Saco-Biddeford Charrette
Welcome

New condominiums, apartments, offices, restaurants, and taverns have sprung up in several of the mills. A beautiful new Amtrak station has become operational in the district, with regular service to Portland and Boston. Local mill owners are reconsidering their industrial uses for greater profits. Planners recognize the potential for transit-friendly walkable environments. And politicians see great potential windfalls if all is done "correctly." And this is where YOU come in. Help these great mill cities lead the resurgence of downtown redevelopment that will carry them into the 22nd century!

Biddeford City Hall
Many New England communities were once powered by the energy and goods produced at riverfront mills that once employed thousands, and Sacco and Biddeford are no different. An amazing array of dense historic brick mills are crammed along the river. However, owing to their once utilitarian nature, much of their redevelopment potential has been underappreciated until recently. As developers with an eye towards historic revitalization and transit-oriented development have begun to notice the mill districts of these cities, much has happened in recent years.

Lincoln Mill
Charrette Schedule

8:00  Depart Westin Boston Waterfront hotel
      Ride the “EZRide Shuttle,” courtesy Charles River TMA & Paul Revere Transportation
8:30  Arrive North Station
9:05  Depart for Saco/Biddeford
      Board our reserved car on the Amtrak #681 Downeaster
9:20  Welcome from Biddeford City Manager, John Bubier,
      Biddeford City Planner, Greg Tansley, and
      Saco Economic Development Director, Peter Morelli
9:30  Introductions – Entire Group
9:40  Contextual Overview:
      Historic Regional Economic Overview, Peter Morelli
      Current Mill District Redevelopment Efforts in Saco – Peter Morelli
      Current Mill District Redevelopment Efforts in Biddeford – Greg Tansley
10:10 Charrette 101 and Preparation, Nelson\Nygaard Principal, Jason Schrieber
10:40 Q & A
11:05 Arrive in Saco
11:10 Introduction to Saco Train Station, Peter Morelli
11:20 Bus Tour of Sites
12:00 Arrive at Charrette Site, North Dam Mill (Biddeford)
12:10 Development Market Overview, Planning Decisions, Chief Economist, Chuck Lawton
12:15 Working Lunch and Design Session
2:30 Walk to Train Station (10 minutes)
2:57 Depart for Boston- Take the #686 Downeaster
3:10 Charrette Reporting by Participants (60-90 minutes)
4:30 Review and Final Thoughts, Jason Schrieber (10 minutes)
5:05 Arrive in Boston
TOD 101: An Introduction to Transit Oriented Development
Transit Oriented Development: The Basics

- Mixed-use projects
- Clustered around transit
- Encourage access from the people outside (transit) and internal circulation (pedestrian, bike)
Stop #1: Saco Mill Complex
Stop #2: Biddeford Mill Complex
Stop #3: Riverfront Park
Walk to North Dam Mill
End: North Dam Mill Charrette Site
Begin: Saco Amtrak Station
Average Weekly Wage

- York County
- Biddeford
- Saco
- Old Orchard Beach

January 1, 1997 to January 1, 2004
Table 1 Key Themes

- Entertainment as an attraction:
  - Kayaking
  - Riverwalk
  - Movie & sound stage
  - Shakespeare festival
  - Education center
  - Arts walk & galleries
Table 1 Key Themes

• Organizing principles:
  – Waterfront paths
  – Water recreation
  – Town green with entertainment

• Implementation strategies:
  – TIFF
  – BID or other levies
Table 2 Key Themes

• Local-serving, pedestrian-oriented:
  – Riverwalk
  – Gardens
  – Crosswalk enhancements
  – A bike network
Table 2 Key Themes

• Live-work space:
  – Artist lofts
  – Local museum
  – Public art
  – A grocery store
  – Affordable housing
  – Local healthcare
  – Day care, dry cleaner, restaurants, etc.
Table 2 Key Themes

• Organizing elements:
  – Pathway system
  – Town greens
  – Parking within existing buildings
  – Shuttle bus

• Historic renovation (restore the clock tower)
  – Implementation:
    – Tax incentives
    – Flexible zoning
Table 3 Key Themes

• Organizational elements:
  – Tear down ½ the mills; recycle the bricks
  – Create view sheds of the falls
  – Tame the parking: hide it; limit it; find financiers who don’t require it.
Table 3 Key Themes

- Implementation:
  - Creative sector
  - Incubator space
  - Higher education
  - Marketing & branding program to attract the “new economy”
  - Partner with colleges
  - Attract Federal stimulus dollars
Table 4 Key Themes

- **Values & Goals:**
  - Pedestrian & bicycle friendly
  - Transit-oriented
  - Attractive spaces
  - Large institutional anchors

- **Organizing Elements:**
  - Central retail/open space cores
  - Polar alignment between islands, revealing river
The Pro’s...
Pedestrian Paths
Gateways
Parks and Landscaping
Parking

Total 1892 spaces

- 830 spaces/ 5 levels
- 40 spaces
- 72 spaces
- 865 spaces/ 3.5 levels
- 52 spaces