

Downs Workshop Transportation Improvement Plan





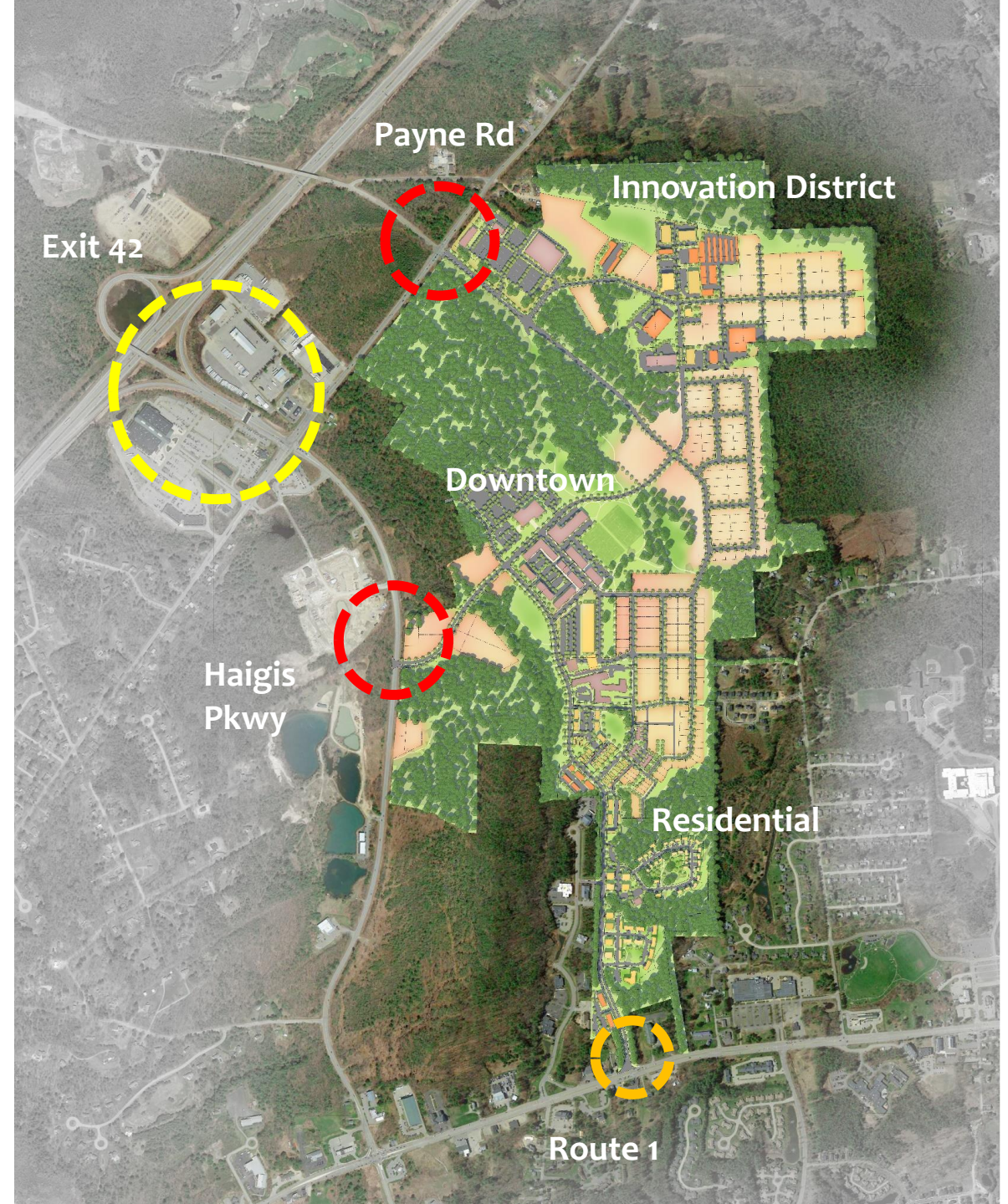
- LEGEND**
- EXISTING BUILDING
 - PLANNED BUILDING
 - BUILDING UNDER WAY
- 01:** UPLANDS, SENIOR HOUSING (SUMMER 2021)
02: THE MOORING, MEMORY CARE HOME
03: MILL COMMONS, CONDOMINIUMS
04: CARRIAGE WALK, APARTMENTS (5TH BUILDING, FALL 2021)
05: GRIST MILL NEIGHBORHOOD, SINGLE FAMILY HOMES
06: TANDEM COURT, CONDOMINIUMS
07: THE GABLES, CONDOMINIUMS (UNDER CONSTRUCTION, FALL 2021)
08: FRONTRUNNER PARK, SINGLE FAMILY HOMES
09: HAYLOFT, APARTMENTS
10: TOWNHOUSES AT FRONTRUNNER PARK (PLANNED)
11: AMERICAN HOUSE AT THE DOWNS, SENIOR CARE FACILITY (PLANNED)
12: DUCAS CONSTRUCTION (UNDER CONSTRUCTION, SUMMER 2021)
13: ZOOM DRAIN (UNDER CONSTRUCTION, FALL 2021)
14: MAINLY TUBS (UNDER CONSTRUCTION, FALL 2021)
15: DPR (PLANNED)
16: CROWN LIFT TRUCKS (UNDER CONSTRUCTION, WINTER 2021)
17: VENTINOVE HOLDINGS
18: SCOREBUILDERS
19: INDIAN CREEK INVESTMENTS LLC
20: AV TECHNIK
21: THROTTLE CAR CLUB (SPRING 2021)
22: PRIDE STORAGE SOLUTIONS (UNDER CONSTRUCTION, SUMMER 2021)
23: SURE EXPRESS (UNDER CONSTRUCTION)
24: INCUBATOR SPACES (SPRING 2021)
25: OYSTER LLC (UNDER CONSTRUCTION)

