

**SCARBOROUGH**  
**MAINE**



# Scarborough 2016

Investment • Innovation • Involvement

# Snapshot of Basic Stats

19,524

People

2014 Official Census Estimate for Scarborough  
+651 residents since 2010  
+181 residents 2013-2014

131

Homes

Residential Building Permits issued in 2015  
Most permits issued since 2004  
70 Permits Issued in 2014, 360 Permits issued in 2000

14,861-16,000

Jobs

Jobs in Scarborough in 2015 - 2nd Quarter  
Jobs fluctuate by season.  
Higher number represents self employed/freelancers

10,000

FYI

# of Baby Boomers who will retire every day through 2029  
Nationally

# Development Snapshot

1.8%

**Industrial Space Vacancy Rate in Scarborough** (lowest in region)  
17.8 Million SF in Region — Lease Rate in Scarborough: \$6.25/SF NNN  
Boston Lease Rate: \$4/SF NNN

6.38%

## Regional Office Space Vacancy Rate

11.8 Million SF in Region (Class A)  
Largest leases in Scarborough for 2015: Stantec and Sun Life -40,000SF Each

1.1%

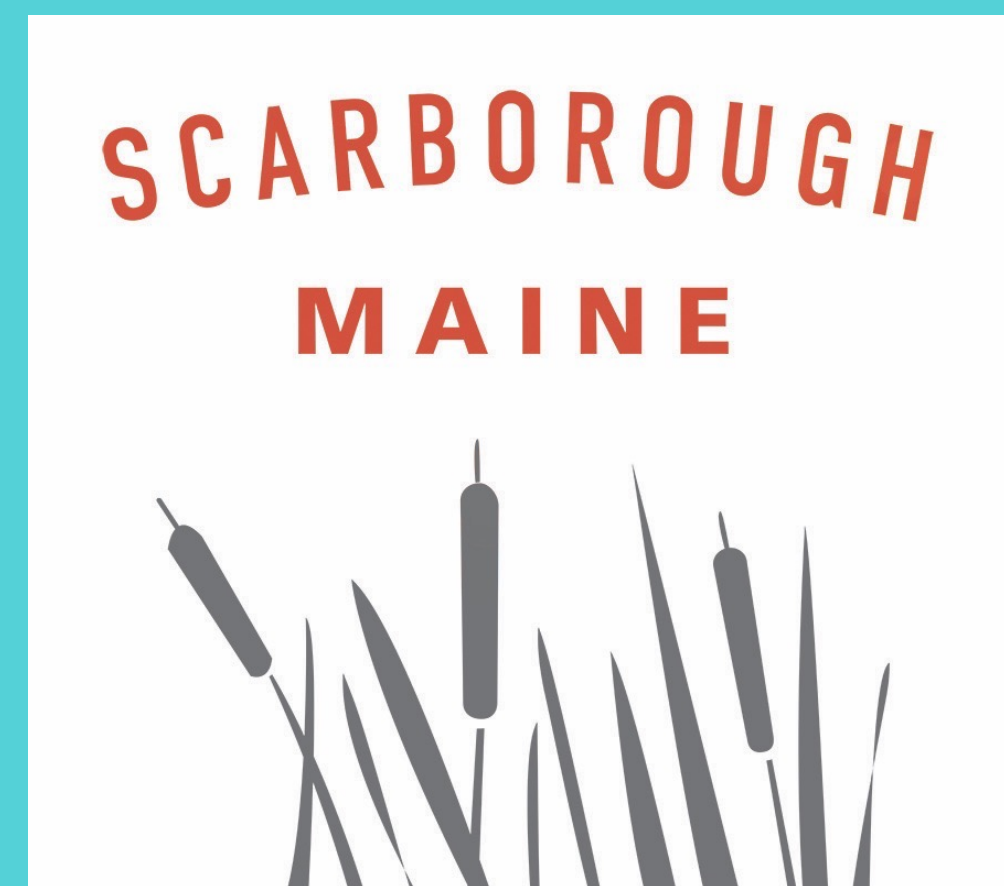
## Retail Vacancy Rate in Scarborough

National Vacancy Rate: 12.6%  
Lease Rates: \$8 to \$31/SF

FYI

Space is tight, but lease rates are not rising significantly  
“Flex” space is new mantra & uses are more complex - EX: Breweries

# Private Sector Investments



# Projects Opening



## On the Vine

**Re-Use:**

Investing in Scarborough's History, the store fills the need for a market place and preserves the integrity of the building.



