

An aerial, hand-drawn illustration of a town. The scene shows a mix of residential houses, some with red roofs and others with grey or brown. There are numerous green trees scattered throughout the landscape. A winding road or path is visible in the upper left. In the lower right, there's a larger building complex, possibly a school or a community center, with a parking lot. The overall style is colorful and detailed, typical of a professional town planning or architectural rendering.

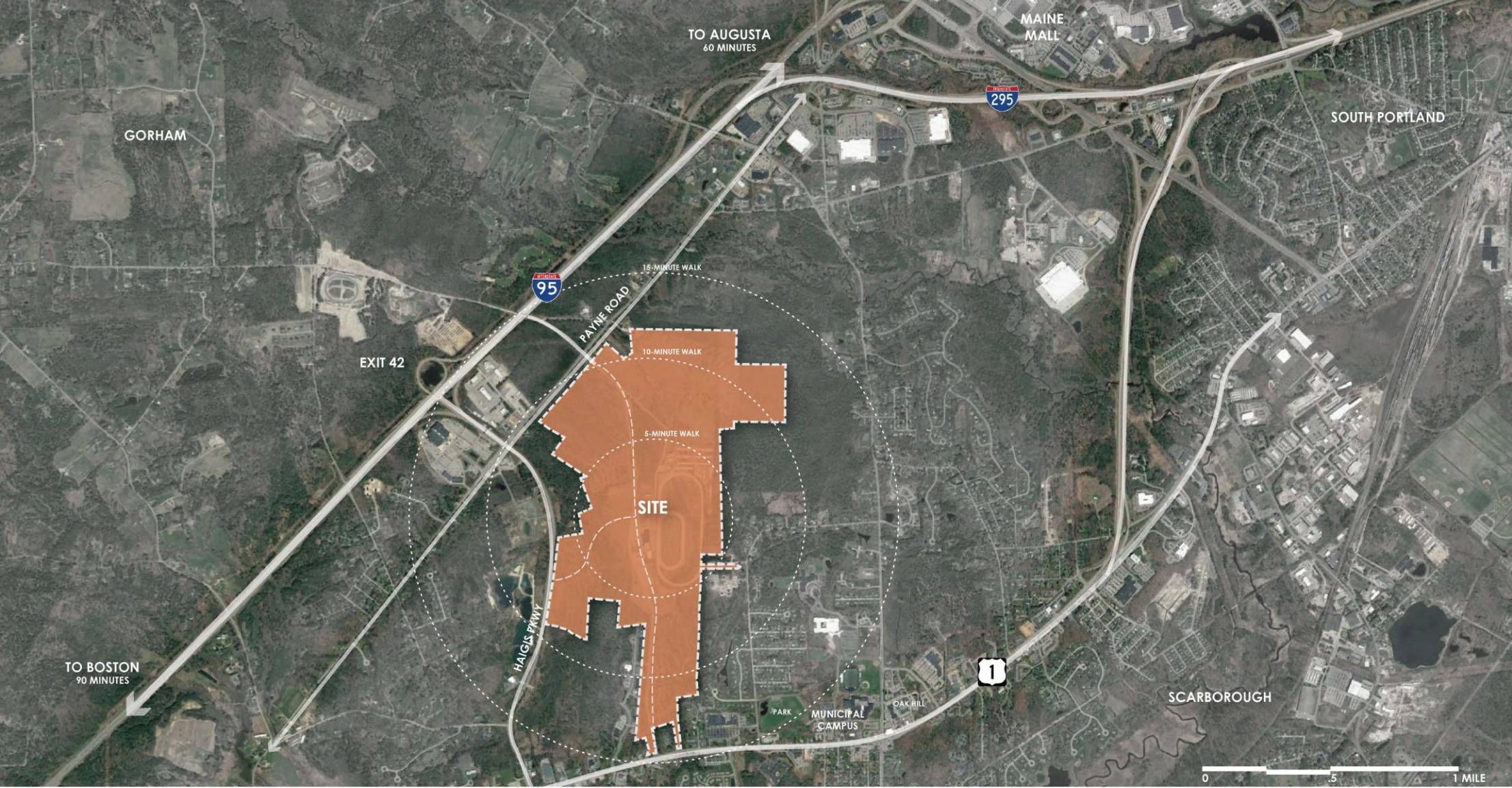
2018

THE TOWN & THE DOWNS:

Partnership for a Community Vision

CONTEXT MAP

SEPTEMBER 2018





LEGEND

- COMMERCIAL
- LIGHT INDUSTRIAL (ANCHOR)
- LIGHT INDUSTRIAL
- HIGHER DENSITY RESIDENTIAL
- LOWER DENSITY RESIDENTIAL
- MIXED USE/ TOWN CENTER
- HIGHER DENSITY RESIDENTIAL/ SENIOR/ OTHER

