

City of Biddeford Development Overview

City Council Presentation

January 13, 2026



City Downtown Investments

Past, Present & Future



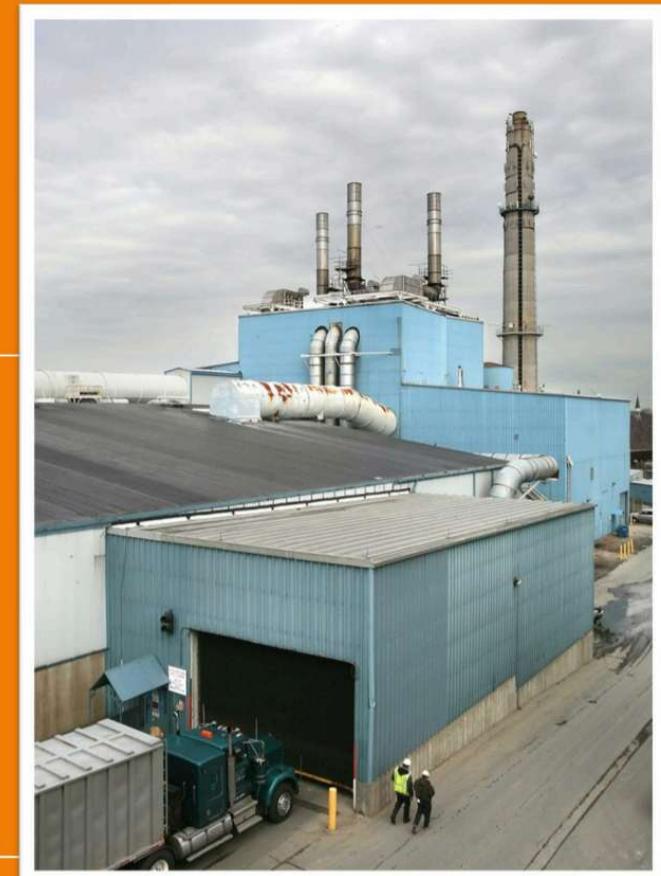
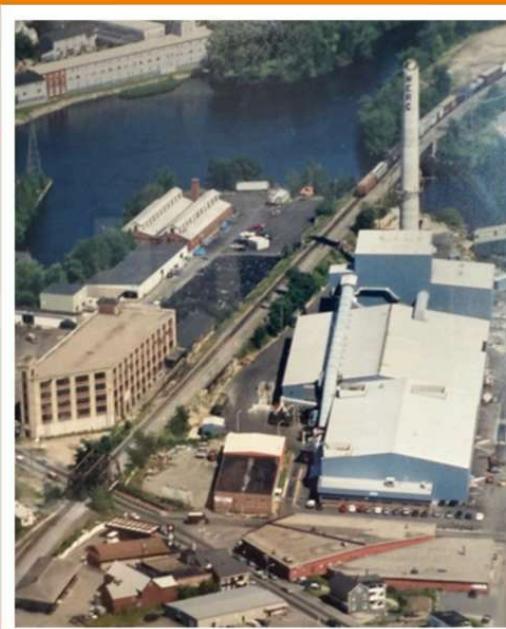
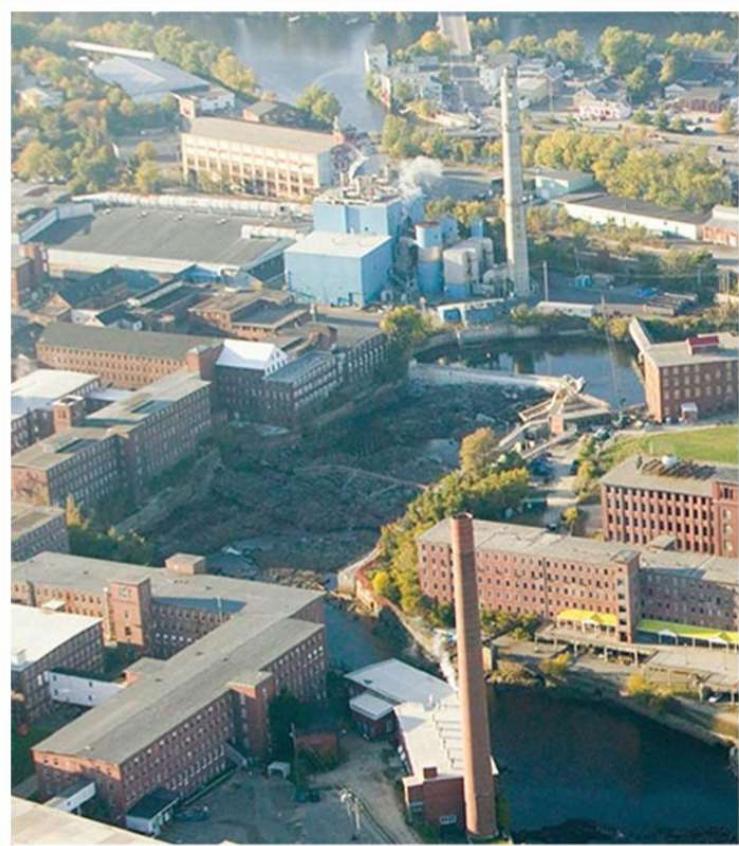
Past

- Purchasing and removing MERC
- Public Parking Garage
- Laconia Plaza

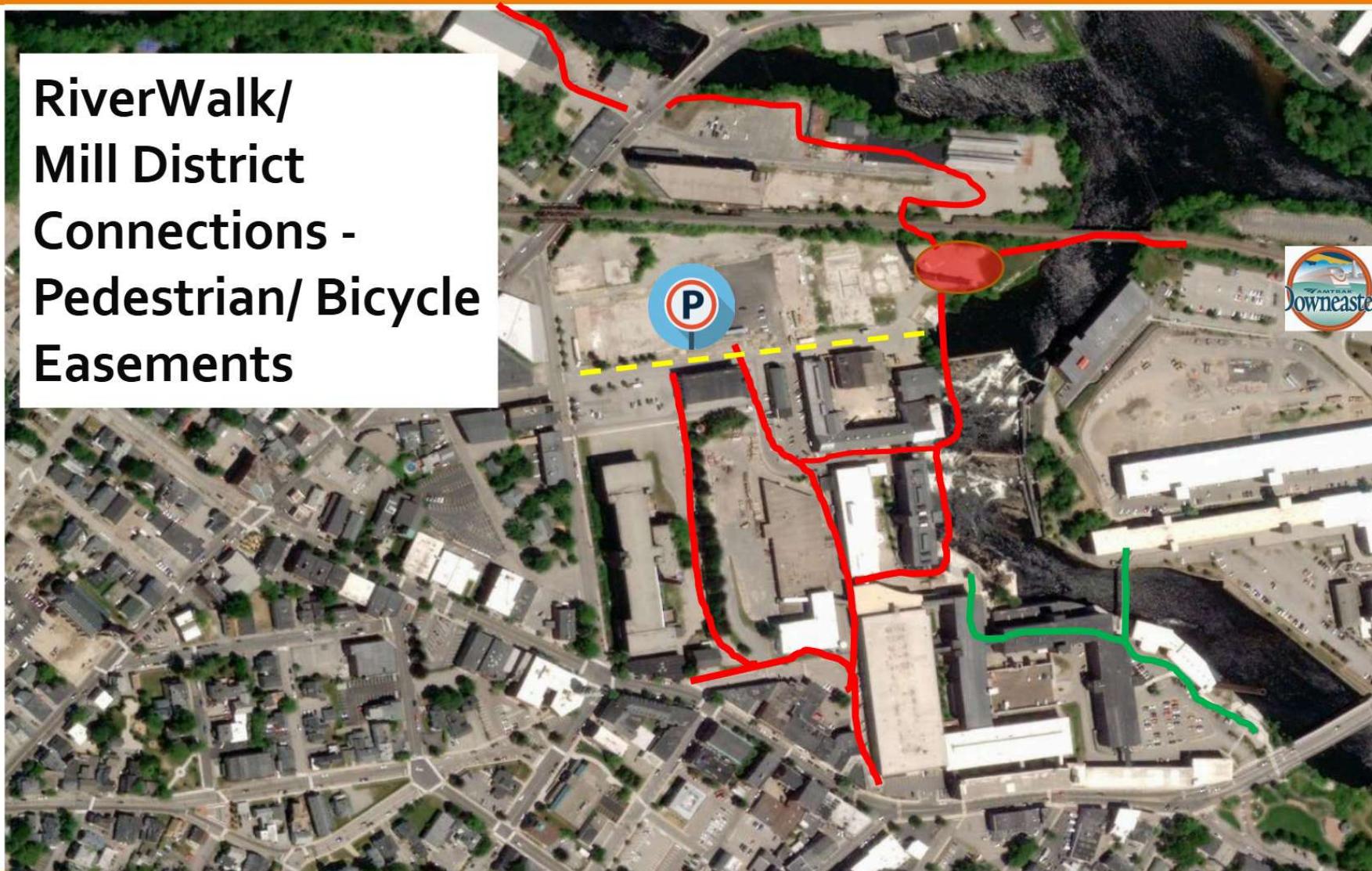
• Ongoing

- Riverwalk/ Mill District Pedestrian/Bike Plan
- Pearl Point Park
- Second Saco River Pedestrian Bridge

