



The Downs Town Center Planning Downtown Committee Workshop June 22, 2021

GOODYCLANCY
ARCHITECTURE / PLANNING / PRESERVATION

CROSSROADS HOLDINGS LLC

Agenda

- Town Center urban design principles
- Town Center neighborhood/block structure
- Development program strategy
- The Green
- Discussion

Building on a strong foundation!

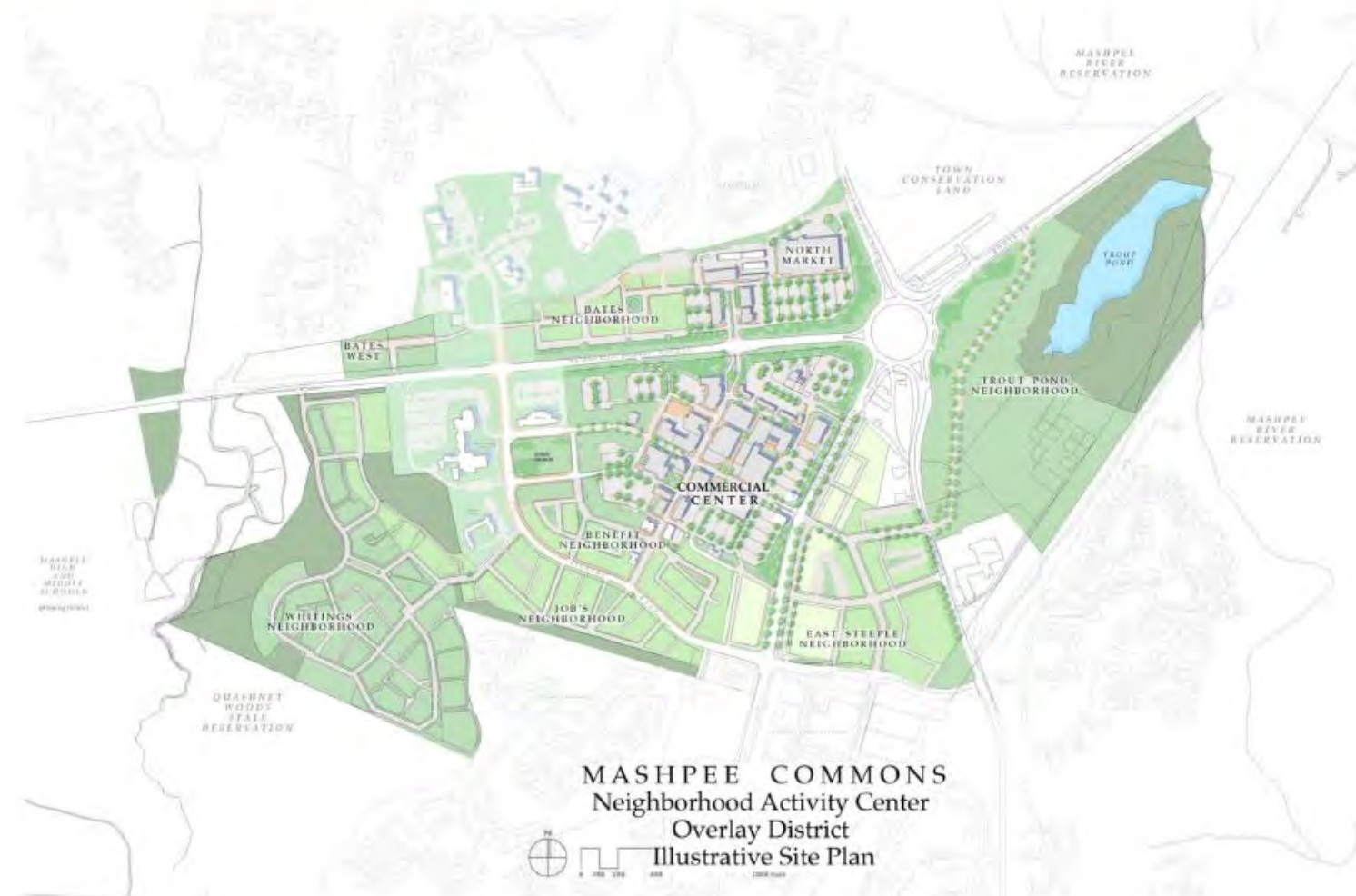
- Central location
- Community goals
 - *Downtown visioning exercise*
 - *“World Tour”*
- District zoning & financing
- Established and growing development
 - *Frontrunner Park*
 - *Innovation District*

Vision themes

- A central spot
- A local marketplace
- Portland ... but not Portland
 - A unique feature
 - Outdoor recreation
 - Indoor public space
- A downtown for all ages

Building on a strong foundation!

