



**CARROLL ASSOCIATES**  
LANDSCAPE ARCHITECTS



**Stantec**

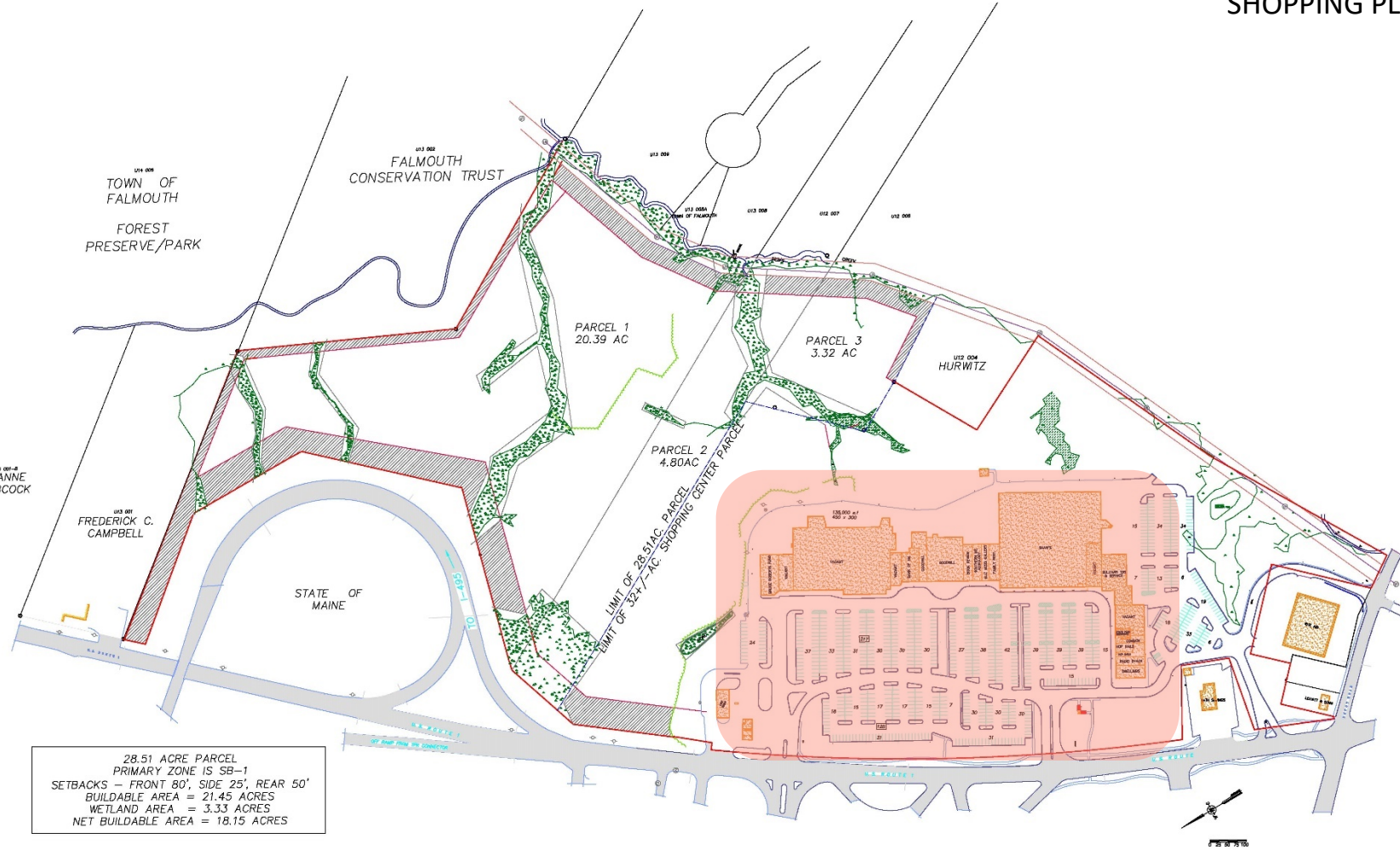






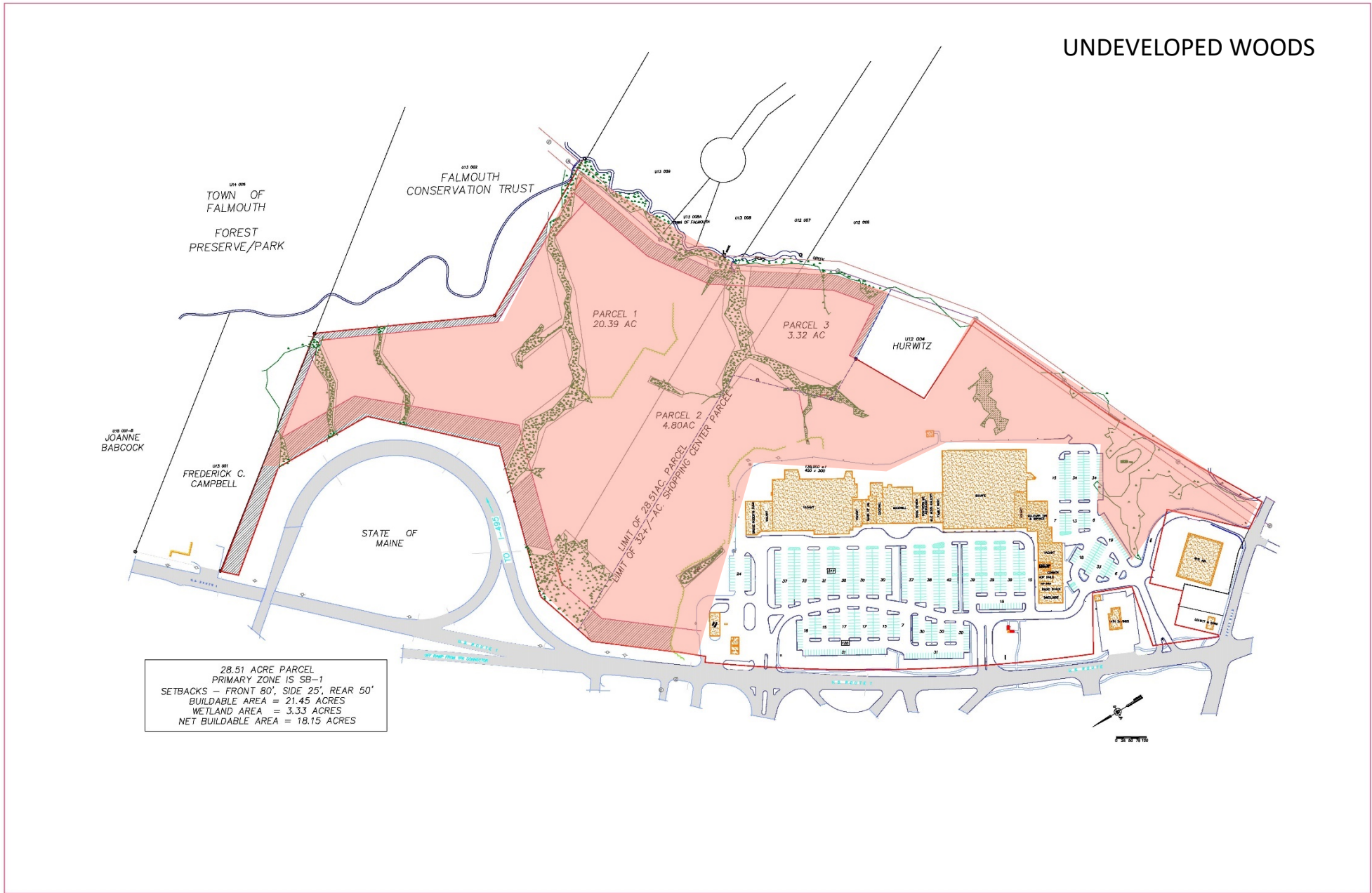
# EXISTING CONDITIONS

# SHOPPING PLAZA



# EXISTING CONDITIONS

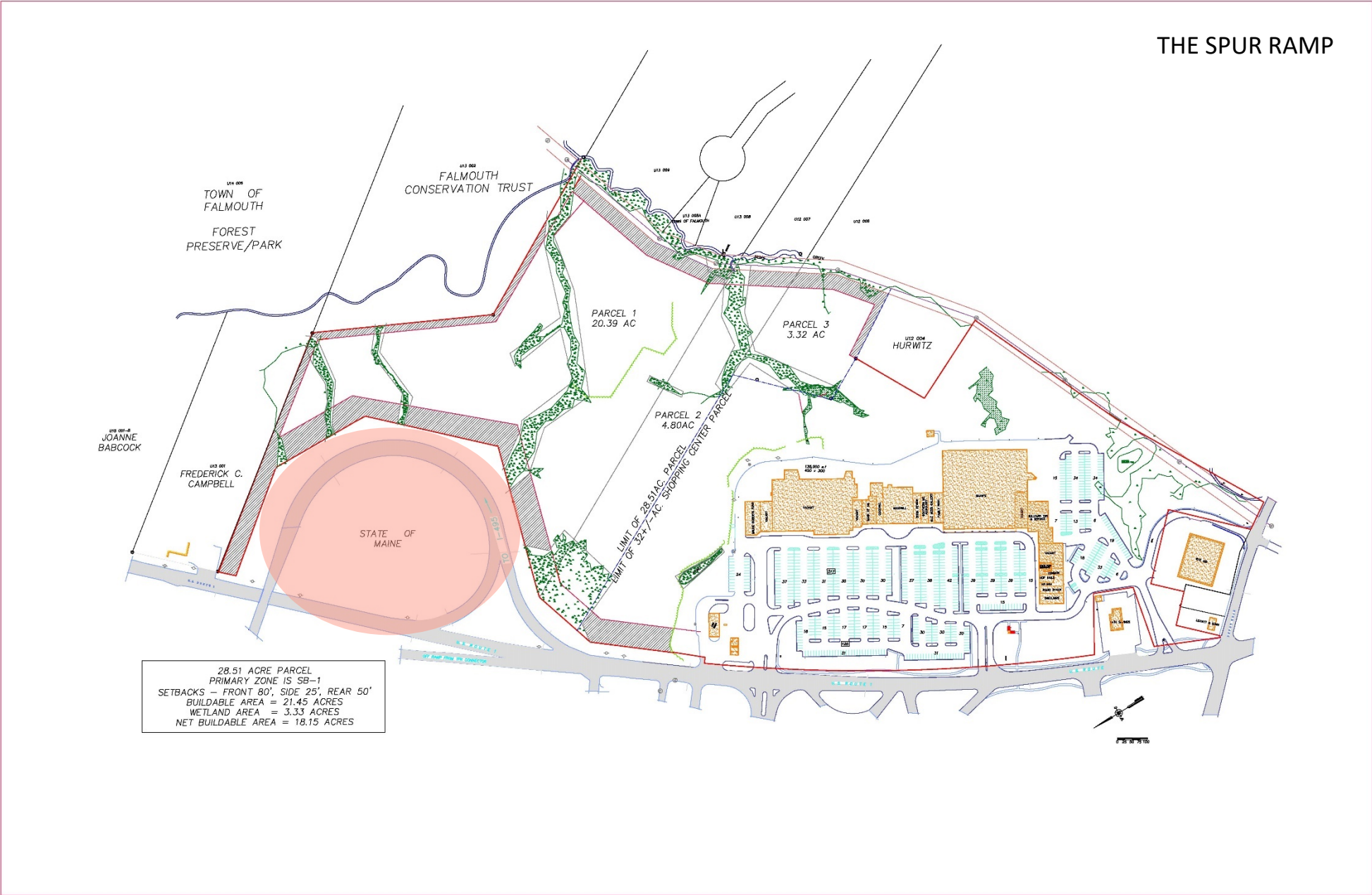
UNDEVELOPED WOODS



EXISTING CONDITIONS



THE SPUR RAMP



EXISTING CONDITIONS









**ARCHETYPE**  
architects

**Notes:**

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3. Topography is derived from MEGIS Lidar data, composite data layer of 2' contours created from lidar data collected in Maine between 2006 and 2013