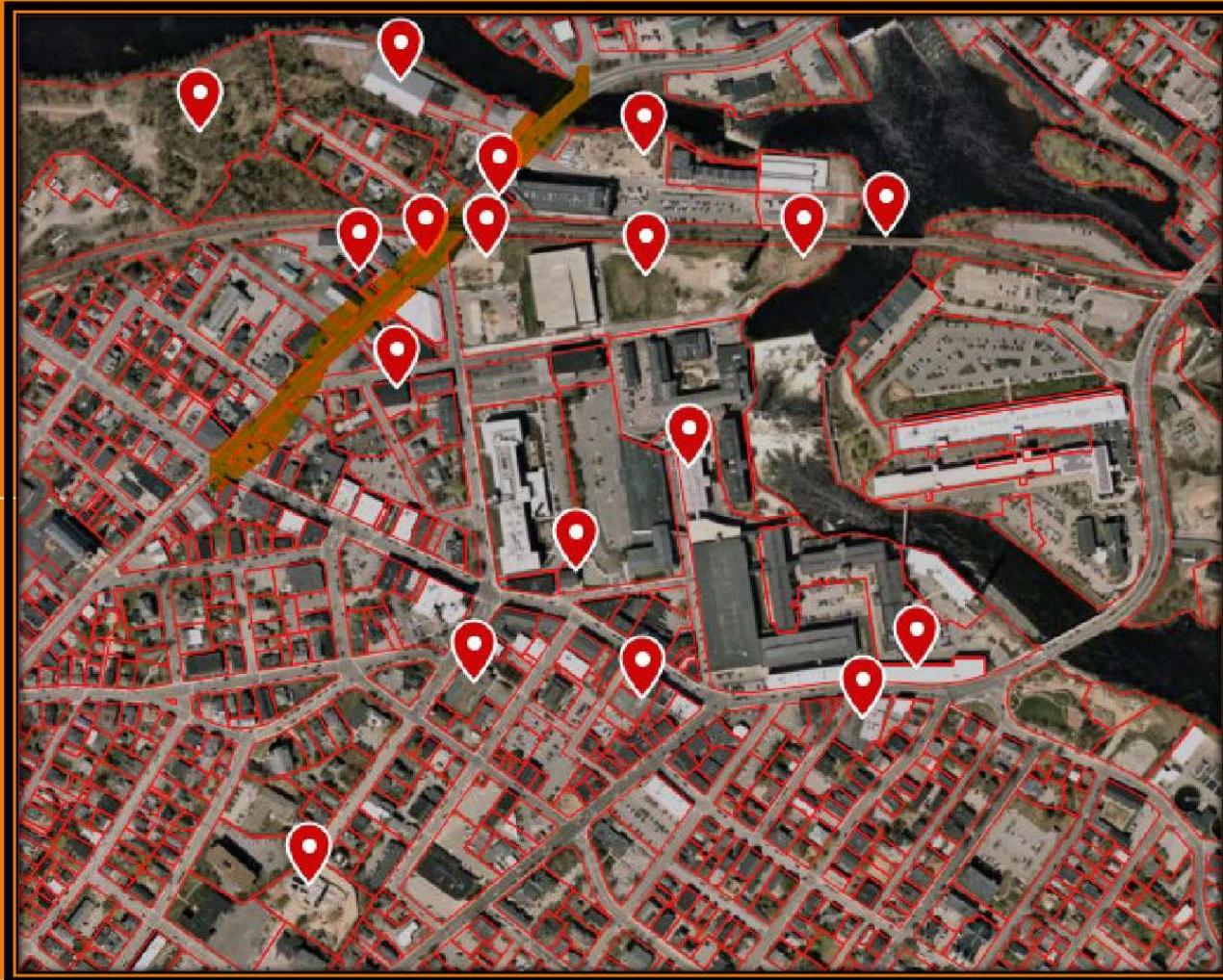
MAINE ENERGY RECOVERY COMPANY (MERC) 1985-2012



RiverWalk/ Mill District Connections - Pedestrian/ Bicycle Easements



DOWNTOWN DEVELOPMENTS



Lincoln Mill

Lincoln Lofts

Opened Spring 2022
140 Residential Units



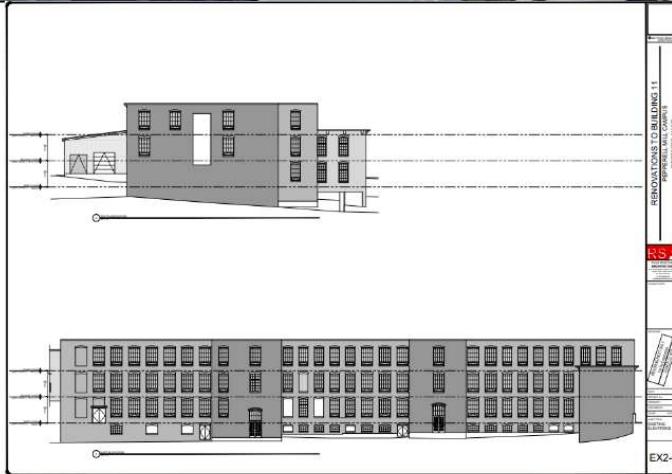
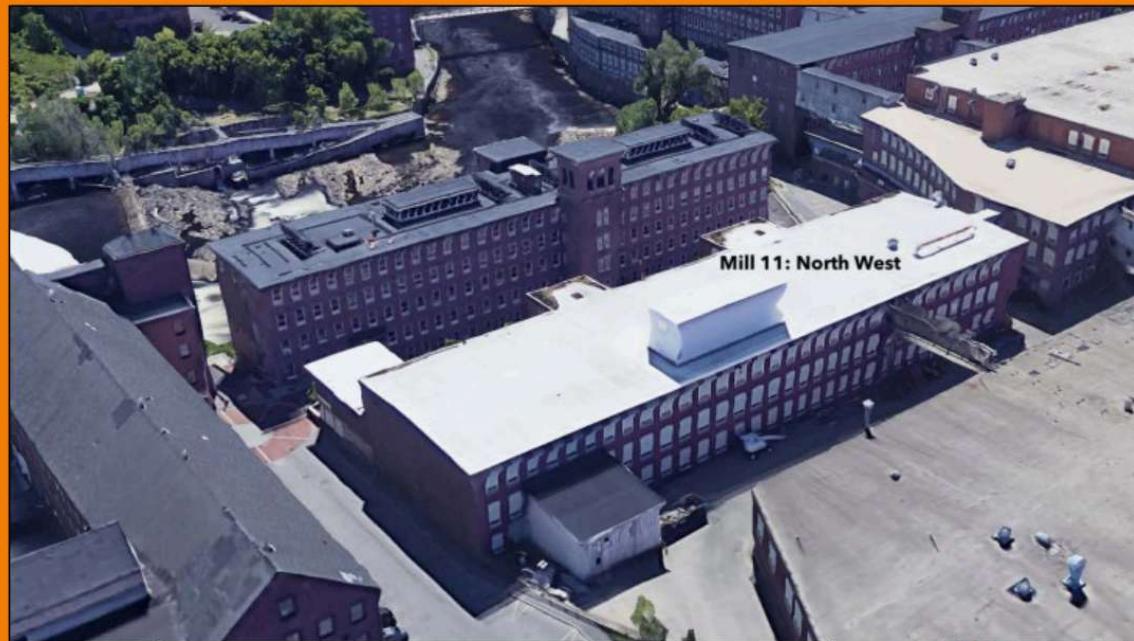
Lincoln Hotel

35 Hotel Units
Opened Fall 2022



Phase II

Conceptual



Pepperell Building 11 Laconia House

76 market-rate residential units
Under Construction

Saco Lowell - Upper Falls Road (UFR)

1 UFR = 96 housing units & 320 Self storage units

10 UFR = 51 Residential Units

20 UFR = 20 Residential Units

26 UFR = 11 Residential Units

30 UFR = Convention Center

Project Status: 95% +/- Complete





PEARL STREET
RIVERFRONT DISTRICT



Site Plan

Potential Development Program

1A Building 1A

Floorplate 21,000SF; 3-5 stories; 60,000-100,000SF gross

1B Building 1B

Floorplate 14,500SF; 3-5 stories; 43,500-72,500SF gross

P Public Parking Structure & Transportation Hub

Retail, bike parking; 1 story; 1,000-1,500SF gross

3A Building 3A

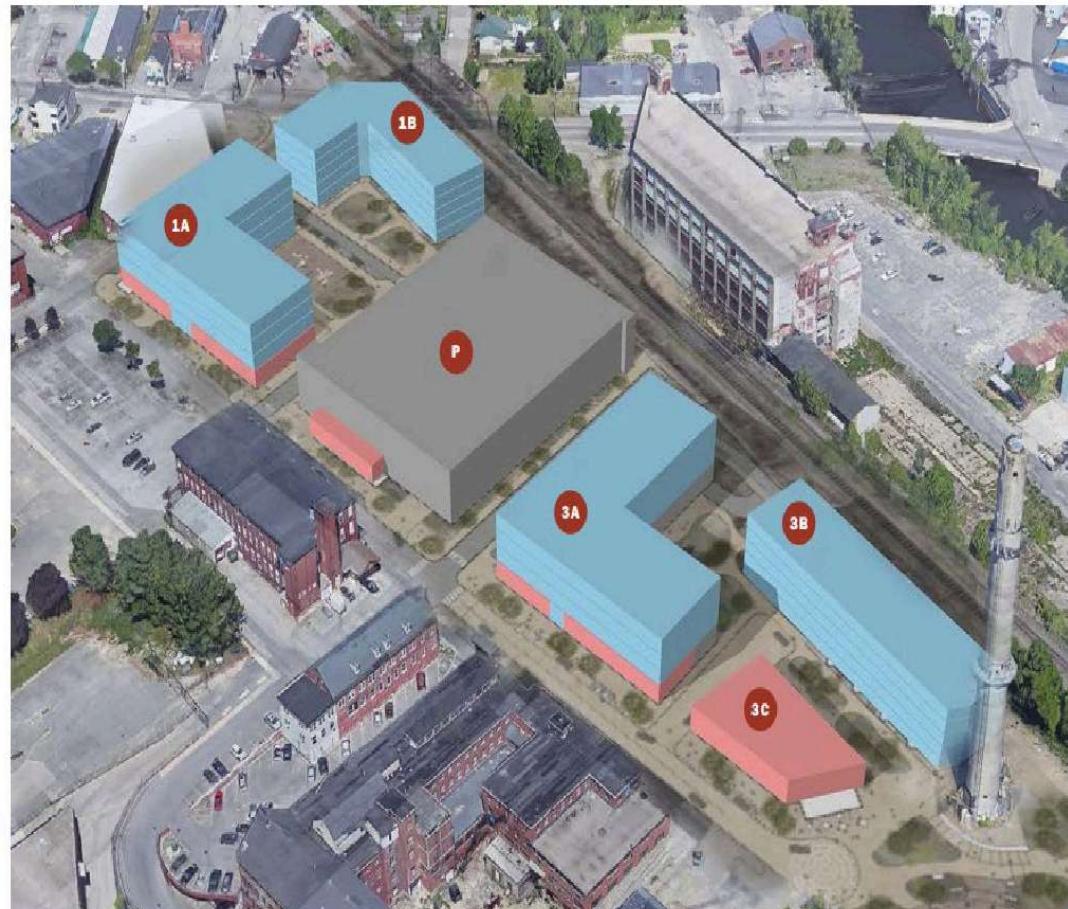
Floorplate 22,500SF; 3-5 stories; 67,000-112,500SF gross

