



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

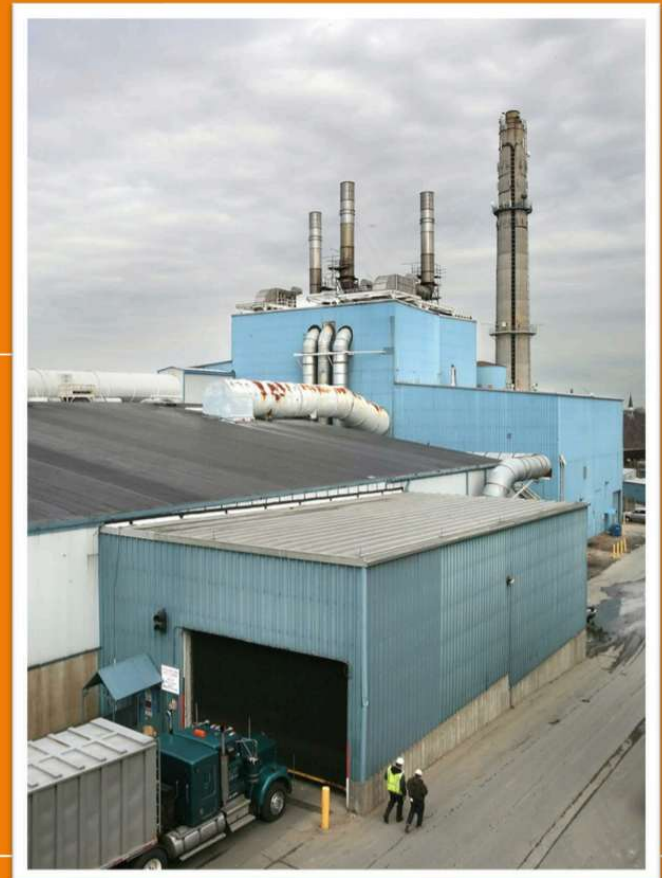
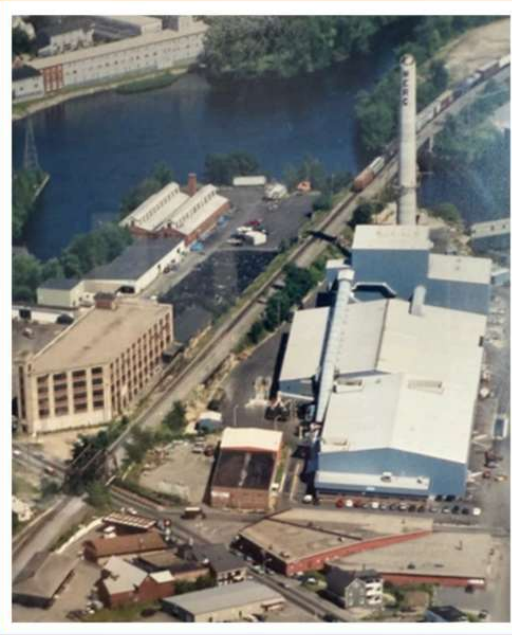
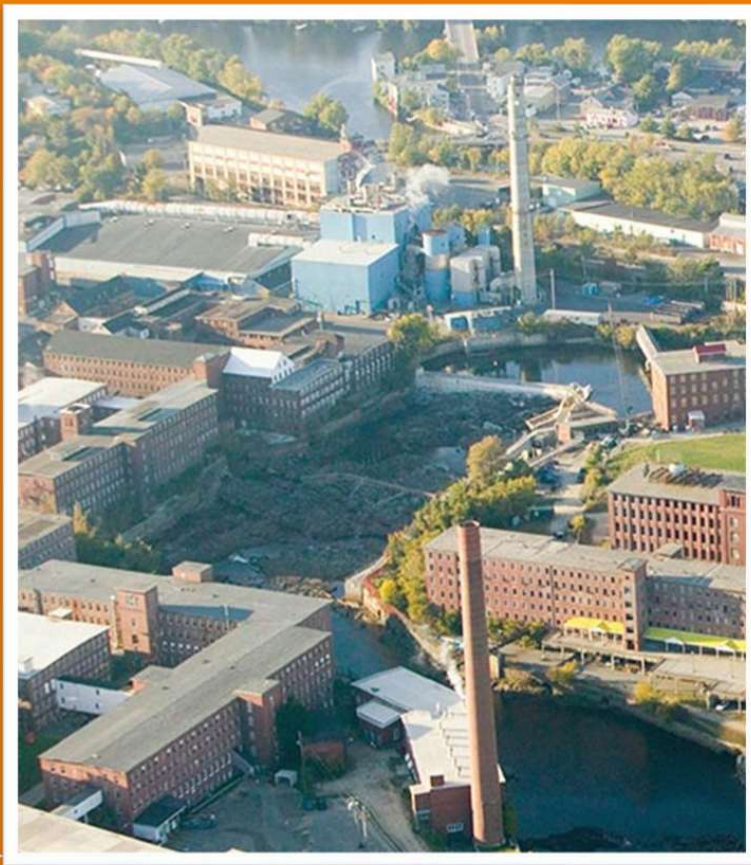
• Ongoing

