

# DOWN'S ANNUAL REPORT

OCTOBER 2024



# Agenda

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## *Model Smart Growth Community*

- ❖ *Environmental Best Practice*
- ❖ *Infrastructure and New Value*
- ❖ *Building on Success*
- ❖ *Next Steps with Town Center*

## *Partnership Moving Forward*

- ❖ *Future Transportation Funding and Grant Opportunities*
- ❖ *Collaborate to Create Something Special*
- ❖ *Regulatory Predictability*

## *Wrap Up*



# A Model Smart Growth Community

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- ❖ *Redevelopment of regionally significant “Greyfield” that had no stormwater, no environmental mngt. and no investment since mid-1980s*
- ❖ *Site IS Town’s Regional Growth Center for housing, commercial and mixed-use dev*
- ❖ *Model zoning enabling compact, walkable, mixed-use community design, development and placemaking*
- ❖ *Surrounded by critical roadways and infrastructure, but ZERO on-site to deliver Town’s goals*





# A Model Smart Growth Community

## Environmental Best Practice

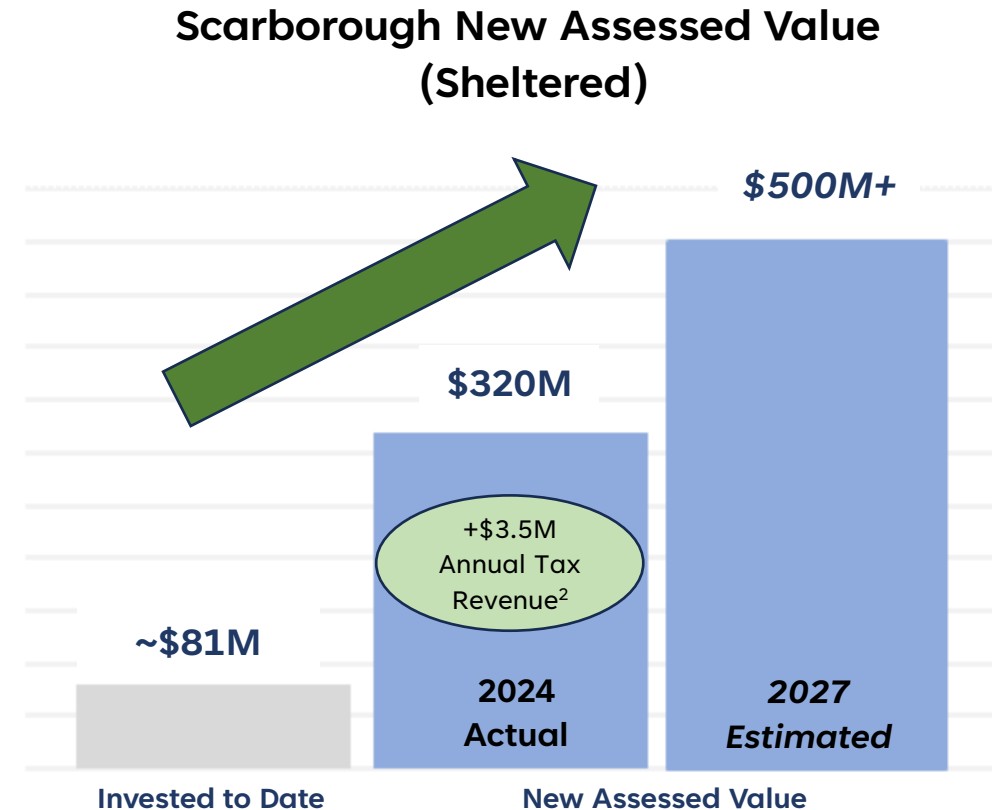
- ❖ *Master planning and project-wide MaineDEP Level 1 SLDA permitting and Federal approvals in place*
- ❖ *Custom-built wetlands for SW treatment and wildlife habitat (3.4 acres complete, 3.1 acres permitted)*
- ❖ *95 acres of open space dedicated (20 is required – nearly 5X)*
- ❖ *Major Willowdale stream restoration project*
- ❖ *Vernal pool buffer restrictions in place*
- ❖ *Only 2.9 acres of wetland impact to date (only 1% of development area)*



# A Model Smart Growth Community

## Infrastructure Investments and Value Creation

- ❖ Infrastructure sized to serve this regional growth center at full-build out
- ❖ \$81M invested to date by Developer in on and offsite infrastructure
- ❖ Generated \$320M in new assessed value (Year 6) – equates to \$3.5M in incremental *sheltered* annual tax revenue for the Town of Scarborough<sup>1,2</sup>
- ❖ ***Estimated*** \$500M+ in new assessed value by 2027
- ❖ CEA Tax Revenue Payments to date from Town to Developer of ~\$2.6M (~3% of \$81M invested)



