

Route One: The Way It Could Be



February 2013

Community Development Committee (CDC)

Councilors Rodden (Chair), Payne, and Pierce

Route One: The Way It Could Be



- 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.

Presentation outline

1. What is the Town doing on Route 1 and why?
2. What is proposed for Route 1 and how will this be paid for?
3. When and how is the Town going to get the infrastructure plan done?

1. WHAT ARE WE DOING AND WHY?

Falmouth's population and business activity along Route 1 are going to grow in next 30 years.

What does this mean for the Town of Falmouth?

- Increased traffic
- Increased demand for services and infrastructure



For past 10 years, Falmouth Town Councilors have worked on a plan to:

- Increase business, residential, and lifestyle activities along Route 1 to make infrastructure expenditures more efficient and corridor more successful.
- Manage traffic and pedestrian flow
- Create a shopping area that is distinctive – a dynamic place to shop, live, and be entertained.



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
- Complete Route 1 Zoning Amendment
 - Seek Council Approval: May 2013

2. WHAT IS PROPOSED FOR ROUTE 1 AND HOW WILL THIS BE PAID FOR?

Guiding Principles for Infrastructure

- Invest in Route 1 infrastructure, so it is equipped to handle anticipated growth
- Be efficient and effective with spending funds
- Dovetail Town project with MDOT funds for repaving of Route 1 (\$700K)
- Have a plan that does not depend on zoning

Proposed Street Ingredients

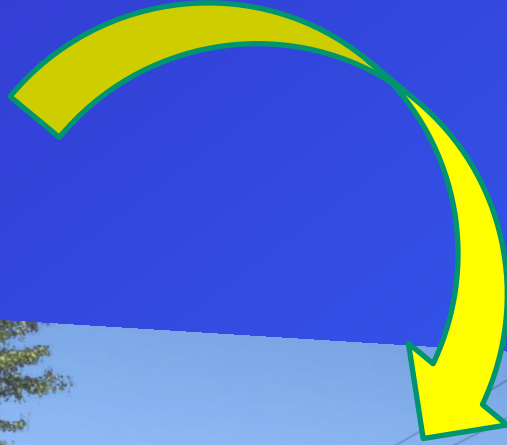
- Landscaped center median with left turns
- Widen sidewalks
- Crosswalks
- Pedestrian lights and street trees
- Stormwater quality retrofits
- Upgrade traffic signal mast arms
- Natural gas
- Underground power

Imagine....



Or....





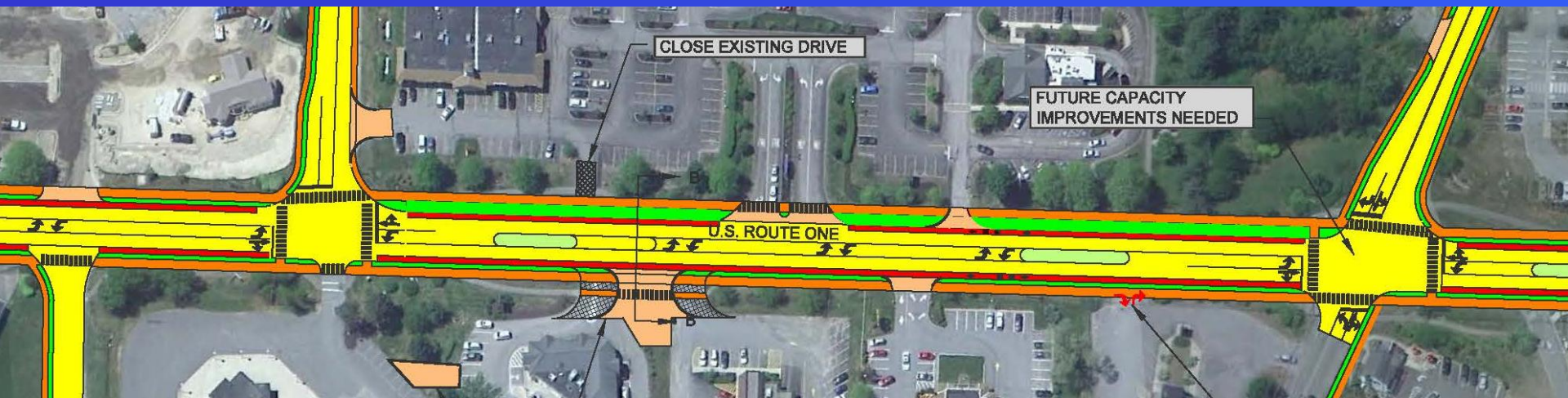
How
about?



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.