- Riverwalk/ Mill District Pedestrian/Bike Plan

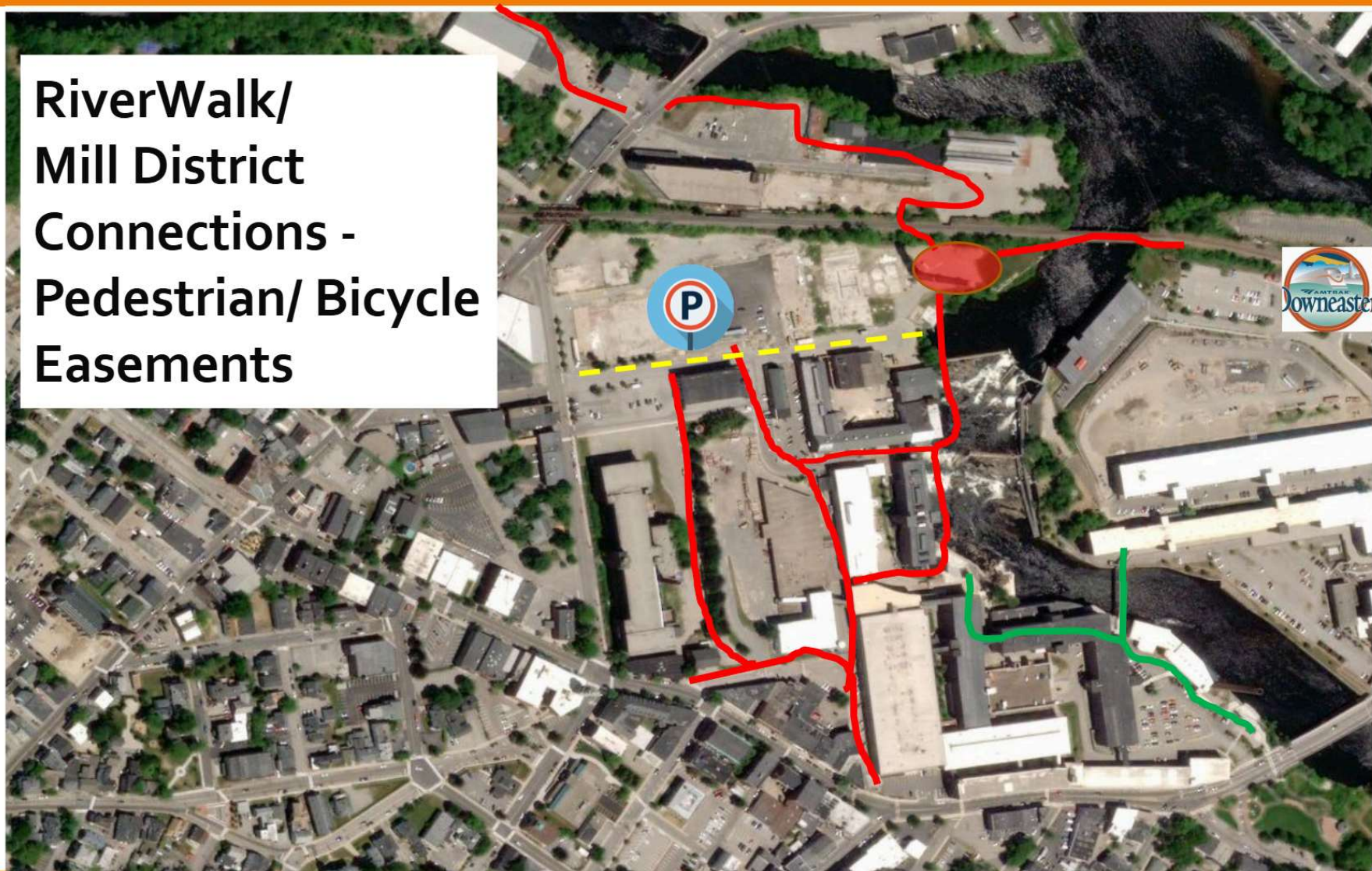
- Pearl Point Park

- Second Saco River Pedestrian Bridge

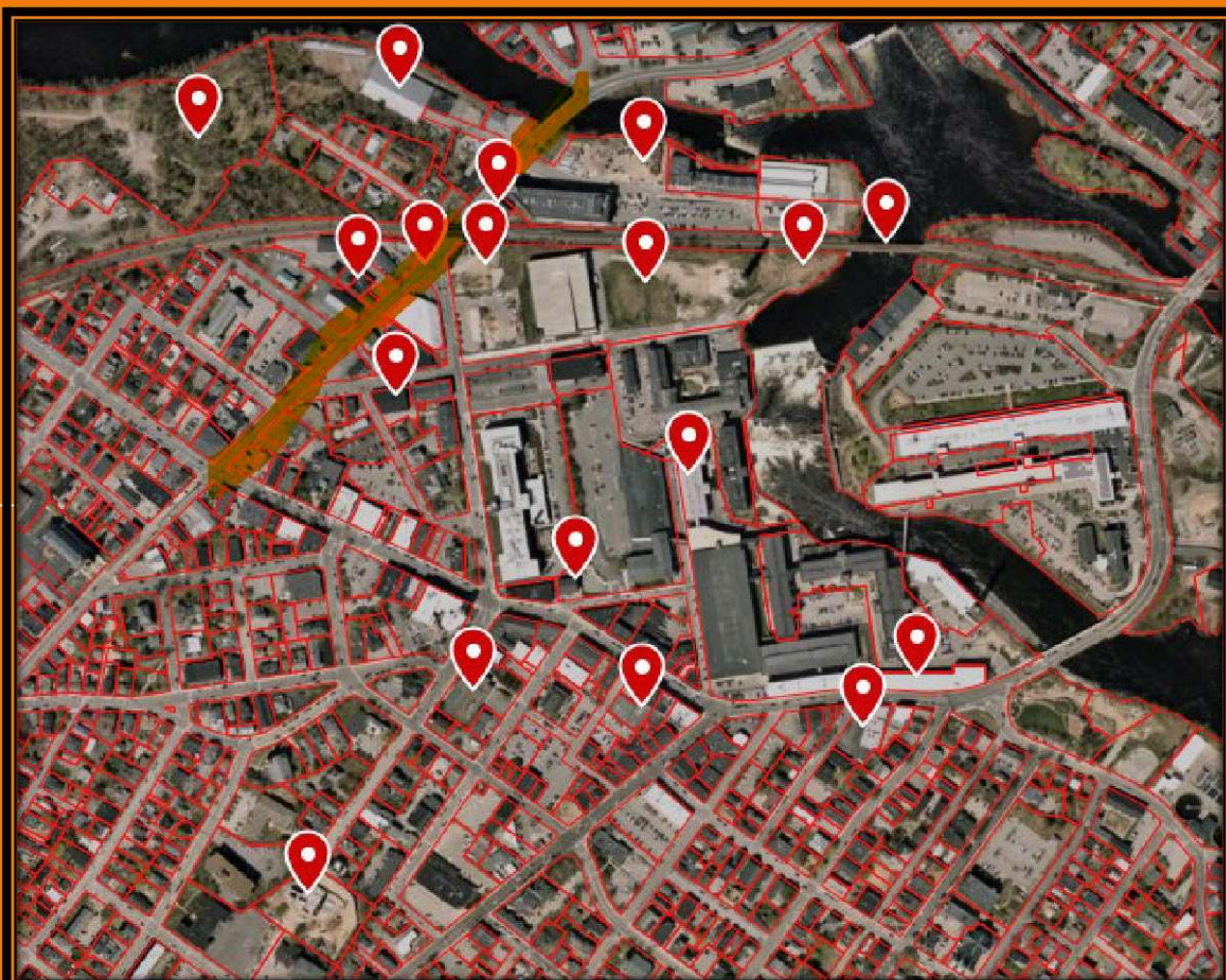
MAINE ENERGY RECOVERY COMPANY (MERC) 1985-2012