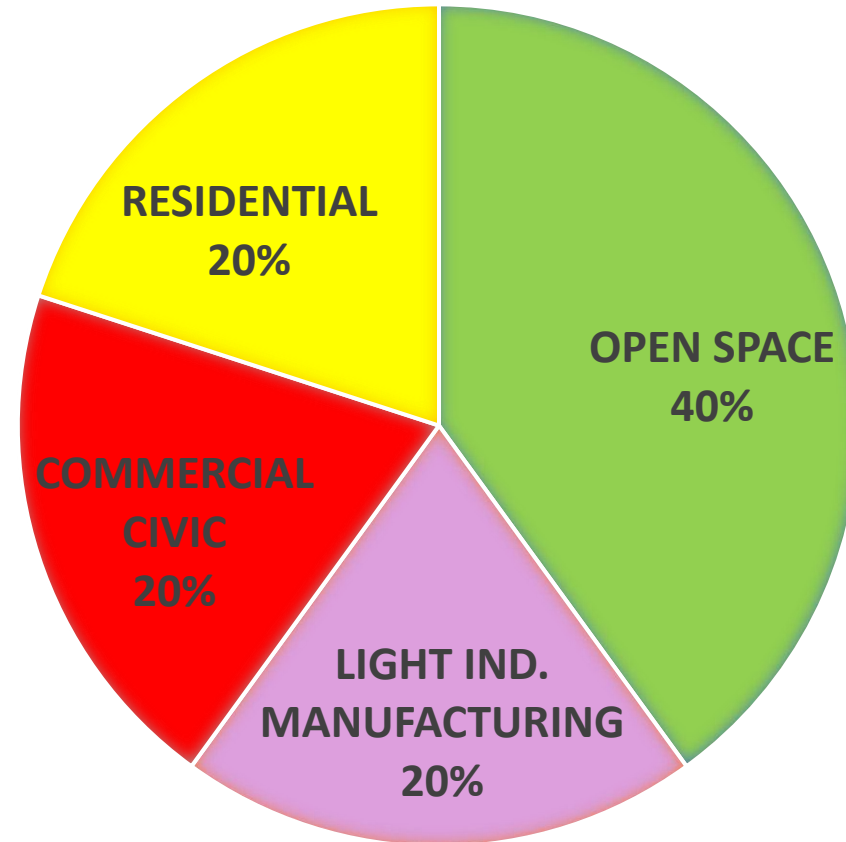


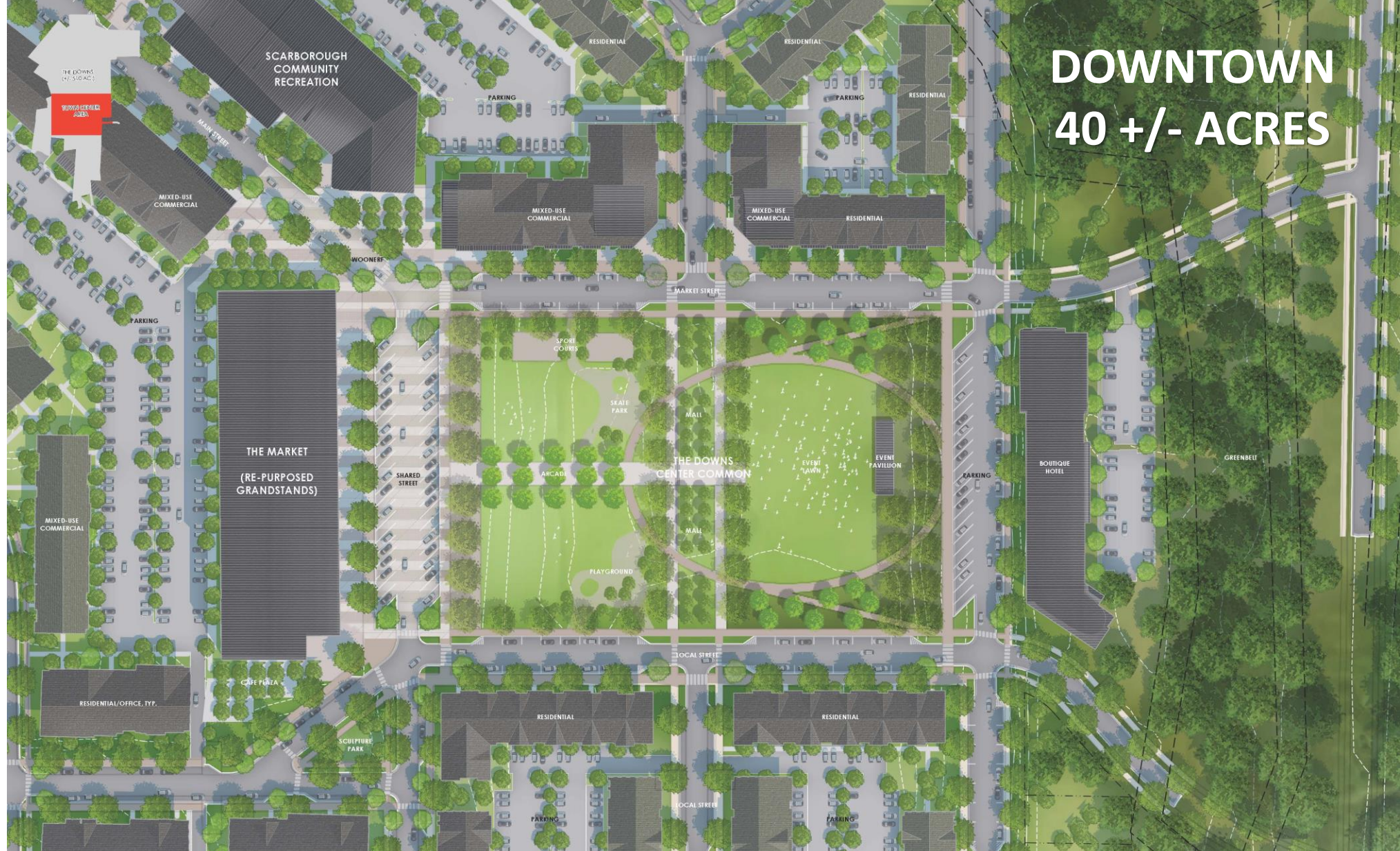
THE
DOWNS



LAND USE BALANCE & MARKET DIVERSITY

DESIRED DEVELOPMENT AREA BY LAND USE





DOWNTOWN
40 +/- ACRES

THE
DOWNS





THE
DOWNS





THE
DOWNS





THE
DOWNS





THE
DOWNS





THE
DOWNS



Foundation for the Vision

"Visionary Development Plan"

2006
Comp Plan

The Downs is the "**new heart of Scarborough**...Development pattern emerges as a result of cooperative planning...Offers the **possibility of creating a 'Main Street'**...An attractive **gateway** to Scarborough from Payne Road.

Zoning
Ordinance

The Crossroads District will be a "**Vibrant center** for development located in the **heart of Scarborough.**" Unique opportunity to promote "a number of **community places** where people can **gather, meet and cross paths.**"





Foundation For the Vision: 2018

Imagine the Future Meetings

"Create more opportunities for **community gathering**...Create multi-user developments that **connect** live/work opportunities...I want to see more of a **sense of community** - find something that **unites us** as a community. The boroughs have been separate communities for a long time, but we can find ways to connect...Scarborough Downs can be a **significant asset** to the community. What about a **community center**?"

2018 Comp Plan Update

The Downs "provides tremendous opportunity to create an **authentic and complete town center** within Scarborough that could have a regional draw- a mixed use walkable area where people would live, shop, work, and play. A masterplanning effort ensures that the mix of uses and intensity of development necessary to **create a viable town center** is achieved."



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The Opportunity:

0

1

A local, committed team, sharing our vision

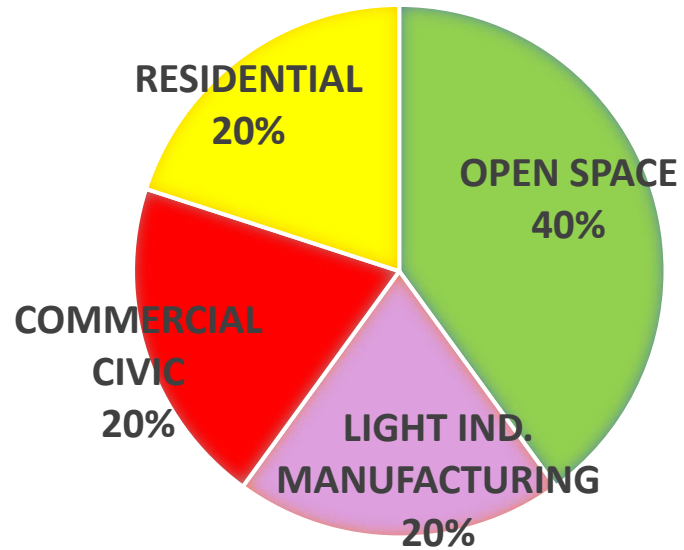
8

And we are shaping the Plan through a
Private/Public Partnership

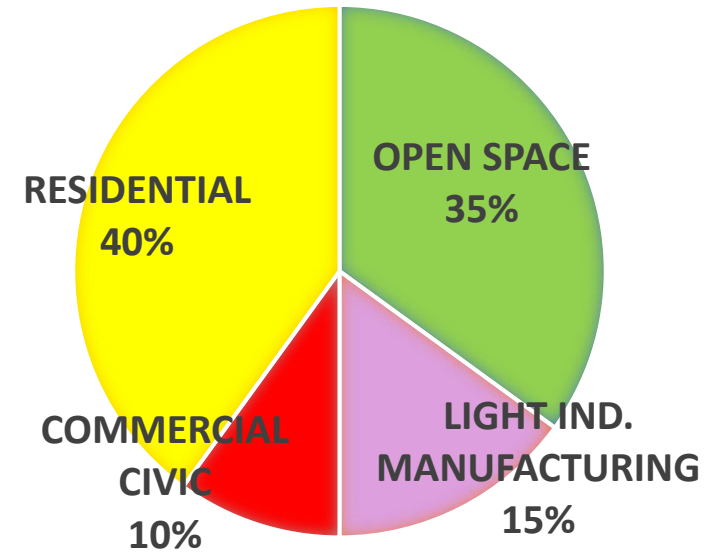


LAND USE MIX WITH & WITHOUT A PARTNERSHIP

PROJECTED DEVELOPMENT AREA BY
LAND USE WITH A PARTNERSHIP

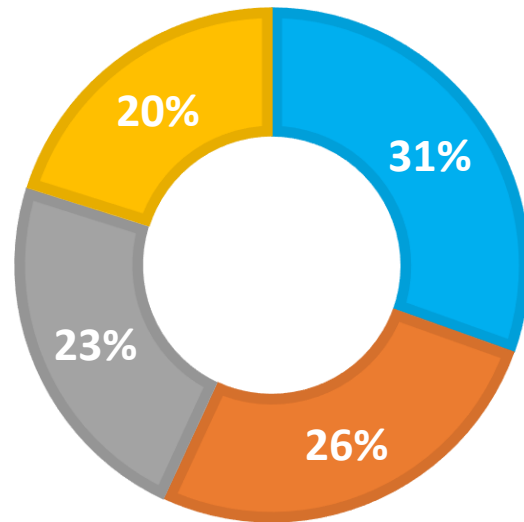


PROJECTED DEVELOPMENT AREA BY
LAND USE WITHOUT A PARTNERSHIP

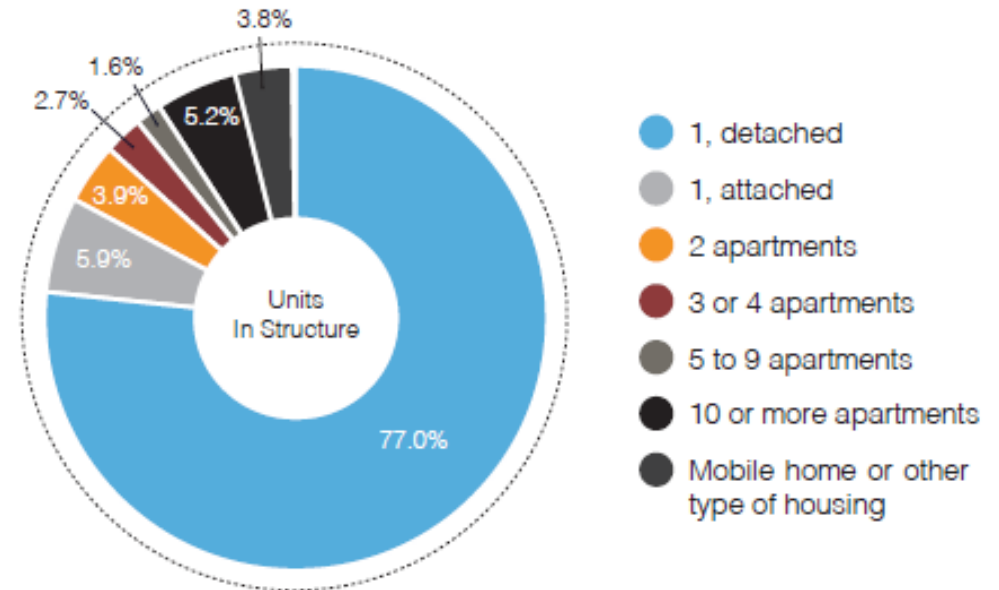


PROPOSED DOWNS - HOUSING MIX

■ Single Family ■ Condos ■ Apartments ■ Assisted



CURRENT TOWN WIDE – HOUSING MIX



2006 & PROPOSED 2018 COMPREHENSIVE PLAN

Majority of Residential
Development – Directed
to Growth Areas

With Mix of Housing
Types & Affordability

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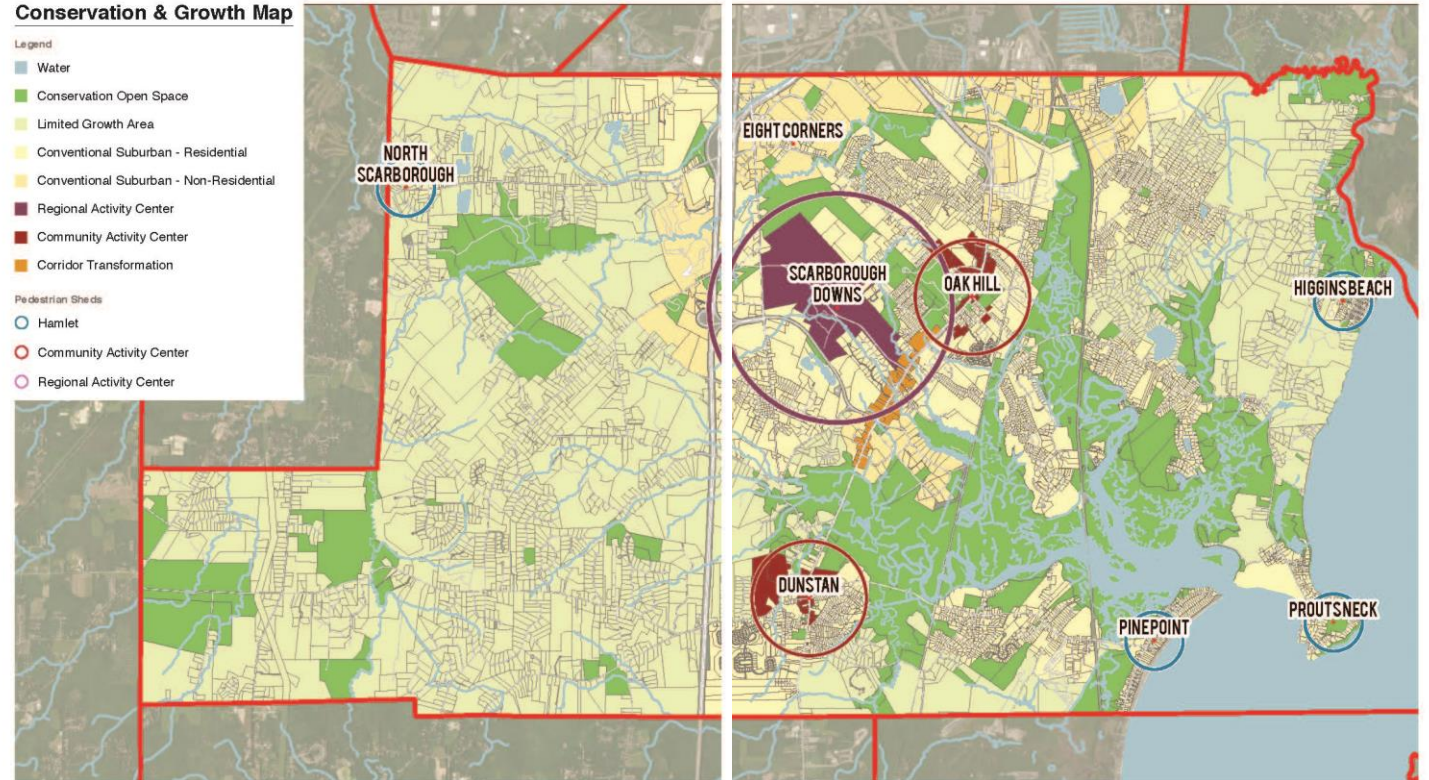
INTRODUCTION | THE PUBLIC PROCESS | TOWN HISTORY | COMMUNITY VISION | THE STATE OF AFFAIRS

