



# City of Biddeford, Maine Mill District Parking Feasibility Study

WINTON SCOTT ARCHITECTS  
RICH & ASSOCIATES

CONSULTANTS

GORRILL PALMER - TRAFFIC

CARROLL ASSOCIATES - LANDSCAPE

BLAISE CIVIL ENGINEERING

WRIGHT-RYAN CONSTRUCTION COST



# Scope of Planning and Design Services

On June 1, 2011, the City of Biddeford published a Request for Proposals for Design and Urban Planning Services. One of the first goals of the RFP was to carefully inventory existing parking supplies and project future needs in the Downtown and the Mill District. Rich & Associates have shown that future needs of the Mill District cannot be met with existing surface parking lots and, this lack of parking amounts to a roadblock for future development.

Clearly, more than 2,000 new parking spaces will be required in order to fully realize the growth potential for the Mill District. This presentation focuses on our recommendations for a phased and comprehensive solution needed to address the dramatically increasing needs for parking in the Mill District. The Plan proposed also addresses other goals outlined in the City RFP:

**Reunite Pedestrian Connections between Downtown and the Mill District**

**Create Civic and Open Spaces**

**Develop Phasing Plan for Garage Construction**

The Plan before you gives form to a new network of **bustling pedestrian streets** reconnecting Main Street and Lincoln Street with the Mill District and Riverwalk.

This Plan also creates a new 2.5 acre **City Park** in the heart of Biddeford offering much needed open space for gatherings and activities for the hundreds of new office workers, artists, new apartment dwellers and other center city workers, vendors and dwellers.

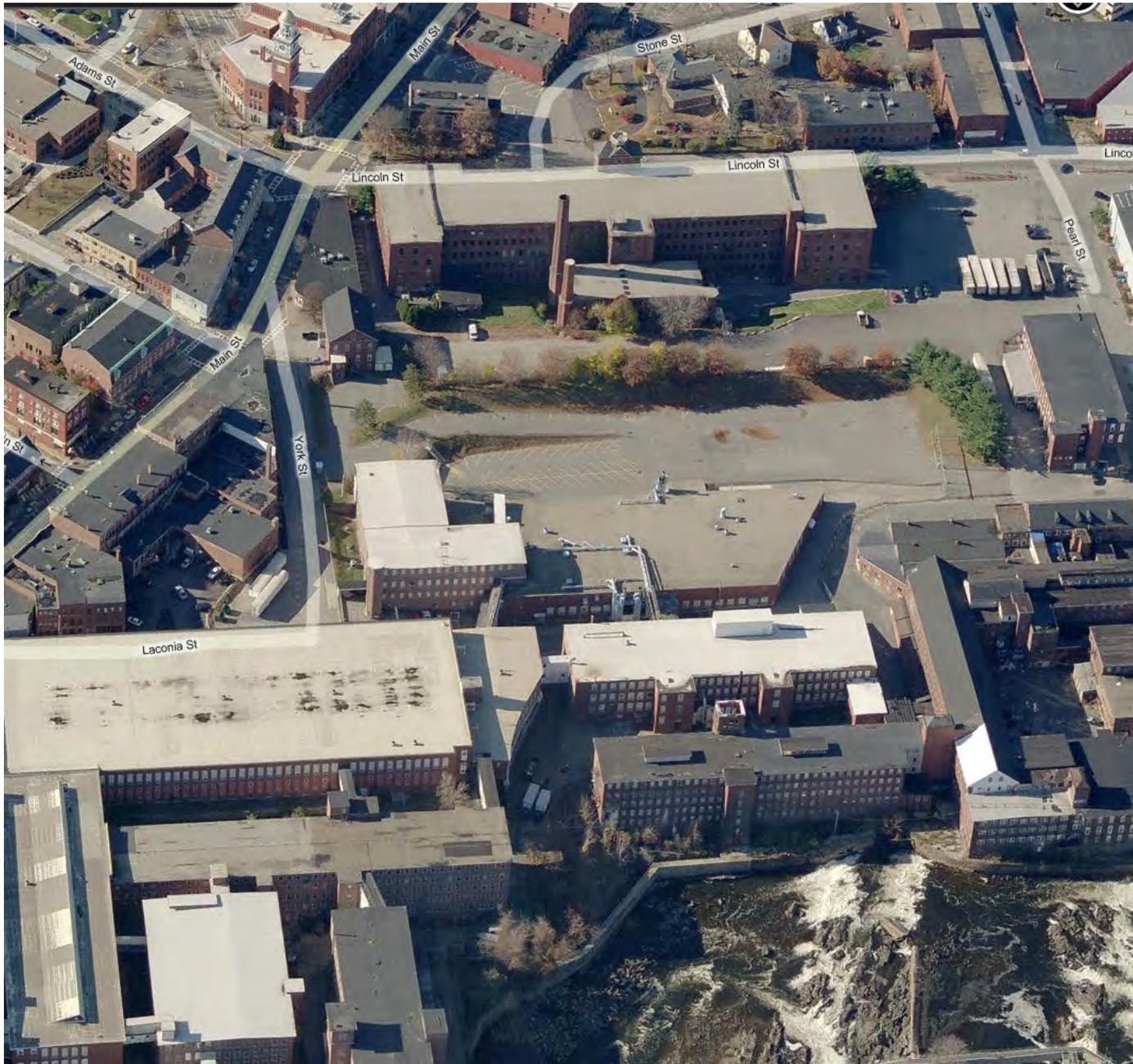
This Plan offers a new **Public Square** at the juncture between York and Main Streets, creating a vibrant, new connection for vehicular and pedestrian movement to and from the new Garage and a new “Front Door” to the Mill District.

