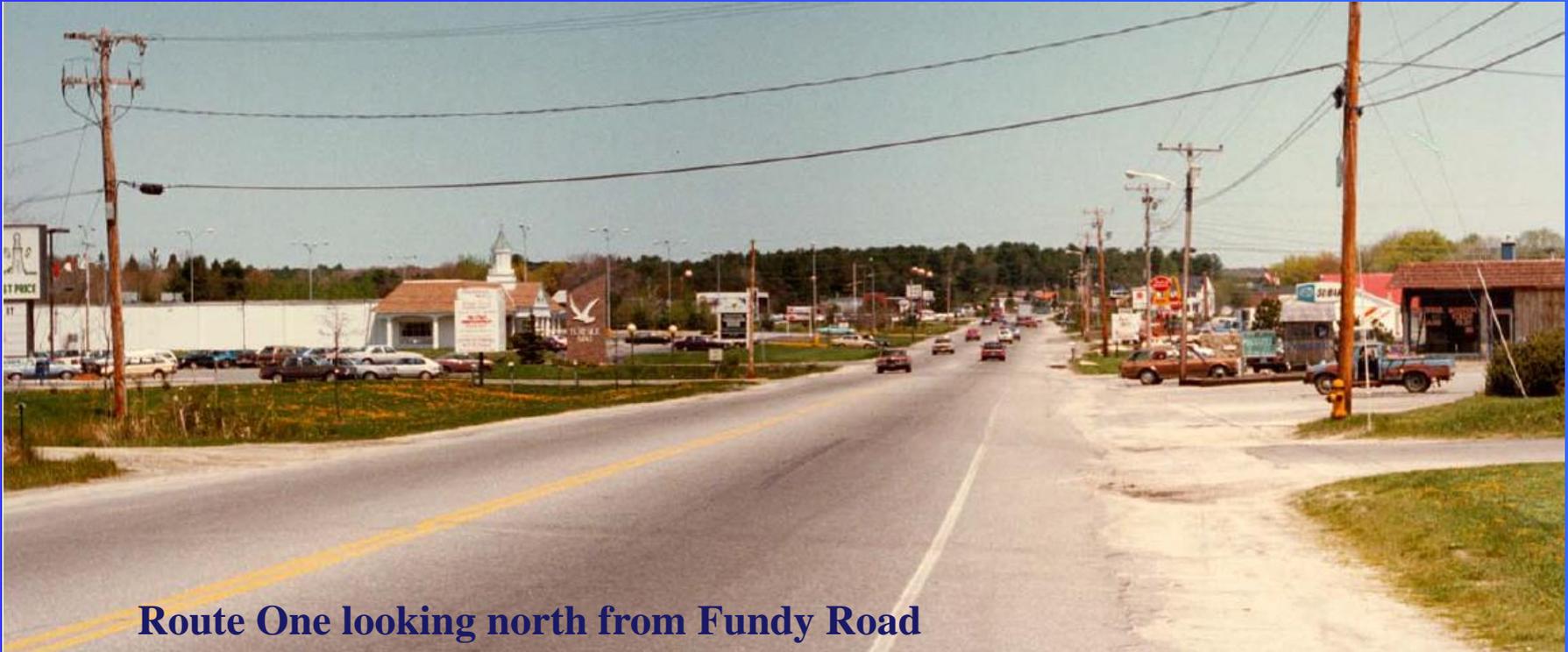
Proposed Zoning Goals

- 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
- Simplify and combine ordinance and design guidelines

Outreach for Zoning Amendments

- Workshop with Falmouth Economic Improvement Committee
- Workshop with Planning Board
- Meeting with Falmouth Economic Development Committee and Chamber leaders
- Meetings with property owners
- February 27 and March 11 Community Forums

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**

Present



Past....



Cadillac Dealership from Hat Trick Drive

Current site of Shops at Falmouth Village

Present....