MASTER PLAN | 510 ACRES
JULY 2021

NORTH
0 200 400
THE DOWNS

Downs Transportation Design Principles

- ✓ Higher Volume Access Points – Oriented to I-95 – Facilitates Highway Use
- ✓ Internal Layout / Land Uses – Oriented to I-95 – Facilitates Highway Use
- ✓ Model Complete Streets System – Facilitates Walking & Biking
- ✓ Mix of Uses (Live-Work-Play) – Facilitates Shared Trips / Internal Trips
- ✓ Compact Layout & Density – Facilitates Transit



Comprehensive/Upfront Approach - Downs Traffic Movement Permit (TMP)

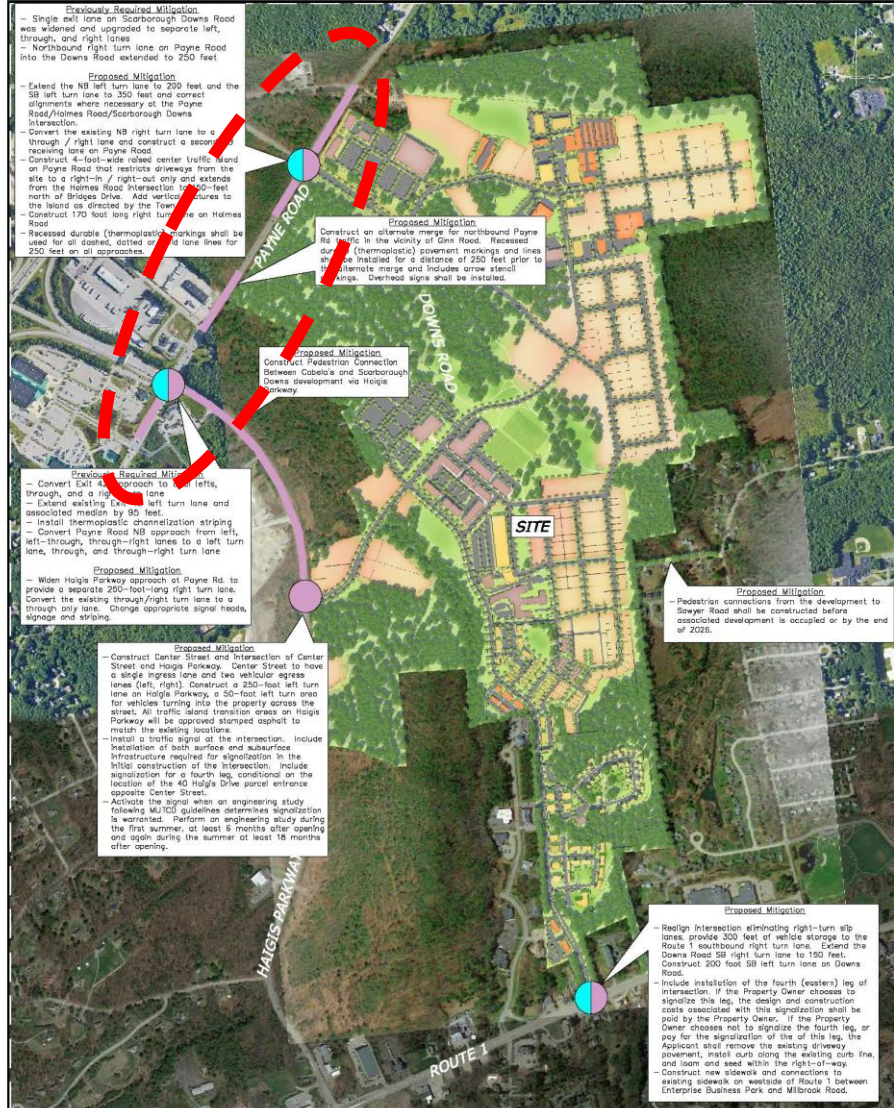
- ✓ 5 – 10 Year Long Term TMP (verses site by site) – Provide Predictability to Town & End-Users
- ✓ Accommodates Projected Buildout Over the 5 + Year Period (*Development Forecast with a Total Trip Count – Not By Use*)
- ✓ 2 Years in Study, Review & Permitting with Town/MDOT/MTA/abutting Communities – Incorporating Mitigation Desired by All Agencies
- ✓ Improvements/Mitigation Required in First 5 Years (Majority in First 3 Years)
- ✓ Mitigation includes Town Impact Fee District Responsibilities / Existing Issues, Project Impacts & Longstanding Town/MaineDOT Transportation Corridor Initiatives
- ✓ Modern & Comprehensive Approach to Transportation (*Multi-Modal & Corridor Specific*)
- ✓ Addresses Traffic Review & Impacts Upfront for PB – Not Needed Site by Site

