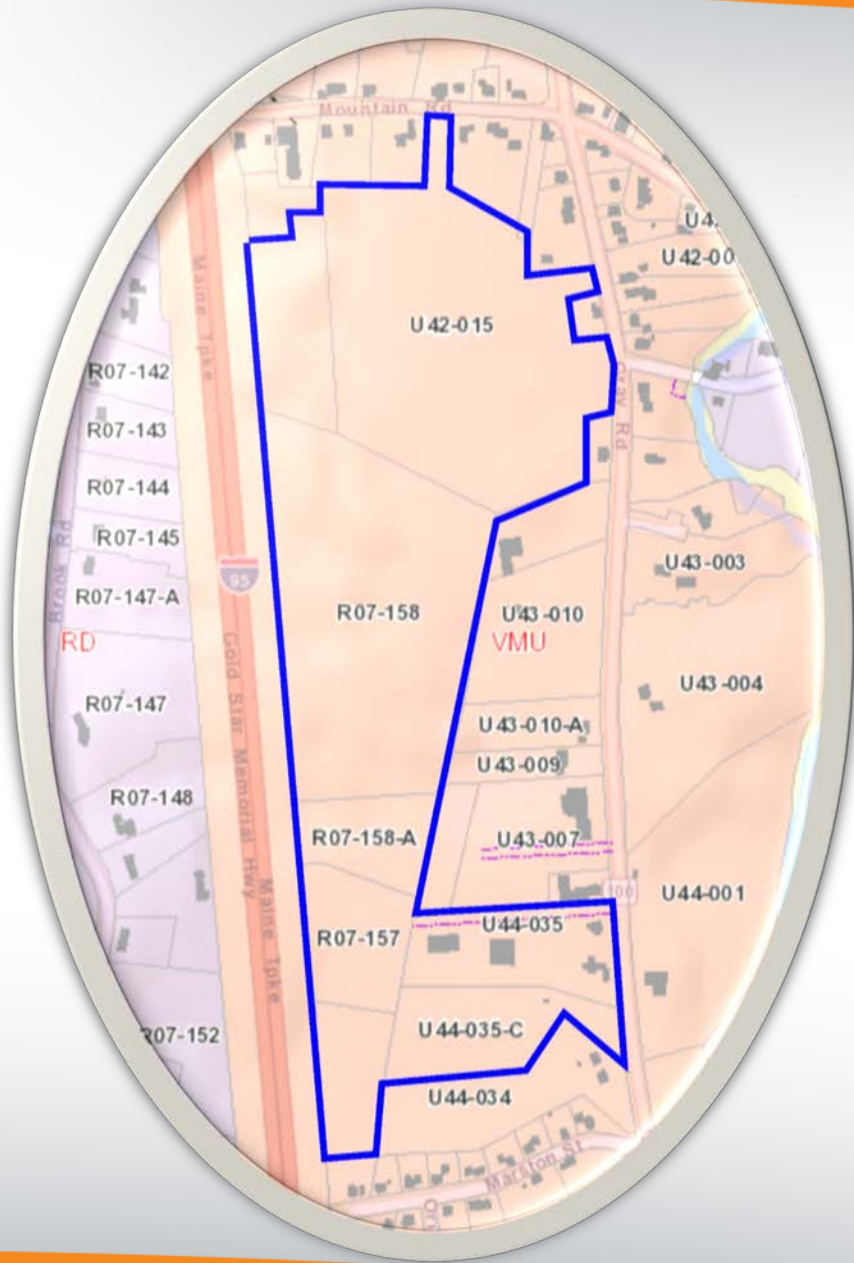


**HOMESTEAD FARMS
TOWN COUNCIL PRESENTATION
FALMOUTH, MAINE**

CONTRACT ZONE AGREEMENT

DAVID CHASE

MAY 14, 2018



HOMESTEAD FARMS

- **ROUTE 100 &
MOUNTAIN ROAD**
- **VMU ZONE**
- **TOWN DESIGNATED
GROWTH AREA**
- **52 ACRES**
- **Public Sewer &
Water**