PLAN FRAMEWORK | LIVABLE & RESILIENT SCARBOROUGH | DRIVING SUCCESS

Conservation & Growth Map

Legend

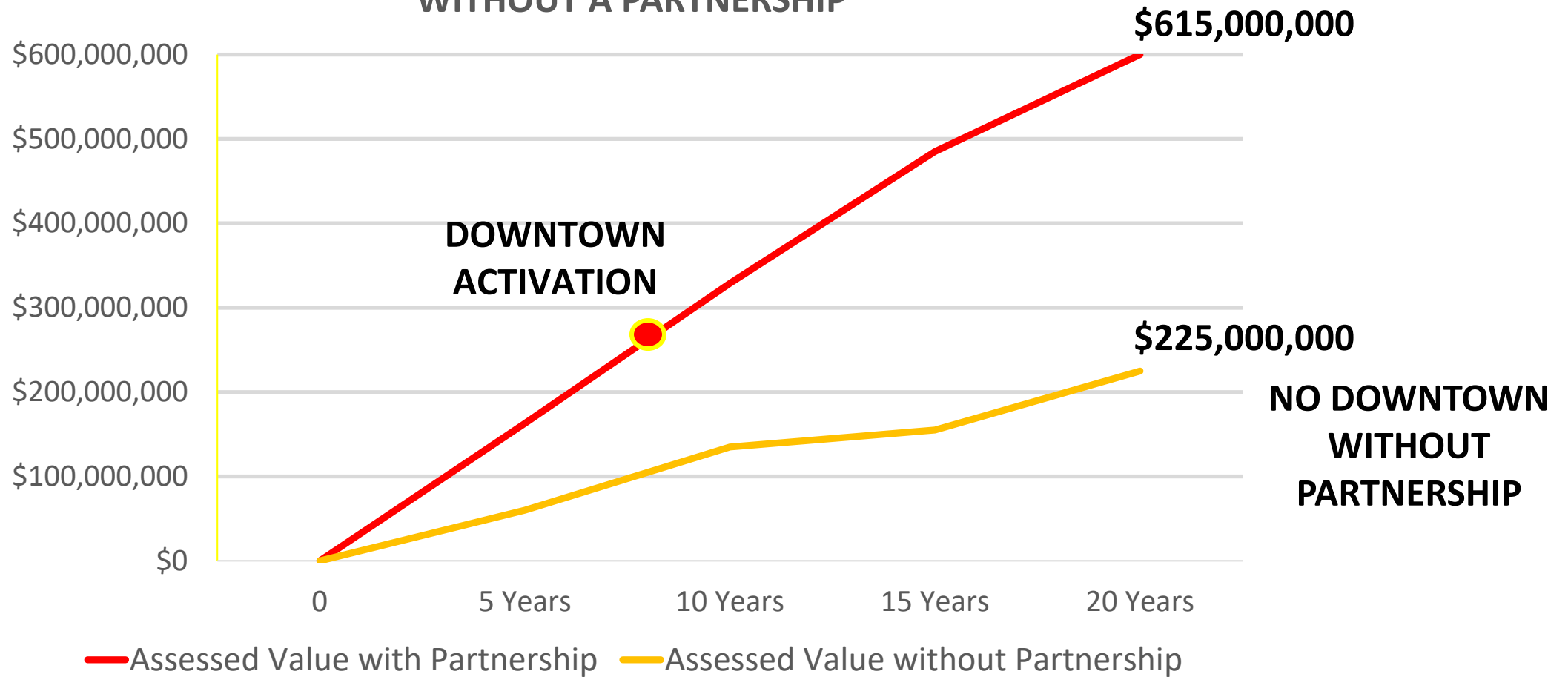
- Water
 - Conservation Open Space
 - Limited Growth Area
 - Conventional Suburban - Residential
 - Conventional Suburban - Non-Residential
 - Regional Activity Center
 - Community Activity Center
 - Corridor Transformation
- Pedestrian Sheds**
- Hamlet
 - Community Activity Center
 - Regional Activity Center



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FORECASTED ASSESSED VALUE CREATION & RATE – WITH & WITHOUT A PARTNERSHIP

TRIPLE VALUE
OVER 20
YEARS



DOWN'S PROJECT COSTS

BASE

- Base Road & Utility Infrastructure
- Earthwork & Site Prep
- Stormwater Mang.
- Impact Fees
- Design & Permitting

\$150,000,000

EXTRAORDINARY

- Entry & Collector Streets
- Utility ext. & Arteries
- Off-site Transportation Improvements
- Downtown
- Greenways
- Environmental Restoration