3B Building 3B

Floorplate 12,500SF; 3-5 stories; 37,000-62,500SF gross

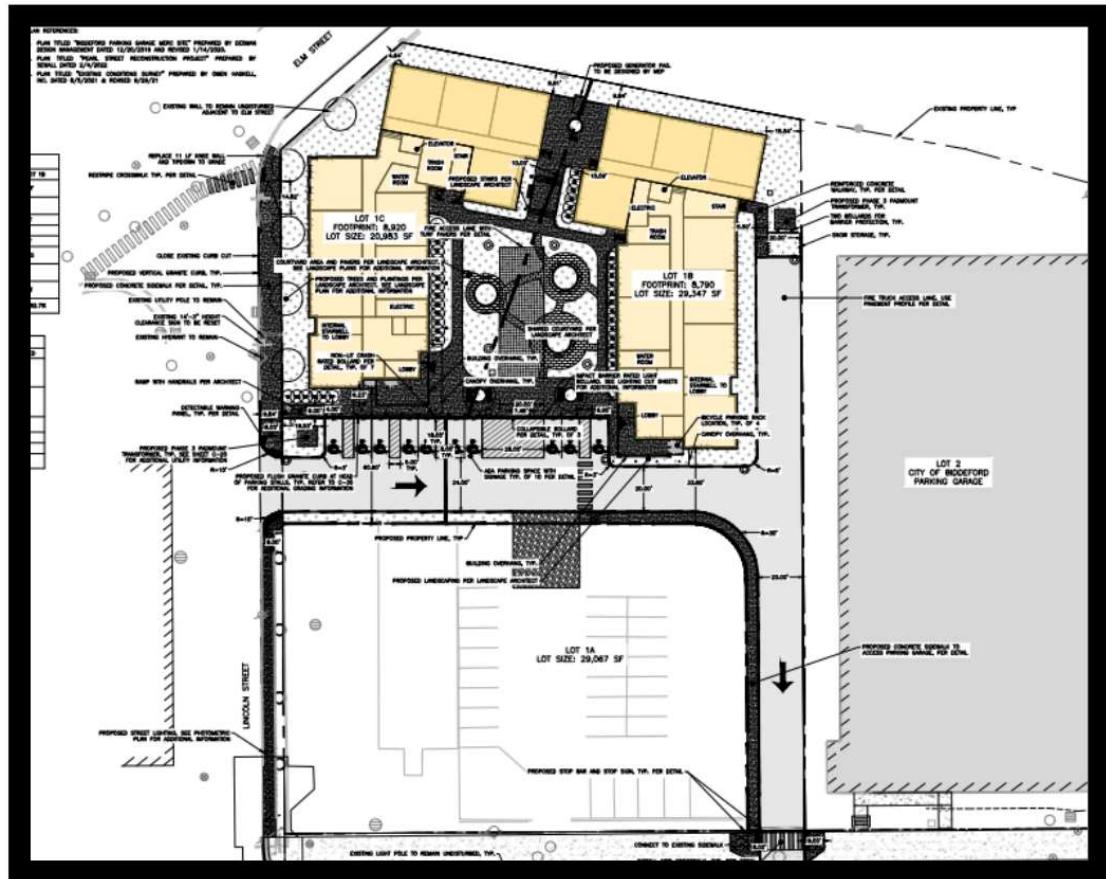
3C Building 3C

Retail/Dining Floorplate 6,500SF; 1-2 stories; 6,500-13,000SF gross



Westbrook Development Corporation (WDC)

1. Joint Development Agreement
2. Two (2) buildings – 90-units (2 Phases)
3. 2 Lots = 45-units per building
4. 80-units Senior LMI Housing
5. 10 units “Market Rate”
6. Project Approved 2025
7. 2026 Funding / Construction Phase 1
8. 2027 Funding Construction – Phase 2?



Lincoln LLC. / Fathom – PB Approved 12-17-25

1. Master Plan Development Agreement
2. Four Buildings / 3 residential & 1 restaurant.
3. 5 Townhomes
4. Building A = "up to 52-units"
5. Building B = "up to 85-units"
6. Building C = 154+/- seat restaurant
7. Status: Approved December 2025
8. Pre-construction Meeting to be scheduled.



69 ELM STREET – 14 LMI-UNITS CONSTRUCTED / OCCUPIED



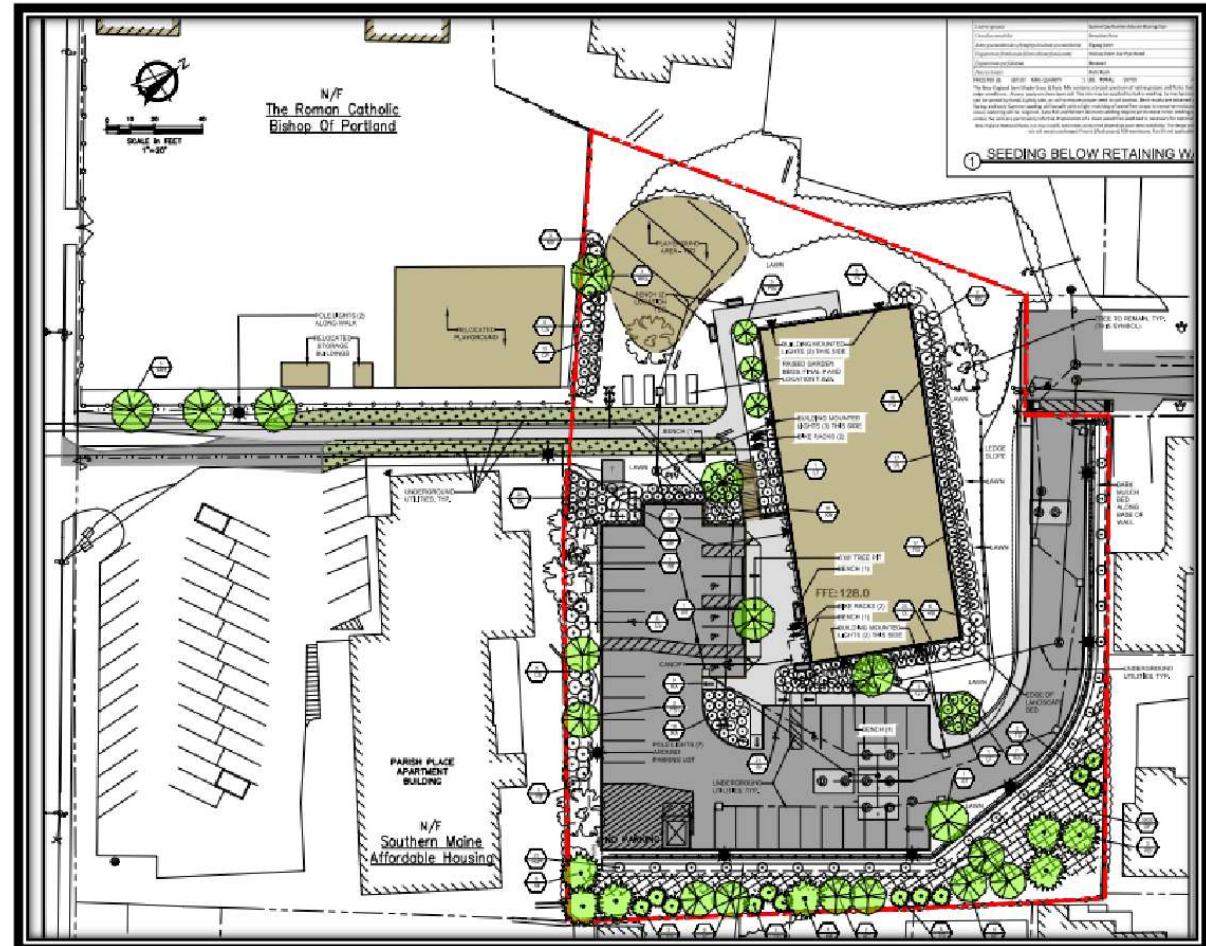


**One Diamond
Redevelopment**
Joint Development Agreement
(JDA) 12-9-2021
Prior Plan: 480 housing units
14,125 sq. ft. Commercial
Preliminary Approval: 7-12-23
FUTURE PLAN?