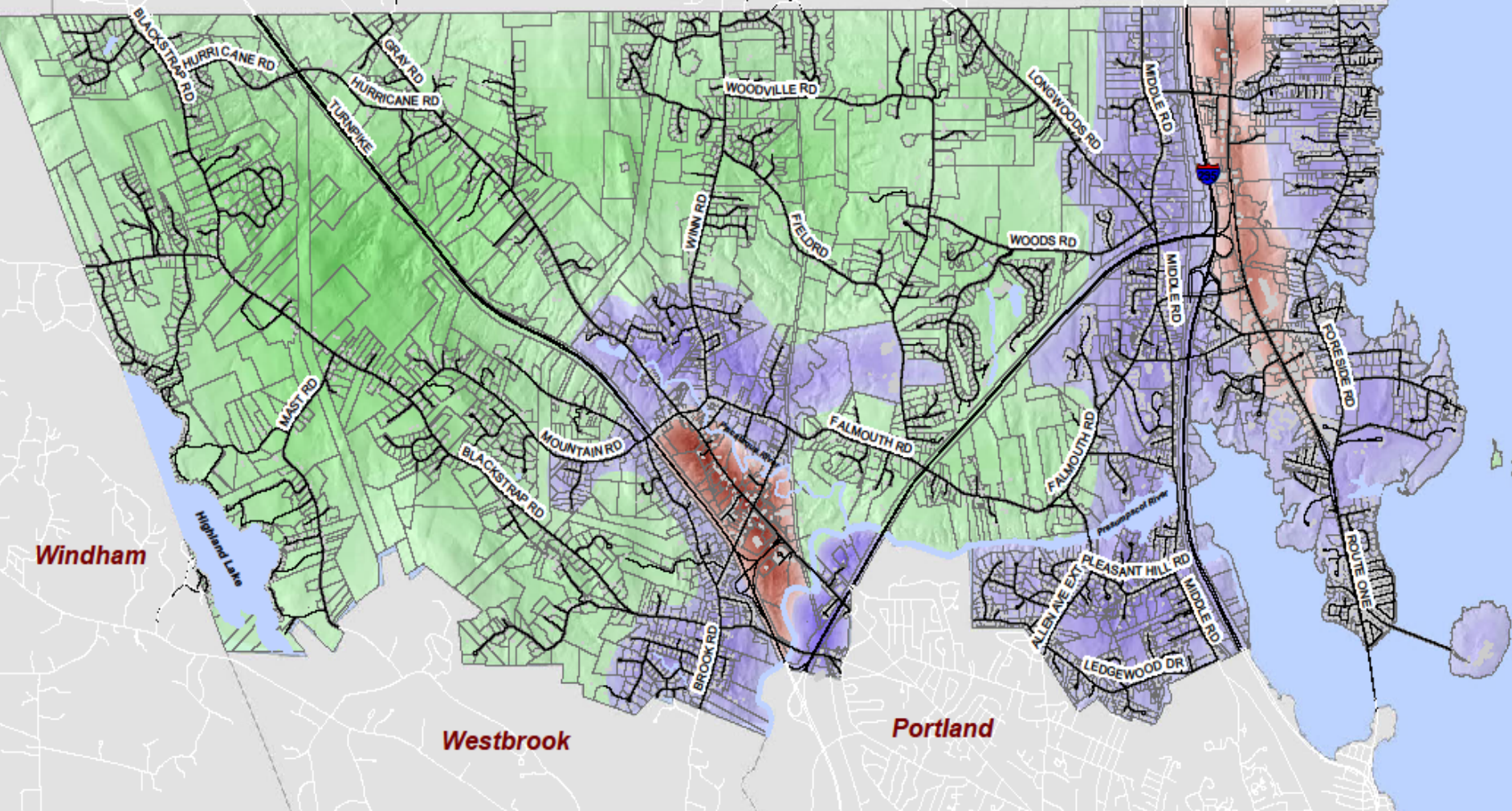
Thoughtful Planning and History of Falmouth's Growth Area

Cumberland

Windham

Westbrook

Portland






Data Sources:
Town of Falmouth
Maine Office of GIS

Map Prepared by:
 Spatial
Innovatives

Map Produced: July 2013
See 2013 Comprehensive Plan
for further discussion.