**RiverWalk/
Mill District
Connections -
Pedestrian/ Bicycle
Easements**



DOWNTOWN DEVELOPMENTS



Lincoln Mill

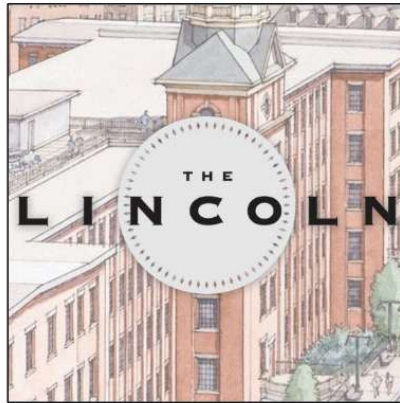
Lincoln Lofts

Opened Spring 2022
140 Residential Units

Lincoln Hotel

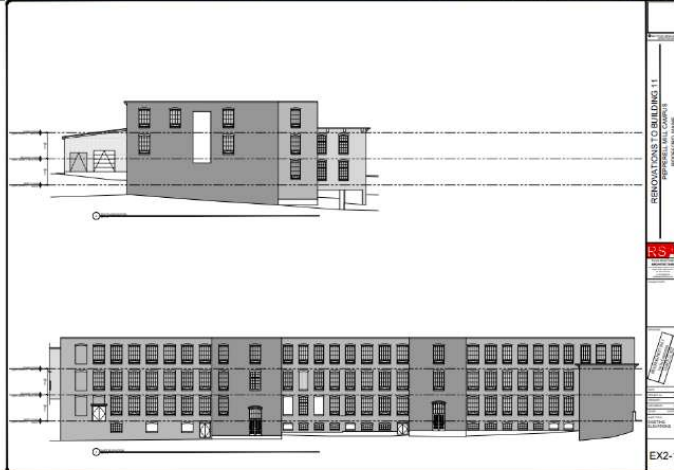
35 Hotel Units
Opened Fall 2022

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

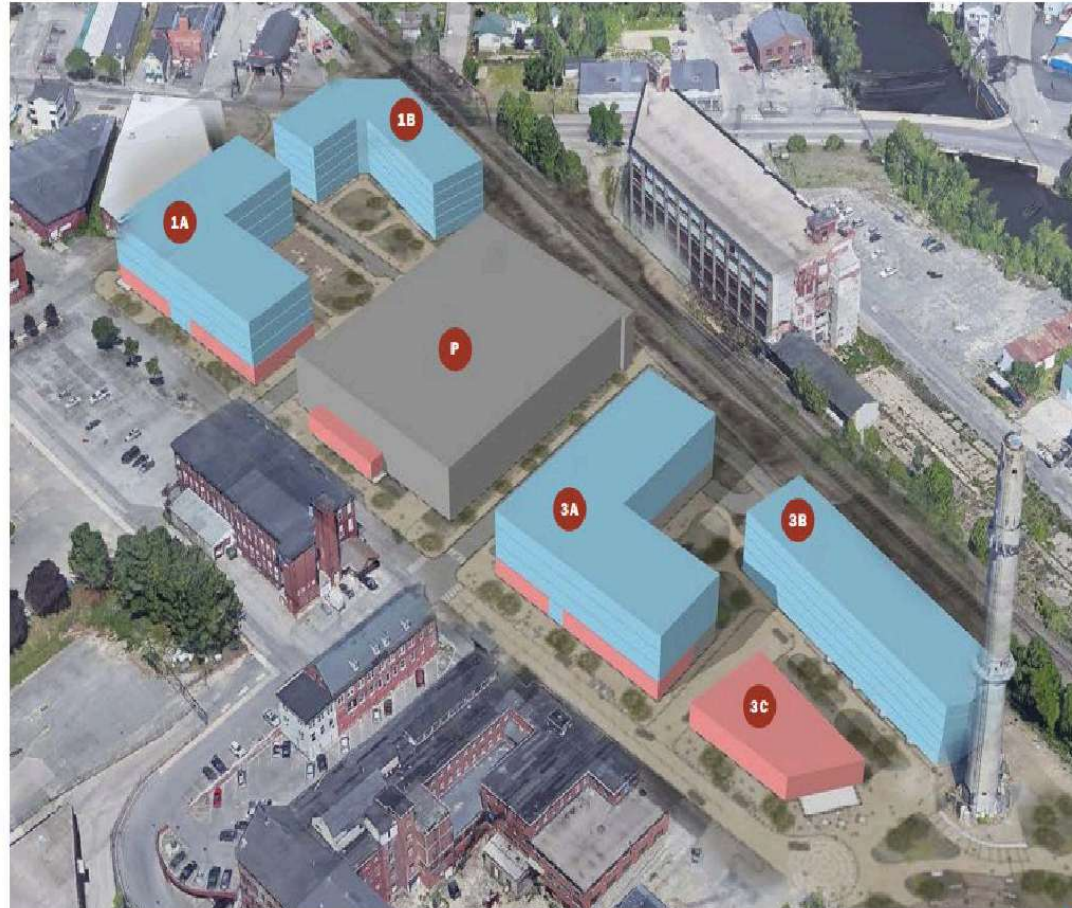




Site Plan

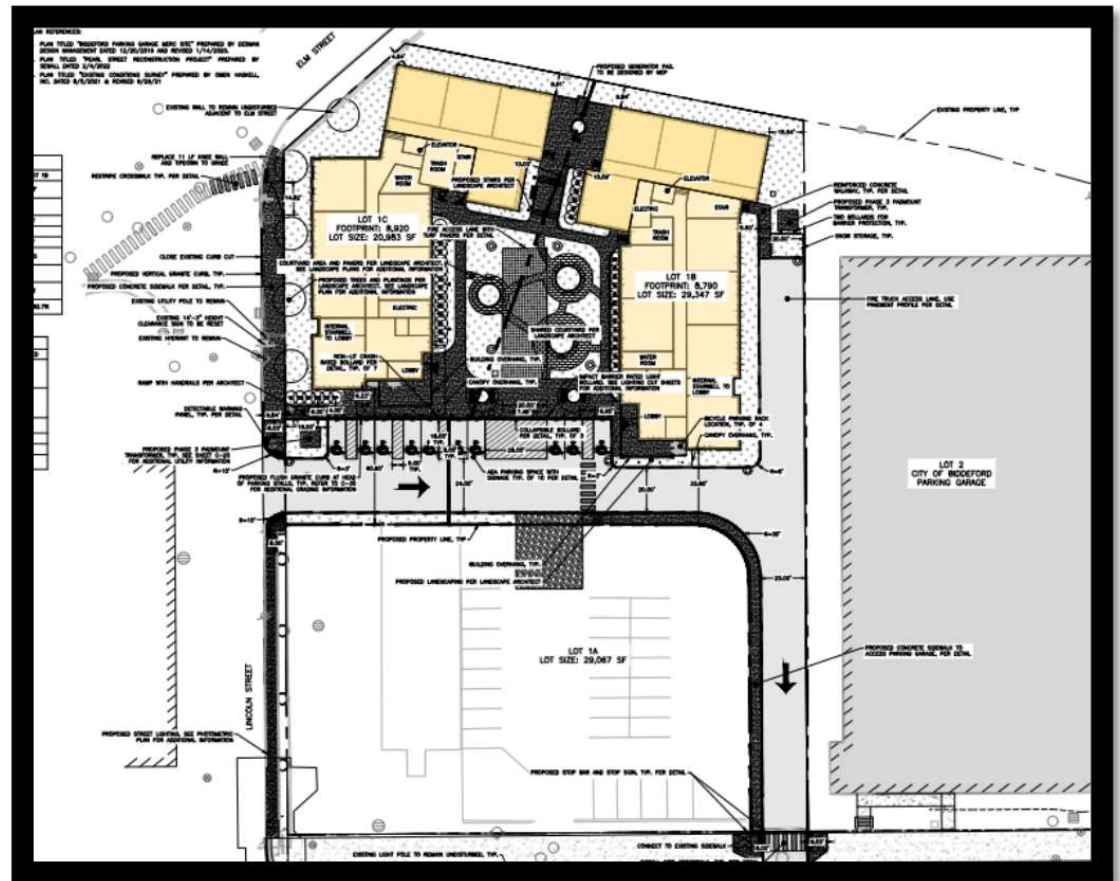
Potential Development Program

- 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





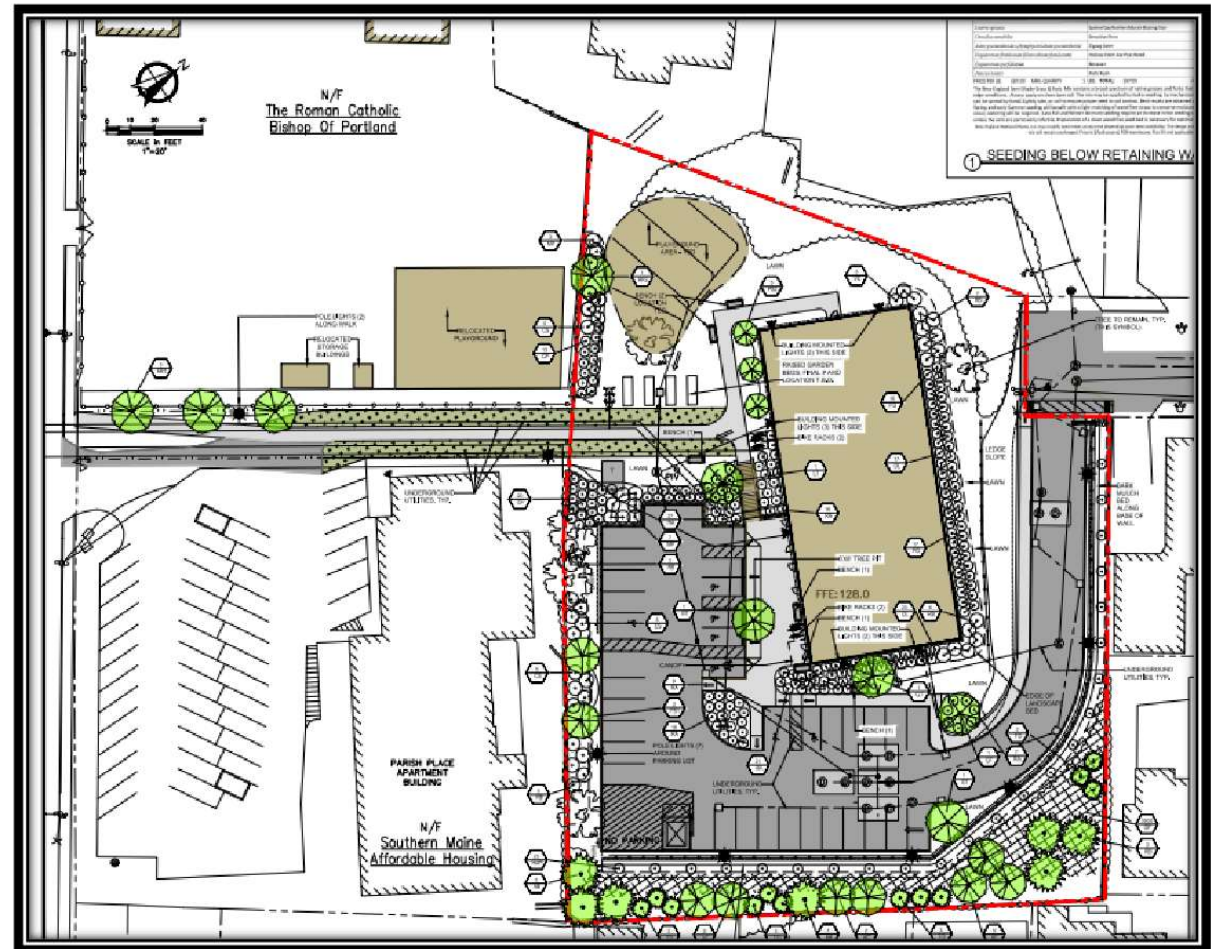
