

# Transportation Master Plan – Topsham Fair Mall Road



Public Meeting #2

November 16, 2016

Welcome

## Agenda

- Introductions
- Summary of Purpose and Goals of Master Plan
- Summary of Public Workshop #1 Input
- Presentation of Open House Feedback
- Presentation of Future Volumes Forecast
- Presentation of Future Volumes Modeling
- Presentation of Concept Long Term Build-Out and Mobility Improvement Graphics
- Public Feedback
- Next Steps

# Transportation Master Plan – Topsham Fair Mall Road



# Transportation Master Plan – Topsham Fair Mall Road

## Placemaking Master Plan Goals

1. Safety (places should be safe for all users)
  - a. Calm traffic and speeds – while meeting existing and future capacity needs for diverse growth.
  - b. Reduce points of conflict on TFMR and adjacent sites. Create intuitive and functional vehicular and pedestrian patterns.
  - c. Make accommodations for safe bicycle / and pedestrian connections. Encourage people to walk and bike within and to the study area. Foot traffic = increased financial sustainability and integration with community.

# Transportation Master Plan – Topsham Fair Mall Road

## Placemaking Master Plan Goals – *continued*

2. Aesthetics (more than meets the eye)
  - a. Increase the viability of the area by making TFMR an Attractive town street.
  - b. New landscaping, lighting, signage, and other streetscape components integrated with transportation improvements will calm traffic and increase connectivity.
  - c. Upkeep and enhancements to aesthetics will make TFM more regionally competitive.

# Transportation Master Plan – Topsham Fair Mall Road

## Placemaking Master Plan Goals – *continued*

### 3. Better Planning (leads to better places)

- a. Identify and accommodate current and future needs for this area in order to address growth in an informed manner.
- b. Use the Master Plan to help the Town work with developers in a proactive manner. Each project is an opportunity to implement site design standards as well as the vision of the Master Plan.
- c. The TFMR, TFM, adjacent development and future growth must be addressed holistically through integrated transportation planning, economic development initiatives, and revised codes. Anticipate growth, encourage it, and establish funding mechanisms.

## Summary

TFMR is more than a road. It is a:

- A Driver for Economic and Community Development
- A Place
- A Gateway
- A Local and Regional Destination
- A Key Segment in Local Connectivity
- An Opportunity

# 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

# Transportation Master Plan – Topsham Fair Mall Road

## Summary of Open House – October 13, 2016

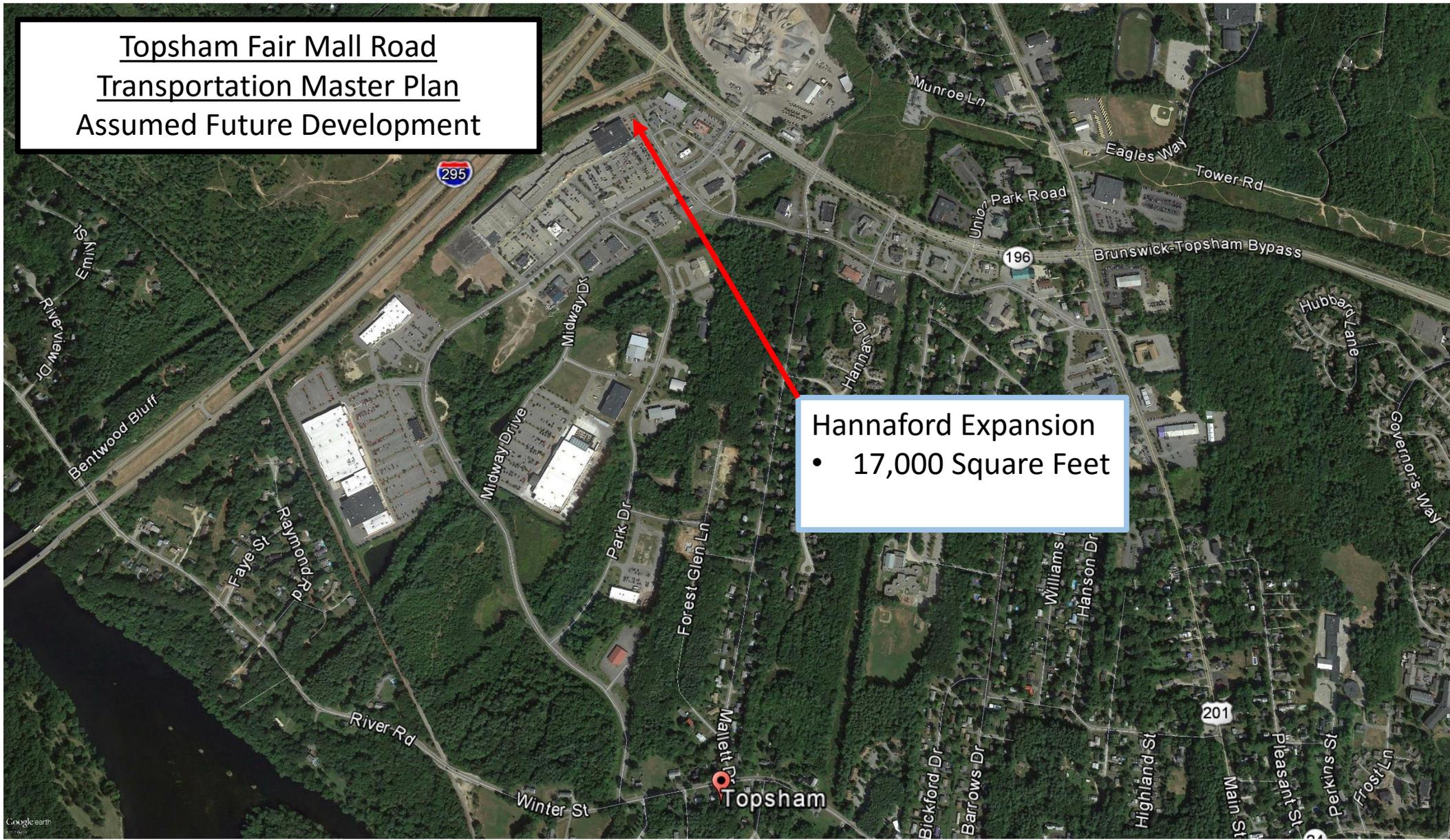
- Winner's Circle needs to remain open under current land use conditions.
- Maintaining traffic capacity between Monument Place and Route 196 is appropriate.
- Elimination of one right-turn lane onto Route 196 makes sense given use of Monument Drive.
- Hannaford Supermarket is busy and enhancing traffic capacity should be considered.
- Improving bicycle and pedestrian facilities is a good idea.
- Plan looks expensive and how will it be paid for.

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## Summary of Open House – October 13, 2016

- Left turn into McDonald's
- Sight lines at Winter Street...blinking light
- Park Drive sidewalk needed
- Is all of this needed?

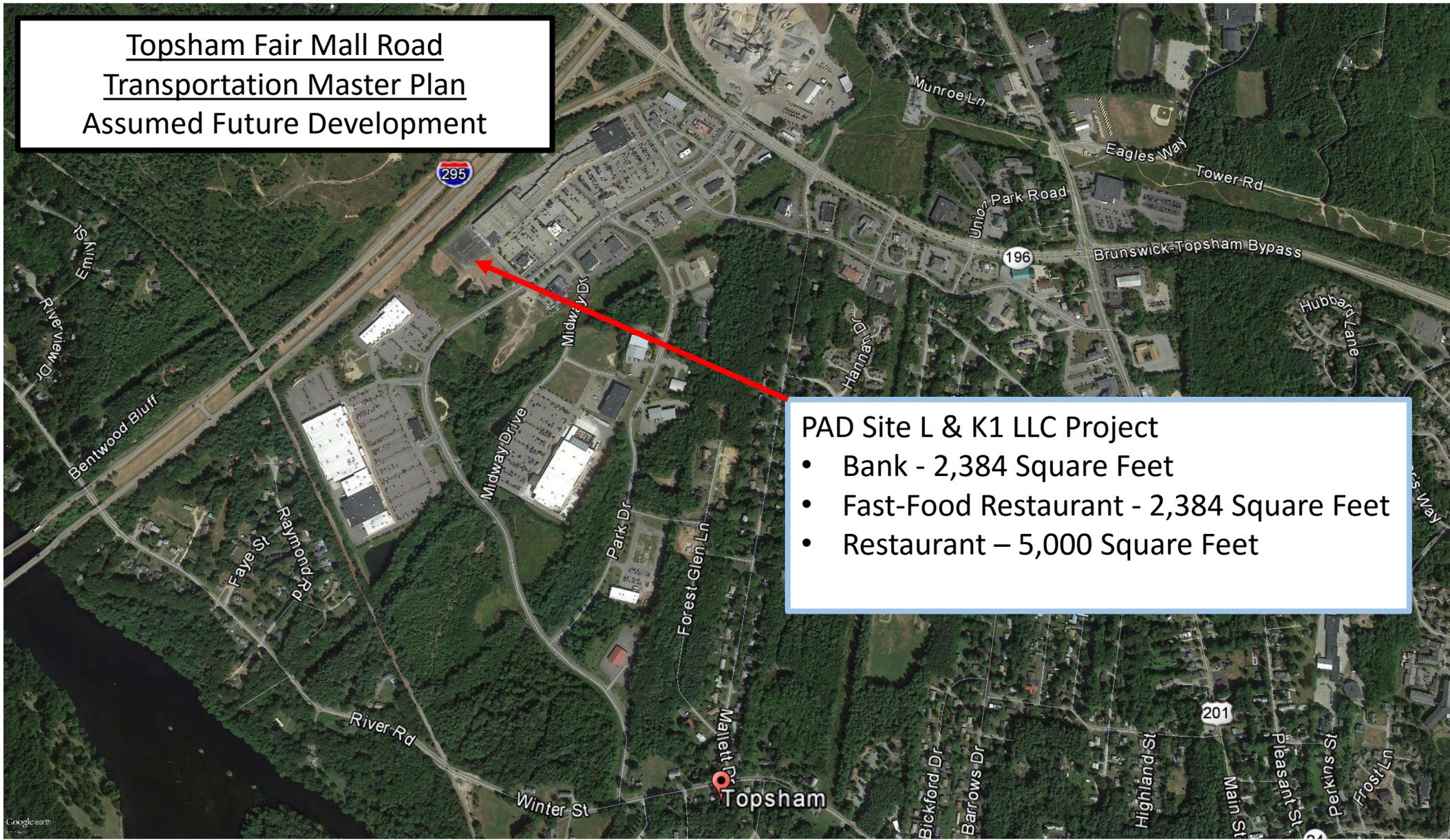
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



Hannaford Expansion

- 17,000 Square Feet

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

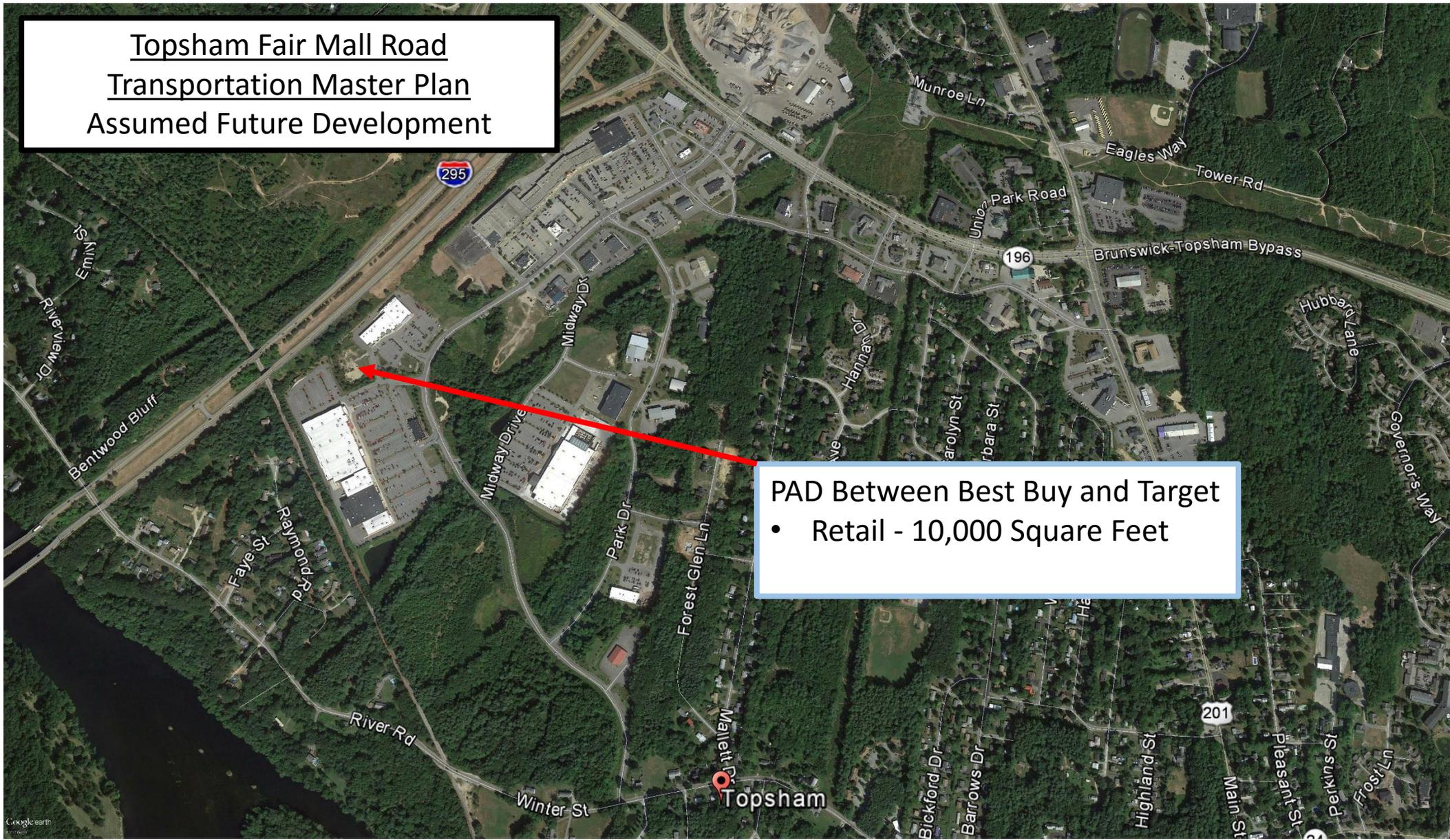
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