\$115,000,000



\$265,000,000 TOTAL

THE
DOWN'S



**Enabling
infrastructure**



Activates value

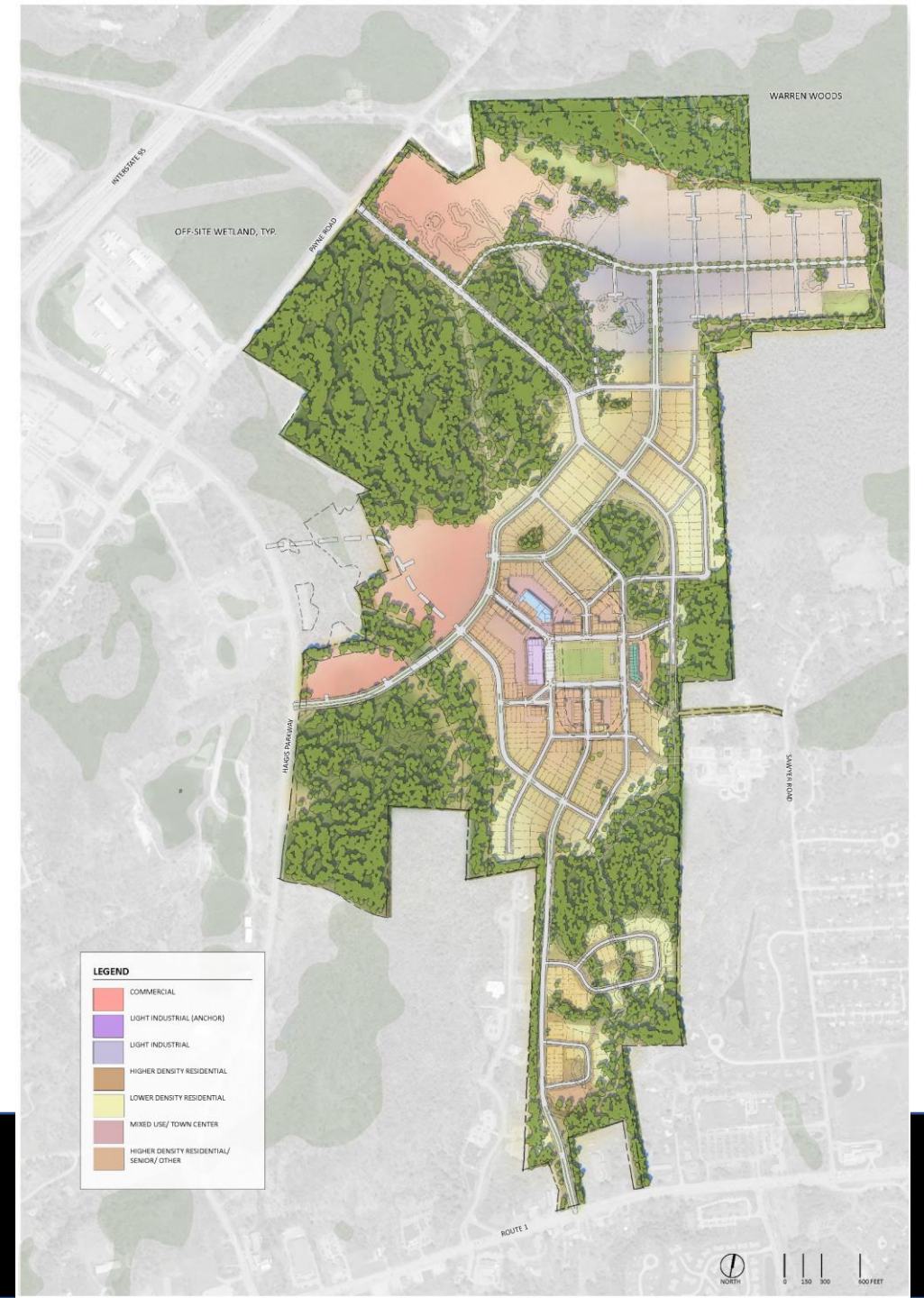


**Enables downtown &
community amenities**



Activates more value

**THE
DOWNS**



KEY POINTS

- Vision requires a Public-Private Partnership (i.e. CEA)
- TIF will maximize value & community benefits throughout the TIF District
- Economic development tool to enable infrastructure & balanced development program
- Developer assumes all the risk & upfront cost
- New value created by Downs shared to support infrastructure investment



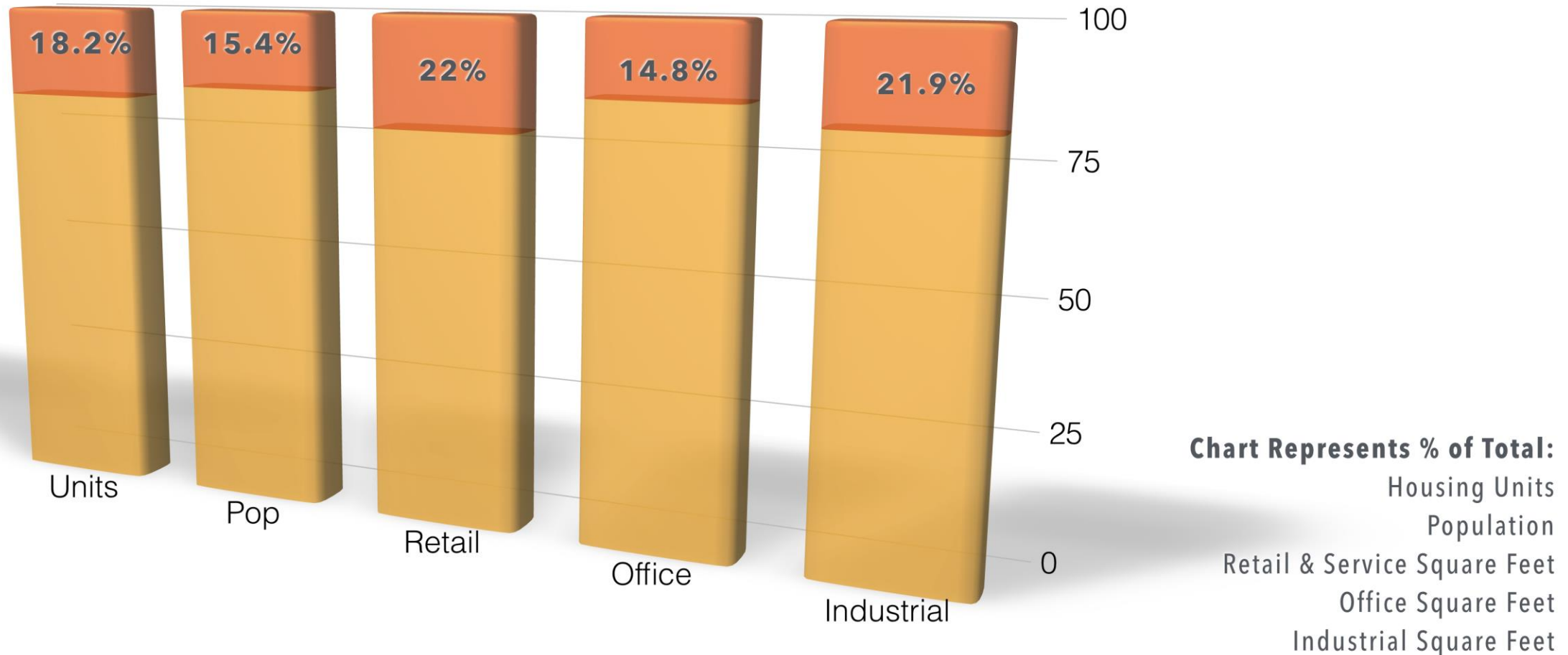
Economic Impact at Buildout

- 2,500 to 3,100 Potential Jobs
- 3,600 Potential New Residents, 350 School Age Children
- 1.9 Million Square Feet of Commercial
- \$615 Million in Taxable Value across Diverse Sectors
- \$11 Million in Tax Revenues (Property & Excise) at today's rates for 1 year
- Net Positive Impact - Revenues Exceed Costs
- Mix of uses moves us closer to our Goal of 25% non residential valuation



2018

The Downs at Buildout: As a Share of Scarborough



SCARBOROUGH DOWNS

Reality Check

The tax break deal:

**Our new downtown &
a Community Center...**

“to be negotiated at a later date.”