And yes, this Plan can be the long awaited **economic development catalyst** needed to push aside the roadblocks for adaptive reuse of up to 1,000,000 sf of vacant space in the Mill District - dramatically increasing City property tax revenues while enhancing the overall urban environment.



PEPPERELL MANUFACTURING CO.  
BIDDEFORD, MAINE.

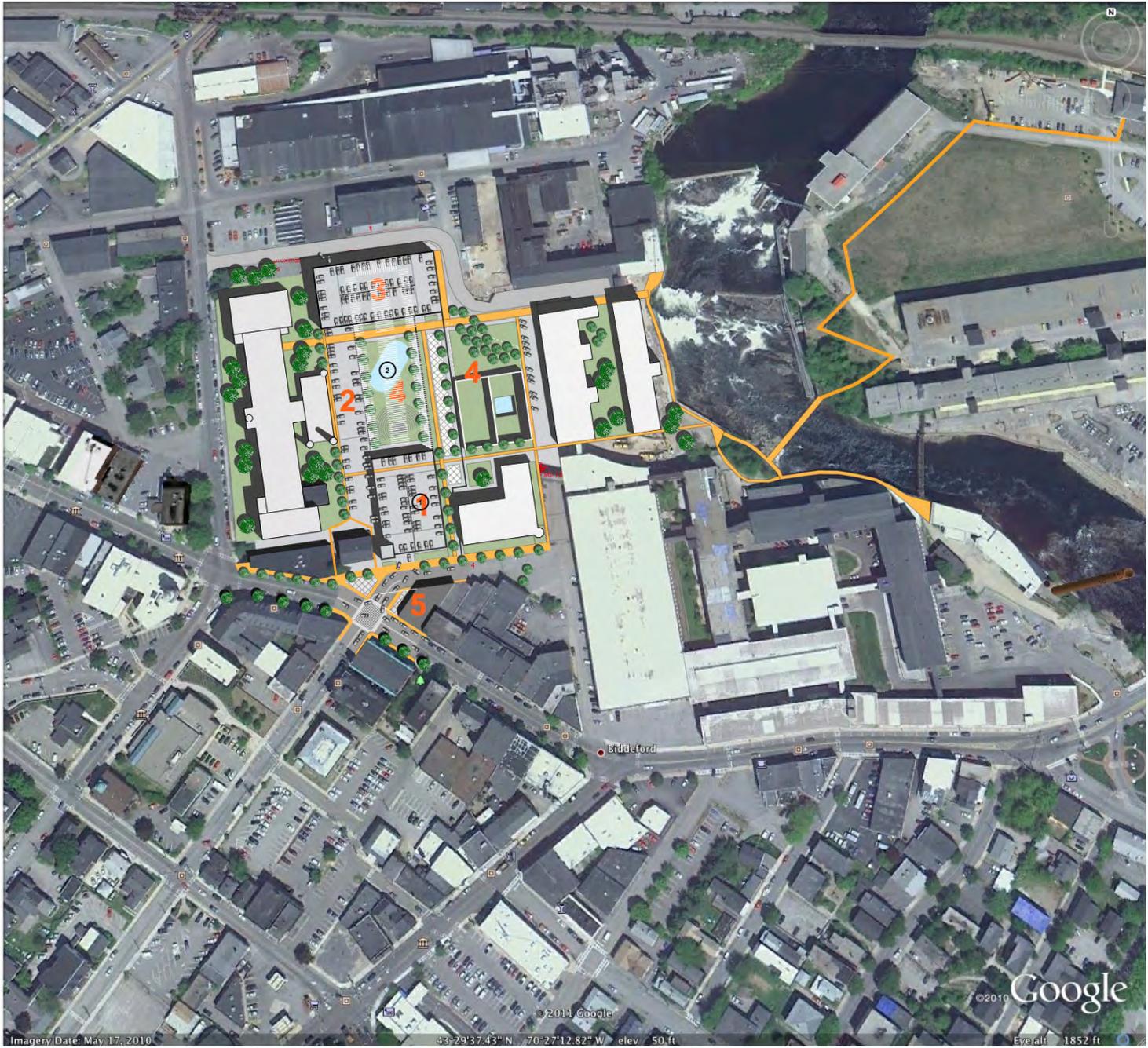
CITY OF BIDDEFORD, MAINE    MILL DISTRICT PARKING STUDY    WINTON SCOTT ARCHITECTS