TMP Mitigation is Partnership & Shared Cost

- ✓ Majority of Improvements Funded by Crossroads, But Also Other Development Projects (Town Impact Fees Where Improvements Haven't Been Made) & MaineDOT
- ✓ 3 Party Partnership & MOU Required - Flow Impact Fee & State Funds to Crossroads to Execute Work for All 3
- ✓ Coordination & Cooperation Needed by All 3 Parties to Meet Annual Construction Schedule
- ✓ Board & Staff Assistance Critical to Achieve Mitigation Involving Other Sites & Developments (Sidewalks, Improvements Along Other Sites, Access Points)
- ✓ Town, Regional Transit, GPCOG & State Needed to Expand & Promote Transit
- ✓ Vehicle Trip Tracking will Monitor When/If Future TMP Modification is Warranted (Scorecard Will Track Total Permitted Trips)

Summary of Mitigation

Figure No. 2



THE DOWNS SCARBOROUGH, MAINE

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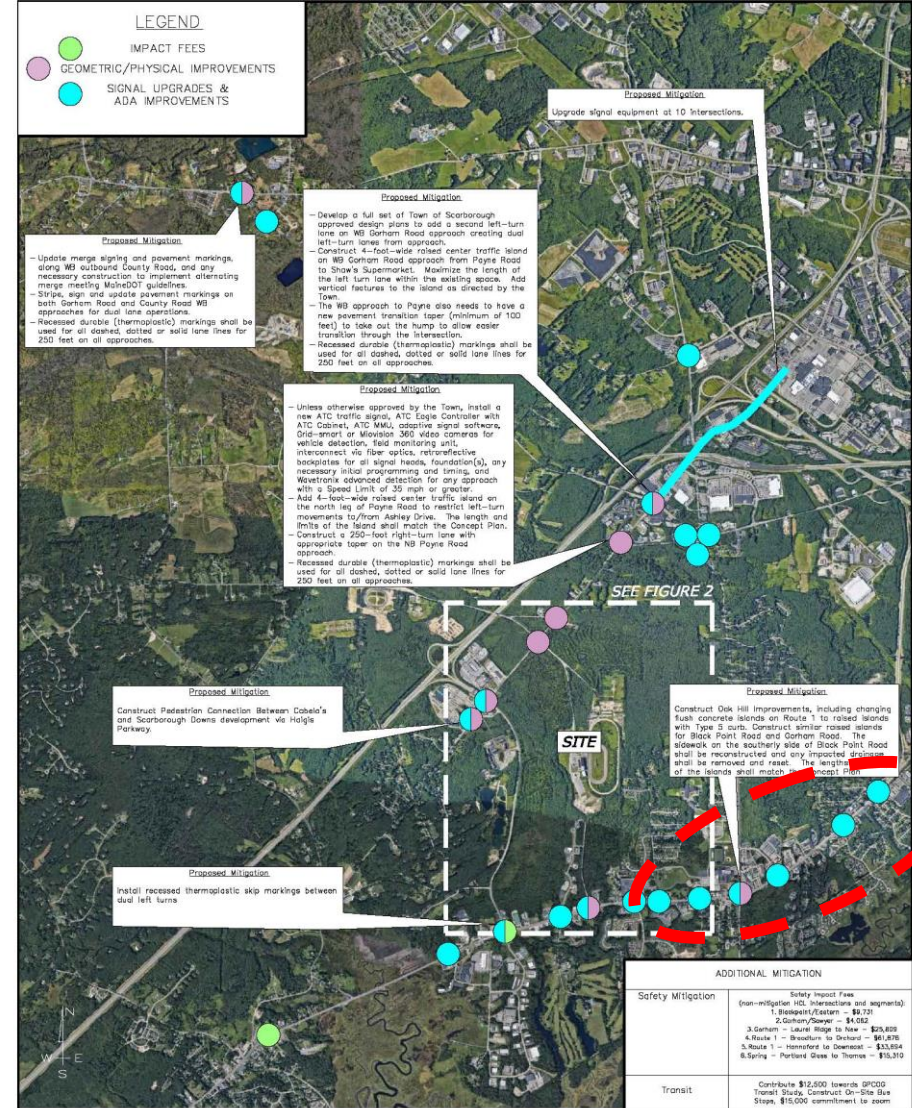
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Relationships, Responsiveness, Results.
www.gorillpalmer.com
 207.772.2515

