January 21, 2020

Public Forum #1

West Falmouth Crossing Feasibility Study

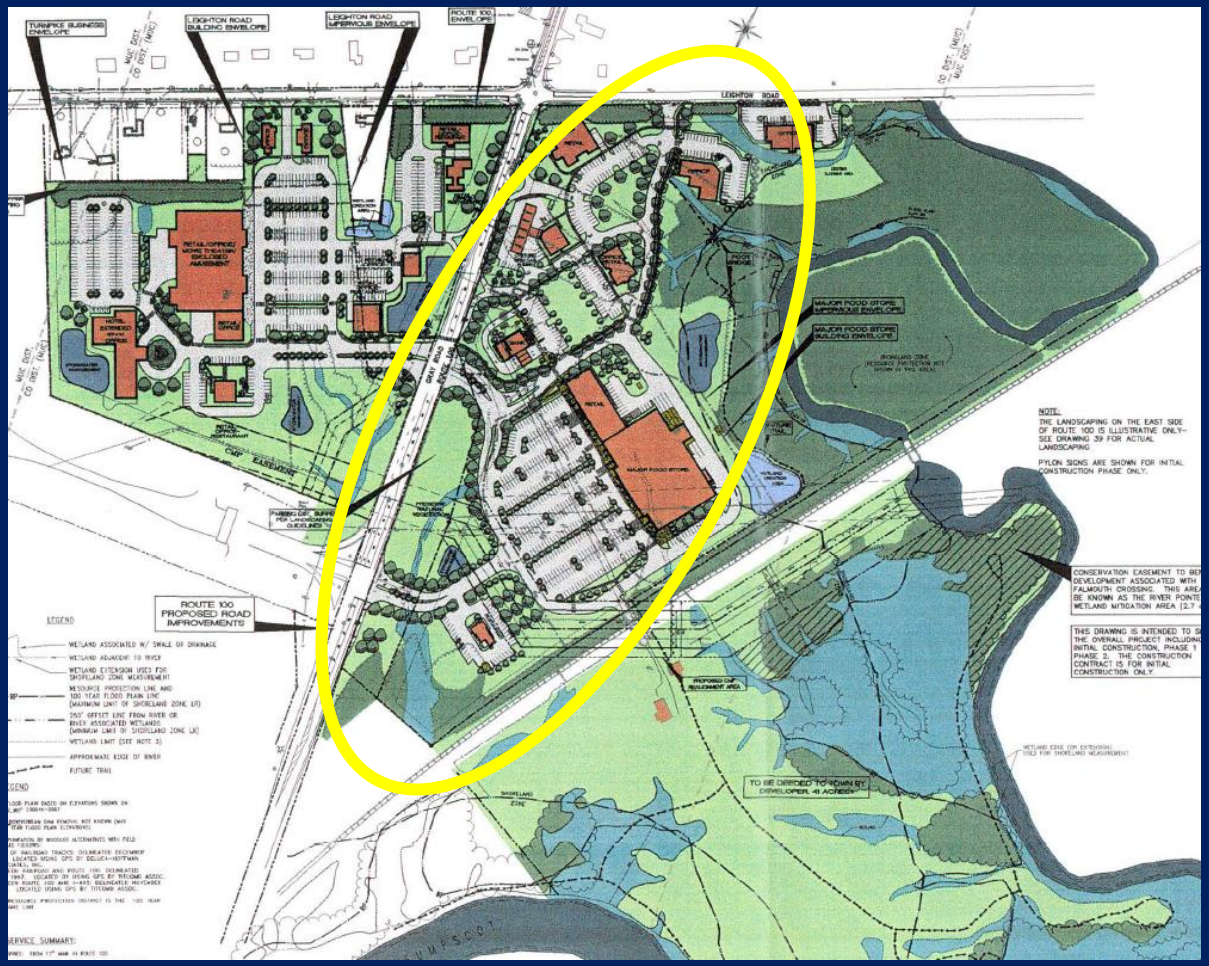
Tonight's Agenda

PROJECT OVERVIEW

PUBLIC INPUT

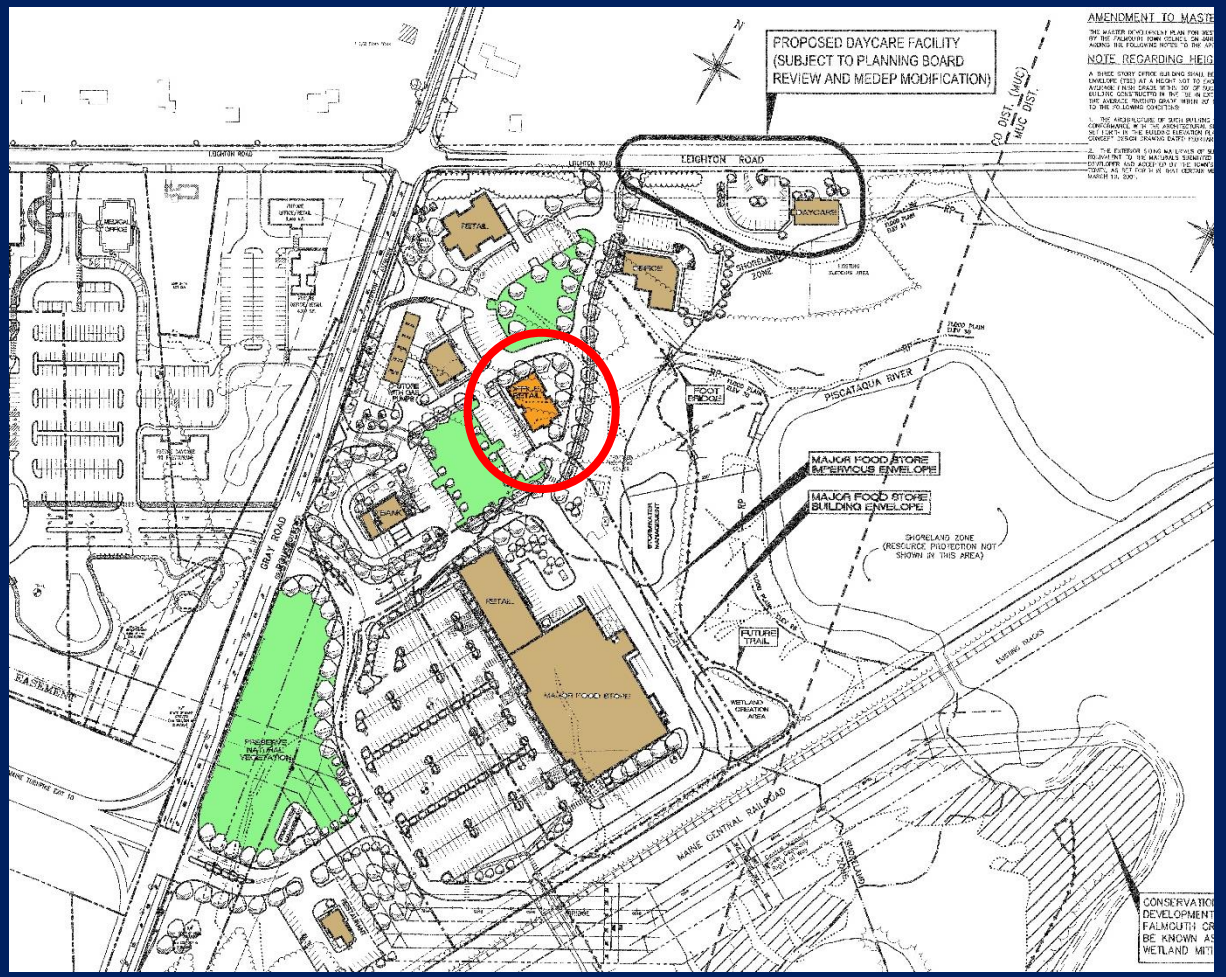
NEXT STEPS

Original West Falmouth Crossing Master Plan (1998)



Updated Master Plan (2002)

Last available lot was recently purchased by local business person



Recent Discussions

WFC retail shop ownership changed in 2016. New owners made improvements to site, raised concerns to Town

