

2021 TDI STRATEGIC PRIORITIES

DRAFT 2

Per TDI BOD vote 2021-10-20 **PENDING**

SHORT TERM STRATEGIC PRIORITIES – 3 - 5 YEARS

Per TDI Strategic Subcommittee Recommendations 2021-09-17

- **Build** long-planned infrastructure – economic development: TFM Road Master Plan
 - Enhance/improve **both** function & business attraction of retail center & commercial corridor
 - **Fund** drafting of concept plans for Topsham Fair Mall Road Improvements from the Route 196 intersection to the Park Drive intersection
 - Plan potential development on both sides of Route 196 intersection – cf: 2019 Comp Plan
 - Plan for management of potential development impacts on **all** connections to the Topsham Fair Mall Road
 - Research traffic impact fee changes re: scope of area, distributed burden & cost predictability
- **Build** long-planned infrastructure – community development: Canam/Mountain Road & water system
 - Advocate for replacing infrastructure & acceptance as public roads
 - Encourages development of affordable housing
 - Possible ARPA funding project
- **Advocate for & support** development of affordable housing – as essential element of economic development
 - Advocate for **changes to the zoning code to allow** increased residential density to decrease costs
 - Advocate for **changes to the zoning code to allow** appropriate residential/commercial mixed uses
 - Research impacts of housing density increases re:
 - Affordable housing, VPA & feasibility of unsubsidized affordable housing
- **Advocate for & support** CPIC through special projects/funding & task matrix
 - Fund CPIC consultant data request: residential commercial/residential density & mix: LV & TFMR
 - C19 issues & projection v. internet/storefront trends since 2000
 - Value comparisons: gray-field malls v. lifestyle malls

CONTINUING STRATEGIC PRIORITIES

Per 2016 STRATEGIC PRIORITIES - Adopted by TDI 2016-05-18

Revised Per TDI BOD vote 2021-10-20 **PENDING**

WIP: housekeeping items: newsletter, bylaws clarity edits]

TDI OUTREACH

- Go team & kit for new businesses
- Newsletter – quarterly to start
- Convene public meetings on key issues/projects
- Strengthen existing relationships

ACTIVE ADVOCACY*

- Downtown/Main Street infill/density and waterfront park
- Enhance retail center
- Housing – especially workforce and affordable housing
- Workforce development
- Participate in Topsham planning processes:

- Comprehensive Plan
- Topsham Fair Mall Master Plan
- Long term business sector research

CORPORATE PURPOSE & MISSION/ STATEMENT

- Draft and adopt updated vision statement
- Review and update corporate purpose statement in bylaws

*** ADVOCACY CRITERIA (not included in text of 2016 Strategic Priorities)**

TDI's mission is to advocate for, and attract, high quality economic and community development for the Topsham community. TDI's directors have consistently used the following criteria when deciding when to advocate for projects:

- Direct economic benefits: creation of tax base and quality jobs
- Indirect economic benefits: helps other Topsham business, raises Topsham's profile, and attracts new customers.
- Consistency with the Town's Comprehensive Plan
- Context appropriate: fits with proposed location and existing nearby uses
- Community benefits: provides services the community needs or wants

Topsham Plans – comprehensive plans & other long-range plans:

https://ecode360.com/documents/pub/TO1615/Comprehensive_Plans/