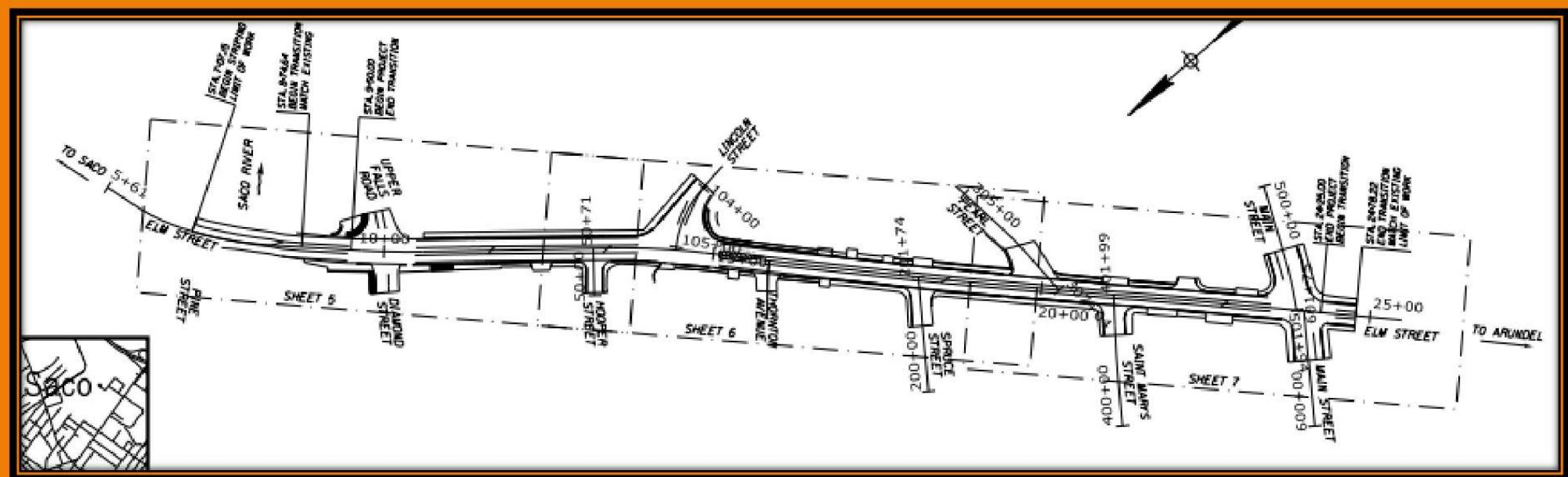


Adam's Point LMI Housing
Biddeford Housing Authority
(BHA)
69 Adams Street

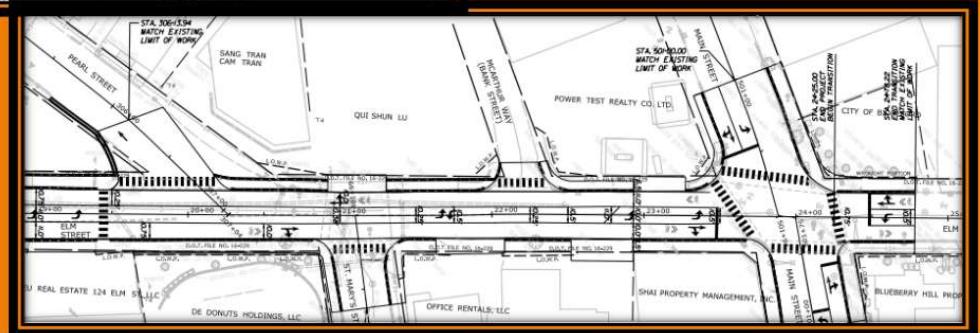
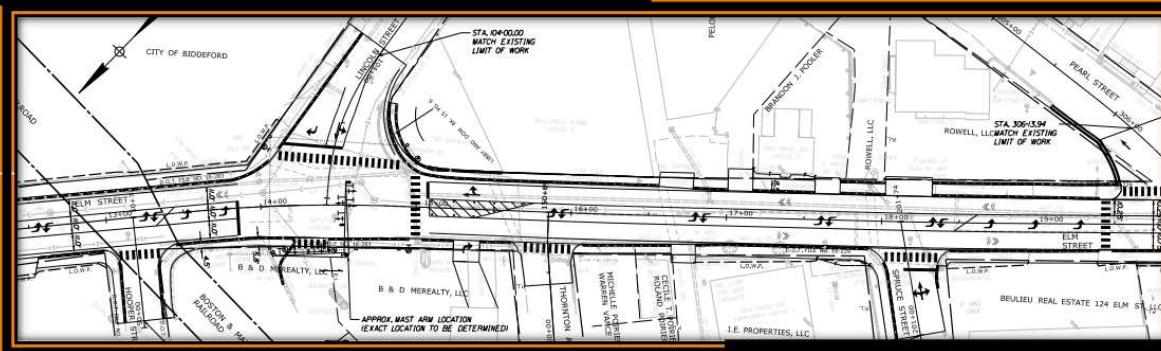
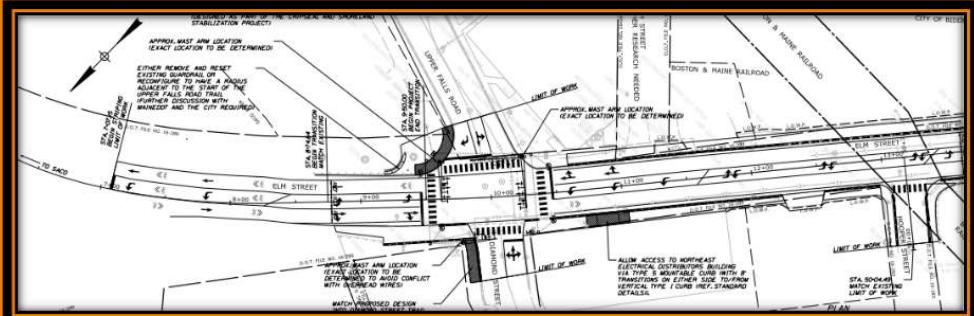
1. Contract Zone #20 – October 5, 2021
2. 39-units Low/Moderate Income Housing
3. 9,024 square foot footprint four and partial 5th story.
4. Status: Under Construction
5. Funding: Utilized \$490K Housing Trust Fund
6. Project 80% +/- complete



