

THE DOWNS

LIVE. WORK. PLAY.

Growth Management Workshop

*Town Center Update &
Supplemental Submission*

February 9th, 2022

Presentation Overview

- Introduction
 - Follow Up from 12/15 Workshop
- Town Center Presentation
 - Goals & Approach
 - Plan Layout & Placemaking
 - Community Center
 - Need for Housing
 - Fiscal Benefits
 - Public Benefits
- Next Steps & Q/A

INTRODUCTION

GROWTH MANAGEMENT | FOLLOW UP ORDINANCE

- 2/4 Supplemental Submission - Addressing Councilor Questions / Comments
- Exemption Specifics/Limits:
 - 90-Acre Town Center Area
 - Dwellings Units w/in Mixed-Use & Multi-Family Buildings

EXEMPTION AREA

- ½ Mile Radius to Center
- 90 Raw Acres
- 17% of Downs
- 0.28% of Town
- A Wide Mix of Use - i.e. Town Center



TOWN CENTER PLANS

INTRODUCTION

Brian O'Connor, Founding Partner, CUBE 3



Port Chester, NY



Newton, MA



Brighton, MA



Newton, MA

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AGENDA

OUTLINE CORE TOWN CENTER GOALS

REVIEW THE PROPOSED PLAN

FOCUS ON ACTIVITY ZONES WITH THE OVERALL TOWN CENTER

SHARE IMAGES THAT REPRESENT THE PROPOSED SENSE OF PLACE

An aerial photograph showing a racetrack with a green infield, surrounded by dense green trees and some buildings. The racetrack is a light-colored oval shape. The surrounding area is mostly forested with some cleared patches and structures.

PLANNING GOALS

Community-focused sense of place for Scarborough

Engaging and active public spaces that resonate with the community and create a destination

Public Amenities and programming that support 24 hr / 4 season use

Develop a range of experiences from active retail edges to broad grass areas

Thoughtful approach to density and activity that support the sense of this place

Build on other national and regional studies

Proven and effective planning principles that create successful public spaces

GRANDSTAND FEASIBILITY

Structure – steel columns, girders, and joists are undersized per current building code.

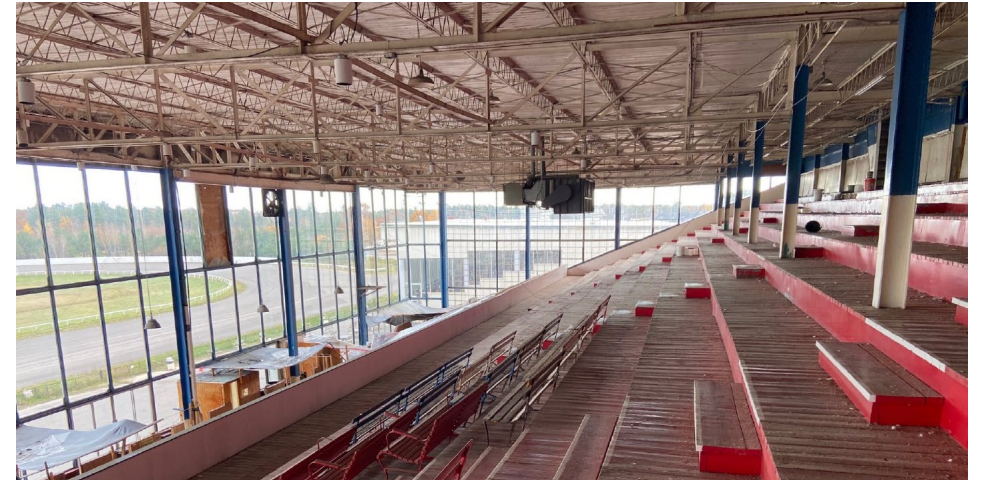
Exterior Walls & Roof – Does not conform or have potential to adapt to current code, energy, and waterproofing requirements.

Glass Wall – Single-glazed wall does not comply with wind and energy code requirements.

Building Systems – Existing mechanical, electrical, plumbing, and fire protection systems need updating or total replacement to comply with code.

Code Issues – Existing stairs, elevators, toilets, and many other elements are not compliant with accessibility codes.

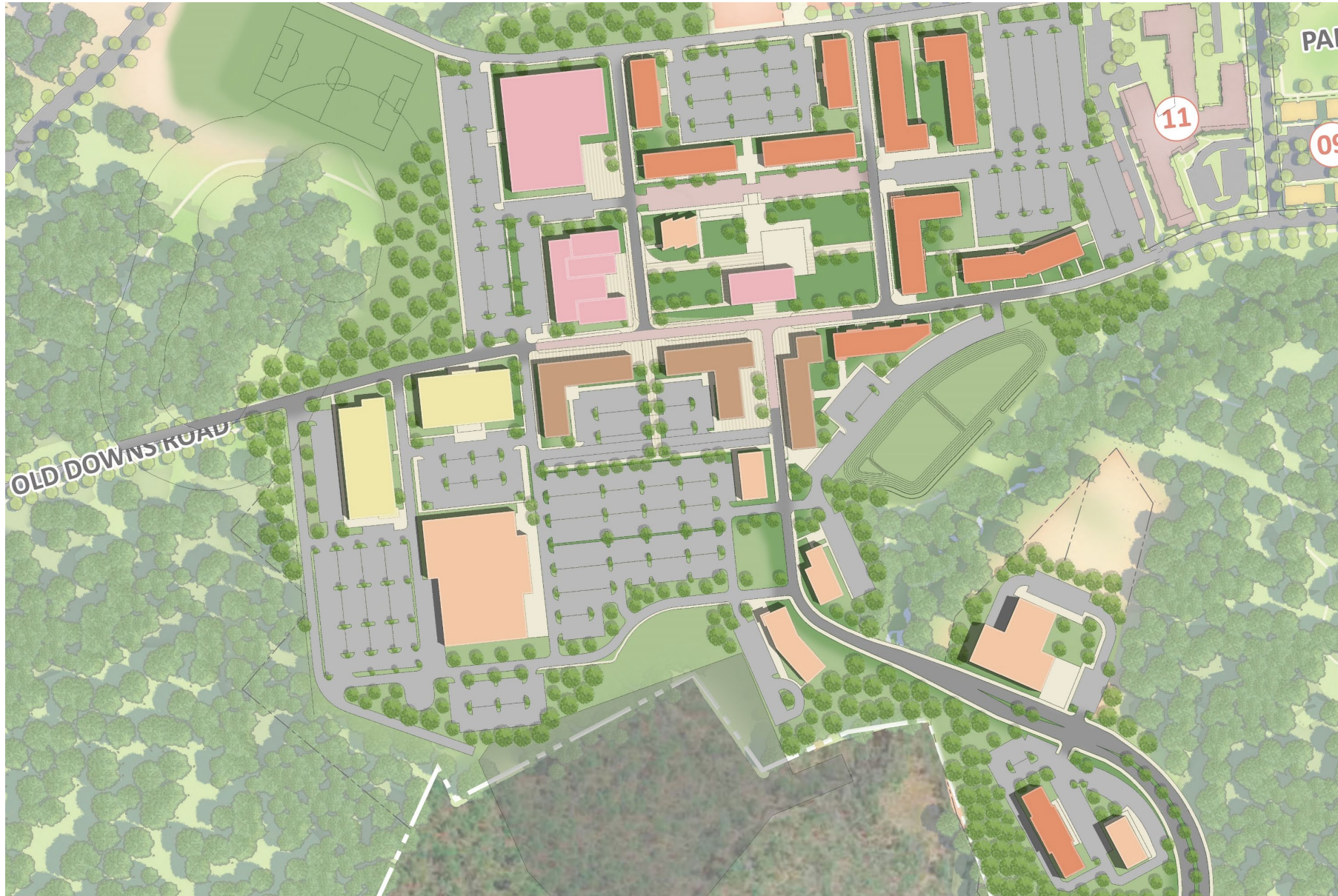
About 90% of the Grandstand building needs removal, replacement, or rebuilding to comply with 21st century code requirements. Maintaining the integrity of the historic architectural fabric is not possible after implementing all of the required changes.