## Scarborough Gallery

**Completion:**

Completion of the 100K SF Scarborough Gallery Shops. Opening up potential along Mussey Road.



## Ready Seafood

**Innovation:**

Taking a traditional industry into the future with new storage technology. More investment to come from this multi-million dollar, family owned business.



## Sun Life Financial

### Regional Win:

New to Maine, Sun Life leased 40,000 SF of high end office space, bringing 200 high end jobs in disability insurance. 100+ jobs to-date.



## Salt Pump Climbing Co.

### Creative Energy:

Attracting visitors of all ages from all over the world to Scarborough. Its shining a light on the community for new generation of people.



## Alere Expansion

### Bioscience Growth Engine:

Alere is now one of our largest employers, and a huge player in the medical device industry. Renovating a second building in Scarborough.

# Restaurants: Pent -Up Demand



## Asian Restaurant

Mussey Road:  
Fusing Asian cuisine with the architecture of a farm house, the proponents of this approved project will take advantage of the Scarborough Gallery Visitors



## Nonesuch River Brewing

Brewery:  
In process at the Planning Board, the proposal 140 seat restaurant and brewery serves the emerging mixed use zone at Gorham and Mussey Roads.



## Bessey Square

Defining Oak Hill:  
Bessey Square is another step closer to completion - The long-awaited (and approved) second phase may start this year with a restaurant on the first floor.