Shops at Falmouth Village at Depot Road

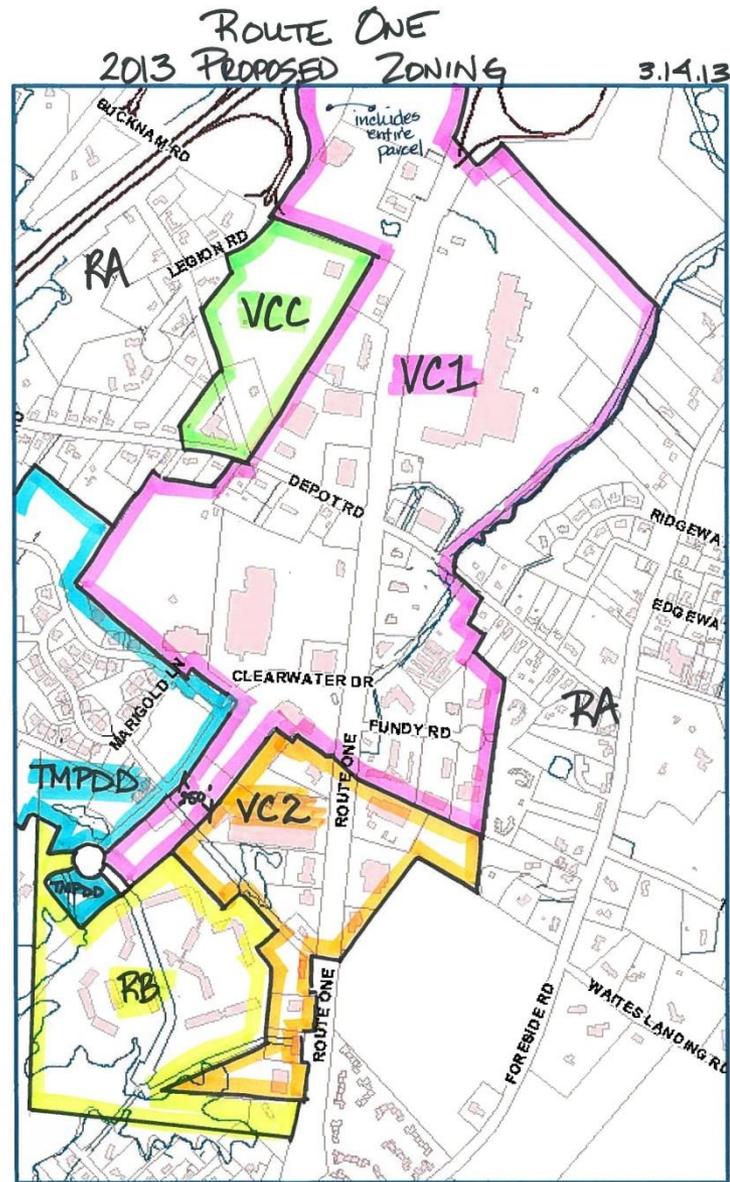
Future???



**Depot Road and new internal drive
Shops at Falmouth Village**

Zoning Districts

SB1 will become VC1, VC2 and VCC



Requirements for redevelopment or new development

- New buildings to be built within 20 feet of an existing street or internal drive
- Customer entrance at the street for new buildings
- Limited parking in front of buildings in VC2
- No vehicle access or parking in front of buildings in VC1
- Sizes reduced for freestanding and wall signs
- Better stormwater treatment for runoff

Increased flexibility for property owners

- Fewer lot requirements to allow full use of property
- Up to four story buildings with opportunity for 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

Past....