## FALMOUTH CENTER CONCEPTUAL MASTER PLAN

May 7, 2018

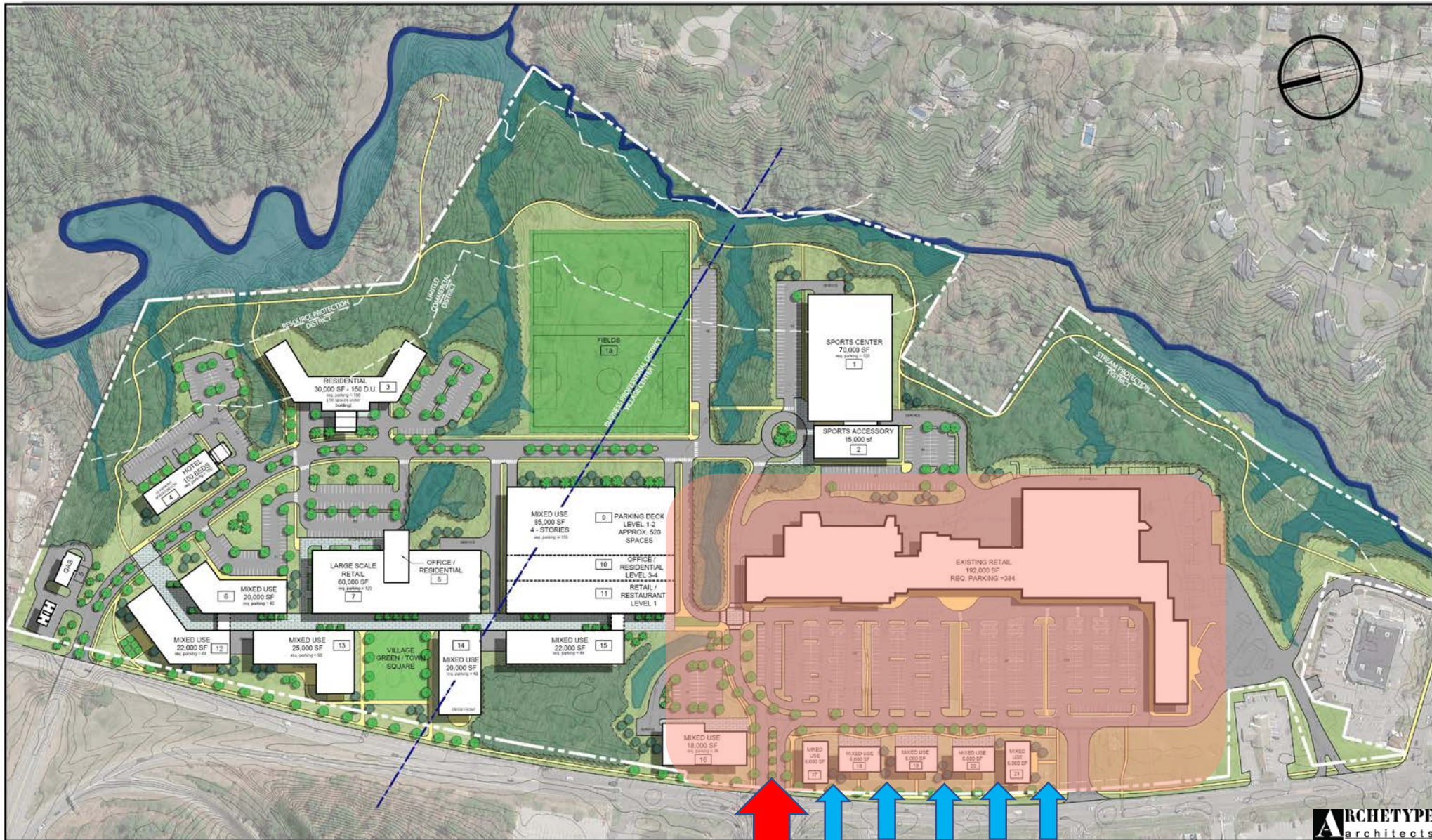
SCALE IN FEET  
1"=100'

- MIXED USE:
- RESTAURANT / BAKERY
  - PUBLIC MARKET
  - FARMERS MARKET
  - PHARMACY
  - MEDICAL
  - RECREATION
  - BANK
  - VETERINARIAN
  - AMUSEMENT CENTER
  - GALLERY
  - THEATER



CARROLL ASSOCIATES  
LANDSCAPE ARCHITECTS  
217 COMMERCIAL STREET, STE 200  
PORTLAND, MAINE 04101  
207.772.1500 V. F. 207.772.0112





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# FALMOUTH CENTER CONCEPTUAL MASTER PLAN

May 7, 2018

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1"=100'

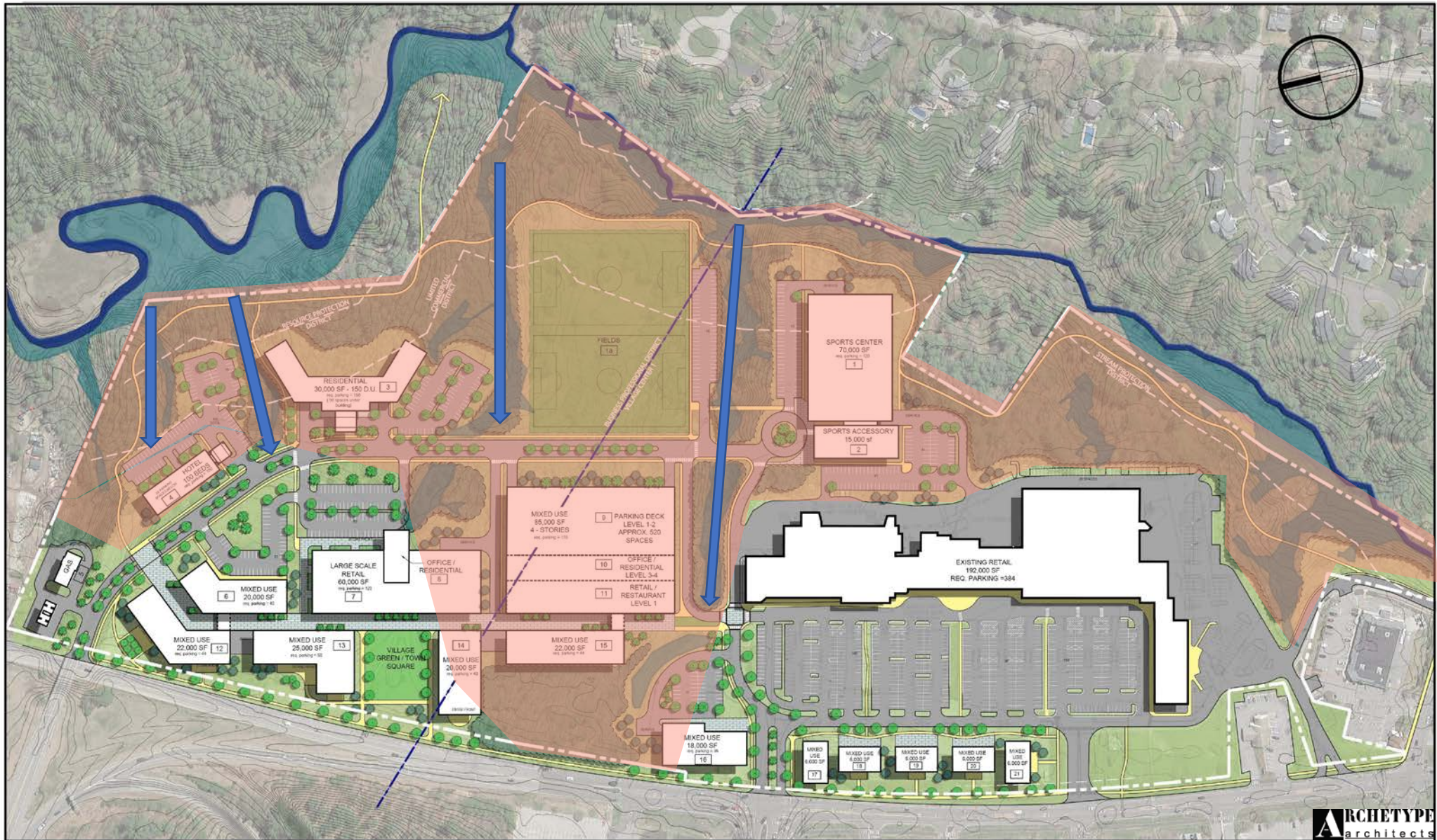
MIXED USE:	
• RESTAURANT / BAKERY	• RECREATION
• PUBLIC MARKET	• BANK
• FARMERS MARKET	• VETERINARIAN
• PHARMACY	• AMUSEMENT CENTER
• MEDICAL	• GALLERY
	• THEATER

**ARCHETYPE**  
architects



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217 COMMERCIAL STREET, STE 200  
PORTLAND, MAINE 04101  
207.772.1550 V. F. 207.772.0112



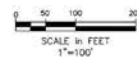


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May 7, 2018

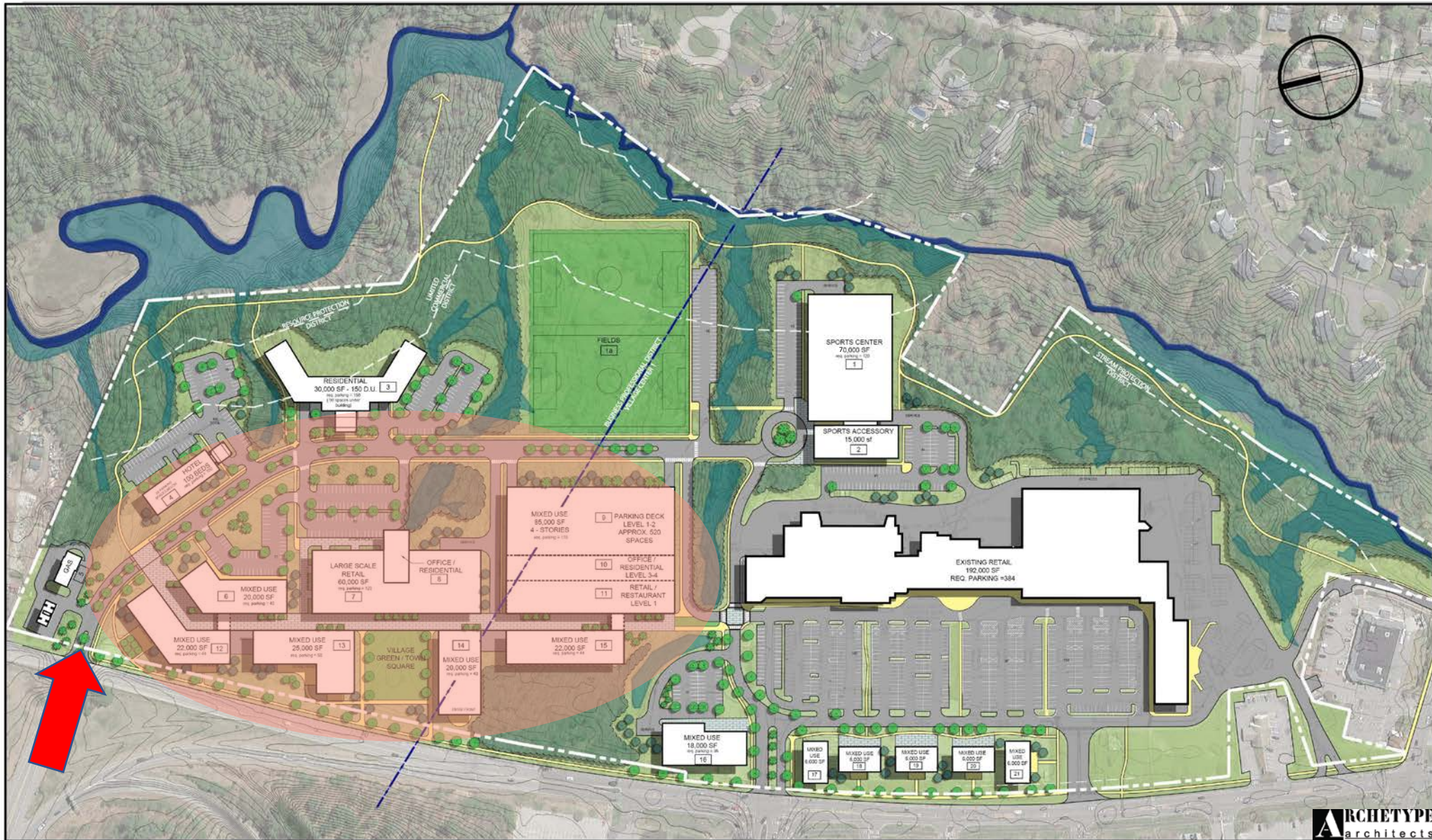


- | MIXED USE:            |                    |
|-----------------------|--------------------|
| • RESTAURANT / BAKERY | • RECREATION       |
| • PUBLIC MARKET       | • BANK             |
| • FARMERS MARKET      | • VETERINARIAN     |
| • PHARMACY            | • AMUSEMENT CENTER |
| • MEDICAL             | • GALLERY          |
|                       | • THEATER          |