PAD Site Under Construction I-2 TFM LLC

- Restaurant/Retail - 11,000 Square Feet

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



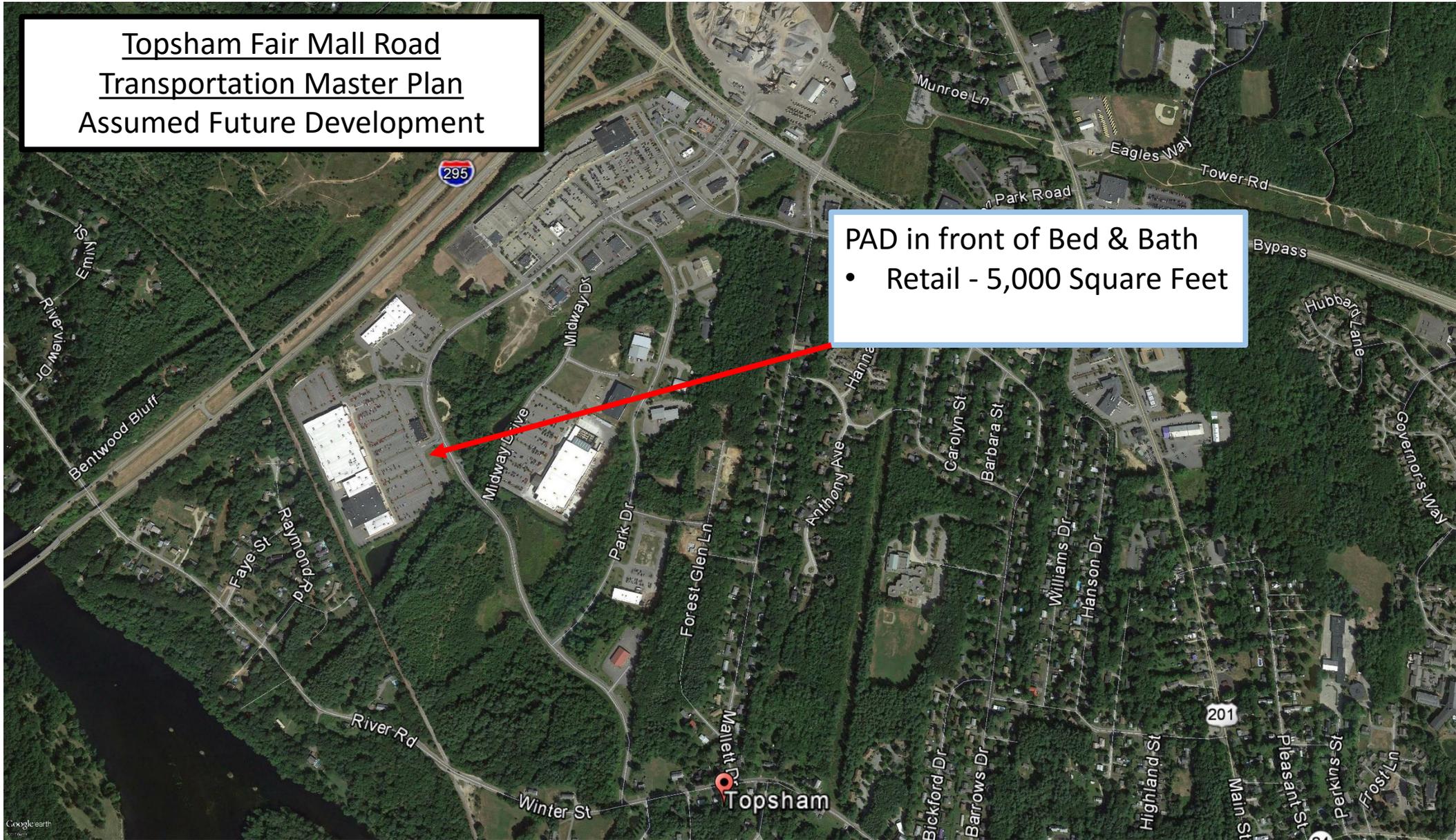
PAD Between Best Buy and Target

- Retail - 10,000 Square Feet

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

PAD in front of Bed & Bath

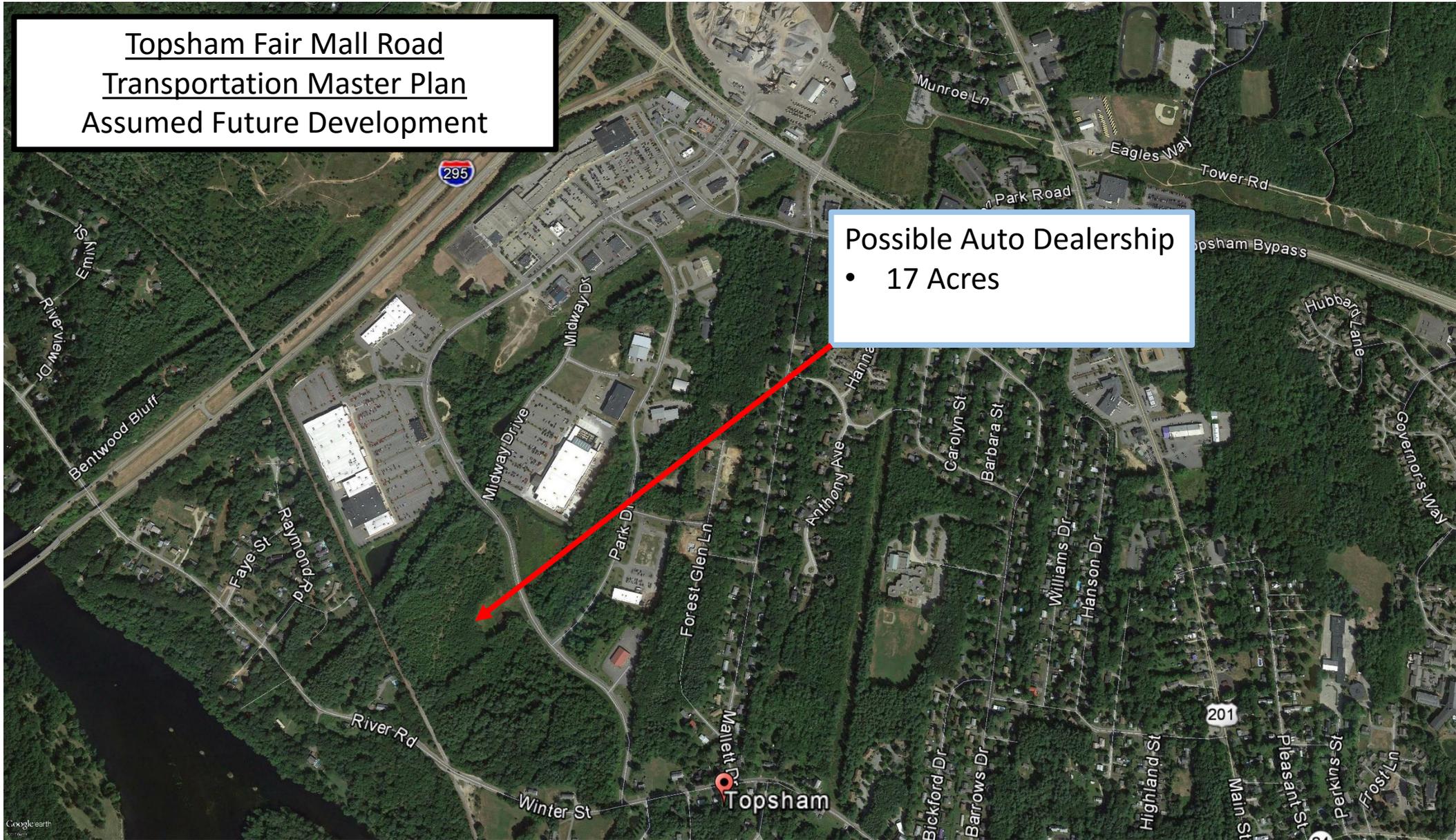
- Retail - 5,000 Square Feet



Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Possible Auto Dealership

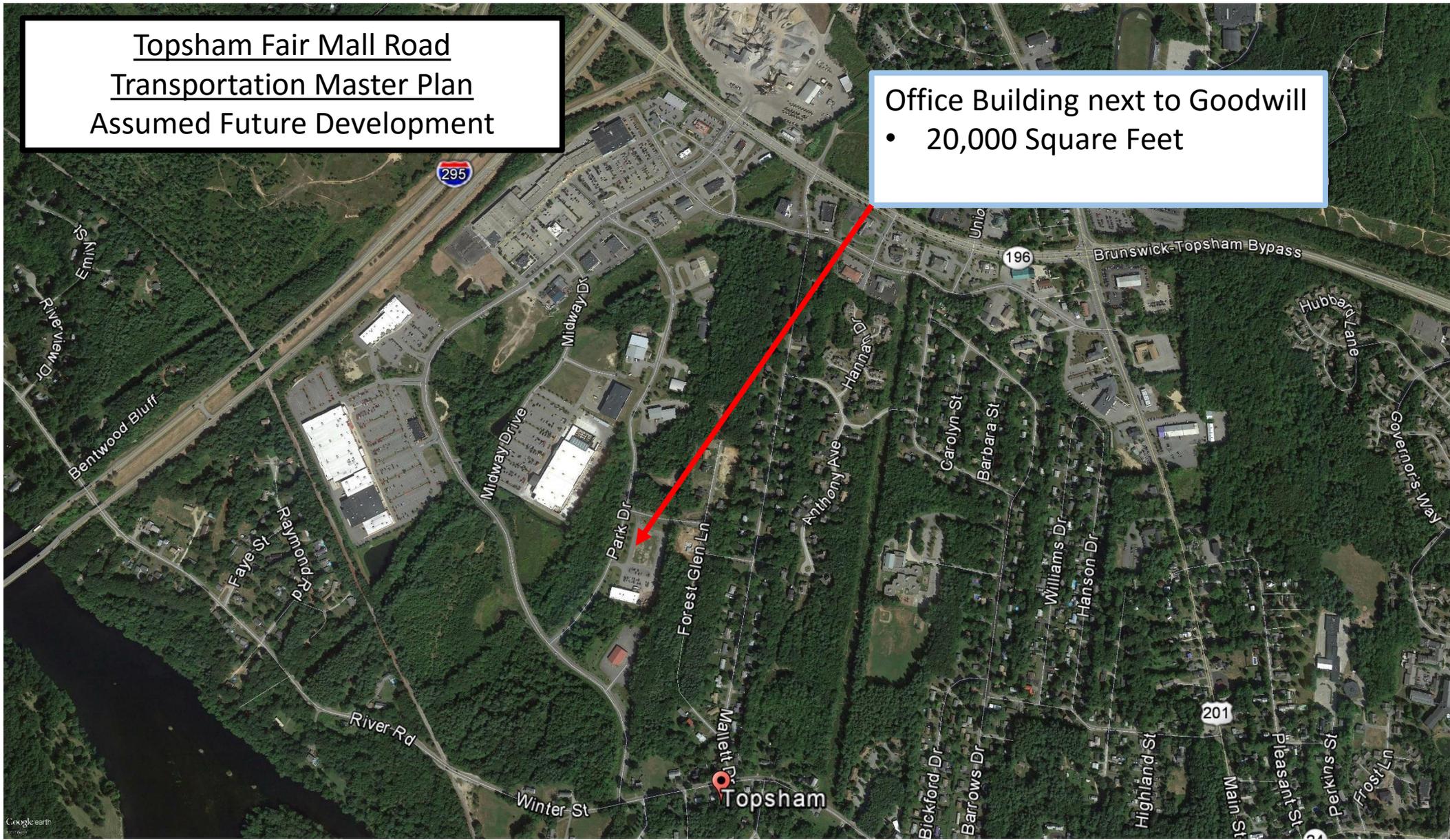
- 17 Acres



Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Office Building next to Goodwill