Town of Falmouth Future Land Use Plan 2013 Comprehensive Plan Update

-  Designated Commercial Growth Area
-  Designated Residential Growth Area
-  Designated Rural Area

A HISTORICAL OVERVIEW OF THE TOWN PLANNING PROCESS FOR THOUGHTFUL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS

Lead-Up to 2013 Comprehensive Plan:

- 2000 Comprehensive Plan
- 2000 Master Planning Process
- 2003 Woodville/Falmouth
- 2005 Compact Development Study
- 2007 committee follow-up
- 2005 Resource Conservation Zoning
- 2006 Greening of Falmouth Plan
- 2007-2008 Natural Resources Regulation
- 2009 Workforce Housing

2013 Comprehensive Plan

- Direct most of the anticipated growth to Growth Areas, away from Rural Areas.
- Make more of Growth Area accessible for public sewer service
- Allocate most of any new municipal infrastructure capital investments into Growth Area (*Route 100 \$12 Million Project – Referendum Approved*) *Our project dovetails nicely into this improvement project.*

A HISTORICAL OVERVIEW OF THE TOWN PLANNING PROCESS FOR THOUGHTFUL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS

GROWTH AREA PLANS AND STUDIES

- 2013 Route 1 Infrastructure Plan
- 2013 Village Center Zoning amendments
- 2013 Route 1 Commercial District Stormwater Management Plan
- 2013 Wastewater Treatment Plant Capacity Assessment
- 2015 Growth Area Recommendations by LPAC
- 2015 Route 100 Vision Plan by ad hoc committee (our parcel was subsequently reviewed and considered consistent with this vision plan).
- 2016 Public Water System Analysis
- 2017 Route 1 North Vision Plan by ad hoc committee
- 2017 West Falmouth Sewer Master Plan
- 2017 West Falmouth Neighborhood Plan

RURAL AREA PLANS AND STUDIES

- 2015 Rural Area Recommendations by CDC

TOWN-WIDE PLANS AND STUDIES

- 2016 zoning amendments prepared by CDC
- 2016 RCZO recommendations by LPAC
- 2016 Street Review Recommendations by LPAC
- 2016 Bicycle and Pedestrian Plan

A HISTORICAL OVERVIEW OF THE TOWN PLANNING PROCESS FOR THOUGHTFUL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS

2005 Compact Development Study:

- Town Council felt that the issues of developing compact neighborhoods and preserving open space should be studied on a town-wide basis (instead of neighborhood by neighborhood).
- “Compact development” = primarily residential or mixed with institutional uses and/or commercial development.
- Residential components may range from single family homes to high rise apartments and everything in between.

2015 Growth Area Recommendation by LPAC:

- Allow significant majority of new residential development in Growth Areas.
- Promote compact, walkable neighborhoods.

2016 Street Review Recommendations by LPAC:

- Actively encourage flexibility in street design to fit the requirement of each property.
- Supplement waiver criteria to encourage growth in the growth area and preserve rural land.