One Diamond Redevelopment

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

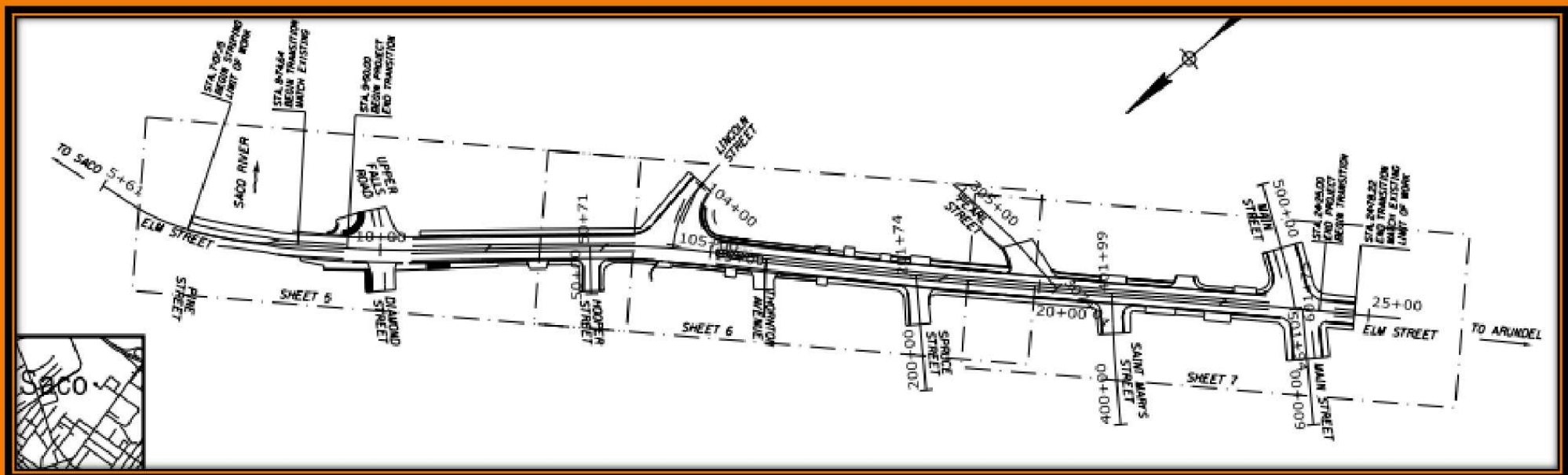


Adam's Point LMI Housing Biddeford Housing Authority (BHA) 69 Adams Street

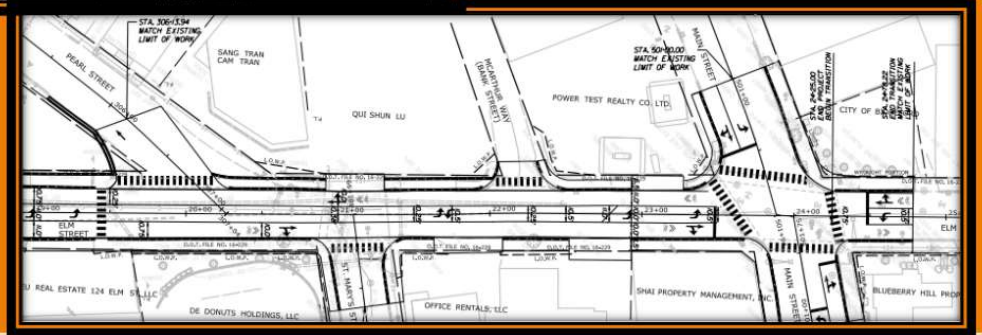
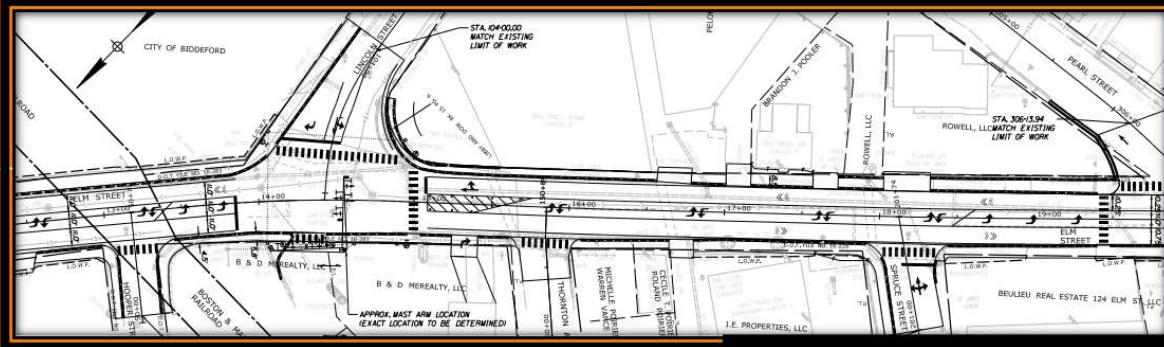
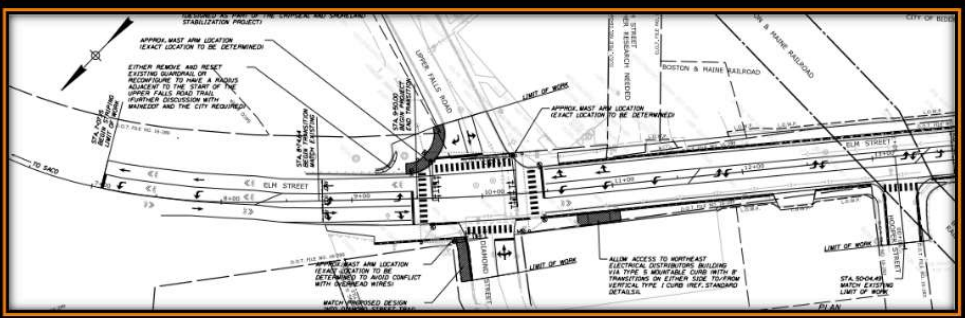
1. Contract Zone #20 – October 5, 2021
2. 39-units Low/Moderate Income Housing
3. 9,024 square foot footprint four and partial 5th story.
4. Status: Under Construction
5. Funding: Utilized \$490K Housing Trust Fund
6. Project 80% +/- complete