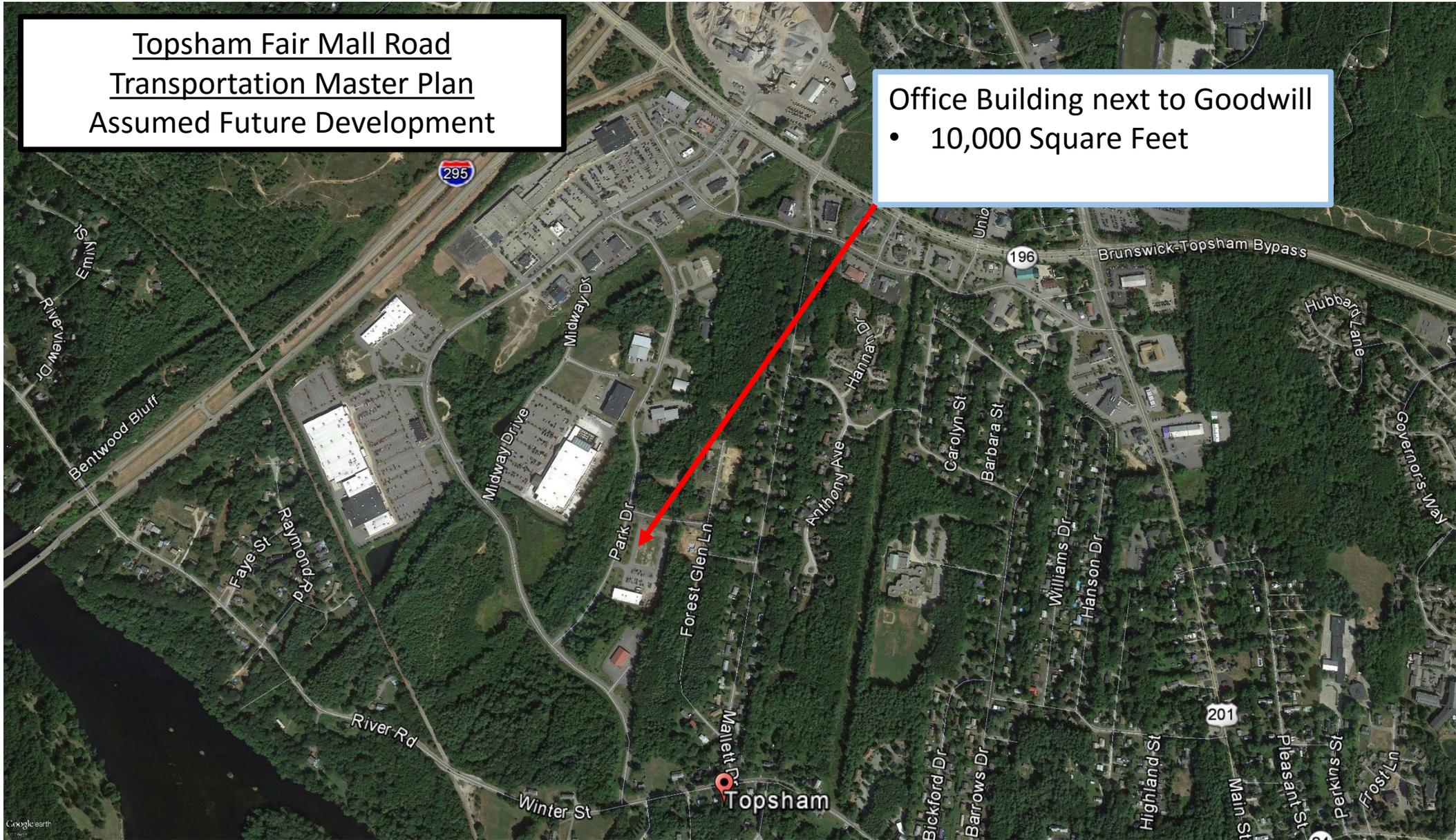
- 20,000 Square Feet



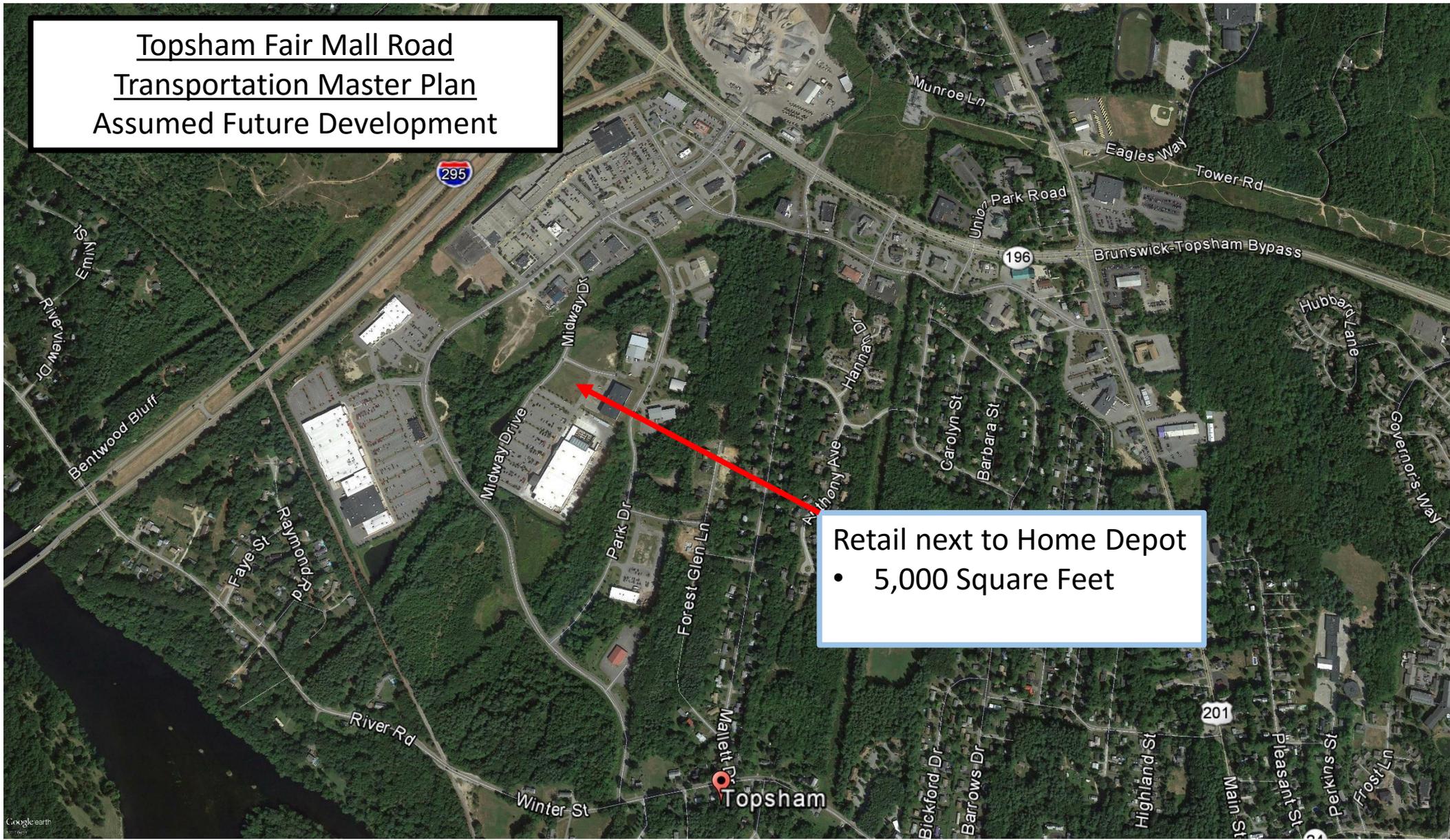
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Office Building next to Goodwill

- 10,000 Square Feet



Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



Retail next to Home Depot

- 5,000 Square Feet

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



Retail next to Home Depot

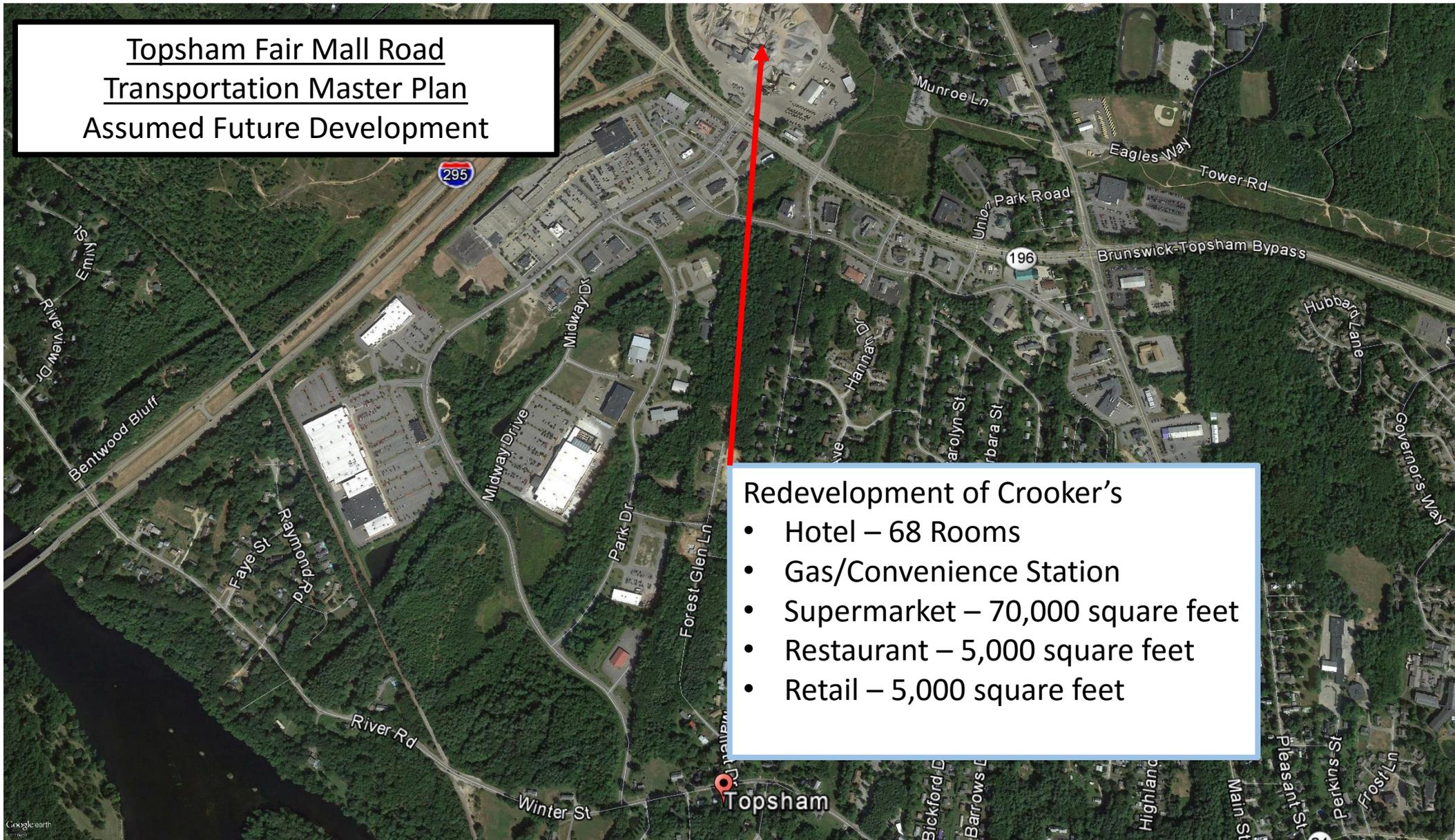
- 10,000 Square Feet

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development

Residential  
• 45 Units



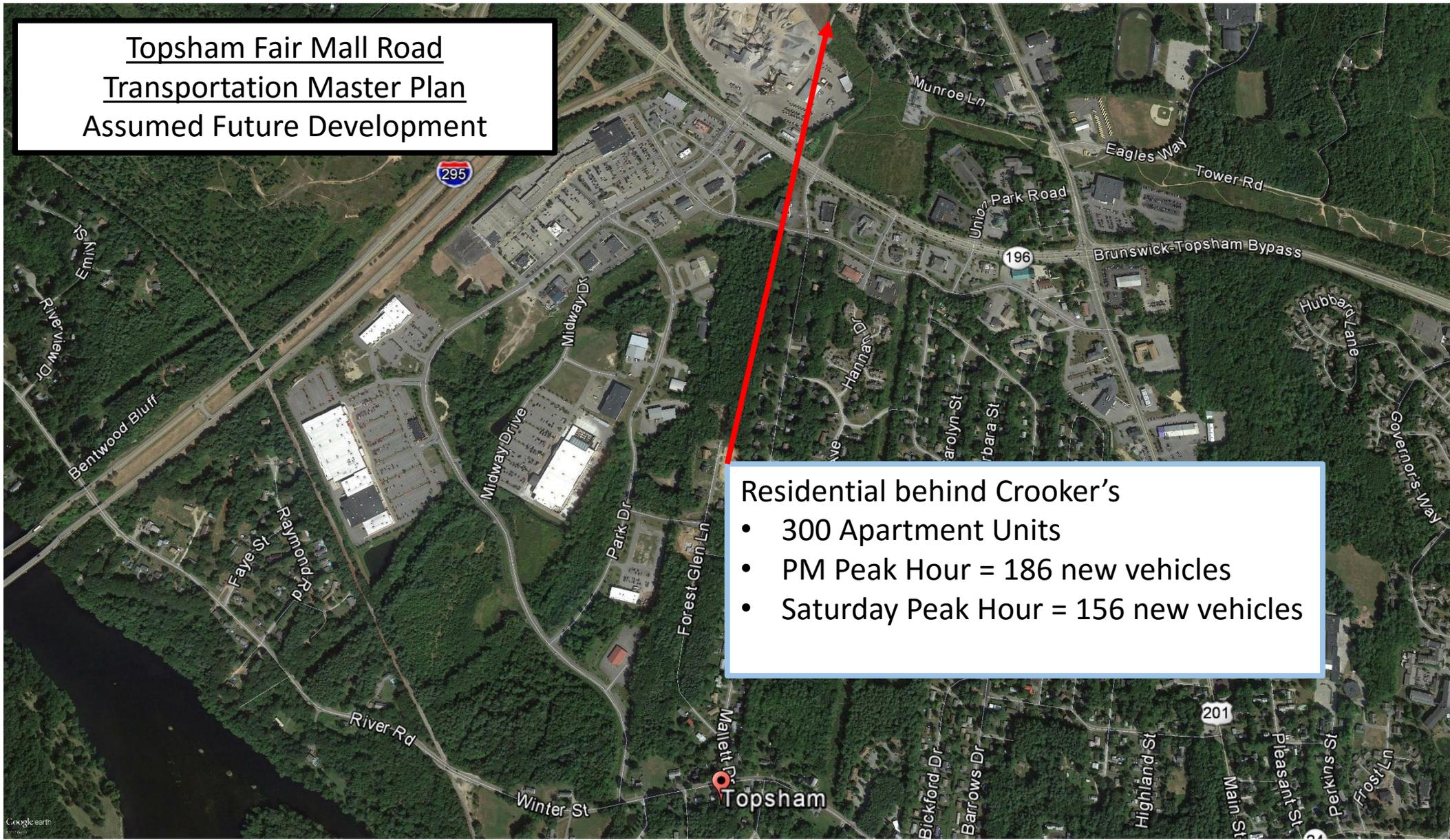
Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



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

Topsham Fair Mall Road  
Transportation Master Plan  
Assumed Future Development



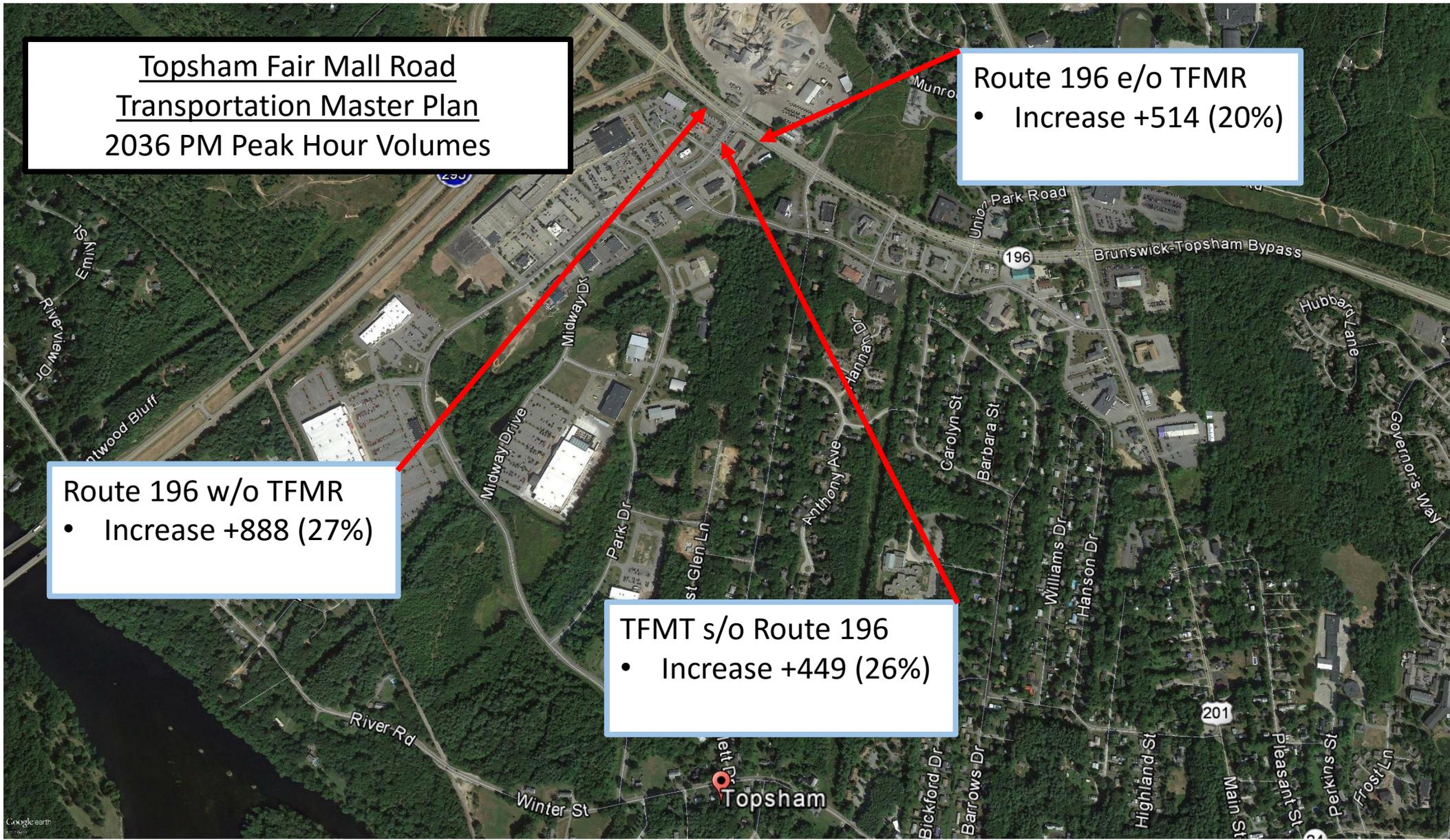
- Residential behind Crooker's
- 300 Apartment Units
  - PM Peak Hour = 186 new vehicles
  - Saturday Peak Hour = 156 new vehicles