Cadillac Dealership from Hat Trick Drive

Current site of Shops at Falmouth Village

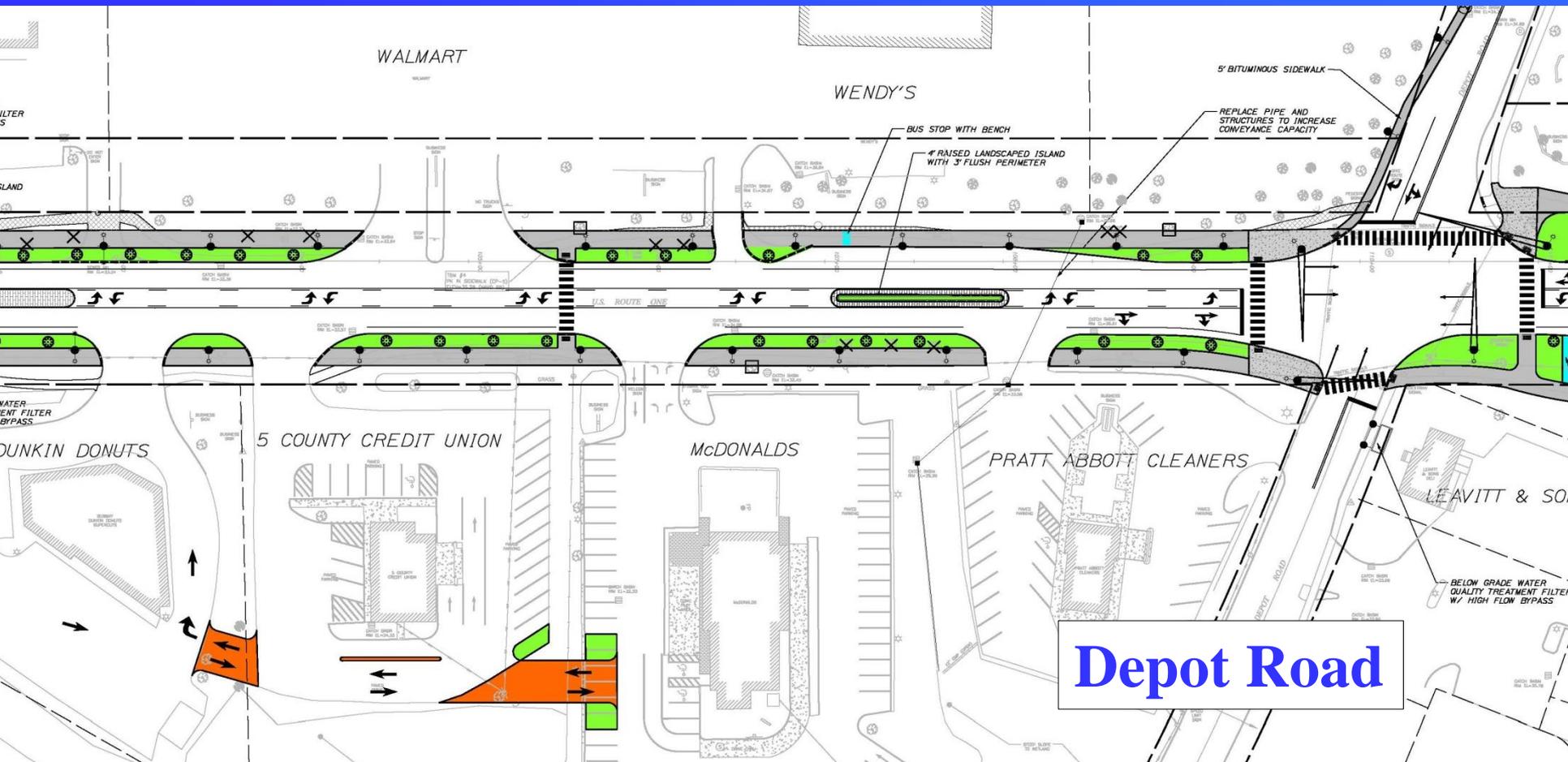
Zoning will complement Infrastructure Plan



Infrastructure Plan Goals

1. Make efficient, coordinated investment in public right-of-way to create functional, attractive street with sufficient capacity to handle future growth.
2. Increase competitiveness of commercial area, and commercial development potential.
3. Accommodate all transportation types: pedestrian, vehicular, and bicycle.

Route One Infrastructure Plan



This is a sample section of the plan

Proposed Street Ingredients

- Underground power
- Stormwater retrofits
- Upgraded traffic signal mast arms
- Energy-efficient pedestrian lighting
- Center medians with left turns
- Handicap-accessible sidewalks and crosswalks
- Street trees
- Parking lot interconnections
- Natural gas (by others)



Imagine...



Public Outreach to Date

- Mailing to all business and property owners on Route One
- E-mail to residents, Town website/Channel 2
- 4 meetings at Falmouth Memorial Library
- Follow-up contact with owners
- Individual meetings
- Feedback from Fire and Police
- 2/27 and 3/11 Forums at Town Hall