**ARCHETYPE**  
architects

**C**  
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217 COMMERCIAL STREET, STE 200  
PORTLAND, MAINE 04101  
207.772.1550 V. F. 207.772.0112





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# FALMOUTH CENTER

## CONCEPTUAL MASTER PLAN

May 7, 2018

SCALE IN FEET  
1"=100'

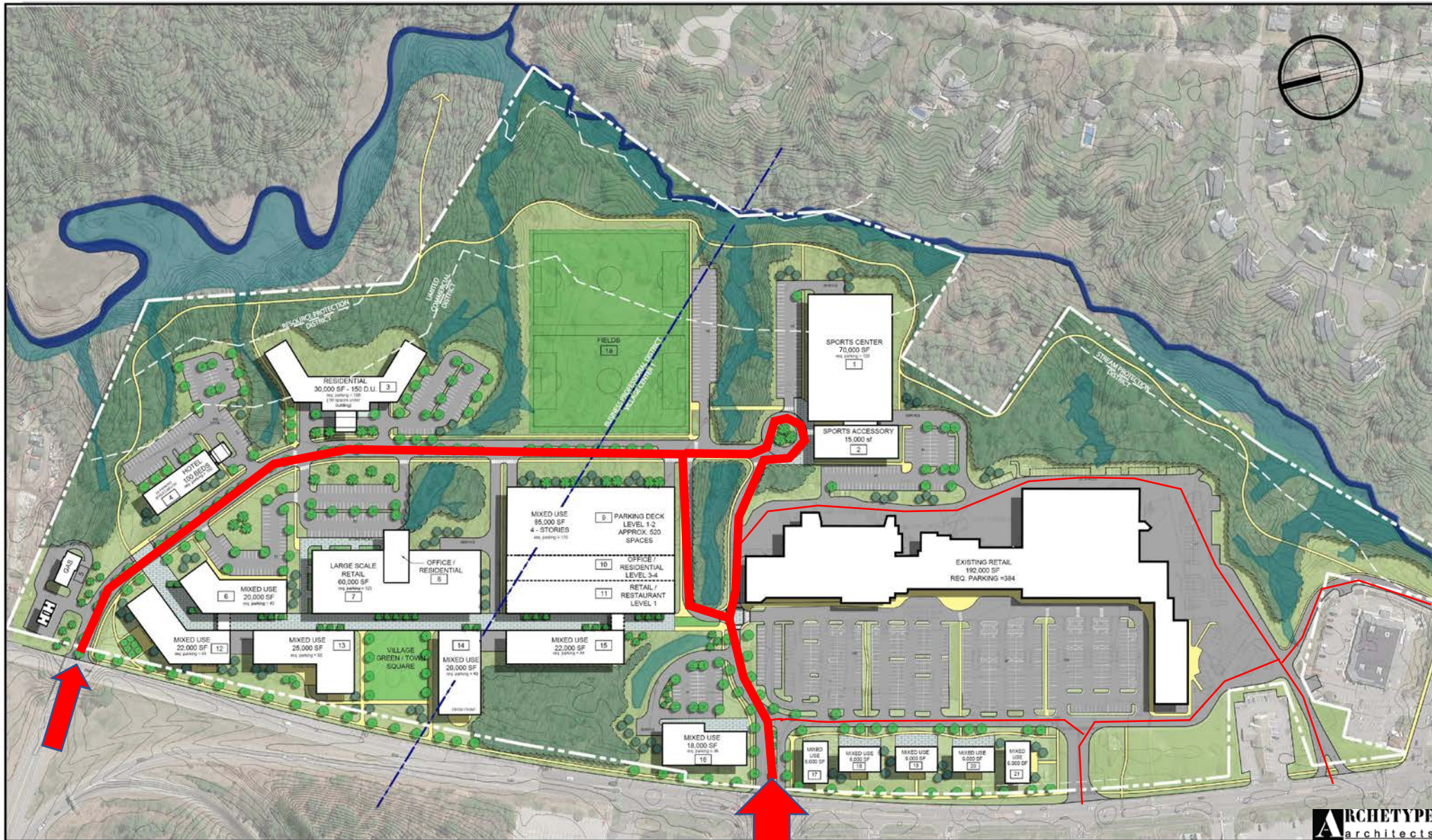
- MIXED USE:
- RESTAURANT / BAKERY
  - PUBLIC MARKET
  - FARMERS MARKET
  - PHARMACY
  - MEDICAL
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  - BANK
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May 7, 2018

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1"=100'

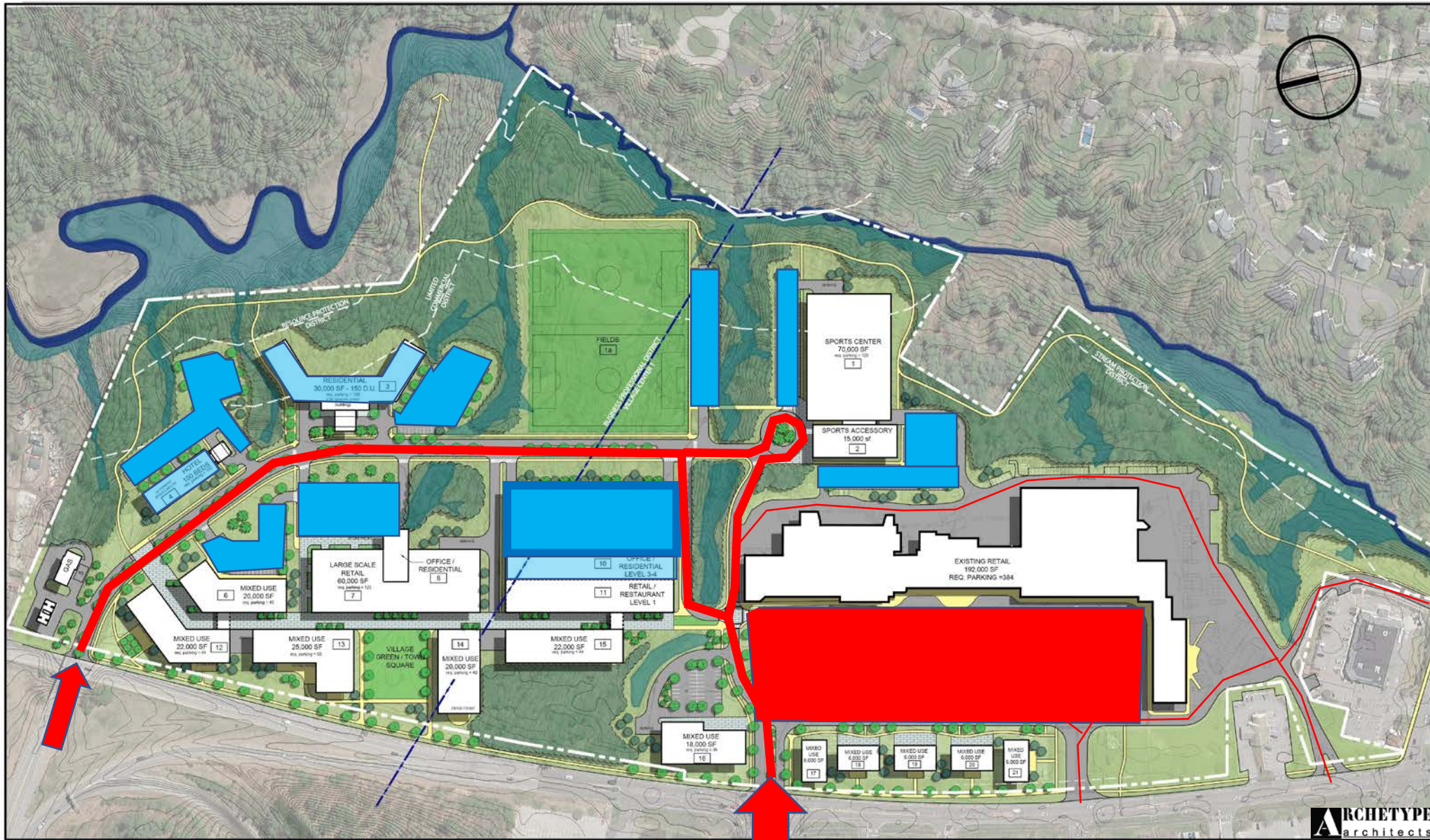
MIXED USE:	
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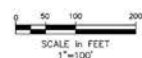
**ARCHETYPE**  
architects

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**FALMOUTH CENTER**  
**CONCEPTUAL MASTER PLAN**

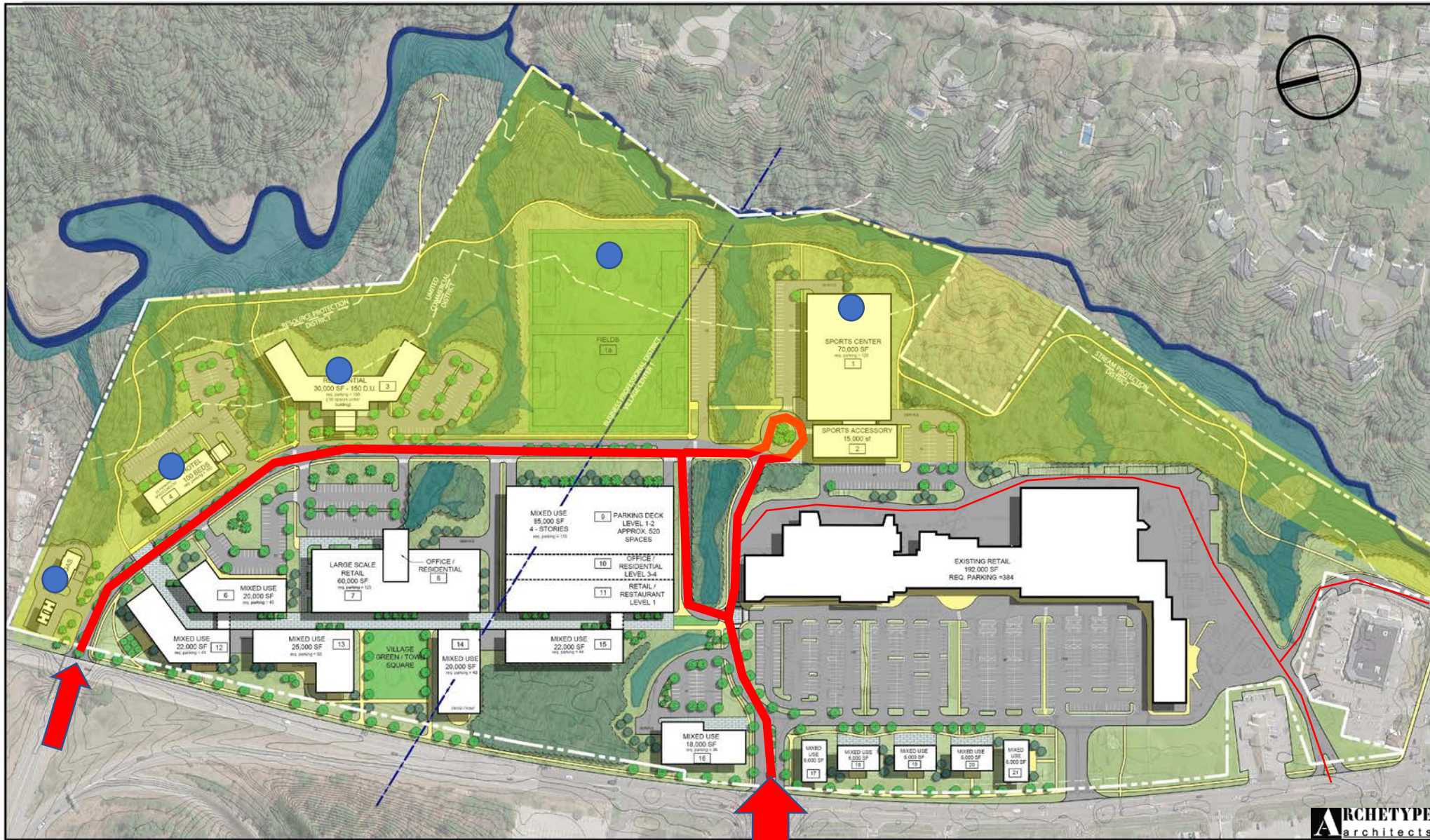
May 7, 2018



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May 7, 2018

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1"=100'