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

Route 196 e/o TFMR  
• Increase +514 (20%)

Route 196 w/o TFMR  
• Increase +888 (27%)

TFMT s/o Route 196  
• Increase +449 (26%)

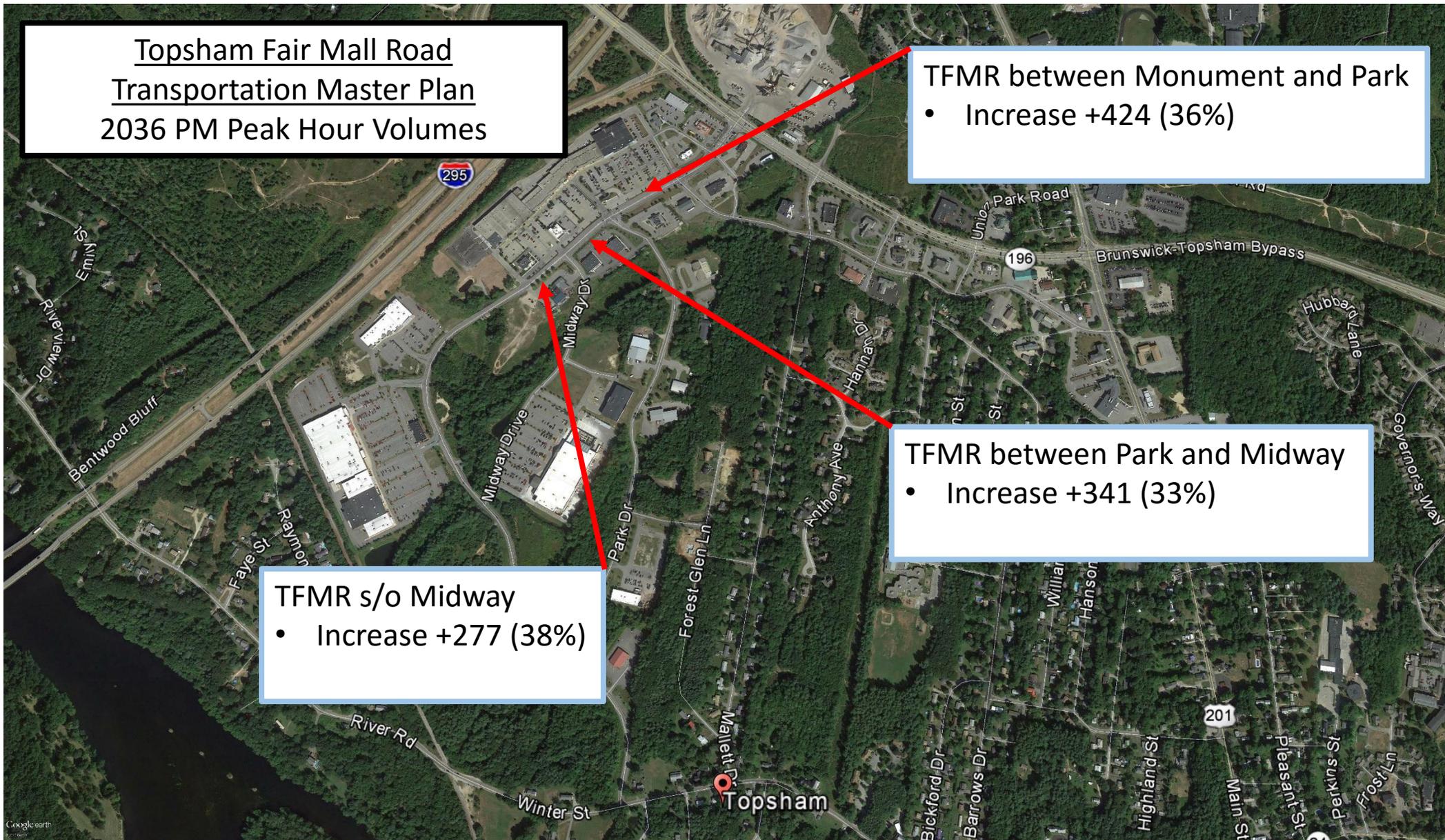


Topsham Fair Mall Road  
Transportation Master Plan  
2036 PM Peak Hour Volumes

TFMR between Monument and Park  
• Increase +424 (36%)

TFMR between Park and Midway  
• Increase +341 (33%)

TFMR s/o Midway  
• Increase +277 (38%)



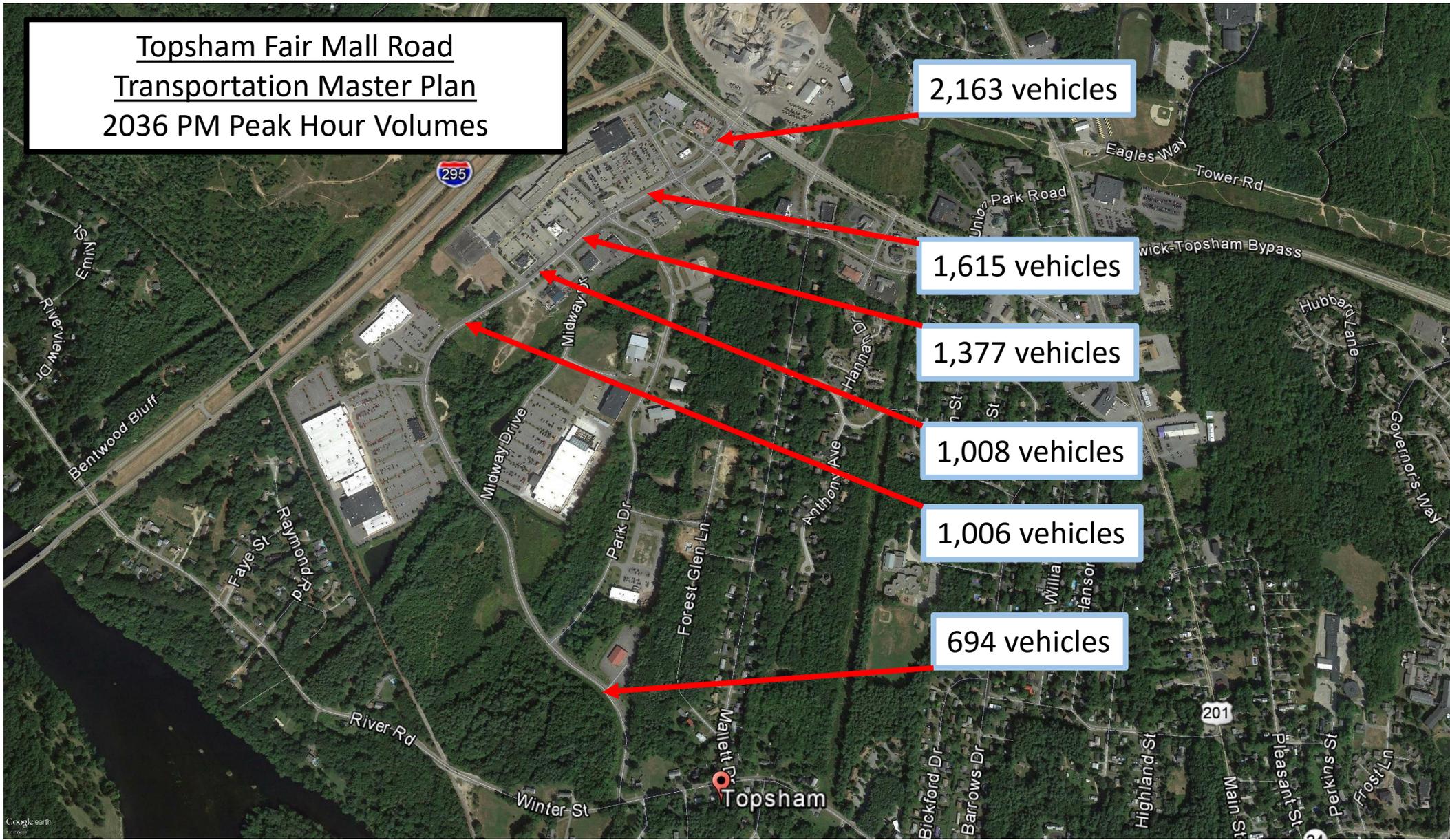
Topsham Fair Mall Road  
Transportation Master Plan  
2036 PM Peak Hour Volumes

TFMR n/o Best Buy  
• Increase +253 (34%)

TFMR n/o Winter Street  
• Increase +191 (38%)



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



2,163 vehicles

1,615 vehicles

1,377 vehicles

1,008 vehicles

1,006 vehicles

694 vehicles

# Transportation Master Plan – Topsham Fair Mall Road

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



# Transportation Master Plan – Topsham Fair Mall Road

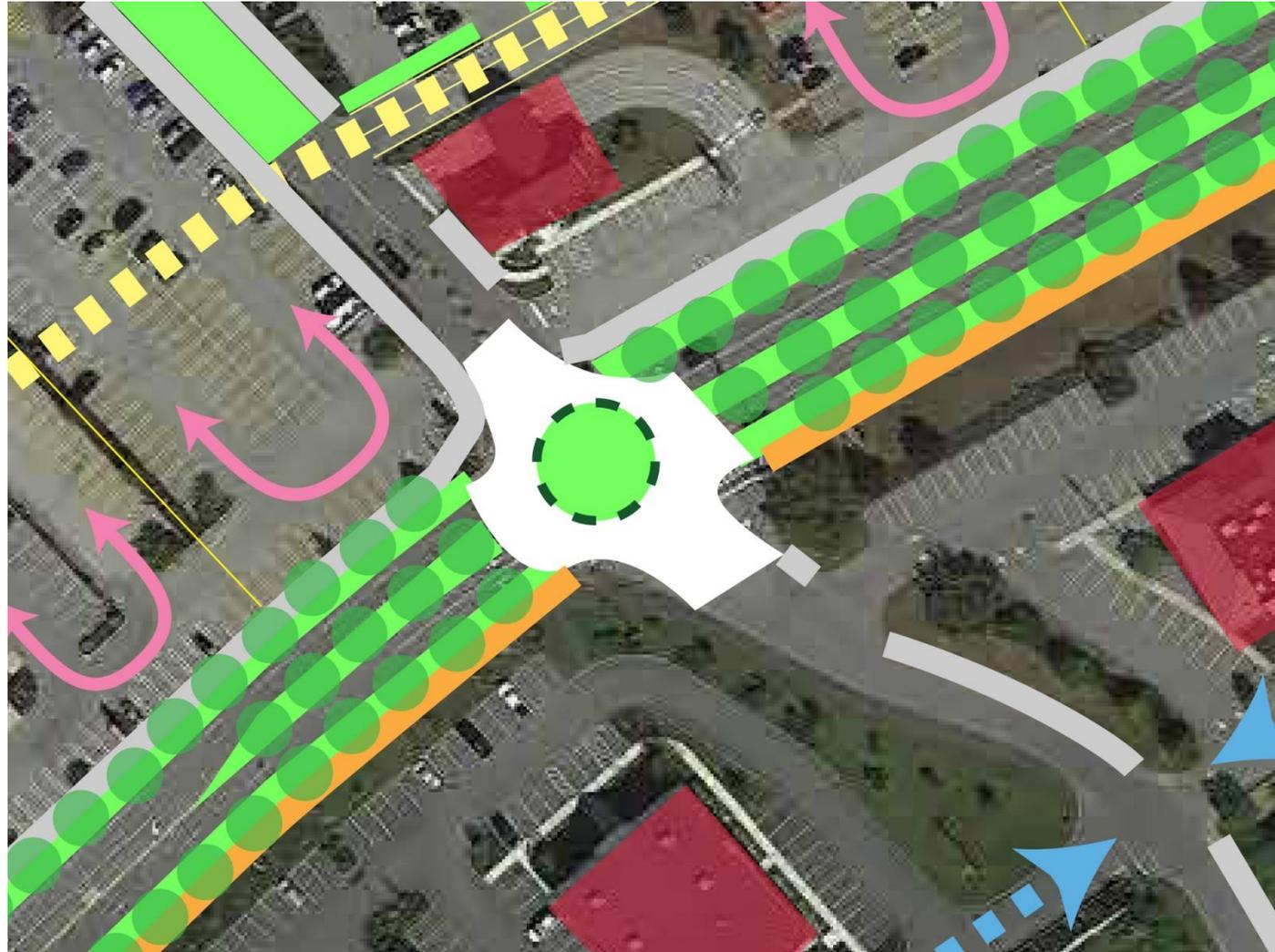
## Short-Term and Long-Term Concept Improvements