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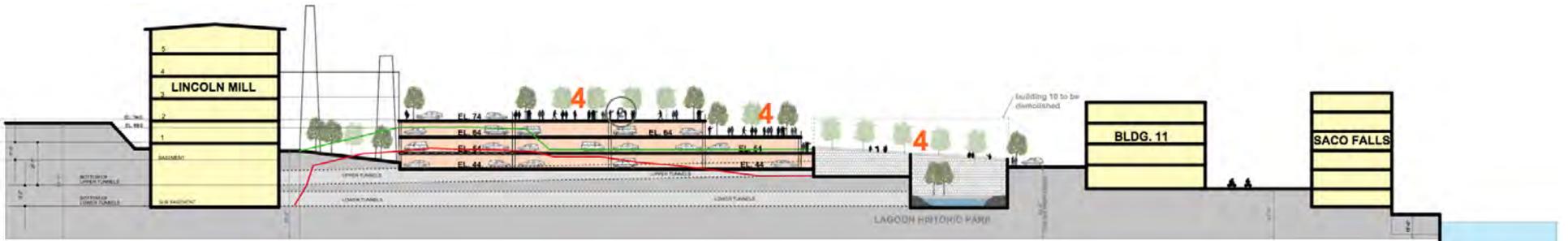
# 2009 Mill District Master Plan



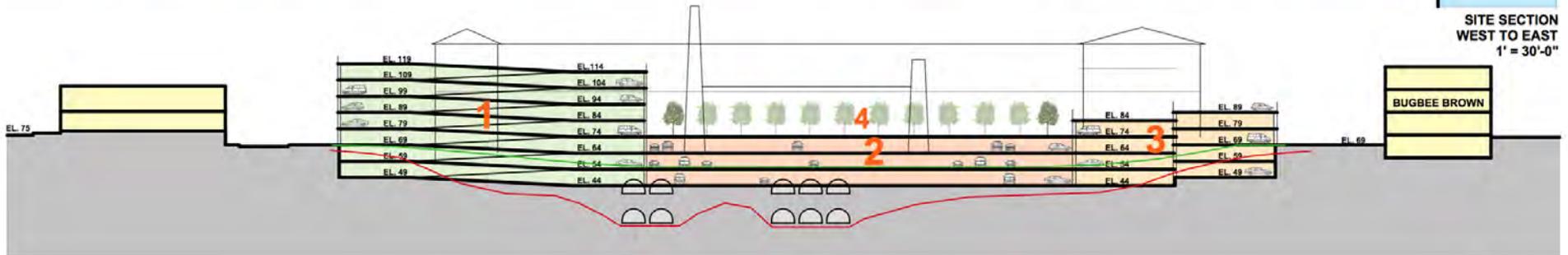


- 1** PHASE 1 PARKING STRUCTURE  
505 PARKING SPACES
- 2** PHASE 2 PARKING STRUCTURE  
742 PARKING SPACES
- 3** PHASE 3 PARKING STRUCTURE  
474 - 666 PARKING SPACES
- 4** PROPOSED PUBLIC PARK / CIVIC SPACE
  - LANDSCAPED GARDENS
  - EXCAVATIONS HISTORIC CANALS
  - WINTER ICE SKATING
  - PUBLIC GATHERINGS / CONCERTS
- 5** CITY SQUARE OPTION - TO IMPROVE VISIBILITY AND CIRCULATION

**concept plan 9a**  
 Biddeford Parking Studies  
 winton scott architects  
 2.02.12



SITE SECTION WEST TO EAST  
1" = 30'-0"



SITE SECTION SOUTH TO NORTH  
1" = 30'-0"



GARAGE LAYOUT PLAN  
1" = 30'-0"

- 1** PHASE 1 PARKING STRUCTURE  
554 PARKING SPACES
- 2** PHASE 2 PARKING STRUCTURE  
742 PARKING SPACES
- 3** PHASE 3 PARKING STRUCTURE  
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**concept plan 9**  
Bideford Parking Studies  
winton scott architects  
2.02.12