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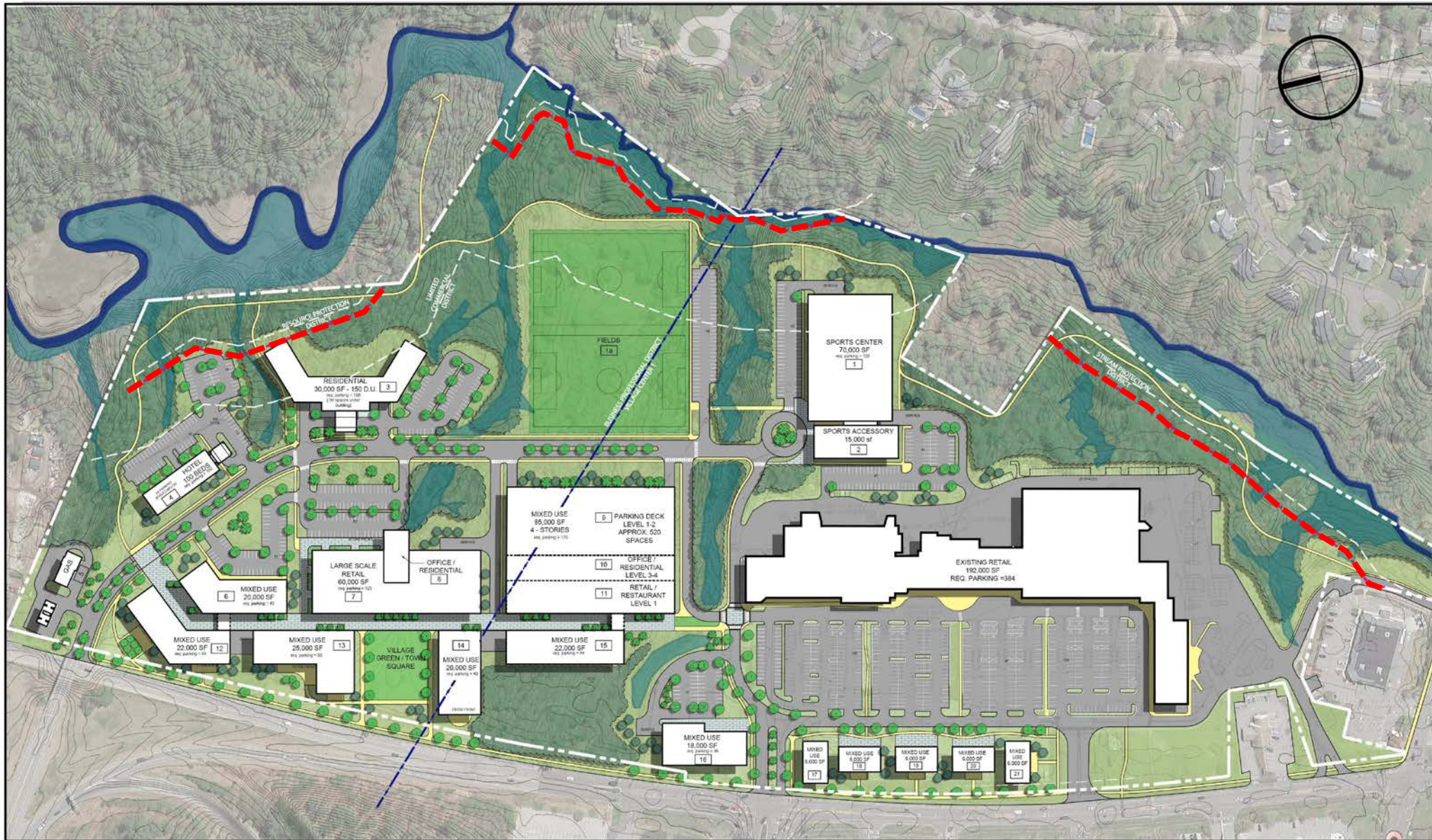
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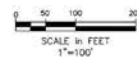
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# FALMOUTH CENTER

## CONCEPTUAL MASTER PLAN

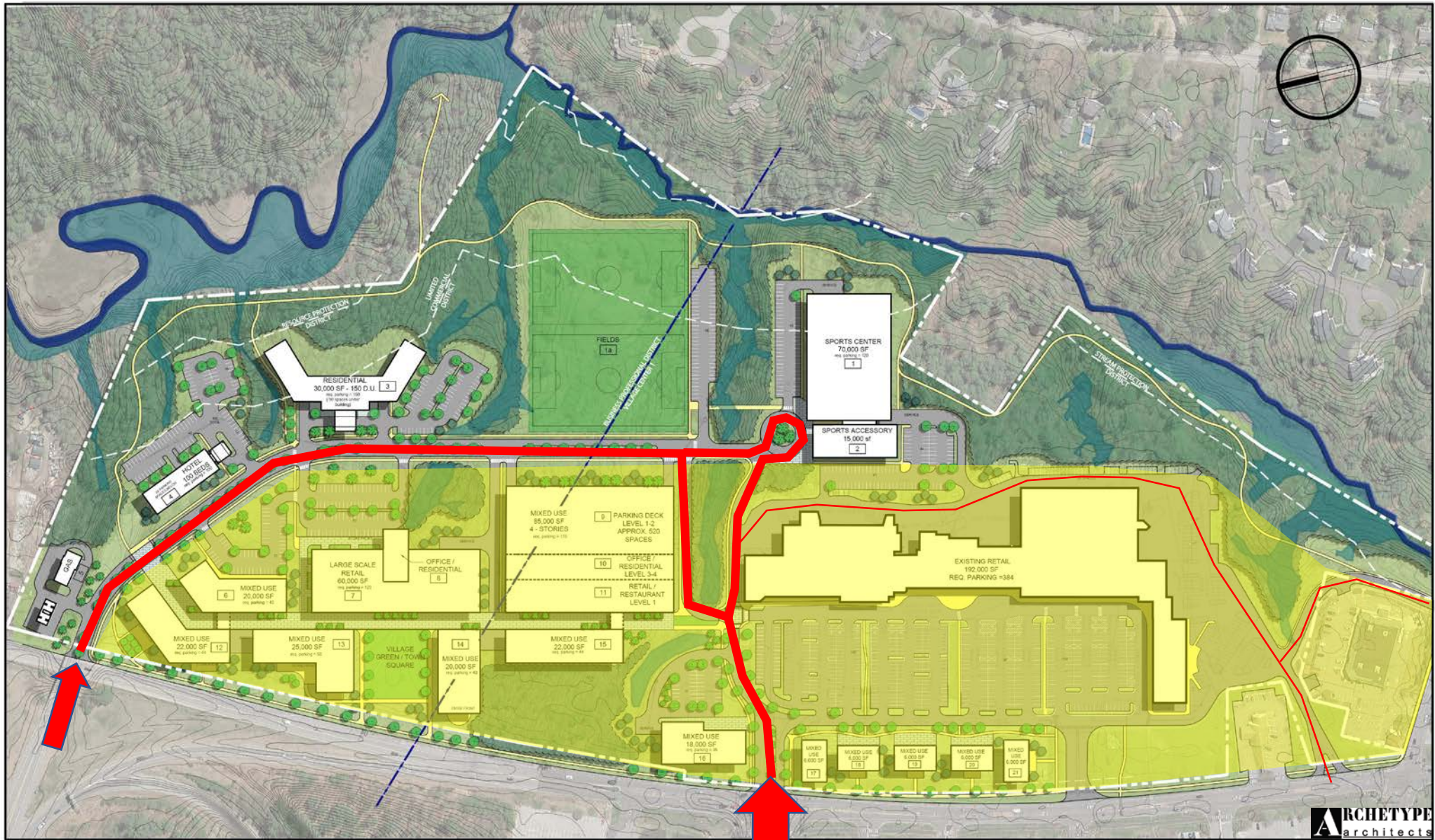
May 7, 2018



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  - PUBLIC MARKET
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architects

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## CONCEPTUAL MASTER PLAN

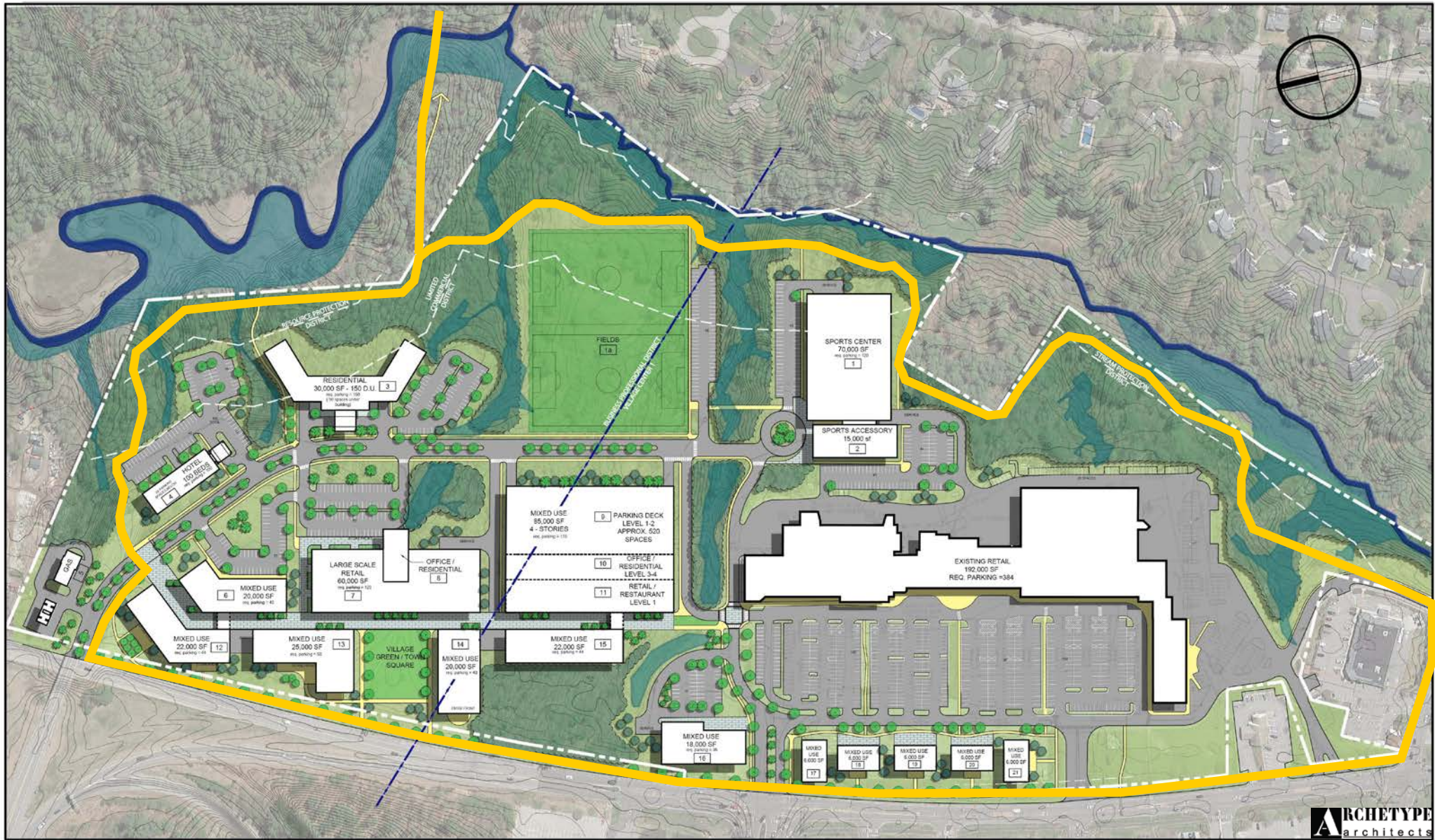
May 7, 2018



- |                       |                    |
|-----------------------|--------------------|
| MIXED USE:            | RECREATION         |
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| • FARMERS MARKET      | • AMUSEMENT CENTER |
| • PHARMACY            | • GALLERY          |
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May 7, 2018

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FALMOUTH NATURE  
PRESERVE/MILL CREEK