EXEMPTION AREA



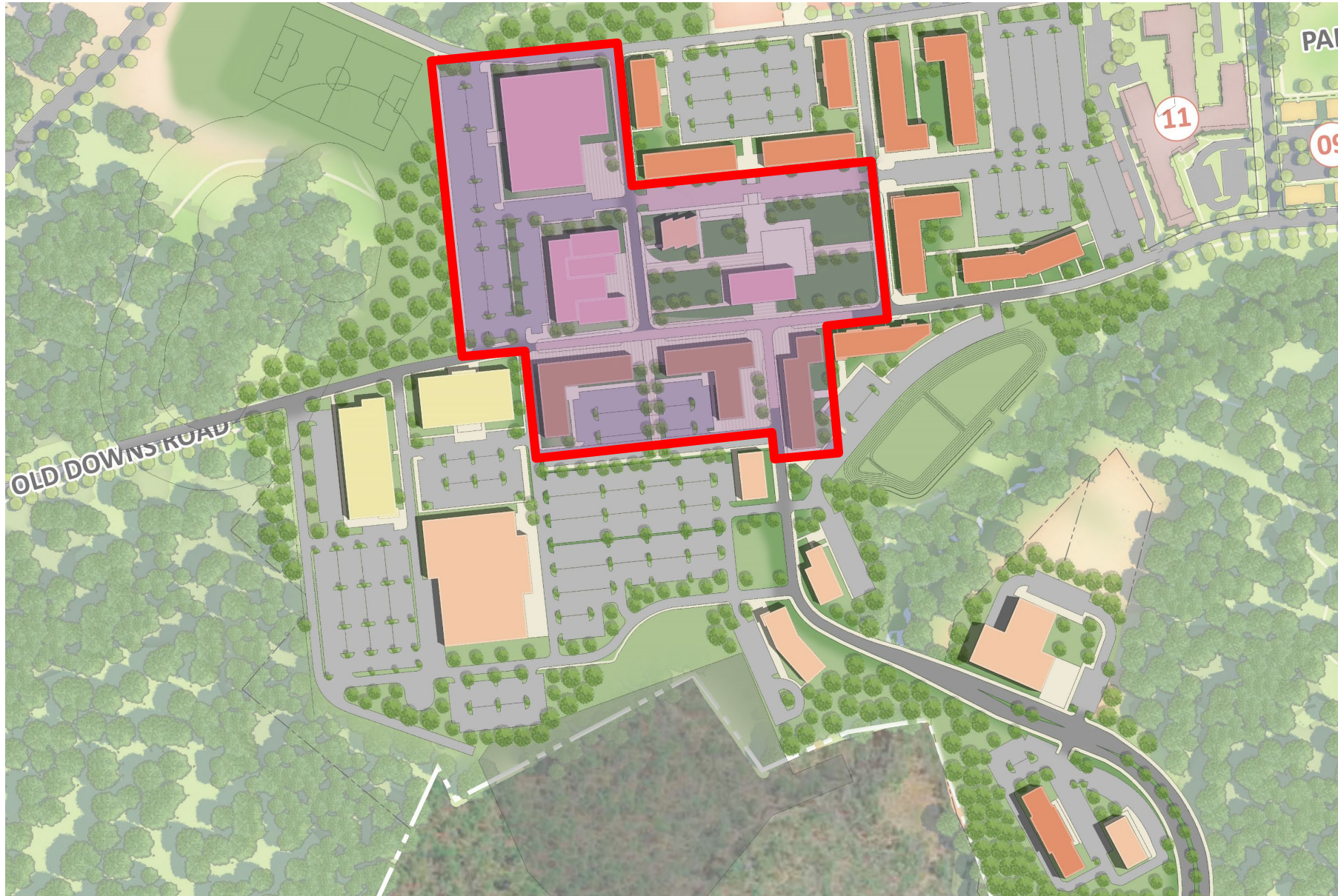
KEY COMPONENTS OF THE TOWN CENTER



-  PUBLIC
-  MIXED USE
-  COMMERCIAL
-  RESIDENTIAL
-  OFFICE/
COMMERCIAL

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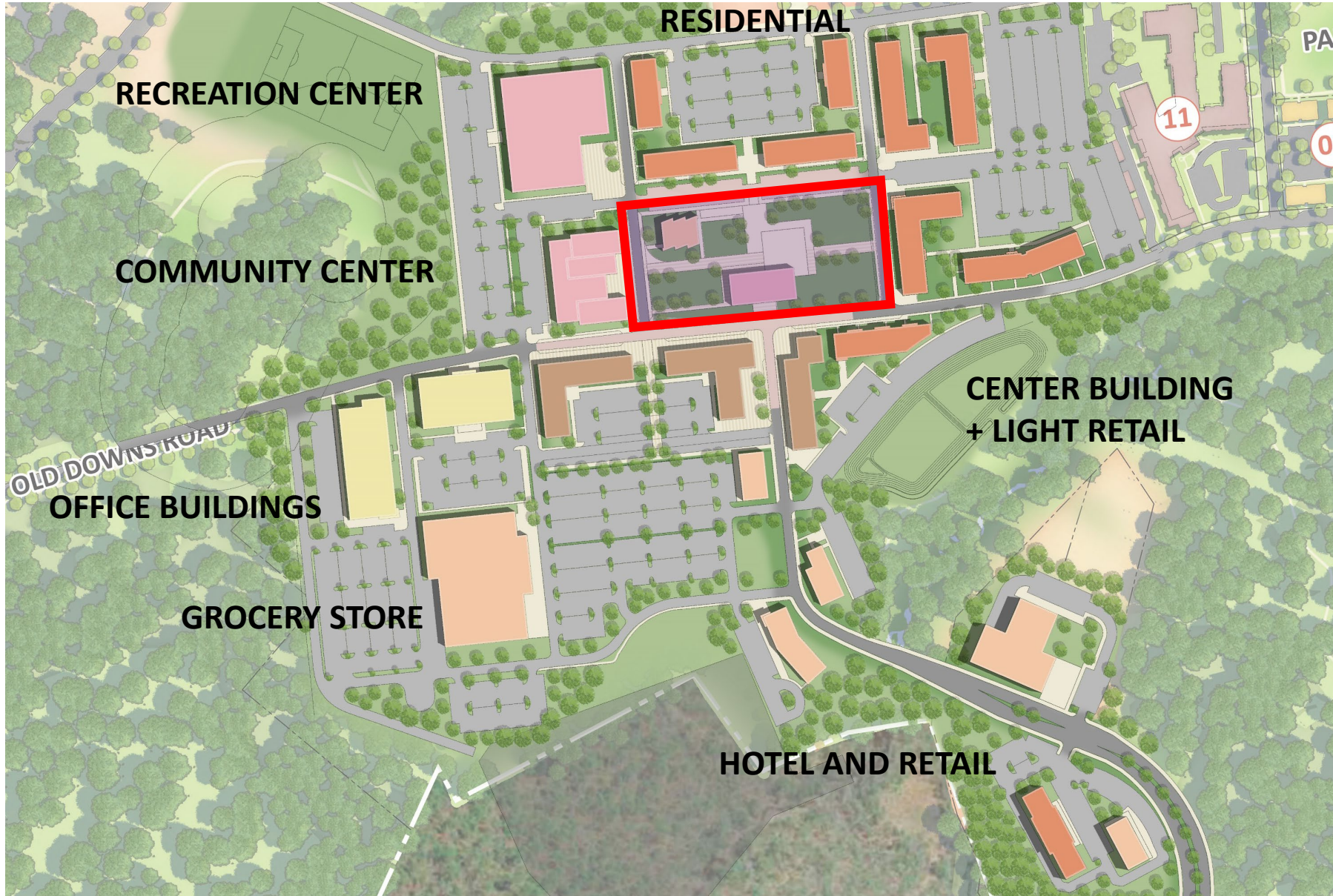
TRANSLATING THE GOAL STATEMENTS



Centerpiece of the plan is the focus on public space and private/public amenities