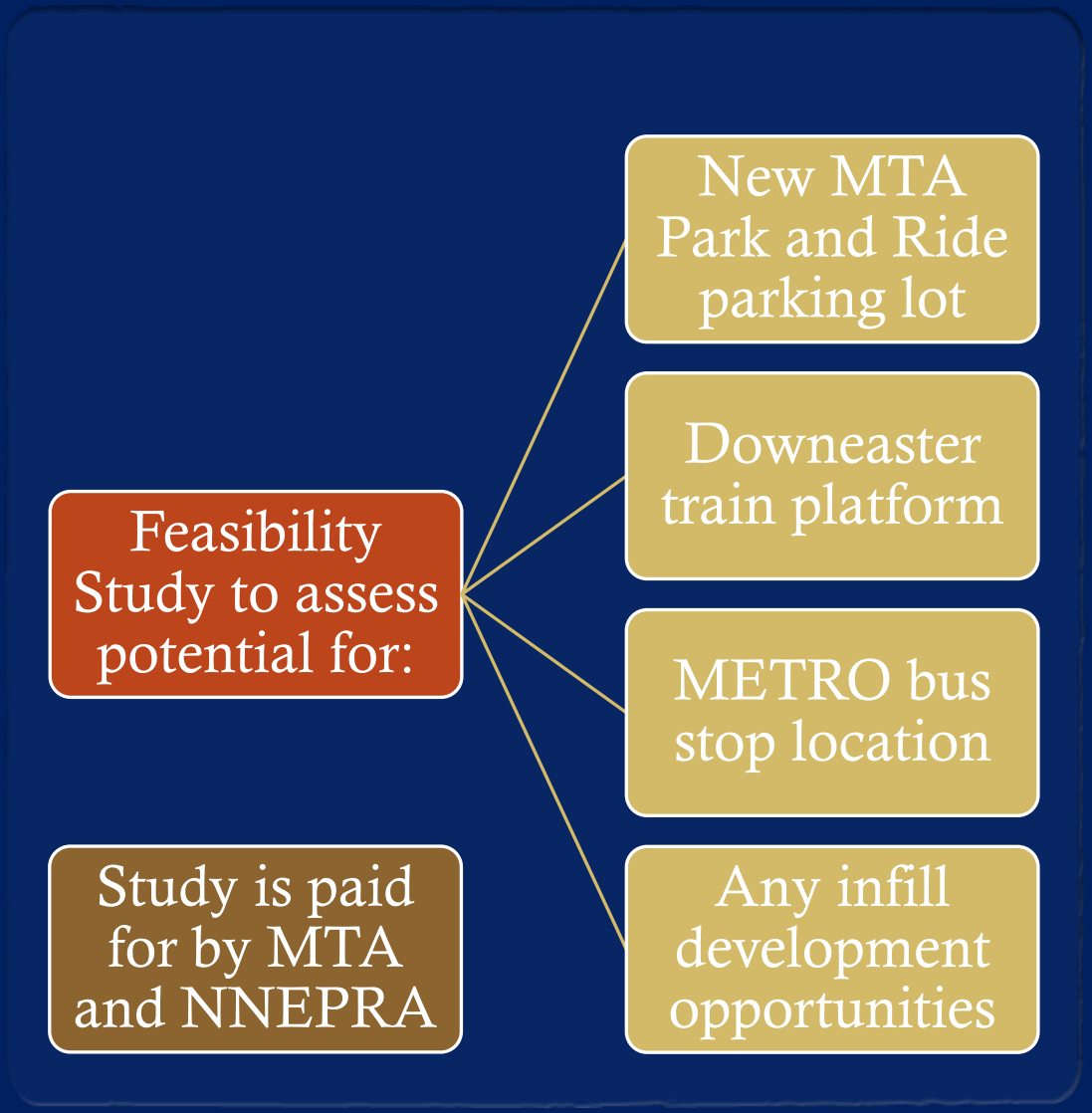
- ❿ Remove Lions Club's Bottle Redemption building
- ❿ Move location of METRO's bus stop
- ❿ Remove MTA's Park and Ride lot

Town of Falmouth suggestions

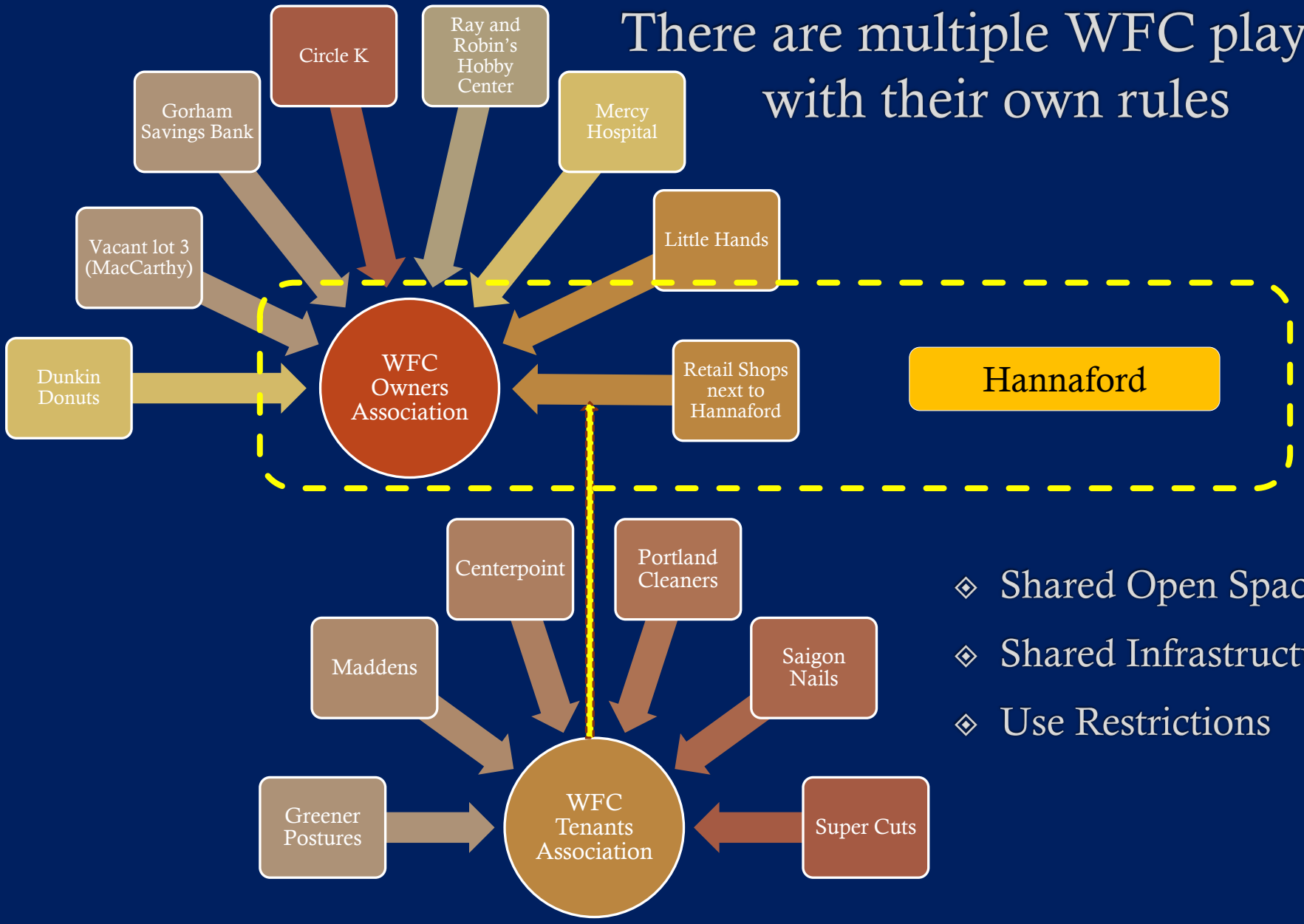
- Let's review 1998 Master Plan
- And: address all concerns concurrently
- And: explore if there are any new infill development opportunities

- Project endorsed by Town Council

Feasibility Study Goals



There are multiple WFC players with their own rules

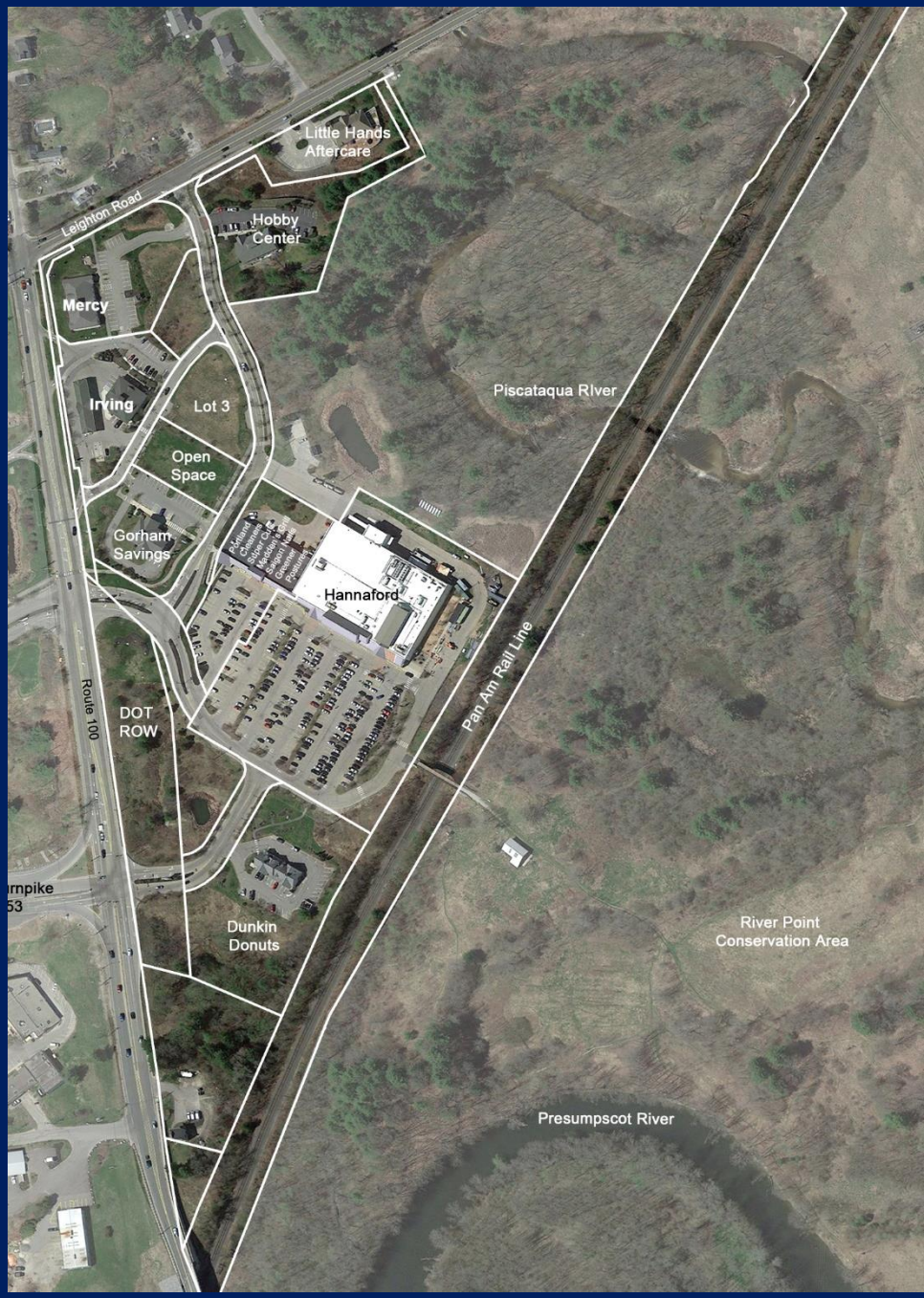


- Shared Open Space
- Shared Infrastructure
- Use Restrictions

Site Context

There are a variety of Current Land Uses

- Grocery Store
- Restaurant
- Retail
- Bank
- Service
- Gas Station
- Health Care
- Daycare