Reality check:

The proposed Credit Enhancement Agreement provides absolutely no guarantee of a new downtown and a community center. Ever.

You decide!

The Facts

- CEA enables extraordinary infrastructure to serve Downtown & Community Center
- Establishes Downtown process & time for decisions
- Reserves land & opportunity for Community Center
- Delivers economic development, mix & activity which are building blocks for Downtown & Community Center

SCARBOROUGH DOWNS

Reality Check

Developer says:

3,600 new residents
by 2038

Reality check:

That's more than the State of Maine's population growth projection for ALL OF CUMBERLAND COUNTY between 2019 and 2034 (an increase of 2,648). Where are all these people going to come from?

You decide!

The Facts

- Town has averaged 2,000 to 4,000 new residents per decade since 1960's
- Comprehensive Plans' & economists anticipate this rate of growth to continue
- Directing development to growth areas & balancing housing mix are core policies
- Downs is that Growth Area

SCARBOROUGH DOWNS

Reality Check

Developer says:

350 new school age children
from 1,986 new housing units

Reality check:

We currently have 2,929 school age children from 8,508 housing units. Applying that same ratio to the 1,986 projected new housing units would result in **683 new school age children.**

Something doesn't add up.

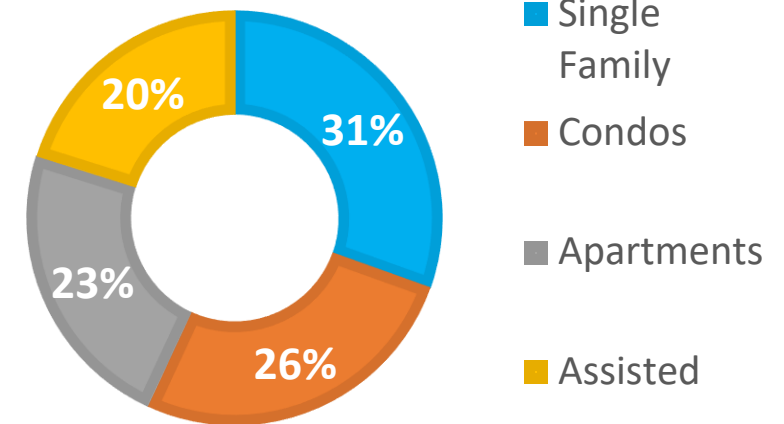
You decide!

THE
DOWNS

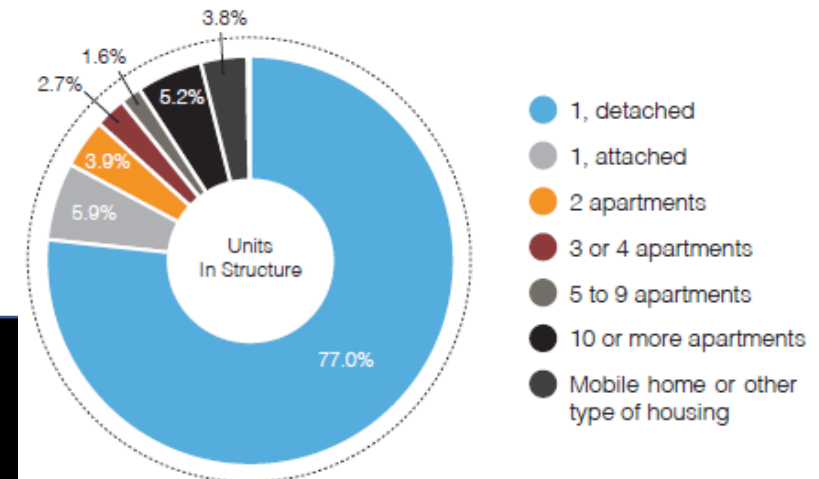
The Facts

- Downs has balanced housing mix, the Town doesn't

Down's Mix



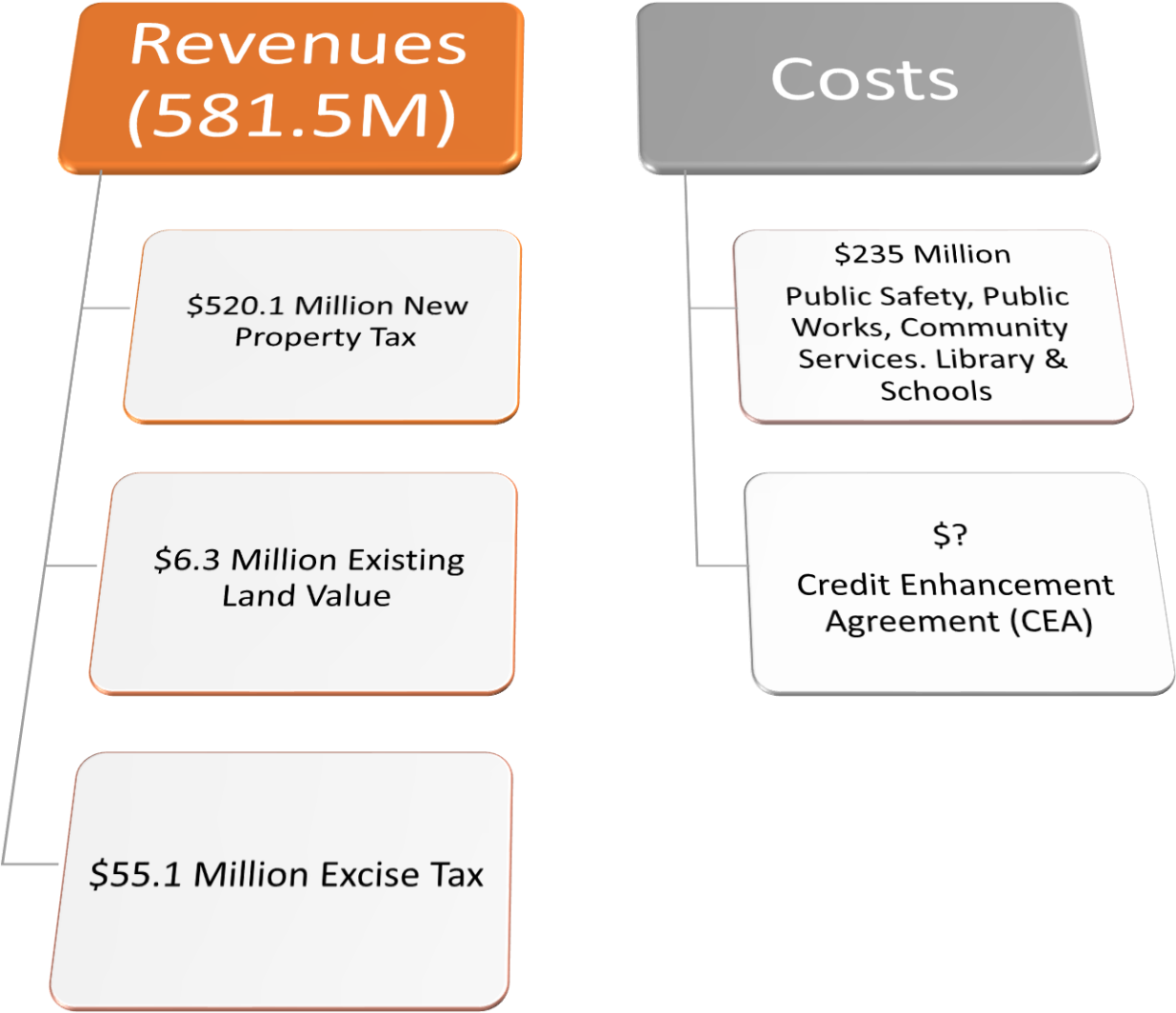
Town's Mix



Demographics of the Downs at Full Buildout of Preferred Scenario (20 Years)