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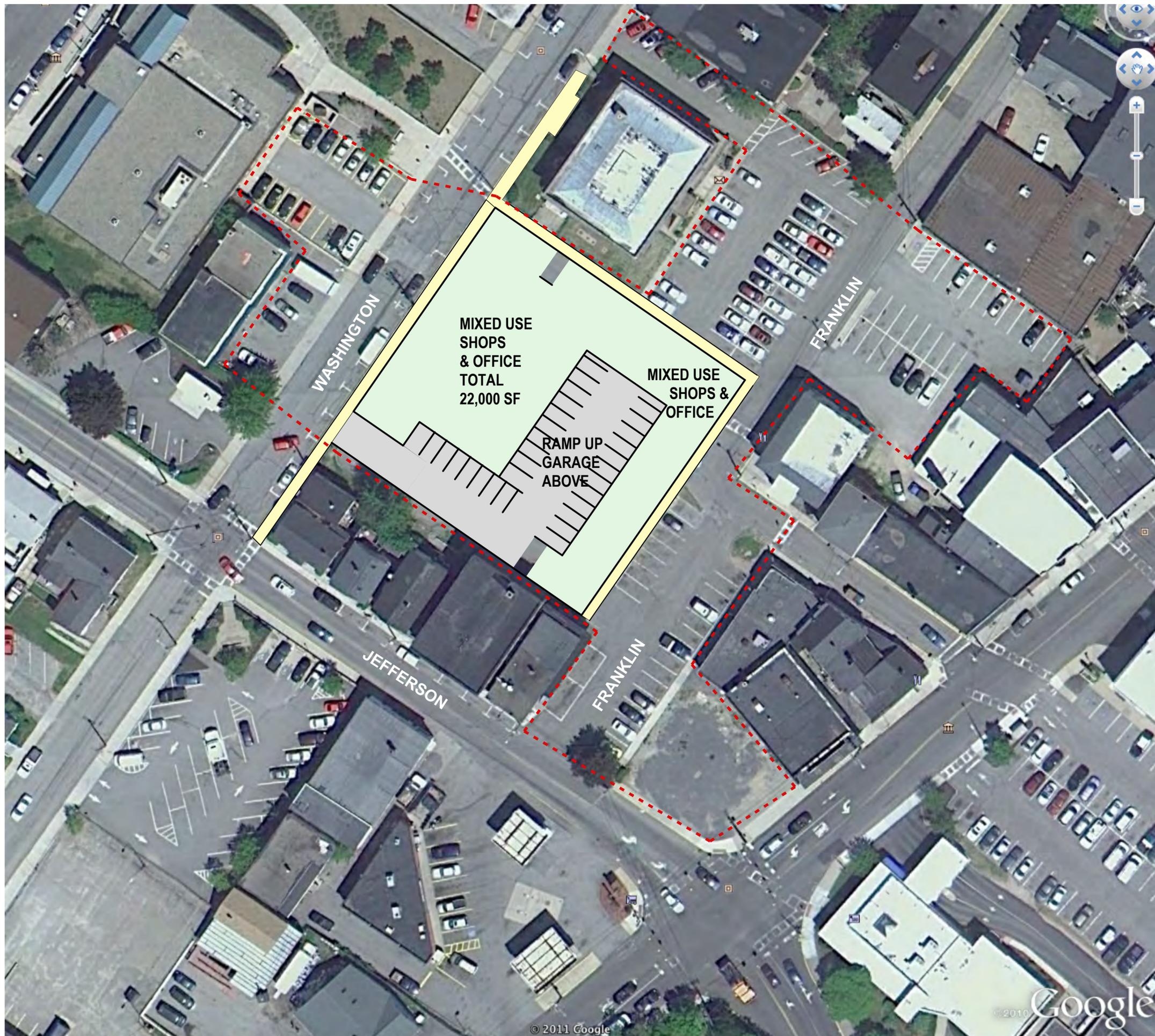
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AREA OF CONTIGUOUS  
PARKING LOTS IN CORE  
DOWNTOWN = 105,000 SF

MIXED USE DEVELOPMENT NOTES

1. GARAGE  
5 LEVEL / 4 STORY = 272  
LESS 65 CARS AT GRADE = 207 NET
2. RESIDENTIAL  
3 FLOORS - 21 UNITS - 18,500 SF
3. OFFICE  
3 FLOORS - 21,900 SF
4. GROUND FLOOR SHOPS /  
COMMERCIAL - 22,000 SF