River Point Conservation Area

Stormwater & Drainage

Steep Slopes

Utilities

- CMP Easement

Pan Am Rail Line

Undeveloped Areas

Opportunity Areas

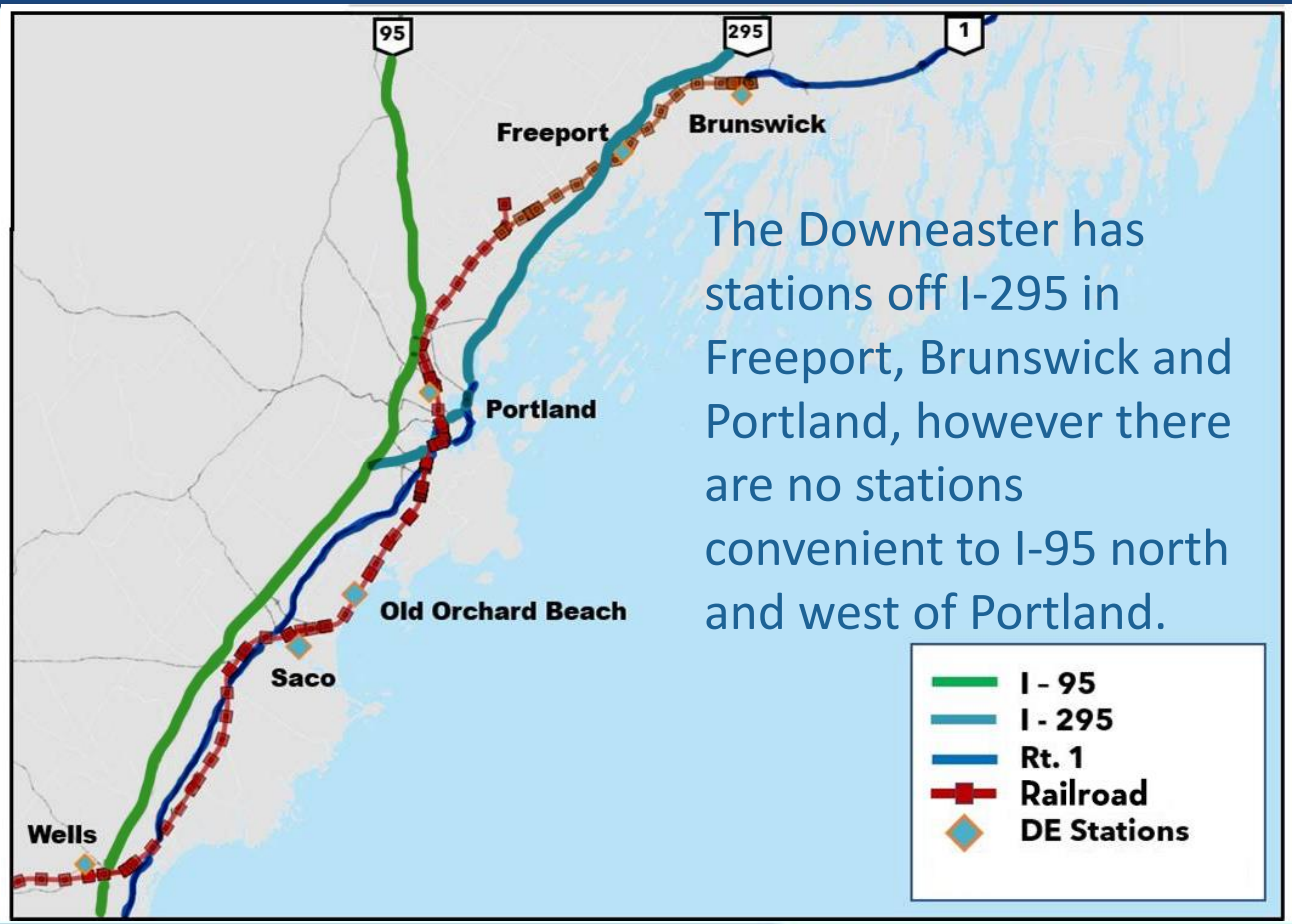
- Undeveloped Lots
- Undeveloped portion of Lots
- Village Green
- Under CMP ROW
- Within MaineDOT ROW
- Adjacent/within PanAm ROW

MTA's Park + Ride Lot

About the Downeaster

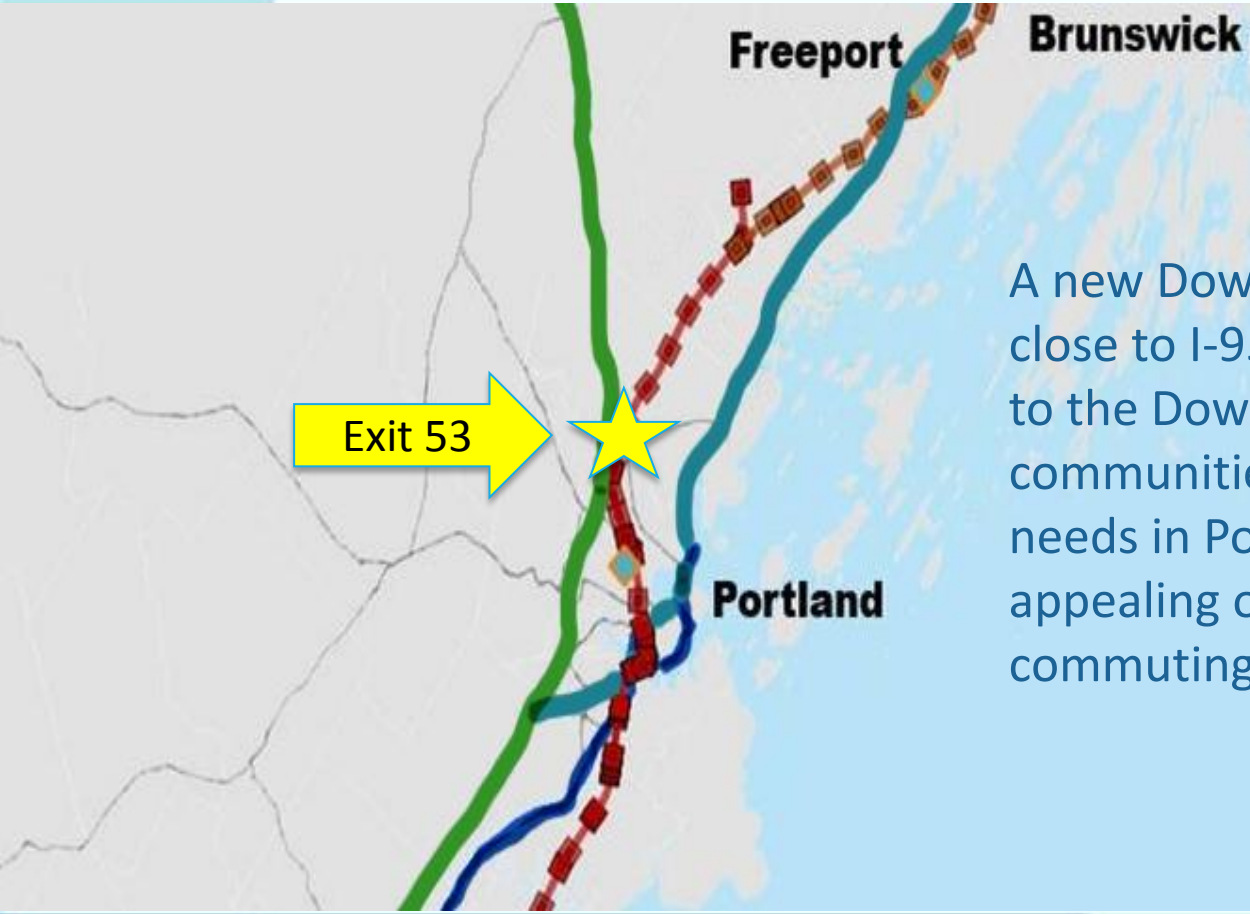
The Downeaster makes 5 Round trips daily between Brunswick and Boston along a 143-mile corridor serving 12 communities in 3 States.

Better Access to I-95



The Downeaster has stations off I-295 in Freeport, Brunswick and Portland, however there are no stations convenient to I-95 north and west of Portland.

Improve Access and Mobility



A new Downeaster station location close to I-95 would improve access to the Downeaster from many communities, could mitigate parking needs in Portland, and could be an appealing option for those commuting to Portland for work.