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PLAN APPROACH



Pedestrian and Vehicular Access to the Center

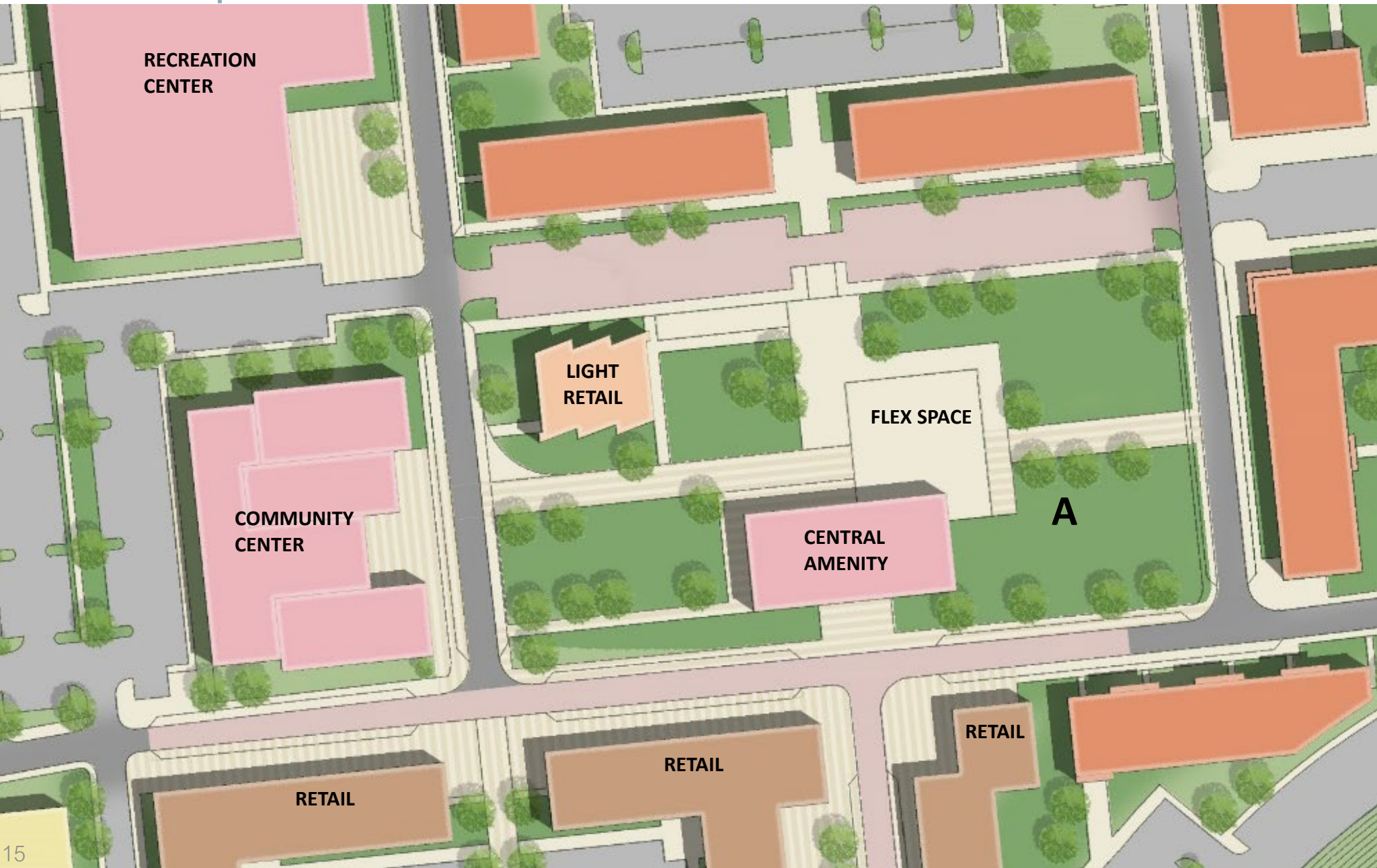
Clear Definition of the Public Common Area

Prominent Position and Visibility for Public Buildings

Pedestrian Friendly and Thoughtful Streets

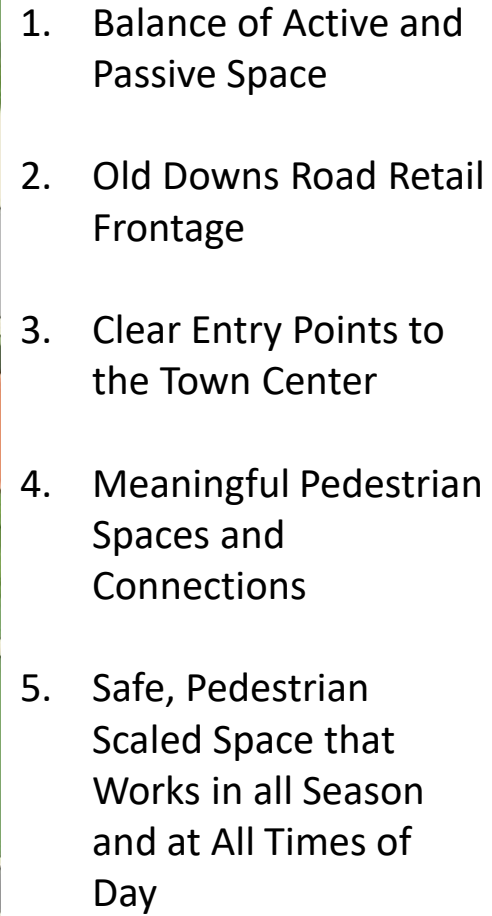
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DEFINING THE PUBLIC OPEN SPACE



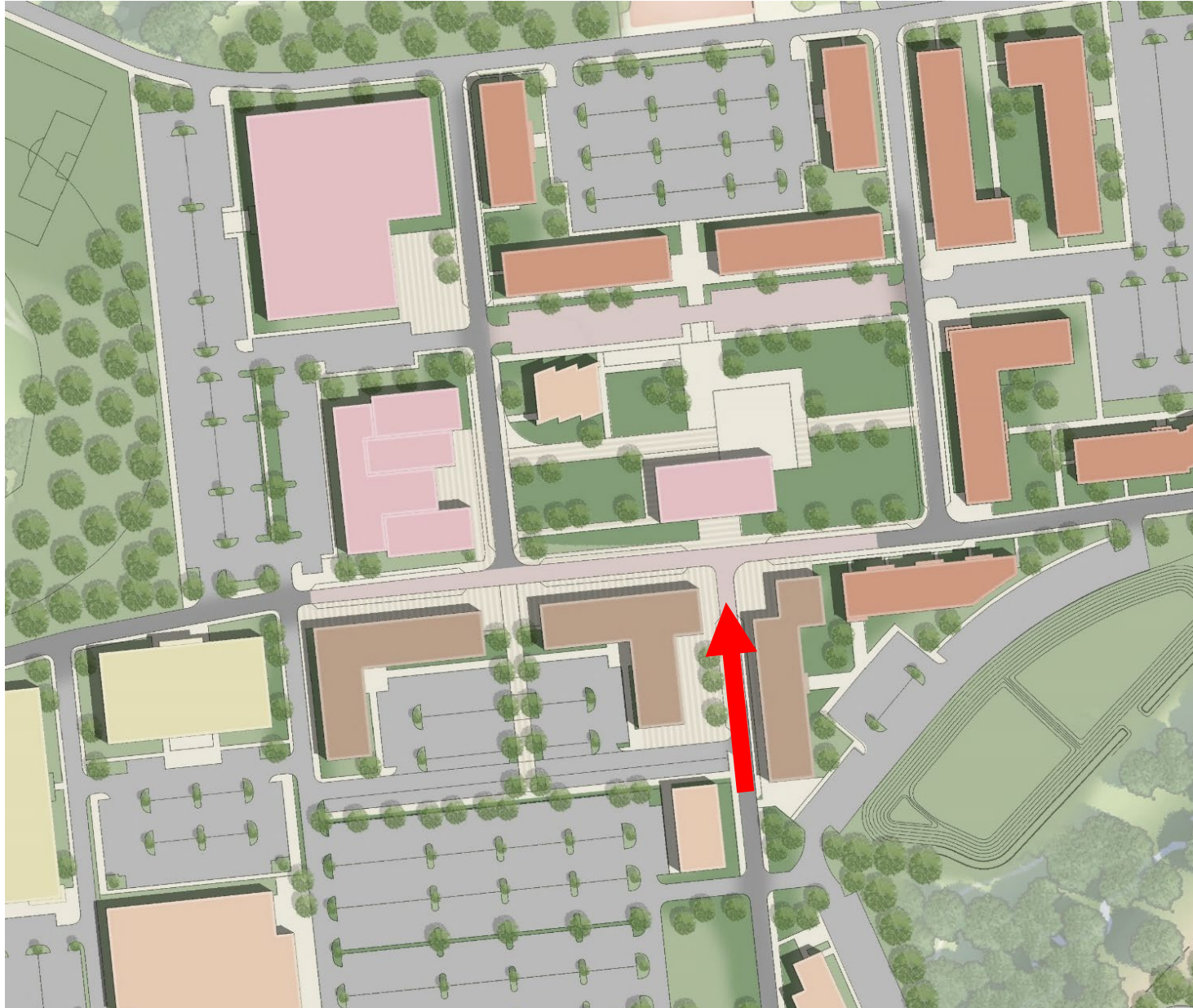
1. Variety of well scaled public lawn areas
2. Central amenity and flexible public program space
3. Community Center
4. Recreation Center
5. Centrally located light retail building
6. Active Residential Frontage
7. Continuous Street-front retail

