

# Transportation Master Plan – Topsham Fair Mall Road



# Transportation Master Plan – Topsham Fair Mall Road

## Agenda

- Introductions
- Summary of Public Workshop #1
- Presentation of Future Volumes Forecast
- Presentation of Concept Long Term Build-Out and Mobility Improvements
- Presentation of Future Volumes Modeling
- Committee Feedback
- Schedule / Next Steps

# Transportation Master Plan – Topsham Fair Mall Road

## Summary of Public Workshop # 1 – June 28, 2016

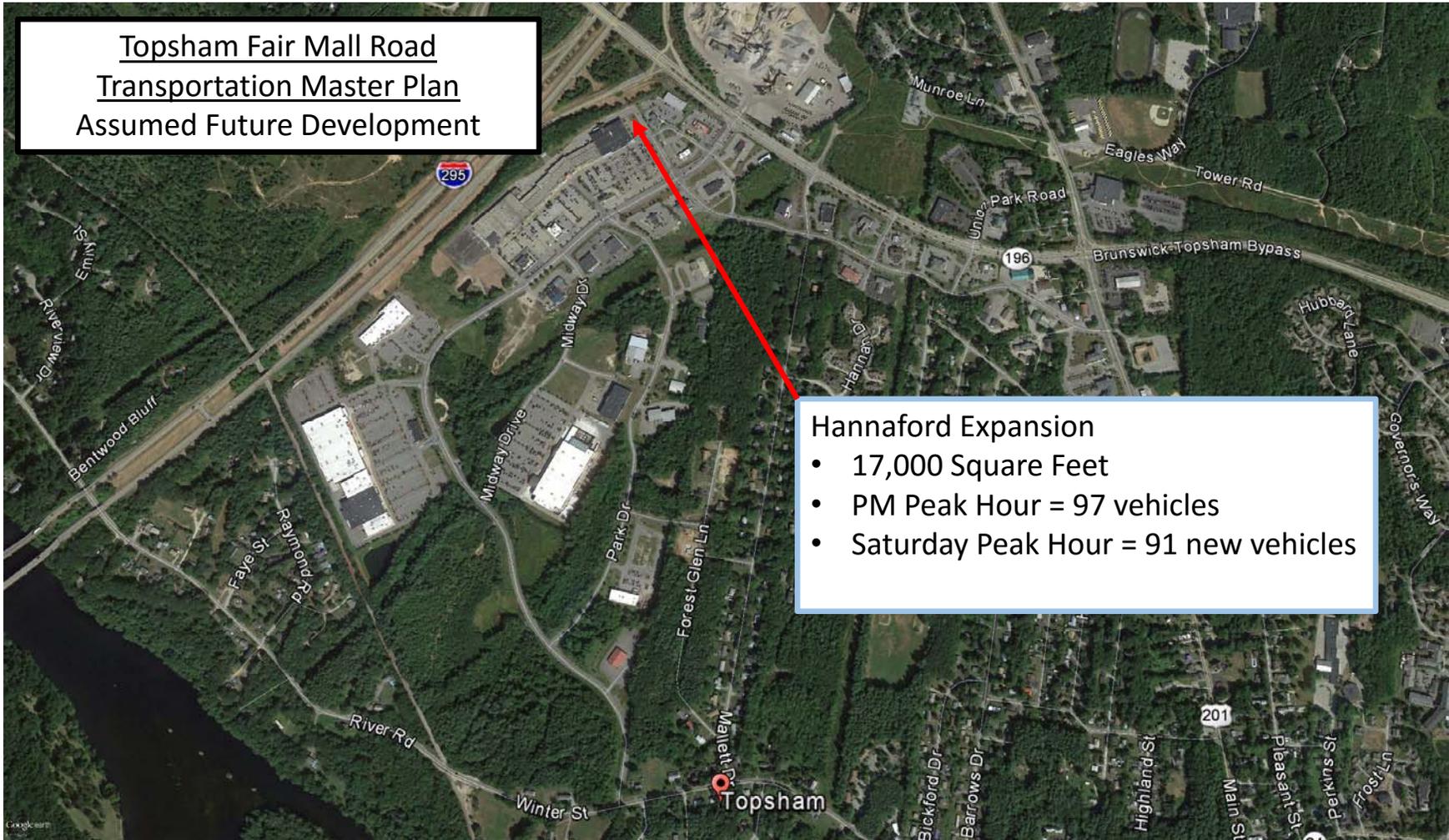
- Make TFM competitive with other regional malls
- Improve pedestrian circulation along TFMR and within developments
- Create a park on town land / DEP easement
- Create a pedestrian / vehicular connection from TFM to Best Buy site
- Extend shared used path through study area
- Study possible bike lanes on TFMR
- Place employee parking behind TFM to free up parking and green space
- Integrate stormwater and mobility infrastructure improvements
- Relocate / improve entrance sign
- Create a unified wayfinding system matching entrance sign design

# Transportation Master Plan – Topsham Fair Mall Road

## Summary of Public Workshop # 1 – June 28, 2016

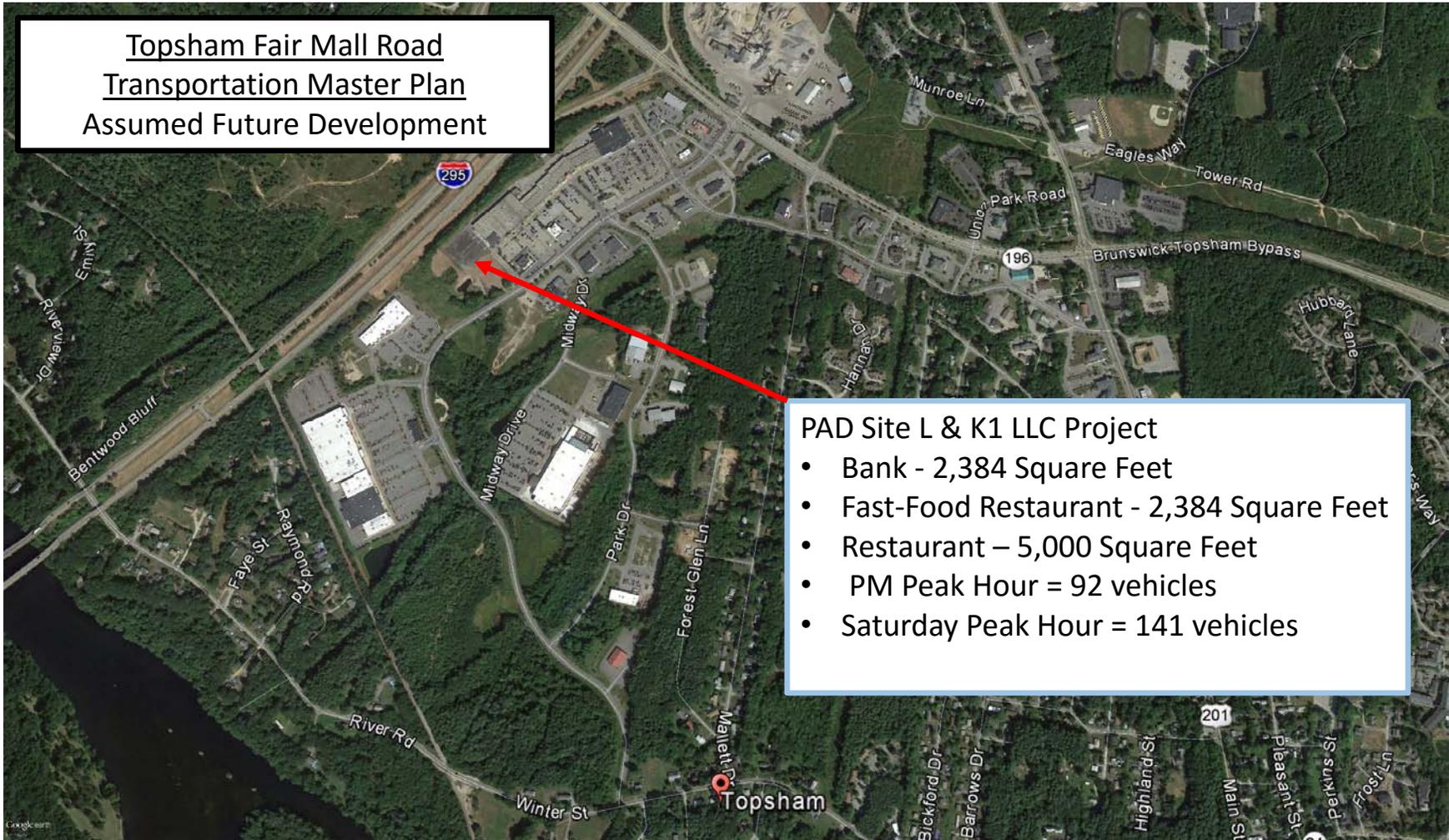
- More trees. Shade is good
- Plan for expansion of Hannaford
- Two lanes out, one lane in at Hannaford
- Consider a roundabout at one or more of the intersections
- Account for growth on Crooker property
- Account for future growth within study area
- Create inter-parcel connections to the west of TFMR
- Study location of medians to improve character of area, control access, and manage stormwater
- Review parking standards
- Review traffic impact fees

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



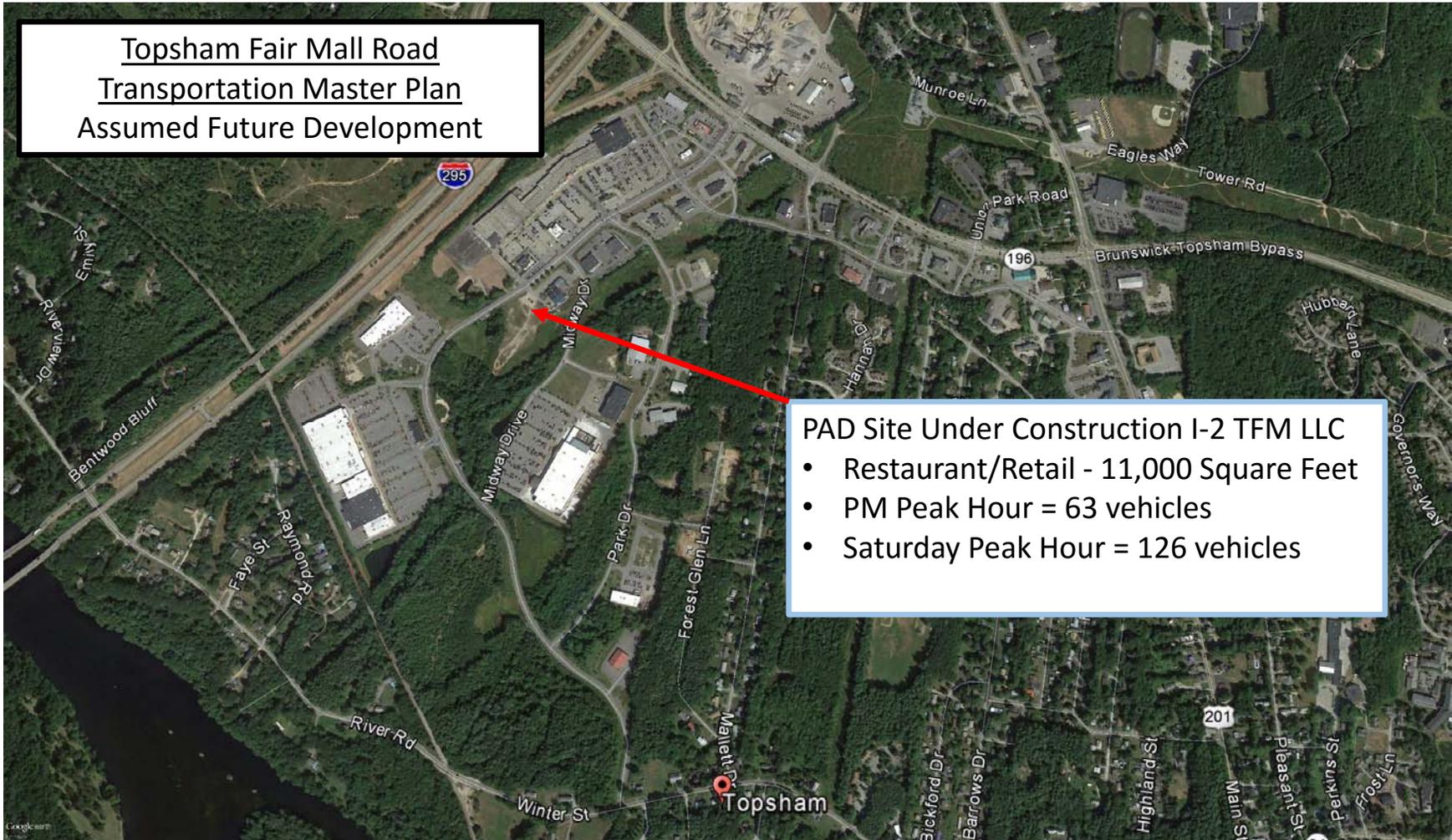
- Hannaford Expansion**
- 17,000 Square Feet
  - PM Peak Hour = 97 vehicles
  - Saturday Peak Hour = 91 new vehicles

