

**Tidewater, LLC  
P. O. Box 3572  
Portland, ME 04104**

December 1, 2014

Nathan Poore  
Town Manager  
Town of Falmouth  
271 Falmouth Rd.  
Falmouth, ME 04105

**Re: Tidewater Farm and Tidewater Village Proposed Build-Out Plan**

Dear Nathan,

Thank you again for taking the time to discuss our Conceptual Plans for completing the Tidewater Master Development Plan. The following is a brief re-cap of this project's history and proposed plan for completion;

Following the Council's approval in April of 2005 of the Tidewater Master Development Plan, portions of the project were subsequently developed. The Master Plan consisted of three major areas; a 50 unit single family subdivision, a 30+ acre portion known as Tidewater Farm, and a commercial development along Clearwater Drive known as Tidewater Village.

The residential subdivision has been completed for several years, and the land at Tidewater Farm has been utilized in accordance with the underlying Conservation Easement, however, the re-use of the farm house, barn, and development of a destination resort inn have yet to be realized. The approved commercial portion known as Tidewater Village has seen three of the four development areas sold, with two areas actually built on and one still vacant. The remaining commercial area (TV-3) is currently being considered for development, but will require certain Master Plan Amendments to move forward.

At this point in time we feel that the completion of the original Master Development Plan can be realized. To accomplish this goal several amendments to the original plan would be required. These proposed amendments are a direct response to current market conditions, and are reflective of the direction the town is now moving, in terms of its Comprehensive Plan and zoning initiatives.

Attached are the following;

- Schedule of Development completed to date and proposed Build-Out Plan.
- Copy of the approved Tidewater Master Planned Development District.

The following is a detailed description of the proposed Build-Out Plan and the various amendments which would be required;

- The approvals for the Tidewater Master Planned Development District will expire in April of 2015.

*We request that the Council extend the timeframe for build-out from 10 years to 20 years.*

### **Tidewater Village – Lot TV-3 Proposed Build-Out**

The proposed build out plan for lot TV-3 would include the following;

- Building #1 / 22,000 sq.’ medical office building designed as a two story structure consisting of 11,000 sq.’ per floor.
- Building #2 and #3 / these buildings would be designed as free standing structures linked by a common lobby /elevator core (similar to the buildings on lot TV-2).
- Building #2 would be a three story structure totaling 13,500 sq.’ with 4,500 sq.’ per floor. The first floor would be business / professional offices or retail. The second and third floors would be designed for six (6) residential rental apartments.
- Building #3 would be a three story structure totaling 10,050 sq.’ and the first floor would have 4,050 sq.’ of professional offices or retail. The second and third floor would be designed for four (4) residential rental apartments and consists of 3,000 sq.’ per floor
- A two story connector consisting of 450 sq.’ would provide a lobby entrance and elevator access for the townhouse apartments on the upper floors of buildings #2 and #3.

Attached is a Conceptual Site Plan which conforms generally with the original concept for TV-3.



#3 / OFFICE / APARTMENTS

#2 / OFFICE / APARTMENTS

#1 / MEDICAL OFFICE

TY-3  
PROPOSED BUILD OUT

11/24/14



To accomplish this proposed build out, the following exceptions/waivers of the Tidewater Village Design Guidelines would be required;

### **C3.01 Permitted Uses/**

The current guidelines require 45% of the combined rentable floor area on the first floor be used as retail space.

After years of marketing, it is apparent to both our realtors and ourselves that retail users are not interested in this location. The only significant interest has been for business offices which do not require maximum traffic exposure. If we develop building #1 as medical office this will leave 8,550 sq.' of first floor area in buildings #2 and #3 which would represent 43.73% of the combined rentable first floor area. We suggest that the language be modified as follows, which would allow greater flexibility in response to actual market demand;

*The first floor rentable area can be used for either retail or business and professional offices.*

### **C3.03 Maximum Building Size/**

Item A of this section limits the maximum building footprint to 8,000 sq.' The proposed medical office user requires a footprint of 11,000 sq.' This is a design requirement specific to their medical use program.

*We would require a waiver/modification of this restriction only for building #1.*

### **C3.05 Visual Orientation/**

This section requires the primary building entry to face Clearwater Drive. The proposed medical use building requires a covered primary entry which cannot be oriented towards Clearwater Drive, for practical and user safety reasons. The building can be designed to address all street edges, and the common open space and will have more than one direct entry.

*We would need a waiver of this section for building #1, which would allow for the primary entrance to not be oriented to Clearwater Drive but rather integrated with the interior lot circulation system and parking. Buildings #2 and #3 can conform to this section.*

### **A5.05 Roof and Dormers/**

- A. Roof profile and slope – This section prohibits hip roof profiles in TV-2 and TV-3 and flat roof systems visible from other structures.

*Given the size of the proposed building #1 a hip or flat roof system will be required. A waiver of this section would be necessary. We would request the use of either system for building #1 only. The overall building design will be in conformance with the balance of the design guidelines.*

## **Proposed Build-Out – Area TF-2**

TF-2 currently consists of two structures, the existing farmhouse and barn. Both are situated on a two acre parcel surrounded by TF-1 (the conservation area).

We are currently in discussions with a State Agency which is interested in renting business office space in the farmhouse. The current condition of this structure is uninhabitable at best.

The current proposal is to demolish the existing building and re-build on the existing footprint. The new structure would be designed in conformance with the Tidewater Village Design Guidelines.

We are continuing to discuss with the University of Maine its long term interest in utilizing the barn as part of its ongoing Agricultural Programs at Tidewater Farm.

## **Tidewater Farm – Area TF-3 Proposed Build-Out**

TF-3 is currently approved as a destination resort in terms of use. At this time we feel a more practical and financially feasible direction is warranted. The proposed build out would be for a 36–40 unit Senior Housing Development. The proposed structure and site development would conform with the Tidewater Village Design Guidelines. The development would be Market Rate Rental Apartments targeted at the 55 and older market. We are currently developing two other similar projects in Maine and would envision this project being under construction in 2015 with occupancy in 2016 if the re-use is approved by the Town Council. Obviously the overall timing is related to obtaining all required local and state approvals. We believe this use would complement the existing Tidewater Development both in terms of architectural design and use.

Should you wish to discuss this information further do not hesitate to call. We look forward to working with you and your staff in completing this development as planned.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bateman", with a long horizontal flourish extending to the right.

David Bateman  
Tidewater, LLC  
(207)772-2992