

Route One: The Way It Could Be



February 2013

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

Falmouth Business District Redevelopment



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

CDC is working on 2 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

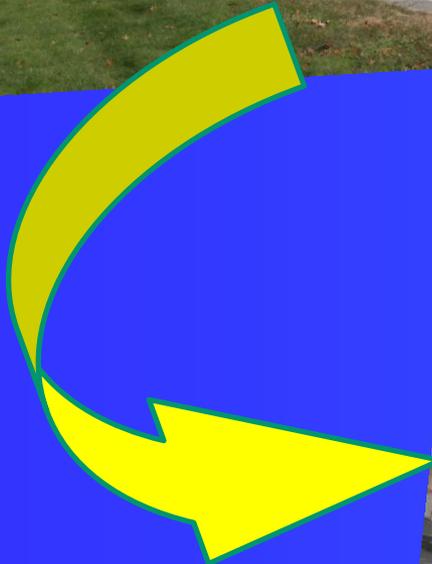
Two Upcoming Actions

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

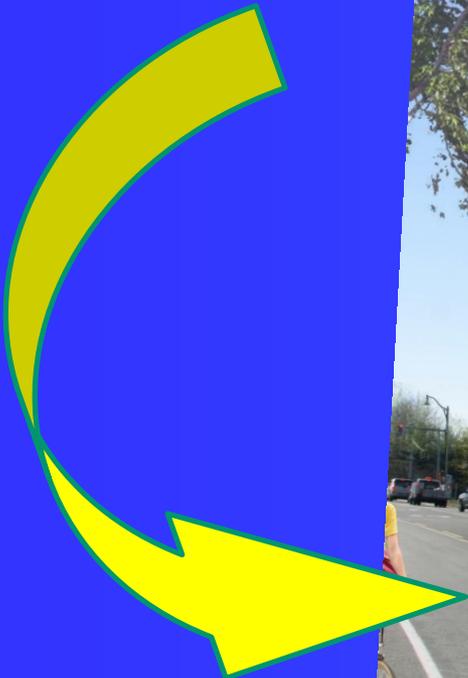
Proposed Street Ingredients

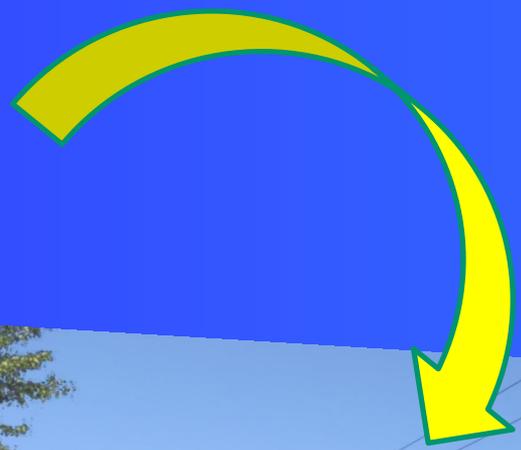
- Landscaped center median with left turns
- Wider, ADA-accessible sidewalks
- Crosswalks
- Pedestrian lighting and street trees
- Stormwater retrofits
- Upgraded traffic signal mast arms
- Natural gas
- Underground power

Imagine....



Or....