- Central location
- Community goals
 - *Downtown visioning exercise*
 - *“World Tour”*
- District zoning & financing
- Established and growing development
 - *Frontrunner Park*
 - *Innovation District*



Town Center principles

- Destination Green: an “outdoor room” with mix of food/drink, civic, and recreation activity; signature Grandstand re-use



Town Center principles

- Destination Green: an “outdoor room” with mix of food/drink, civic, and recreation activity; signature Grandstand re-use
- Within 1-2 blocks of Green, 500+ housing units appealing to diverse households



Town Center principles

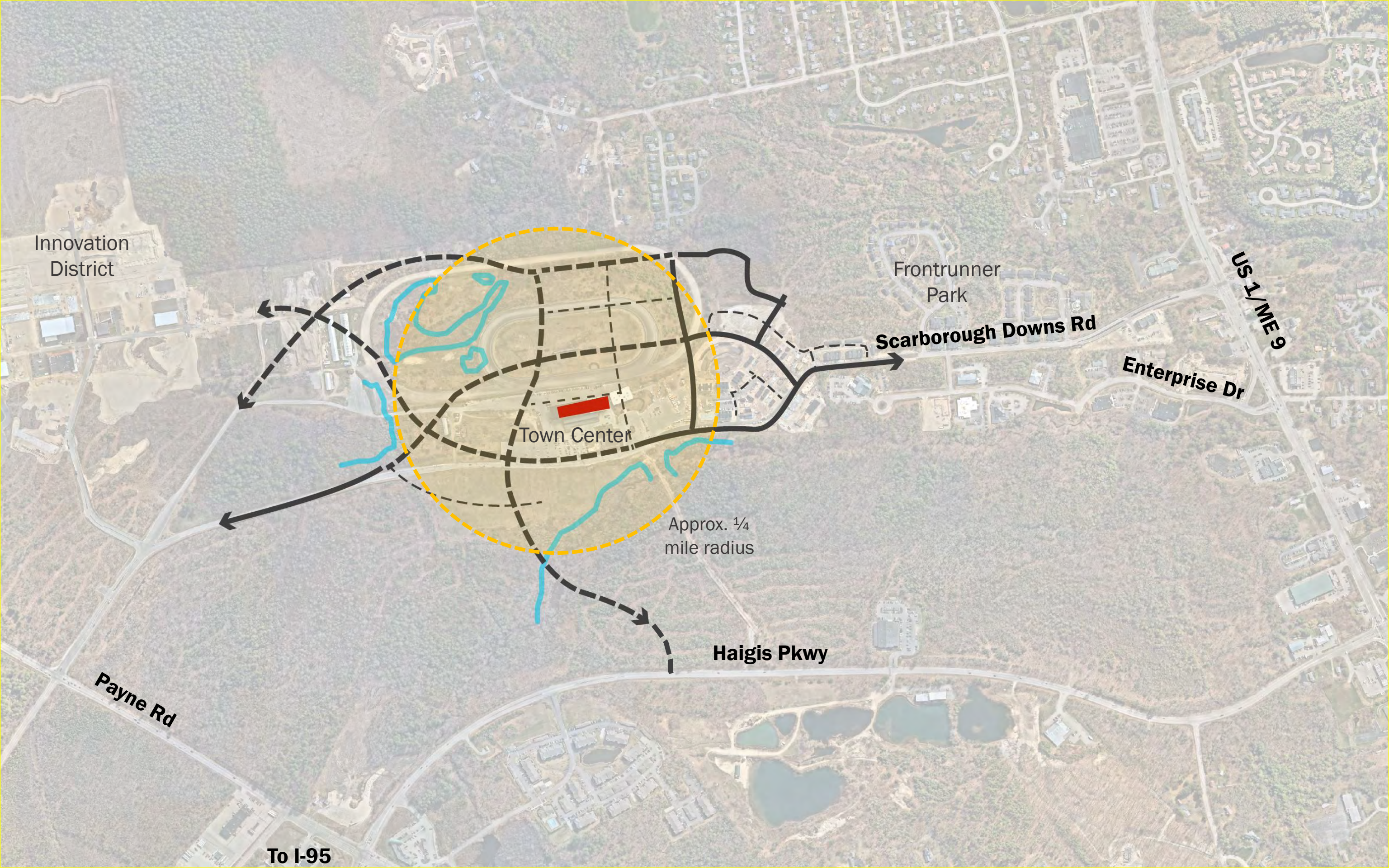
- Destination Green: an “outdoor room” with mix of food/drink, civic, and recreation activity; signature Grandstand re-use
- Within 1-2 blocks of Green, 500+ housing units appealing to diverse households
- Continuously walkable, people-oriented streets and building frontage around the Green and along neighborhood connections