# 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

## Shared Street Example



# Transportation Master Plan – Topsham Fair Mall Road

## Shared Street Example



# Transportation Master Plan – Topsham Fair Mall Road

## Roundabout Example



# Transportation Master Plan – Topsham Fair Mall Road

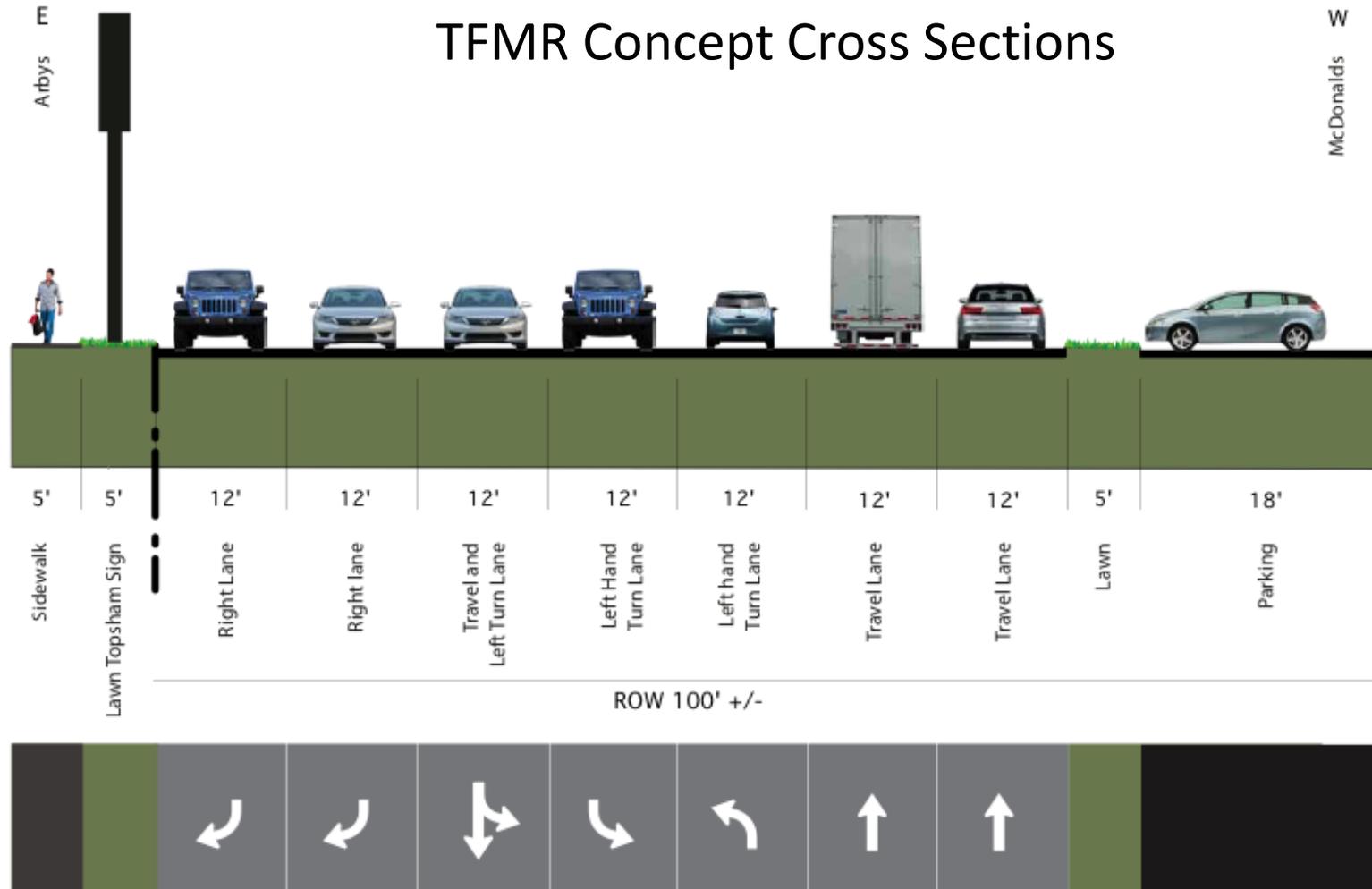
## Shared Use Path Example



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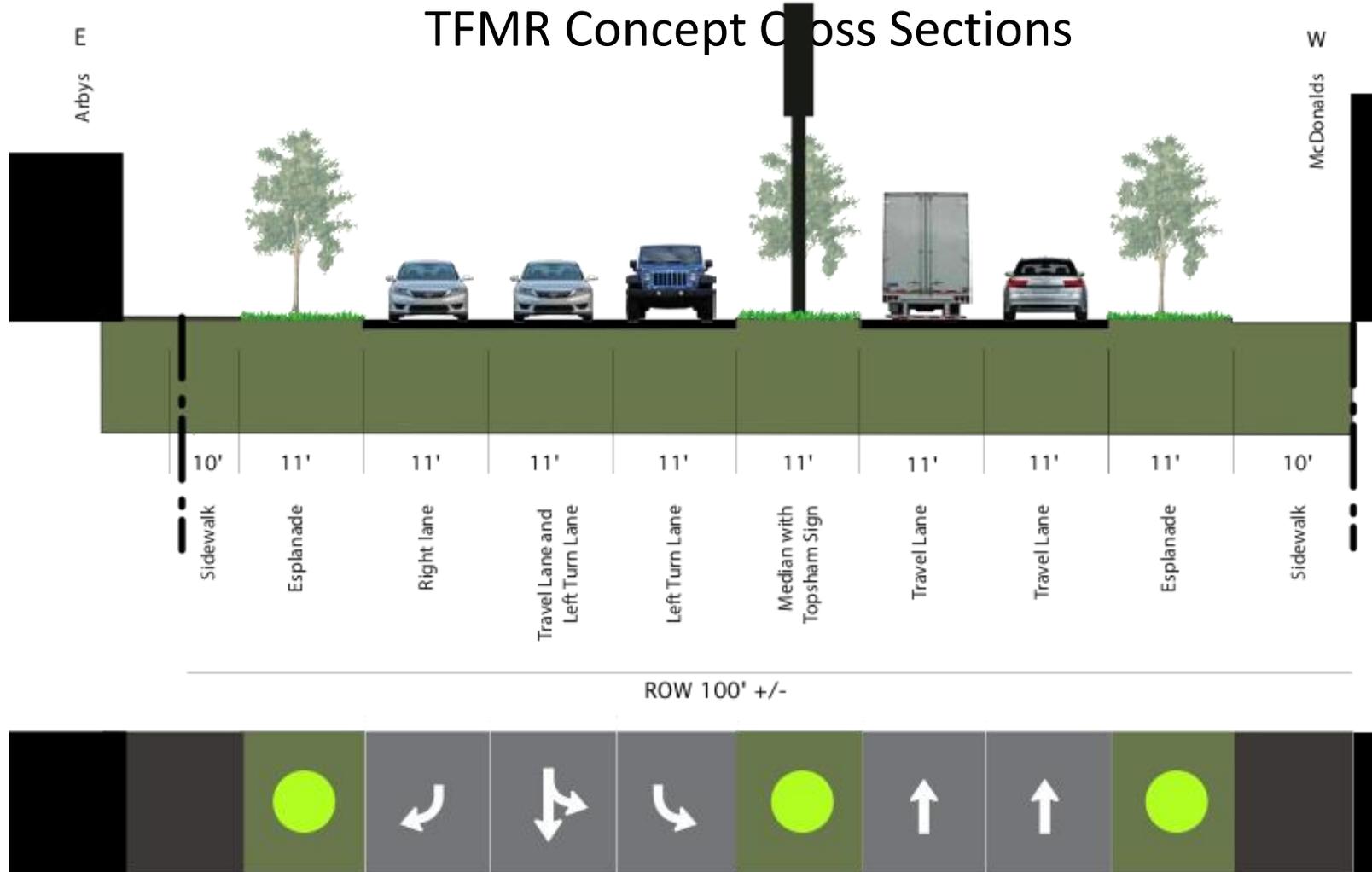
Traffic Simulation Video

# Transportation Master Plan – Topsham Fair Mall Road



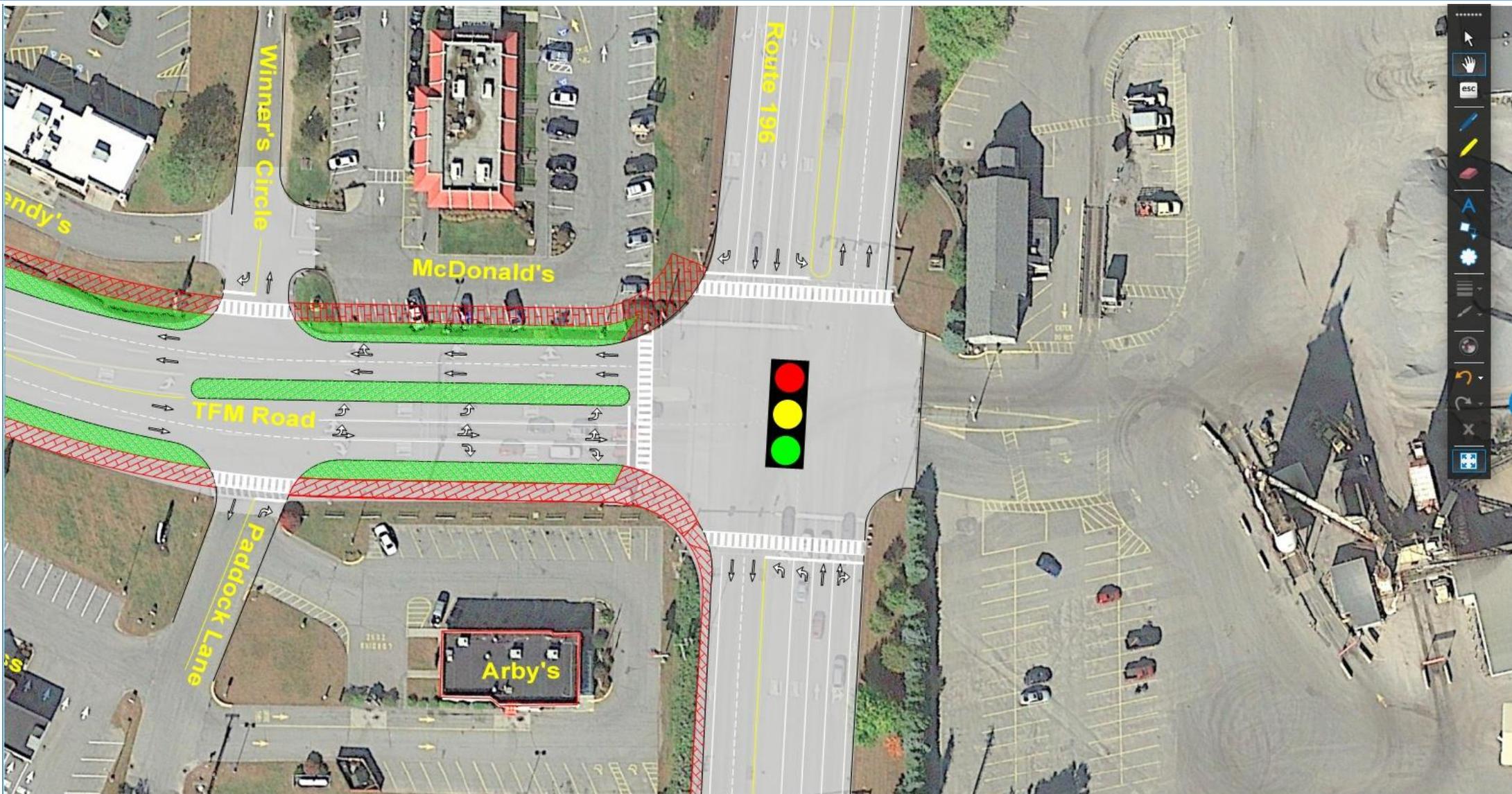
SECTION 1: EXISTING — BETWEEN 196 AND WINNER'S CIRCLE