A HISTORICAL OVERVIEW OF THE TOWN PLANNING PROCESS FOR THOUGHTFUL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS

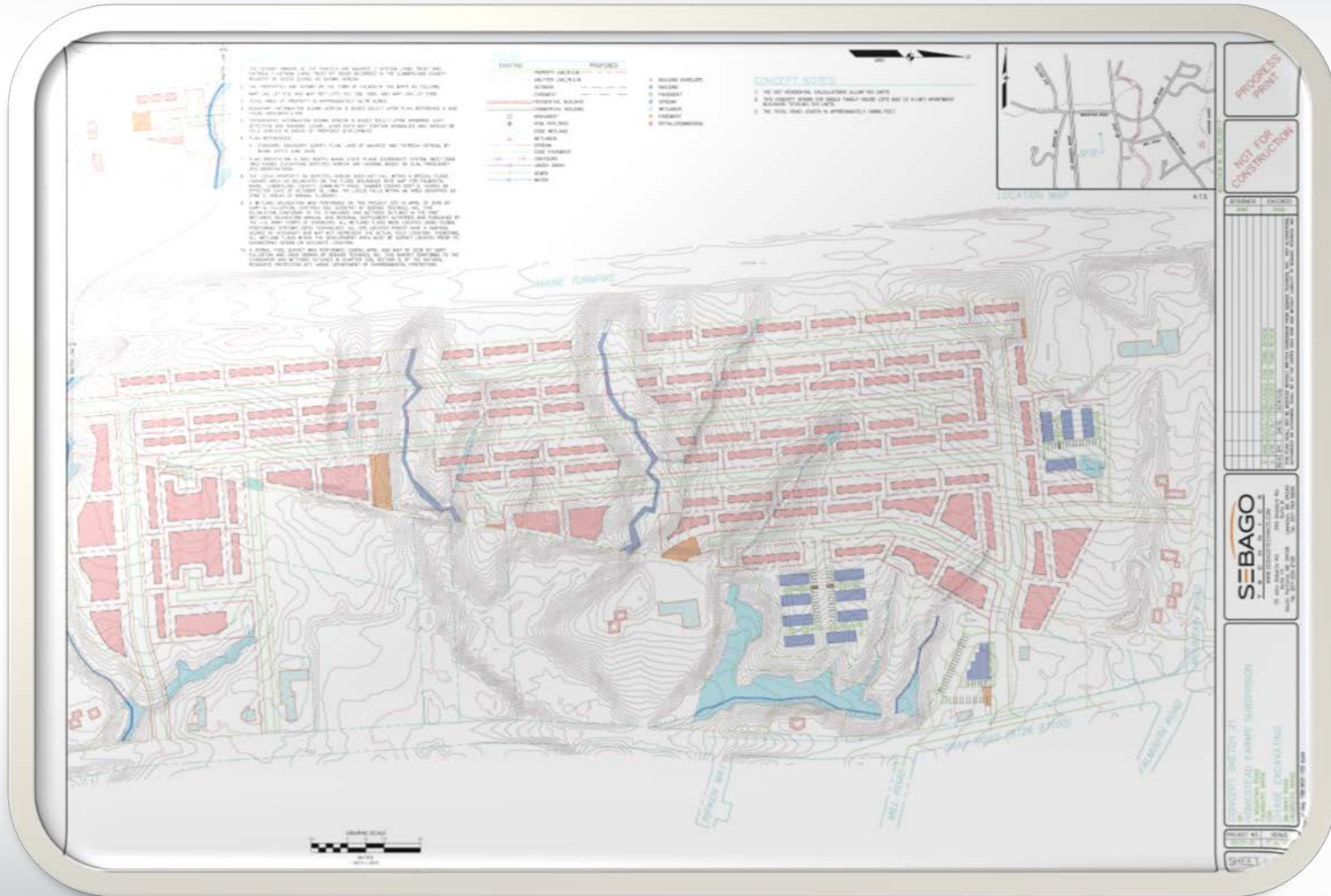
Some Key Take-A-Ways and Benefits From the Town Planning Process for Growth Areas

- Less infrastructure is required to accommodate new development.
- More services are available (public sewer and water).
- New development can be more efficiently accommodated.
- Supports “Compact development” = primarily residential or mixed with institutional uses and/or commercial development.
- Diversity of Residential components that may range from single family homes to high rise apartments and everything in between.
- Allow significant majority of new residential development in Growth Areas.
- Promote higher density, compact and walkable neighborhoods.
- Actively encourage flexibility in street design to fit the requirement of each property.
- Encourage growth in the growth area and preserve rural land.

The Homestead Farms is an Opportunity to Implement a Project Consistent with the Town Visioning



Homestead Farms Alternative Without Contract Zone



The Homestead Farms Contact Zone Approach A Mixed Use Livable & Walkable Community



Homestead Farm Public & Community Benefits



Homestead Farms

- VMU Zone – Existing Allowable Density - 153 Units.
- CZA request through CDC – 151 Units with 48 Apartment Units.
- Contract Zone Proposal – 139 Units.
- Contract Zone Need: Lot Width Reduction and Reduction in Front and Side Yard Setbacks.

Benefit of the Contract Zone Approach

- A planned mixed use project
- Dedicated public space including a park and playground
- Creation of a livable walkable community consistent with visioning of the Town Planning Process.
- Facilitates natural gas to the West Falmouth area
- Dedicated open space with public trail access
- \$1,300 per unit contribution to Town general fund
- Invasive plant mitigation
- Provide entry level housing
- Planned access to adjacent properties reducing curb cuts onto external roadways.
- West Falmouth Free Baptist Church betterment improvements. Parking lot expansion with trail interconnection and sewer connection.
- Access easement for parking connection from to the abutting Harmons parcel.

Questions and Conversation