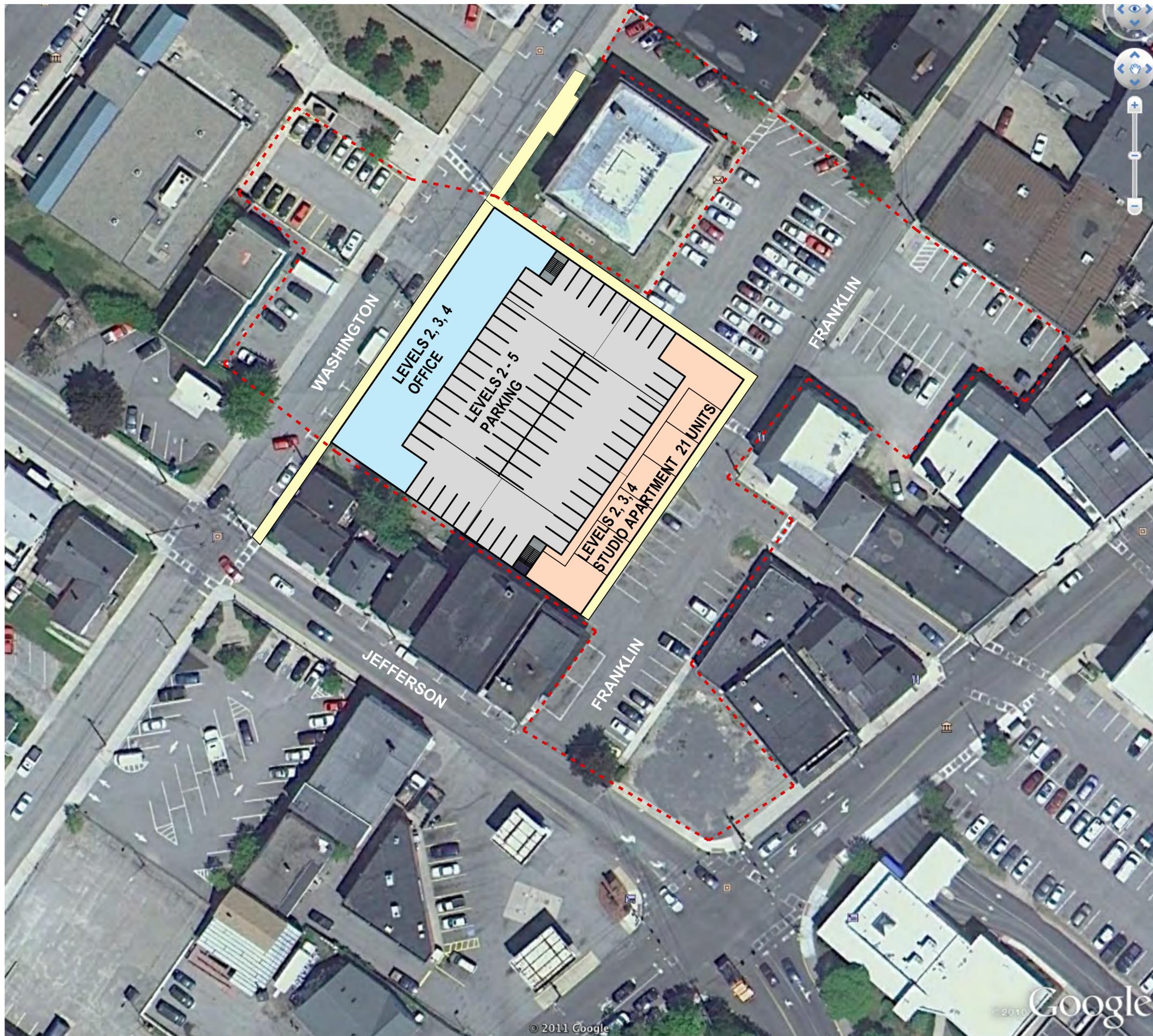
GROUND FLOOR PLAN

CONCEPT 7

SITE 2

WINTON SCOTT ARCHITECTS

3.20.12



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UPPER FLOOR PLANS

CONCEPT **7**