Summary of Mitigation

Figure No. 1



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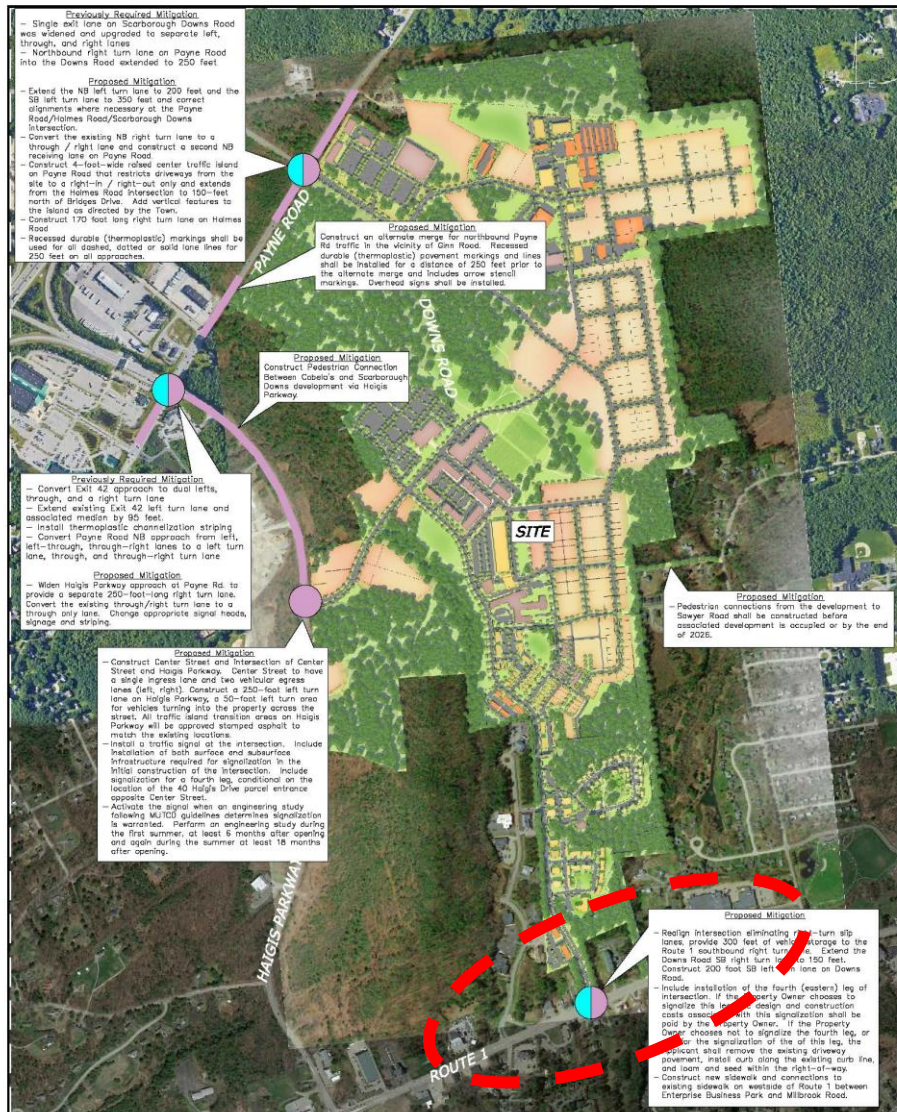
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Transportation Improvements – Construction 2022