Town Center principles

- Destination Green: an “outdoor room” with mix of food/drink, civic, and recreation activity; signature Grandstand re-use
- Within 1-2 blocks of Green, 500+ housing units appealing to diverse households
- Continuously walkable, people-oriented streets and building frontage around the Green and along neighborhood connections
- Larger anchors (grocery, sports facility, office) placed with pedestrian entrances toward Green, parking toward approach roads
- Street and recreational path network offering convenient route and travel mode options





Innovation
District

Frontrunner
Park

US 1/ME 9

Scarborough Downs Rd

Enterprise Dr

Town Center

Approx. 1/4
mile radius

Haigis Pkwy

Payne Rd

To I-95

Innovation
District

Frontrunner
Park

Scarborough
Downs Rd

Grandstand

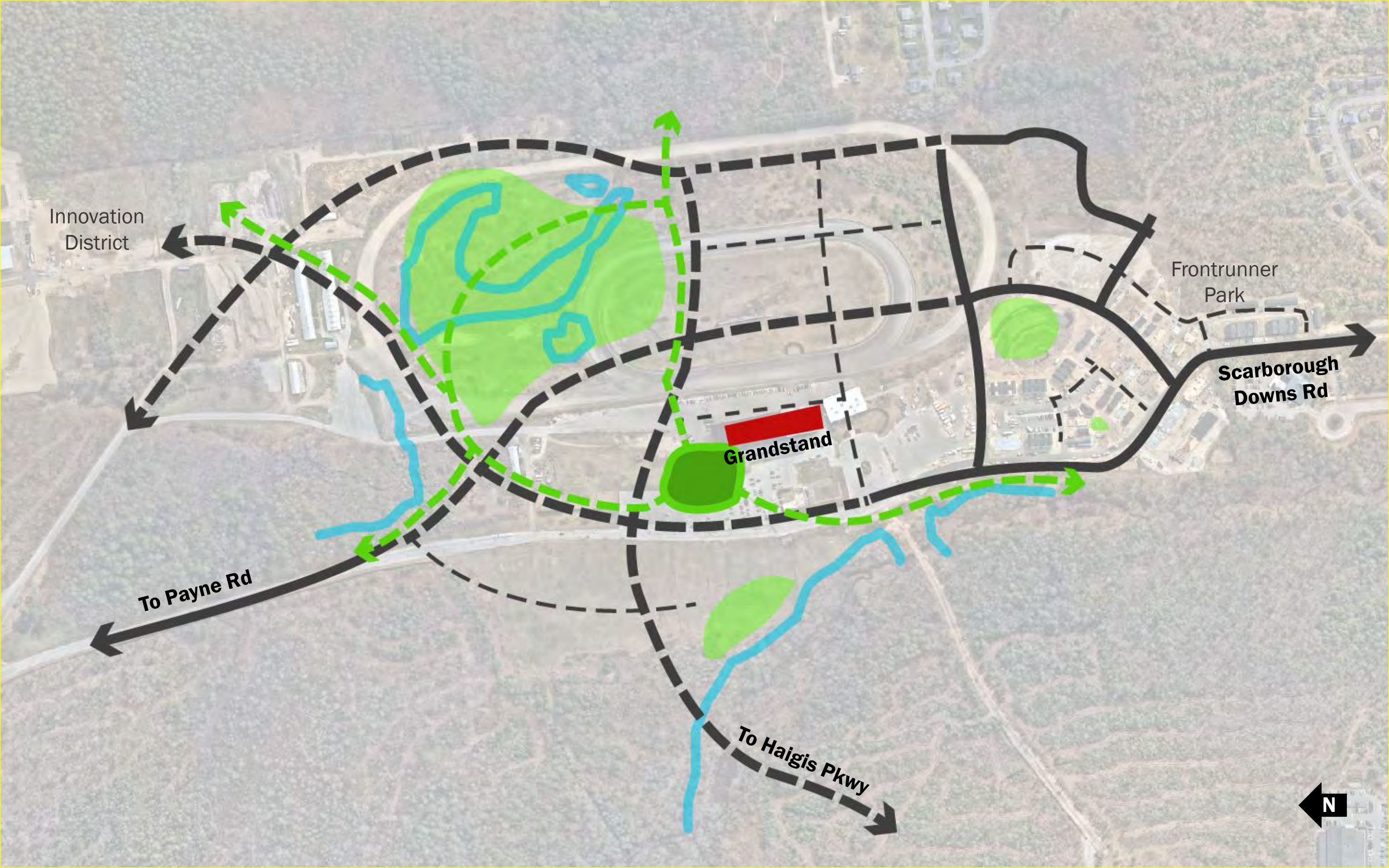
To Payne Rd

To Haigis Pkwy

N







Innovation
District

Frontrunner
Park

Scarborough
Downs Rd

Grandstand

To Payne Rd

To Haigis Pkwy

N



Innovation
District

Frontrunner
Park

Scarborough
Downs Rd

Grandstand

To Payne Rd

To Haigis Pkwy







field

Residential

To
Innovation
District

Recreation
field

Sports/
recreation
anchor

Residential

Civic and/or
retail/dining

Priority
retail/
dining

Civic and/or
retail/dining

Residential

To Route 1

Green

Flexible
mixed-use

To Payne Rd

Residential

Flexible