PINE GROVE  
PRESERVE

MACKWORTH  
ISLAND

MARTIN'S  
POINT

EASTERN  
PROMENADE  
TRAIL

GILSLAUD AUDUBON  
CENTER

BACK COVE  
TRAIL





FALMOUTH NATURE  
PRESERVE/MILL CREEK

PINE GROVE  
PRESERVE

MACKWORTH  
ISLAND

MARTIN'S  
POINT

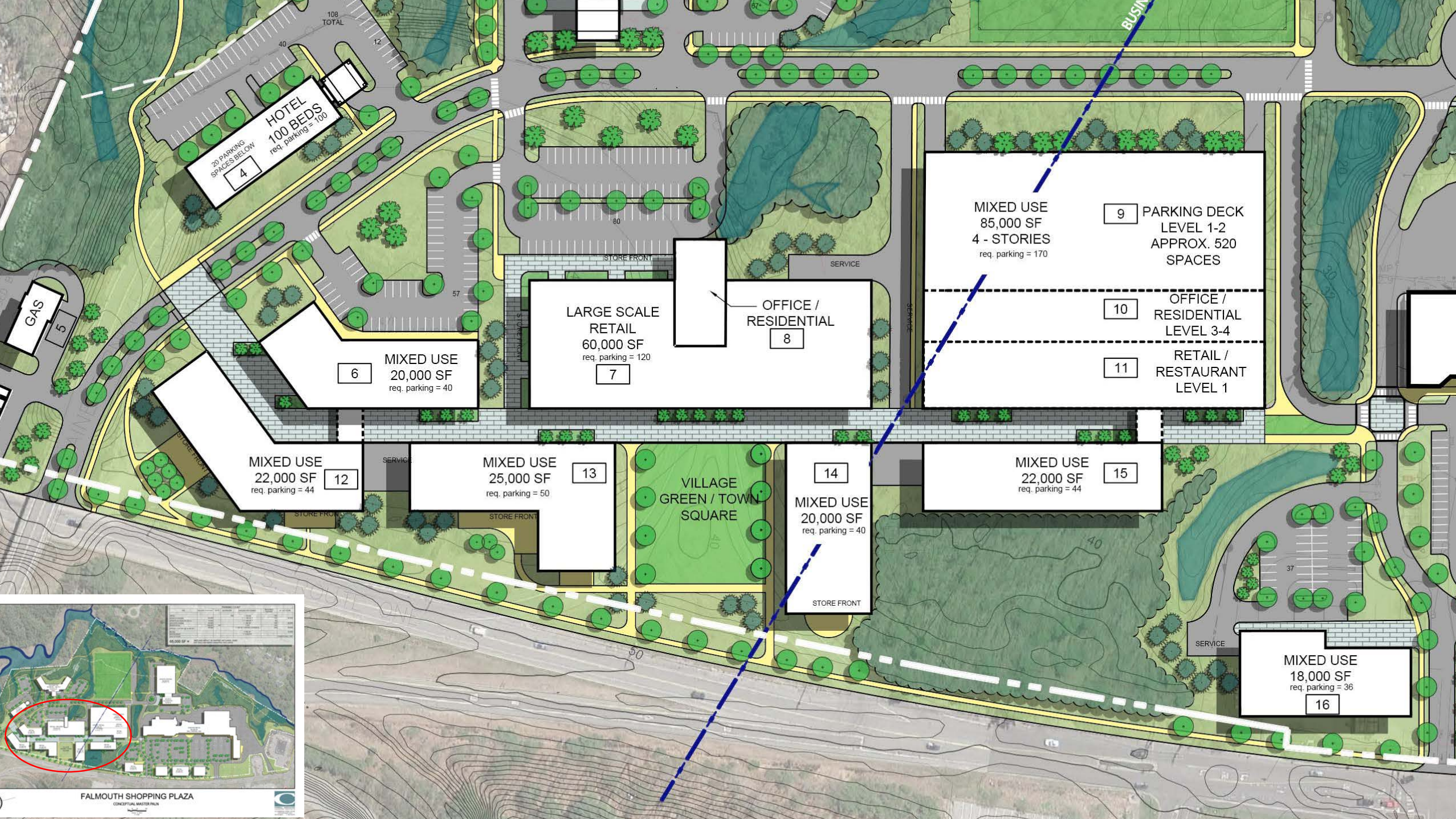
EASTERN  
PROMENADE  
TRAIL

FALMOUTH  
CENTER

GILSLAND AUDUBON  
CENTER

BACK COVE  
TRAIL





**HOTEL**  
100 BEDS  
req. parking = 100  
20 PARKING SPACES BELOW  
4

**LARGE SCALE RETAIL**  
60,000 SF  
req. parking = 120  
7

**OFFICE / RESIDENTIAL**  
8

**MIXED USE**  
85,000 SF  
4 - STORIES  
req. parking = 170  
9

**PARKING DECK**  
LEVEL 1-2  
APPROX. 520 SPACES

**OFFICE / RESIDENTIAL**  
LEVEL 3-4  
10

**RETAIL / RESTAURANT**  
LEVEL 1  
11

**MIXED USE**  
20,000 SF  
req. parking = 40  
6

**MIXED USE**  
22,000 SF  
req. parking = 44  
12

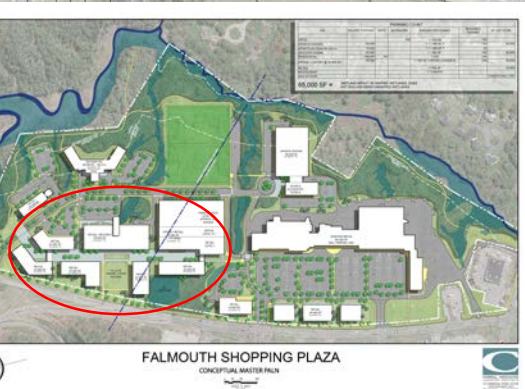
**MIXED USE**  
25,000 SF  
req. parking = 50  
13

**VILLAGE GREEN / TOWN SQUARE**

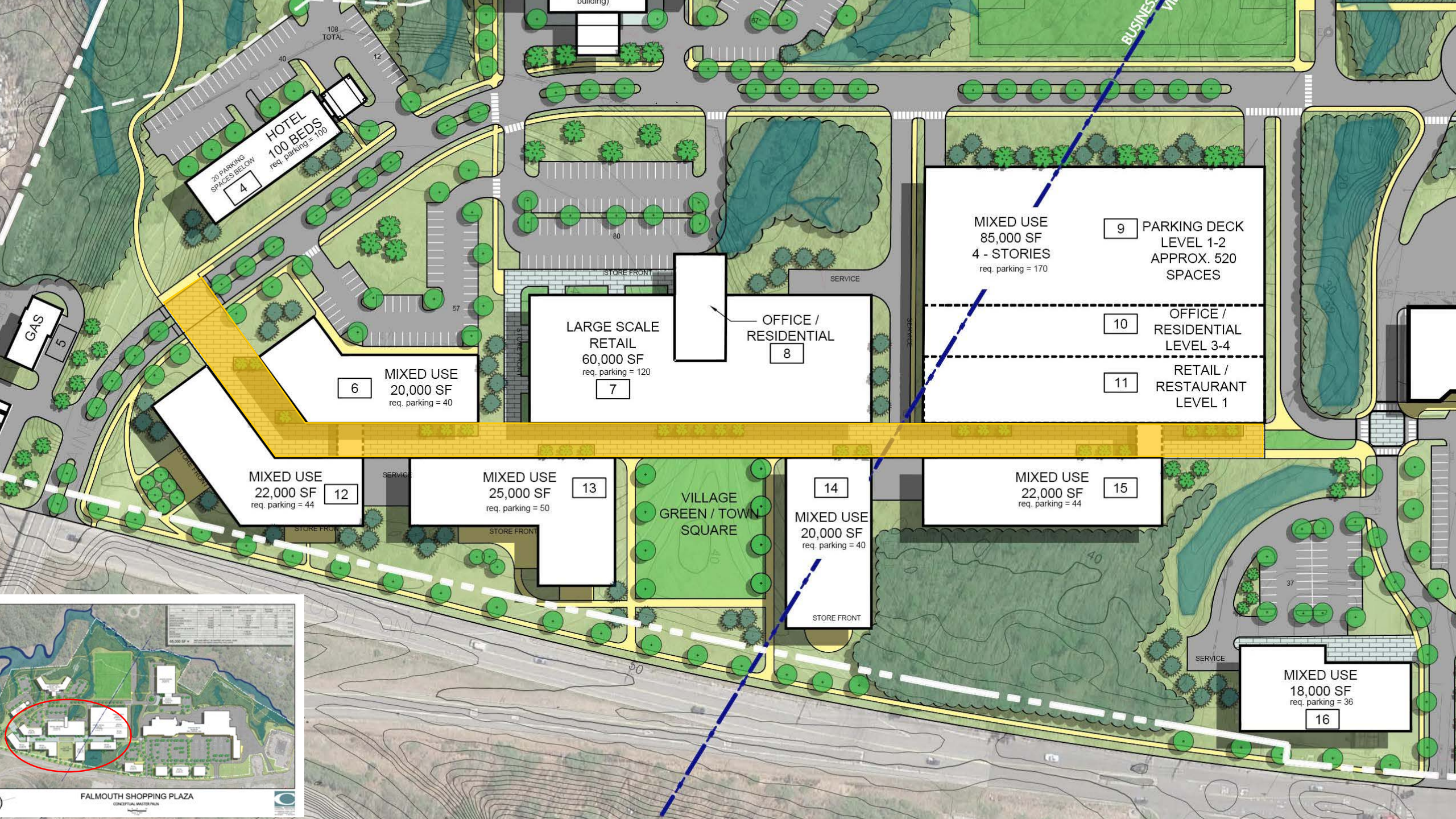
**MIXED USE**  
20,000 SF  
req. parking = 40  
14

**MIXED USE**  
22,000 SF  
req. parking = 44  
15

**MIXED USE**  
18,000 SF  
req. parking = 36  
16







**HOTEL**  
100 BEDS  
req. parking = 100  
20 PARKING SPACES BELOW

6 MIXED USE  
20,000 SF  
req. parking = 40

7 LARGE SCALE  
RETAIL  
60,000 SF  
req. parking = 120

8 OFFICE /  
RESIDENTIAL

9 MIXED USE  
85,000 SF  
4 - STORIES  
req. parking = 170

9 PARKING DECK  
LEVEL 1-2  
APPROX. 520  
SPACES

10 OFFICE /  
RESIDENTIAL  
LEVEL 3-4

11 RETAIL /  
RESTAURANT  
LEVEL 1

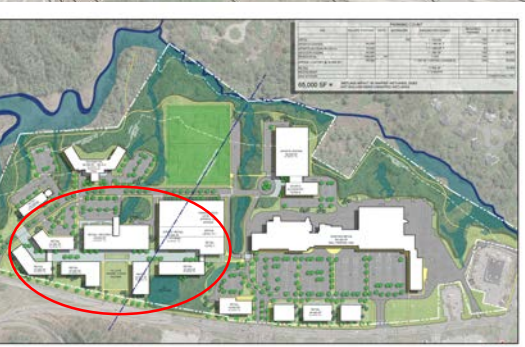
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22,000 SF  
req. parking = 44