ELM STREET CORRIDOR IMPROVEMENTS PINE STREET TO MAIN STREET

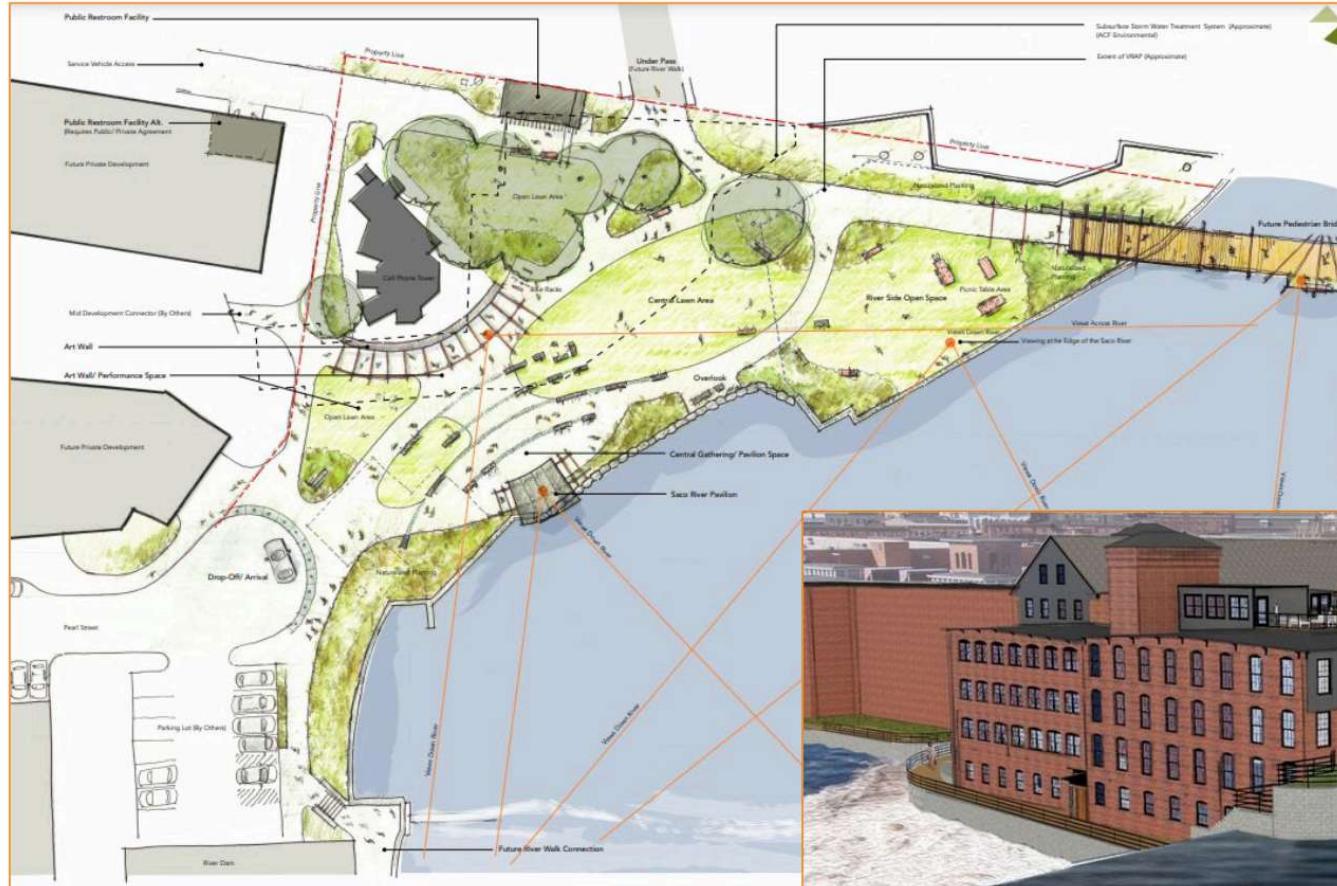


ELM STREET CORRIDOR





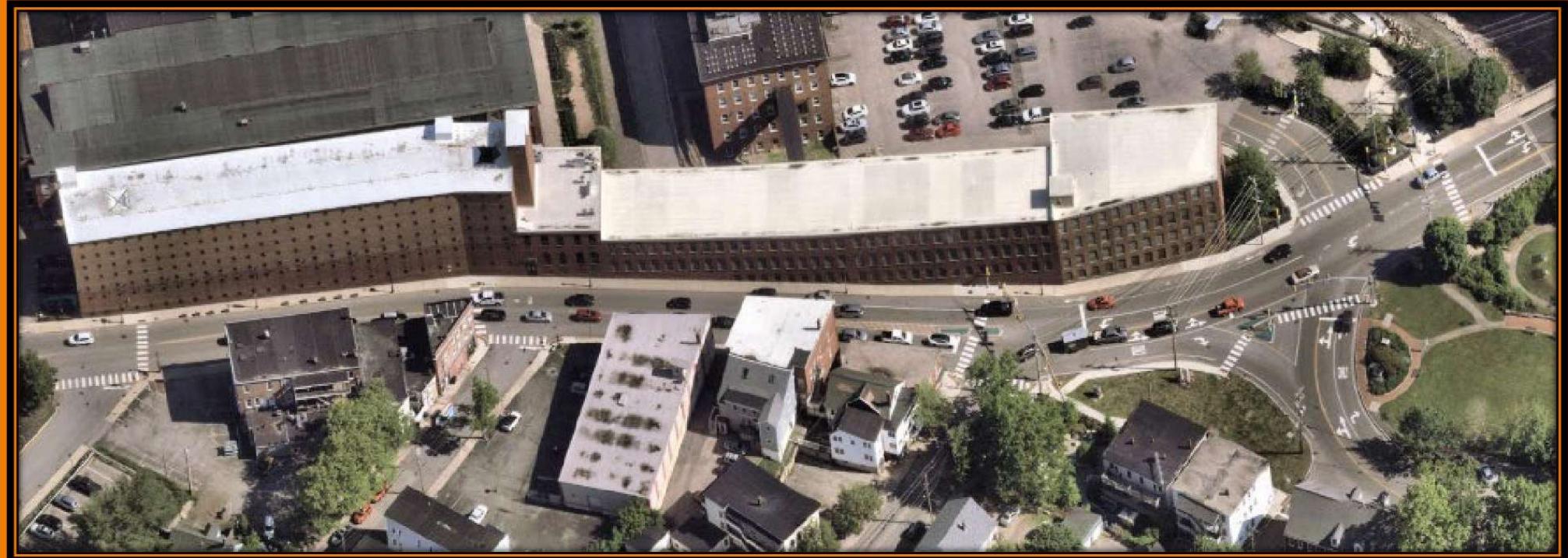
Proposed Second Pedestrian and Bike Bridge



Pearl Point Park



Pepperell Mill Redevelopment
Building 36 Self-storage – Status Complete
Buildings 19 & 20: 64-Residential Units
Status: Approved 2025 - Preconstruction Meeting to be scheduled



**2 YORK STREET – 11-UNITS
PEPPERILL MILL - BUILDING 30
PROJECT STATUS: UNDER CONSTRUCTION**



Adaptive Re-use / 8 Apartments &
Bar/ Restaurant and Bowling Lanes (95% Complete)