- New Right turn lane from Haigis Parkway to Payne Road and change lane designations
- Payne Rd alternating merge & widening at Ginn Rd
- Payne Road and Holmes Rd/Scarborough Downs Rd/Bridges Dr Intersections upgrades, widening, capacity and safety improvements
- RT 1 corridor traffic signal equipment upgrades including Adaptive Traffic System @ 5 intersections (Municipal Dr to Hillcrest Ave/Maine Med)

Summary of Mitigation

Figure No. 2



THE DOWNS
SCARBOROUGH, MAINE

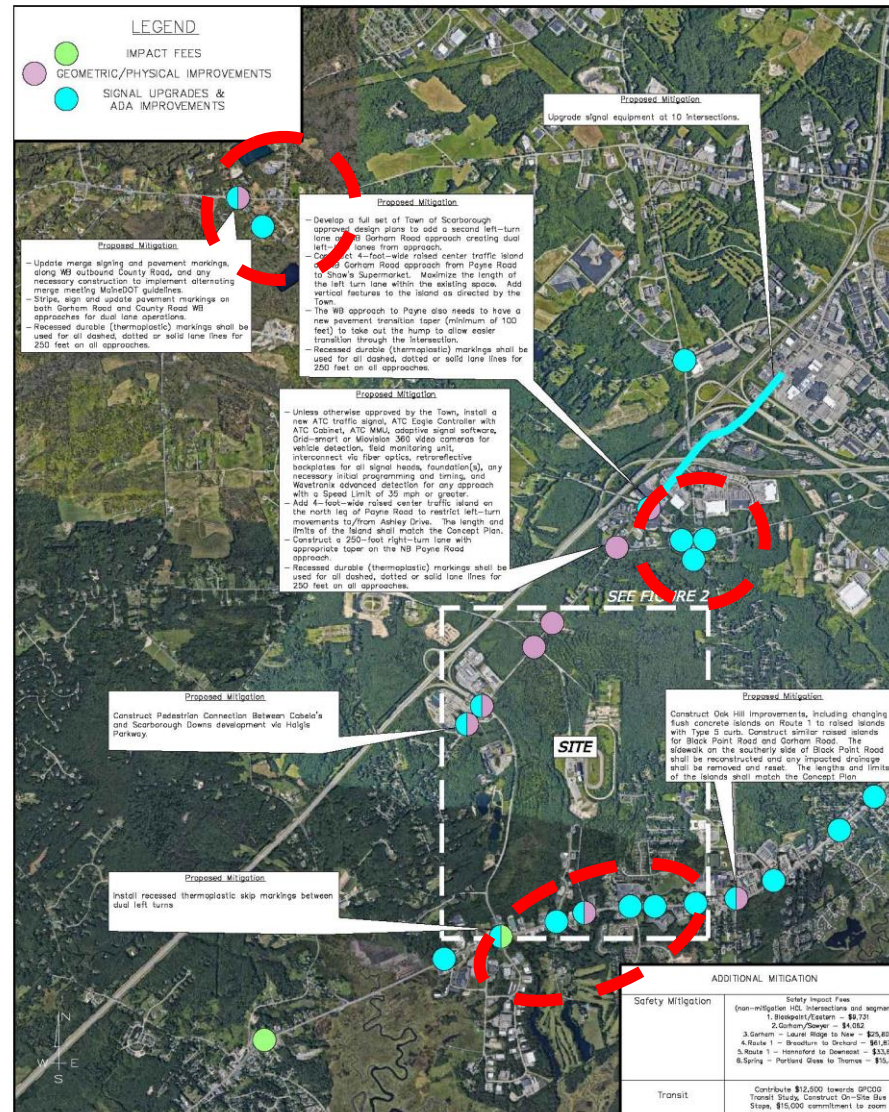
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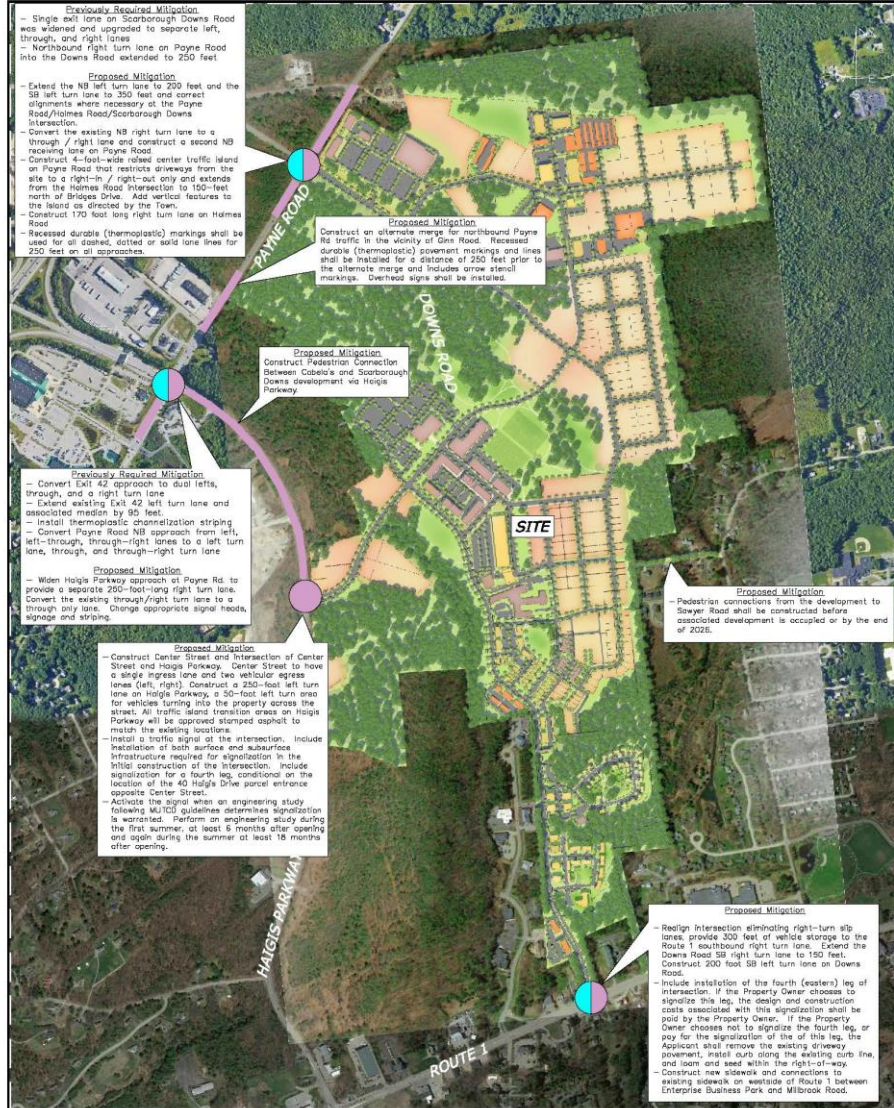
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Transportation Improvements – Construction 2023