13 MIXED USE  
25,000 SF  
req. parking = 50

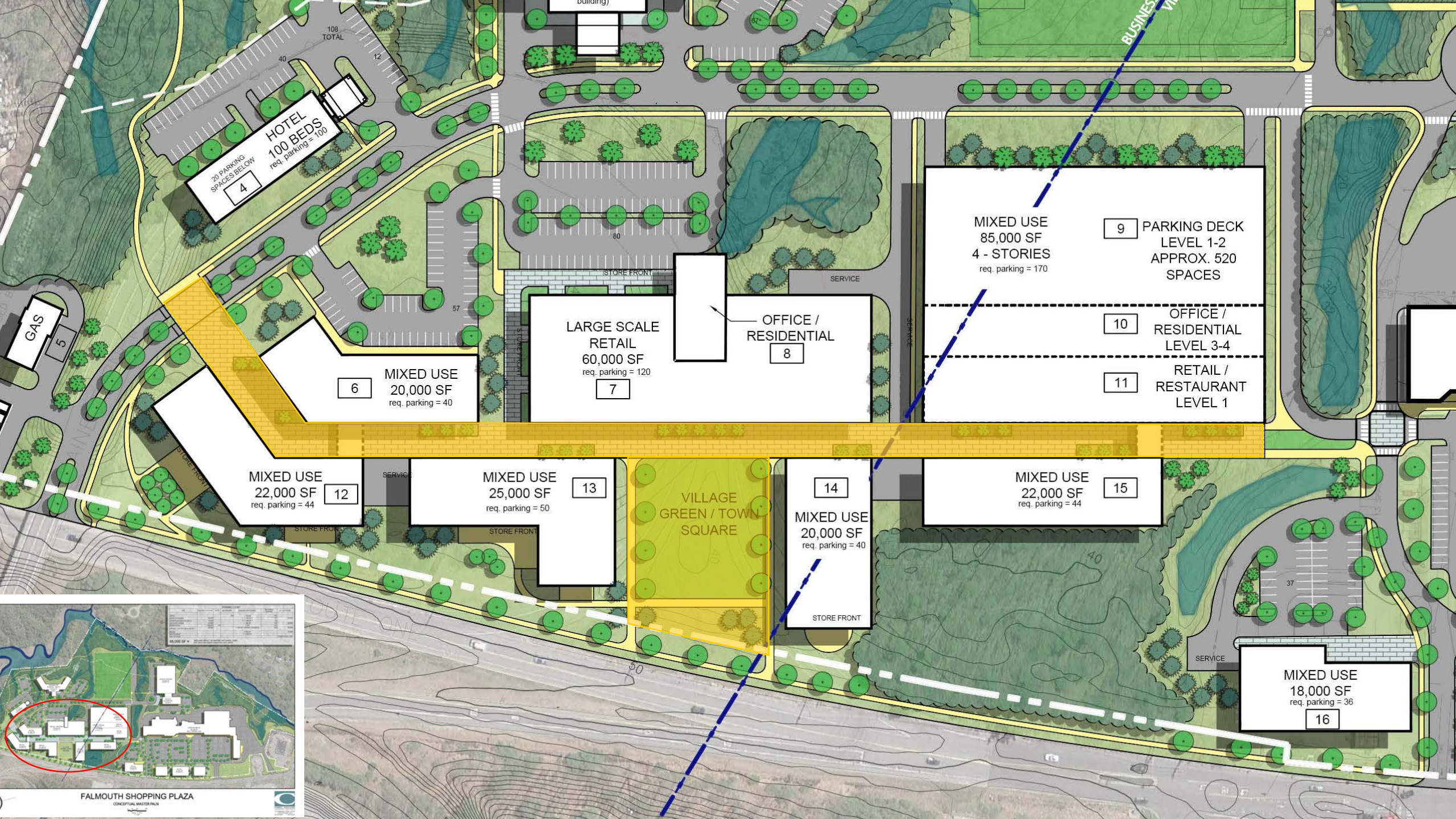
14 MIXED USE  
20,000 SF  
req. parking = 40

15 MIXED USE  
22,000 SF  
req. parking = 44

16 MIXED USE  
18,000 SF  
req. parking = 36







**HOTEL**  
100 BEDS  
req. parking = 100  
20 PARKING SPACES BELOW

6 MIXED USE  
20,000 SF  
req. parking = 40

LARGE SCALE  
RETAIL  
60,000 SF  
req. parking = 120

OFFICE /  
RESIDENTIAL  
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85,000 SF  
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req. parking = 170

9 PARKING DECK  
LEVEL 1-2  
APPROX. 520  
SPACES

10 OFFICE /  
RESIDENTIAL  
LEVEL 3-4

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RESTAURANT  
LEVEL 1

MIXED USE  
22,000 SF  
req. parking = 44

12

MIXED USE  
25,000 SF  
req. parking = 50

13

VILLAGE  
GREEN / TOWN  
SQUARE

MIXED USE  
20,000 SF  
req. parking = 40

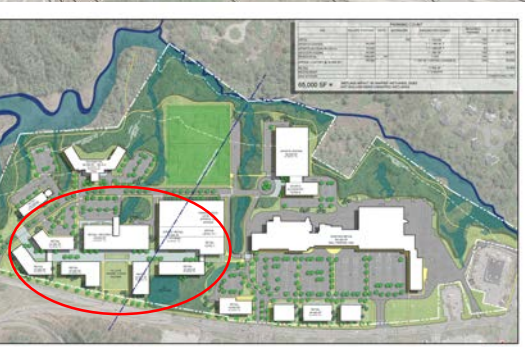
14

MIXED USE  
22,000 SF  
req. parking = 44

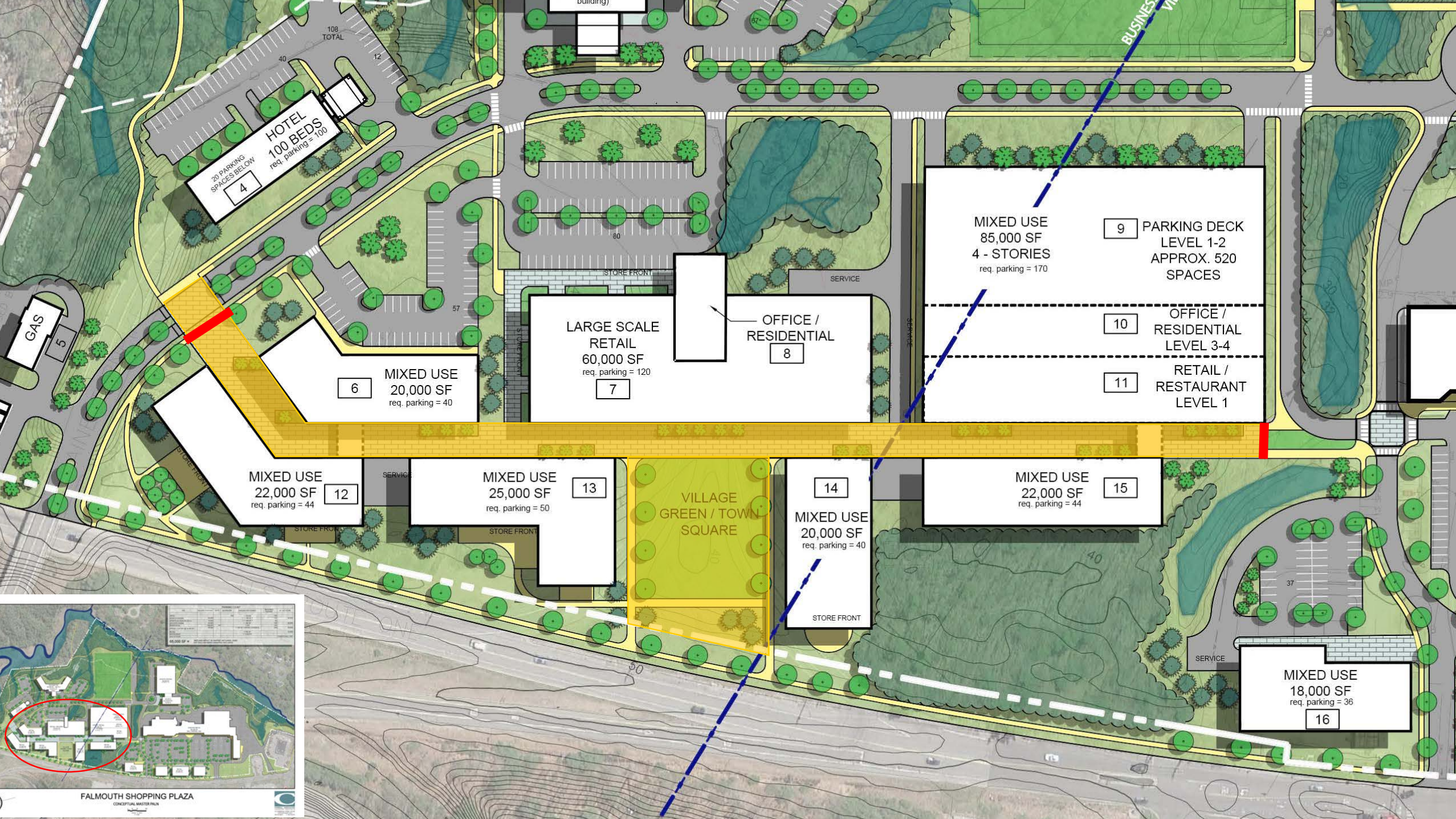
15

MIXED USE  
18,000 SF  
req. parking = 36

16







**HOTEL**  
100 BEDS  
req. parking = 100

20 PARKING SPACES BELOW

108 TOTAL

6 MIXED USE  
20,000 SF  
req. parking = 40

LARGE SCALE  
RETAIL  
60,000 SF  
req. parking = 120

OFFICE /  
RESIDENTIAL  
8

MIXED USE  
85,000 SF  
4 - STORIES  
req. parking = 170

9 PARKING DECK  
LEVEL 1-2  
APPROX. 520  
SPACES

10 OFFICE /  
RESIDENTIAL  
LEVEL 3-4

11 RETAIL /  
RESTAURANT  
LEVEL 1

MIXED USE  
22,000 SF  
req. parking = 44

12

MIXED USE  
25,000 SF  
req. parking = 50

13

VILLAGE  
GREEN / TOWN  
SQUARE

MIXED USE  
20,000 SF  
req. parking = 40

14

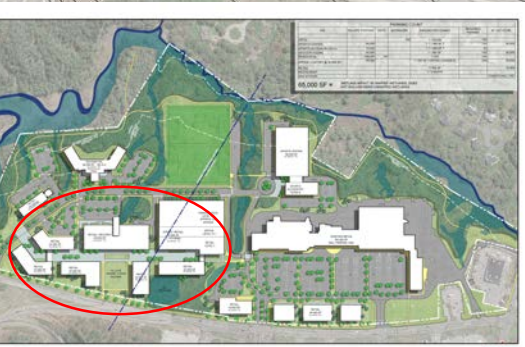
STORE FRONT

MIXED USE  
22,000 SF  
req. parking = 44

15

MIXED USE  
18,000 SF  
req. parking = 36

16











PEARL STREET  
BOULDER, CO



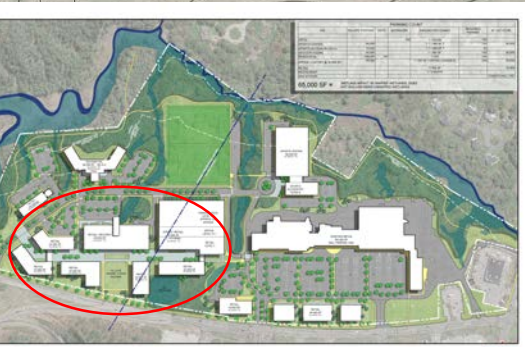
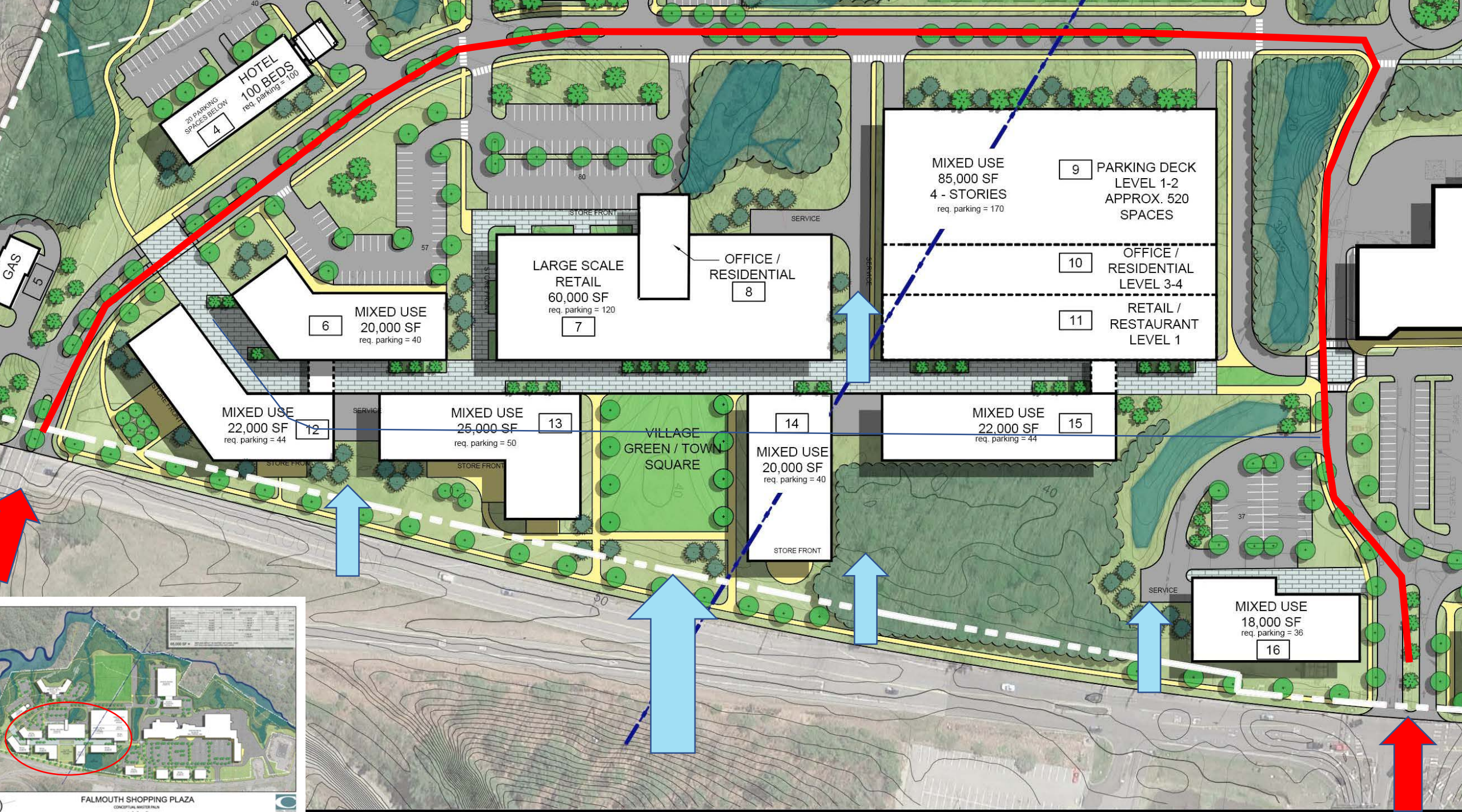
CHURCH STREET  
BURLINGTON, VT