MARBLE BLOCK

PHASE 1

129 MAIN STREET
BIDDEFORD ME, 04005

DATE OF ISSUE

NSI PART I SUBMISSION - 2021, OCTOBER 21

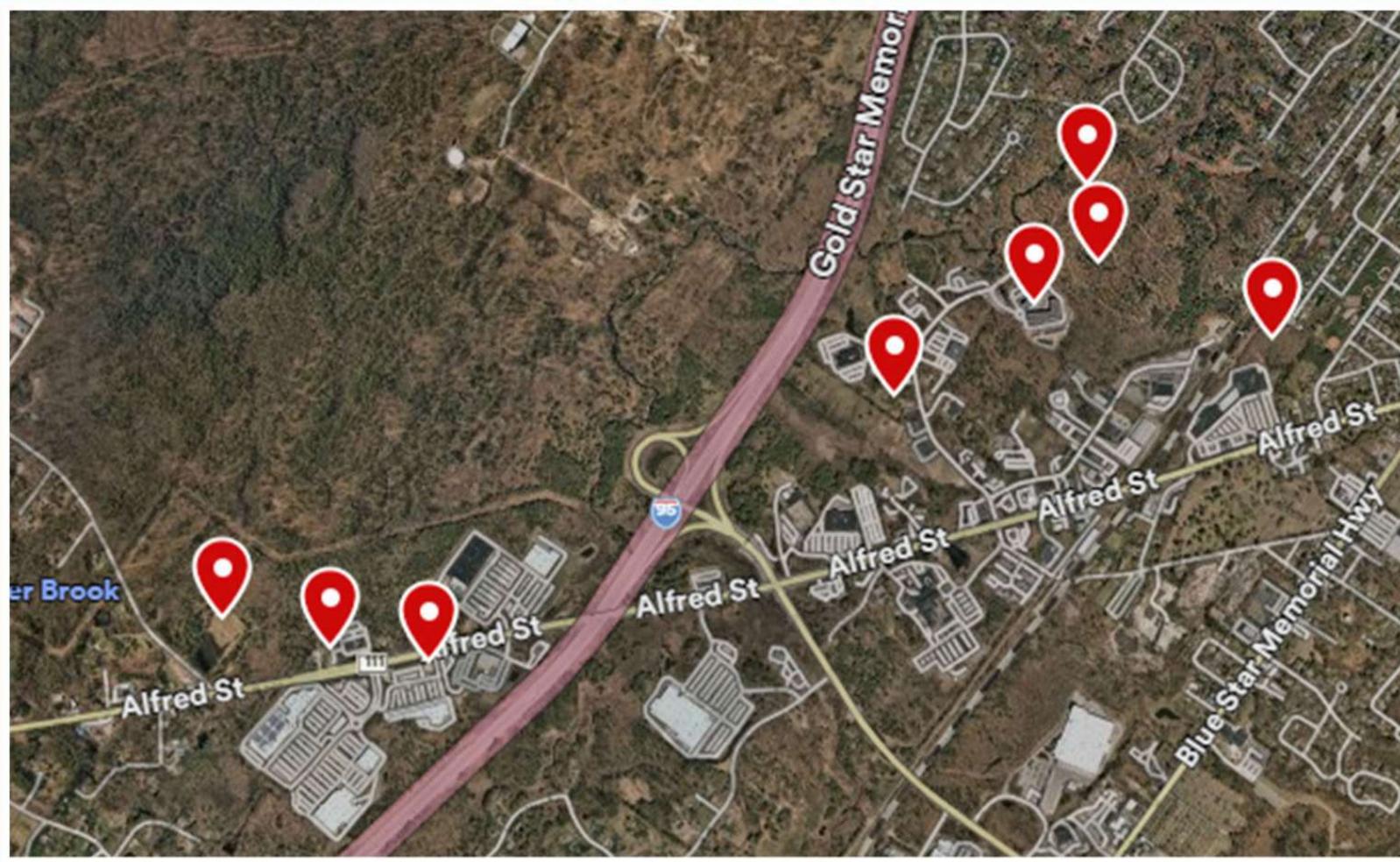
ARCHETYPE
Architects



12 Pearl Street / 20 Apartments: Status - Planning Board & HPC Review

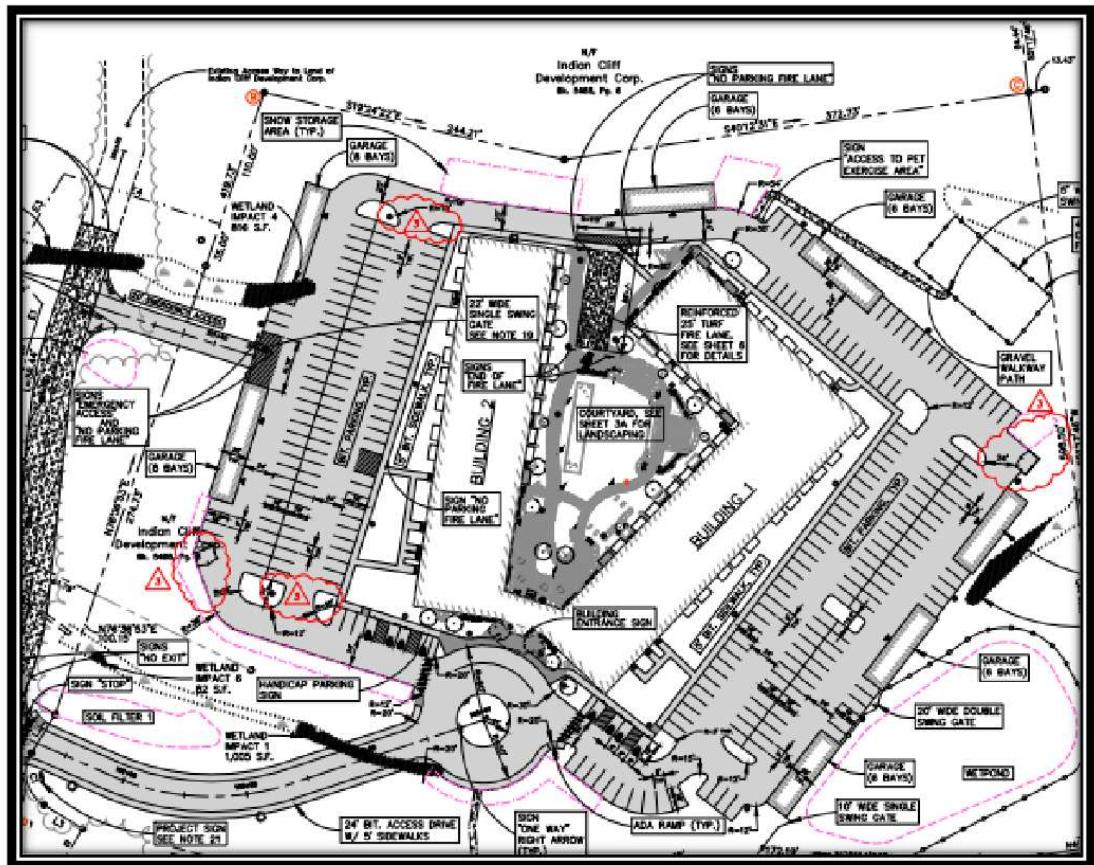


BARRA ROAD / ALFRED STREET DEVELOPMENTS



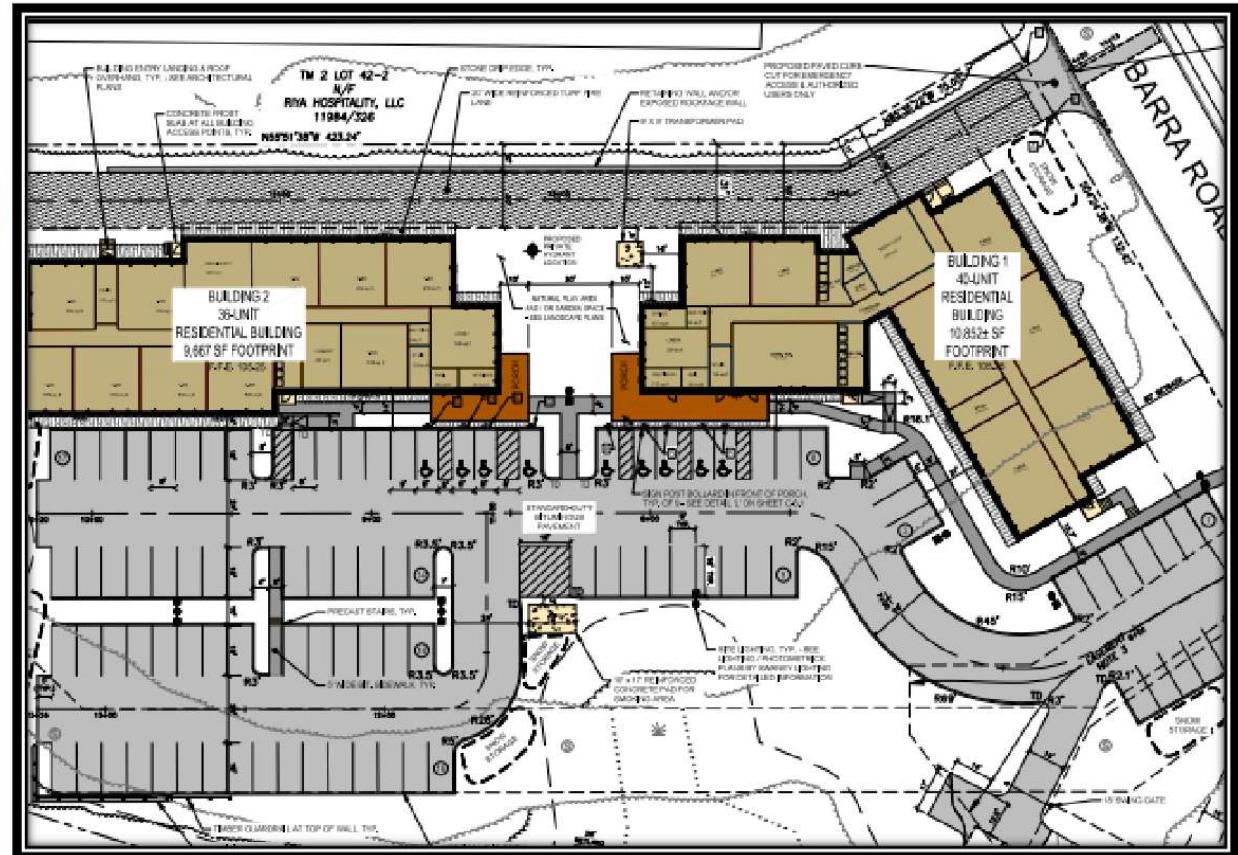
Reveler “The Eddy” 60 Barra Road

1. 250-units "Workforce Housing"
2. 116-studios and 134 One Bedroom
3. Occupancy Issued Building #1
4. Building #2 Final Phase of Construction



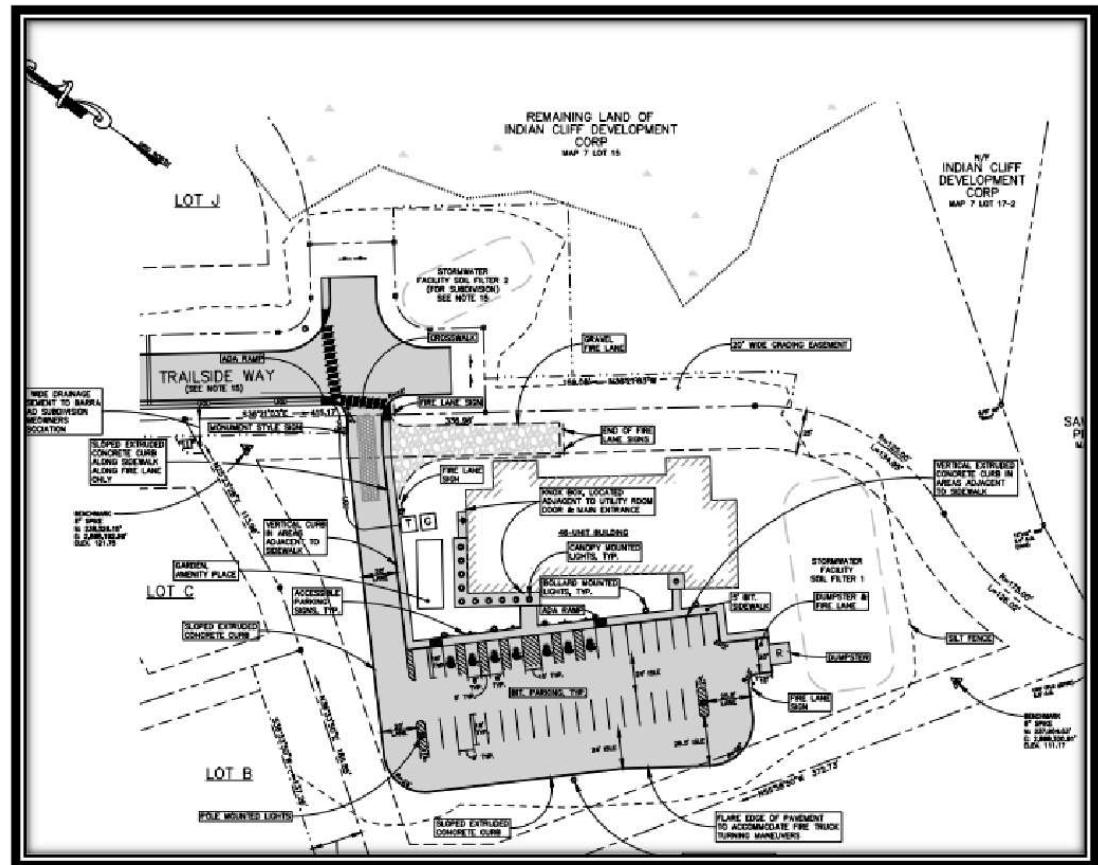
Westbrook
Development
Corporation (WDC)
37 Barra Road

1. 2 Buildings = 76-units
2. 36-units Senior LMI Housing
3. 40-units Family LMI Housing
4. Funding for Building #2 – Start Construction 25-26.
5. Funding Building #1 26-27