Major costs elements

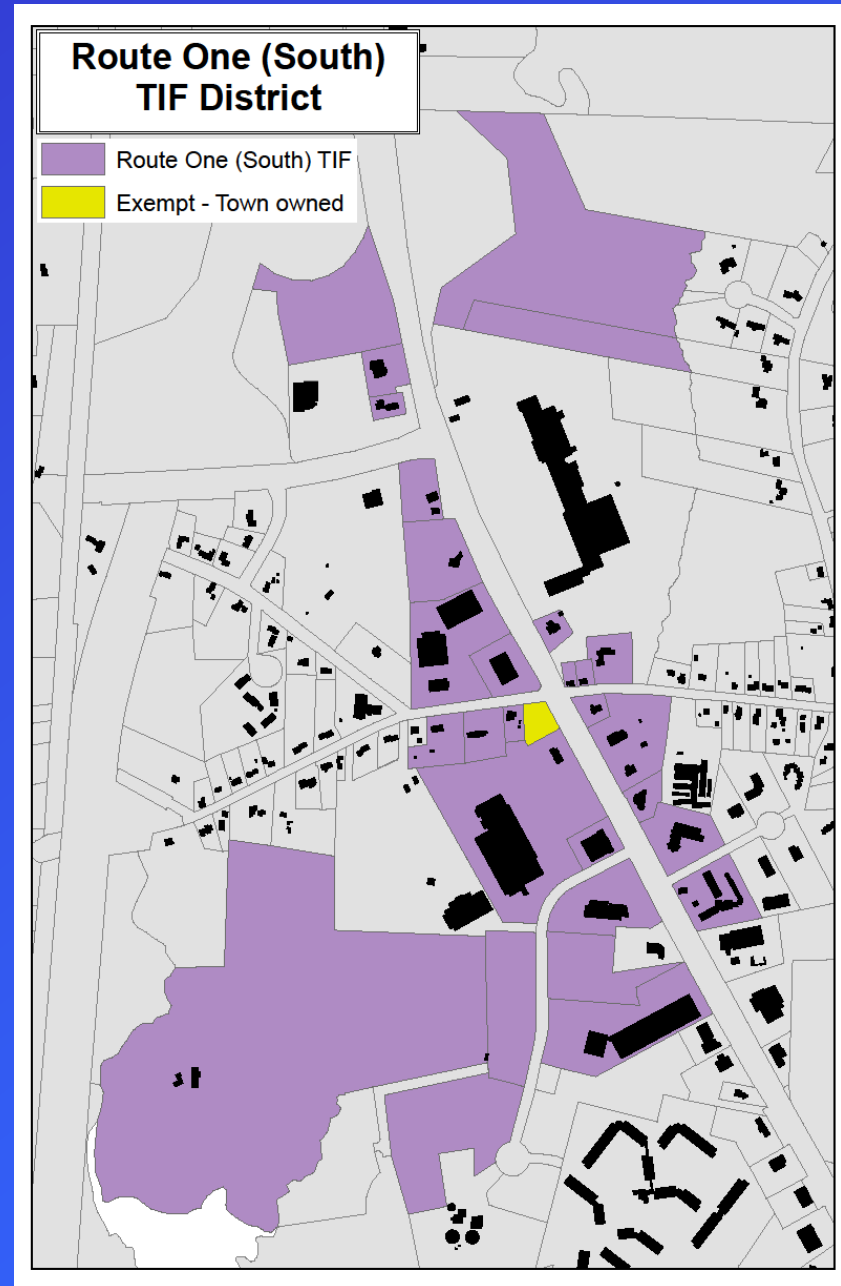
• Sidewalks	\$1.5 MM
• Pedestrian-scaled lighting	\$1.3 MM
• Stormwater treatment	\$1.3 MM
• Traffic signal mast arms	\$0.6 MM
• Roadway geometry	\$0.5 MM
• Street trees	\$0.3 MM
• Underground Power	\$5.2 MM

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 Route 1 Business District.

Proposed Financing

- Use existing property tax revenues generated within this area known as the “Route One South Tax Increment Financing (TIF) District”
- TIF is a State program to stimulate economic development



Route One South TIF District -1

- This TIF District was created in 2000.
- It currently sets aside a little over half of the commercial property taxes paid in the TIF district to be used primarily for public improvements in that district.
- It benefits Falmouth by sheltering tax revenue that would ordinarily reduce the amount of state funding the Town receives for its schools and general fund.