# Transportation Master Plan – Topsham Fair Mall Road

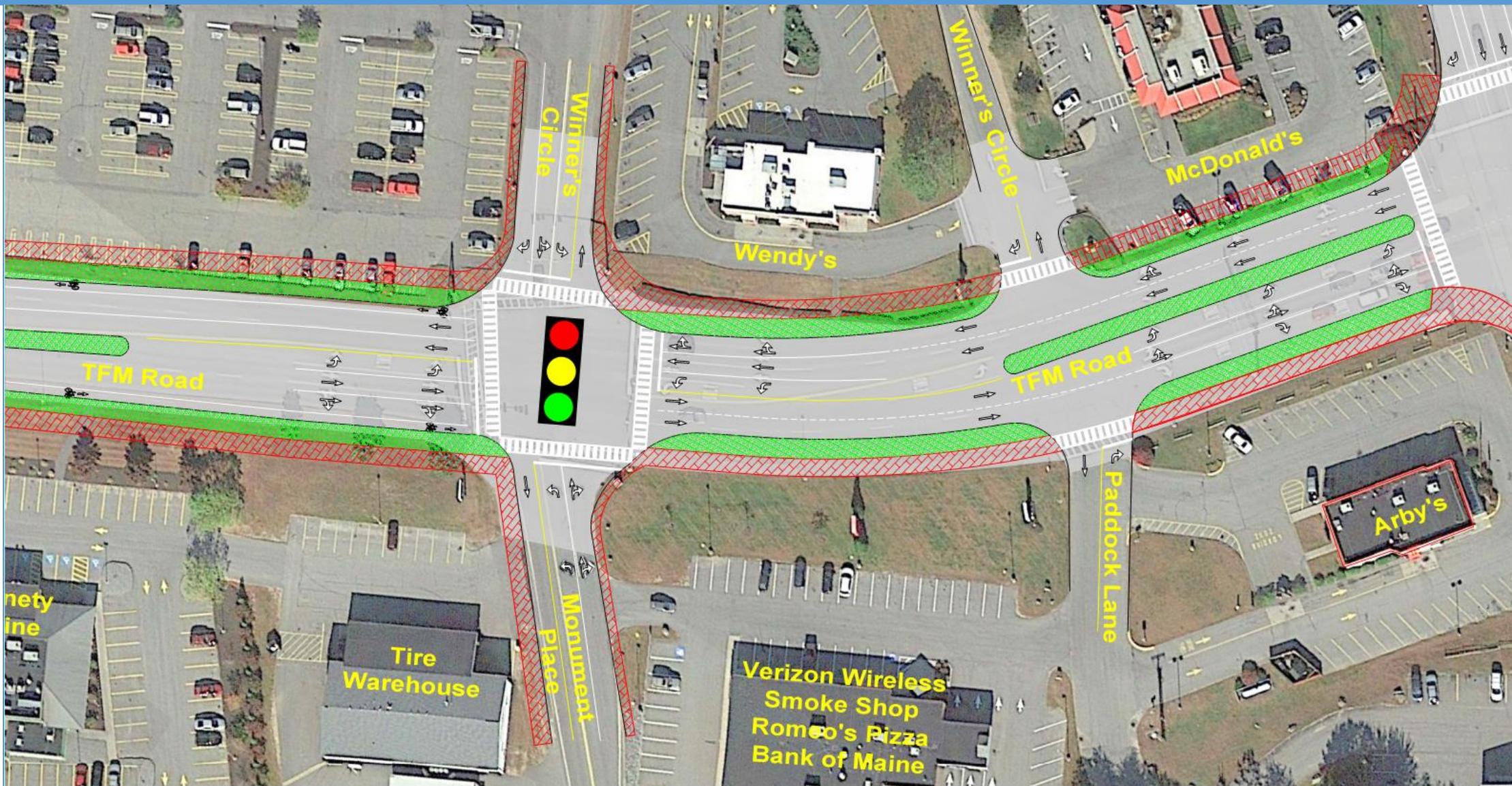


SECTION 1: PROPOSED — BETWEEN 196 AND WINNER'S CIRCLE

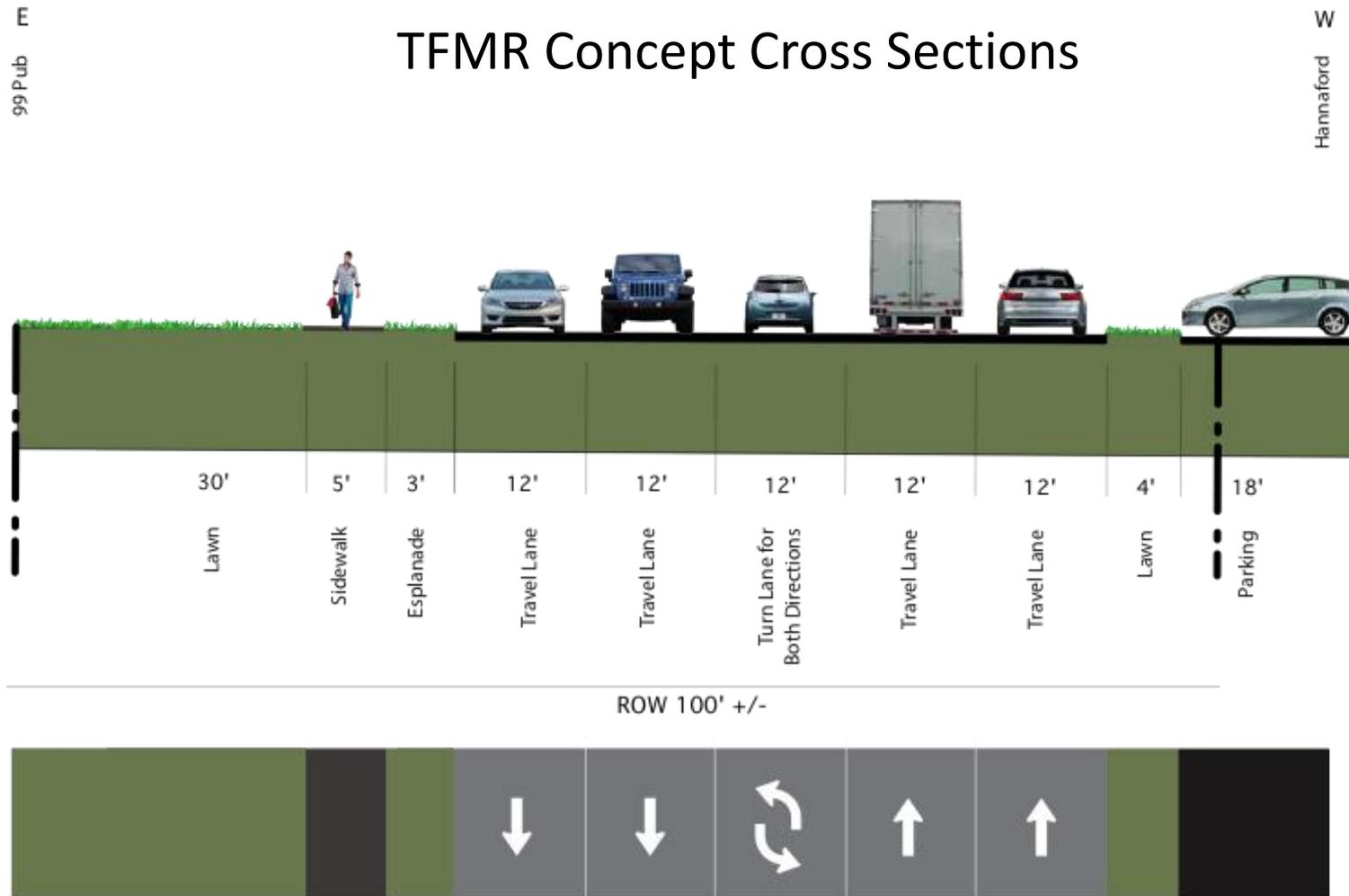
# Transportation Master Plan – Topsham Fair Mall Road



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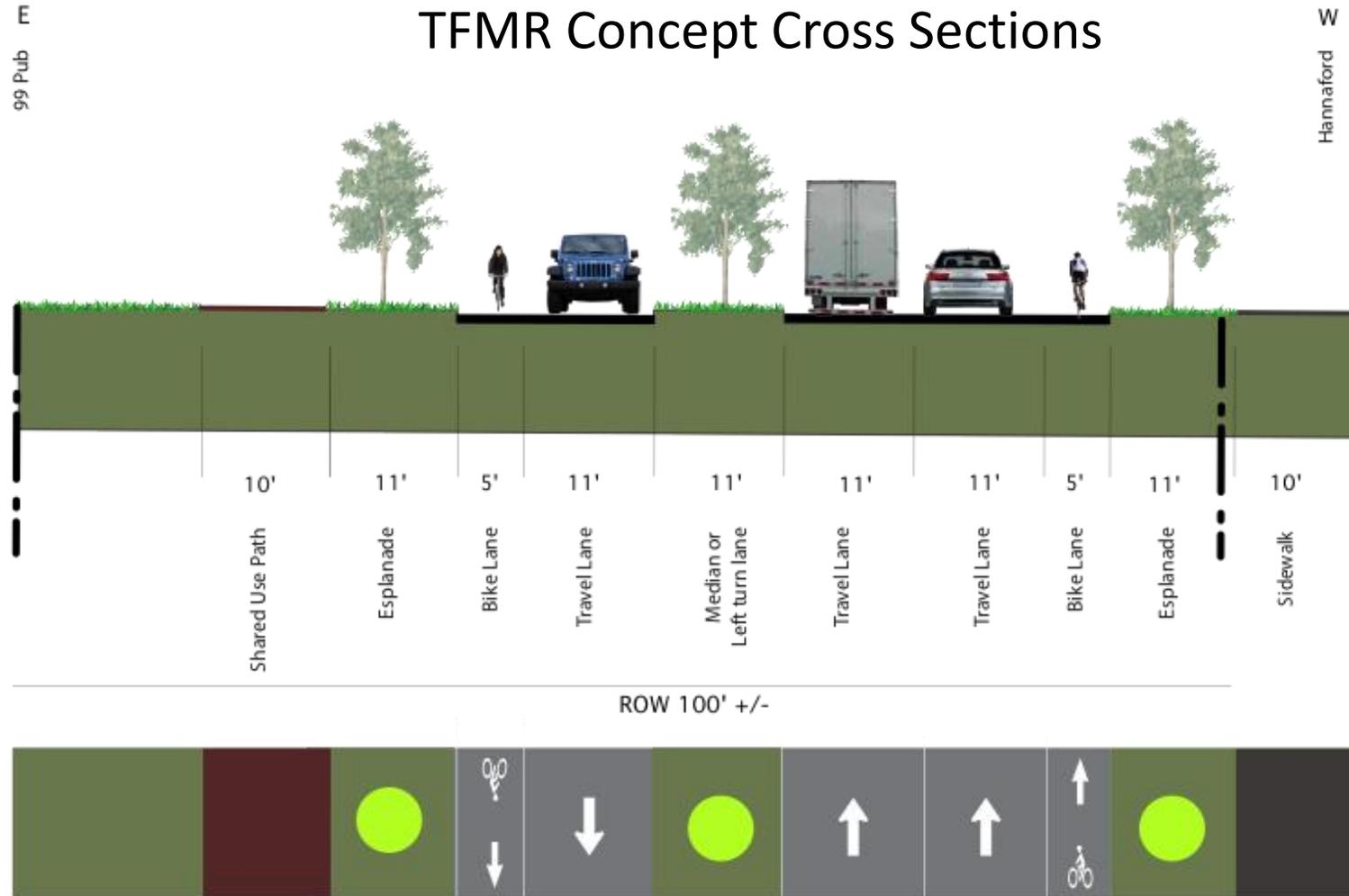


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SECTION 2: EXISTING — MONUMENT PLACE TO PARK DRIVE

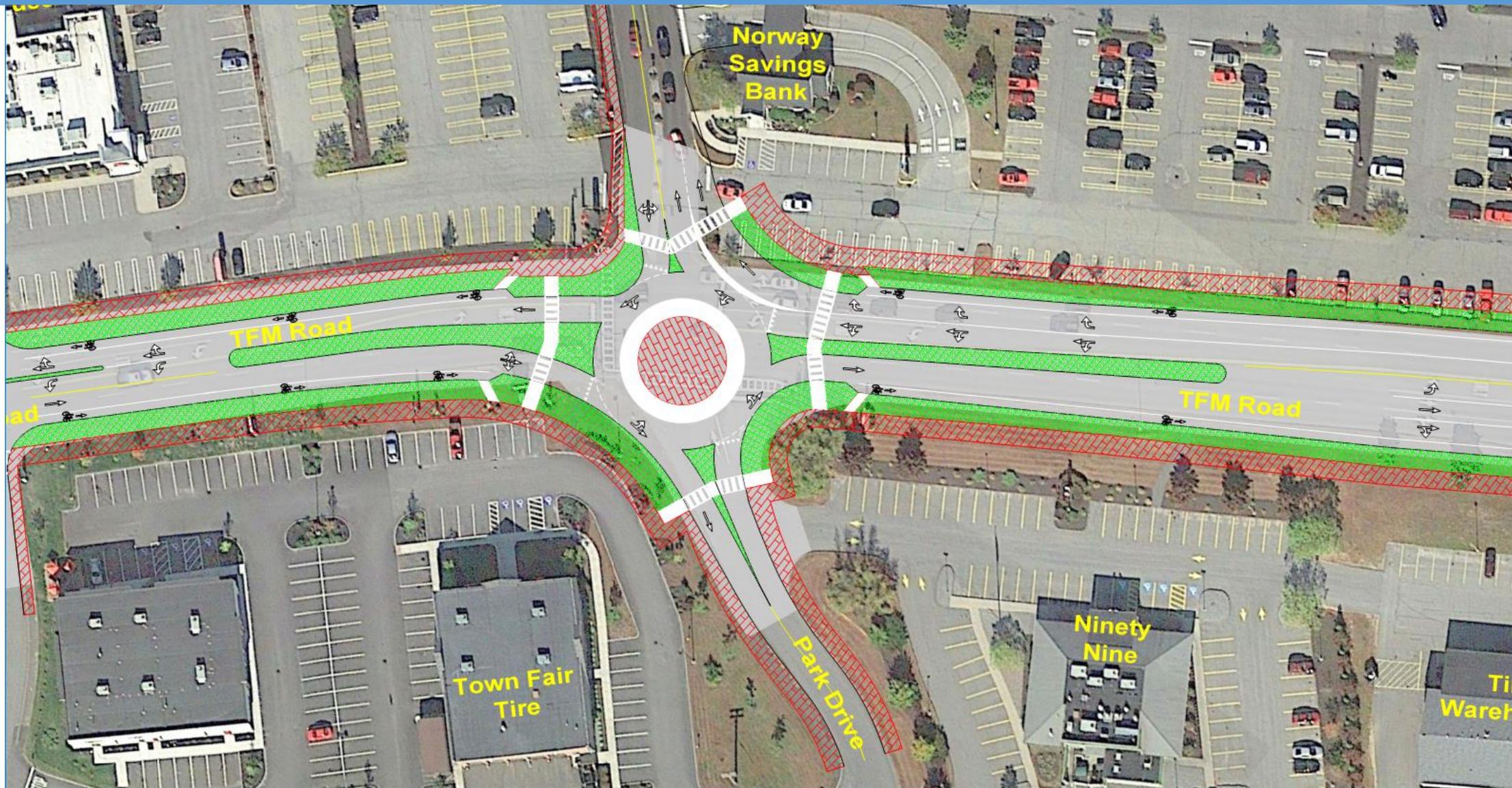
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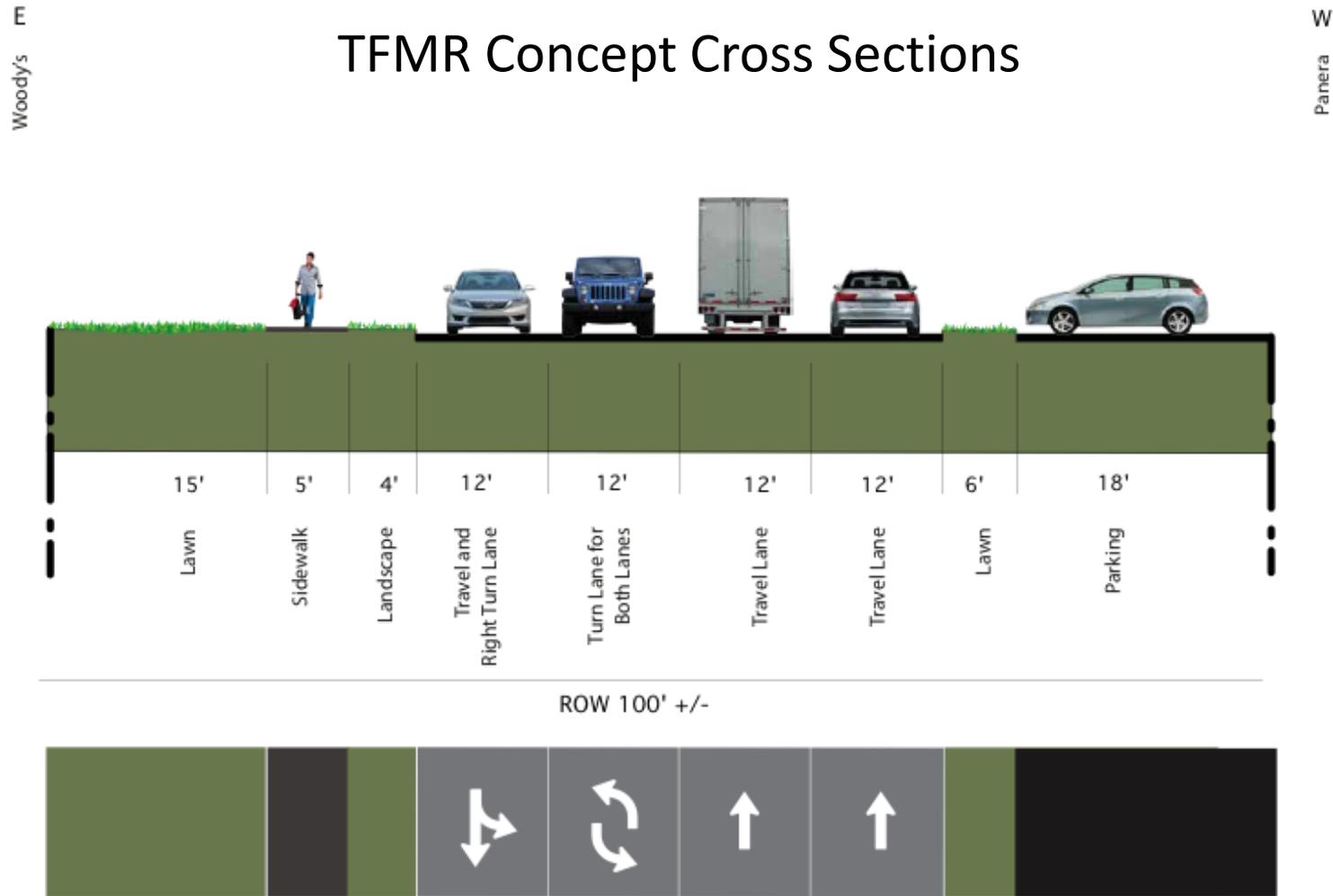
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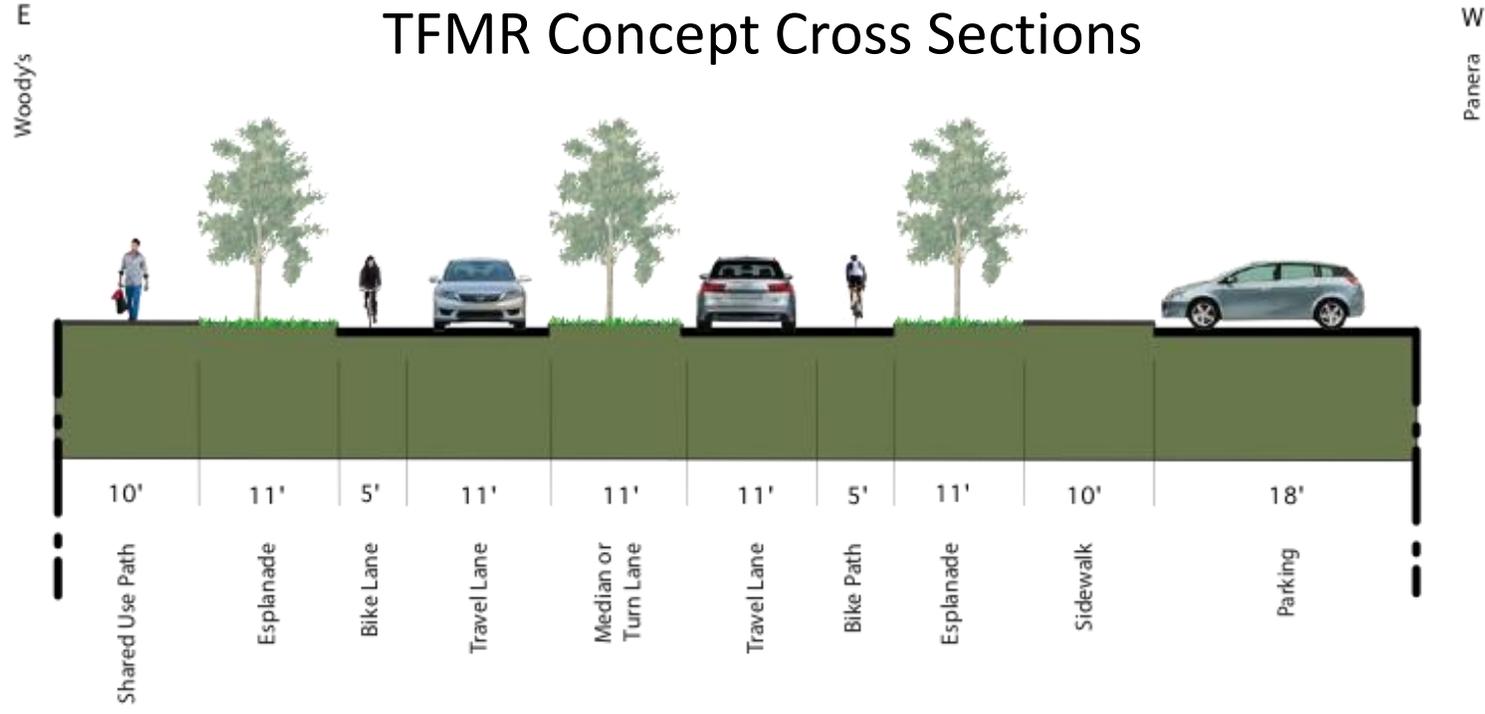


