



Developer Forum on Commercial Corridor Redevelopment

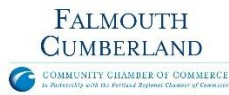


Exploring Opportunities for Redevelopment on Falmouth Route 1

Tuesday, April 24, 2018, 6:30 – 8:30 p.m.
Lunt Auditorium, OceanView, 74 Lunt Road, Falmouth

Presented by Town of Falmouth and GrowSmart Maine

With generous support from the following organizations



- Learn how municipalities and developers can work together to create livable communities.
- Participate in a frank conversation about commercial corridor redevelopment in Falmouth.
- Help stimulate future projects, not just in Falmouth, but in similar locations throughout Maine.

In 2015, the Town of Falmouth completed a \$12 million infrastructure investment in the Route 1 commercial area and adopted new village style zoning rules. The objectives of this work were to transform the Route One corridor from an automobile-based suburban service center to a pedestrian-friendly, pedestrian-scaled New England village center.

The Town envisions a dense pattern of development in the Route One area with activities day and night, a variety of uses (including residential uses), and an emphasis on a safe and attractive pedestrian environment. To achieve this objective, building height was increased to 65 feet, front setbacks to Route 1 and internal roadways were changed to between 0 and 20 feet with parking to be placed in rear and to the side of buildings, and new drive-throughs for restaurants were prohibited.

The Town has discussed redevelopment opportunities with numerous property owners. To date, two properties have been developed that include a new restaurant and hockey arena.

The Town wants to increase awareness in the Greater Portland development community about possible (re)development opportunities in Falmouth, have a frank conversation about commercial corridor redevelopment, and possibly stimulate future projects, not just in Falmouth, but in similar locations throughout Maine.



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PROGRAM 6:30 – 8:30 p.m.

Kristina Egan, Executive Director, Greater Portland Council of Governments (GPCOG), Facilitator

1. **Welcome** Nathan Poore, Town of Falmouth and Tyler Kidder, GrowSmart Maine

2. **Why This Forum?** Kristina Egan, Executive Director, GPCOG, gpcog.org

3. **Maine Examples of Commercial Corridor Redevelopment**

Ethan Boxer-Macomber, Board Member, GrowSmart Maine, growsmartmaine.org

4. **Falmouth's Vision for Route 1 District**

Nathan Poore, Town Manager, Town of Falmouth, falmouthme.org

5. **Developer Panel: Possible Redevelopment Opportunities on Falmouth Route 1**

- Ethan Boxer-Macomber, Owner, Anew Development, facebook.com/anewdevelopment
- Andy Jackson, Project Manager, The Szanton Company, szantoncompany.com
- Josh Benthien, Partner, Northland Enterprises, northlandus.com

Panel questions:

- *Where on Route 1 do you see opportunities that will help to realize the Town's vision?*
- *What can the Town do to make these opportunities more apparent and attractive?*
- *Are there challenges to develop these types of projects here: design, market risk, regulatory, finance/underwriting, other?*

6. **Audience Discussion** Kristina Egan, Facilitator

7. **Adjourn**

