

# Hallowell Vision Statement

Draft of June 23, 2008

- 1) Hallowell is small in geography and small in population, but it is large in community spirit and history, and diverse in people and talent.
- 2) Hallowell is a “smart growth” community, and has been from long before the phrase was invented. Hallowell people walk and bicycle to work and shop, recycle their trash, protect their streams, and take care of natural areas.
- 3) The City begins at the Kennebec River. Along the riverfront there is a walking trail; a new waterfront park; a boat landing and park; and stores, restaurants, and houses facing the water.
- 4) The new waterfront park is busy with a balance of activities serving people of all ages and interests: picnic tables and shade trees for relaxing; an outdoor theater-in-the-round for performances; docks for fishing; slips for pleasure boats; access for kayaks and canoes. The park is connected to the walking trail, and includes historic markers and reminders of the busy commercial waterfront of the past.
- 5) Water Street in Hallowell has a historic character defined by its 3 and 4 story brick buildings, with locally-owned and unique small retail stores on the first floor, and affordable apartments, homes, and offices above. The buildings front upon the sidewalk. New buildings at both ends of the historic downtown core continue the same scale, design, materials, and feel. New apartment and condominium buildings, affordable to people with all ranges of incomes, are on Water Street at the edges of downtown. Attention to small details – flowers in window boxes, attractive lights and signs, public restroom facilities – are part of the experience of visiting downtown Hallowell.
- 6) The public works and fire departments are relocated from the downtown to the renovated Stevens School complex.
- 7) A movie theater and performance space is developed across from the Hubbard Library in the old Baptist church. Arts, culture, music, and crafts set the tone for downtown. Affordable housing for artists is available within walking distance of downtown.

- 8) The crown on Water Street has been leveled, making it easier for pedestrians and bicyclists. Parking is carefully managed. Parking for customers and visitors to downtown is along the street and in convenient small lots; parking for workers and residents is behind buildings and in more distant locations.
- 9) Going up the hill away from the River and Water Street are Hallowell's historic in-town residential neighborhoods, which in turn adjoin more recent housing developments further up the hill. These neighborhoods are primarily residential, with single-family homes and multi-unit apartments, but they also blend in a variety of compatible uses – such as churches, bed and breakfasts, home offices, boarding homes, art and craft studios and stores, and accessory dwelling units. In character with housing elsewhere in the community, these neighborhoods include housing affordable to people with a variety of incomes.
- 10) Further up the hill is Hallowell's rural area. This area feels open and natural. It includes single-family homes and accessory structures, and rural businesses such as farming, logging, landscaping, construction, day care and dance studios, and bed and breakfasts. New residential development is often clustered, with open space protected nearby. The streets have lanes reserved for bicycling and walkers.
- 11) Along Whitten Road, and nearby on Winthrop Street, a second town center has emerged. The elementary school, senior center, and hockey rink are centers of community activity. There are also offices, light industrial uses, and multifamily housing. This is a transitional area from the large-scale development in Augusta to the small-scale development of Hallowell. There is landscaping and buffering of buildings from the street, careful traffic controls, and protection of the environment. This area shall remain not easily accessible to additional traffic, with no exit from the turnpike or back roads to Augusta shopping centers.
- 12) The Stevens School complex is a mixed use development, with condominiums, apartments, government and private offices, municipal services, and open space. The complex houses Hallowell's fire and public works departments, as well as school administrative offices. Housing there is multi-family, both owner and rental, and affordable to people at a wide range of incomes. The back area of the complex is open, and connects to trails in Augusta and Hallowell. The complex generates property tax revenues for Hallowell, and is a low traffic generator.