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



- PAD Site L & K1 LLC Project**
- Bank - 2,384 Square Feet
  - Fast-Food Restaurant - 2,384 Square Feet
  - Restaurant – 5,000 Square Feet
  - PM Peak Hour = 92 vehicles
  - Saturday Peak Hour = 141 vehicles

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



PAD Site Under Construction I-2 TFM LLC

- Restaurant/Retail - 11,000 Square Feet
- PM Peak Hour = 63 vehicles
- Saturday Peak Hour = 126 vehicles

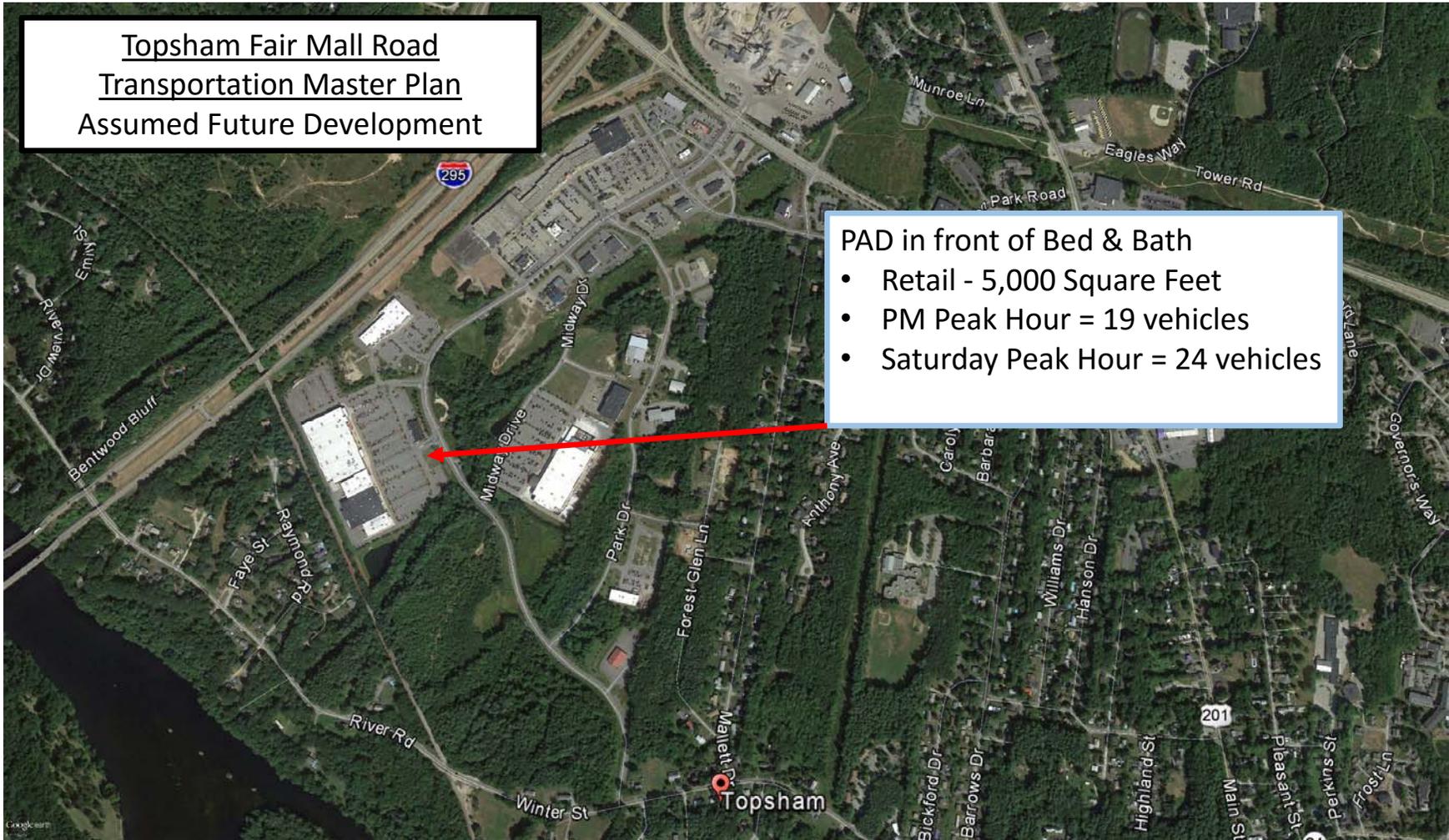
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



- PAD Between Best Buy and Target**
- Retail - 10,000 Square Feet
  - PM Peak Hour = 37 vehicles
  - Saturday Peak Hour = 48 vehicles

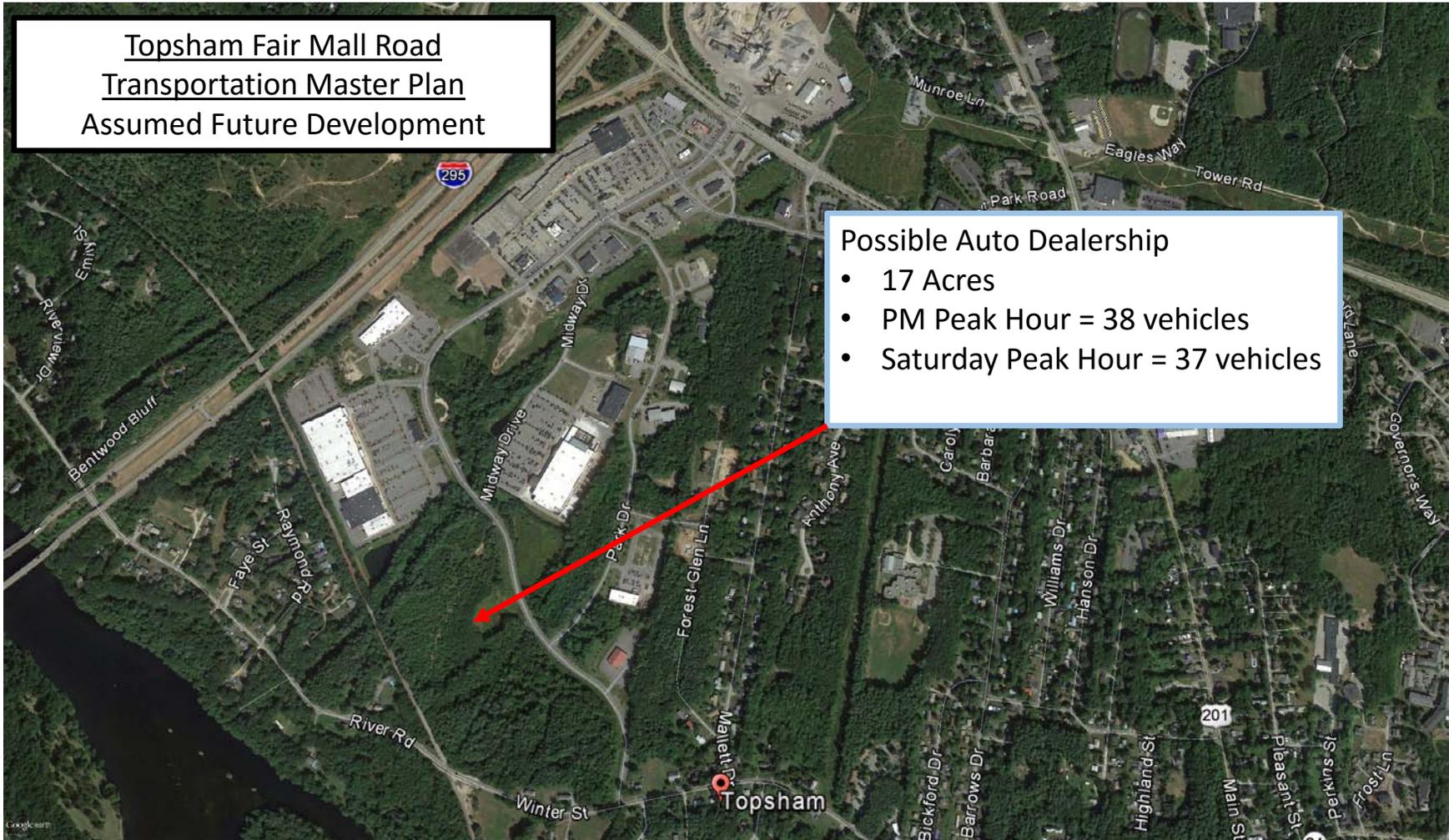
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

- PAD in front of Bed & Bath
- Retail - 5,000 Square Feet
  - PM Peak Hour = 19 vehicles
  - Saturday Peak Hour = 24 vehicles



Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

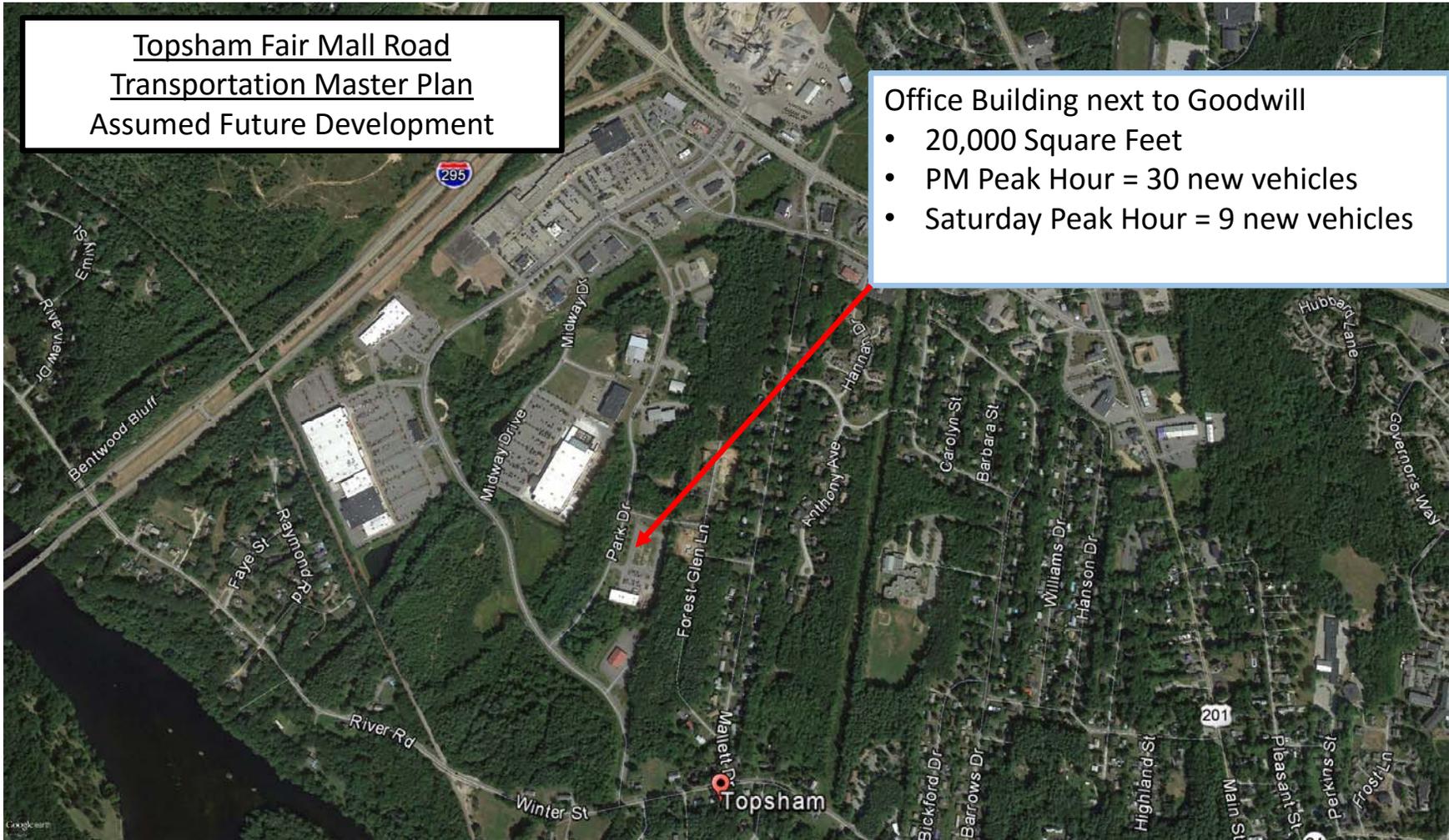
- Possible Auto Dealership
- 17 Acres
  - PM Peak Hour = 38 vehicles
  - Saturday Peak Hour = 37 vehicles



Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Office Building next to Goodwill

- 20,000 Square Feet
- PM Peak Hour = 30 new vehicles
- Saturday Peak Hour = 9 new vehicles



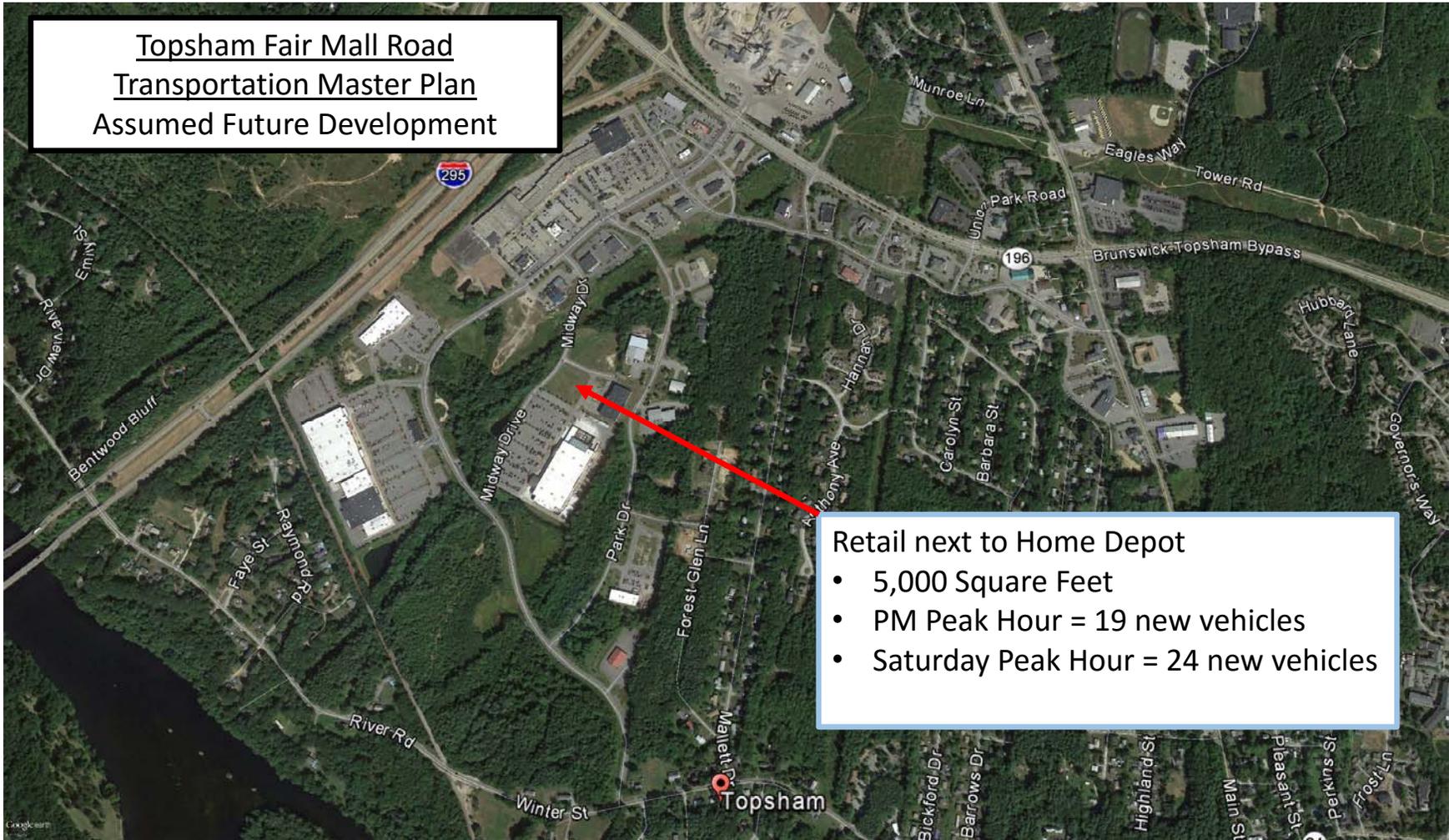
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Office Building next to Goodwill

- 10,000 Square Feet
- PM Peak Hour = 15 new vehicles
- Saturday Peak Hour = 4 new vehicles



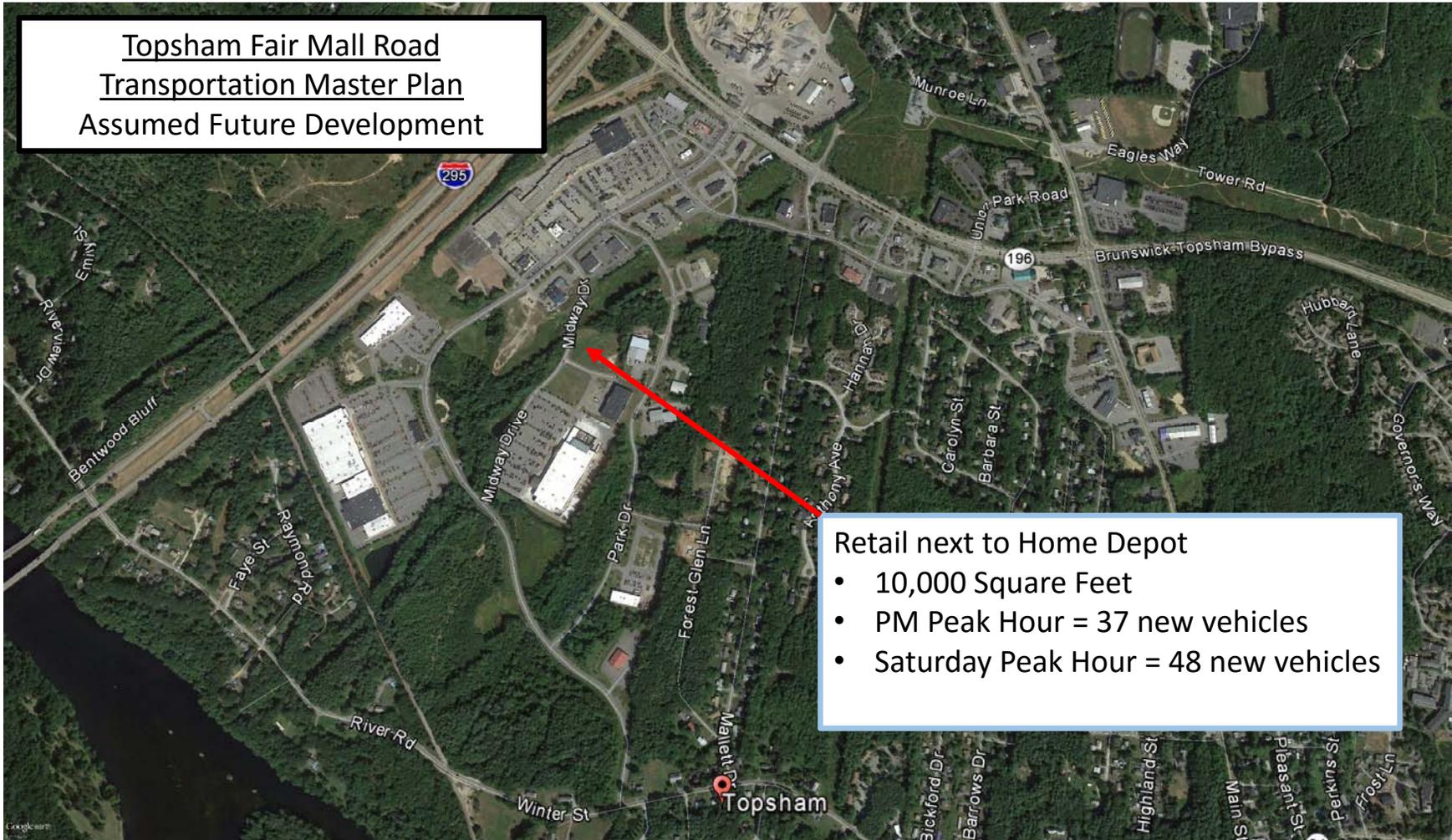
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



Retail next to Home Depot

- 5,000 Square Feet
- PM Peak Hour = 19 new vehicles
- Saturday Peak Hour = 24 new vehicles

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



Retail next to Home Depot

- 10,000 Square Feet
- PM Peak Hour = 37 new vehicles
- Saturday Peak Hour = 48 new vehicles