1 – Data Source: Town of Scarborough 2024 Assessor's Report

2 – Town Tax Revenue prior to CEA reimbursement; with max CEA reimbursement, net impact to Town of ~\$2.1M



# A Model Smart Growth Community

## Successes we strive to build on

- ❖ *Delivered widest range of housing choices in the State to help address the housing crisis*
- ❖ *Delivered over 600K SF of new commercial space in the Innovation District with more to come*
- ❖ *Delivered long overdue, comprehensive town-wide transportation improvements that will make regional betterments*
- ❖ *Delivered non-residential development at a scale that has rapidly boosted Town's non-resi share of assessed value and significant new sheltered tax revenue*





# Taking the Next Step on Town Center

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*Downtown Committee Involvement – Year Long Process in ‘21*

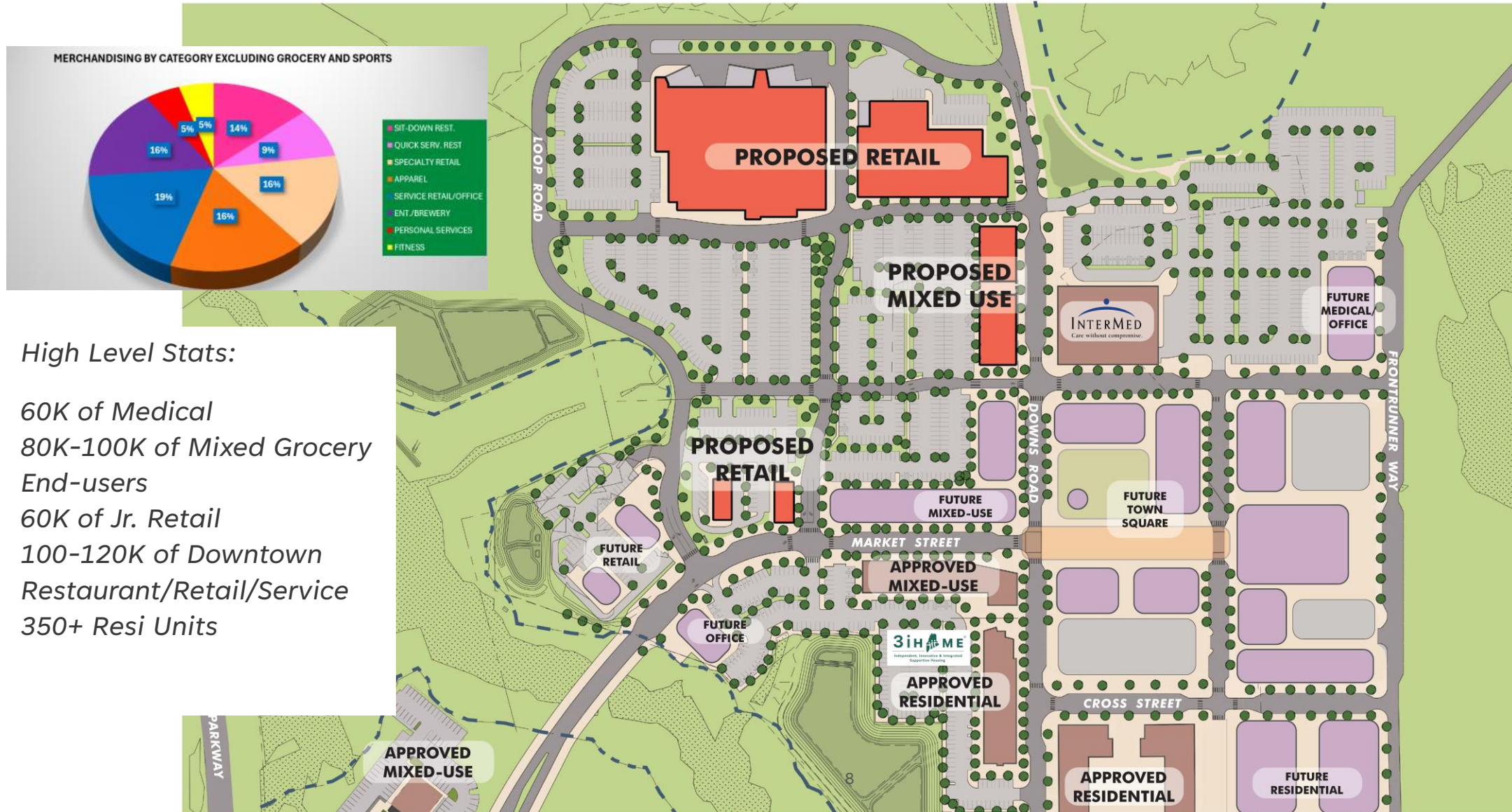
*Execution on the Downtown Committee’s Vision*

