



Memorandum

Date: March 4, 2021
To: Town Council
From: Ethan Croce, Community Development Director
Re: Background to CDC's Route 100 Land Use Recommendations

In 2014 the Town Council created the Ad Hoc Route 100 Committee and charged it with developing a Vision Plan for the Route 100 corridor between the Portland City line and the Town of Cumberland line. As part of its work, the Route 100 Committee toured the Route 100 area and conducted public outreach consisting of one-on-one discussions with residents, distribution of paper copies of a survey, distribution of an online survey, and the conducting of two public forums. That public input was then used to develop a set of recommendations that are described in the Route 100 Vision Plan which was presented to, and accepted by, the Town Council in May 2015.

The Route 100 Vision Plan generally includes two separate components:

1. Recommendations for infrastructure improvements, including sewer, stormwater, vehicular, bike/pedestrian, lighting, and landscaping improvements; and
2. Recommendations for land use and zoning changes.

The first Vision Plan component above has now been implemented through the recently-completed Route 100 roadway/infrastructure improvements. The land use recommendations in the second component above have been the subject of evaluation by the CDC and are the subject of this current discussion before the Council. As stated in the Vision Plan, "The Route 100 committee's recommendations are broad and encompass a vision which enhances this area of Falmouth, maintains its long-time character and uniqueness, ensures sensible business development, and restores the sense of community to the businesses and residents." One of the main thrusts of the Vision Plan's land use recommendations is to help (re)establish a more traditional building pattern that promotes walkability with buildings located closer to the street and with less visible/prominent parking lots.

History of CDC review of the Route 100 Vision Plan

In 2018, the CDC was assigned the task of reviewing the Route 100 Vision Plan's proposed land use recommendations. The CDC held several meetings on this topic, and took public comment on this topic, through the winter and spring of 2018. The efforts of the 2018 CDC culminated with a presentation and update to the Town Council in June 2018. The purpose of that Council update was to provide the public and the Council an opportunity to learn about the specific land use recommendations being proposed by the CDC and to bring to attention the few

remaining items that the CDC believed required additional evaluation prior to being able to formalize a complete package of ordinance amendments.

In the winter of 2019, a differently-comprised CDC reviewed the 2018 CDCs recommendations and worked through most of the outstanding items that the 2018 CDC did not have time to finish working on. Prior to being able to finalize its work, the Council, as a result of a mid-year retreat, put a temporary hold on the CDC's Route 100 work as well as other work involving long-range planning initiatives in town. Finally, in the winter of 2020 the CDC began the work of completing its review of Route 100 land use recommendations, however, prior to completing its work in March 2020, COVID resulted in the suspension of meetings that precluded the ability of the CDC to conclude its work on the matter.

Current CDC recommendations

As mentioned above, the CDC has reviewed and evaluated all of the Ad Hoc Route 100 Committee's land use recommendations laid out in the Route 100 Vision Plan. In many instances, the CDC has recommended that a specific Vision Plan recommendation be implemented in the exact manner as it was described in the Vision Plan. In other instances, the CDC has recommended that a Vision Plan recommendation be implemented but in a revised manner from how it was presented in the Vision Plan. A few of the Vision Plan recommendations were determined to be unnecessary for further consideration. Additionally, in the course of its review of existing zoning along the Route 100 corridor, and in light of public comment received at CDC meetings on this topic, the CDC has identified some additional land use and zoning recommendations not derived from the Vision Plan.

Possible future conceptual discussions around mixed use development

While not part of this current ordinance amendment effort, the CDC wanted to acknowledge that it spent some time evaluating different strategies for, and the merits of, promoting mixed-use development in the Route 100 corridor as another means to further effectuate some of the goals of the Route 100 Vision Plan. The CDC recognized that this was a larger conversation to be had with the community for a future time, but the CDC wanted to acknowledge its interest in further evaluating this topic in the future.