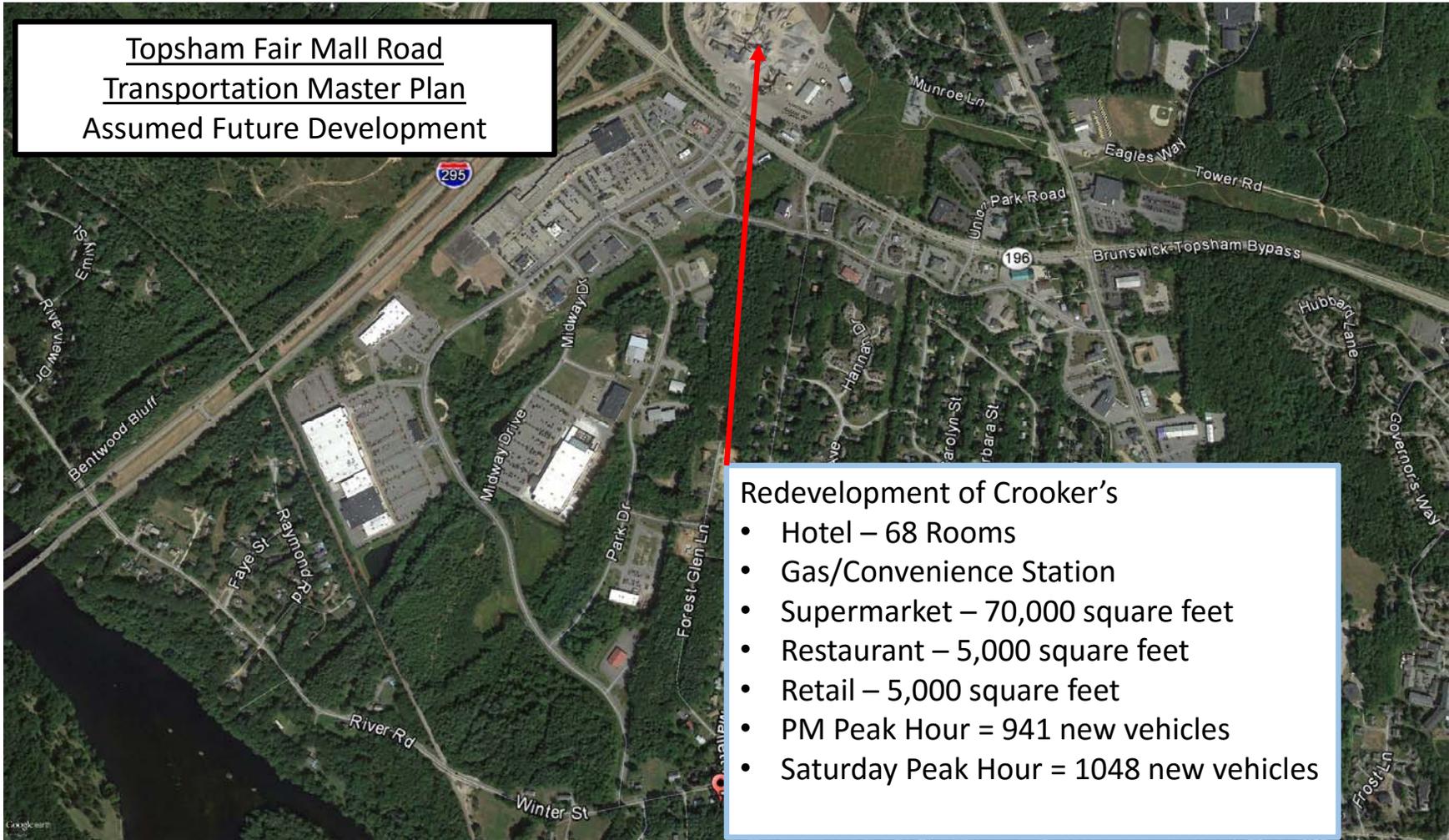
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Residential

- 45 Units
- PM Peak Hour = 45 new vehicles
- Saturday Peak Hour = 42 new vehicles



Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



Redevelopment of Crooker's

- Hotel – 68 Rooms
- Gas/Convenience Station
- Supermarket – 70,000 square feet
- Restaurant – 5,000 square feet
- Retail – 5,000 square feet
- PM Peak Hour = 941 new vehicles
- Saturday Peak Hour = 1048 new vehicles

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



- Residential behind Crooker's
- 300 Apartment Units
  - PM Peak Hour = 186 new vehicles
  - Saturday Peak Hour = 156 new vehicles

Topsham Fair Mall Road  
Transportation Master Plan  
2036 PM Peak Hour Volumes

Route 196 e/o TFMR

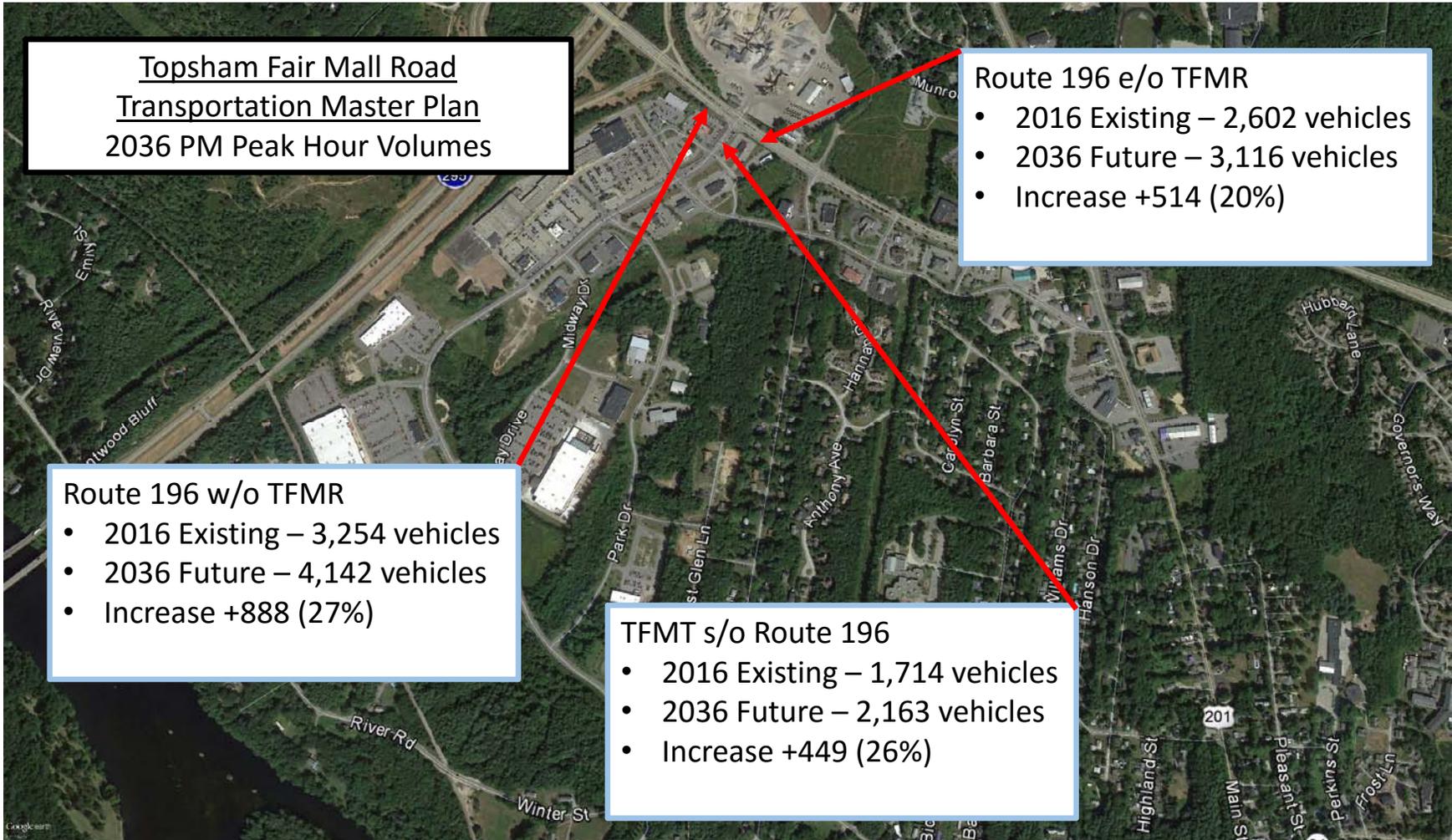
- 2016 Existing – 2,602 vehicles
- 2036 Future – 3,116 vehicles
- Increase +514 (20%)

Route 196 w/o TFMR

- 2016 Existing – 3,254 vehicles
- 2036 Future – 4,142 vehicles
- Increase +888 (27%)

TFMT s/o Route 196

- 2016 Existing – 1,714 vehicles
- 2036 Future – 2,163 vehicles
- Increase +449 (26%)

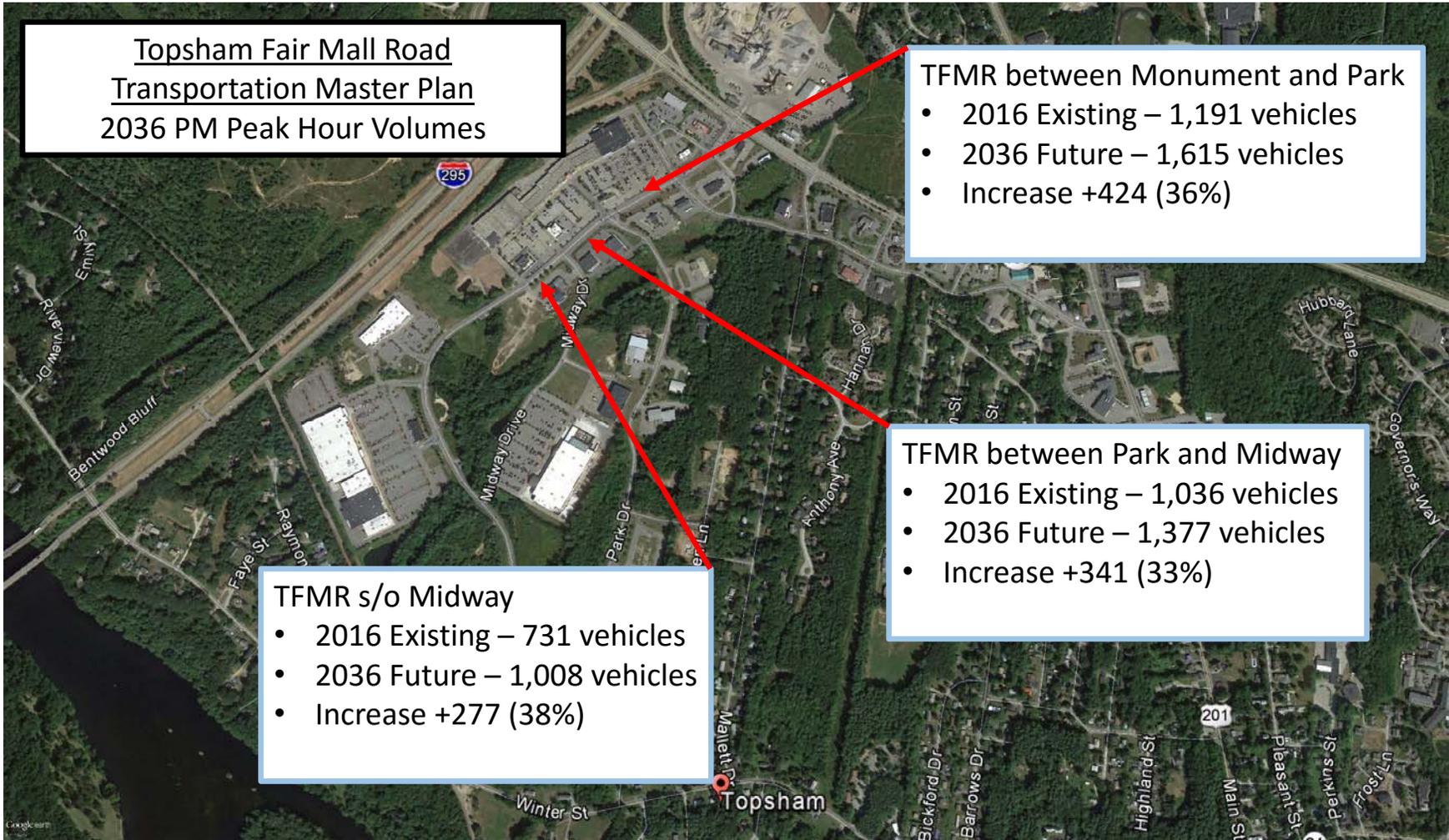


Topsham Fair Mall Road  
Transportation Master Plan  
2036 PM Peak Hour Volumes

- TFMR between Monument and Park
- 2016 Existing – 1,191 vehicles
  - 2036 Future – 1,615 vehicles
  - Increase +424 (36%)