Factors	Current	Downs	New Total	% of Town
Population	20,023	3,634	23,657	15%
School Age Children	2,929	347	3,276	11%
Housing Units (ACS)	8,508	1,986	10,494	19%
Commercial SF	4,876,793	1,156,500	6,033,293	19%
Industrial SF	2,756,003	775,000	3,531,003	22%
Total SF	7,632,796	1,931,500	9,564,296	20%
Road Mileage	161	8	169	5%

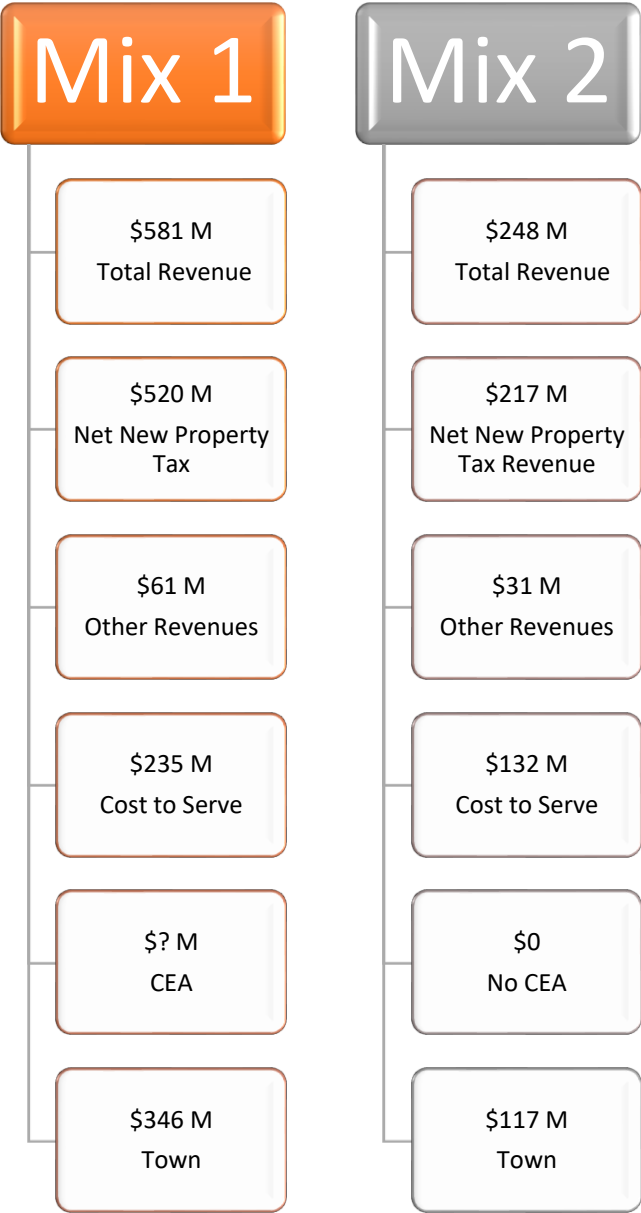
PROJECTED REVENUES AND COSTS OF SERVICE OVER 30 YEARS



EXAMINED 2 SCENARIOS OF DEVELOPMENT

**Net Difference in Scenarios,
after Service Costs:**

**\$229 Million
(Over 30 Years)**



Guiding Principles for Developing CEA:

- Must **benefit** the Town
- No **up-front** Town investment
- Fund only **public** benefit or **extraordinary costs**
- **Performance**-Based
- **Caps** based on agreed upon costs



Goals of Town in CEA Discussion

- Affect the mix and pattern of development to reduce costs to serve
- Affect mix to achieve the highest & best use of land
- Work with the Downs and community to achieve public policy goals (Town Center Concepts)
- Work with the Downs and Community to assess a Community Center
- Work with the Downs on achieving successes early in the development

Anatomy of the CEA: The Downs Responsibilities

- Creates new value for the town through the implementation of their masterplan
- Makes the necessary investments in infrastructure to enable the development – no town investment required
- Pays the full amount of the current property taxes each year
- Achieves the benchmarks outlined in the CEA agreement regarding type, mix, value and speed of development
- Reports on the achievements & status of the Development to the Council on a biennial basis.

Anatomy of the CEA: Town's Responsibility

- To reimburse 40% of new property taxes until a cap of \$55 Million is reached
- To **end** the reimbursement if The Downs violates the cap of 750 units of Single Family development
- To ensure that all thresholds and requirements of the CEA are met
- To verify the amount of nonresidential development at 10, 15 & 20 years
- To reduce the reimbursement of property taxes paid to 25%, if The Downs fails to meet the 10- Year Check-in.
- To provide additional reimbursement of 10% or \$2 million once cap and thresholds are met by The Downs.
- To begin a community process to determine community needs and desires for Town Center and Community Center.

Reimbursements

Years 1-10

- 40% reimbursement of new Prop Tax
- \$16.8 Million (estimated)

Years 11-15

- 40% reimbursement if performance standard met
- 25% if not met
- \$42.9 M Estimated at 40%

Years 16-20

- 40% reimbursement if performance standard met
- 25% if not met
- Capped at \$55 million (estimated in Year 17)

