



MEMORANDUM

To: Town Council

From: Community Development Committee (CDC) -
Councilor Rodden, Chair
Councilor Armitage
Councilor Pierce

Date: March 17, 2010

Re: Falmouth Shopping Center Report -
Draft Recommendations for Development Parameters

In November 2009 the Community Development Committee (CDC) held a community event to solicit input on the possible expansion/redevelopment of the Falmouth Shopping Center (FSC) property.



Following this event, an on-line survey was posted on the Town's website for two weeks. A report was produced outlining the key findings of the event and survey. (The report and its attachments can be found at http://www.town.falmouth.me.us/Pages/FalmouthME_BComm/RouteOneFolder/FalmouthShoppingCenterReport).

On March 10, 2010 the CDC discussed these findings with the owner's representatives. The representatives felt that a set of development/zoning guidelines or parameters from the Town Council would be very helpful in the marketing and planning efforts of the FSC property. In response the CDC prepared a set of draft recommendations for the Town Council. These follow in the next pages.

With Council endorsement, the CDC envisions the following next steps:

1. submission of the draft CDC recommendations for FSC site by Town Council to the FSC owner (see below);
2. pursuit of feasibility of Turnpike Ramp replacement with at-grade intersection in cooperation with the Maine Department of Transportation, Maine Turnpike Authority, and PACTS;
3. finalization of the 2005 Route One Study and adoption of proposed zoning amendments for Route One, including the FSC property, (Note: At its April 12th meeting the CDC is planning to present a Route One Study Update to the Town Council);
4. update of the Master Development Plan for Falmouth Shopping Center. Further discussions should be held between the Town and the property owner as to the timing and respective responsibilities for development of such a plan.

CDC Draft Recommendations for FSC Property

General

- Re-occupancy of the current vacancies in the existing shopping center has a high priority, but should follow the guidance of an updated master development plan. This may involve demolition and redevelopment of the existing vacant portions of the building.



- Creation of a walkable, pedestrian friendly Town/Village Center with a mix of uses in smaller scale buildings should be pursued.
- Any development at FSC property should be required to minimize negative impacts on residential areas and protect the natural environment as much as possible.



Footprint Limitation

Existing footprints:

Falmouth

- Falmouth Shopping Center 198,294 SF (216,300 SF total floor area)
 - Old Shaw's 50,800 SF
 - Current Shaw's 71,900 SF
- Wal-Mart complex 116,000 SF
- Shops at Falmouth Village (4) 76,150 SF
- Hannaford's Plaza 63,600 SF
- TD BankNorth 48,000 SF (140,000 SF total floor area)

Southern Maine

- Kohl's, Westbrook 89,000 SF
- Home Depot, Topsham 95,000 SF
- Target, South Portland 120,000 SF
- Target, Topsham 124,500 SF
- Lowe's, Portland 137,000 SF

- Single-tenant retail uses should be a permitted use with a maximum footprint of 60,000 sf and a conditional use with a maximum footprint of 90,000 sf at FSC property.
- Buildings with multiple tenants at FSC property would be a permitted use with a footprint cap of 90,000 sf (as long as no single tenant exceeds a maximum footprint of 60,000 sf). A footprint cap of _____ sf is a conditional use and requires specific design standards to be met.



Mix of Uses

- A mix of uses as part of any development should be pursued at FSC property.
- Residential units that are part of a mixed use building are viewed favorably.

Uses

- Preferred uses within the FSC development include small-scale retail uses, sit-down restaurants (without drive-thru service), residential uses as part of mixed-use buildings, medical and business offices, free-standing post office, mid-scale retail uses, banks and credit unions, and research/lab facilities.
- Hotels, auto service centers, and affordable housing such as apartments or low-cost condos, are considered appropriate at the FSC property.
- Uses with drive-through services, such as restaurants and coffee shops, banks and credit unions, and pharmacies should not be allowed at the FSC property.
- Automobile sales/car dealerships should not be allowed at the FSC property.

Building Height

- Building heights should be between two and four stories at the FSC property.
- There should be a mix of building heights.
- All buildings within the development should have at least two usable stories.



Transportation

- Pedestrian and bicycle facilities should be required within the FSC development and links should be made to the Route One sidewalks and the nature preserve or Route 88.
- There is support for the use of an internal street(s) within the development.



- Parking should be required to be minimized and located in small lots that are hidden from view including to the side or rear of buildings.

Turnpike Ramp



Ramp Facts:

- Ramp carries only a small amount of traffic
- May be possible to eliminate it
- Replace ramp and overpass with at-grade intersection
- Parcel has about 12 acres
- 1500' of frontage on Route One
- Some frontage is in a sliver of land
- Replacement may, or may not, be feasible

- The Town should explore the replacement of the Route One Turnpike Spur ramp with an at-grade intersection.
- The Town should financially participate in the order of \$25,000 in studying the feasibility of this effort, if necessary.