- Traffic signal equipment upgrades including Adaptive Traffic Systems at:
 - 5 intersections on Route 1 (Sawyer Rd to Haigis Parkway)
 - 3 intersections at 8-Corners
 - 2 intersections at North Scarborough (Gorham/County Rd and Gorham/Beech Ridge/Saco)
- North Scarborough roadway improvements to WB lane merge on County Rd
- Route 1/Scarborough Downs intersection improvements, including Route 1 sidewalk extensions
- Oak Hill Intersection Improvements, including raised center medians

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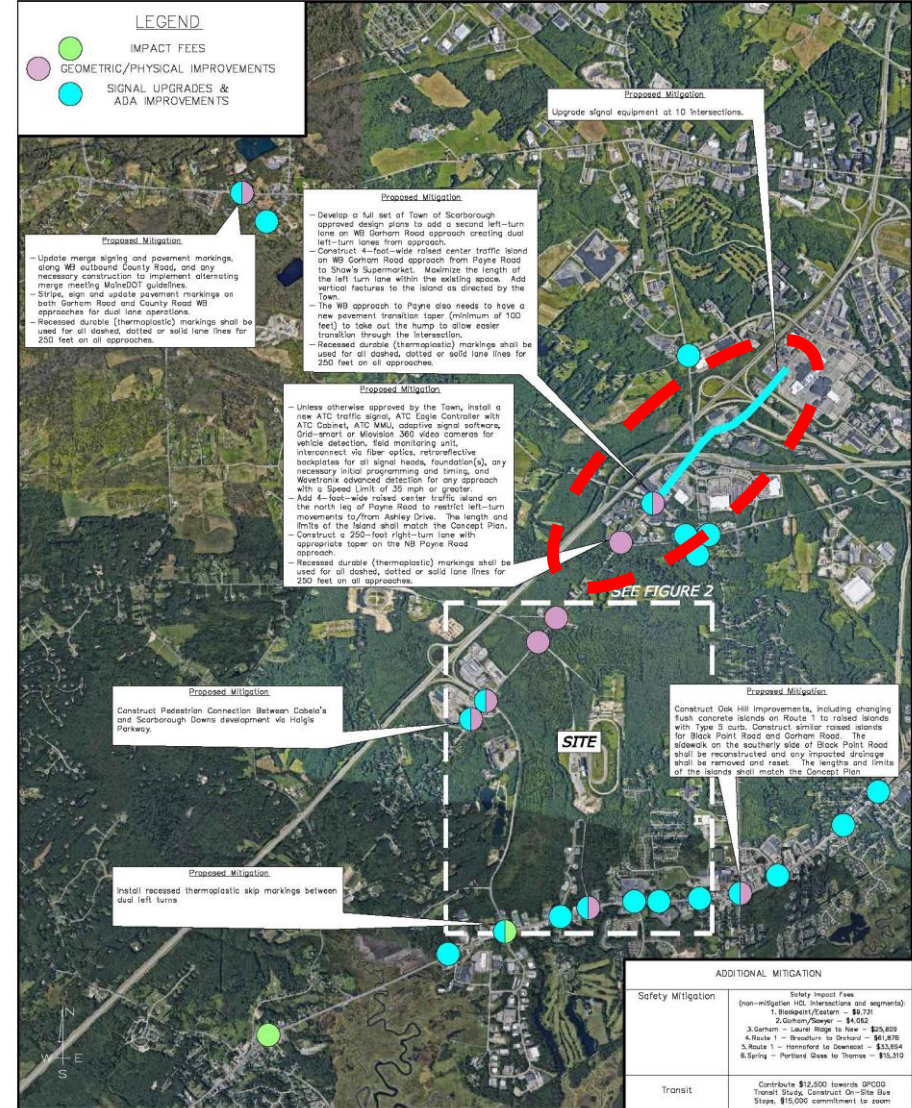
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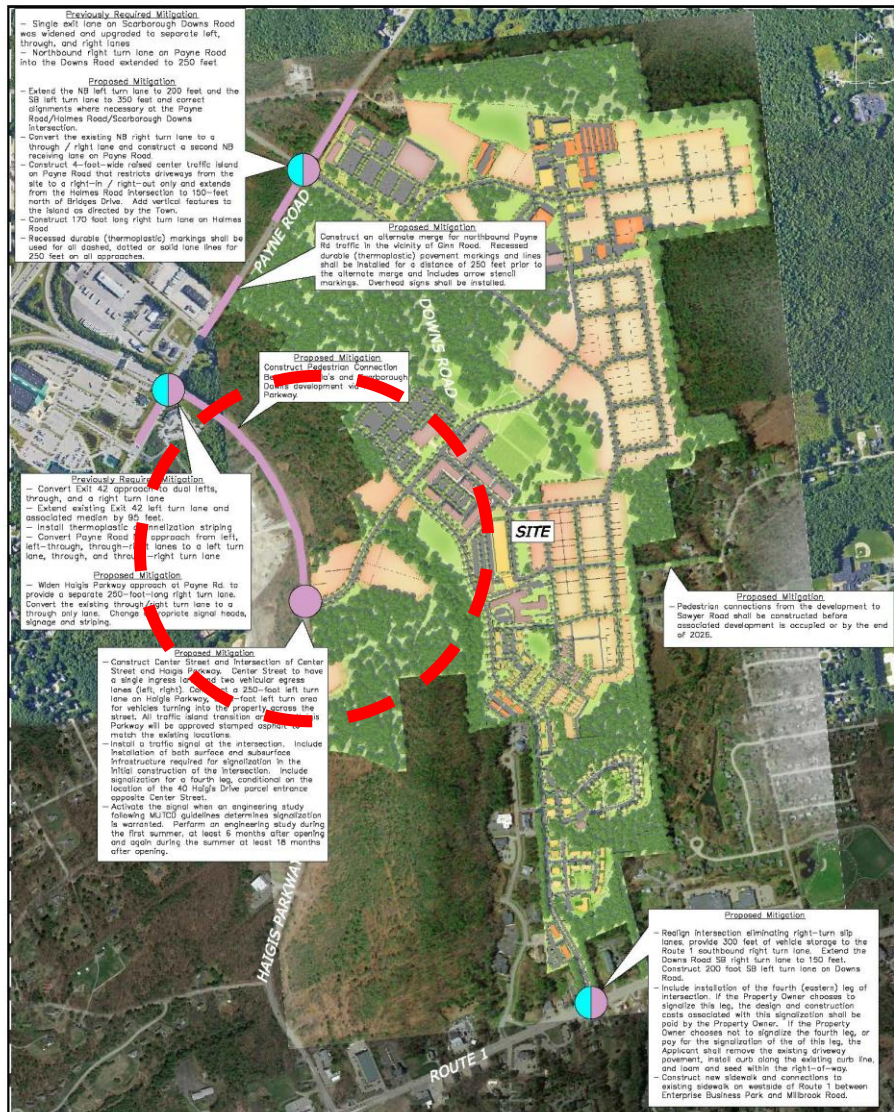
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Transportation Improvements – Construction 2024

