



175 Scarborough Downs Road, Suite 113  
Scarborough, Maine 04070  
207.289.6945

June 19, 2023

Steve Landry, State Traffic Engineer  
MaineDOT  
16 Child Street,  
Augusta, Maine 04330

Thomas Hall, Town Manager  
Town of Scarborough  
246 Route 1  
Scarborough, Maine 04074

**Subject: Updates to the Off-Site Mitigation Phasing – Crossroads Holdings LLC TMP  
ID#: Reg. 01-000321-A-N**

Dear Steve and Tom,

This letter is being provided to memorialize our updates to the phasing schedule for the off-site mitigation required in the Traffic Movement Permit (TMP) for Crossroads Holdings LLC for the Mixed-Use Development at the Downs.

As agreed to at our meeting on June 9, 2023, the required mitigation schedule has been revised as provided for in the attached document (titled proposed updates to mitigation program).

As part of this updated schedule, the substantial completion date of the required mitigation for the 2026 construction improvement projects will be June 1, 2027. In addition, Crossroads will submit for a renewal of this permit prior to December 31, 2026 to ensure continued compliance.

Crossroads appreciates the on-going collaboration with the Maine DOT and the Town of Scarborough on this mixed-use development and the transportation improvements projects included in the TMP.

Signatures:

A blue ink signature of Rocco Risbara III, consisting of a stylized 'R' and 'I' followed by a horizontal line.

Rocco Risbara III  
Crossroads Holdings LLC

A blue ink signature of Steve Landry, PE, consisting of a stylized 'S' and 'L' followed by a horizontal line.

Steve Landry, PE  
State Traffic Engineer

A blue ink signature of Thomas Hall, consisting of a stylized 'T' and 'H' followed by a horizontal line.

Thomas Hall  
Town Manager, Scarborough

**Introduction**

Crossroads Holdings LLC and the Town of Scarborough, would like to collaborate with MaineDOT to make modifications to how the TMP for the Downs redevelopment project is executed. These proposed modifications are based on experience over the first 2 years of the permit and the realities of executing the comprehensive scope of mitigation required in the TMP, coupled with the synchronization with such a dynamic development project. The following are our reasons and goals for these updates/amendments:

- **Based on the substantial scope and complexity of the annual mitigation, coupled with industry supply chain issues, we are proposing an additional 6 months for the substantial completion of the annual mitigation projects. This would require projects be completed by June 1<sup>st</sup> of each calendar year (rather than January 1<sup>st</sup>) adding 6 more months for construction**
- **Due to substantial cost escalation, and the impacts of inflation and construction pricing off of fully engineered and permitted plans, we are proposing to evenly spreading the requirements over the 5-year timeframe for mitigation in the permit**
- **Based on Town and developer requirements for starting the mixed-use Town Center in '23/'24, we are proposing to shift the Haigis signalized intersection and Center St connection to the Downs Rd to '24 as part of reordering the mitigation**
- **We understand the MaineDOT BPI is only available for 3 years of funding and have organized the mitigation schedule accordingly**
- **We are not proposing any changes to the deadline for the completion of planning and engineering**

<b>2023 Original TMP Requirements</b>	<b>Change</b>
Route 1 and Eight Corners Signal Upgrades	Substantial Completion Deadline – June 1, 2024
Route 1 / Scarborough Downs Intersection	Substantial Completion Deadline – June 1, 2024
Oak Hill Improvements	Shift to 2026 Mitigation Year - Substantial Completion Deadline – June 1, 2027
Route 1 / Haigis Skip Marks	Substantial Completion Deadline – June 1, 2024
County Rd / Gorham Rd Intersection and Gorham/County and Gorham/Saco St Signal Upgrades	Included in Town Led Project, Substantial Completion Deadline – June 1, 2025 (Town Responsibility)

<b>2024 Original TMP Requirements</b>	<b>Change</b>
Payne Rd Corridor – All Signals in Scarborough	Substantial Completion Deadline – June 1, 2025
Payne Rd / Maine Mall Corridor – All Signals In South Portland	Substantial Completion Deadline – June 1, 2025
Haigis Parkway / Center Street – New Intersection, Signal and Center Street Construction (Now called Market St)	Shift to 2024 Mitigation Year (from 2026); Substantial Completion Deadline – January 1, 2025
Payne/Mussey Intersection	Shift to 2025 Mitigation Year – Substantial Completion Deadline – June 1, 2026
Payne Rd / Gorham Rd Intersection	Shift Construction to 2025 Mitigation Year, complete engineering as required in 2023 – Construction Substantial Completion Deadline – June 1, 2026

<b>2025 Original TMP Requirements</b>	<b>Change</b>
None	Complete Payne/Mussey Intersection – Substantial Completion Deadline – June 1, 2026
None	Complete Payne/Gorham Intersection – Substantial Completion Deadline – June 1, 2026

<b>2026 Original TMP Requirements</b>	<b>Change</b>
Haigis Parkway Pedestrian Facilities	Substantial Completion Deadline – June 1, 2027
Haigis Parkway / Center Street – New Intersection, Signal and Center Street Construction (Now called Market St)	Shifted to 2024 Mitigation Year - Substantial Completion Deadline – January 1, 2025
	Oak Hill Improvements - Shifted from 2023 Mitigation Year - Substantial Completion Deadline – June 1, 2027