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VIEW EAST ENTERING TOWN CENTER

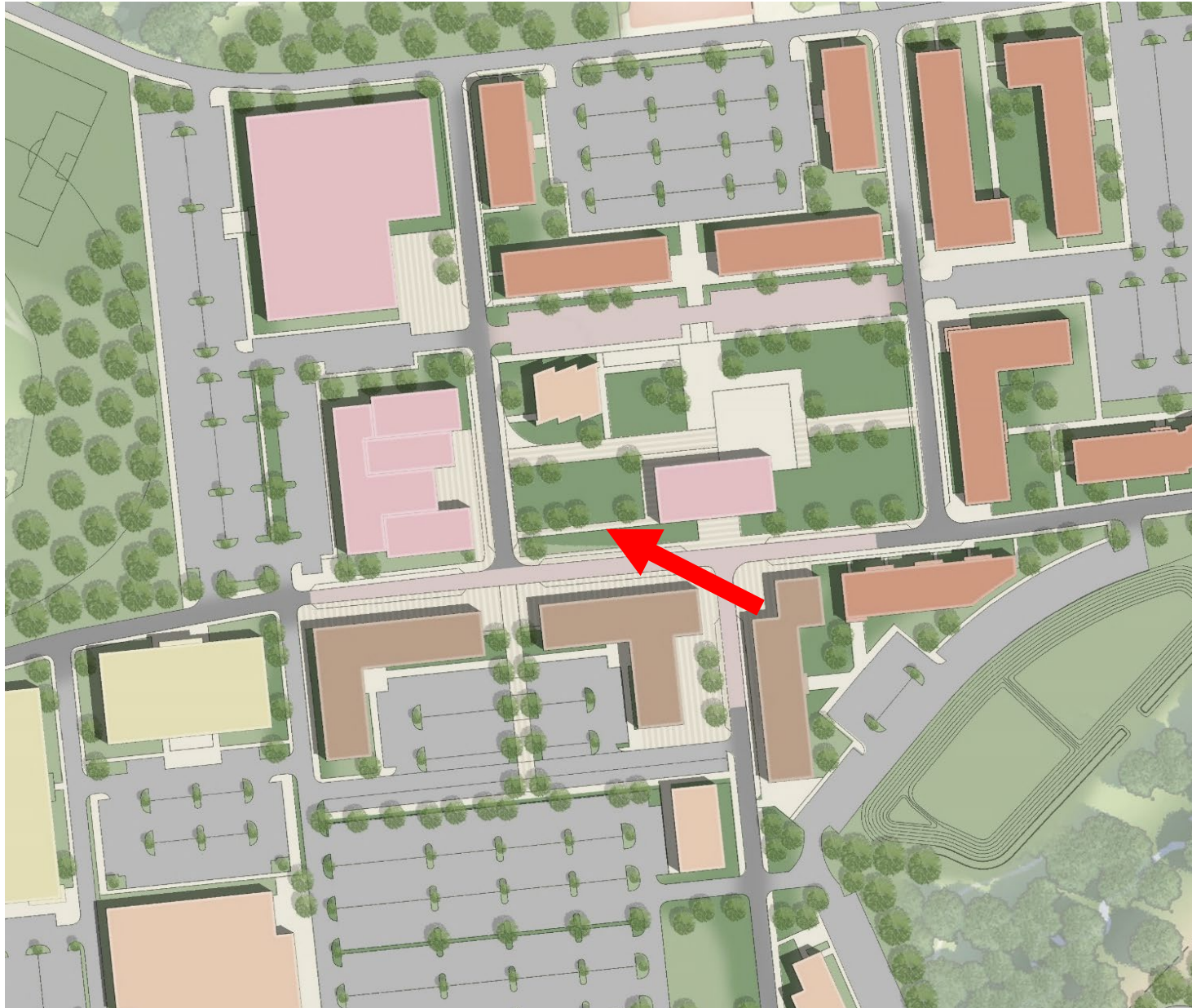


VIEW EAST ENTERING TOWN CENTER



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VIEW NORTH FROM RESTAURANT PATIO TO COMMUNITY CENTER



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VIEW NORTH FROM RESTAURANT PATIO TO COMMUNITY CENTER



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VIEW NORTH FROM RESTAURANT PATIO TO COMMUNITY CENTER



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VIBRANT PUBLIC CHARACTER



Lawn areas

Skating / Flexible space

Brewery / Restaurants