ELM STREET CORRIDOR IMPROVEMENTS PINE STREET TO MAIN STREET

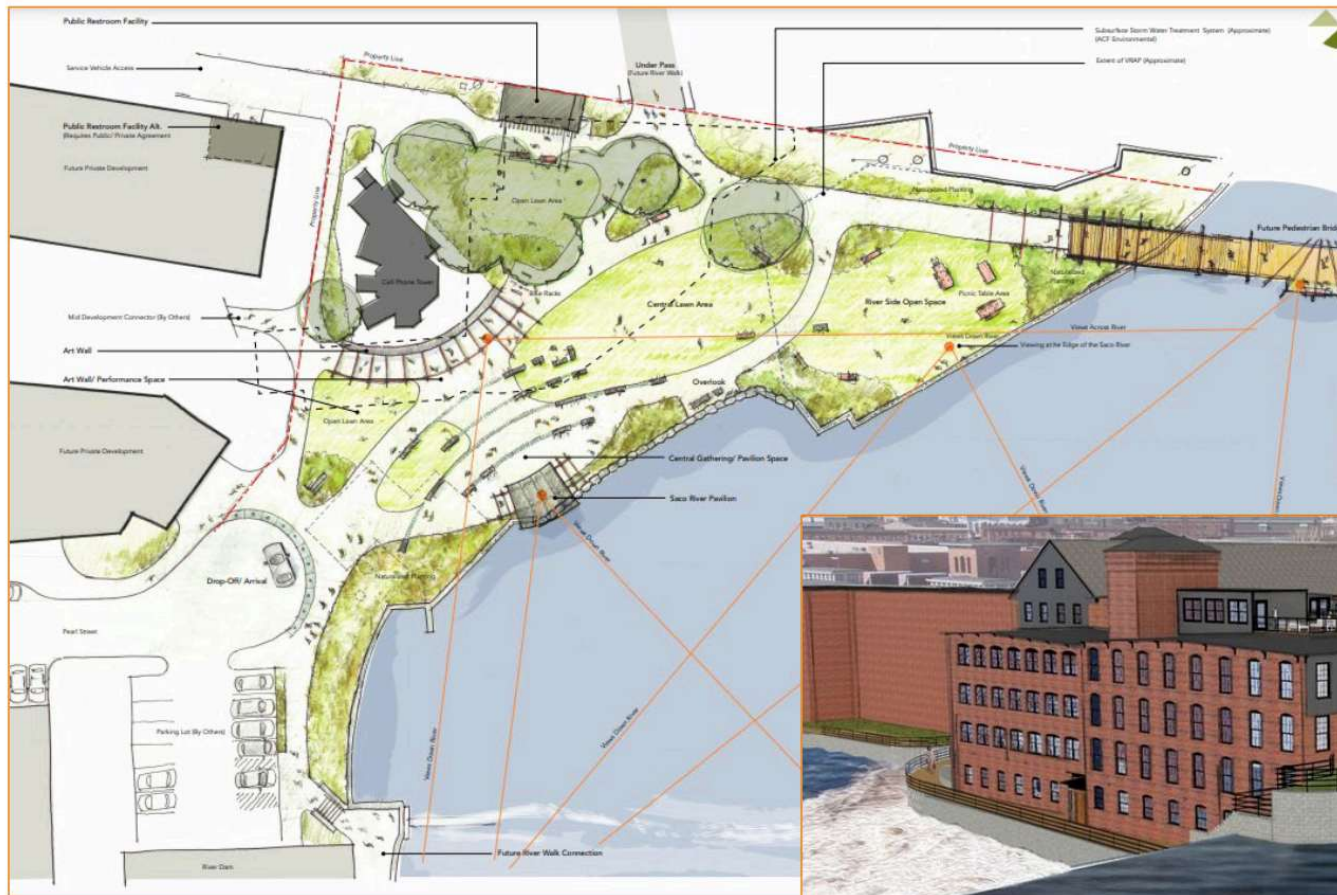


ELM STREET CORRIDOR





Proposed Second Pedestrian and Bike Bridge



Pearl Point Park

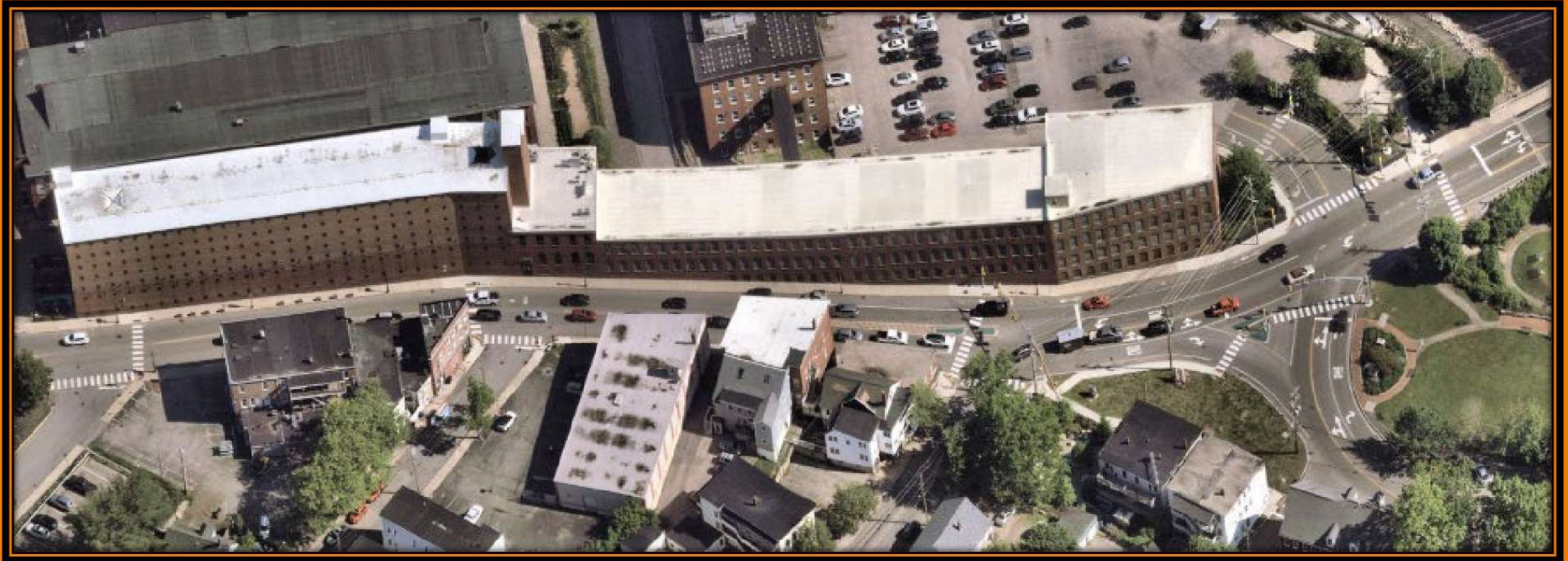


Pepperell Mill Redevelopment

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

NSP PHASE 1 SUBMISSION - 2023, OCTOBER 31

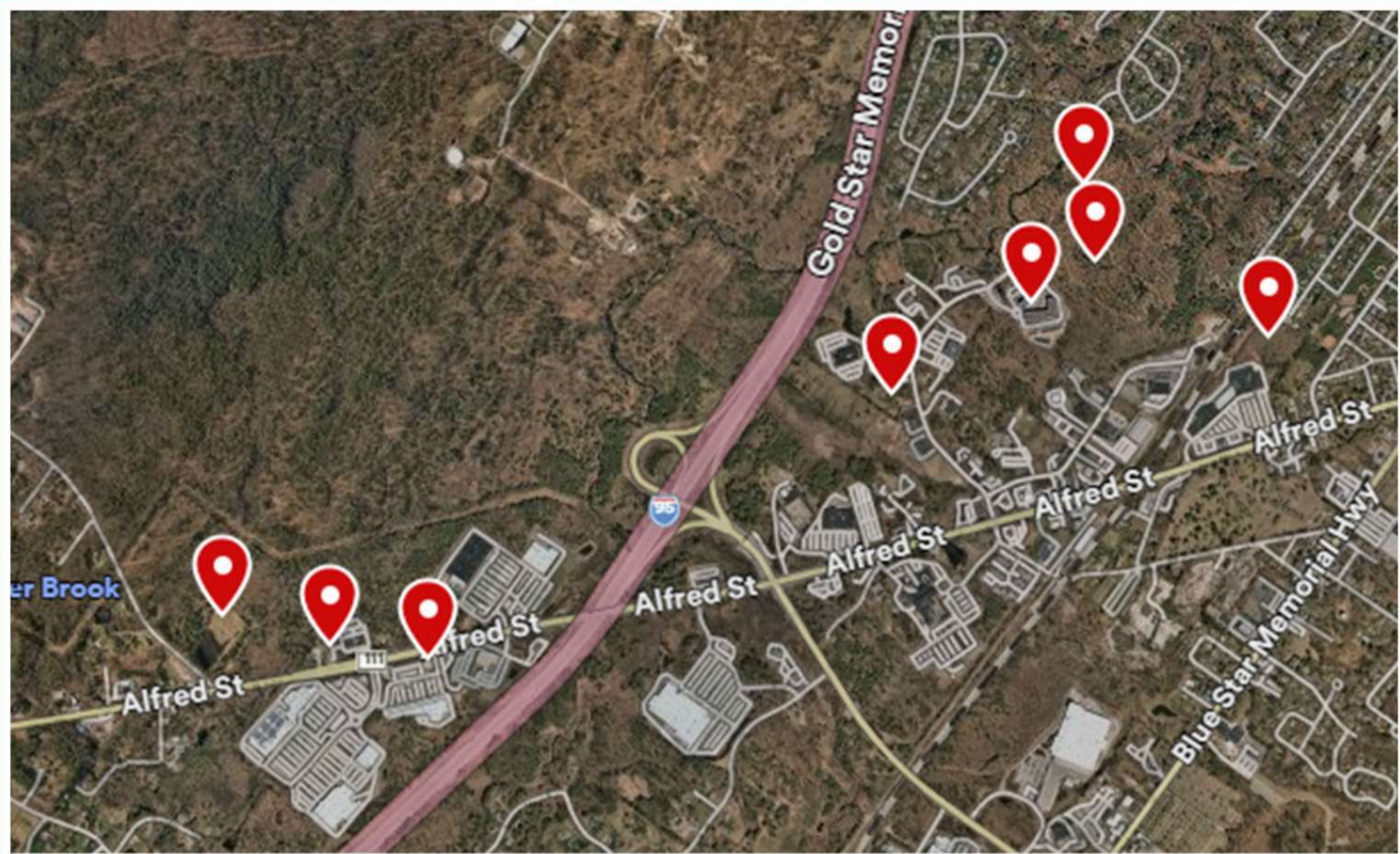
A RCHETYPE
architects



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

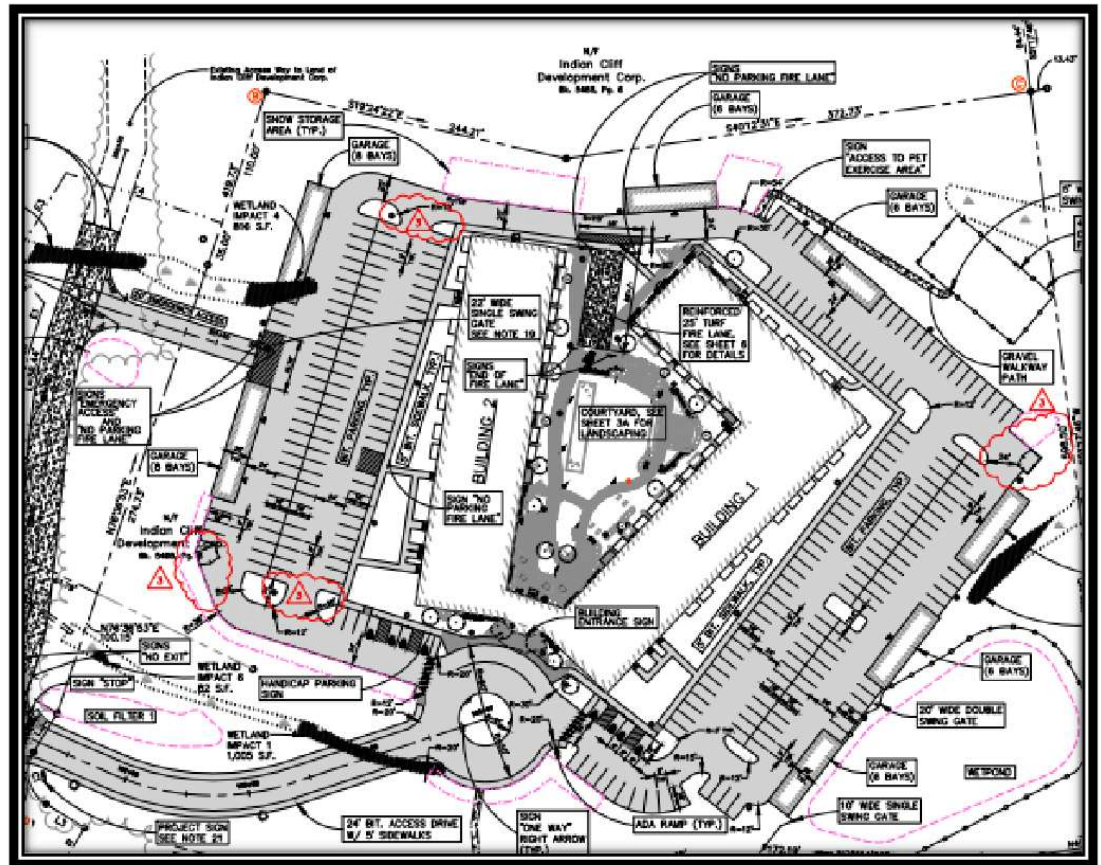


BARRA ROAD / ALFRED STREET DEVELOPMENTS



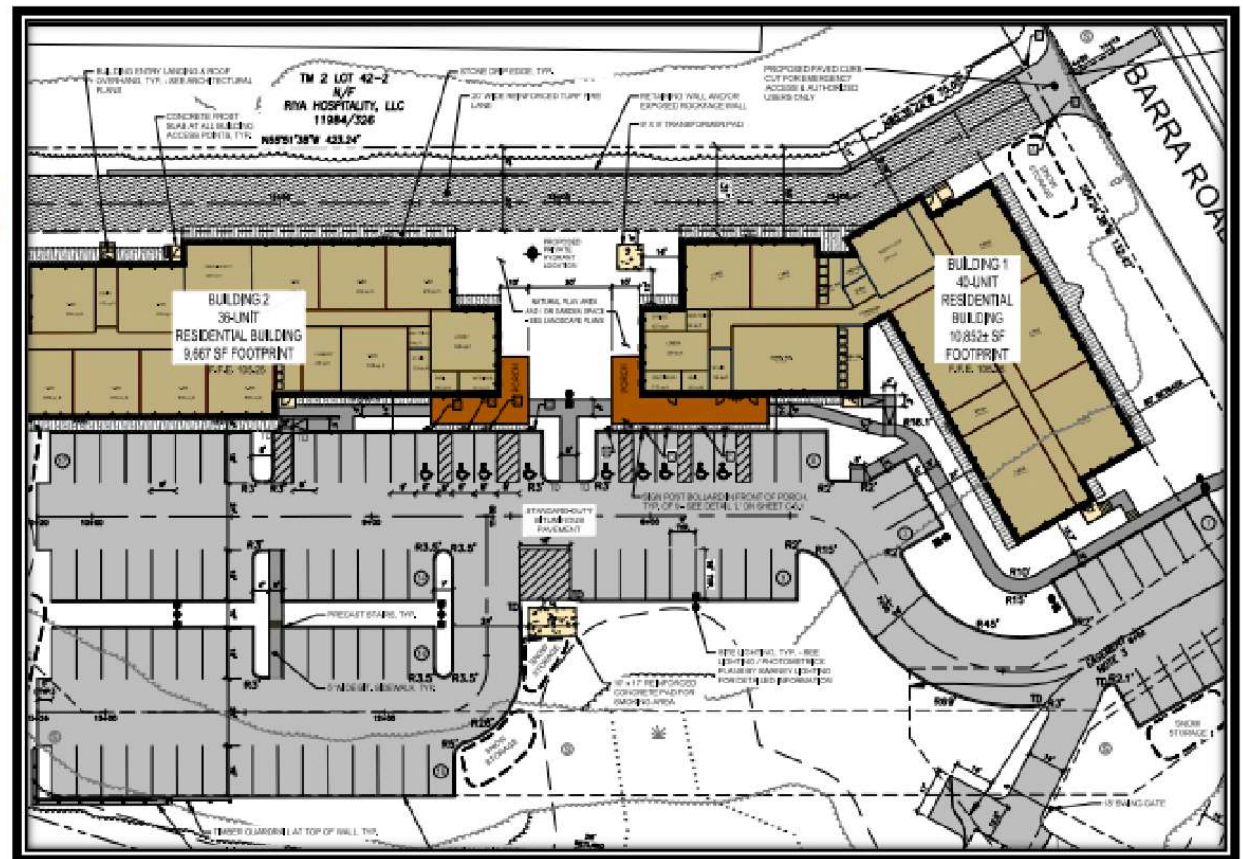
Reveler
"The Eddy"
60 Barra Road

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

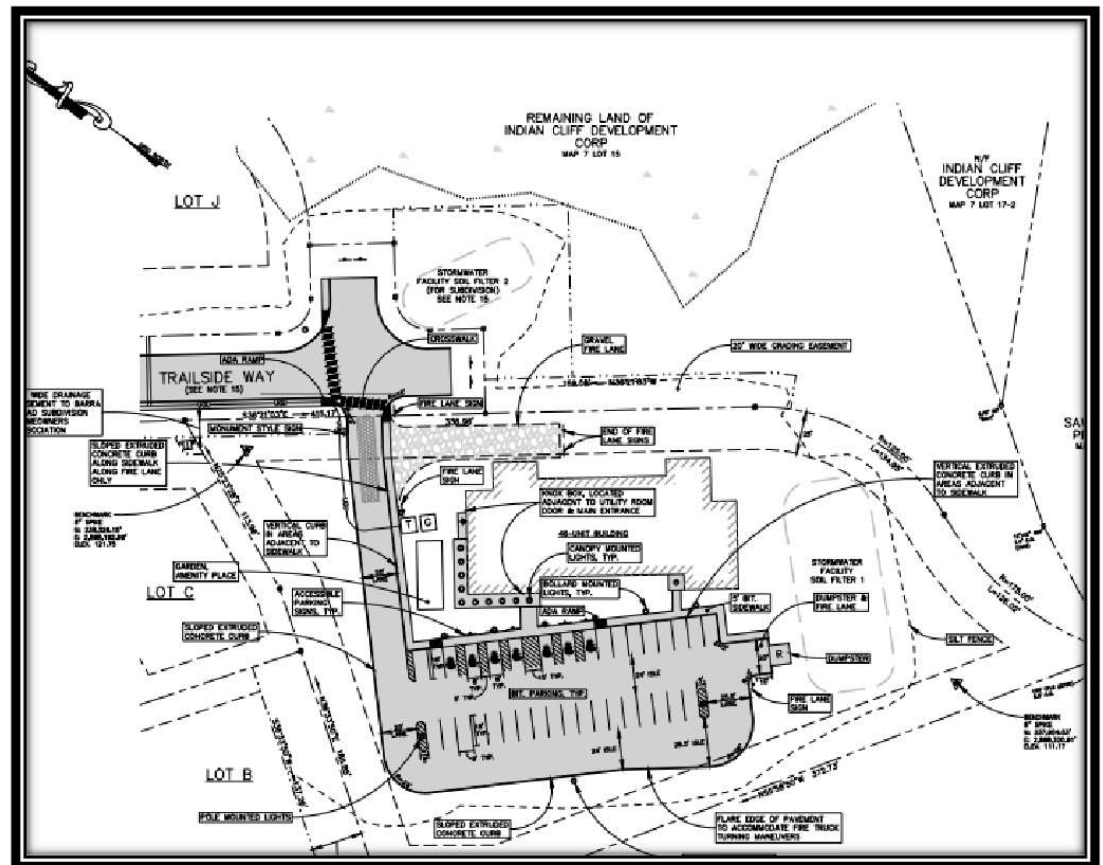


Westbrook
Development
Corporation (WDC)