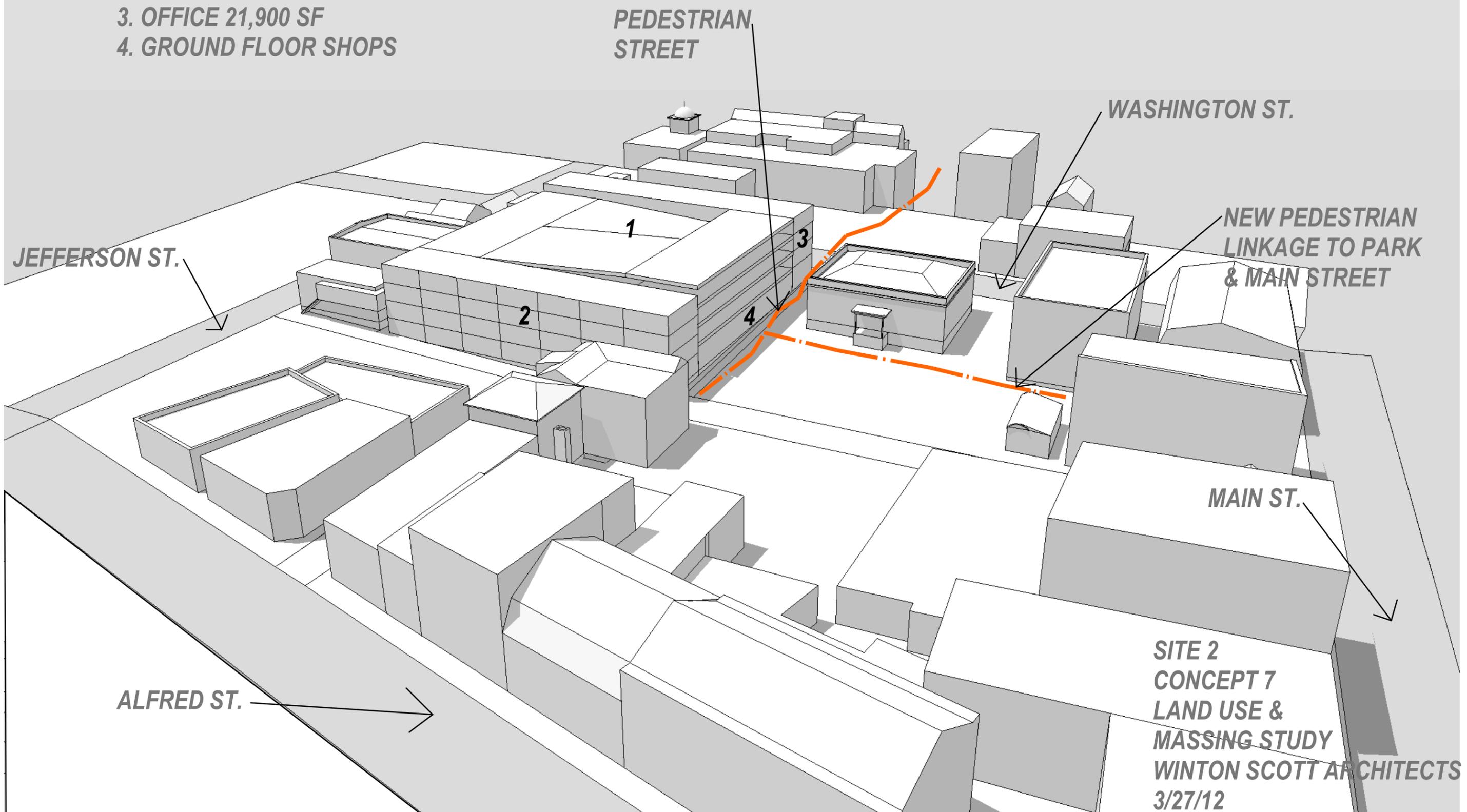
SITE 2

WINTON SCOTT ARCHITECTS

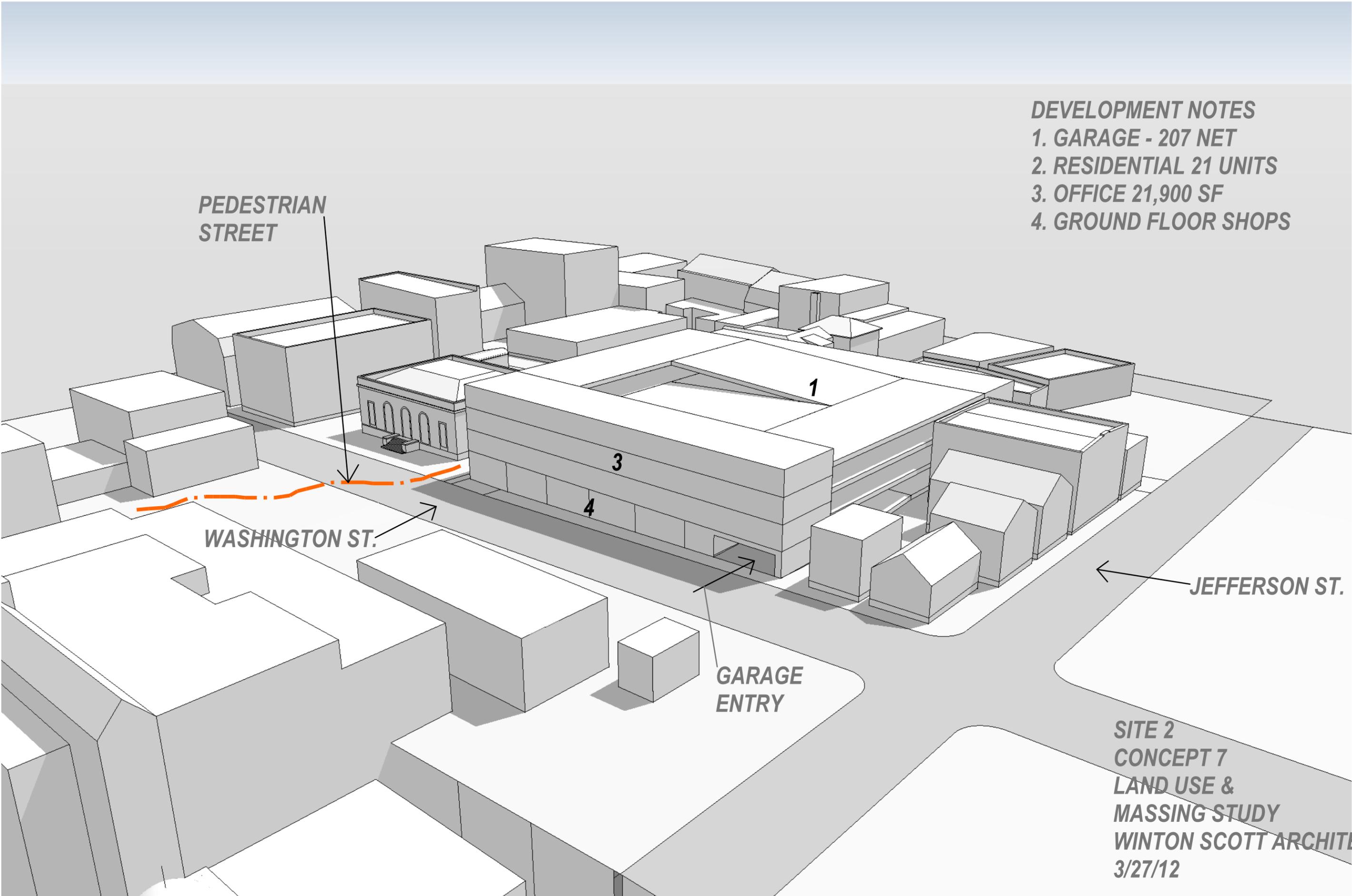
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**DEVELOPMENT NOTES**

