

West Falmouth Crossing Feasibility Study

October 2019

The Town of Falmouth initiated, with support of the West Falmouth Crossing (WFC) property owners, an effort to review the [West Falmouth Crossing Master Plan](#) (which was developed in the late 1990s) and conduct a development feasibility analysis of the West Falmouth Crossing area. The WFC study area is shown below.

The Town will conduct a public meeting about this effort on **Tuesday December 3 at 7:00 PM at the Falmouth Elementary School Cafeteria**. The purpose of this meeting is to (a) present a site analysis based upon existing conditions information known to date as well as (b) gather input from you and from the public.



This project was endorsed by the Falmouth Town Council on [July 8, 2019](#) and is being paid for by the Maine Turnpike Authority (MTA) and Northern New England Passenger Rail Authority (NNEPRA). The Town hired TJD&A from Yarmouth to assist with this work.

Below is detailed information about this project and what work will be produced by the consultant TJD&A.

OBJECTIVES

- Identify a site and prepare concept plans for a **park and ride facility** for 24± spaces off Exit 53 and a 100+ space park and ride facility should a passenger train facility be required
- Identify a site for a **new bus stop** (potentially near park and ride facility) that would service Portland area commuters.
- Explore the feasibility of a new Downeaster passenger train platform (potentially near the expanded park and ride facility) that would service passengers travelling between Brunswick and Boston.
- Develop **concept plan(s) for remaining West Falmouth Crossing** property that is currently either available for development or restricted from development.

SCOPE

Park and Ride Facility

- Review existing conditions with Town Staff to identify potential locations for a 24± car park and ride facility and a 100+- car park and ride facility
- Park and ride facility may also be the site of a bottle/can redemption drop off (requiring a 15'± by 15'± location which includes a 5-10 yard fenced-in dumpster).
- Coordination with Falmouth Town Staff and MTA Staff (as necessary).
- Preparation of base map for the park and ride facility and the bus stop, using existing aerial photography and topography (from MTA, Maine OGIS, and Town).
- Site visits and site photography to evaluate existing conditions.
- Program development: optimum parking layout, access, size of parking spaces, screening, lighting, signage, stormwater management.
- Preparation of conceptual plans
- Selection of preferred plan.
- Prepare presentation material.

Bus Stop

- Work with the Falmouth Town Staff and Metro (as necessary) to review potential sites for a new bus stop.
- Site visits and site photography to evaluate existing conditions.
- Program development: location relative to pedestrian and vehicular circulation; seating; shelter; lighting; signage.
- Selection of preferred plan.
- Prepare presentation material.

Train Platform/Station

- Work with the Falmouth Town Staff and NNEPRA to review potential site location and requirements for a passenger train platform and ticket kiosk.
- Site visits and site photography to evaluate existing conditions.

- Program development: Location relative to railroad right of way and parking facilities; lighting; signage
- NNEPRA to provide platform specifications

West Falmouth Crossing Infill

- Prepare base map using latest West Falmouth Crossing Master Plan; existing aerial photography, LiDAR contour information from MaineOGIS, and site plans from Town files.
- Develop inventory of site conditions: topography, drainage patterns, vegetation, soils, utilities, identified wetlands, floodplains, and other natural and cultural features.
- Meet with Town staff, owners, and other stakeholders (as identified by Town) to discuss potential opportunities (e.g., infill development, expansion of existing buildings, re-allocation of designated open space) and possible constraints (e.g., site conditions (economic constraint), conditions of site plan approval, existing zoning, change in traffic patterns/volumes, etc.). The Town and/or property owners may wish to bring in an economic analyst to guide the discussion re: development feasibility.
- Develop program for the site (potential land uses, desired open space, density/intensity, parking, relationship to current uses, and pedestrian and vehicular connections. The goal of this step is to generate a list of options that should be considered in the conceptual analysis.
- Prepare conceptual plans to illustrate how the site could be reconfigured to accept the designated program elements and to identify challenges inherent in each. Plans will be rendered and annotated to provide basic information about each concept.
- Prepare a Powerpoint presentation that explains the planning process to be used at meetings with stakeholders, town officials, and residents.
- Present the findings of the analysis at a public information meeting (to be organized and led by the Town staff).
- Coordinate with town engineer as necessary to address high-level site issues (e.g., drainage, sight distances).

WORK TO DATE

- TJD&A completed an initial site visit.
- TJD&A conducted a planning meeting with Town staff and two of the property owners. It is recognized that property owners will be considered key stakeholders in the process.

PUBLIC INVOLVEMENT

We envision the following ways to involve stakeholders and the public in the process:

- One site visit/meeting with Maine Turnpike Authority, Metro (if needed), and NNEPRA (mid to late October)
- First public meeting/ listening session to gather input from Falmouth residents. We will present a site analysis based upon existing conditions information known to date (early December)
- Second public meeting to review opportunities and constraints analysis diagrams and concept plans (Mid January or early February). We would plan to submit concepts to MTA, Metro, and NNEPRA for initial comments prior to the meeting.
- Presentation to Council of the feasibility report (March or April, 2020)

FINAL PRODUCT

The final report will be a feasibility report that will be submitted to the Town Council for its review. The report will include a summary of the process involved, photographs of existing conditions, illustrations developed during the course of the study and used in PowerPoint presentations, and a summary of recommendations from Town staff, stakeholders, and the public.

TIMETABLE / STAFFING

TJD&A will begin the evaluation in late October/early November with the intention of completing by March or April of 2020.

QUESTIONS

If you have any questions or comments about this project, please contact Theo Holtwijk in Town Hall at 699-5340 or tholtwijk@falmouthme.org.