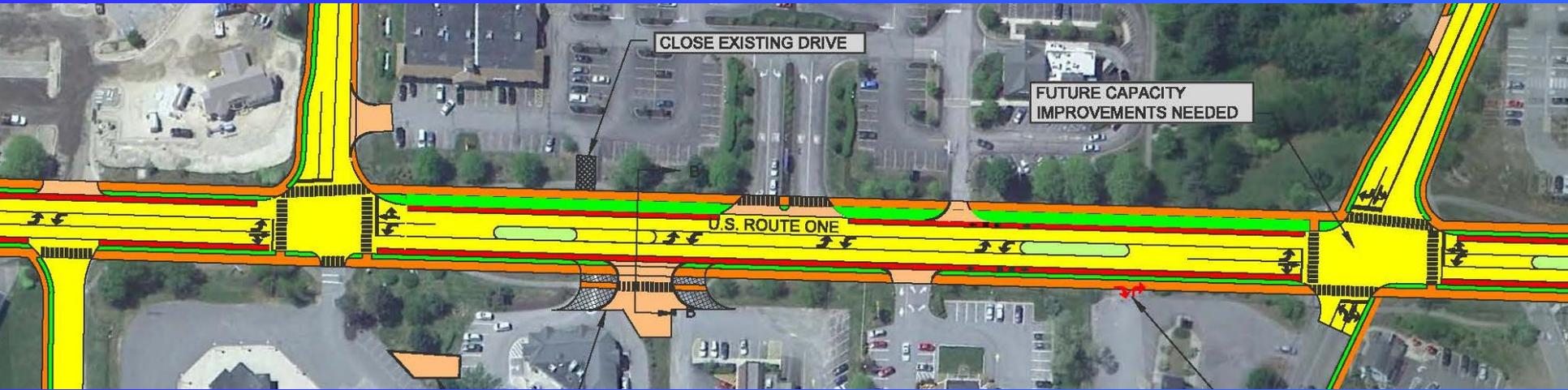


**How
about?**

Or maybe without
power lines...



Proposed Concept Plan for a new Route One



LEGEND

-  TRAVELWAY
-  ISLAND
-  SHOULDER
-  SIDEWALK
-  ESPLANADE
-  ENTRANCE

Note: This is a sample section of the Plan



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.

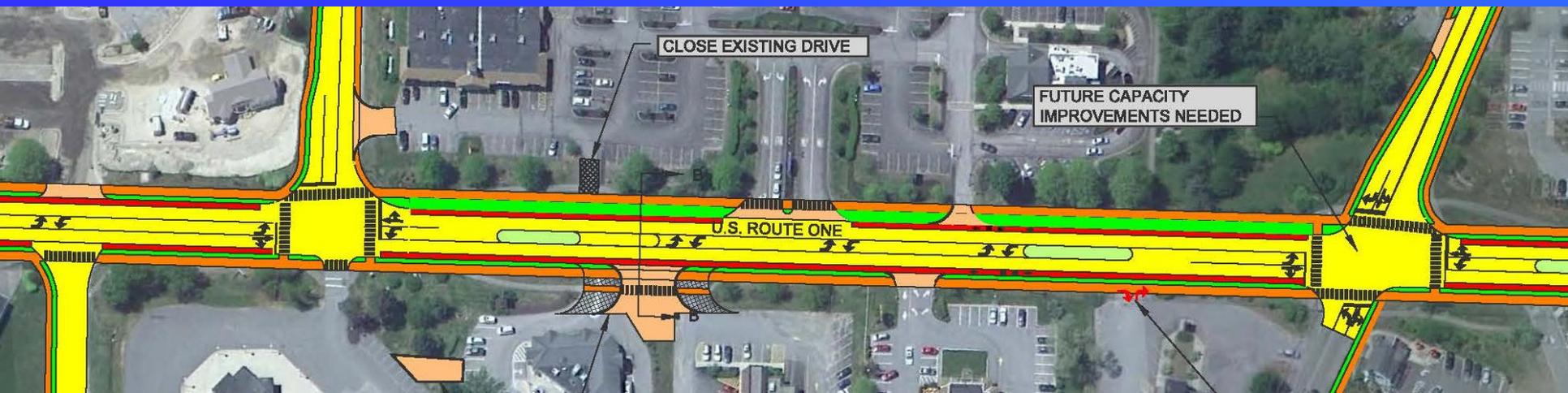
Cost Estimate

- \$10.8 MM including underground power
- \$5.6 MM without underground power
- 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.

Comment on this Plan at Public Forum



Wednesday, February 27, 7:00 PM
Falmouth Town Hall



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