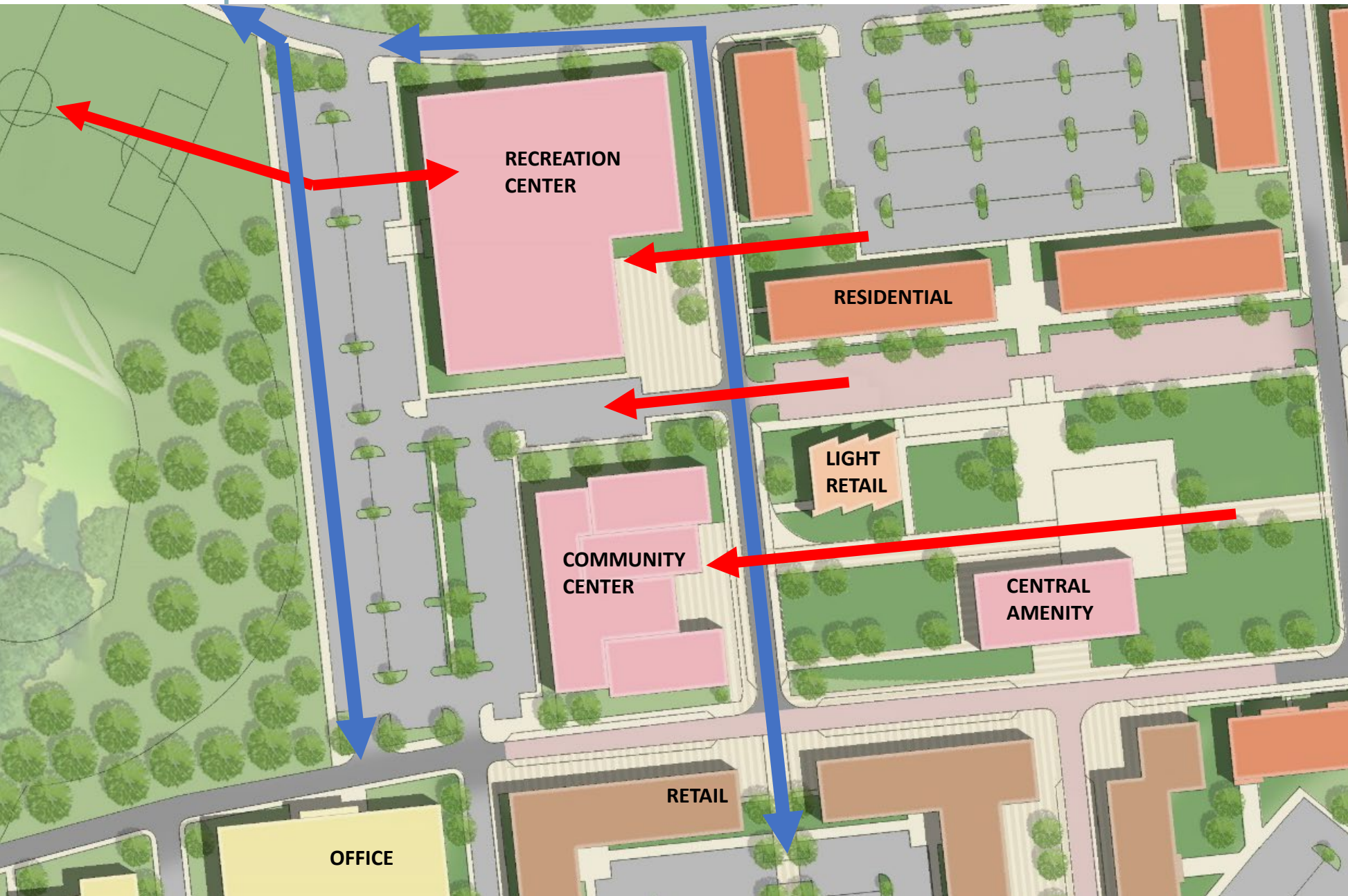
Walkable Hardscape Areas

Comfortable Public
Seating

Thoughtful tree placement

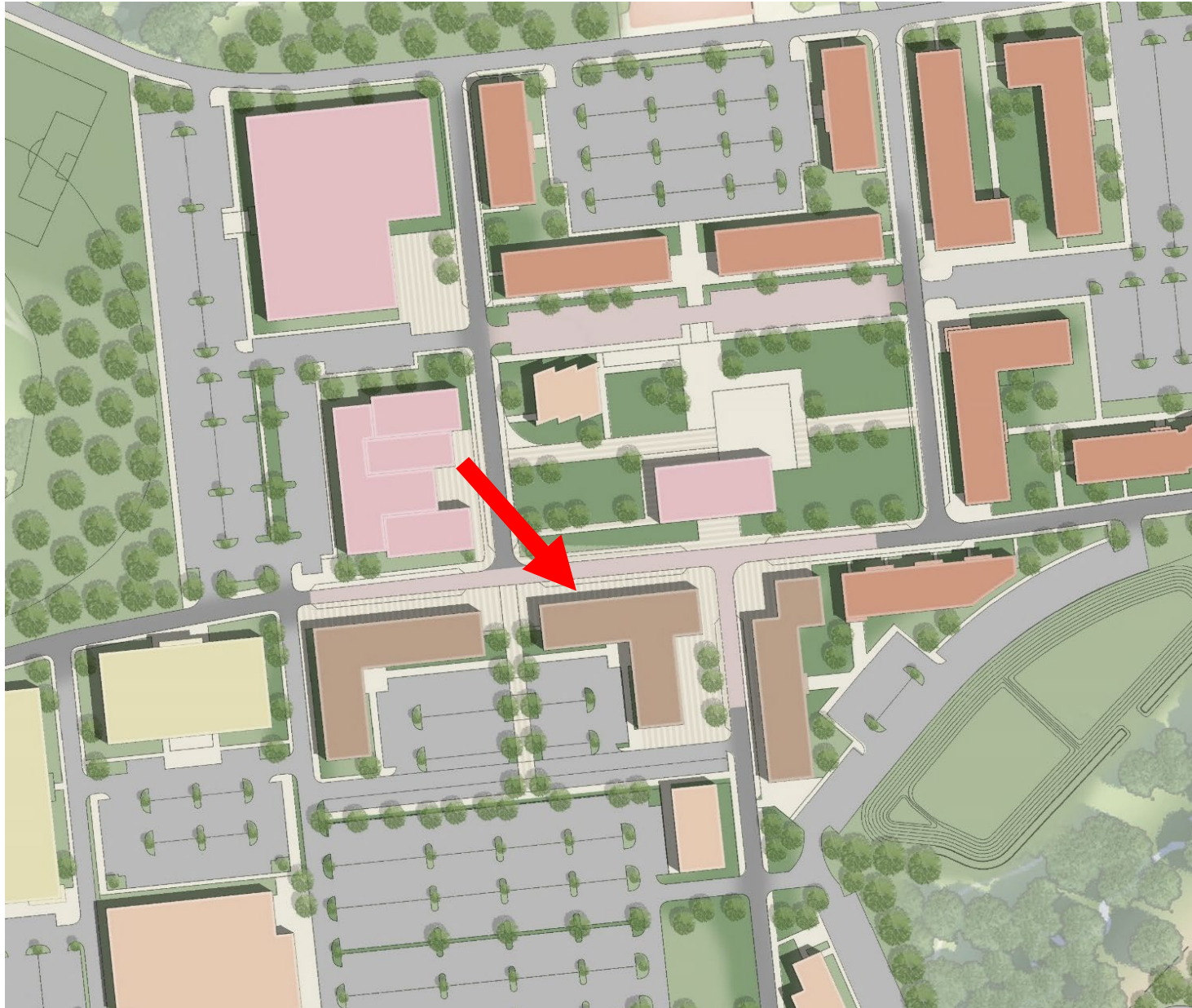
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PUBLIC AMENITIES



1. Integration of both Community Center + Recreation Center
2. Cross connections to Grocery Store and Innovation Center
3. Engagement of Residential and Mixed Use elements

VIEW WEST FROM COMMUNITY CENTER TO RETAIL EDGES



VIEW WEST FROM COMMUNITY CENTER TO RETAIL EDGES



Community
Center

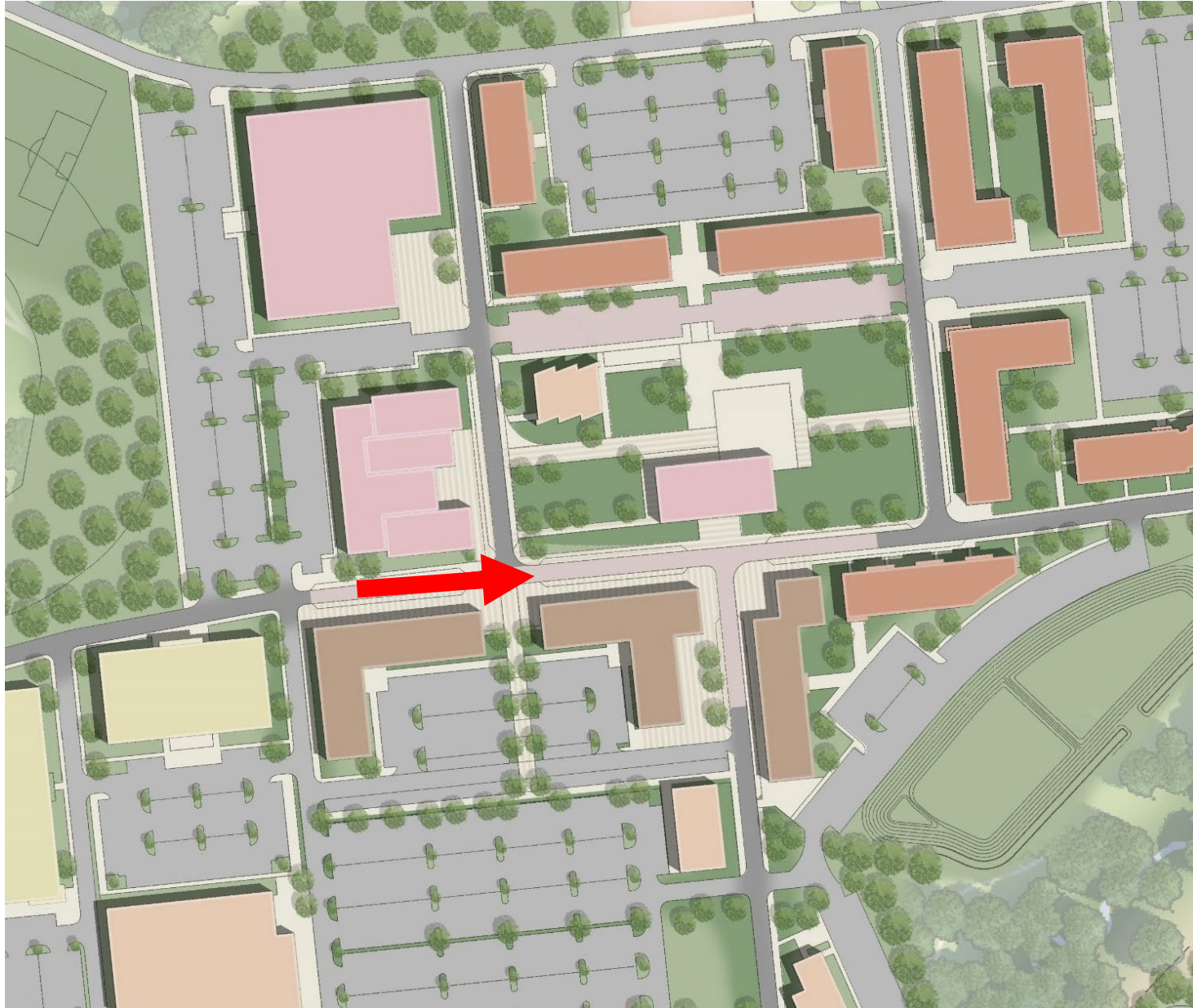
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GROCERY + OFFICE + MIXED-USE