- 1. GARAGE - 207 NET
- 2. RESIDENTIAL 21 UNITS
- 3. OFFICE 21,900 SF
- 4. GROUND FLOOR SHOPS



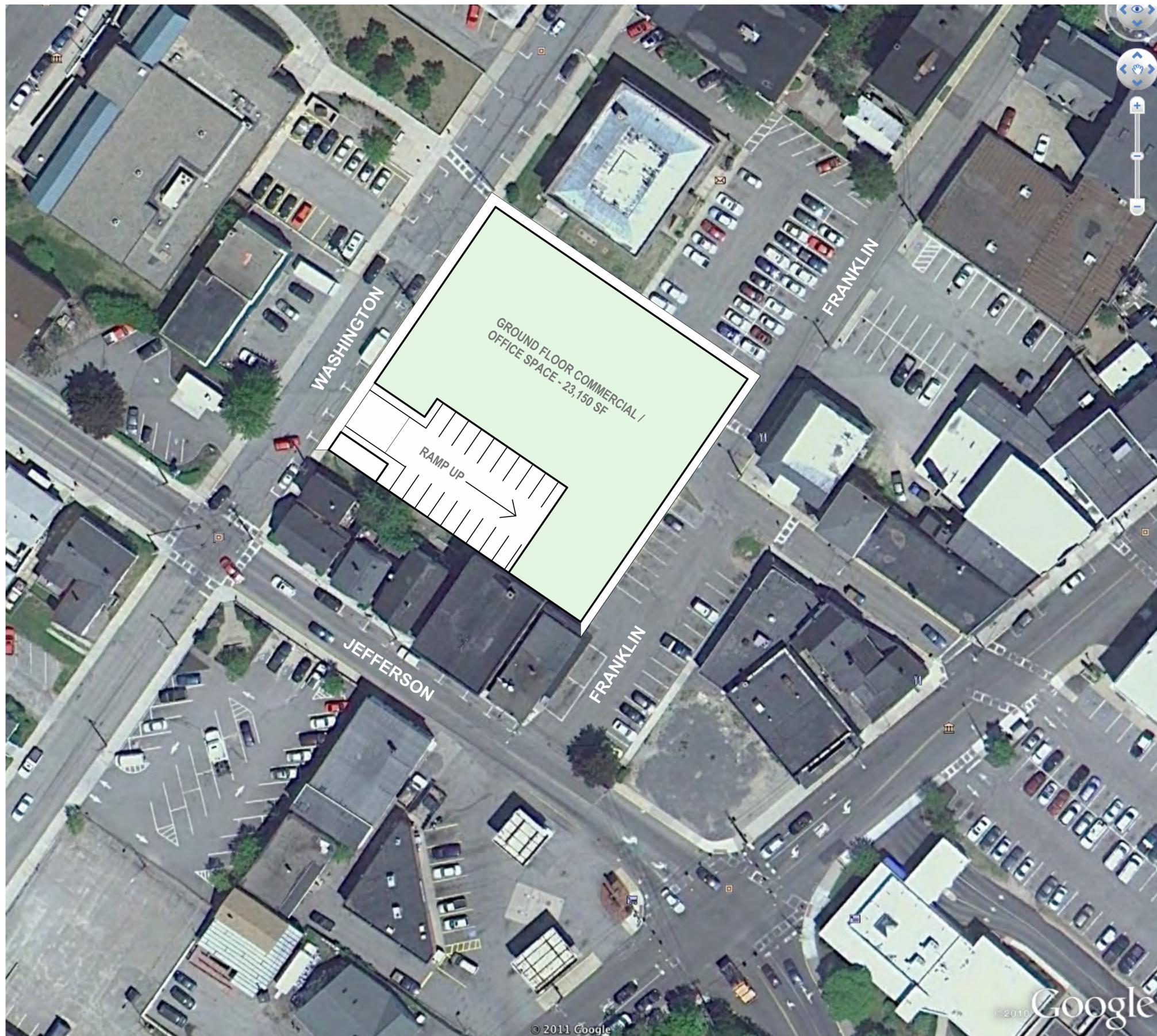
**SITE 2  
CONCEPT 7  
LAND USE &  
MASSING STUDY  
WINTON SCOTT ARCHITECTS  
3/27/12**



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**SITE 2  
CONCEPT 7  
LAND USE &  
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#### MIXED USE DEVELOPMENT NOTES