- TFMR between Park and Midway
- 2016 Existing – 1,036 vehicles
  - 2036 Future – 1,377 vehicles
  - Increase +341 (33%)

- TFMR s/o Midway
- 2016 Existing – 731 vehicles
  - 2036 Future – 1,008 vehicles
  - Increase +277 (38%)



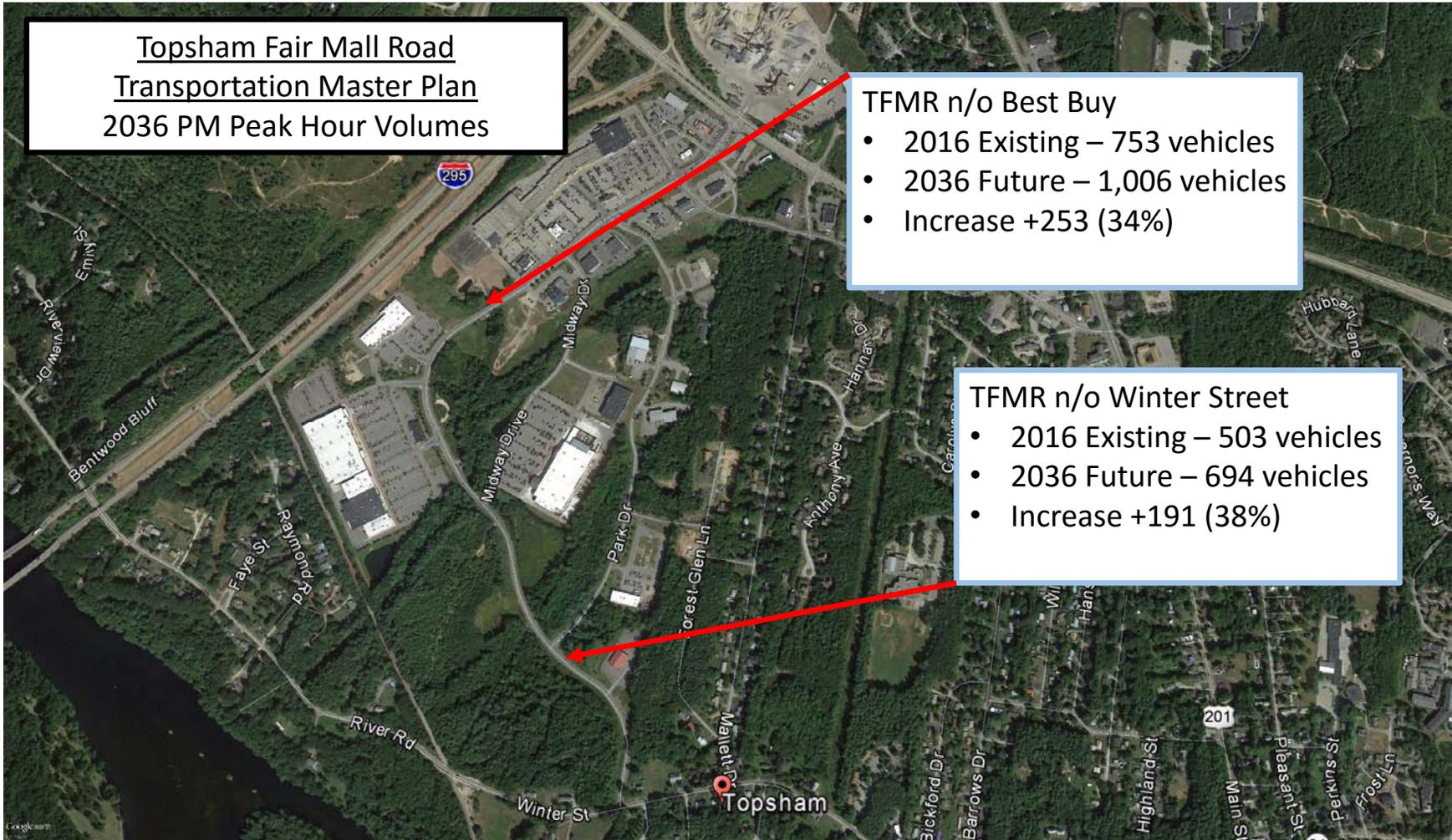
Topsham Fair Mall Road  
Transportation Master Plan  
2036 PM Peak Hour Volumes

TFMR n/o Best Buy

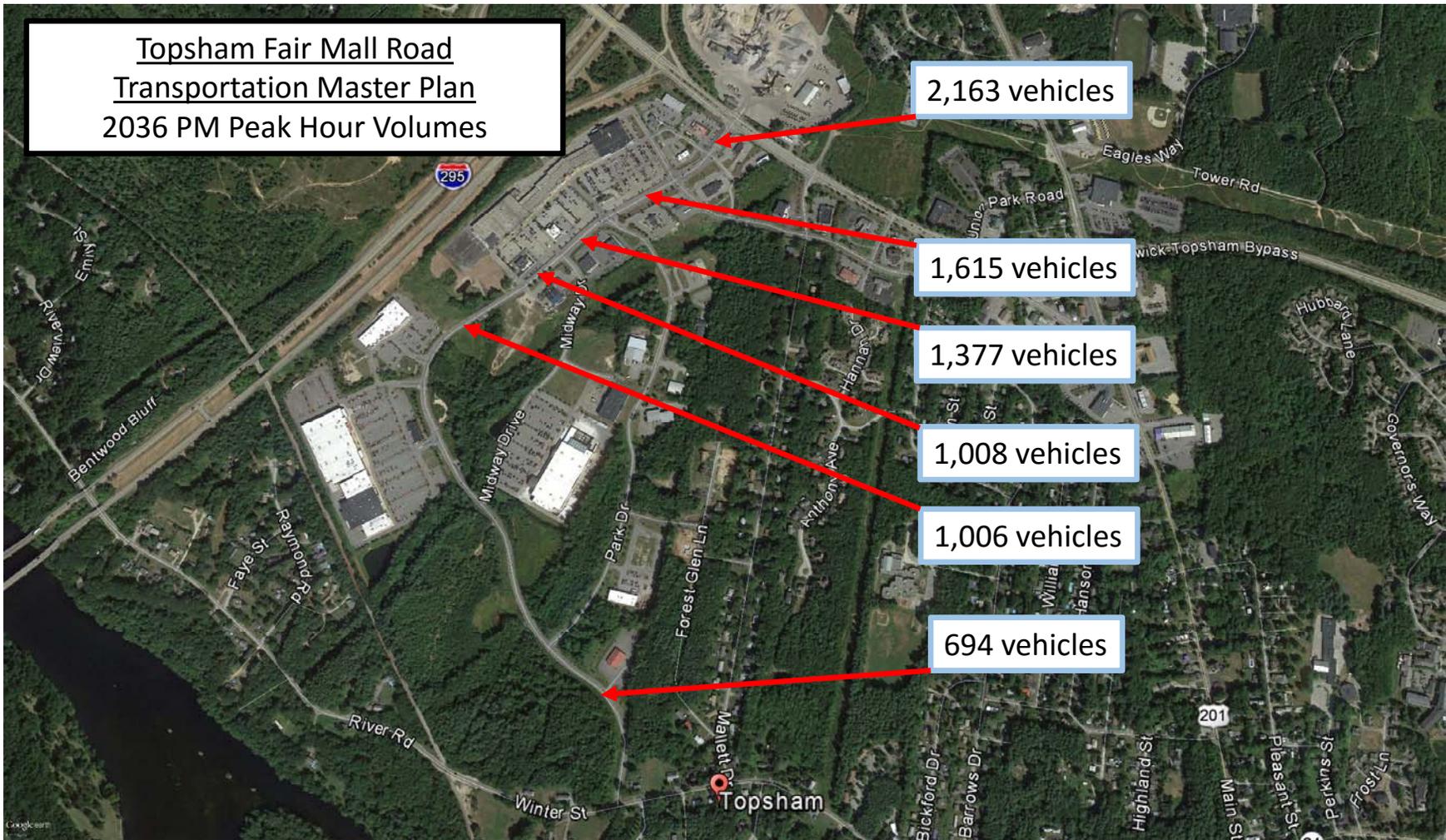
- 2016 Existing – 753 vehicles
- 2036 Future – 1,006 vehicles
- Increase +253 (34%)

TFMR n/o Winter Street

- 2016 Existing – 503 vehicles
- 2036 Future – 694 vehicles
- Increase +191 (38%)