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SECTION 3: EXISTING — MIDWAY TO PANERA

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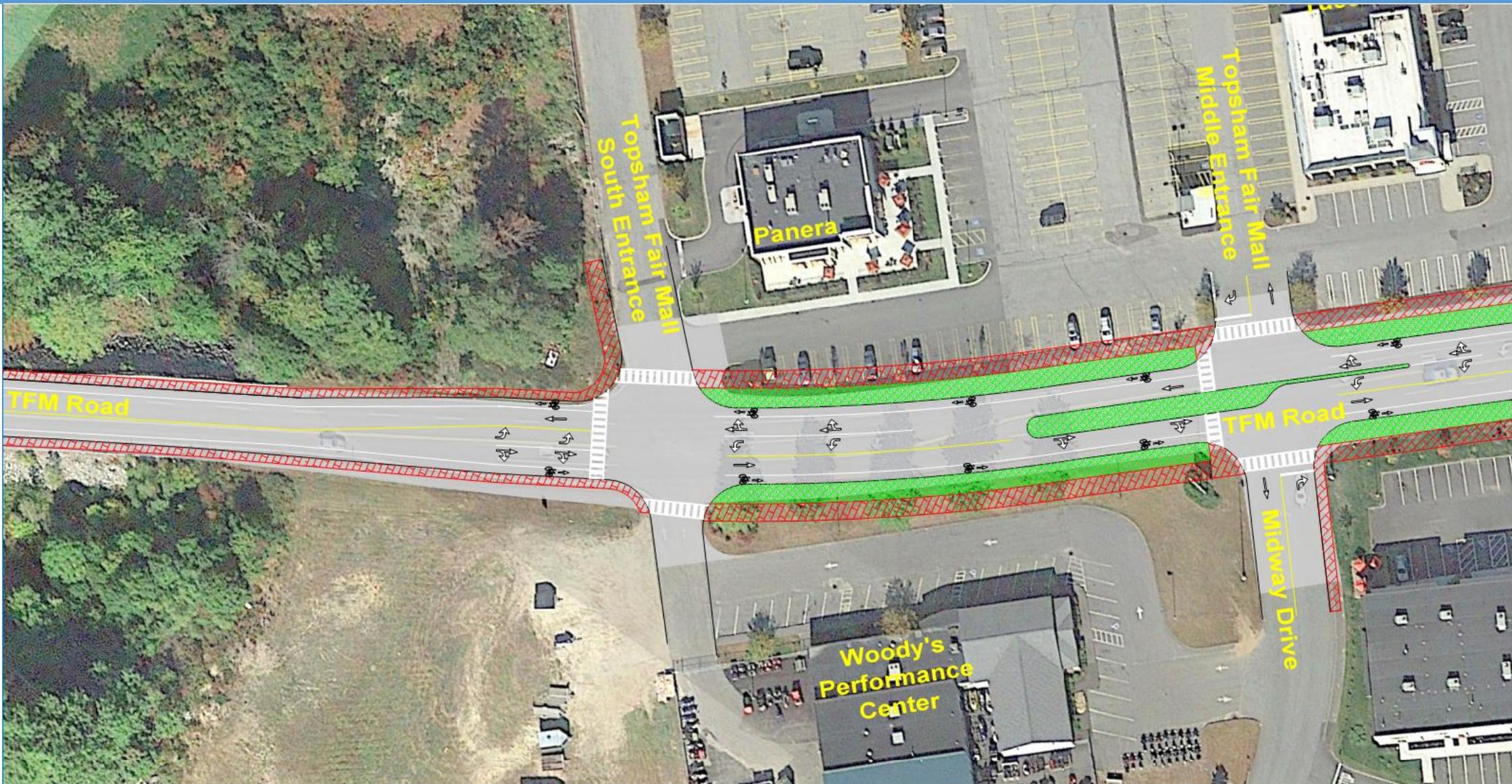


ROW 100' +/-



SECTION 3: PROPOSED — MIDWAY TO PANERA

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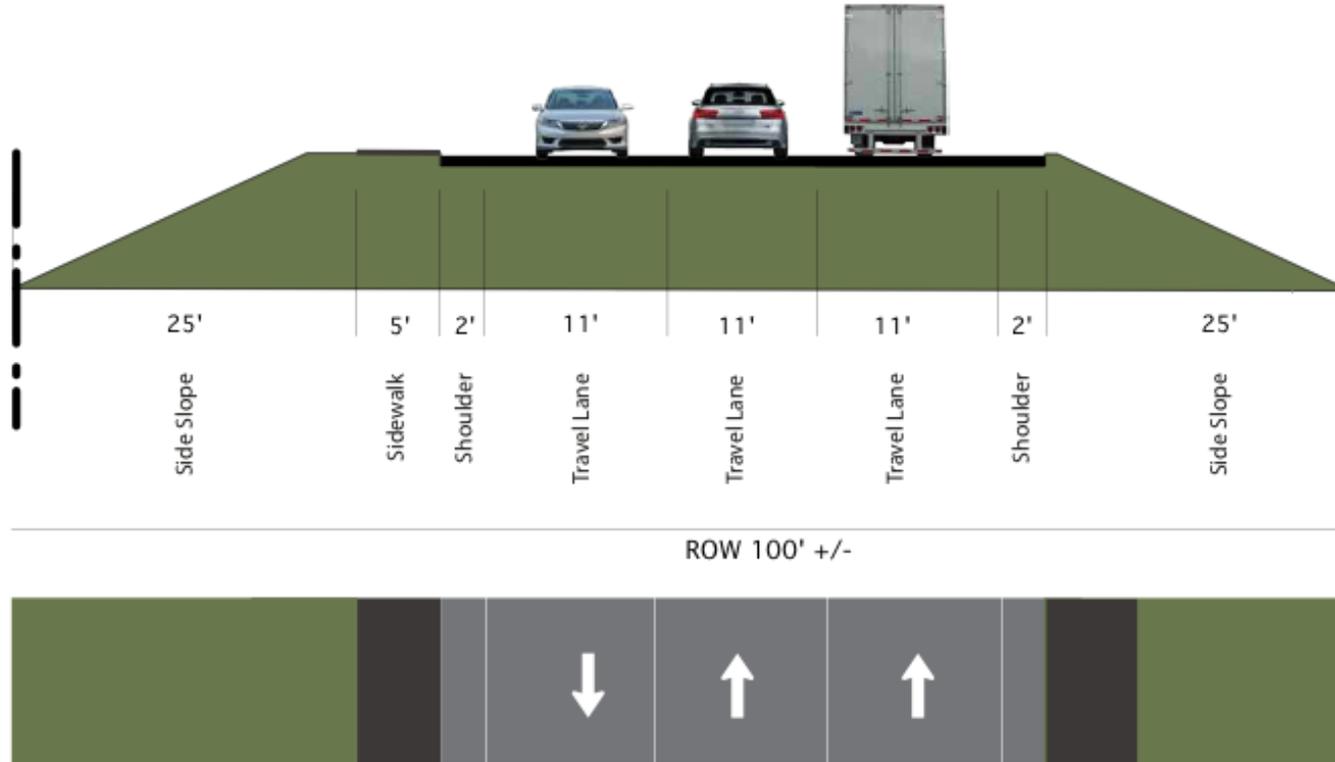


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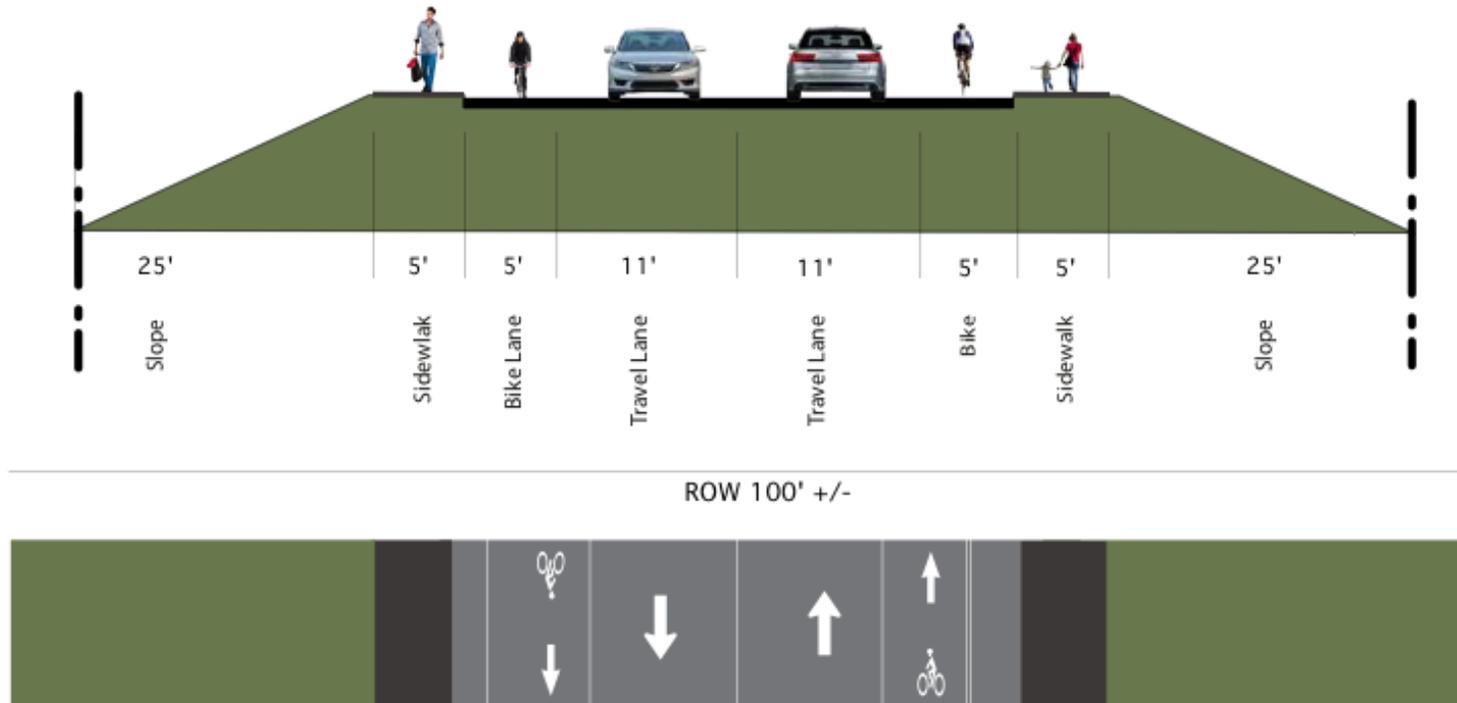
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## TFMR Concept Cross Sections