Freeport

90213
90213
Downeaster
Operated by Amtrak

EXETER
RESERVED PARKING
VAN ACCESSIBLE

Old Orchard Beach

Programmatic Needs - Transportation Facilities

METRO – Bus Stop

- Current location at Hannaford
- Relocate near Park-N-Ride?

MTA – Park-N-Ride

- 24 spaces for current use
- Bottle/Can redemption drop off

NNEPRA – Passenger Rail Platform and Kiosk

- Covered accessible ramp/stair and waiting area (approx. 24'x 80')
- Platform approx. 200 ft long (120 ft high level, 80 ft low level)
- Ticket Kiosk
- 100 parking spaces

Concept Idea from 1997

Some Possibilities for Today

- Downeaster Platform and Ticket Kiosk
- 2nd Metro Bus Stop
- Parking for Downeaster
- Potential Park-N-Ride Lot
- Additional parking for Businesses & Trails

And: Potential Uses for Lot 3, Village Green, and adjacent parcel

Public Input – Round

Name anything, big or small, that you see as an opportunity for change or improvement in the West Falmouth Crossing Development

1. Introduce yourself in your group
2. Go around the table – each person gets to speak and list an idea
3. Make a brainstorm list on pad of all ideas
4. Take turns, until your group runs out of ideas
5. No idea is a bad idea
6. No need to rank or debate the ideas
7. Just list them all as they come up
8. When you are done with your ideas, please hand the sheet(s) to staff

Public Input – Round 2

- Everyone gets a strip of dots
- Place your dots next to any item that you like best or feel is most important

1. You can put all of your dots on a single item on any sheet.
2. It does not have to be your own group sheet.
3. You can also spread your dots around.
4. Don't worry if there are similar items on different sheets. Just place your dots wherever they seem to fit best.
5. Staff will combine similar items for final results later.

Public Input – Round 3

What potential new uses could there be at West Falmouth Crossing?

1 = I love this idea!

2 = I like this idea

3 = I don't know or have an opinion about it

4 = I do not like this idea

5 = I do not like this idea at all!

Test question: Which is your favorite day of the week?

1=Monday

2=Tuesday

3=Wednesday

4=Thursday

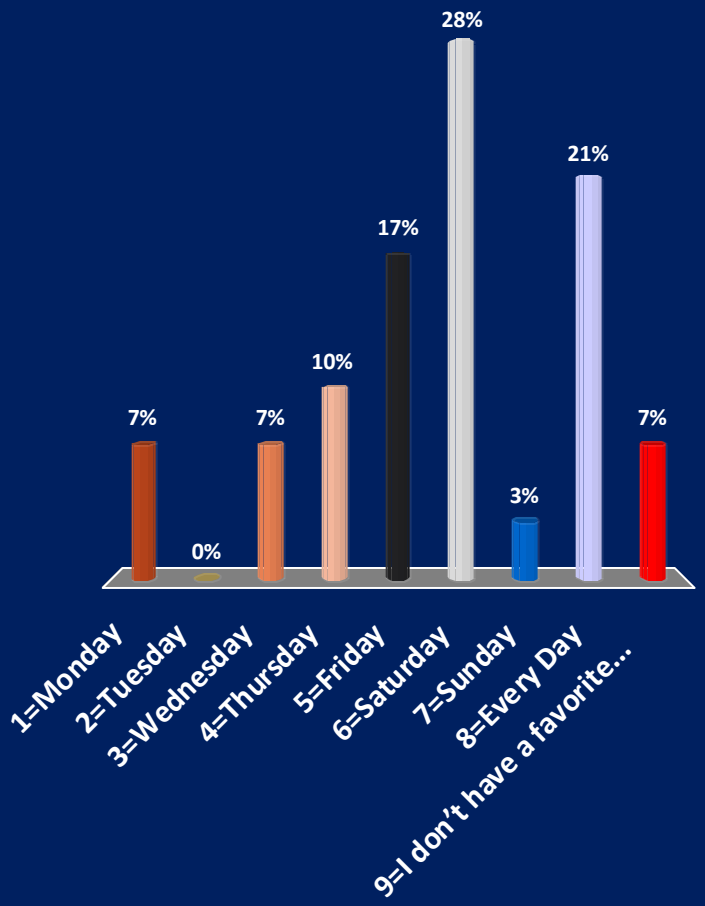
5=Friday

6=Saturday

7=Sunday

8=Every Day

9=I don't have a favorite day of the week



How do you like the idea of a train platform for a Downeaster stop?

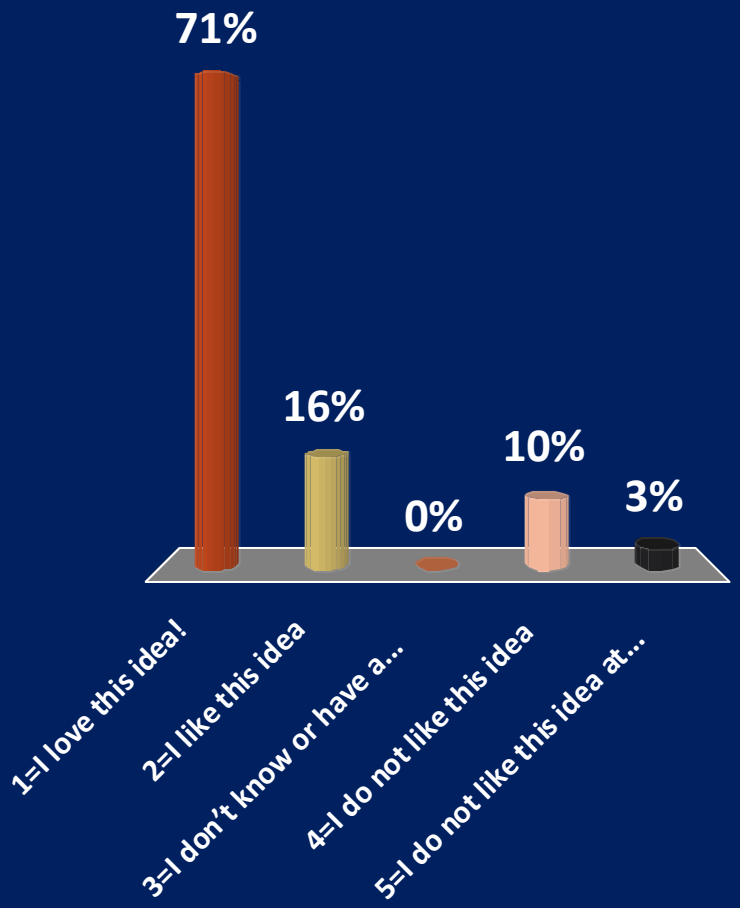
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of a Park-and-Ride lot to free up spaces in main parking lot?

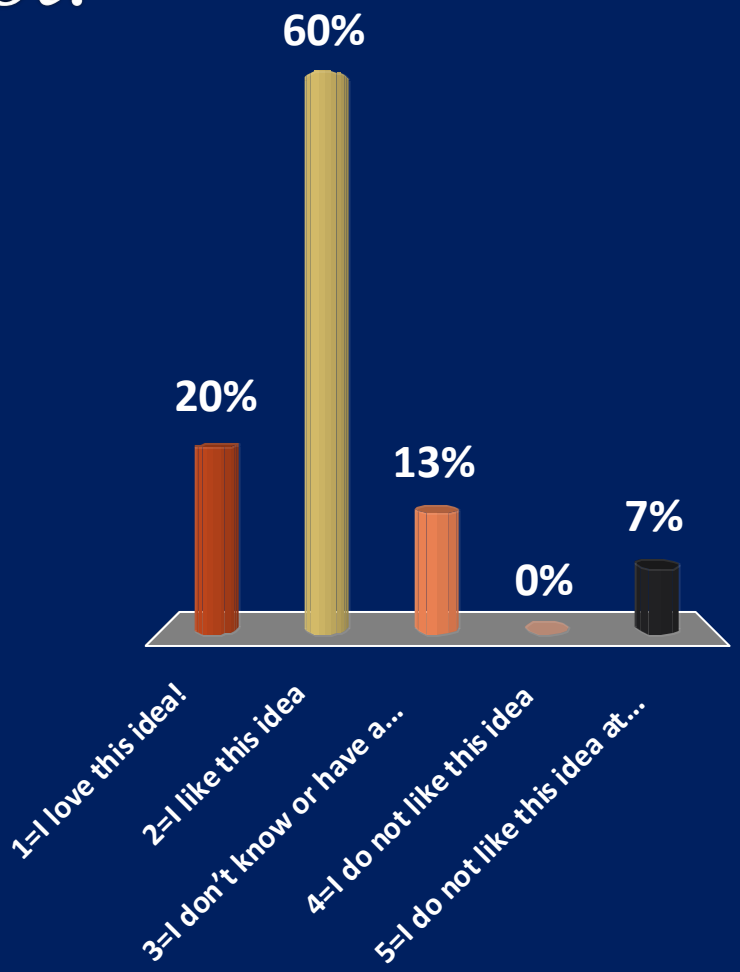
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of a small, multi-story hotel?