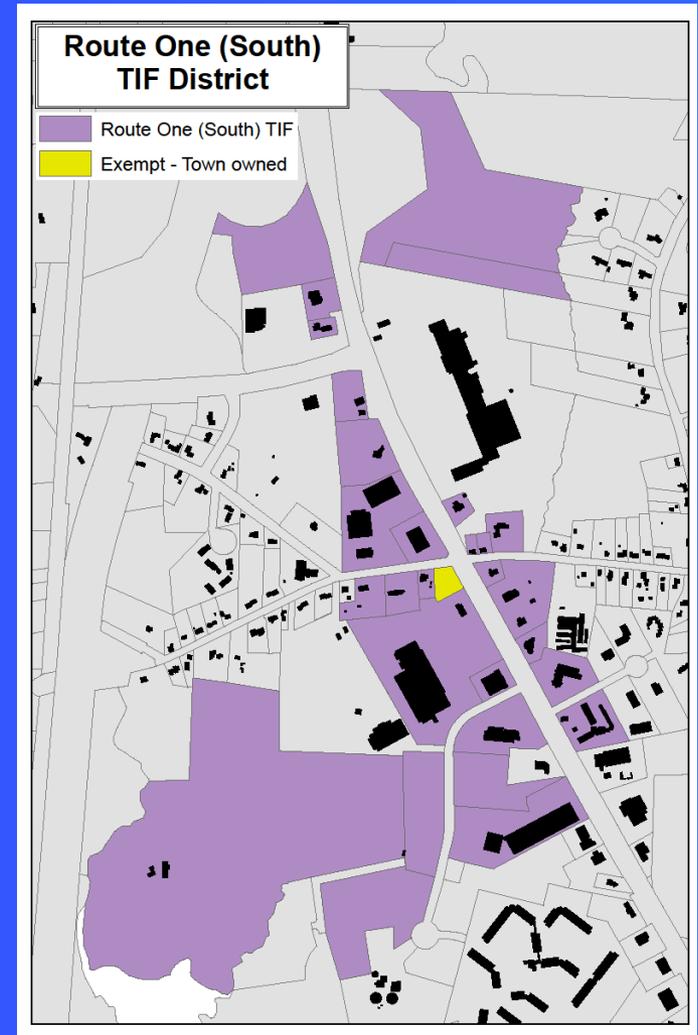
Cost & Financing

Preliminary Cost Estimate of All Improvements:
\$11.7 MM

Project will be paid for by revenues in the **Route One South Tax Increment Financing (TIF) District Fund.**

Route One South TIF District -1

- District was created in 2000.
- Benefits Falmouth by sheltering tax revenue that would ordinarily (a) reduce the amount of state funding the Town receives for its schools and general fund or (b) increase the amount of County taxes.
- Shelters \$2 out of \$3 of taxes.
- Uses restricted to (primarily) public improvements in the District.



Route One South TIF District - 2

- District will expire in 2023. Extending to 2030 will allow for sufficient funds for cost of underground power lines.
 - There also will be funding available for other projects, such as future intersection capacity improvements.
- Apply for Amendment with State of Maine of (a) TIF work plan and (b) to extend the TIF period.
 - Approval is expected before June 11, 2013.
- Currently, there is \$2.3 MM in the Route One South TIF Fund. The \$11.7 MM project will be completely paid for by 2030.

Route One South TIF District - 3

- No property taxes from outside the TIF District are funding the Route One improvements.
- No increase in the tax rate is associated with these improvements.
- The properties in the TIF District do not pay any “extra” taxes associated with these improvements.

Key Dates for Route One

(as of March 21)

- March 27: Council introduces Zoning Amendments + Public Forum #3 on Zoning and Infrastructure Plan + Public Hearing on TIF Amendment
- April 8: Council Public Hearing and vote on Infrastructure Referendum Question
- April 22: Council/Planning Board hold Public Hearing on Zoning Amendments

Key Dates for Route One

(as of March 21)

- **May:** State of Maine expected to approve TIF Amendment
 - **May:** Council votes on Zoning Amendments
 - **June 11:** Falmouth Citizens vote on Infrastructure Referendum
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- If Infrastructure vote is “yes,” plan details will be worked out in July-October 2013
 - Construction to happen in 2014-2015. Minimize temporary impact on Route One businesses.



Want to learn more about Route One?

Go to www.town.falmouth.me.us

- ❖ Zoning - Amanda Stearns, Community Development Director, 699-5312, astearns@town.falmouth.me.us
- ❖ Infrastructure Plan - Theo Holtwijk, Director of Long Range Planning, 699-5340, tholtwijk@town.falmouth.me.us