

St.Germain: Team designs innovative green mixed-use development

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ST.GERMAIN & ASSOCIATES

Businesses seeking high-end commercial space in a comfortable and relaxing natural setting will soon have new options in Southern Maine. Royal Ridge Business Suites will feature a four-lot commercial subdivision with 46,000 square feet of office and retail space provided in attractive buildings. Extensive landscaping is planned throughout the site to create a comfortable and relaxing atmosphere, and pedestrian interaction between the units will be encouraged by the provision of covered walkways throughout the property.

St.Germain & Associates and Custom Concepts, Inc. has partnered with Hyman Development to design, permit and construct this innovative mixed-use commercial development at the cor-

ner of Route 1 and Royal Ridge Road, just to the east of the Scarborough Marsh. Faced with significant permitting challenges, including freshwater wetlands, the proximity of the Scarborough Marsh and traffic concerns along the busy Route 1 corridor, St.Germain's senior managers identified and pursued a cohesive permitting strategy for the project at the early stages of design development.

Working together, St.Germain and Custom Concepts produced a practical, aesthetic site layout that incorporated the natural features of the site and minimized disturbance of sensitive areas. Early meetings with the town of Scarborough planning and engineering staff proved highly productive and resulted in a project that met both the developer's and the town's objectives for the site.

In addition, the team utilized

green development techniques including bioretention, vegetative buffers and swales to minimize potential impacts to storm water quality in what is regarded as a sensitive watershed area. Careful review of ordinances and regulations by the St.Germain team and timely meetings with municipal and State staff ensured that no significant redesign issues were encountered during the permitting process.

The town of Scarborough Planning Board granted final approval for the project on January 6th, 2006 commenting that the plan was "very attractive" and would be a welcome addition to a growing area of the town.

Construction on the project will commence in the spring and prospective tenants are already lining

up for space in what is poised to become one of Scarborough's most desirable locations.

Whether your project is regulated by a municipal, state or federal agency, St.Germain & Associates' senior managers can plot a route to success through the complex matrix of environmental regula-

tions. From site development to waste disposal, remediation technology to regulatory compliance, the St.Germain & Associates team has the experience to turn your project goals into reality.

Visit www.StGermain.com to find out more about what we can do for your project.