SECTION 4: EXISTING — STREAM CROSSING

## TFMR Concept Cross Sections

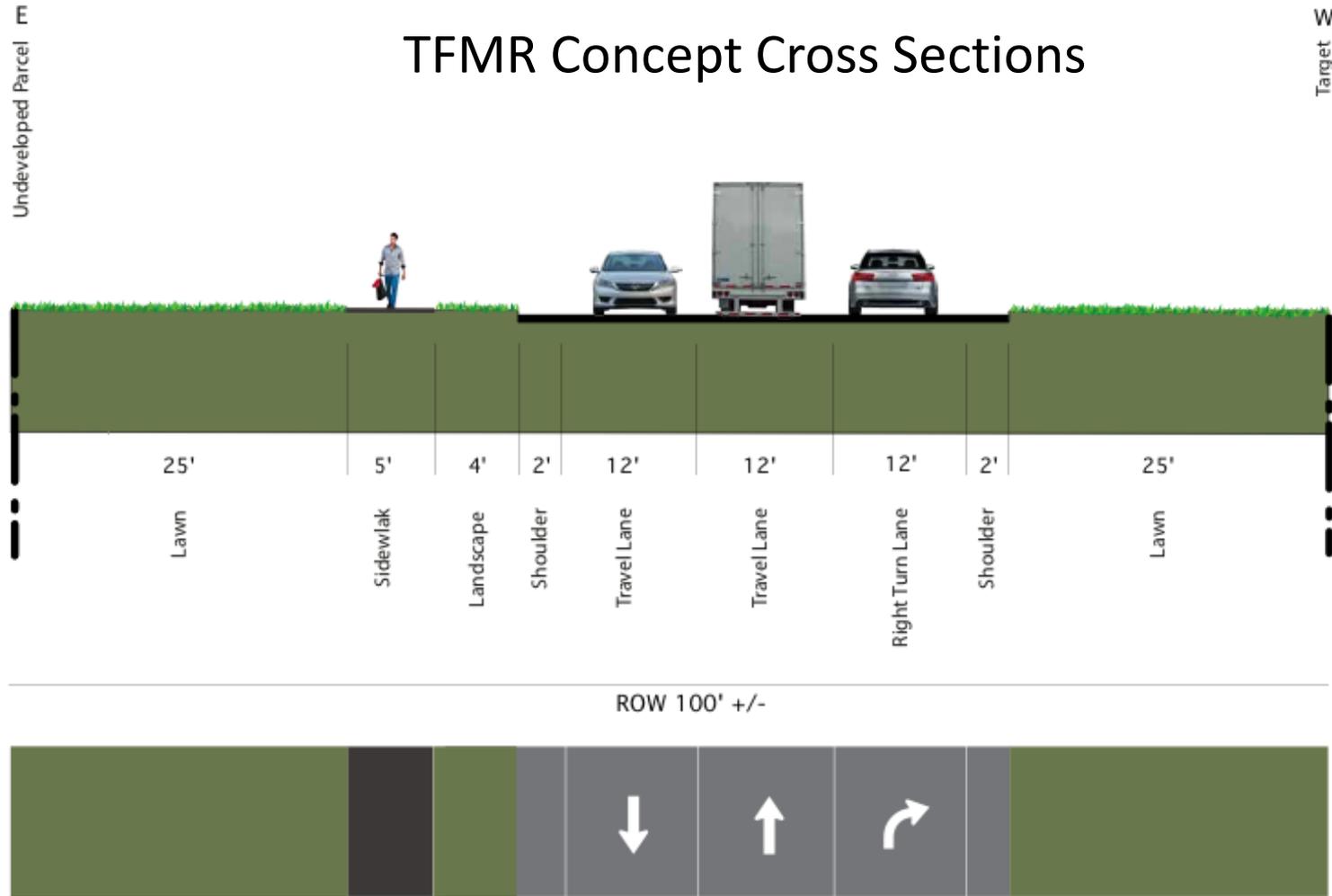


SECTION 4: PROPOSED — STREAM CROSSING

# Transportation Master Plan – Topsham Fair Mall Road



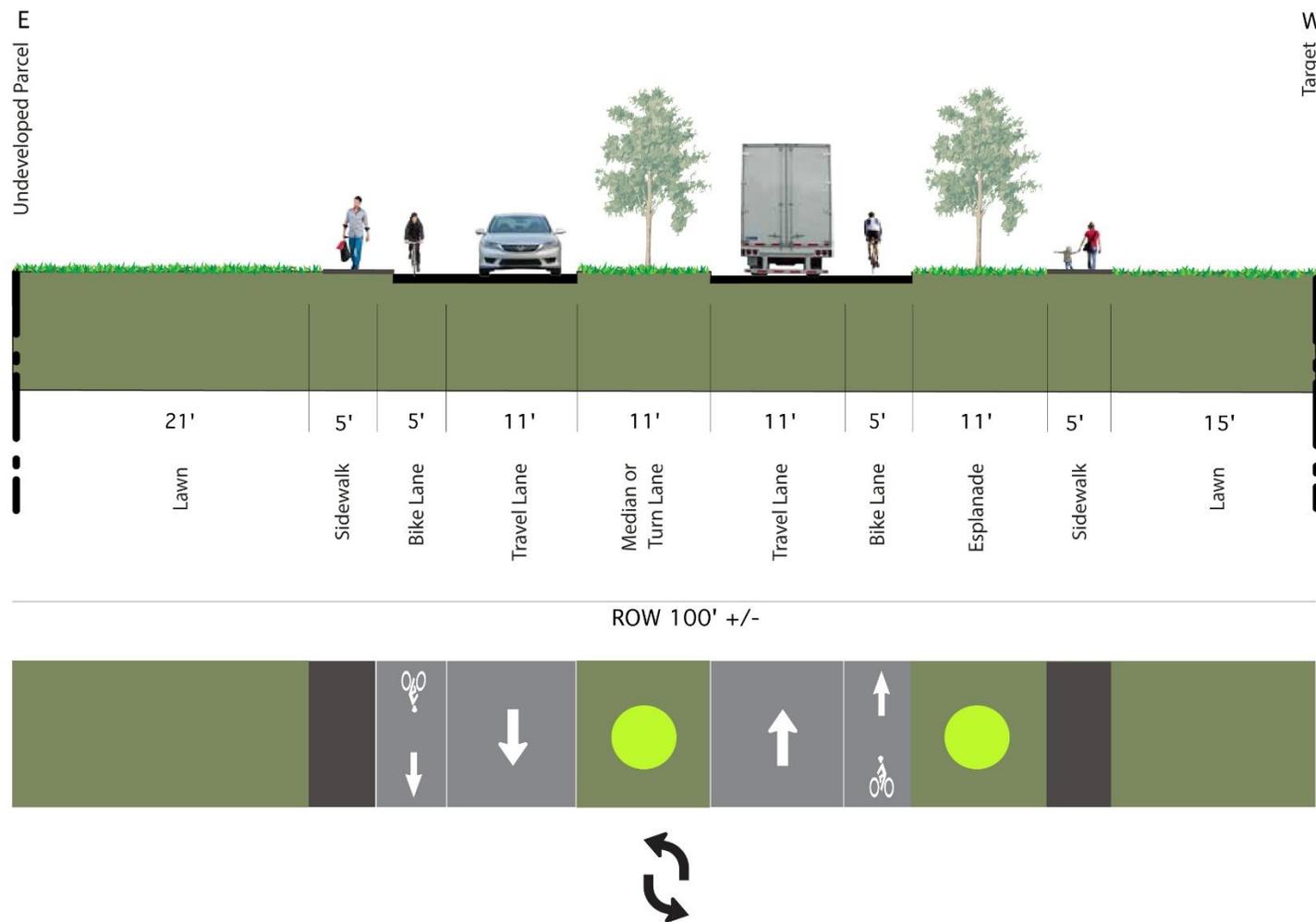
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SECTION 5: EXISTING — BETWEEN TARGET AND BED, BATH & BEYOND ENTRANCES

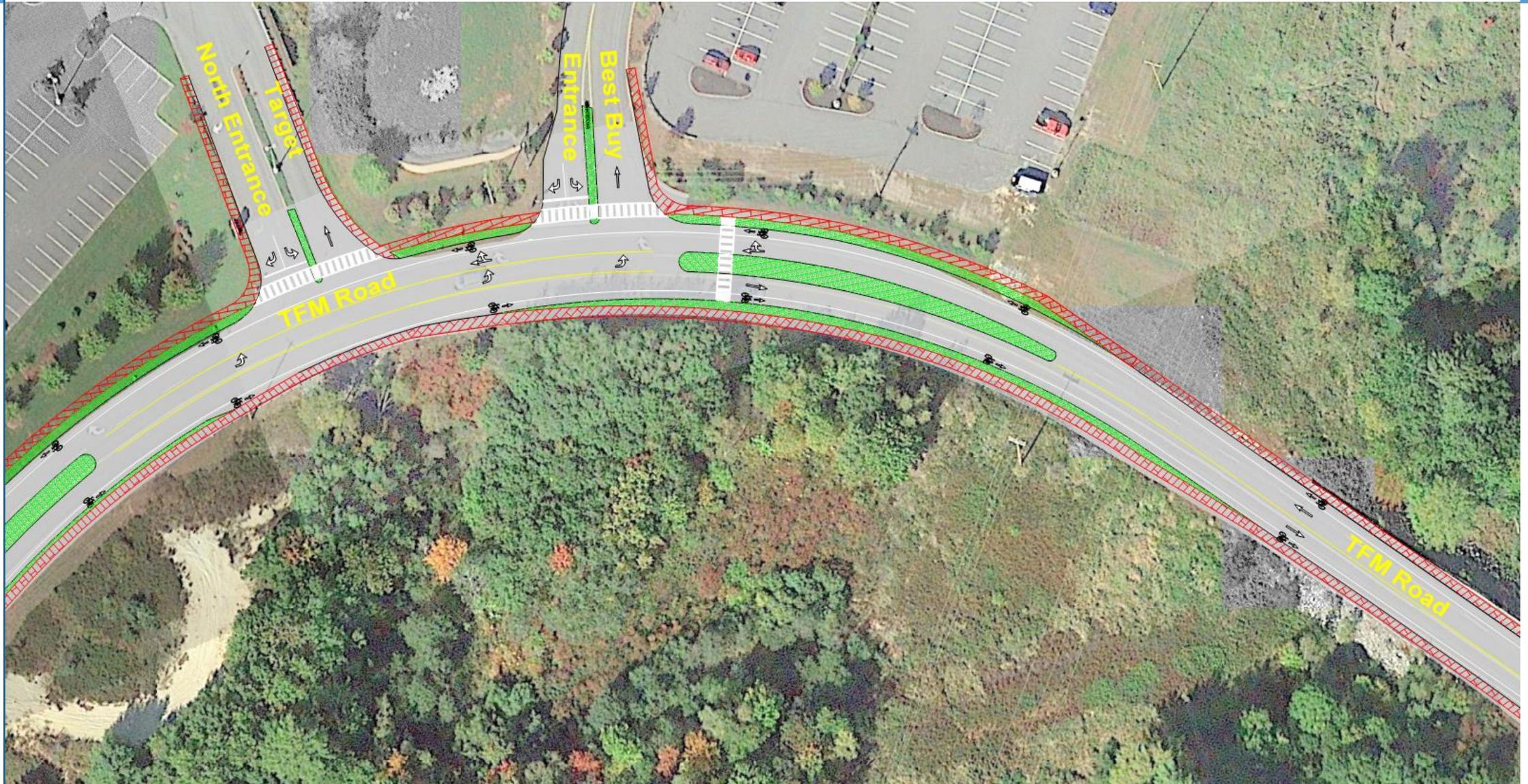
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## TFMR Concept Cross Sections



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

# Transportation Master Plan – Topsham Fair Mall Road

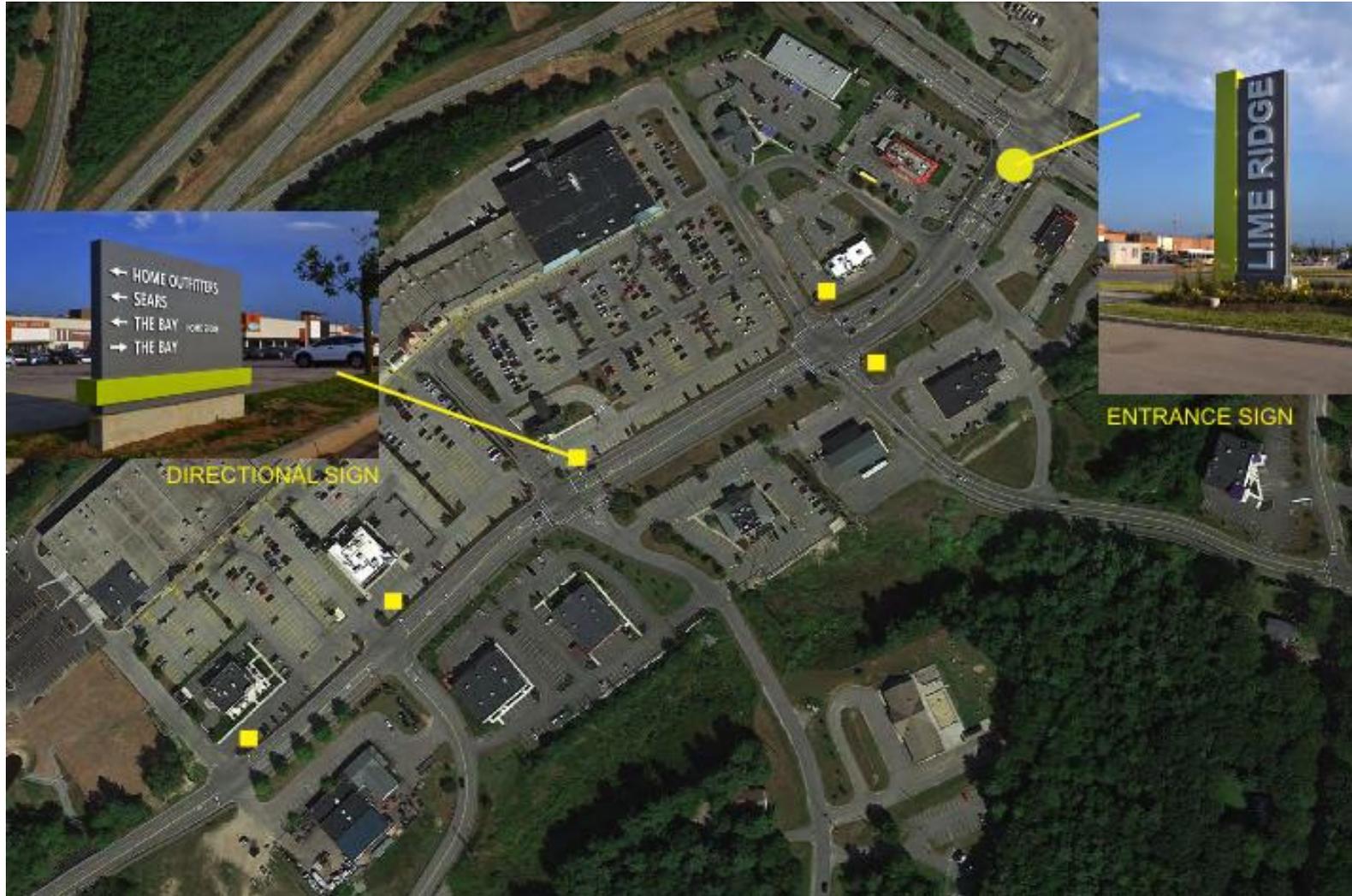


# Transportation Master Plan – Topsham Fair Mall Road



# Transportation Master Plan – Topsham Fair Mall Road

## Wayfinding / Branding Concept Plan



# Transportation Master Plan – Topsham Fair Mall Road

## Visualization – 196 Intersection Existing



# Transportation Master Plan – Topsham Fair Mall Road

## Visualization – 196 Intersection Long-Term Concept / Draft



# Transportation Master Plan – Topsham Fair Mall Road

## Visualization – Roundabout Existing



# Transportation Master Plan – Topsham Fair Mall Road

## Visualization – Roundabout Long-Term Concept



## 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
- Stakeholder Open House – October 13, 2016

## Schedule / Next Steps

- Preliminary Design Plans and Report – Mid-October 2016
- Stakeholder Meeting #3 – Review Draft Preliminary Design Plan and Report November 10, 2016
- Public Meeting #2 – Present Draft Preliminary Design Plan and Report November 16, 2016 (TONIGHT)
- Stakeholder Meeting #4 – Review Public Comments and Draft Final Report – Beginning of December 2016
- Submit Final Plans and Report – December 2016