Route One South TIF District - 2

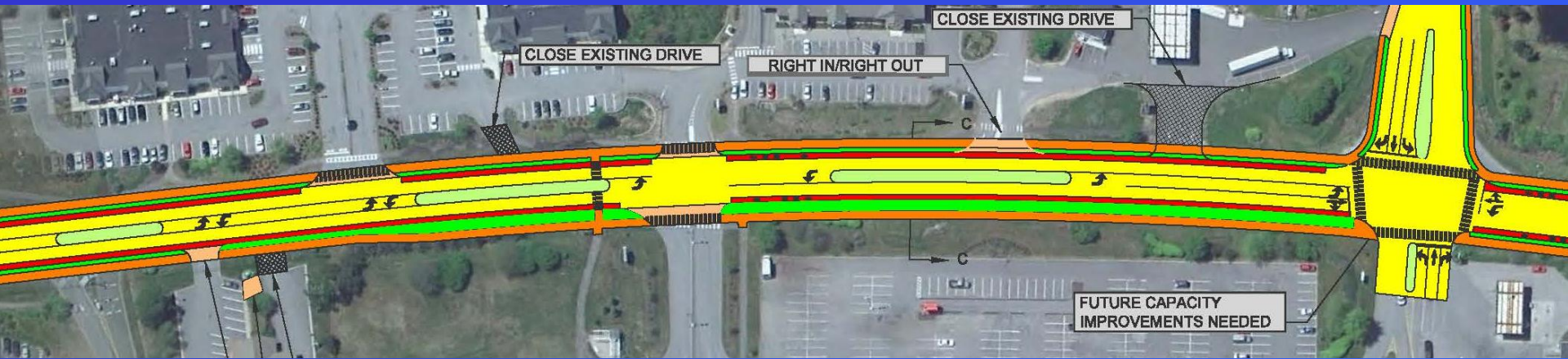
- This district will expire in 2023.
- There will be enough money in the TIF Fund through 2023 to pay the debt service for the proposed infrastructure improvements, except the underground power lines.
 - There also will be funding available for other projects, such as future intersection capacity improvements.
- Extending the TIF Fund to 2030 will allow for sufficient funds to include underground power lines.
- The Town is working with the Maine Department of Economic Development (DECD) to amend the TIF work plan and extend the TIF period. State approval is required for either.

Route One South TIF District - 3

- 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.

3. WHEN AND HOW IS THE TOWN GOING TO GET THE INFRASTRUCTURE PLAN DONE?

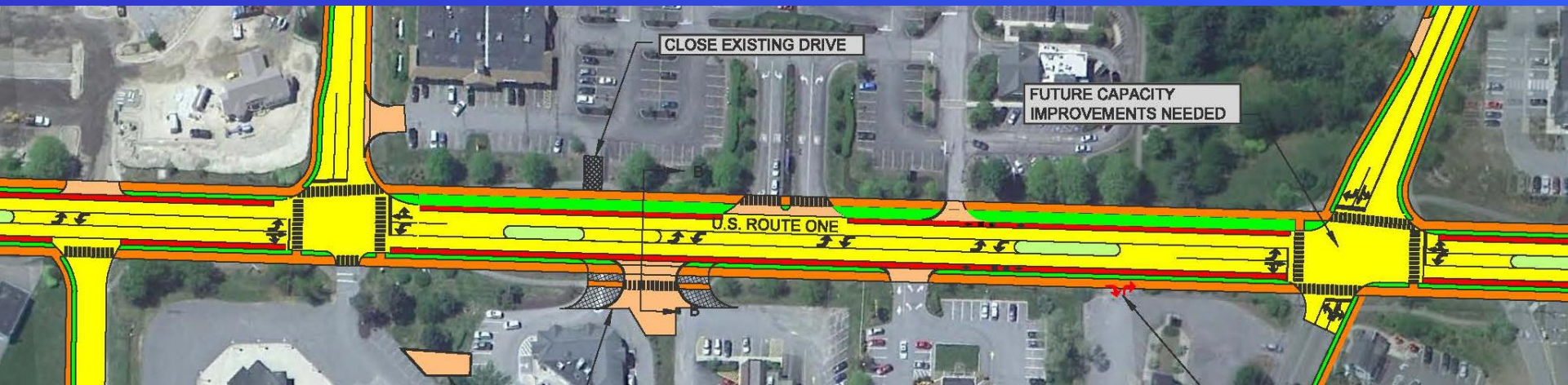
Public meetings are being conducted to get feedback on the Concept Plan



January 28-31 – met with property and business owners and others to discuss landscaped islands, curb cuts, interconnections, underground power

- Current work: Refine the plan

Comment on this Plan at Public Forum



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

Next Steps

- Feb 2013: Prepare Preliminary Plan
- February 27: Public Forum
- March-April: Additional public meetings
- April: Present Preliminary Plan to Council, determine Referendum Question
- June 11, 2013: Referendum Vote
- July-October: Preparation of Bid Documents/Permitting
- Spring-Fall 2014: Construction
- Spring 2015: Paving

Possible Construction Impacts

- Construction on Route 1 will be done to least inconvenience businesses and the public.
- Construction timing/possible impacts will be determined once a Contractor has been selected (estimated: early 2014)



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