

Option 1 – Proceed with zoning changes for South Gorham Crossroads Area as outlined in the Comprehensive Plan

South Gorham Crossroads Area is categorized as a Mixed Use Growth Area on page 47 of the Comprehensive Plan. On page 52-53, the Development Standards for this zone outline a “high-intensity pattern of development,” with a minimum residential density of 5 units/acre and a maximum residential density in the 12-15 units/acre range. Within the Allowed Uses description on page 52, the plan states, “in addition to residential uses, a range of non-residential uses should be allowed as part of a planned, mixed use development.” As discussed at previous Ordinance Committee meetings, a “mixed use development” could be a single mixed use building, or a master plan for a single property that includes both residential and non-residential elements in separate buildings.

The discussion about non-residential uses other than those described in the plan seems to be a reaction to the plans to construct a Turnpike spur through the South Gorham Crossroads Area. However, this new connection was clearly anticipated during the Comprehensive Planning process. On page 45, Land Use Objective #6 is to “accommodate the potential for higher intensity/density development adjacent to the proposed sustainable controlled access East-West Connector linking the Bernard Rines Village Bypass to Greater Portland.” The Allowed Uses description of this Area states,

“Since the Crossroads Area will potentially be served by the continuation of the East-West connector or related improvements and is potentially serviceable by public sewerage, the allowed residential uses in this designation should be limited to multi-family residential and residential units in mixed-use buildings.”

Models for South Gorham Crossroads Area, based on this vision

There are several examples within the region of higher-intensity residential development and mixed use projects. The Blue Spruce Subdivision off Spring Street in Westbrook, the Scarborough Downs development in Scarborough, the Chamberlain project on Route 1 in Scarborough, and the project in Falmouth.



Figure 1 - Blue Spruce Subdivision, Westbrook. Single-family, two-family, and multi-family buildings.



Figure 2 - Blue Spruce Subdivision, Westbrook. Multi-family buildings with single-family in background.



Figure 3 - Scarborough Downs Project, multi-family buildings.



Figure 4 - Scarborough Downs, multi-family courtyard.



Figure 6 – Dunstan Crossing multi-family with courtyard



Figure 7 – Dunstan Crossing. Dunstan Tap & Table restaurant (left) and multi-family building (right)



Figure 9 - Tidewater, Falmouth. Offices on first floor, residential above.

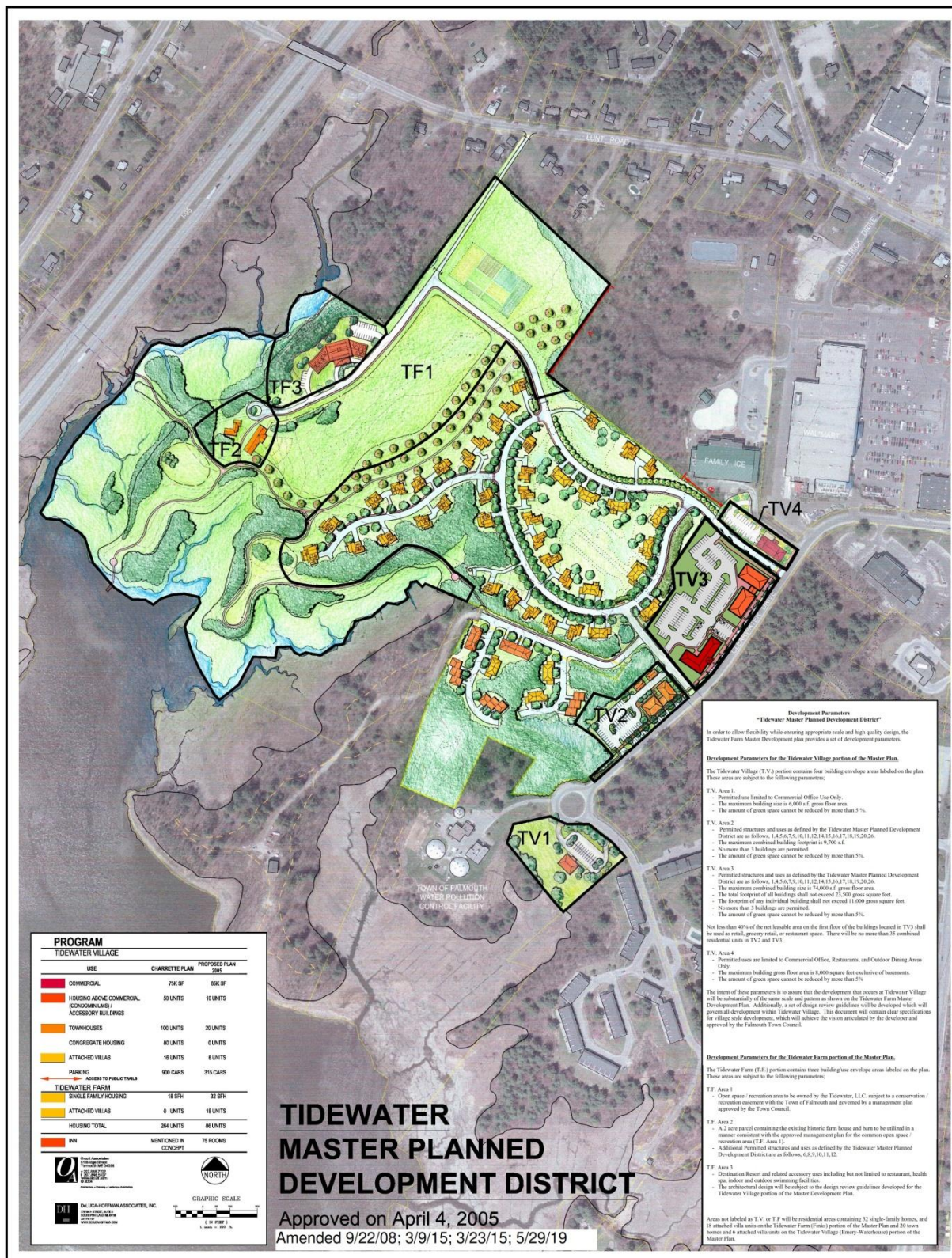


Figure 10 - Tidewater Master Plan, Falmouth. Images on previous page labeled TV2