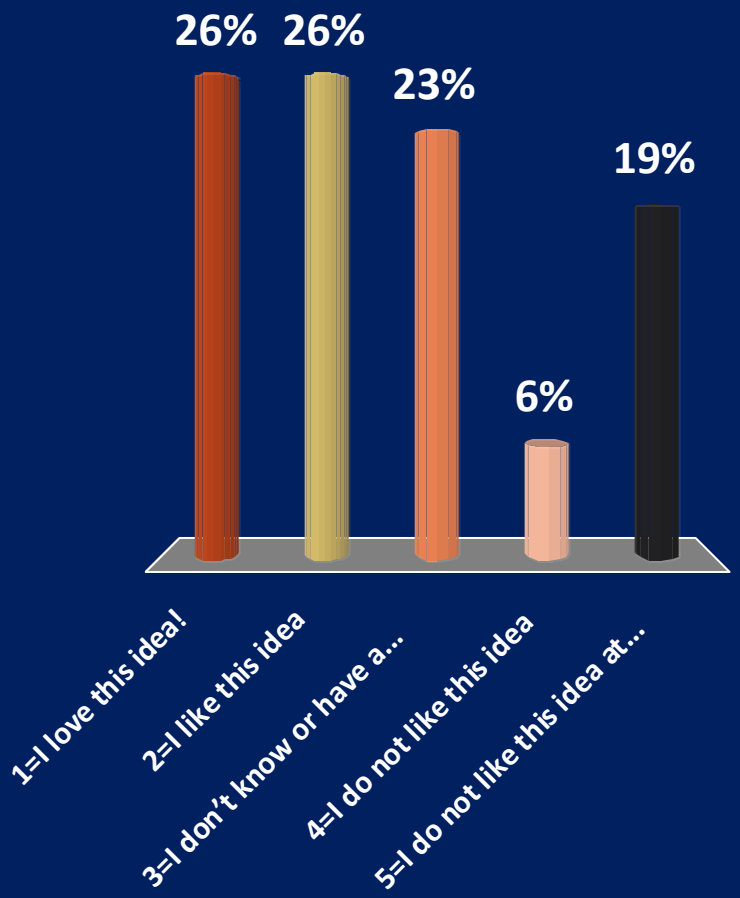
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of small professional offices, such as lawyer or accountant?

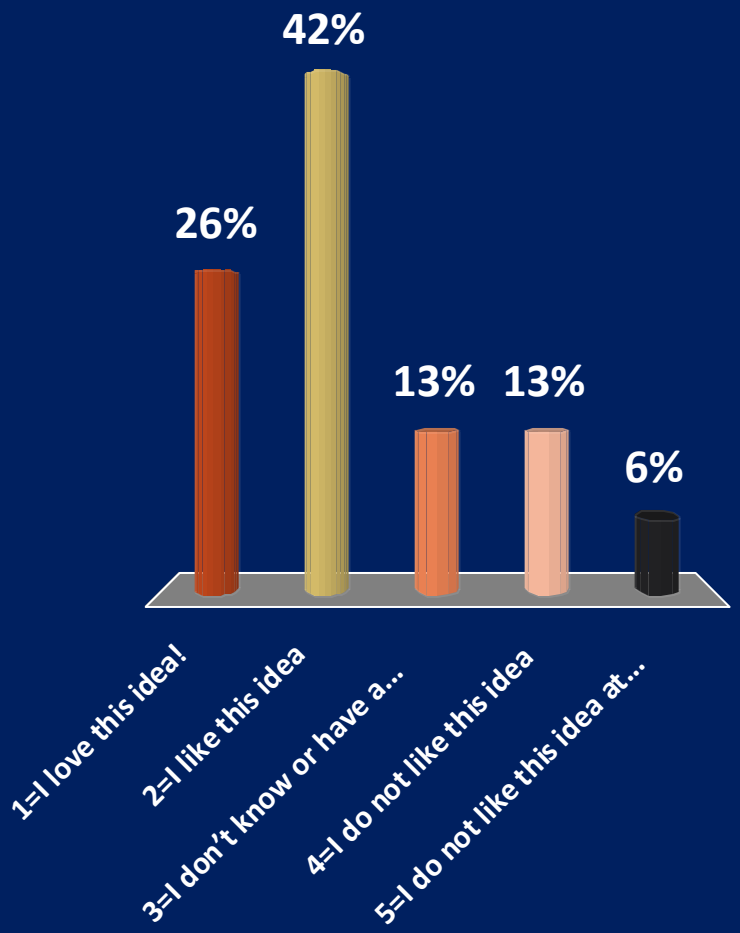
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of a coffee shop?

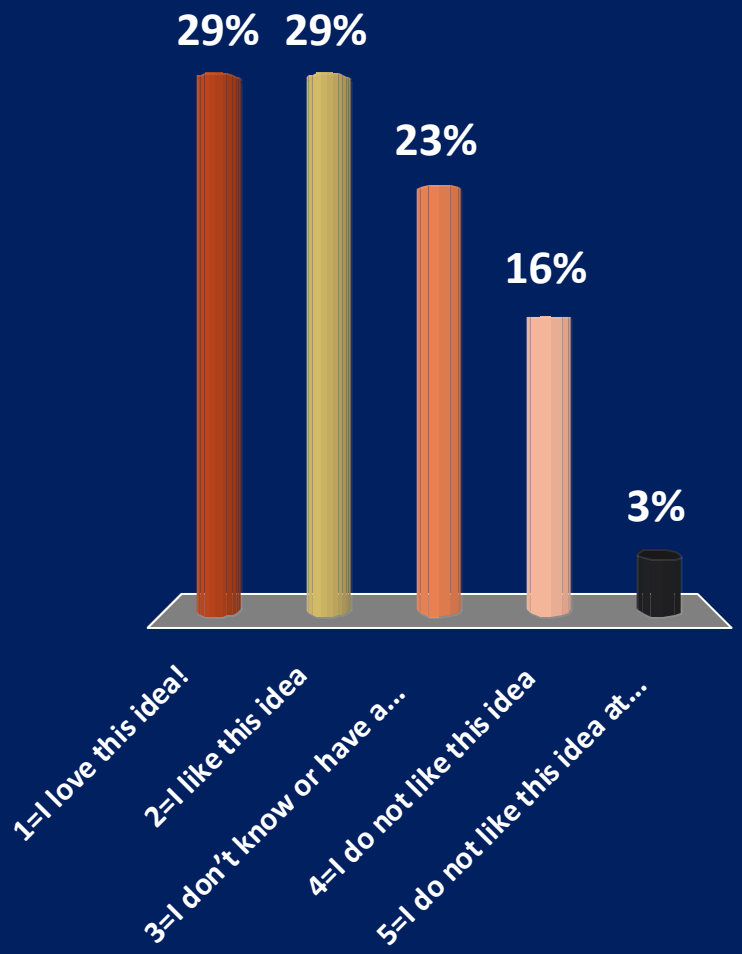
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of more medical uses?

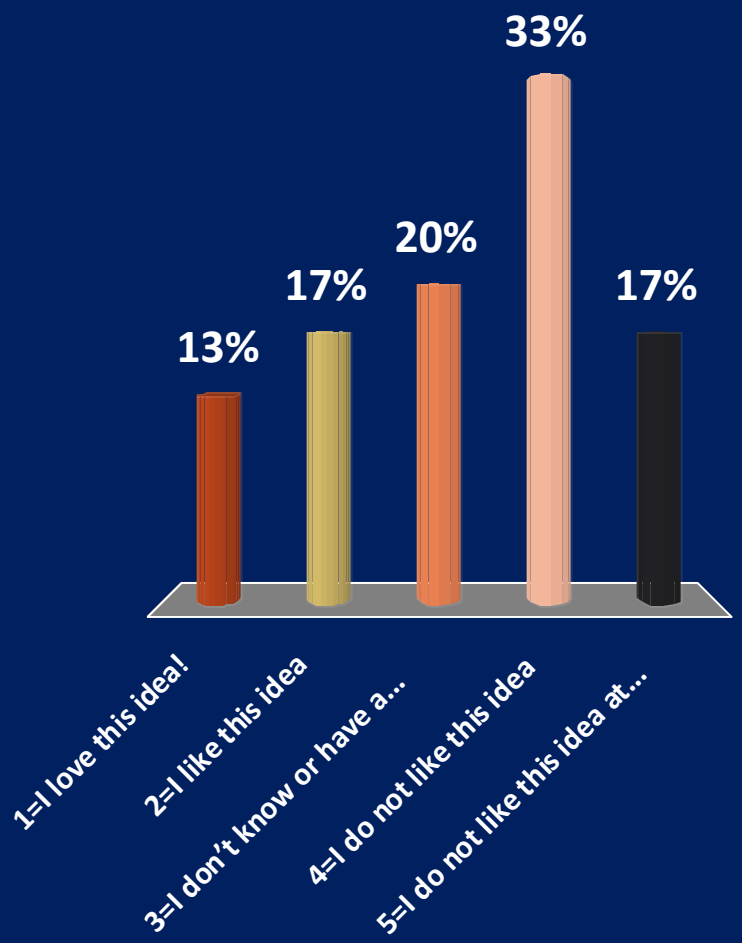
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of more personal services, such as massage ?