37 Barra Road

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



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

CITY OF BIDDEFORD - WESTERN SEWER CAPACITY DEFICITS

SECTION III: HOME DEPOT & SMHC PUMP STATIONS

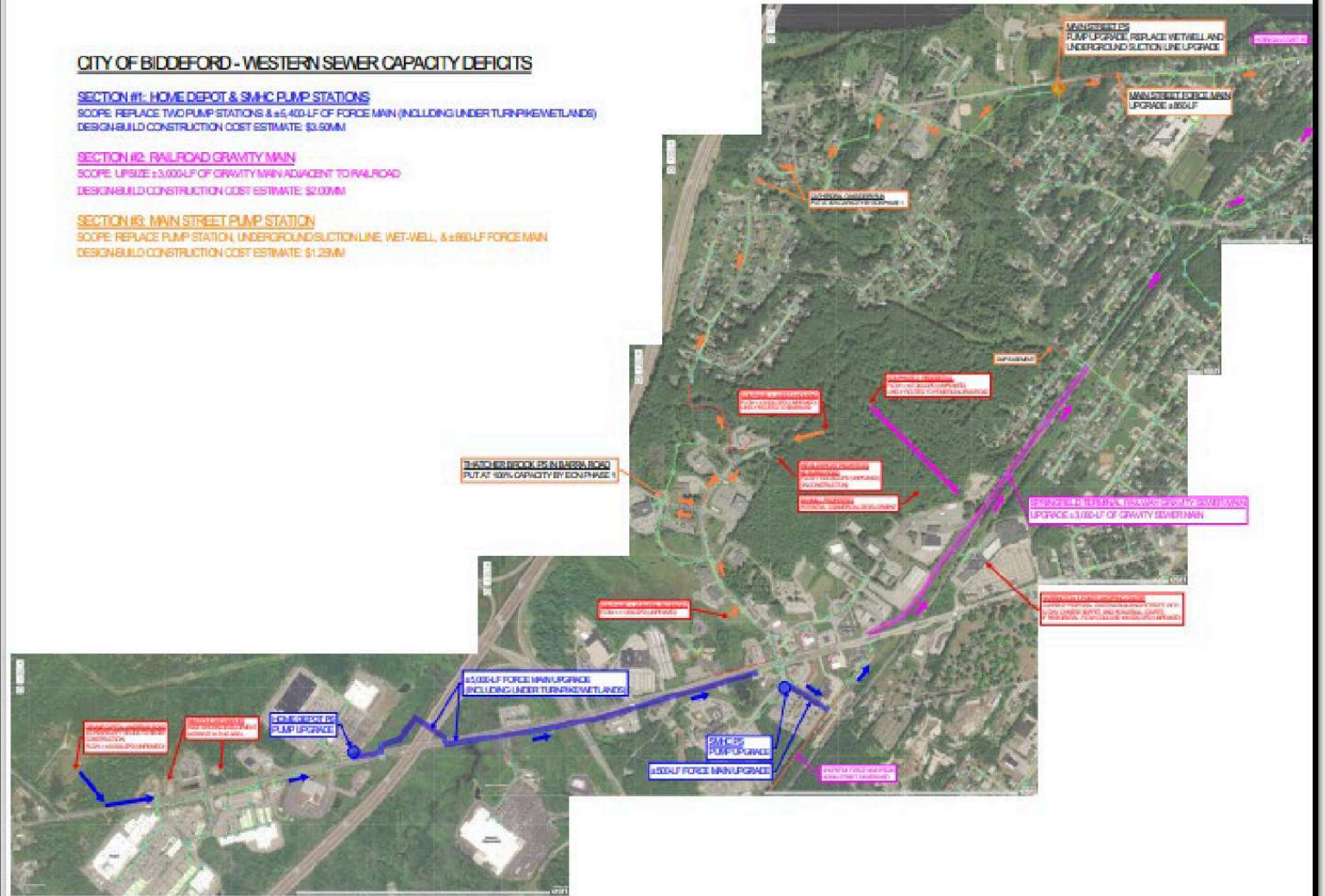
SCOPE: REPLACE TWO PUMP STATIONS & ±5,400-LF OF FORCE MAIN (INCLUDING UNDER TURNPIKE/RETLANDS)
DESIGN-BUILD CONSTRUCTION COST ESTIMATE: \$3.50MM

SECTION #2: RAILROAD GRAVITY MAIN

SCOPE: UPSIZE $\pm 3,000$ LF OF GRAVITY MAIN ADJACENT TO RAILROAD
DESIGN/BUILD CONSTRUCTION COST ESTIMATE: \$2.00/MM

SECTION #3: MAIN STREET PUMP STATION

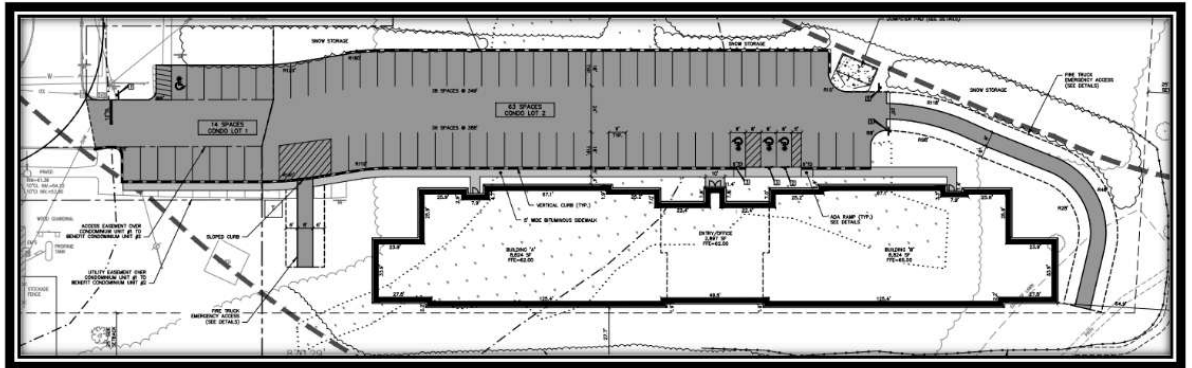
SCOPE: REPLACE PUMP STATION, UNDERGROUND SUCTION LINE, WET-Well, & 80-LF FORCE MAIN
DESIGN-BUILD CONSTRUCTION COST ESTIMATE: \$1.29MM





