

FACT SHEET
MILL CREEK PILOT – SUSTAIN SOUTHERN MAINE

Location	The portion of the Mill Creek area bounded by the Casco Bay Bridge on the west, Ocean Street on the east, E Street on the north, and the Greenbelt path parallel to Broadway on the south. See Location map.
Existing Type of Center	Neighborhood commercial
Acreage	38 acres
Demographics	
Census geography	Part of CT 32, Block Group 3, which in 2010 had: <ul style="list-style-type: none"> • Pop. – 917 • Households – 607 • Dwellings – 667
Probable primary trade area	South Portland east of Main St; Cape Elizabeth; western half of Portland Peninsula; Pleasant Hill area of Scarborough
Properties Profile	
No. parcels	33
• Residential	3
• Nonresidential/mixed	29
• Vacant/open space	3
Total land area in parcels	31.58 ac
• Residential parcels	0.79
• Nonresidential	29.87
Total floor area	363, 164 SF
• Nonresidential	348,614 SF
• Nonres. F.A.R.	0.26
Land Use Mix	
Commercial	Commercial uses typical of a Neighborhood Commercial Center: supermarket (Shaw’s), hardware, drug stores, banks, auto supply stores, personal services, restaurants (primarily fast food). Also some specialty retail, such as a book/music stores; car dealership. Small medical and other offices.
Residential	Virtually no residential uses within pilot area. Significant residential uses in adjacent Knightville neighborhood and at Broadway senior citizen housing.
Other	CMP power line right-of-way crosses pilot area along Waterman Dr., blocking use of immediate frontage. Few other uses within pilot area. Recreational/pedestrian path borders on the south, Mill Creek Park and Middle School are close by, Legere Park playground adjacent to the north, larger office bldg and waste water pollution control facility along Waterman Dr to the north.

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Focal Properties	
Shaw's Shopping Center	7.91-ac strip center fronting on Waterman Dr. with 91,912 SF, anchored by Shaw's Supermarket; outparcels occupied by MacDonald's and bank. Two vacant spaces with 11,967 SF. Property owner is Finard Properties of Burlington, MA. FAR = 0.27
Mill Creek Shopping Center	7.15 ac center fronting on Market St. with 83,266SF, including Bank of America, Shoppers Hardware, Pet Life, Laundromat, Mr Bagel, other services, and, on an outparcel, Tim Horton's; CVS recently relocated across Market St. leaving 10,000 SF vacant. Owner is Commercial Properties of Portland. FAR = 0.27
Waterman Dr	In addition to Shaw's Plaza, three sizeable properties front on Waterman Dr in the pilot area: Yankee Ford, VIP Auto, and Bull Moose (music, movies)
Other	Ocean Ave. and Market St. are active retail/service streets, incl small businesses, banks, and chain stores. A few small offices and a restaurant are on Q St., but most frontage serves as access to rear parking and freight deliveries. E St. is a mixed use street with a few residences, small offices, and a communications building.
Transportation	
Streets	Waterman Dr. – Major/Urban Collector, AADT = 4281 - 6640
	Ocean St. – Major/Urban Collector, AADT = 2022 - 5470
	E St. – Local, AADT = 3369 - 3617
	Q St. – Local, AADT = 684
	Market St. – Major/Urban Collector, AADT = 5787 - 6303
	Broadway – Minor Arterial, AADT = 14,815 - 29958
	Casco Bay Bridge – Other Principal Arterial, AADT = 12,893 - 14290
	Erskine Drive – Local, AADT = 8324
Street Interconnection	Suburban shopping center format dictates long blocks, limited interconnections. Market and Q Streets create some ability to move east-west and north-south through the interior of the study area.
High Crash Locations	None
Transit	South Portland Bus Service <ul style="list-style-type: none"> • All 3 SPBS routes converge at the Mill Creek Transit Hub • All 3 routes connect through the Mill Creek hub to Portland • One route connects Mill Creek Transit Hub to the Ferry Village and Meetinghouse Hill neighborhoods, including SMCC • The two other routes connect Mill Creek Transit Hub to Maine Mall area
Bike/Ped	Greenbelt pathway borders pilot area, connecting to residential areas east (Ferry Village neighborhood) and west (Pleasantdale neighborhood). Sidewalks on the major streets.

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Parking	Major private parking areas at the two shopping centers; most individual businesses have off-street parking; on-street parking on Ocean St., Q St., and E St. Total of 1,271 off-street parking spaces in the pilot project area, or an average of 4.4 spaces/1000 SF of nonresidential floor area.
• Shaw's SC	435 parking spaces, or 4.7 spaces/1000 SF; see attached summary
• Mill Creek SC	339 parking spaces, or 4.1 spaces/1000 SF; see attached summary
Sewer and Water	
Public Sewer	Fully served by public sewer
Public Water	Fully served by public water
Storm Water System	Closed, separated system; project area is virtually all covered by parking, roads, roofs
Natural Resource Constraints	
Wetlands, slopes, etc.	Pilot area fully developed with impervious area; flat topo; may be shallow to groundwater
Storm water	Storm water runoff to Fore River is potentially a constraint, but area is nearly 100% impervious already. City enforces a post-construction storm water management ordinance as part of its General Permit from Maine DEP.
Other Background	
Historical Context	Shopping centers, developed in 1950s-70s, were early suburban centers in Greater Portland. They replaced an "official" gridded street system typical of adjacent Knightville.
Casco Bay Bridge	Relocation of former Million Dollar Bridge to current alignment removed through traffic from Knightville, where zoning has been re-written to allow enhancement of a village form; relocation provided direct entry from bridge to shopping centers via new Erskine Drive. Casco Bay Bridge – Waterman Dr – Broadway is a key intersection entering and exiting the pilot area.
Fore River	Pilot area is adjacent to Fore River, a potential visual amenity for taller buildings. Wastewater treatment facility is just north along Waterman Drive.
2005 Charrette	2005 community charrette brainstormed a future design of Mill Creek area that included: <ul style="list-style-type: none"> • Landscaping • Re-introduction of interconnected streets) • Redevelopment of street edges of parking lots; relocation of some parking behind buildings • General integration of Mill Creek into the Knightville pattern See May 25, 2005, report
Comprehensive Plan	Updated Comprehensive Plan adopted in 2012 calls for supporting "the highest and best use of the Mill Creek area" and for "enhancing Mill Creek as a vibrant, mixed-use commercial center."