mixed-use

Corner
retail

Residential

Office,
hospitality,
and/or
residential

To Haigis
Pkwy

Grocery
anchor



Innovation
District

Residential

Public park &
trail network

Recreation
field

Recreation
field

Sports/
recreation
anchor

Residential

Frontrunner
Park

Grandstand

Priority
retail/
dining

Civic and/or
retail/dining

Green

Scarborough
Downs Rd

Residential

Flexible
mixed-use

Residential

Residential

To Payne Rd

Office,
hospitality,
and/or
residential

Flexible
mixed-use

Grocery
anchor

1/4 mile

To Haigis Pkwy



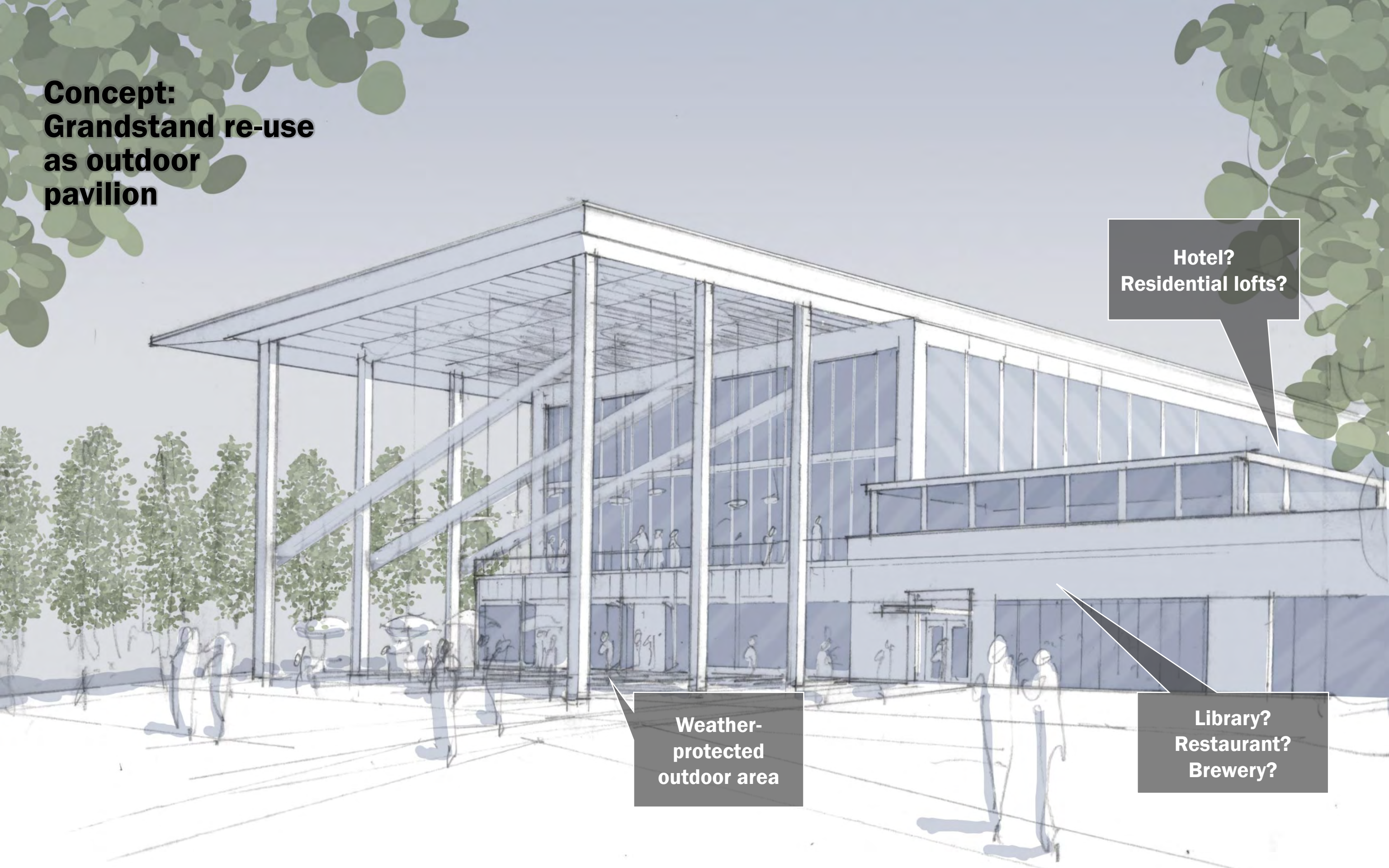


**Concept:
Grandstand re-use
as outdoor
pavilion**

**Hotel?
Residential lofts?**

**Weather-
protected