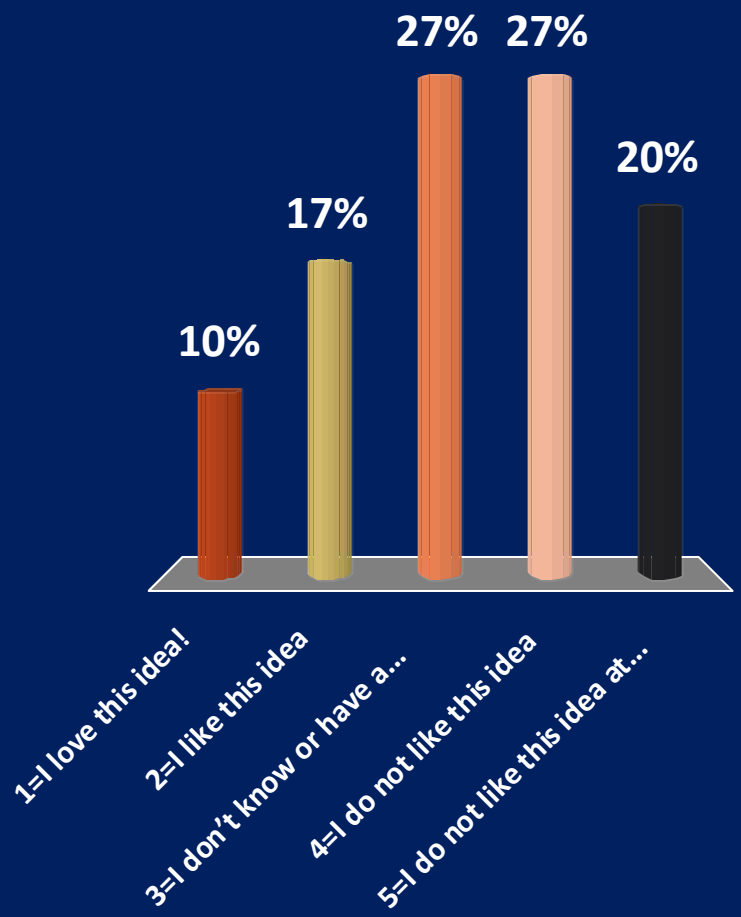
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of a farm-to-table restaurant ?

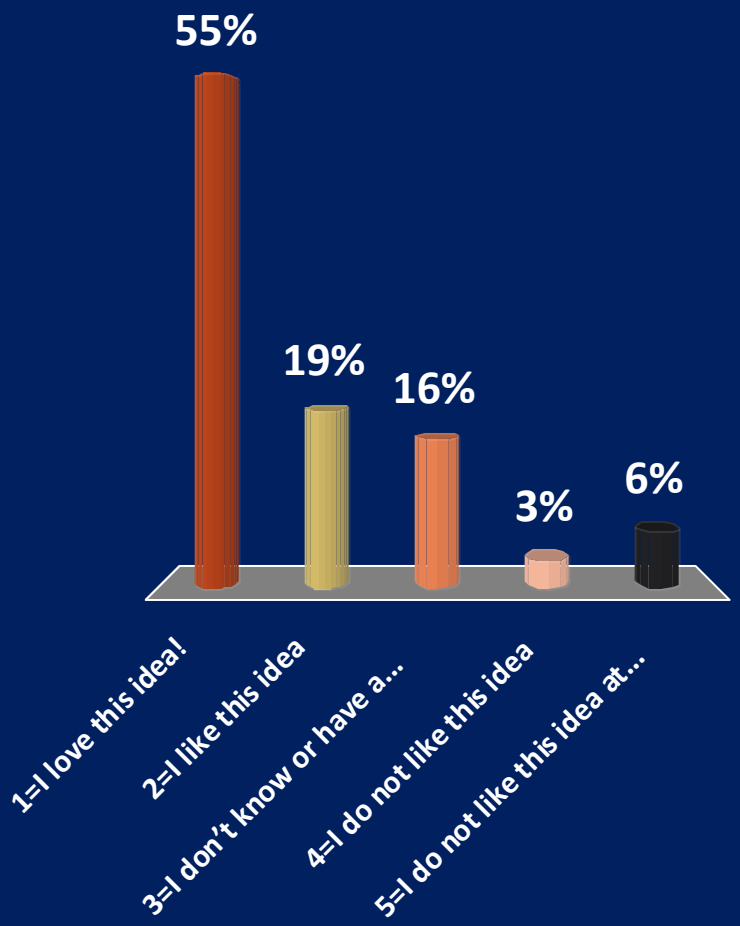
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of upper story residential use as part of new development?

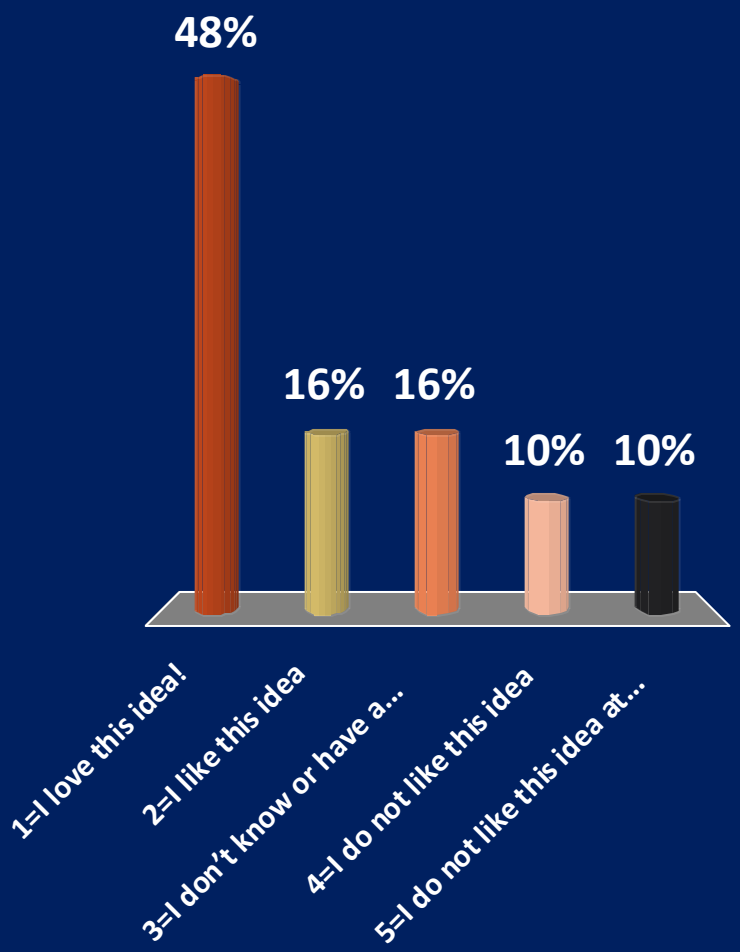
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



How do you like the idea of a neighborhood park and playground ?

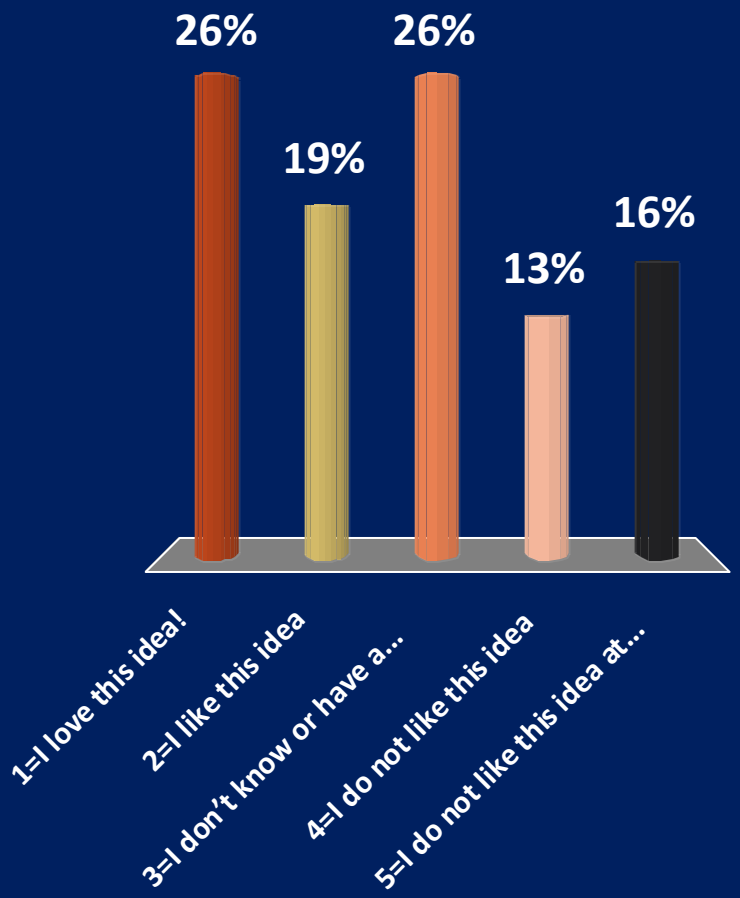
1=I love this idea!

2=I like this idea

3=I don't know or have an opinion

4=I do not like this idea

5=I do not like this idea at all!



Where do you live?