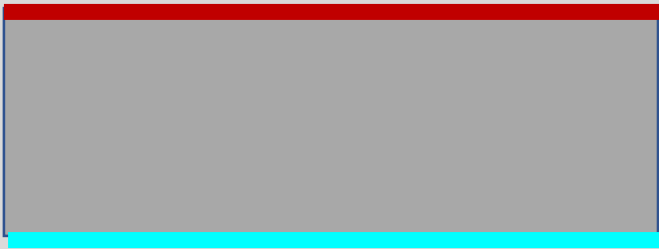
FALMOUTH SHOPPING PLAZA  
CONCEPTUAL MASTER PLAN



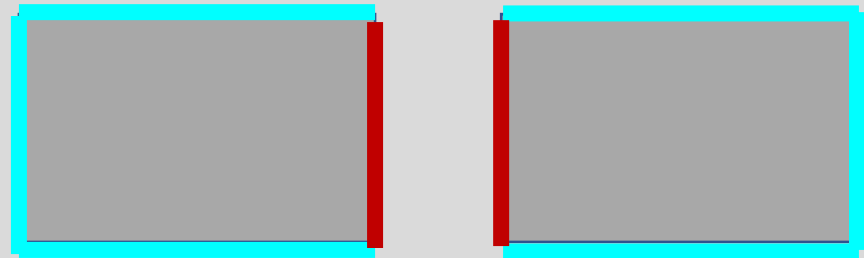




- ARCHITECTURAL FACADE
- SERVICE/ BACK-OF-HOUSE

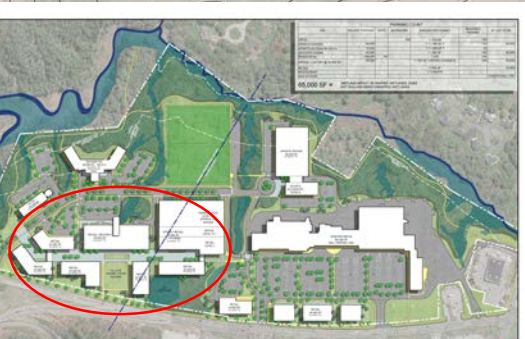
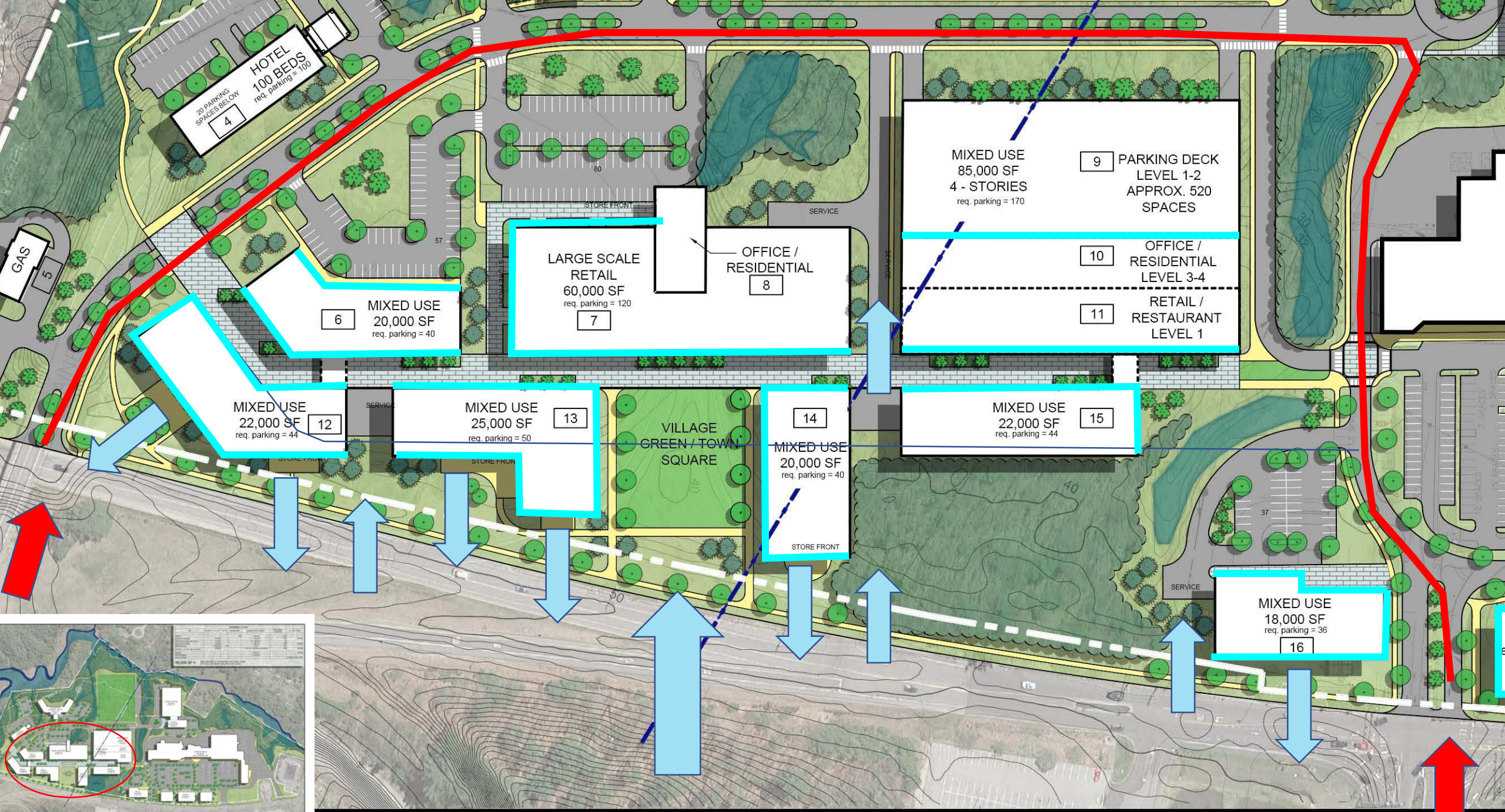


EXISTING

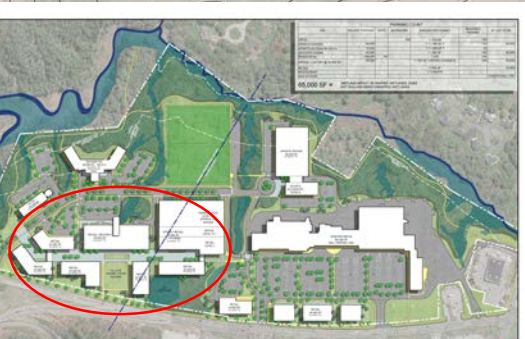
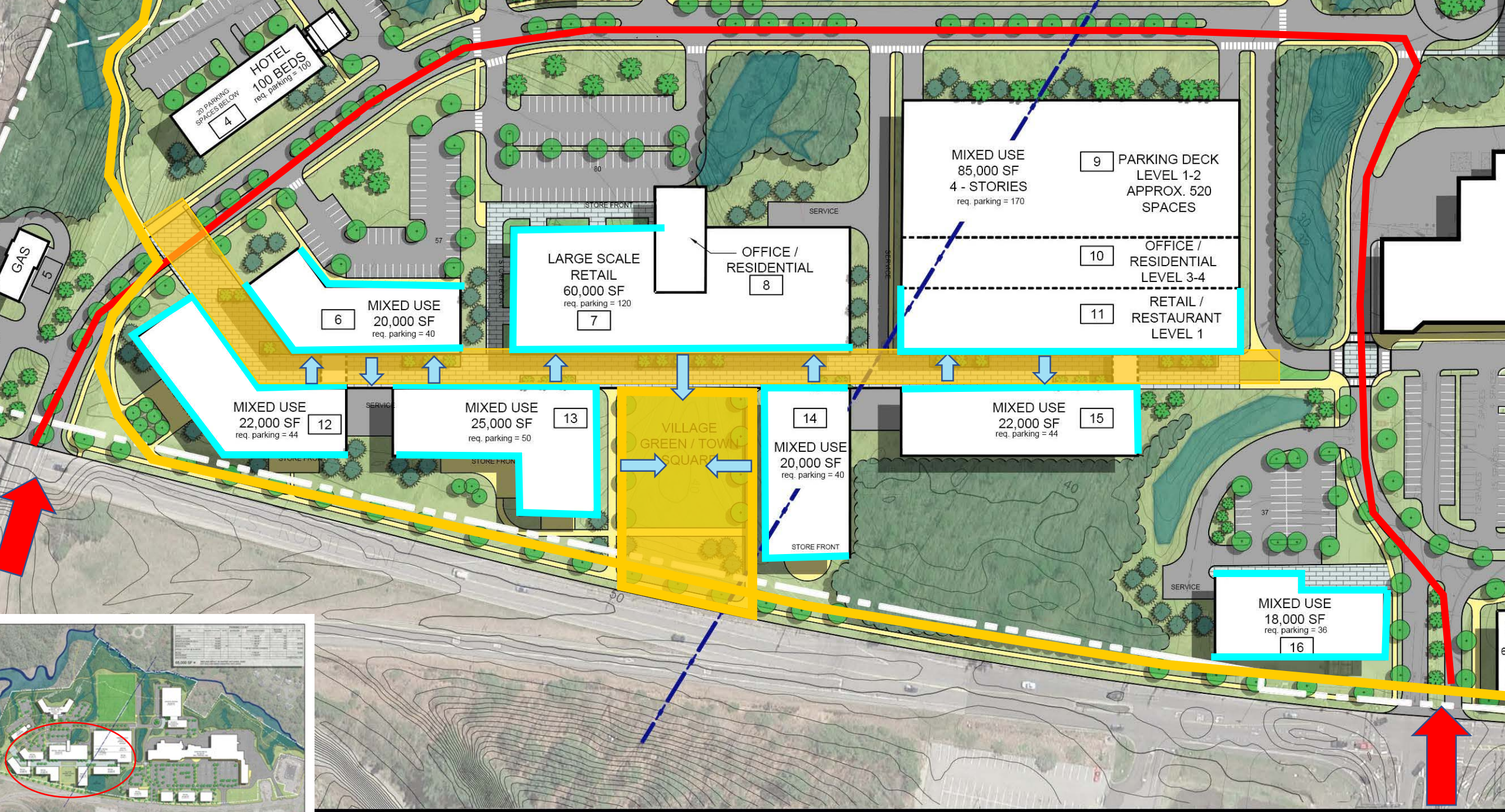


