

Take a closer look at the TOPSHAM COMMERCE PARK



■ INTRODUCTION

The Topsham Commerce Park is located at the former Topsham Annex of the Naval Air Station Brunswick (NASB) and offers opportunities for economic, residential housing, and parks/recreation development. With 74 acres of prime real estate nestled within the village of Topsham, the Topsham Commerce Park is well suited for residential use and/or neighborhood retail, office, or civic uses, especially given its location near two schools.

The Topsham Local Redevelopment Authority (TLRA) designed a Reuse Master Plan that establishes the land use preferences for the Topsham Commerce Park to be compatible with adjacent uses and utilizes the existing facilities and infrastructure, while at the same time providing the framework for a potential redevelopment of the site into a more intensive addition to Topsham's urban landscape.

You can view the Plan by going to www.mrra.us.

■ REUSE VISION

The spirit of the Reuse Master Plan is based on connecting the Topsham Commerce Park to the rest of the community - both physically, in terms of integrating the site's future land uses with the adjacent educational and residential areas and providing good connectivity between them, and culturally by providing an environment in which students, seniors, and Topsham citizens of all ages can interact.

■ REUSE IMPACTS

The economic and market impacts of implementing the Reuse Master Plan for the Topsham Commerce Park are presented below.

- Total on-site jobs of 125 - 225 workers
- 60,000 - 80,000 square feet of non-residential redevelopment space
- Non-residential tax base of \$3 million - \$6 million
- Up to 235 residential dwelling units
- Residential tax base as high as \$50 million
- On-site residential population estimated at 450 - 700

■ PROPERTY ASSETS

- Situated within commuting distance of 70% of Maine's population
- Easily accessible from 1-295 and US Route 1
- Serviced by natural gas, public water, sewer and 3-phase electricity
- Located in a designated growth area
- Main buildings assessed to be in good condition suitable for reuse as offices, commercial space and community uses

■ LAND USE DISTRICTS

The Plan divides the Park into four distinct areas - the Military Triangle, the undeveloped portion on the western side of the Housing Area, existing residential area south of Can Am Drive, and the existing residential area north of Can Am Drive.

Business and Community - 14 acres commonly referred to as the Military Triangle and renamed The Topsham Commerce Park.

- Mix of office, commercial, retail, light industrial uses
- Community and civic uses such as governmental, cultural, human services and educational functions

Parks and Recreation - 14 acres

- Mix of active and/or passive recreation and open space uses that are coordinated with and complement the adjacent athletic facilities owned by School Administrative District 75

Housing Area - Medium Density - 31 acres at the northern part of the Housing Area (north of Can Am Drive)

- Density allows for up to four residential units per acre
- Single family detached dwellings and/or two-family attached homes.

Housing Area - Higher Density - 15 acres at the southern part of the Housing Area (south of Can Am Drive)

- Density allows for up to eight residential units per acre
- Multi family attached housing such as apartments, town homes, or condominiums

TOPSHAM ANNEX REUSE MASTER PLAN