Forest Green Apartments – 60-Unit Senior LMI Housing

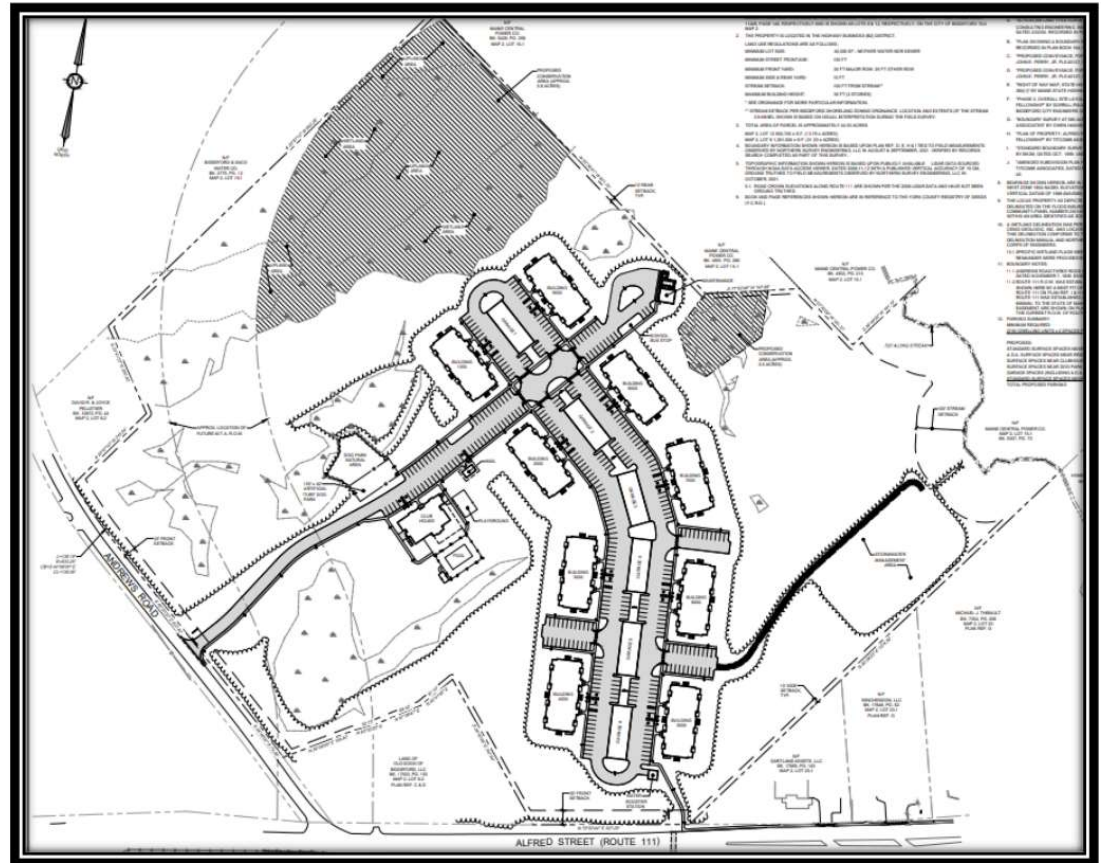
1. Planning Board Approved June 18, 2025
2. Did not receive project funding for 2026
3. Project Funding FY27?
4. Development Agreement = \$1 Million Contribution = Towards Main Street Pump Station Upgrades



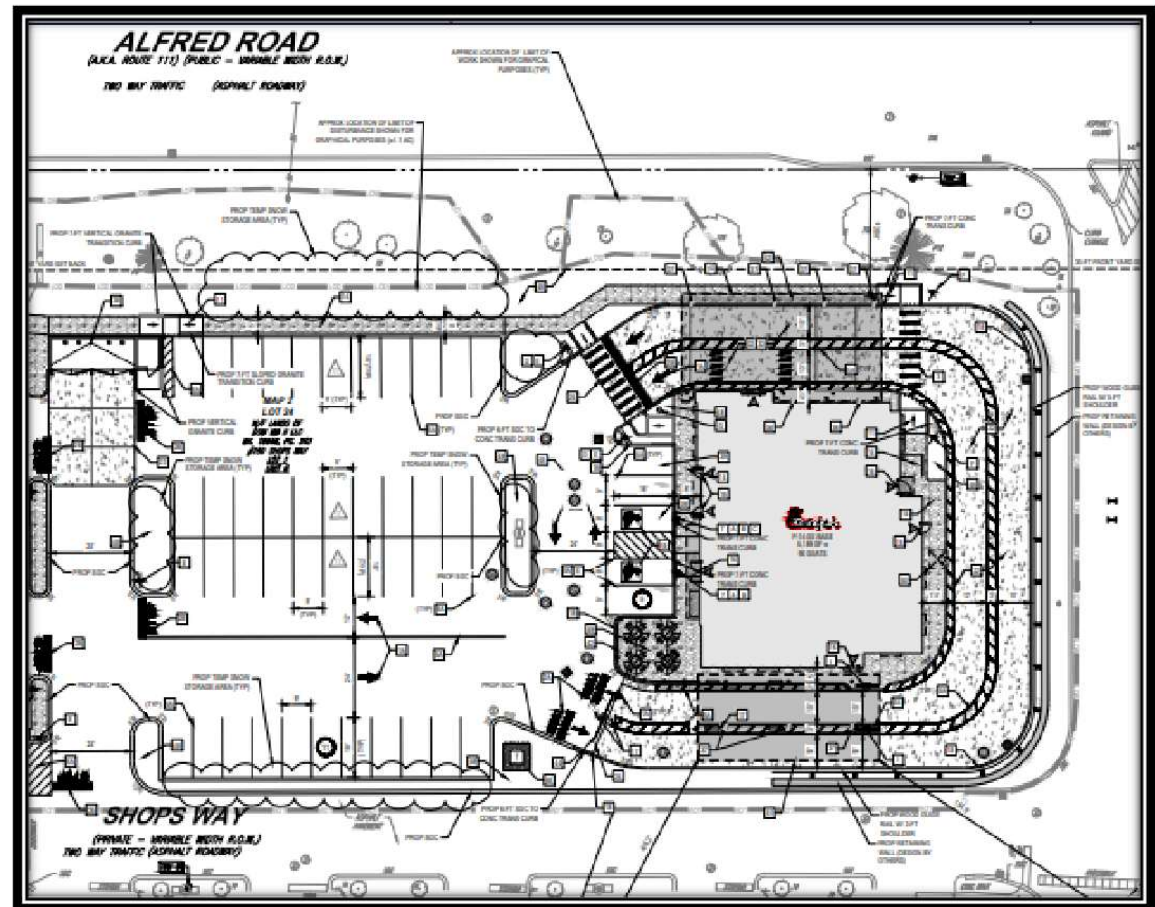
Devine Capital (aka Biddeford Residential) 588 and 590 Alfred Street

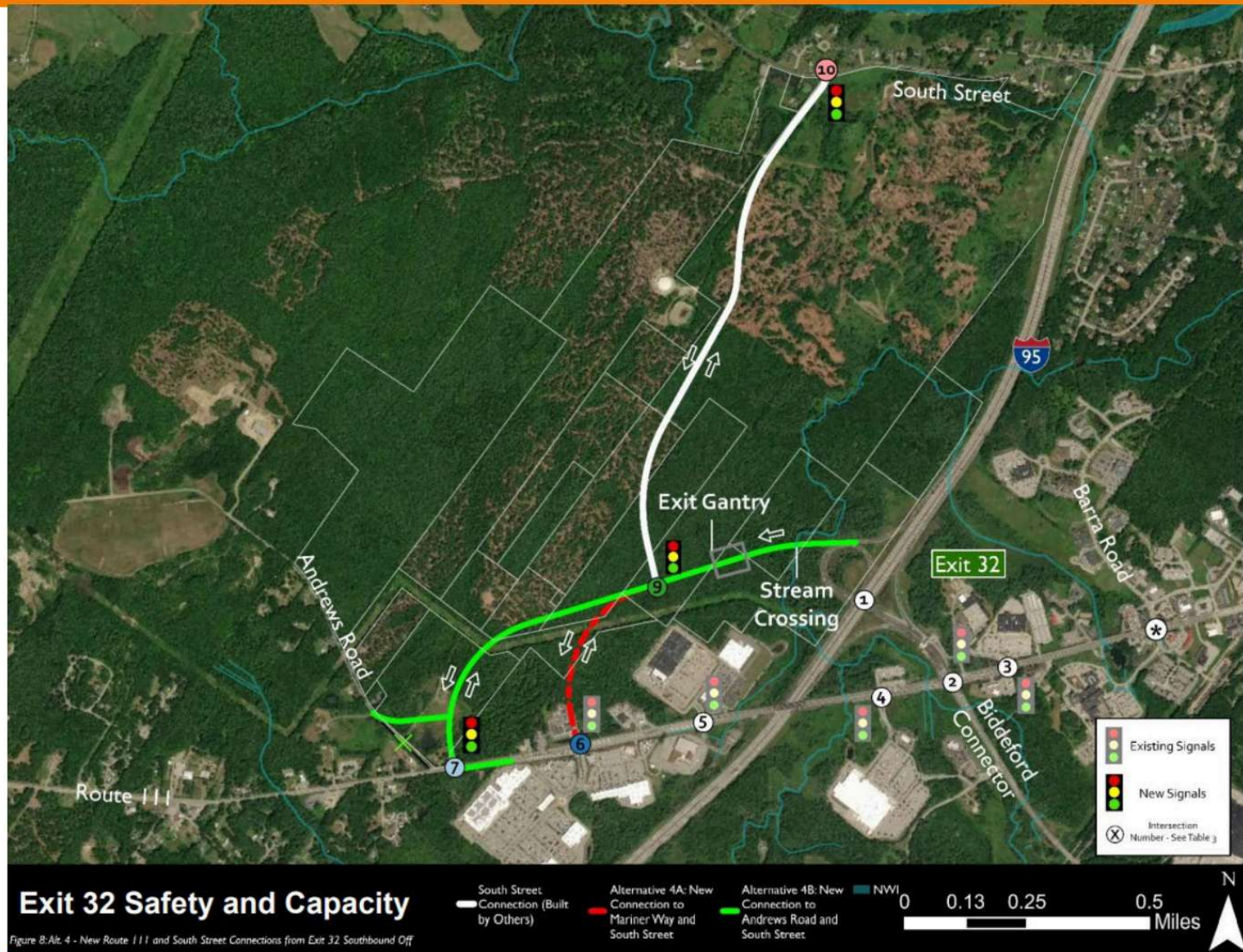
1. Joint Development Agreement – May 19, 2022
2. Contract Zone # 21 Agreement – June 7, 2023
3. 216-Units within (9 buildings)
4. Covered and surface parking
5. Tenant Clubhouse
6. Future MTA Connector (100-foot wide ROW provided)
7. Status: Preconstruction Meeting Held