# Approved Projects



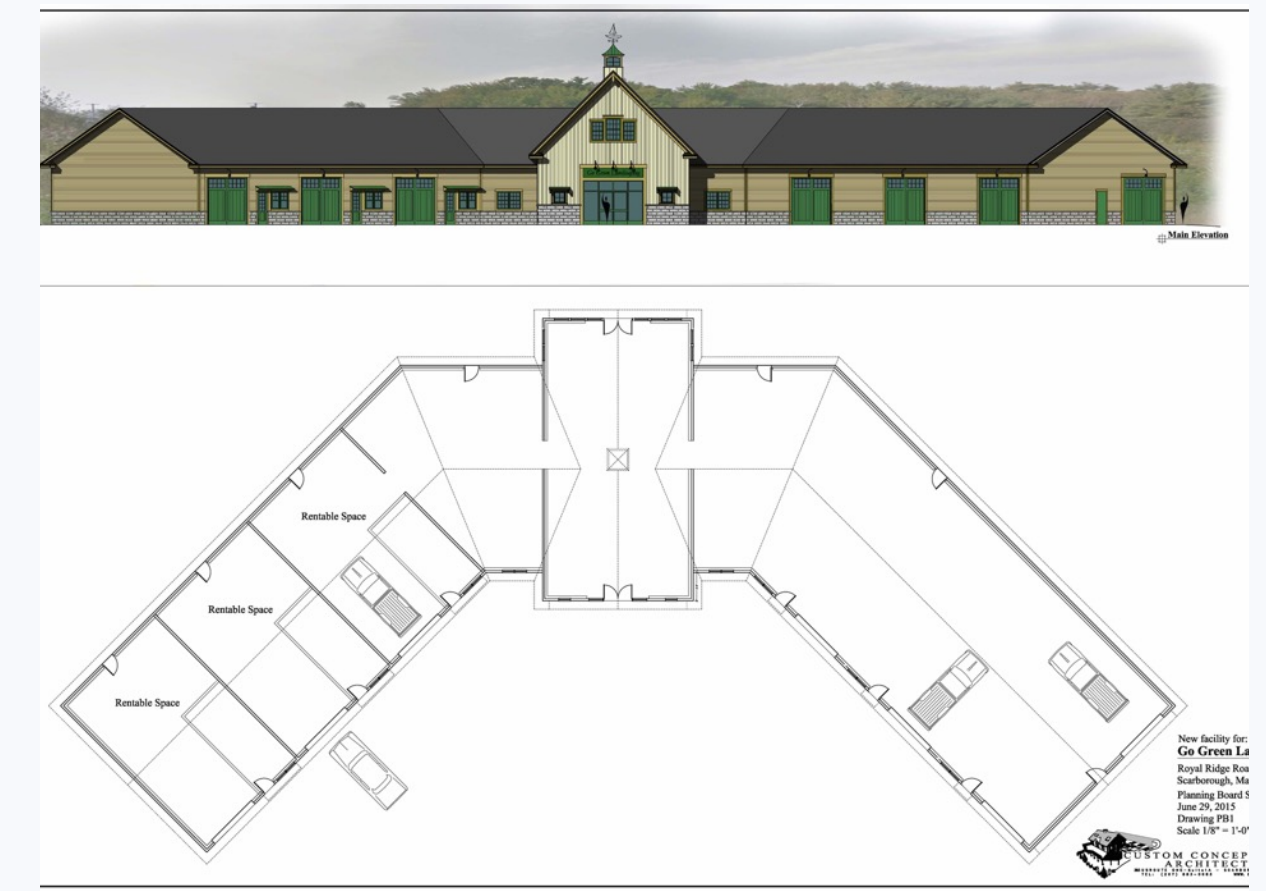
## Martin's Point Health

Martin's Point Health Care, approved on February 1st for 15,000 SF of Medical Office and 2,000 SF of community space.



## Southgate Housing

Using the Historic Southgate House on Route 1 in Dunstan, the developer will build/renovate 50 units of affordable housing.

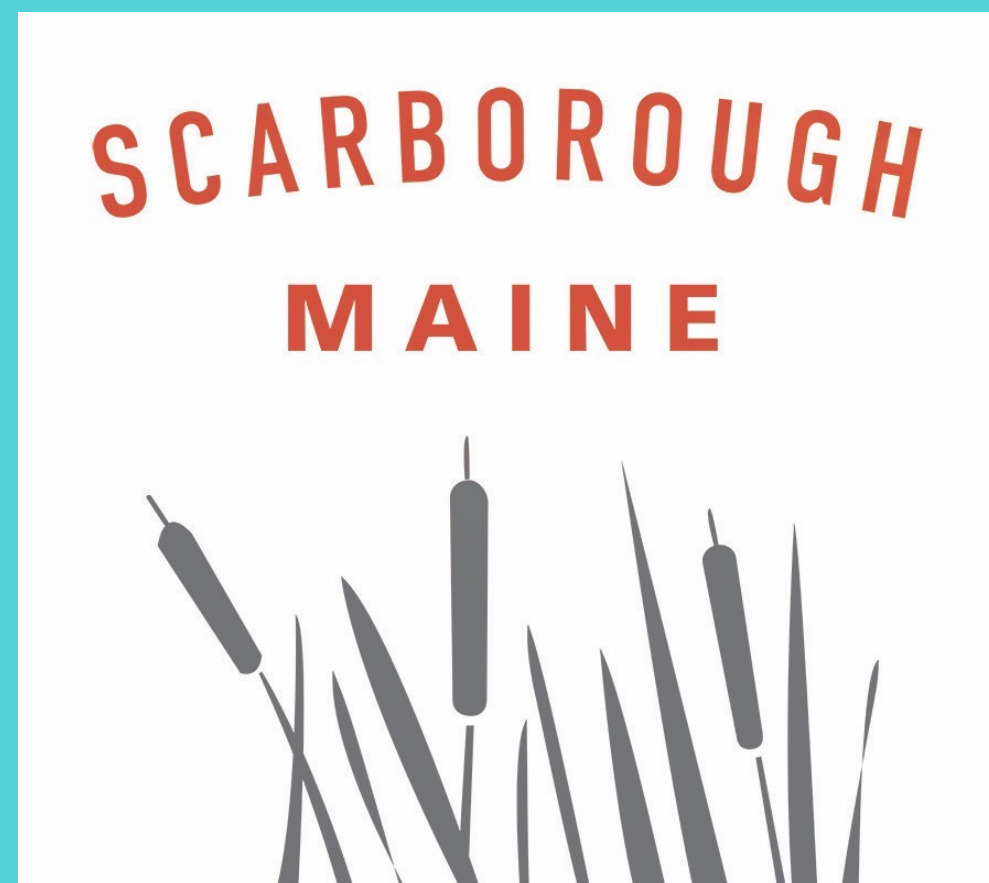


## Go Green Landscaping

Go Green Landscaping will build a new, 12,000 SF facility on Royal Ridge Road. Plans call for approximately 5,000 SF to be available for sub-lease