outdoor area**

**Library?
Restaurant?
Brewery?**

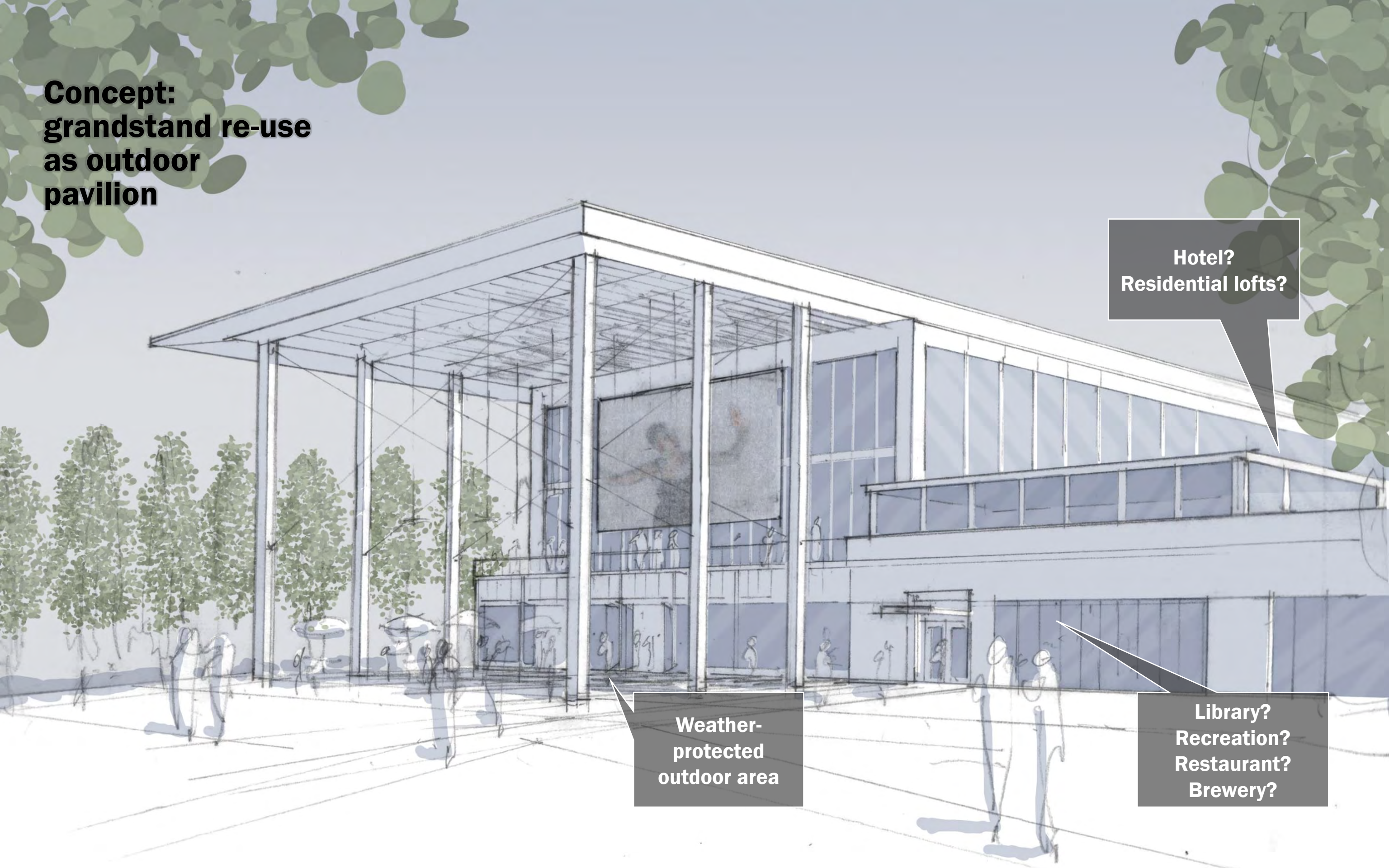


**Concept:
grandstand re-use
as outdoor
pavilion**

**Hotel?
Residential lofts?**

**Weather-
protected
outdoor area**

**Library?
Recreation?
Restaurant?
Brewery?**



Concept: Green and retail street viewed from Grandstand

To Haigis Pkwy

Grocery store

Office or residential use on upper floors

Residential frontage with stoops & front gardens

Civic green

Low-speed street with parking

Outdoor dining



Concept: Green and retail street viewed from Grandstand

To Haigis Pkwy

Grocery store

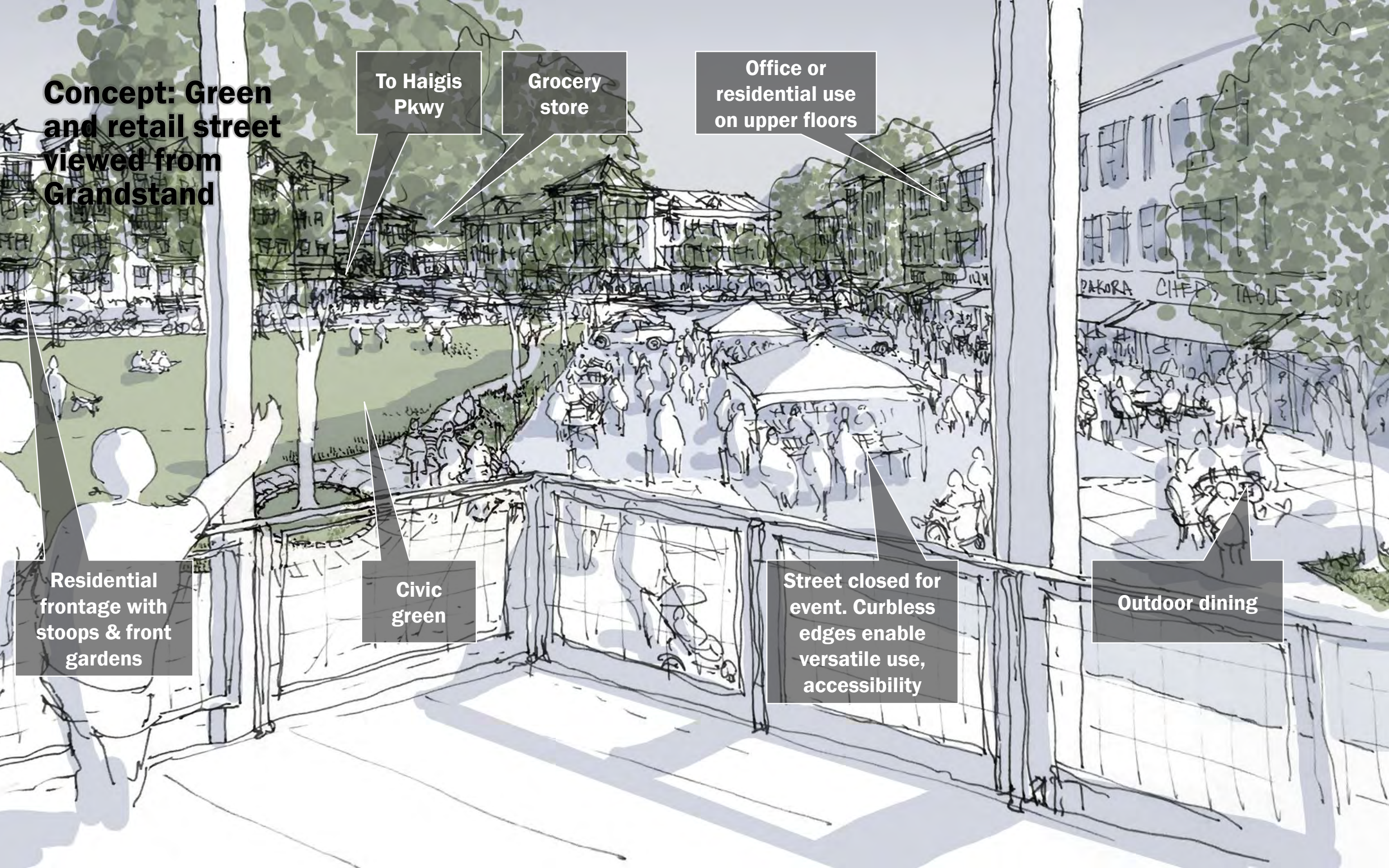
Office or residential use on upper floors