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



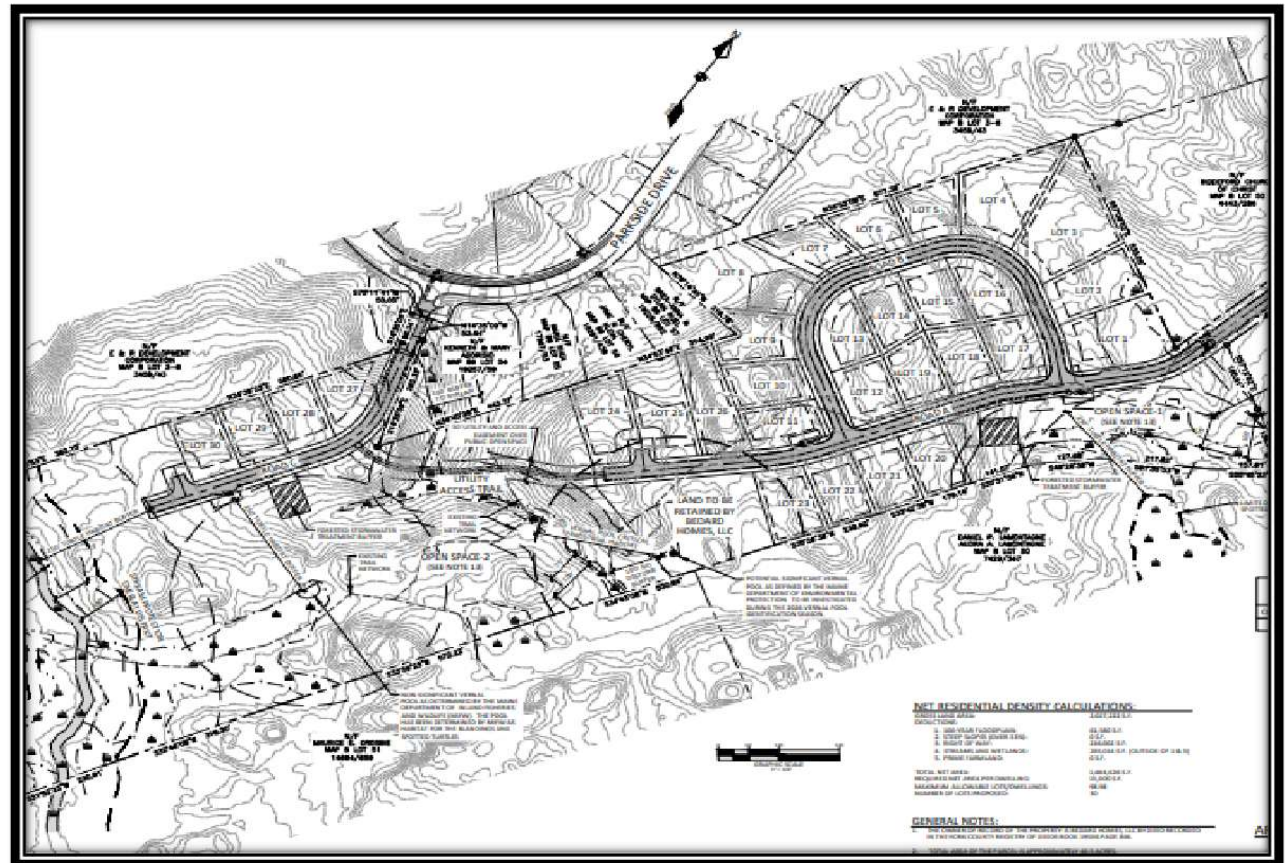
Chick-Fil-A
222 Mariner Way
(former Olive Garden Restaurant)
Project Under Final Review

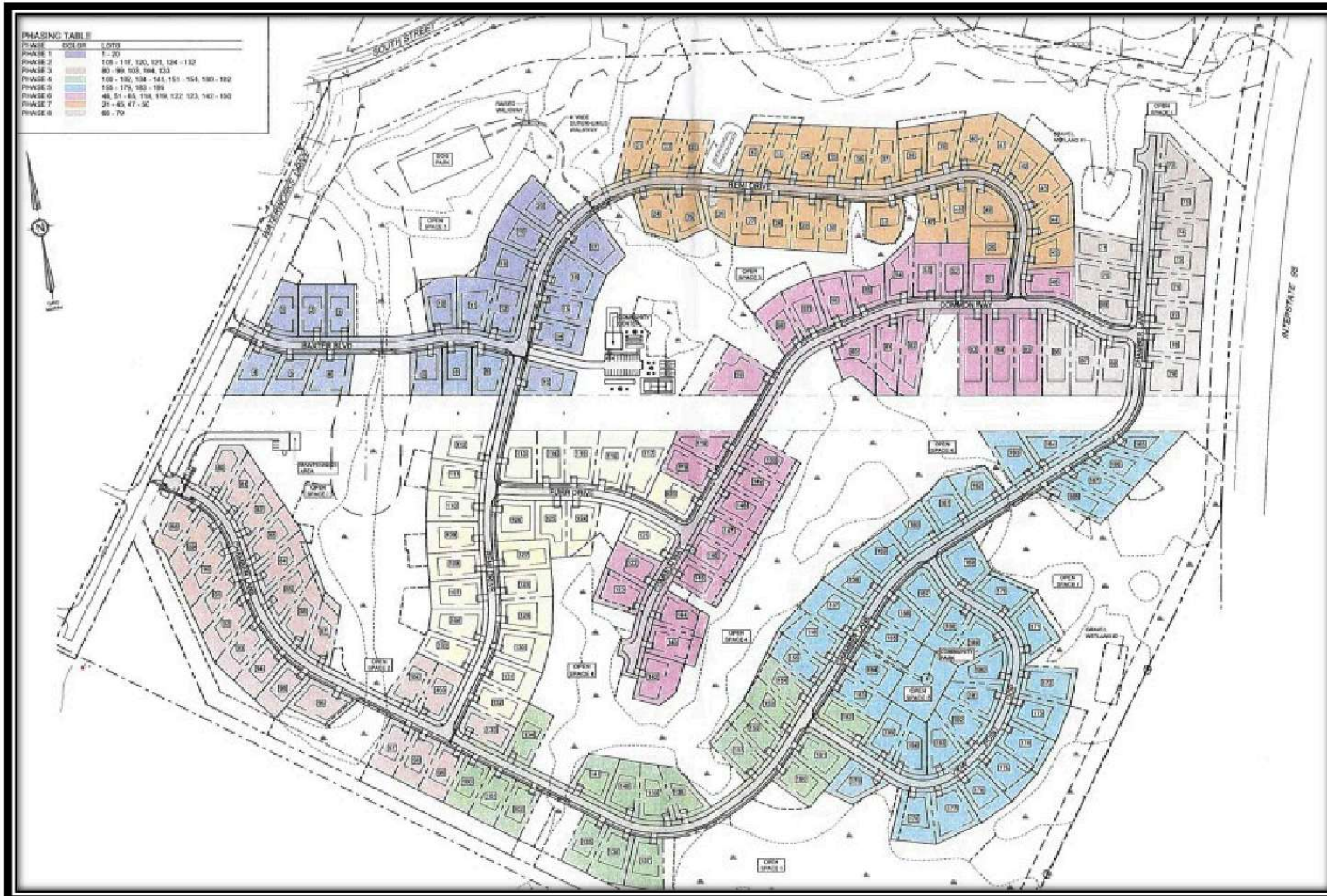




The Woodlands Reserve Subdivision (Bedard Homes)

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.





Hidden Hills
Mobile Home Park
413 South Street

195-units / 8 Phases

Approved April 2024
Under Construction

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?