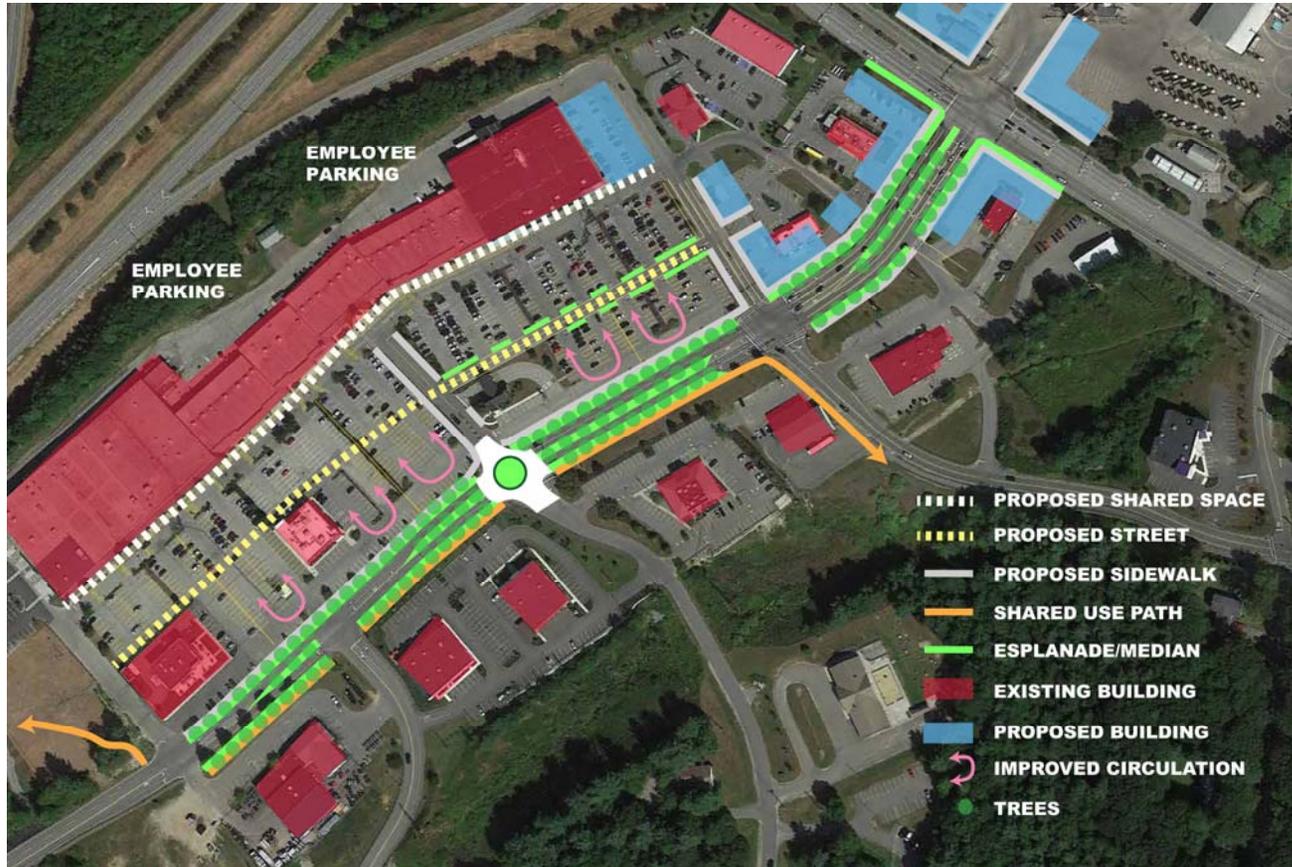


Topsham Fair Mall Road  
Transportation Master Plan  
2036 PM Peak Hour Volumes



# Transportation Master Plan – Topsham Fair Mall Road

## Short-Term and Long-Term Concept Improvements - Overall



# Transportation Master Plan – Topsham Fair Mall Road

## Short-Term and Long-Term Concept Improvements



# Transportation Master Plan – Topsham Fair Mall Road

## Short-Term and Long-Term Concept Improvements

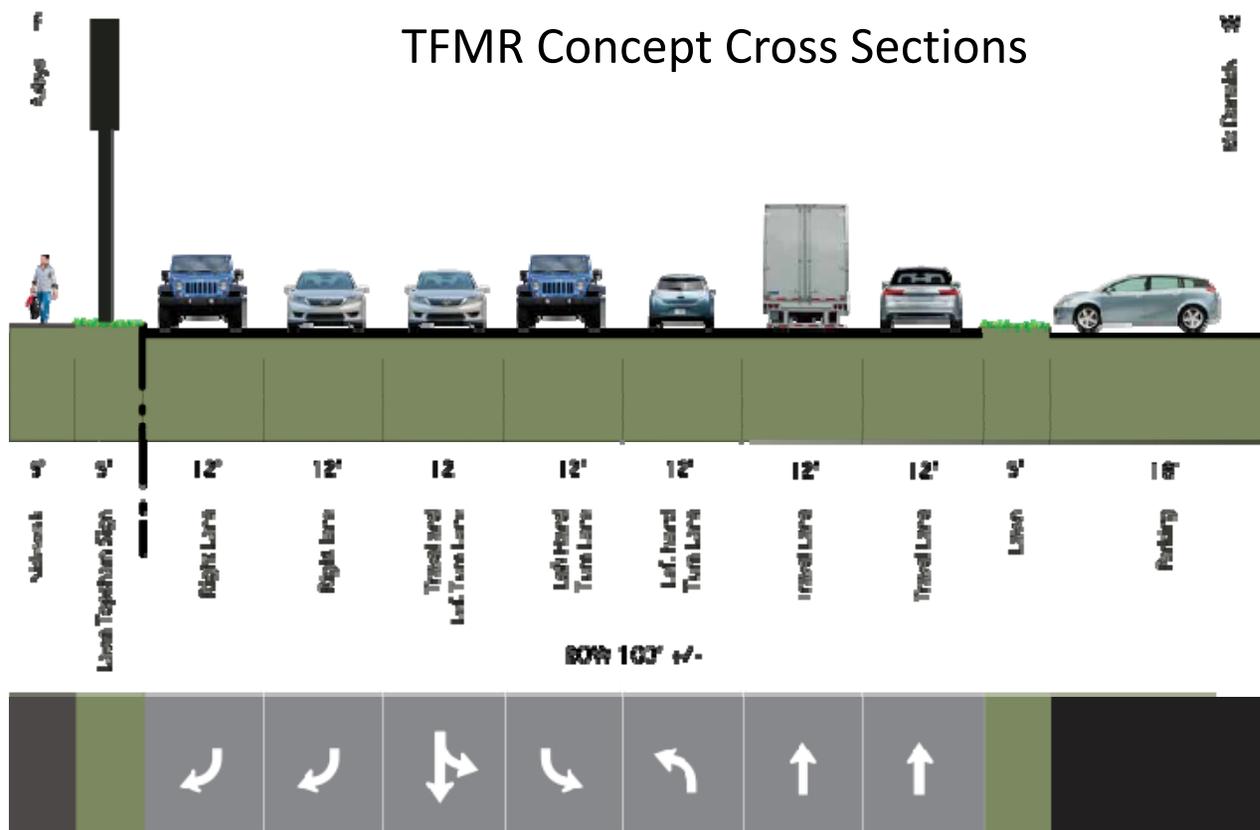


# Transportation Master Plan – Topsham Fair Mall Road

## Short-Term and Long-Term Concept Improvements

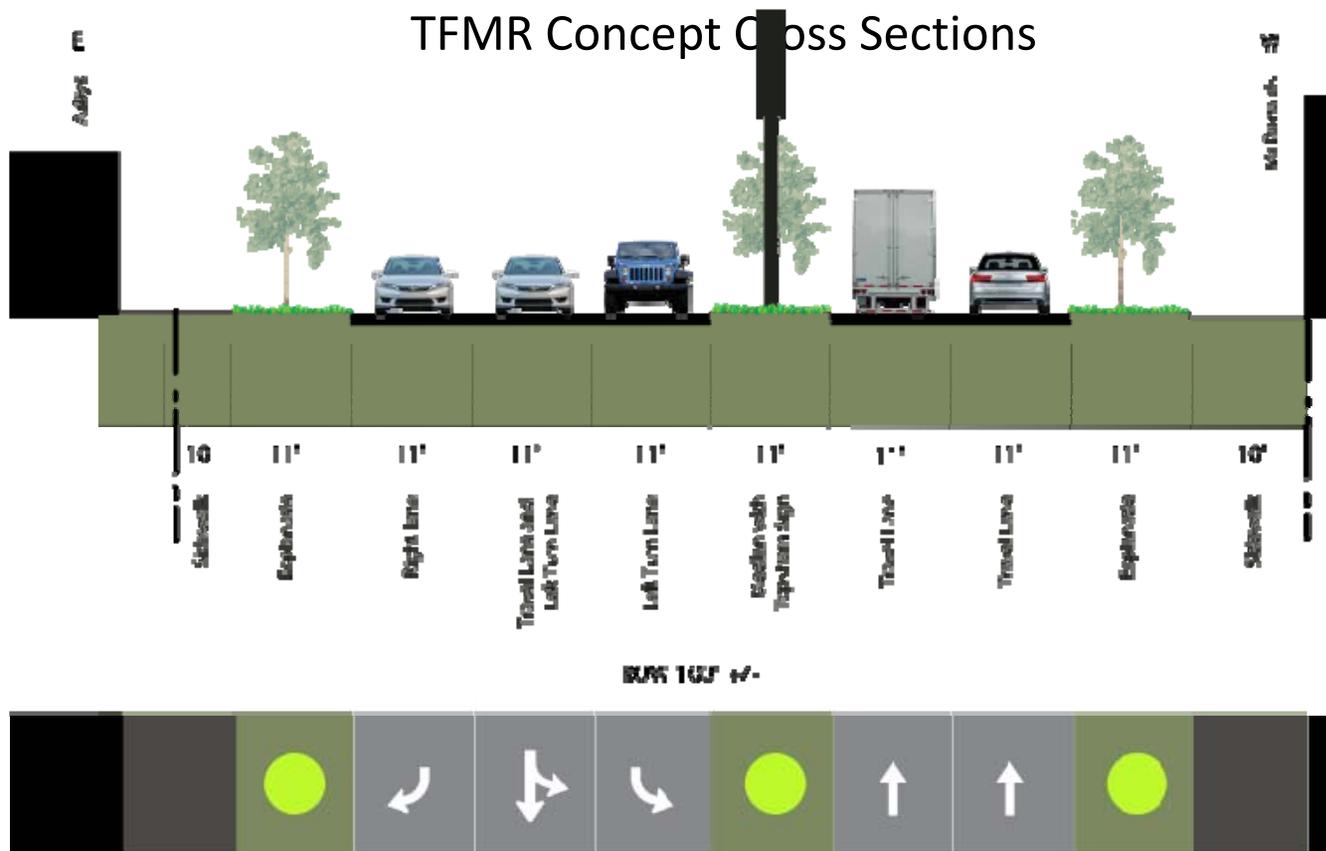