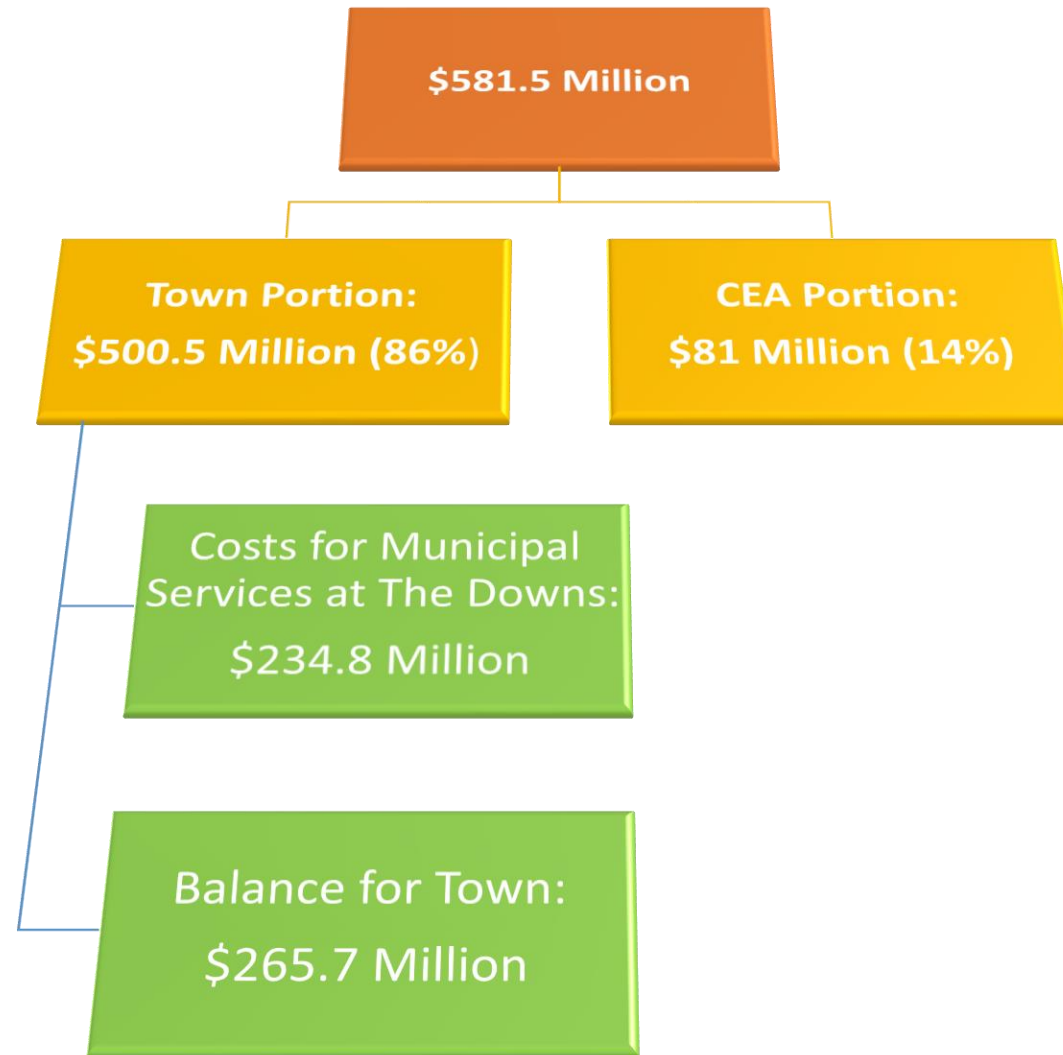
Year 21-30

- 10% reimbursement up to \$2 M if all requirements are met

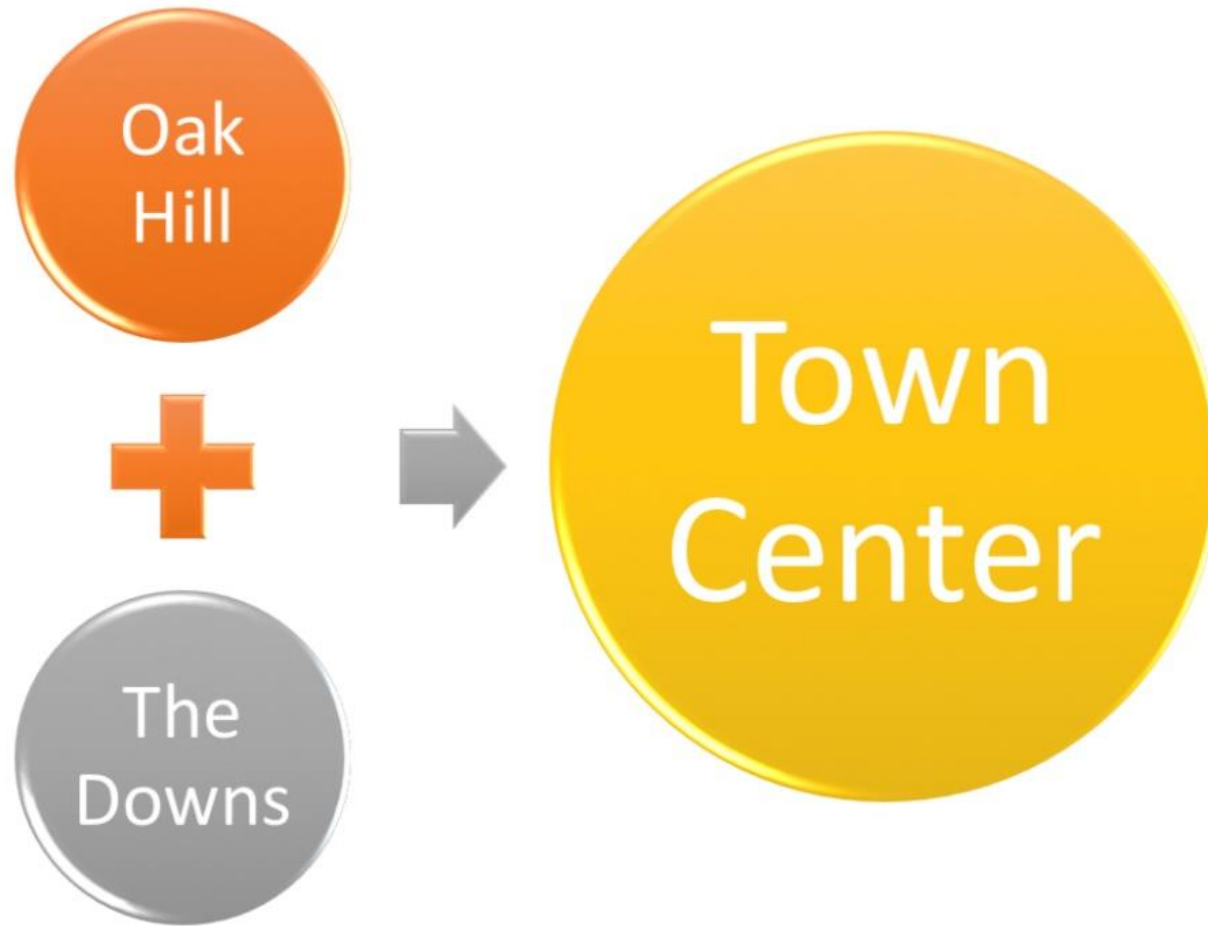
Performance Standards

- Year 10: 600,000 SF of Non-residential Space, Infrastructure needed to serve current development, preservation of the town center concept
- Year 15: 900,000 SF of Non-residential space, infrastructure needed to serve development
- Year 20: must have reached \$55 million cap and 1.2 Million of non residential SF
- Cannot exceed 750 Single Family Units (excluding affordable and senior housing)

Estimated Impact of CEA if Requirements are Met:



Opportunity + Strategy



*"Downtown"[town center] means the traditional central business district of a community that has served as the **center of socioeconomic interaction** in the community, characterized by a **cohesive core of commercial and mixed-use buildings**, often interspersed with civic, religious and residential buildings and **public spaces**, that are typically arranged along a main street and intersecting side streets and served by public infrastructure.*