The Cape Elizabeth Town Center
Plan and Implementation Status
Why Do We Have a Town Center Plan?

1990 Comprehensive Plan recommendation
Main Street 90 Committee
Sign Ordinance
Town Road standards
State funding
Town Center Planning Committee

• Appointed by the Town Council in August, 1991
• Members included:

  – Bruce Coggeshall, Chair, Town Resident
  – E. Irving Chappell, Town Councilor
  – Kathleen Conner, Town Resident
  – Thomas Emery, Planning Board Member
  – Joseph Foley, Main Street 90 Committee
  – Gerald Murray, Town Center Resident
  – Carl Pearson, Town Councilor
  – Rosemary Reid, School Board Member
  – Thomas Tinsman, Town Center Business Owner
Town Council charge to the Committee

- Define the “Town Center” area
- Review the desirability of recommending interim setback requirements for the Town Center
- Prepare a preliminary vision of the Town Center
- Develop a town center plan for Cape Elizabeth
How the Town Center Plan was created

• 20 Planning Committee meetings
• Featured charrette at 1991 NNECAPA Conference
• Inventory of town center features by committee members
  – History
  – Land use
  – Infrastructure
  – Traffic patterns
  – Parking
  – Pedestrian ways
  – Natural features
  – viewsheds
• Two public meetings with public
Vision: Create an identifiable Town Center that includes a village feeling, mixed retail uses targeted to residents, a pedestrian inviting environment, a common meeting place, visual vitality, and linkages to the Town’s open space and school assets.

1. Establish a physical and psychological focal point in the center.
2. Create a Town Center Zone which includes a coordinated design theme with development standards.
3. Establish pedestrian linkages to adjacent neighborhoods, open space areas and between public buildings and strive to make the Town Center accessible and inviting to pedestrians.
4. Enhance visual “gateways,” entrances and edges to the Town Center, such as the Tarbox Triangle.
5. Assure that adequate infrastructure and public facilities are available for increased density and economic development.
6. Coordinate Town Center-related planning and activities and encourage public input.
7. Encourage economic development of a healthy retail center and mixed use base to serve residents.
Town Center District
Town Center Development 1997-2002
Projects in the Town Center District since adoption

- Johnson Office Building Renovation
- Police and Fire Station Construction
- Thomas Memorial Library entrance addition
- Methodist Church Day Care
Before
Before
Before
Before
Before
Before
Before
Pond Cove Shopping Center Renovations
Shopping Center tree plantings
Cape Health Center
New Community Center
New Community Center Sidewalk
14. Construct and reconstruct sidewalks throughout the town center. If sidewalk construction is to be phased, first priority should be construction of sidewalks along both sides of Shore Rd extending from the Community Center to Town Hall and from the Scout House to the Methodist Church. Phase 2 should include extending sidewalks to the Shopping Center and reconstruction of sidewalks on Scott Dyer Rd. Phase 3 should complete the extension of sidewalks on Route 77 to the Fowler Rd/Old Ocean House Rd intersection. Utility poles should be relocated out of sidewalks.
Shore Rd

Existing
Shore Rd
Existing
Route 77/Ocean House Rd

Existing
Route 77/Pond Cove Shopping Center

Existing
Voluntary Sidewalk Construction
Pedestrian inviting environment
Shared driveways/Parking outside the front yard
Preservation of Mature trees