1. Mixed use buildings activate street edges
2. Visible and connected grocery store
3. Office buildings with street frontage and meaningful connections

VIEW SOUTH ALONG OLD DOWNS ROAD



VIEW SOUTH ALONG OLD DOWNS ROAD

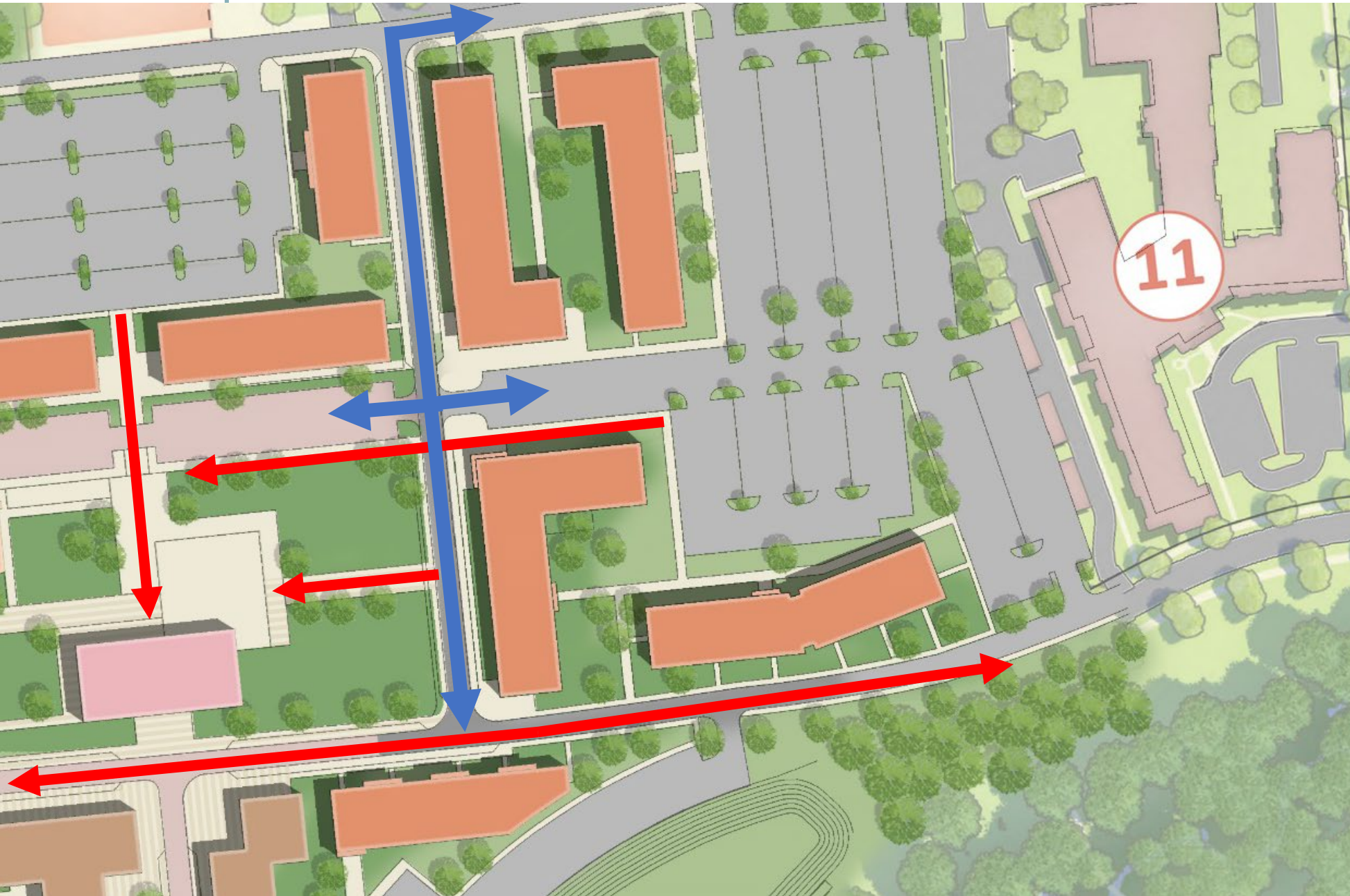


VIEW SOUTH ALONG OLD DOWNS ROAD



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RESIDENTIAL ENGAGEMENT



1. Pedestrian edges and connections
2. Fuel the retail and active town center uses
3. Direct access units to the street
4. Private neighborhood areas between buildings ensure public spaces feel public

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Appropriate and meaningful scale
to street sections and building
distances

Parallel parking

Street trees and Lighting

Active use and sidewalk width

Transparency of building edges

HOUSING CONTRIBUTION



Mixed use residential development promotes healthy, sustainable growth

Meet the market demand for affordability and housing types

Adding value to surrounding residential neighborhoods with closer proximity to amenities and retail

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An architectural rendering of a vibrant urban plaza. On the left, a multi-story brick building with large windows and balconies houses a cafe with red umbrellas. In the center, a wide pedestrian walkway is populated with diverse people walking and sitting on modern concrete benches. To the right, a large, open-air pavilion with a flat roof and wooden support columns provides a shaded area where more people are gathered. A large, leafy tree stands prominently in the middle ground, and strings of warm-toned Edison-style light bulbs are strung across the upper right portion of the scene. The sky is bright blue with scattered white clouds.