1=Poplar Ridge or Highland Lake area

2=Brookside or Leighton Hill

3=Hurricane Valley

4=Falmouth Center

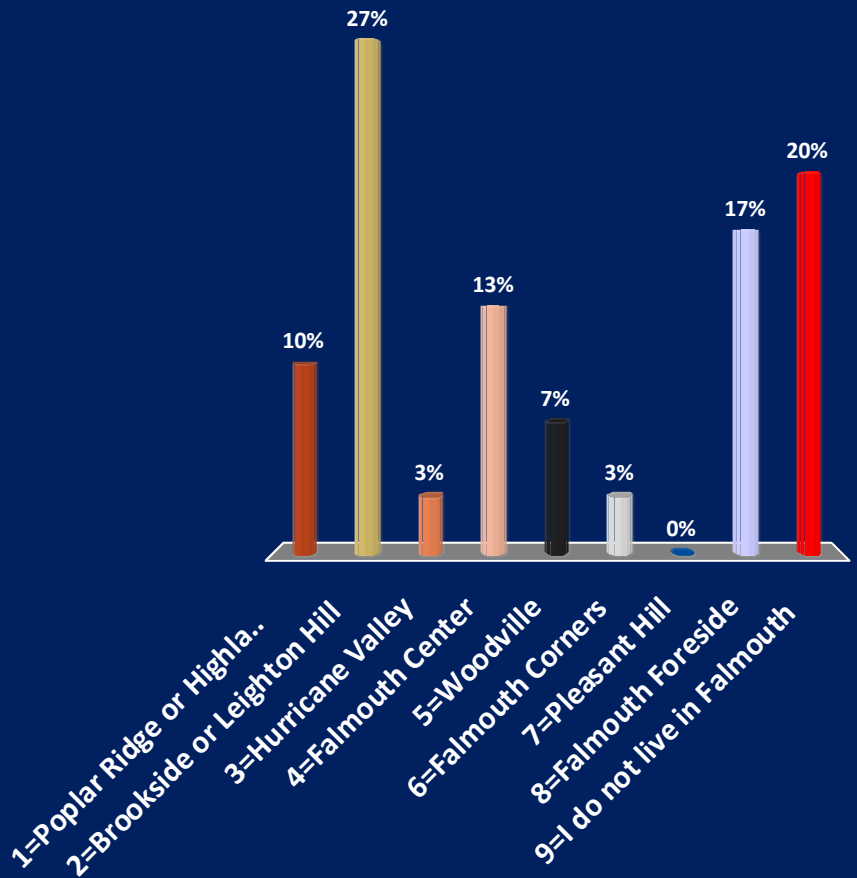
5=Woodville

6=Falmouth Corners

7=Pleasant Hill

8=Falmouth Foreside

9=I do not live in Falmouth



How long have you lived in Falmouth?

1=Less than 1 year

2=1 to 2 years

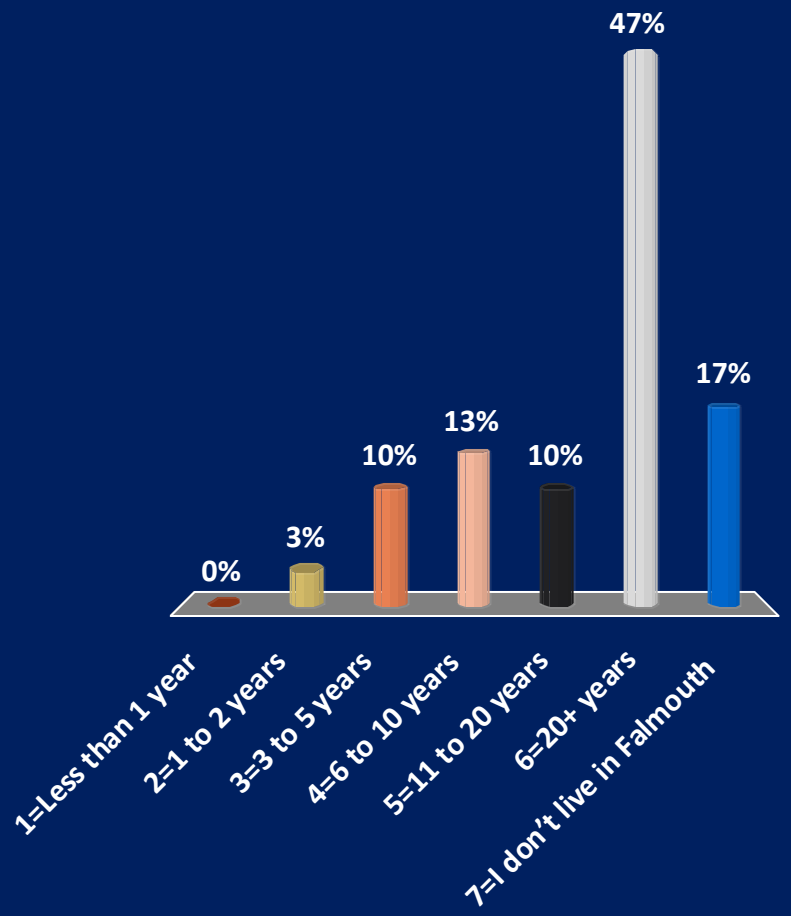
3=3 to 5 years

4=6 to 10 years

5=11 to 20 years

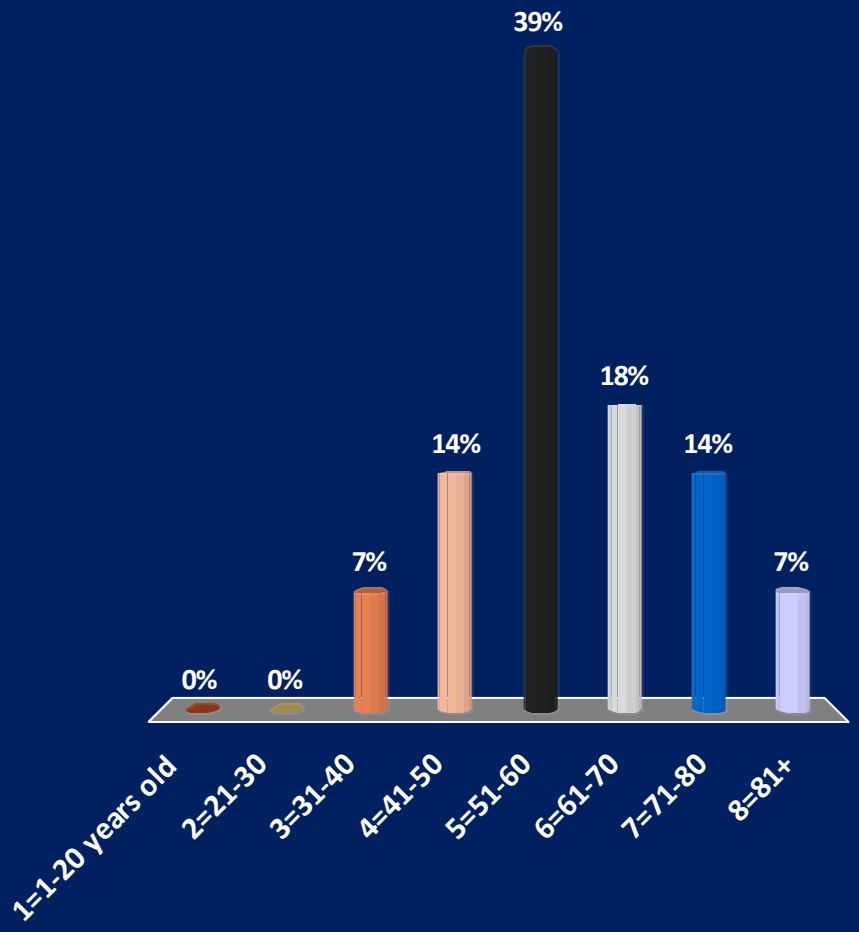
6=20+ years

7=I don't live in Falmouth



In what age category do you fall?

1=1-20 years old
2=21-30
3=31-40
4=41-50
5=51-60
6=61-70
7=71-80
8=81+



What best describes you in relation to West Falmouth Crossing? Click just your top choice.

1=I am a customer there

2=I own commercial property there

3=I rent commercial property there

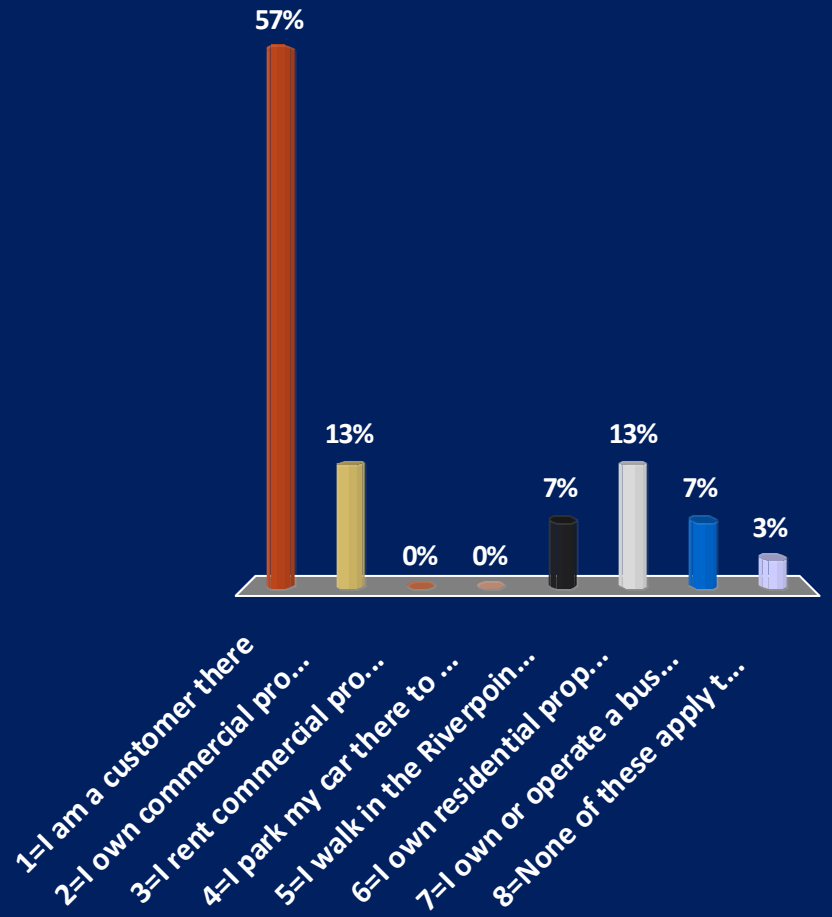
4=I park my car there to carpool

5=I walk in the Riverpoint Conservation Area

6=I own residential property or live nearby

7=I own or operate a business nearby

8=None of these apply to me



If you had a second choice, what "next best" describes you in relation to West Falmouth Crossing?
No answer is required.