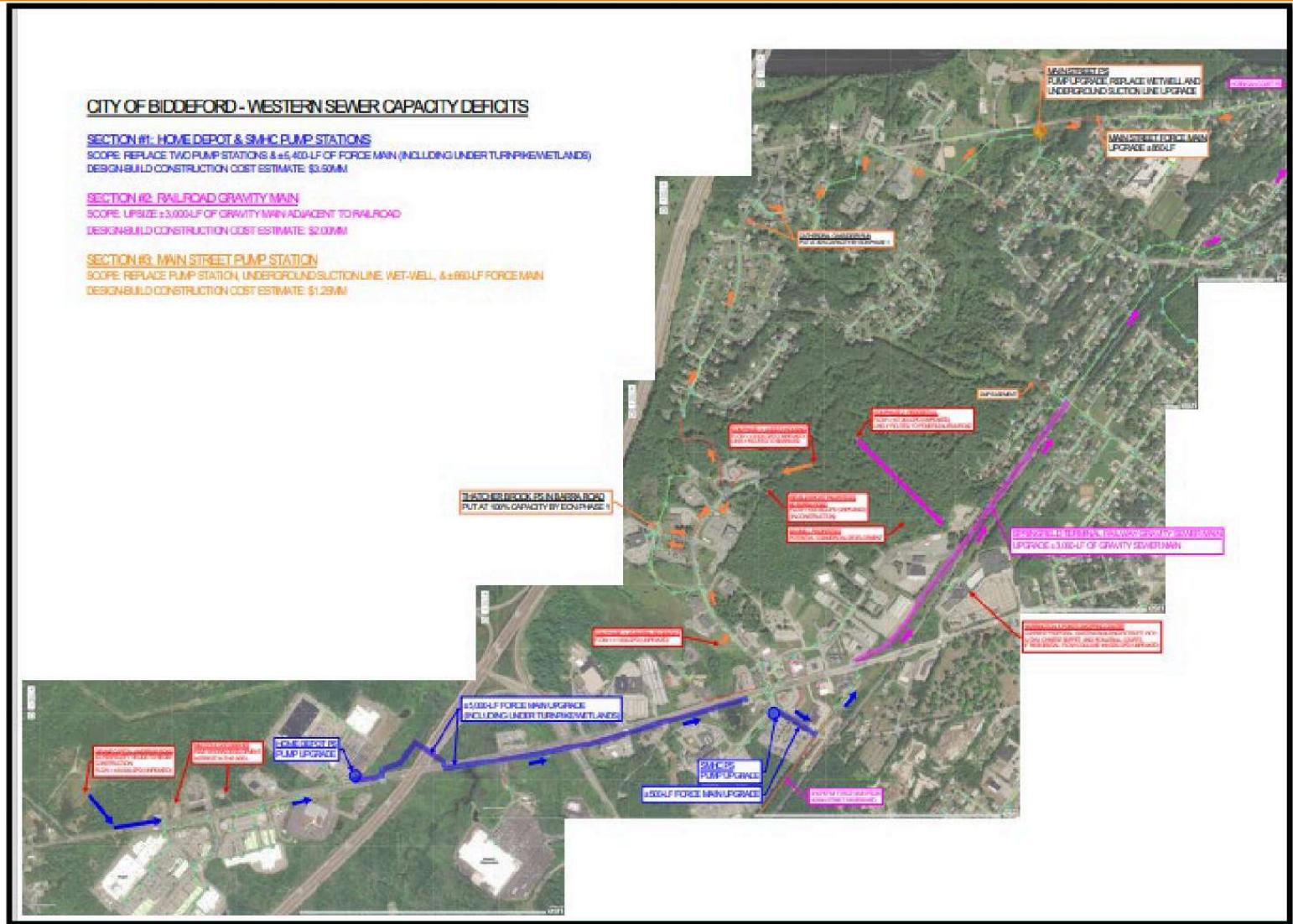


Avesta Housing Barra Road

1. 46-unit Senior LMI Housing
2. Approval 8-7-2024 (2 year)
3. 2025 Funding Round
4. Construction 2026-2027?



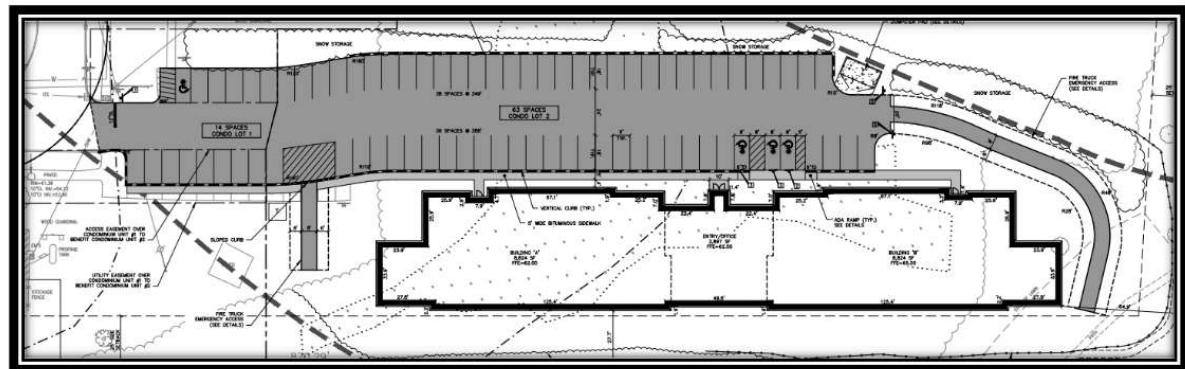
Western Sewer Capacity Deficits





Forest Green Apartments – 60-Unit Senior LMI Housing

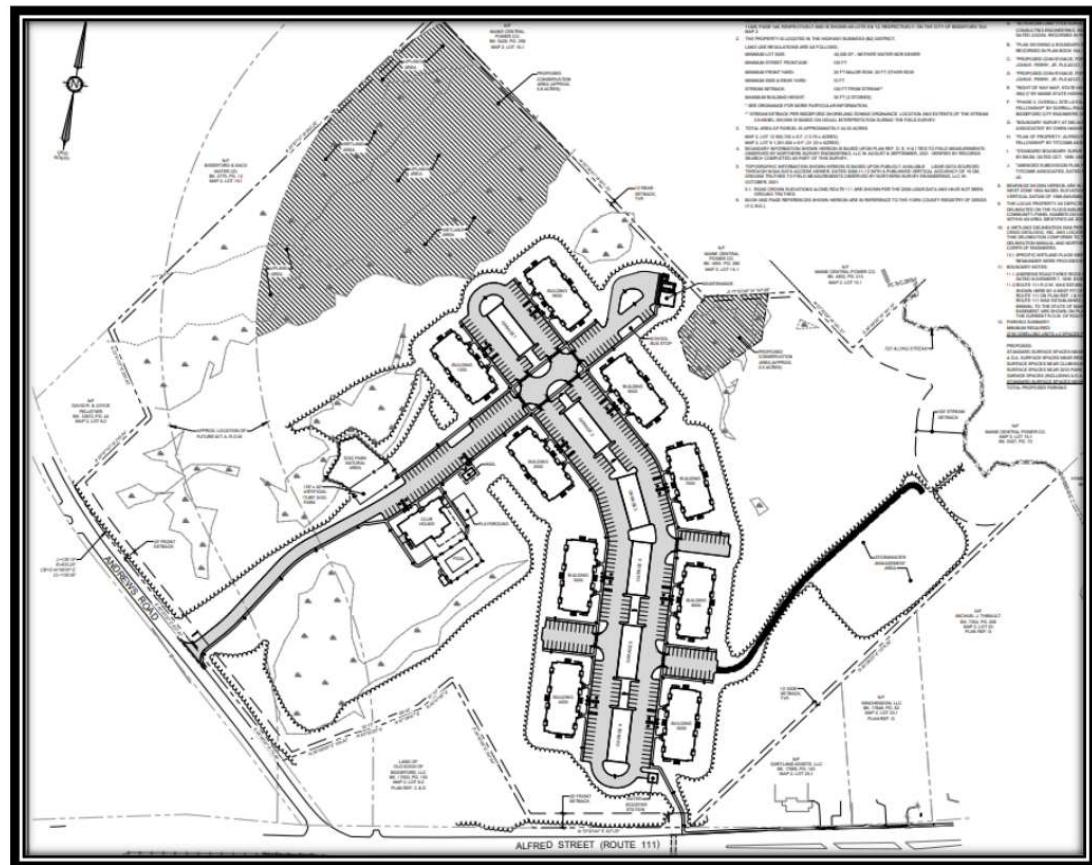
1. Planning Board Approved June 18, 2025
2. Did not receive project funding for 2026
3. Project Funding FY27?
4. Development Agreement = \$1 Million Contribution = Towards Main Street Pump Station Upgrades



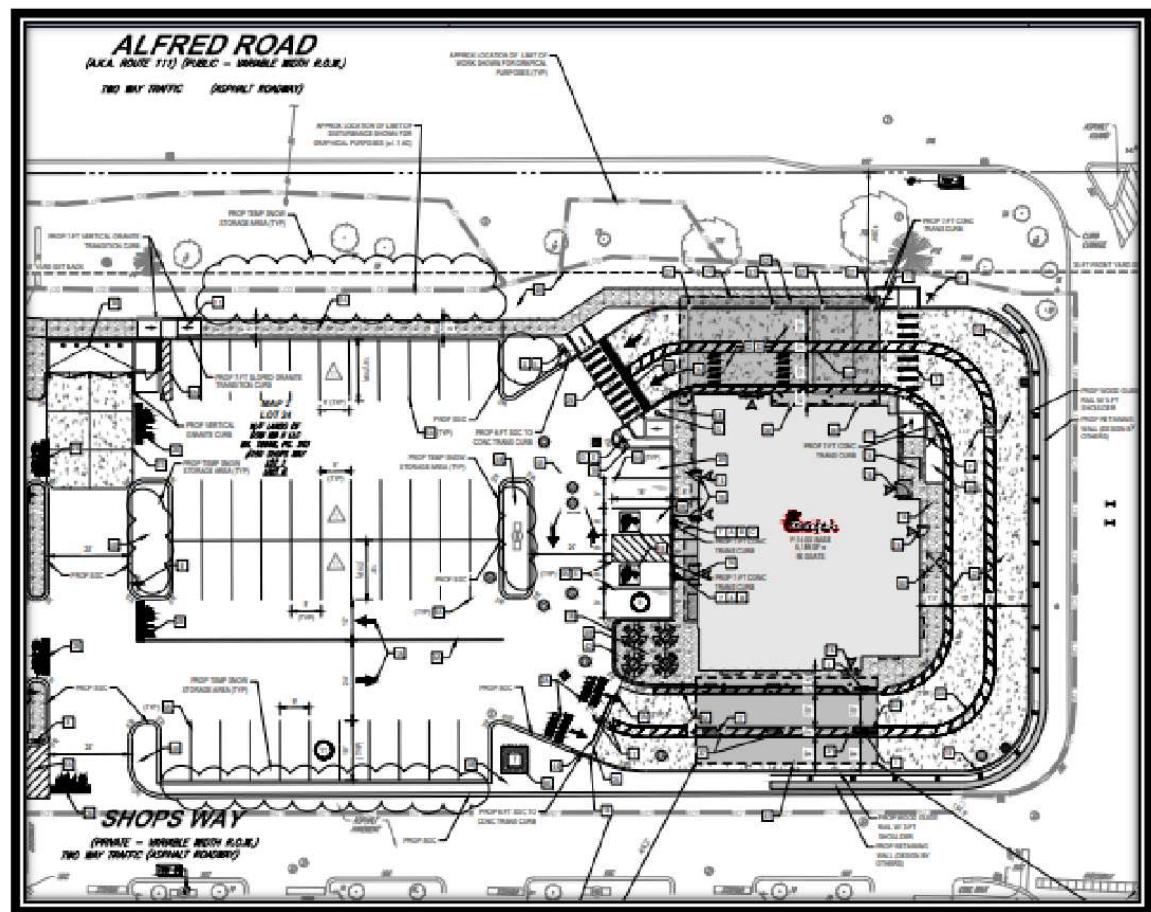
Devine Capital (aka Biddeford Residential) 588 and 590 Alfred Street