- Traffic signal equipment upgrades including Adaptive Traffic System: @ 8 intersections on Payne Rd and @ 5 intersections on Maine Mall Rd in So Portland
- Center median in Gorham Rd from Shaw's entrance to Payne Rd. intersection
- New Payne and Mussey signalized intersection Improvements
- Payne Rd @ Gorham Rd design plans for future improvements

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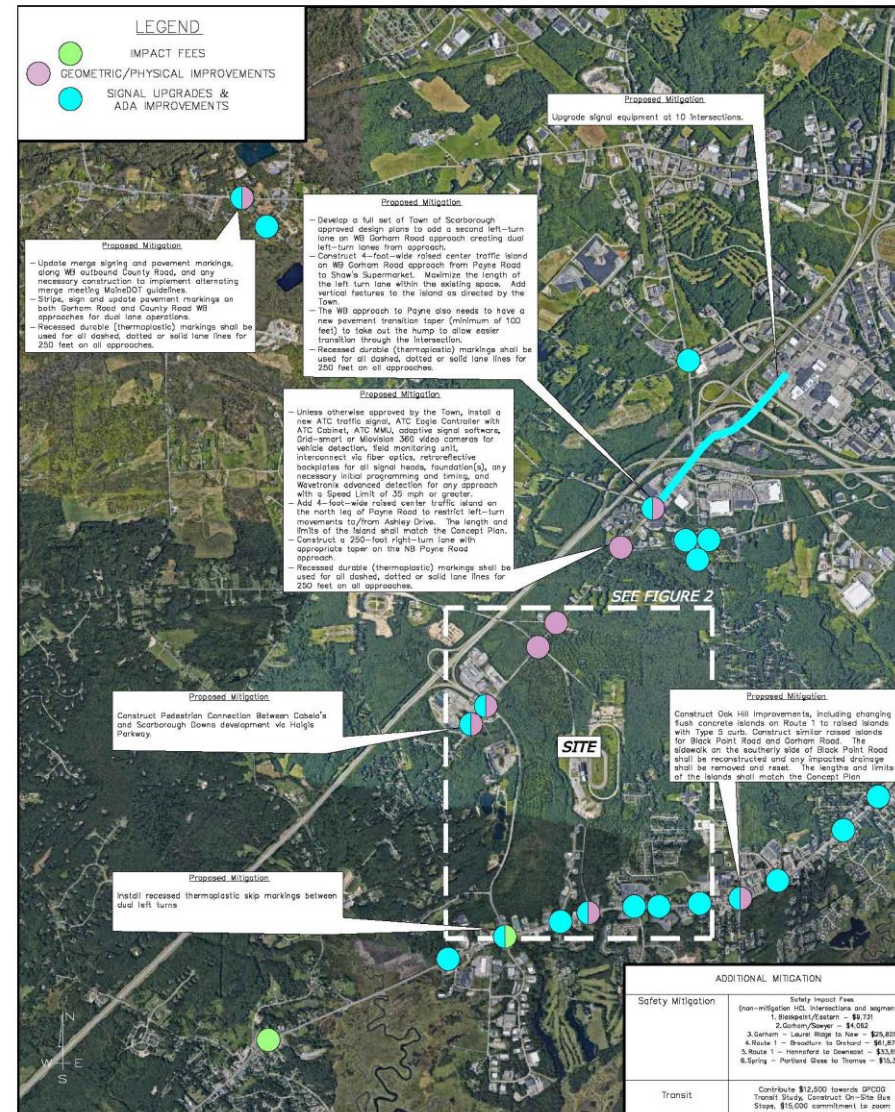
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Transportation Improvements – By 2026

- Center Street Construction connecting Town Center to Haigis Parkway
- Center Street / Haigis Parkway Intersection and Turn Lanes
- Pedestrian Connection from Downs (Center St/ Haigis) to Cabelas Shoppes

Transportation Improvements – Other Fees & Requirements

- Transit Investment - \$12,500 for PACTS Study
\$15,000 for Zoom Service
- Safety Fees - \$150,000 of mitigation fees for High Crash Locations in Scarborough