PROPOSED





















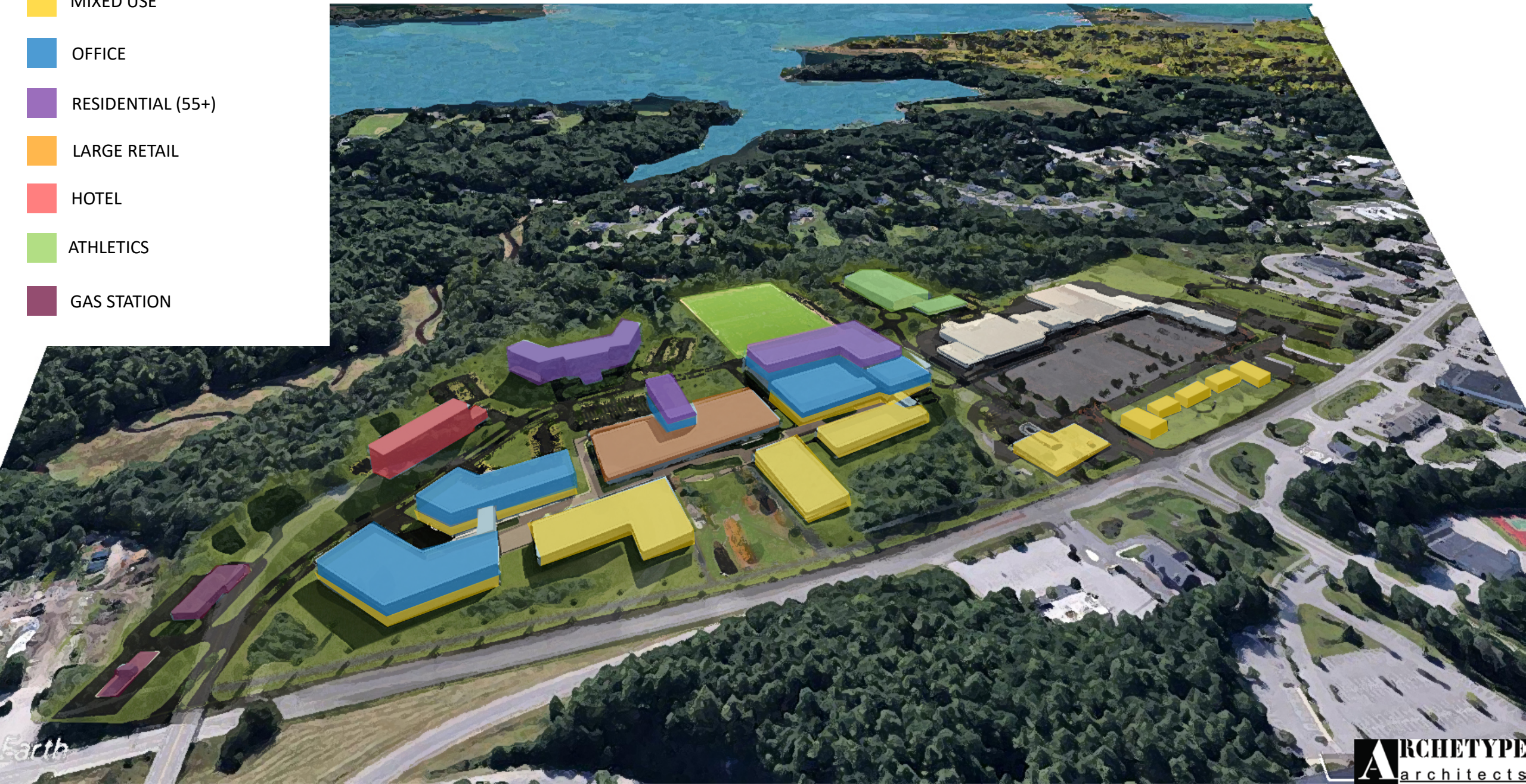




Earth



- MIXED USE
- OFFICE
- RESIDENTIAL (55+)
- LARGE RETAIL
- HOTEL
- ATHLETICS
- GAS STATION

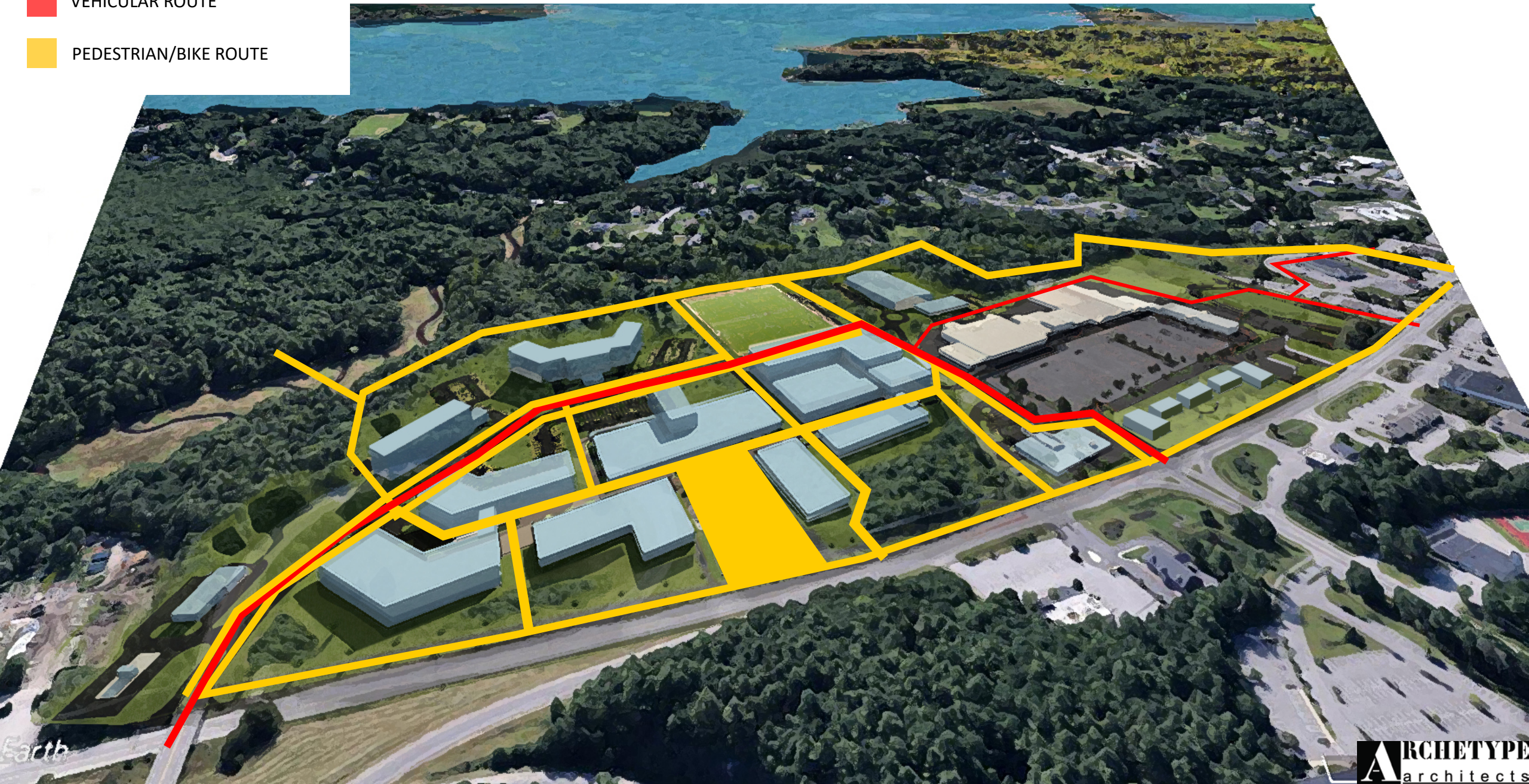


Earth



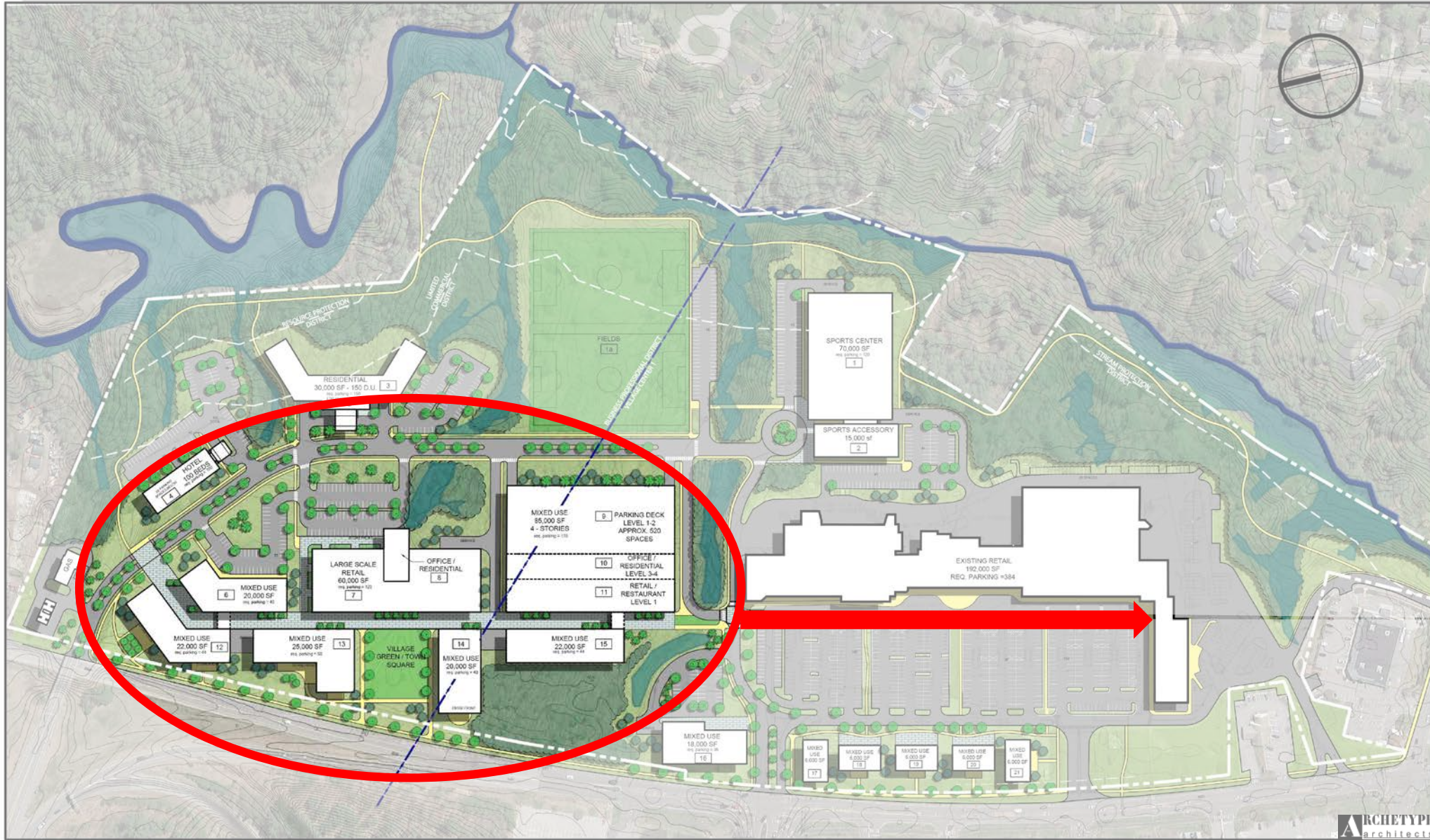
VEHICULAR ROUTE

PEDESTRIAN/BIKE ROUTE



Earth





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# FALMOUTH SHOPPING PLAZA

## CONCEPTUAL MASTER PLAN

May 7, 2018



- MIXED USE:
- RESTAURANT / BAKERY
  - PUBLIC MARKET
  - FARMERS MARKET
  - PHARMACY
  - MEDICAL
  - RECREATION
  - BANK
  - VETERINARIAN
  - AMUSEMENT CENTER
  - GALLERY
  - THEATER

ARCHETYPE Architects

**C**  
 CARROLL ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 217 COMMERCIAL STREET, STE 200  
 PORTLAND, MAINE 04101  
 207.772.1550 V. F. 207.772.0112







# FALMOUTH CENTER

Future Build-out Diagram

May 31, 2018

0 50 100 200  
SCALE IN FEET  
1"=100'

**ARCHETYPE**  
architects



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-Stormwater management plan

-Preliminary traffic assessment

-Conceptual building elevations

-Bicycle-pedestrian connection to Meadow Creek Lane

-Phasing & Zoning Discussion



An architectural rendering of a modern urban plaza. The scene features multi-story brick buildings with large windows and blue awnings on the left. A central area is filled with greenery, including trees, shrubs, and a flower bed. People are depicted walking on a paved plaza, some in business attire. On the right, a group of people is seated at an outdoor cafe under a large yellow umbrella. The sky is blue with light clouds. The website address 'falmouthcenter.com' is overlaid in the center.

[falmouthcenter.com](http://falmouthcenter.com)