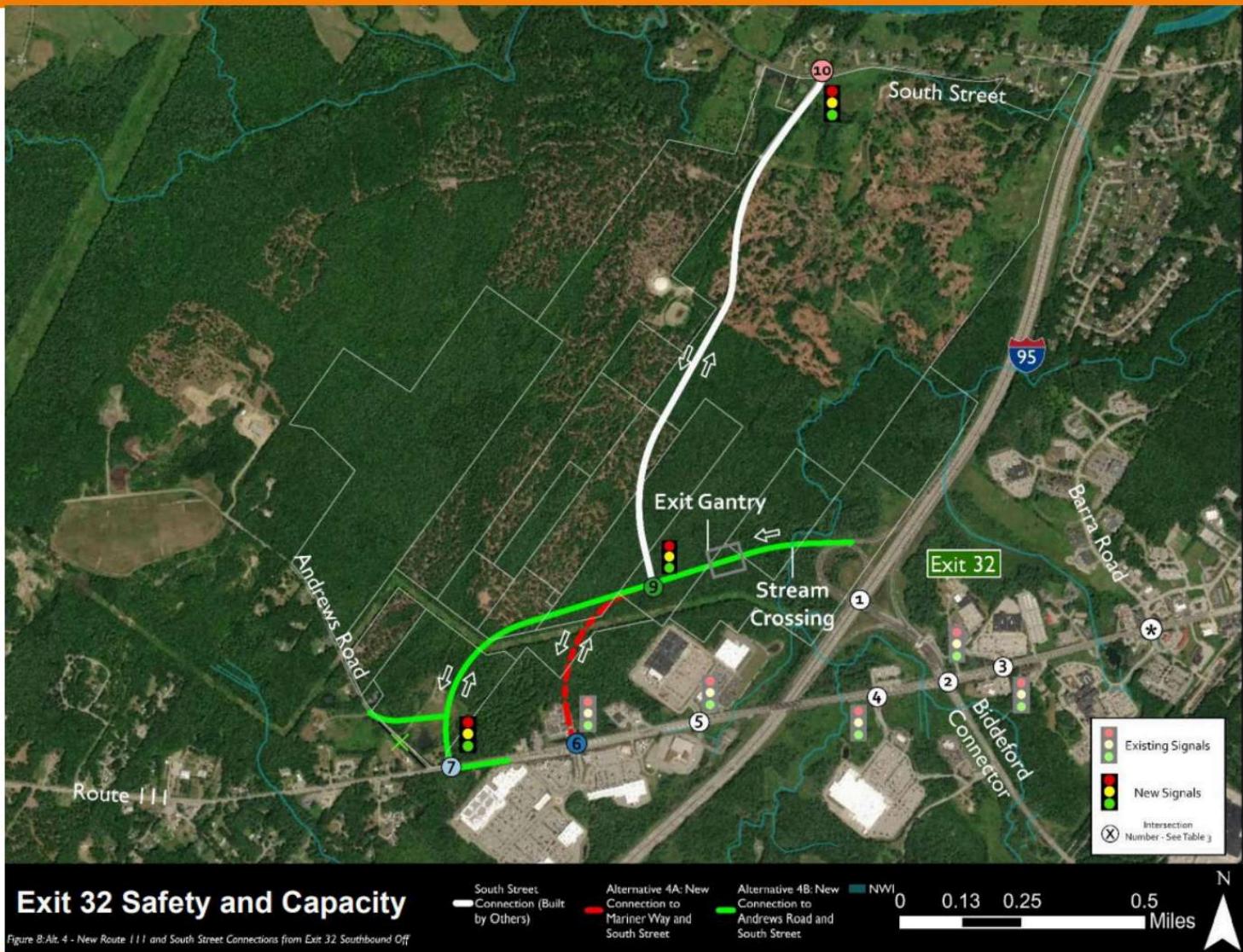
1. Joint Development Agreement – May 19, 2022
2. Contract Zone # 21 Agreement – June 7, 2023
3. 216-Units within (9 buildings)
4. Covered and surface parking
5. Tenant Clubhouse
6. Future MTA Connector (100-foot wide ROW provided)
7. Status: Preconstruction Meeting Held

•	27	= studio apartments
•	18	= 1 bedroom apartments
•	36	= 1 bedroom apartments with den
•	108	= 2 bedroom apartments
•	<u>27</u>	= 3 bedroom apartments
Total	216	



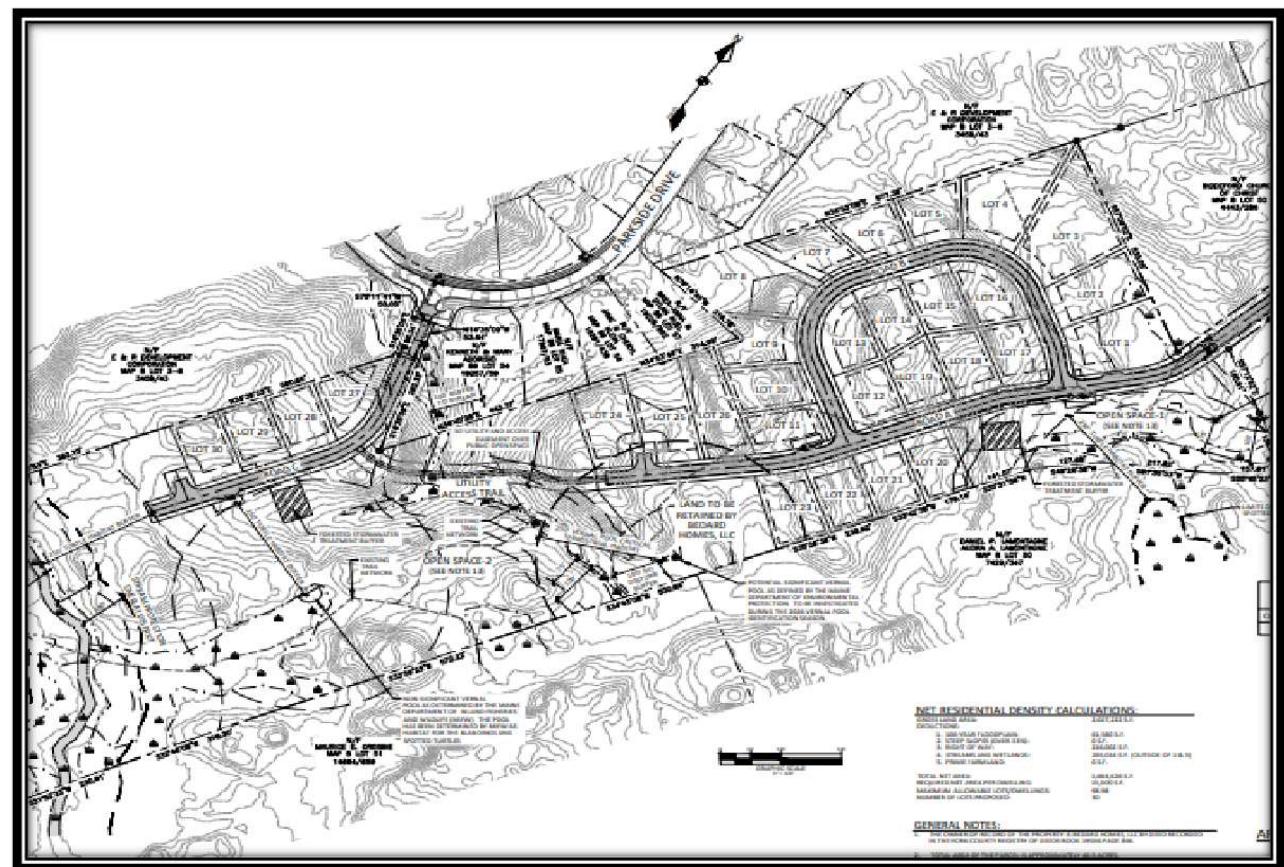
Chick-Fil-A
222 Mariner Way
(former Olive Garden Restaurant)
Project Under Final Review





The Woodlands Reserve Subdivision (Bedard Homes)

1. 30-Lot Single-Family Homes
2. 4-Lots accessed via Parkside Drive
3. 26-lots accessed via Pool Street
4. Private roadways / HOA Maintained
5. Sewer and Water Service
6. 25-acres proposed openspace dedication (Clifford park)
7. Within Biddeford/Kennebunkport Vernal Pool Complex. (IF&W)
8. Status: Preliminary Subdivision Approved 12-2025.





NEW / PENDING DEVELOPMENT PROJECTS

- ▶ 1. Fiber Materials Inc. (FMI) – 389 Hill Street – 104,000 square foot addition
- ▶ 2. Popeyes Chicken – 584 Alfred Street – New facility (2,536 sq. ft.)
- ▶ 3. Mystery Springs – 532 Elm Street – New Facility (17,600 sq. ft.) Indoor golf and Escape Room.
- ▶ 4. Burger King – 349 Alfred Street - Drive Thru-facility Expansion (additional drive lane)
- ▶ 5. 41 Main Street – two-level parking garage (Pepperell Mill #19 & 20)
- ▶ 6. St. Joesph's Convent – 409 Pool Street – Conversion to UNE Student Housing.
- ▶ 7. Haley's Sheet Metal – 539 Elm Street – 3,100 sq. ft. Expansion
- ▶ 8. Biddeford Housing Authority (BHA) 25 Adam's Street (former Court House) 10-units – Low/moderate Income (LMI) and Community Space
- ▶ 9. 5 and 9 Thornton Avenue (redevelopment) 27-unit Residential Development.
- ▶ 10. 206-208 Graham Street – Transitional Housing (8-units)
- ▶ 11. Biddeford Housing Authority – LMI Housing – 25 Adams Street
- ▶ 12. Five Points Shopping Center – Residential Development (80-100 units)
- ▶ 13. 279 Hill Street – 3 new residential duplexes (6-units)
- ▶ 14. Eon Development – Barra Road Extension – Residential Development



Questions?