- ❖ *A central spot*
- ❖ *A diverse mix of uses*
- ❖ *A local marketplace*
- ❖ *A downtown for all ages*
- ❖ *A green*
- ❖ *A woonerf (shared street)*
- ❖ *A gathering place*





# Town Center Overall Plan





# Town Square – Key Elements for Success





# Green on the Square





## Green on the Square





# Placemaking





# Initial/Temporary Amenities – Food Truck Court



# Headwinds and Opportunities for Partnership

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*Keys to executing the Town Center, continuing economic development, housing creation and generating new tax revenue:*

- ❖ *Transform our transportation funding platform*
- ❖ *Partner on grants*
- ❖ *Enable local regulatory environment that promotes creativity, flexibility and placemaking (ordinances, process, approvals – examples - GMO, street designs, outdoor dining, signage)*
- ❖ *Enable food truck courts and temporary amenities (ordinance amendments pending)*
- ❖ *Collaborate on EV updates (amendments in the works)*
- ❖ *Stabilize environmental permitting atmosphere (headwinds around new restrictions)*



# Transportation – Future Funding Platform

- ❖ *Pivot from project-based improvements to comprehensive/transformational ones*
- ❖ *Leverage project momentum and scale to pursue substantial outside dollars*
- ❖ *Federal/State transportation funding*
- ❖ *Engage GPCOG / Metro on transit*
- ❖ *Environmental funding for Nonesuch crossings*

\*Congressional delegation, State of Maine, GPCOG  
all key partners



## M&R Contracted Leyton to do a Comprehensive US Grants & Incentives Study

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Leyton is an international consulting firm that helps businesses leverage financial incentives to accelerate their growth and achieve long-lasting performance.

### Goals of grants

- ❖ ***Filling funding gaps:*** Help fund projects that exceed the town's general fund revenue and lessen the tax burden.
- ❖ ***Improving access:*** Infrastructure projects will continue to improve access to jobs and services to support a thriving economy.
- ❖ ***Improving safety:*** Infrastructure improvements make travel safer, more efficient, and more reliable.

**Expand access to affordable housing, improve clean energy infrastructure, wetland conservation, and roadway infrastructure improvements.**



## Three Approaches to leveraging grants to deliver joint council and M&R goals

- ❖ M&R solicits grants
- ❖ M&R Partners with the Town of Scarborough on grants
- ❖ M&R partners with a third-party non-profit to solicit grants

**Grants the town of Scarborough would qualify for  
with M&R acting as a subcontractor, sub-awardee, or collaborator**



- ❖ *Department of Transportation Raise Program*
- ❖ *U.S. Department of Transportation: Reconnecting Communities Pilot Grant Program*
- ❖ *U.S. Department of Housing and Urban Development: PRO Housing*
- ❖ *Environmental Protection Agency: Wetland Program Development Grants*
- ❖ *ME Office of Community Development: Community Development Block Grant Program*
- ❖ *Northern Border Regional Commission: Catalyst Program*
- ❖ *Maine Department of Agriculture, Conservation & Forestry: Recreational Trails Program*
- ❖ *Maine Department of Agriculture, Conservation & Forestry: Land and Water Conservation Fund*

## Communities across the country are leveraging grants to deliver goals

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- ❖ \$25 Million in traffic improvements to support Roux Institute in Portland, Maine.
- ❖ \$25 Million to Conway, Arkansas, to improve 15 miles of roadway with paths, bridges, cycle paths, & trailheads.
- ❖ \$25 Million in Fresno, California, widening four miles of two-lane rural highway to four lane limited access.
- ❖ \$750 Thousand in DeFuniak Springs, Florida, pedestrian bridge, bike paths, and multi-use trails.
- ❖ \$11 Million Oklahoma replace seven bridges - \$1M to add 8-foot bike path to 1.3 miles of Rt. 66
- ❖ \$10 Million to Carver County, Minnesota, expand 5 miles of two-lane highway to four lane highway

### Next steps:

- ❖ Will the Council be open to further brainstorming conversations about specific activities that align with their objectives and those of M&R Holdings?
- ❖ Engaging our local and federal congressional delegates is imperative to support the project and municipality!



# This is a Model Smart Growth Town...

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- ...that's solving for the housing crisis...* (600+ units – affordable to diverse market rate)
- ...growing new businesses and the economy in southern Maine...* (600K and growing)
- ...bettering the environment thru redevelopment and smart growth...* (95 acres open space)
- ...transforming its transportation network to be safe, smart and efficient...* (37 intersections)
- ...building the State's first ground up town center...* (already underway)
- ...growing its tax base and maximizing its TIF tax revenue for the fiscal benefit of its residents* (\$320M in assessed value headed to \$500M)
- ...a local developer executing Town's vision to its fullest...*
- ...this is a model town – Scarborough, Maine*

# Next Steps for Alignment

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*Keys to executing the Town Center, continuing economic development, housing creation and generating new tax revenue:*

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*Q and A*