

## Town of Falmouth Recent History of Maximum Building Footprint Discussion

Draft: December 10, 2010

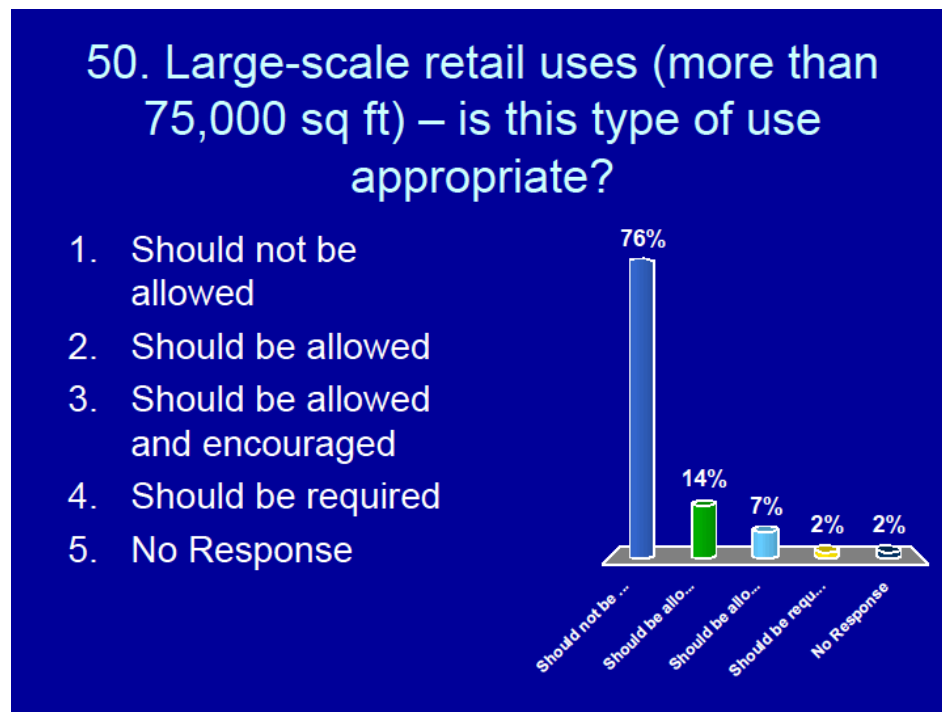
### May 26, 2005 Route One Study

The 2005 Study recommended in the Village Center 1 (VC-1) district a maximum footprint limit of 60,000 sf, and a maximum footprint of 90,000 sf as a conditional use. Buildings greater than 90,000 s.f. are not permitted.

For the VC-2 district the study recommended a maximum footprint of 30,000 sf and a maximum footprint of 50,000 sf as a conditional use. Buildings greater than 50,000 s.f. are not permitted.

### November 2009 Falmouth Shopping Center – Future Development Community Event and On-Line Survey Report

Excerpt from the report:



Responses from Event Participants

In the series of questions about what types of uses are appropriate, over ¾'s of **participants** [of the community event] (76%) said that large-scale retail uses should not be allowed. The percentage of residents in the Route 88 corridor saying they should not be allowed was 92% while 2/3's of business people felt that way. Opposition to large-scale retail uses was considerably less among **respondents** to the on-line survey with 49% saying they should not be

allowed. Opposition was higher among residents of the Route 88 corridor and lower among business people.

This sentiment toward large-scale retail uses was also reflected in the responses to a question about the maximum size of buildings that should be allowed as part of development at the FSC site. Over 83% of *participants* and 59% of *respondents* felt that the size of individual buildings should be limited to 90,000 square feet or less which would preclude most large-scale retail uses.

**Community Development Committee (CDC)  
September 20, 2010 Memo to Council**

Excerpt from the memo:

*Maximum Building Footprint:*<sup>1</sup>



**Figure 1: Home Depot in West Lebanon, NH (source: <http://www.bigboxevaluator.org/e-design.php>)**

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<sup>1</sup> In considering this section, the CDC referred to the size of existing footprints for certain commercial buildings in Falmouth and southern Maine:

**Falmouth**

|                                 |            |
|---------------------------------|------------|
| • Falmouth Shopping Center      | 216,300 SF |
| - 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  |

**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 |

While all members agreed that there should be a maximum building footprint for single-tenant buildings in VC-1 and VC-2, opinions differed what that square foot footprint should be. The individual recommendations by the CDC members are stated below.

Single-tenant buildings:

VC-1: Permitted use -Max. 65,000 sf (Pierce)

VC-1: Permitted use -Max. 75,000 sf (Rodden)

VC-1: Permitted use -Max. 90,000 sf (Varney)

VC-2: Permitted use -Max. 50,000 sf (Pierce/Rodden)

VC-2: Permitted use -Max. 75,000 sf (Varney)

There was agreement on the maximum size of multi-tenant buildings:

Multi-tenant buildings:

VC-1: Permitted use – Max. 120,000 sf (no single tenant to exceed a maximum footprint of 60,000 sf)

VC-2: Permitted use – Max. 90,000 sf (no single tenant to exceed a maximum footprint of 50,000 sf)