# Transportation Master Plan – Topsham Fair Mall Road



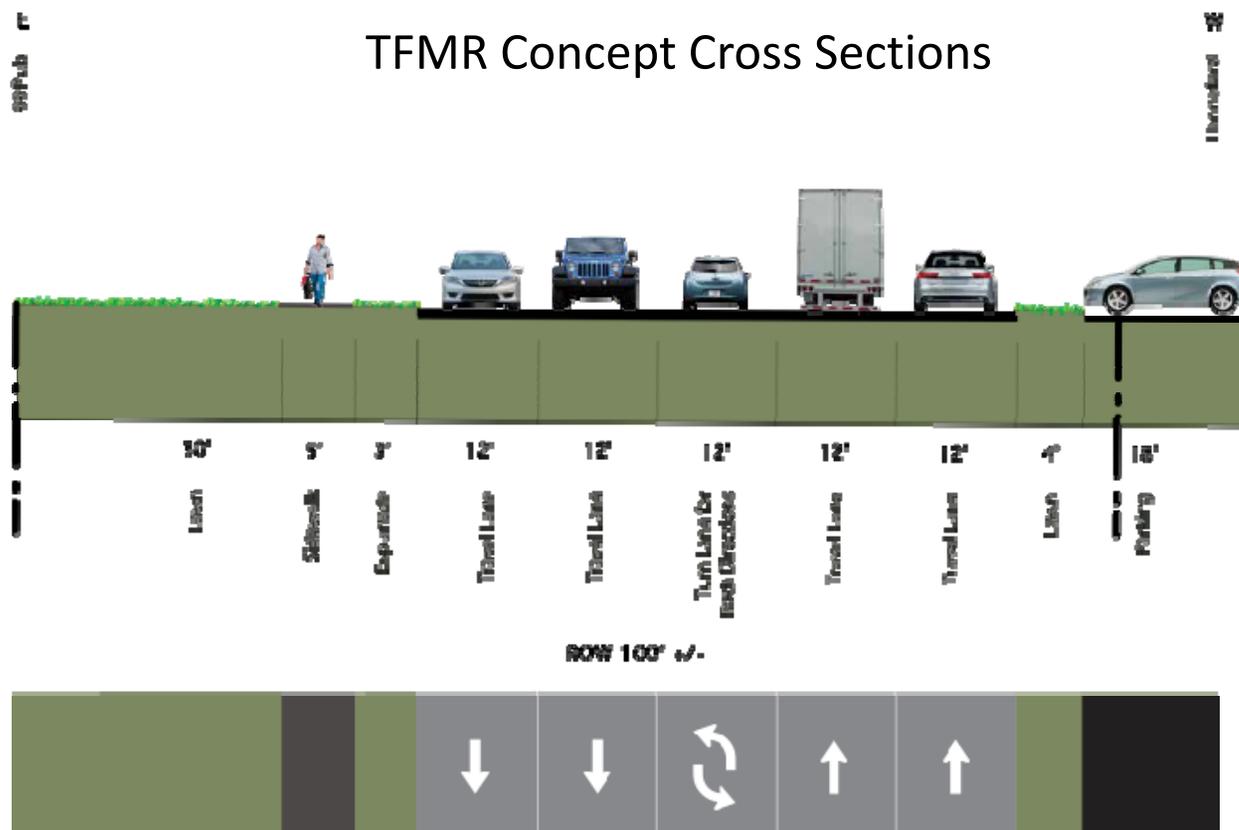
**SECTION 1: EXISTING — BETWEEN 196 AND WINNER'S CIRCLE**

# Transportation Master Plan – Topsham Fair Mall Road



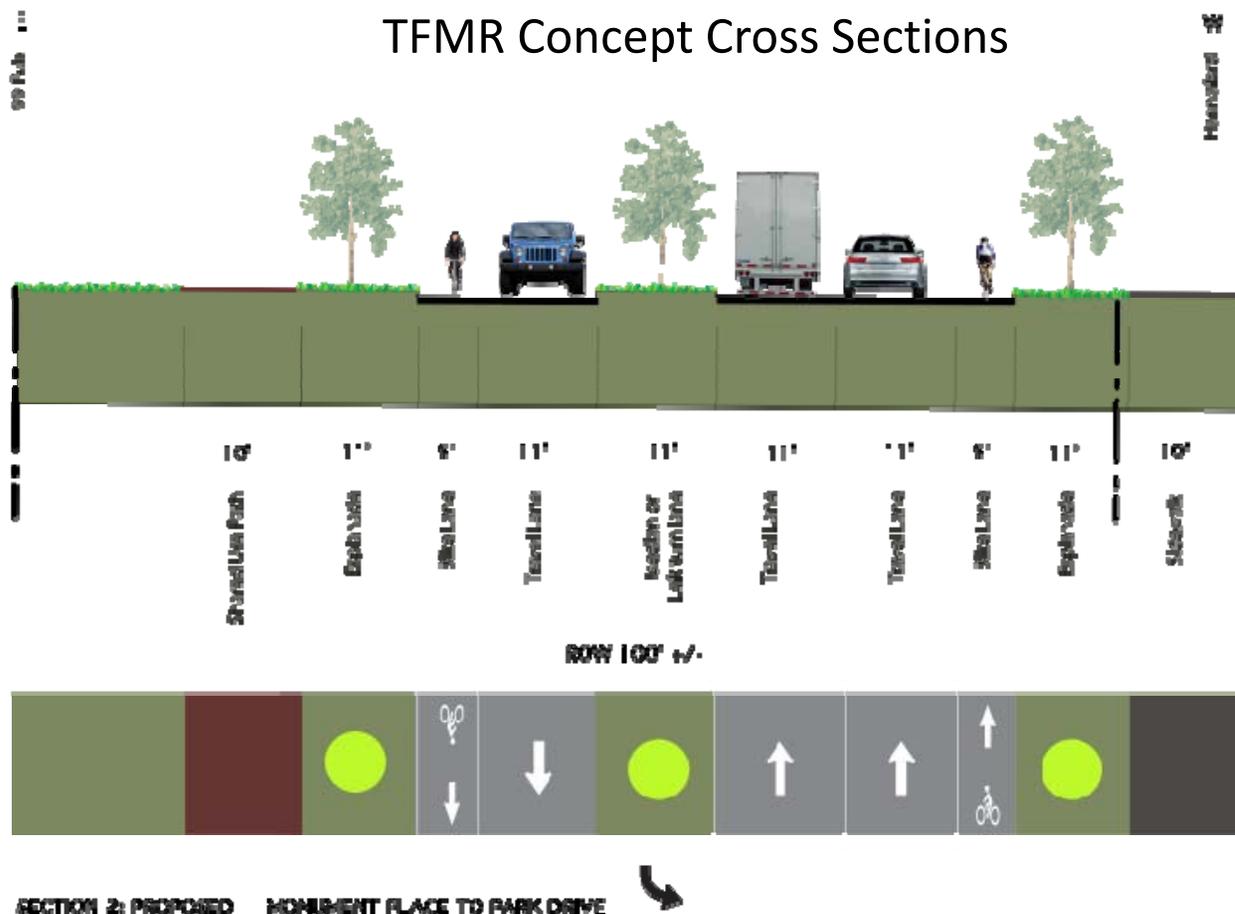
**SECTION 1: PROPOSED — BETWEEN 196 AND WINNER'S CIRCLE**

# Transportation Master Plan – Topsham Fair Mall Road

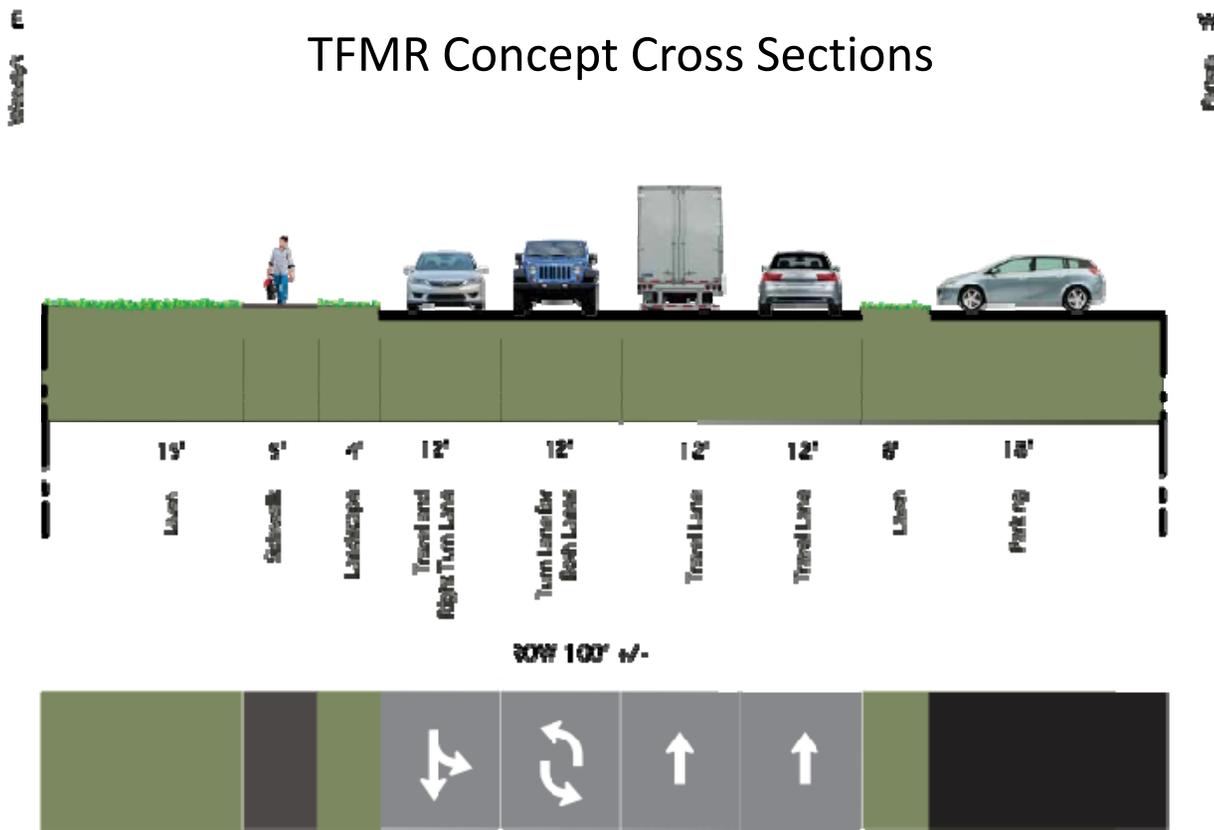


**SECTION 2: EXISTING — MONUMENT PLACE TO PARK DRIVE**

# Transportation Master Plan – Topsham Fair Mall Road

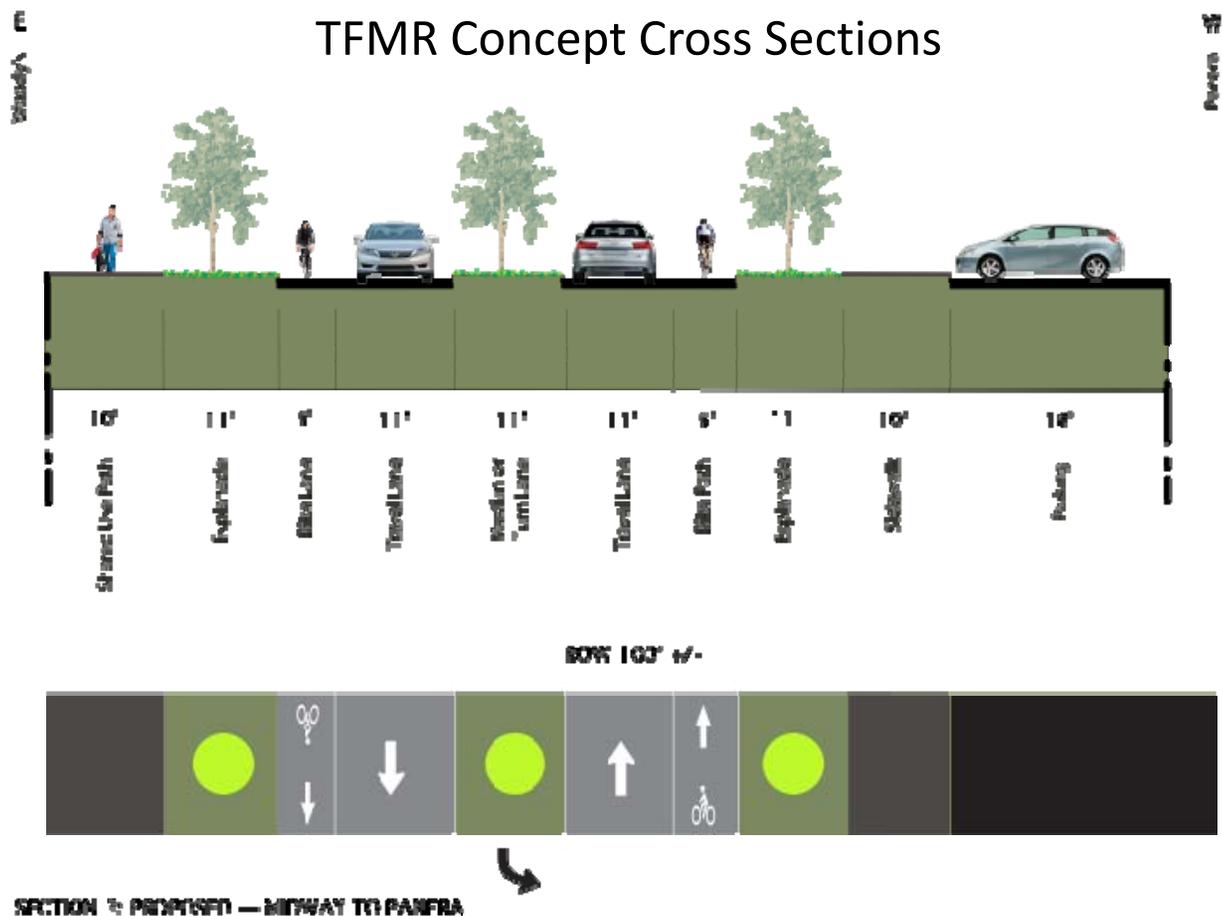


# Transportation Master Plan – Topsham Fair Mall Road



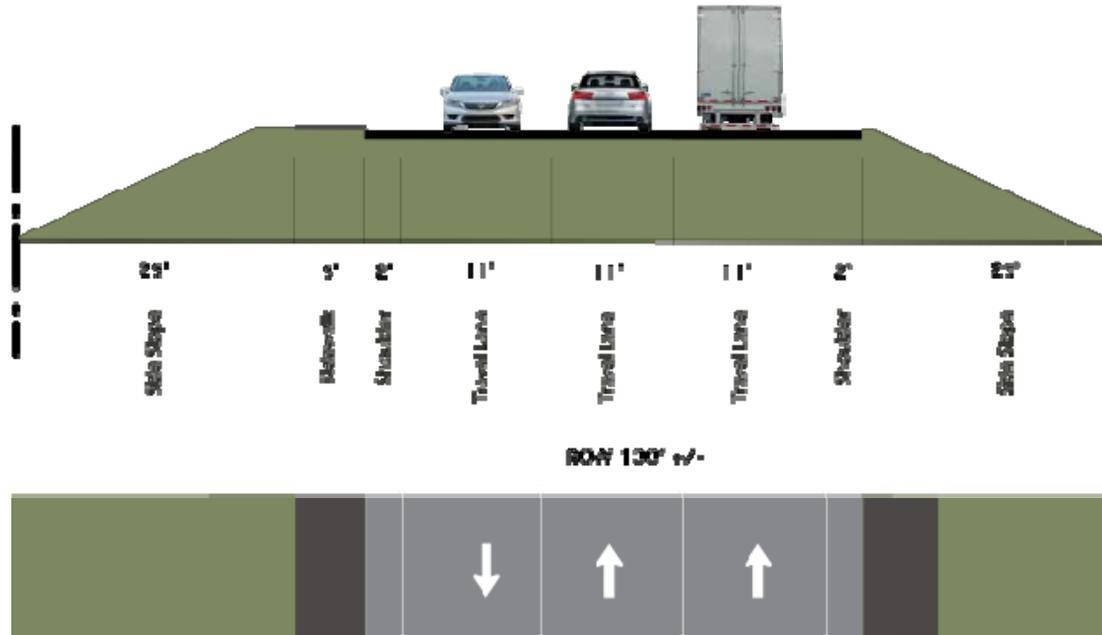
**SECTION 3: EXISTING — MIDWAY TO PANERA**