1. GARAGE  
5 LEVEL / 4 STORY = 330  
LESS 65 CARS AT GRADE = 265 NET  
NEW PARKING SPACES
2. GROUND FLOOR COMMERCIAL /  
OFFICE SPACE 23,150 SF
3. UPPER FLOORS 2, 3, 4  
OFFICE SPACE 28,800 SF

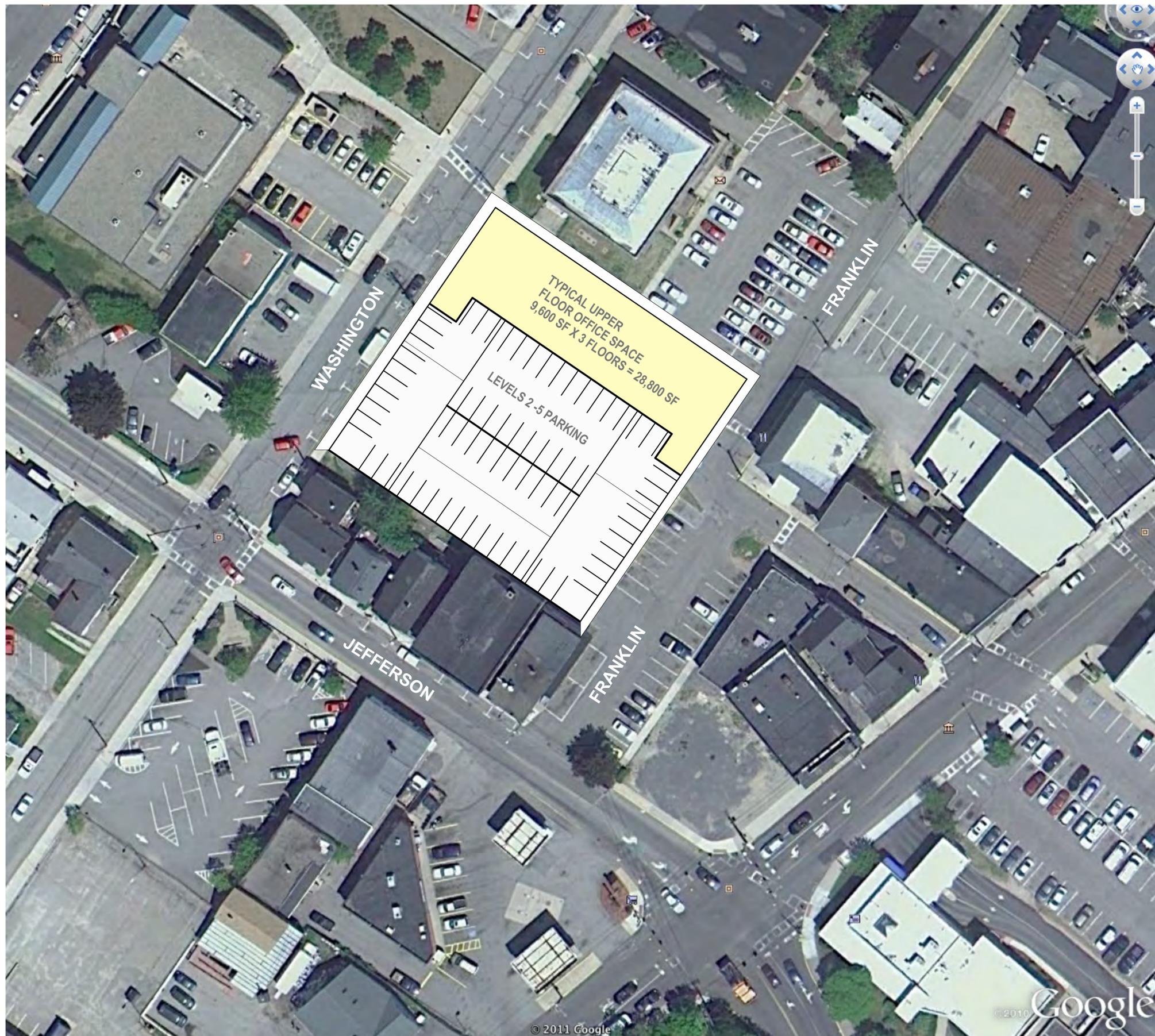
#### GROUND FLOOR PLAN

CONCEPT 8

SITE 2

WINTON SCOTT ARCHITECTS

4.04.12



#### MIXED USE DEVELOPMENT NOTES

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5 LEVEL / 4 STORY = 330  
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NEW PARKING SPACES
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OFFICE SPACE 23,150 SF
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OFFICE SPACE 28,800 SF

UPPER FLOOR PLAN 2, 3, 4

CONCEPT **8**

SITE 2

WINTON SCOTT ARCHITECTS

4.04.12

conference center  
68,000 sf

winter gardens

river gardens  
pedestrian bridge

hotel / apartment  
towers

river gardens

surface parking

MERC SITE USE STUDY 1  
CITY OF BIDDEFORD  
WINTON SCOTT ARCHITECTS  
NOVEMBER 24, 2012