THANK YOU

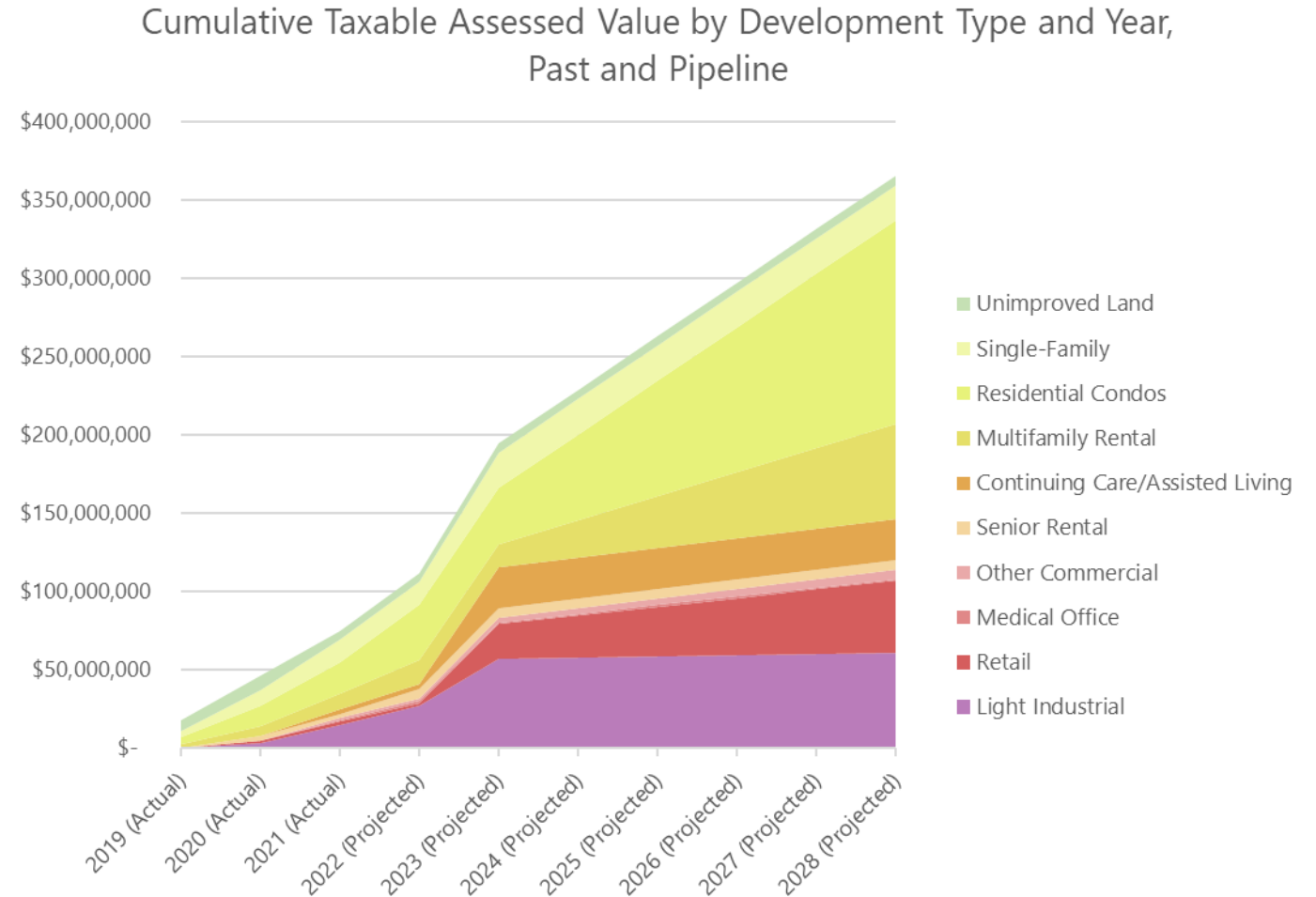
A Concentration of Housing in the Town Center...

- Serves as an anchor by driving customer activity & foot traffic
- Supports small and varied local businesses
- Enables retail businesses to compete away from a major thoroughfare
- Contributes to the look and feel of a downtown district
- Differentiates The Downs from single-use shopping centers
- Appeals to local businesses and their customers
- Allows for a wide range of housing price points

While generating a positive net fiscal benefit to the Town

Assessed Value Growth from The Downs through 2028

- Taxable assessed value of The Downs is projected to grow from \$75 million (actual) in 2021 to \$370 million by 2028.
- If able to proceed on schedule, the value of The Downs in 2028 will be nearly 5x what it is today and represent 7% of the Town's total valuation.
- A growing tax base positively impacts the town's fiscal position and bond rating.

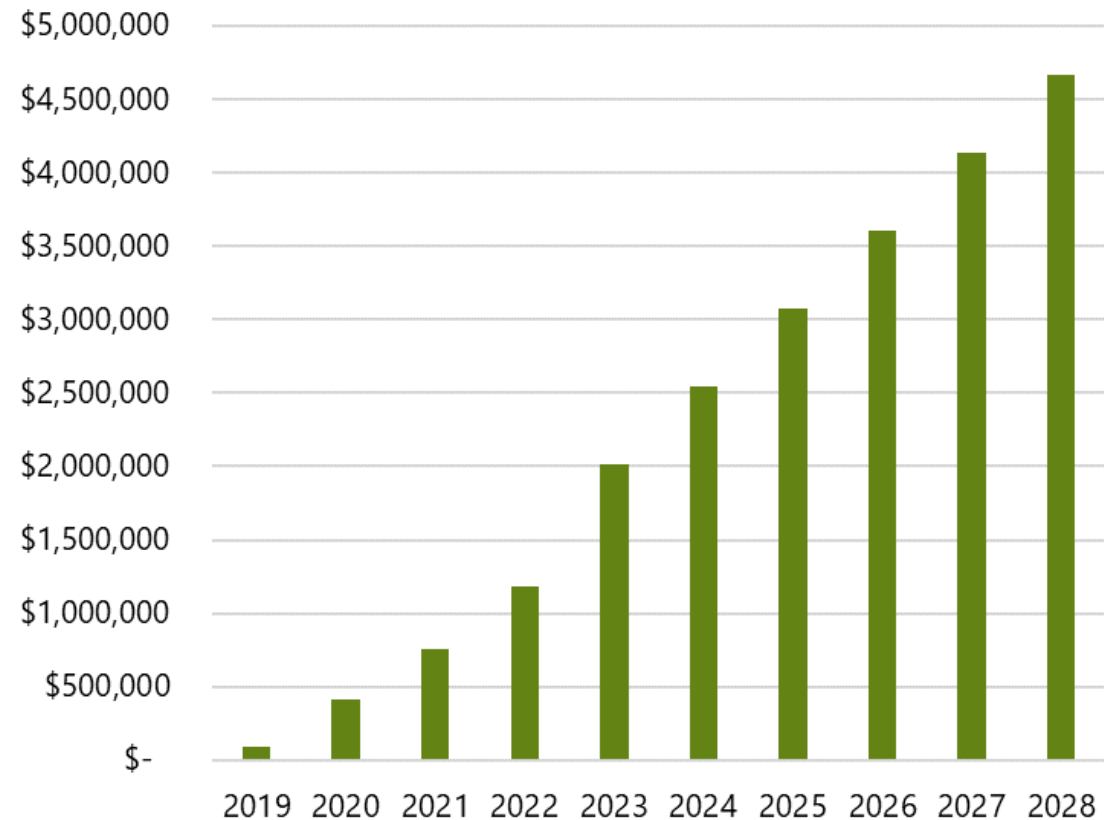


Source: Assessed values developed based on buildout projections for the Downs, the Town's actual assessments of Downs use types that have been assessed, and otherwise from the Town's ROI model.

Projected Town Tax Revenue from The Downs through 2028

- Annual tax revenue from The Downs is projected to increase each year as the downtown is built out.
- Projected tax revenue for 2028 is estimated at \$4.7 million, up from \$760,000 in 2021.
- \$4.7 million would represent an estimated 6% of Town revenues in 2028
- Cumulatively from 2022 to 2028, The Downs is projected to generate over \$21 million in tax revenue for the Town.
- Note: Tax revenues include incremental tax revenue retained by the Town per CEA and vehicle excise tax revenues.