Residential frontage with stoops & front gardens

Civic green

Street closed for event. Curbless edges enable versatile use, accessibility

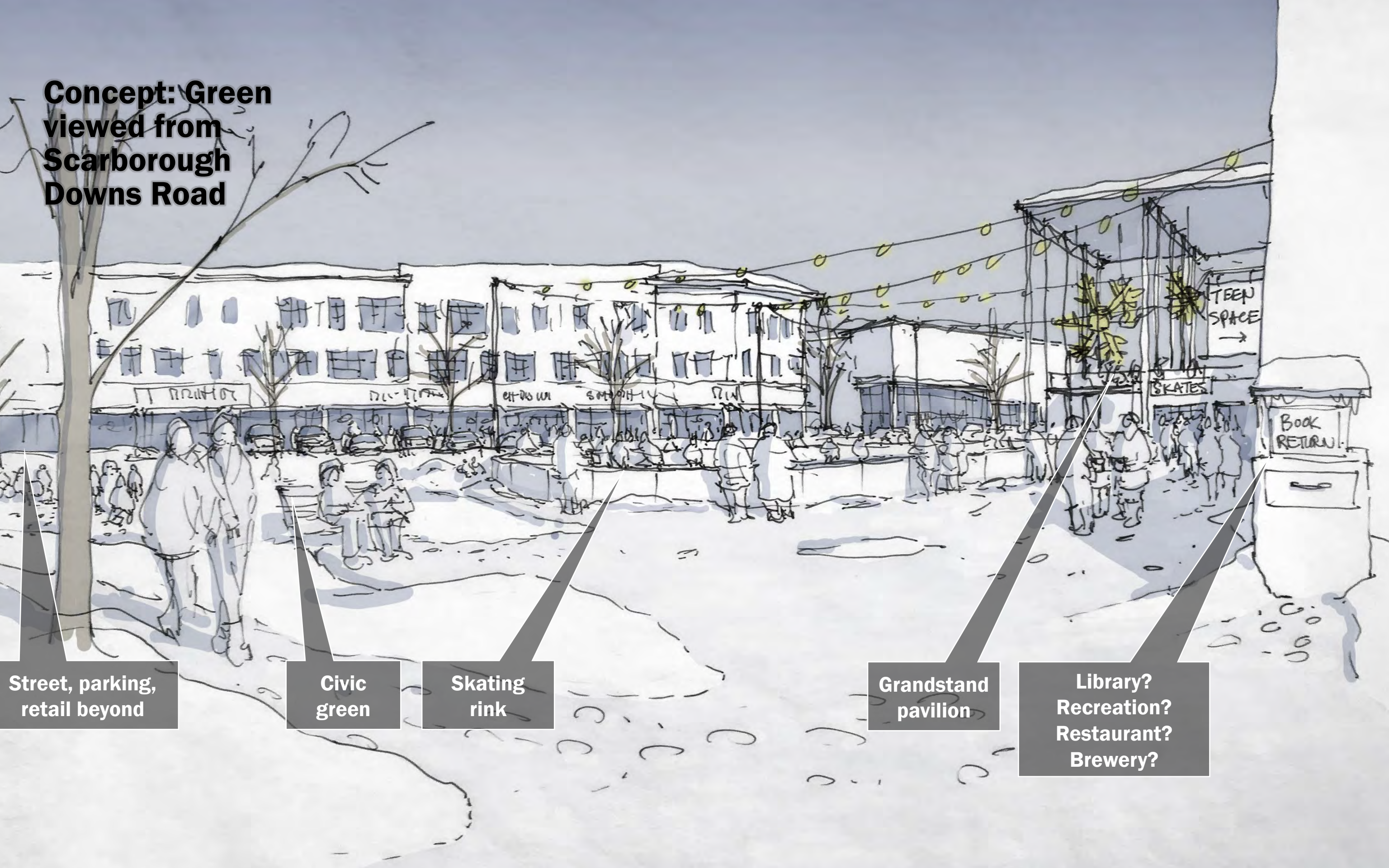
Outdoor dining



**Concept: Green
viewed from
Scarborough
Downs Road**



**Concept: Green
viewed from
Scarborough
Downs Road**



Street, parking,
retail beyond

Civic
green

Skating
rink

Grandstand
pavilion

Library?
Recreation?
Restaurant?
Brewery?

Pop-up market street: Portsmouth, NH



Pop-up market street: Greenville, SC



Curbless streets



**Town Green
examples: Bar
Harbor**



**Town Green
examples: Port
Office Square,
Portland**



Town Green examples: Brunswick



Thank you!



POTENTIAL AREAS OF COMMITTEE FOCUS & COLLABORATION

- Public Space Design, Programing & Amenities
- Main Street Design, Amenities & Operational Elements
- Parking Design, Regulations & Allowances
- Civic Buildings & Destinations
- The Grandstand
- Marketing, Recruitment & Advocacy
- Brainstorming & Collaboration



INPUT ON DELIVERABLES

- **Guidance on Desirable Public Spaces, Gathering Places & Amenities**
- **Guidance on Main Street Design Elements that would Benefit the Community**
- **Guidance & Recommendations on Civic Buildings & Uses that would be Asset to Downtown**
- **Brainstorming & Collaboration on Grandstand Reuse**
- **Review of Ordinance and/or Policy Conflicts with Downtown Needs**
- **Key Municipal Actions / Measures to Enable Successful Downtowns Based on Other Models/Examples**
- **Implementation Measures for All of the Above**

Agenda

- Welcome/introductions
- Town Center urban design principles
 - *Resonance with Downtown Committee visioning, questions, precedent tour*
- Town Center neighborhood/block structure
 - *Bubbles indicating blocks*
 - *Strategic street grid connections & alignments*
 - *Key anchors – Green, grocery, sports, potential library or other civic use*
- The Green
 - *Sketches showing Green area character & scale*
 - *Example precedents from other communities*
 - *Grandstand re-use concepts*
- Summary of potential program and how it responds to market potential
- Areas for Committee input: options, questions
- Next steps
- Discussion

Pop-up market street



Pop-up
market
street



Pop-up market street



Pop-up market street