# Public Sector Investments



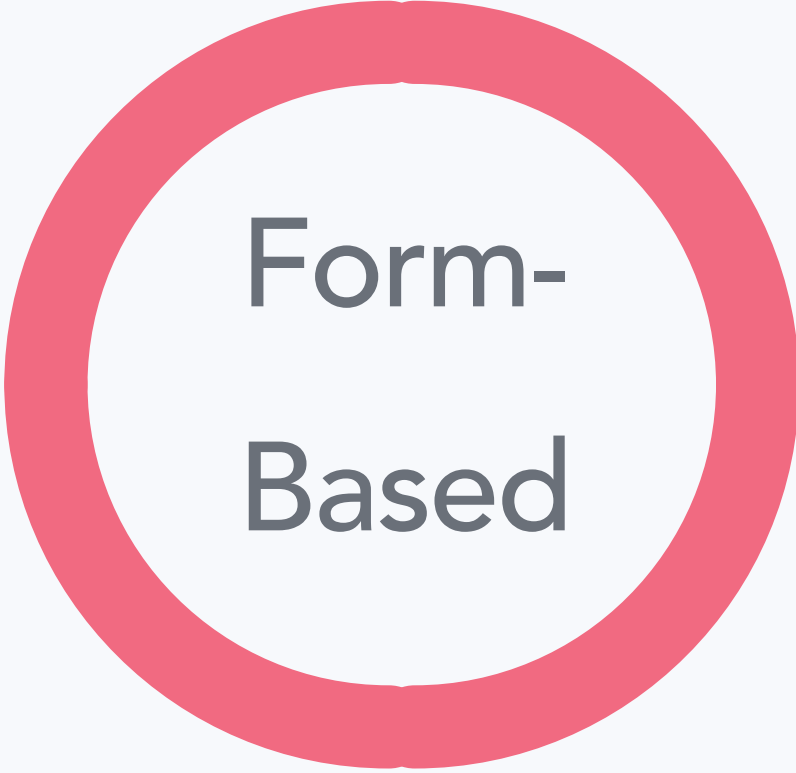
# Zoning/Ordinance Investments



Small  
Batch

## > Small Batch Processing

Zoning Ordinance amended to allow producers of handcrafted goods, like clothing designers, jewelry makers, food producers be allowed in commercial zones other than industrial areas.



Form-  
Based

## > Higgins Beach

New approach to zoning at Higgins Beach:

The code uses physical form rather than a separation of uses as the basis for zoning. Form and scale are described.