Projected Town Tax Revenue from The Downs by Year

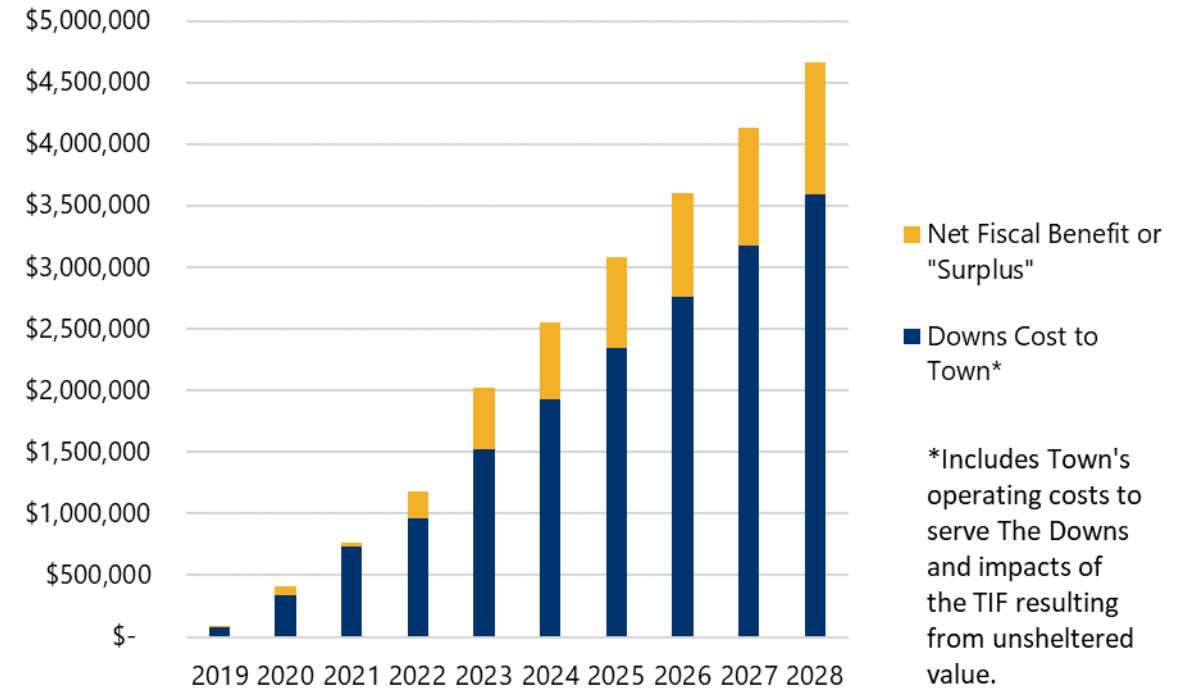


Source: Impact generators from Town's ROI model applied to Downs buildout projections.

Net Fiscal Benefit to the Town from The Downs through 2028

- After deducting the Town's costs to serve and accounting for impacts of the TIF resulting from unsheltered value, The Downs continues to generate a positive net fiscal benefit, or surplus, for the Town that grows annually.
- This annual net fiscal benefit is projected to grow from \$22,000 in 2021 to nearly \$1.1 million in 2028.
- \$1.1 million is approximately equal to:
 - The Town's annual library budget (\$1.1M) OR
 - Half the Town's community services budget (\$2.1M) OR
 - 4 times SEDCO's budget (\$244,000)
- If used for tax reduction, it would represent a 2% reduction in the Town's mill rate.
- Cumulatively from 2022 to 2028, The Downs is projected to generate over \$4.9 million in net fiscal benefit for the town.

Use of Projected Town Revenues from The Downs
Downs Operating Costs vs Surplus to Fund Other Town Activities

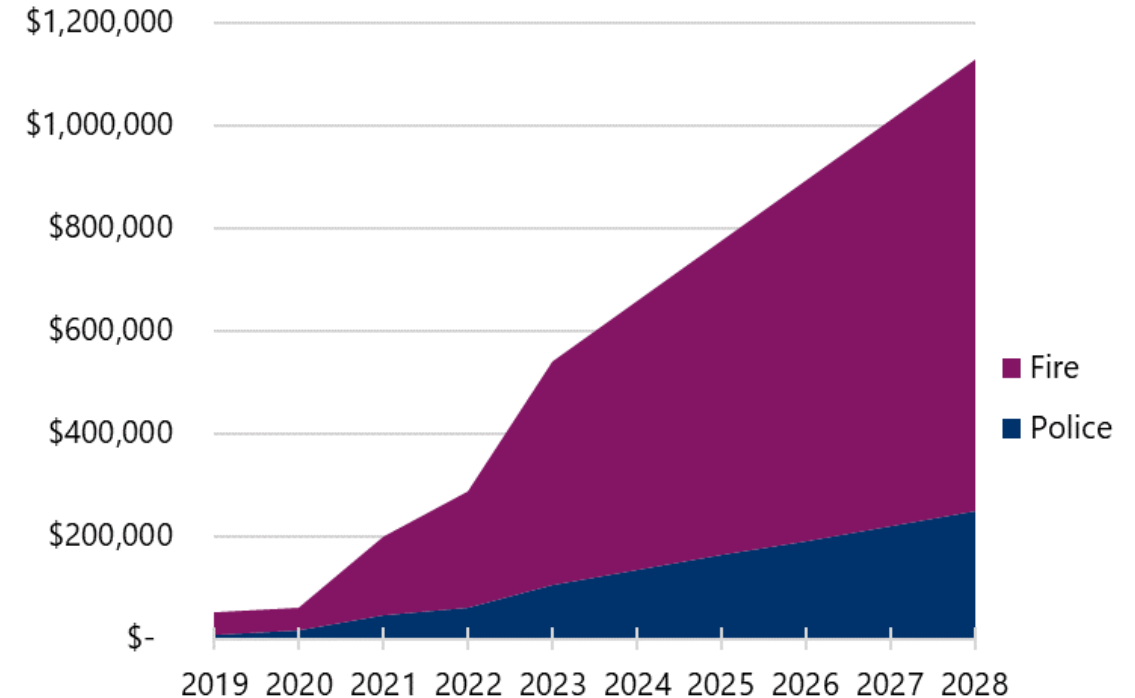


Source: Calculated from assumptions derived from the Town's ROI model, as applied to Downs buildout projections.

Example of Operating Costs Included in the Fiscal Model: Public Safety Costs through 2028

- Public safety costs to serve The Downs are projected to reach \$1.1 million per year in 2028.
- 78% of that cost is for fire services and 22% is for police services.
- Cumulatively, future public safety costs (2022-2028) at The Downs are projected at \$5.3 million.
- These costs are factored into the net fiscal benefit of The Downs, meaning the Town can develop a plan to fund these public safety operating needs and still achieve a fiscal surplus from The Downs.

**Public Safety Services at The Downs
Projected Cost to Serve through 2028**



Public Safety Cost to Serve The Downs - Projected through 2028

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total, 2019-2021	Total, 2022-2028
Fire	\$ 42,869	\$ 44,810	\$ 153,956	\$ 226,055	\$ 433,943	\$ 523,395	\$ 612,848	\$ 702,301	\$ 791,753	\$ 881,206	\$ 241,635	\$4,171,501
Police	\$ 7,988	\$ 15,769	\$ 45,065	\$ 62,281	\$ 106,158	\$ 134,616	\$ 163,075	\$ 191,534	\$ 219,992	\$ 248,451	\$ 68,822	\$1,126,107
Public Safety Total	\$ 50,857	\$ 60,579	\$ 199,021	\$ 288,337	\$ 540,101	\$ 658,012	\$ 775,923	\$ 893,834	\$1,011,745	\$1,129,656	\$ 310,457	\$5,297,608

Source: Town of Scarborough ROI Model, Town of Scarborough Budget, Camoin Associates

PUBLIC BENEFITS

PUBLIC BENEFITS - EXECUTING ON COMMUNITY SURVEY

- Proceed with Town Center & Opportunity for Community Center
Not Possible without Limited Exemption
- Address Town-wide Transportation Improvements Without Local Taxpayer Spending or Debt
Not Possible without Limited Exemption
- Deliver Housing Types & Affordability Meeting Market Demand & Local & State Goals & Requirements
Not Possible without Limited Exemption
- Generate the Substantial Positive Fiscal Benefits of High-Value Mixed-Use Development
Not Possible without Limited Exemption
- Continue with Project as Planned per Town's Comprehensive Plan & Deliver all Public Benefits in Appendix A
Not Possible without Limited Exemption

NEXT STEPS

Coordinate On:

- Levine Report & Findings
- Community Center Site Coordination
- Schedule

Q & A

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