# Transportation Master Plan – Topsham Fair Mall Road



# Transportation Master Plan – Topsham Fair Mall Road

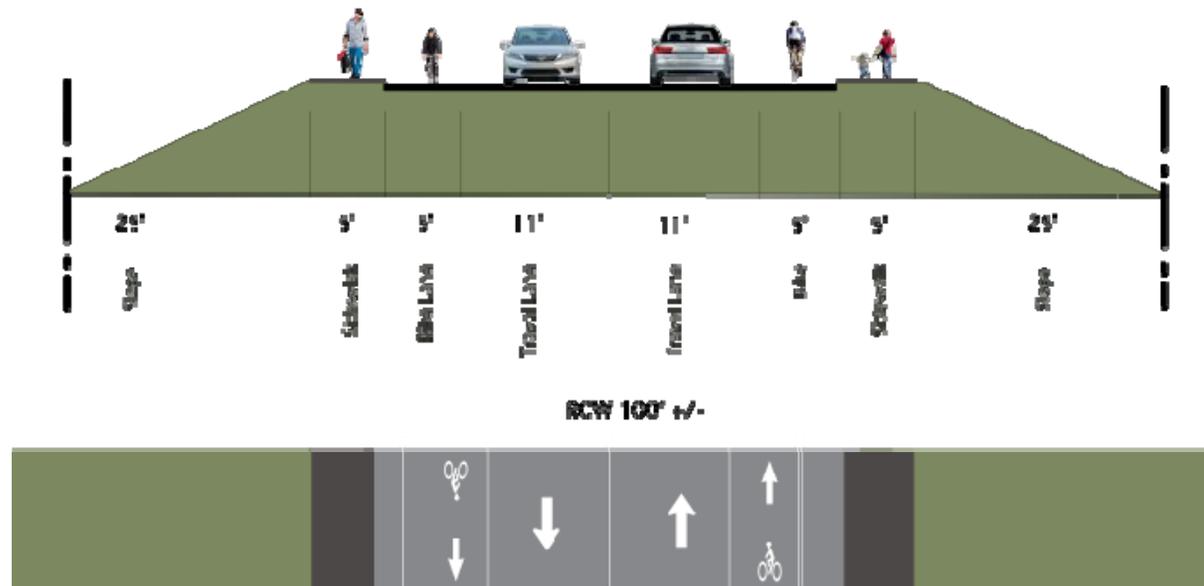
## TFMR Concept Cross Sections



SECTION 4: EXISTING — STREAM CROSSING

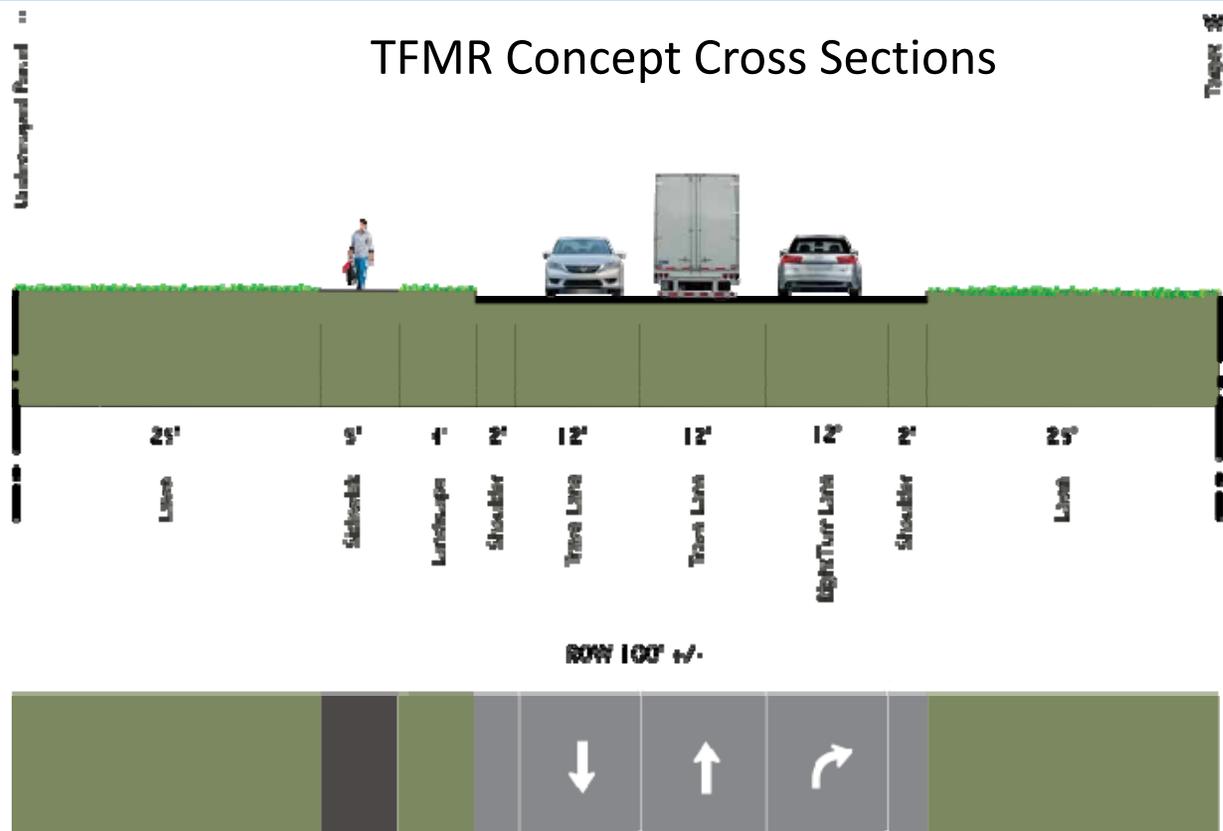
# Transportation Master Plan – Topsham Fair Mall Road

## TFMR Concept Cross Sections



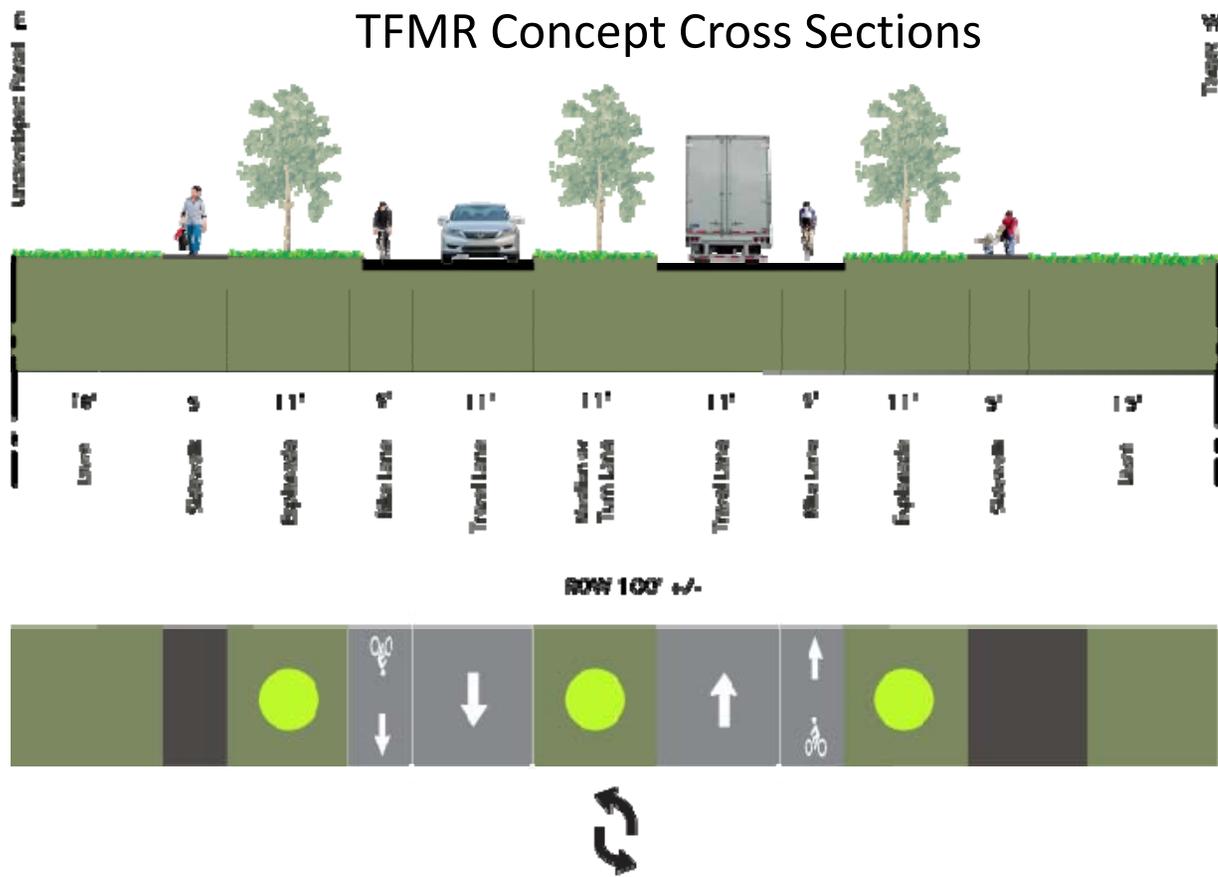
SECTION 4: PROPOSED — STREAM CROSSING

# Transportation Master Plan – Topsham Fair Mall Road



**SECTION 5: EXISTING — BETWEEN TARGET AND BELMOUTH & BEYOND EN RAILS**

# Transportation Master Plan – Topsham Fair Mall Road



**SECTION 5: PROPOSED – BETWEEN TARGET AND BED, BATH & BEYOND ENTRANCES**

# Transportation Master Plan – Topsham Fair Mall Road

## Schedule / Next Steps

- Kick-Off Site Walk Meeting – Held on April 25, 2016
- Existing Conditions Analysis – Completed
- Stakeholder Meeting #1 – Review Existing Analysis – Held on June 9, 2016
- Public Meeting #1 – Introduction to Project – Held on June 28, 2016
- Future Conditions Analysis – Completed
- Assessment of Future Scenarios – Completed
- Stakeholder Meeting #2 – Review Outcome of Public Meeting #1, Future Analysis, and discussion of alternatives – September 1, 2016

# Transportation Master Plan – Topsham Fair Mall Road

## Schedule / Next Steps

- Preliminary Design Plans and Report – Mid-October 2016
- Stakeholder Meeting #3 – Review Draft Preliminary Design Plan and Report  
End of October 2016
- Public Meeting #2 – Present Draft Preliminary Design Plan and Report  
Beginning of November 2016
- Stakeholder Meeting #4 – Review Public Comments and Draft Final Report  
– End of November 2016
- Submit Final Plans and Report – December 2016