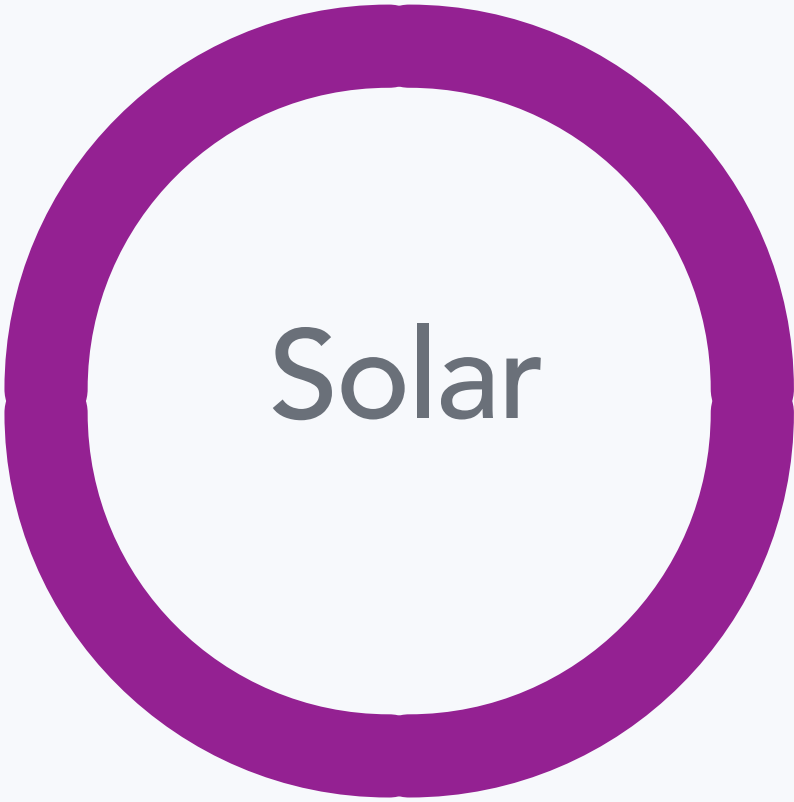


Multifamily

## > Units per Building

In certain zones, we've increased the number of units per building allowed - recognizing the demand for smaller units.

Size of buildings limitations remain.



Solar

## > Solar

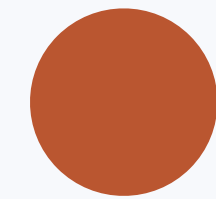
Allows solar arrays in shared common space or open green space in residential developments.



# Environmental Investments



## Protecting Clean Water

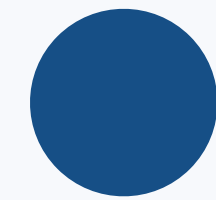


### Red Brook

Implementing Approved Watershed Management Plan

Removing obstructions to flow

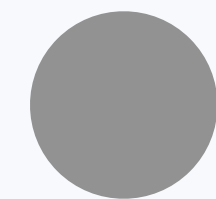
Restoring the natural stream channel



### Phillips Brook

Watershed planning initiated for urban impaired stream

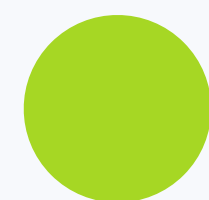
Goal: Restore to acceptable water quality



### Stormwater Permitting

Pursuing local capacity designation for conducting stormwater permitting, currently performed by Maine DEP

## Land Conservation



### Pleasant Hill Preserve

# More Public Investments

- \* Complete Streets Program
- \* Comprehensive Plan
- \* Star Communities Program
- \* Sewer Extension to Running Hill Road
- \* Eastern Trail

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# Welcome Signs Gateways into Scarborough

# Innovation

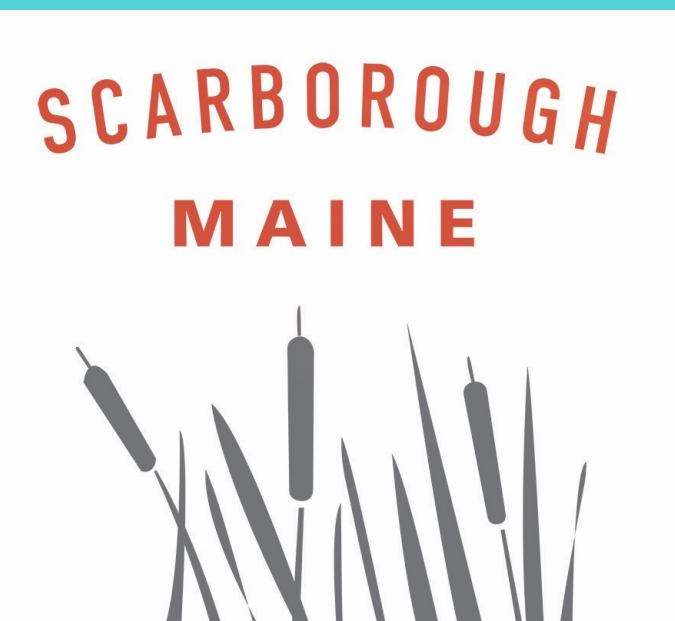
- \*Tri Gen
- \*Star Sustainable Communities Program
- \*Cell Tower Ordinance
- \*Affordable Housing in Historic Building
- \*Affordable Housing - Largest Habitat Project in State



# Involvement



# Engagement



# Challenges

- \* Workforce Availability
- \* Superintendent Search
- \* Industrial Space Shortage
- \* Demand for "Flex Space"
- \* Haigis Parkway - Gateway to "Campus" or "Flex" Space
- \* Scarborough Downs
- \* Housing Affordability and Millennials

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