1=I am a customer there

2=I own commercial property there

3=I rent commercial property there

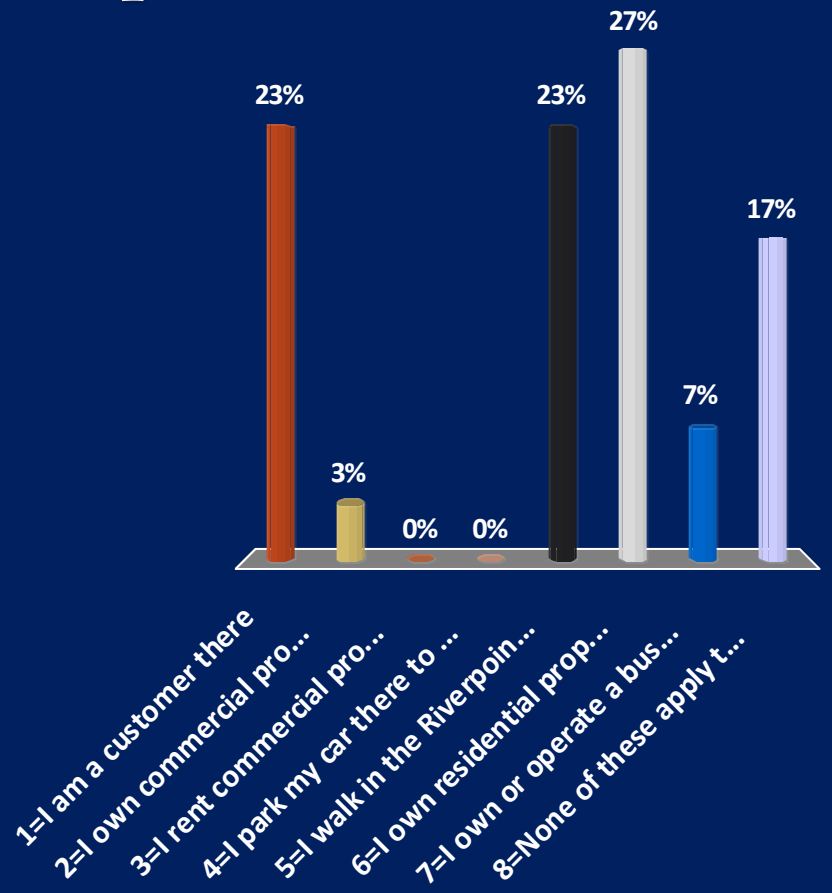
4=I park my car there to carpool

5=I walk in the Riverpoint Conservation Area

6=I own residential property or live nearby

7=I own or operate a business nearby

8=None of these apply to me



How did you first hear about tonight's forum?

1=Letter or flyer in mail

2=Town Website

3=Social Media (Facebook, Twitter)

4=Community Cable TV

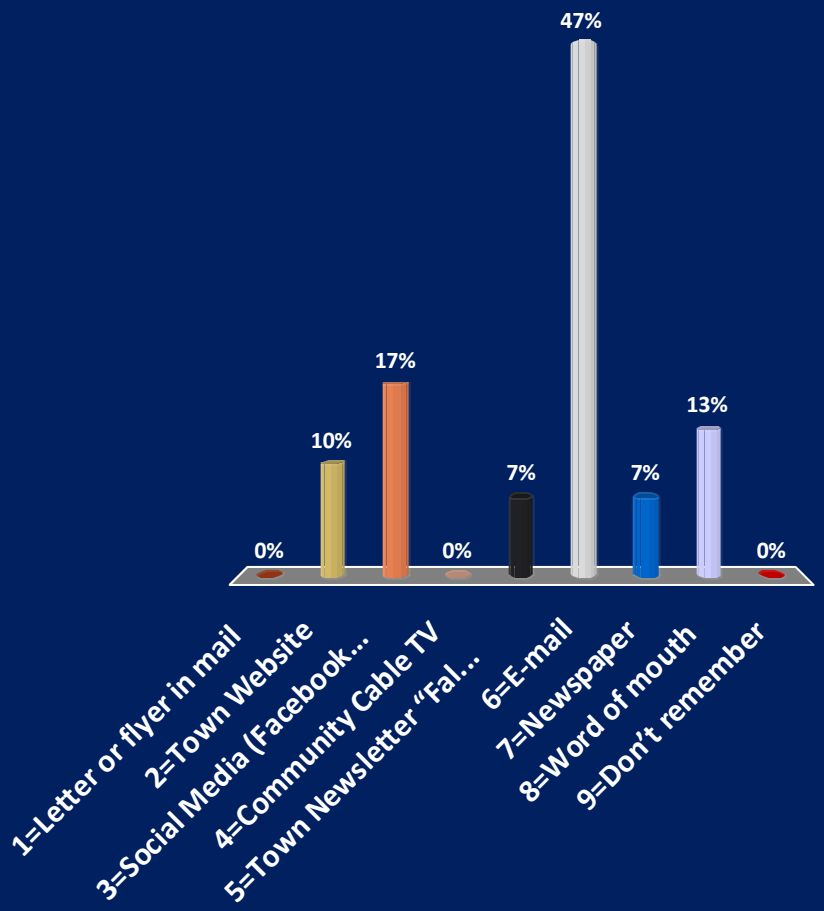
5=Town Newsletter "Falmouth Focus"

6=E-mail

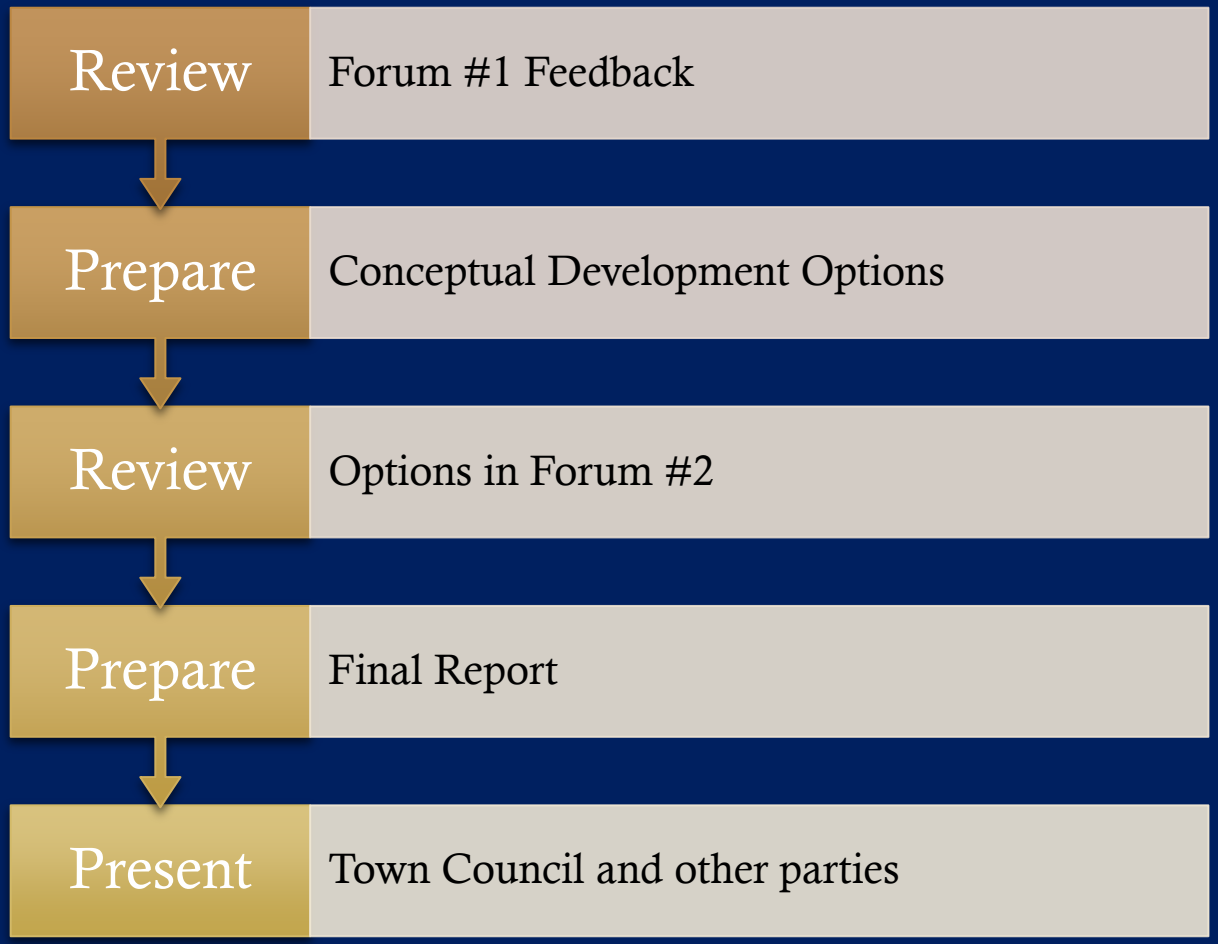
7=Newspaper

8=Word of mouth

9=Don't remember



Next Steps


Review
Forum #1 Feedback
Prepare
Conceptual Development Options
Review
Options in Forum #2
Prepare
Final Report
Present
Town Council and other parties

For follow-up questions or suggestions, please contact:

Thank you!

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699-5340