

Hallowell Vision Statement

Revisions of the June 23, 2008 Draft

Black Bullets) represent original language

Red Bullets) represent committee comments

- 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.**
- 1) Hallowell is small in geography and small in population, but it is large in **livability**, 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.**
- 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 **and reduce** their trash, protect their streams, and take care of natural areas.
- 2) Hallowell is a “grow smart” community, and has been from long before the phrase was invented. Hallowell people **value the opportunity to safely and efficiently** walk and bicycle to work and shop, **seek out and utilize alternative forms of energy to meet their power & heating needs, recycle and conserve**, protect their streams, and take care of natural areas. **Hallowell is also a community that respects the personal property rights of both small lot and large tract land owners.**
- 2) Hallowell is a “**grow smart**” 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. **The City is connected by a series of trails and open spaces that provide scenic and recreational activities year round for people and pets, and habitat for nature.**
- 2) Hallowell is a “grow smart” 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. The City **is pedestrian friendly**, connected by a series of sidewalks, hiking trails and open spaces that provide scenic and recreational activities year round for people and pets, and habitat for nature.

- 2) I don't think most people know what a "smart growth" community is. In fact, I just googled it myself to find out. "Planned development that is intended to help protect open space and farmland, revitalize existing communities, maintain affordable housing and provide a variety of transportation choices." OK. If we use the term, maybe we should provide that or one of the other definitions cited.

The second sentence, "Hallowell people walk and bicycle to work and shop, recycle their trash, protect their streams, and take care of natural areas," seems to belong under an environmental umbrella. Bearing in mind that this is supposed to be what we want to see in the Hallowell of 2018, how about a shorter version of the thoughts below? No. 1 could be expanded to be an all-encompassing general statement, and the copy below; re environmental and energy matters, could be No. 2. This would need to be trimmed for the present "vision statement" but some ideas might be expressed in later material, so I've left them in.

Hallowell is an environmentally sensitive or "green" community. Hallowell people walk and bicycle to work and shop, recycle their trash, protect their streams, and take care of natural areas. Since 2008, when the cost of gasoline and heating oil zoomed to record heights, the city found ways to turn back the clock for a brighter future. A strong incentive was the growing job loss and the difficulty of feeding a family, since incomes starkly failed to keep pace with costs of living.

Almost every front lawn displays a vegetable garden. The cost of transporting food (an average of 1,500 miles, using 400 gallons of gas), according to Roger Doiron, head of Kitchen Gardeners International, is no longer a factor. Seeds are cheap; no manufactured fertilizer is needed, since every household creates its own compost, which is far superior. The community gardens have been expanded to accommodate renters.

The goal of easy pedestrian/bicycle access to work, recreation and shopping has been achieved. Most people rarely use their cars. A senior center on Water Street offering yoga, plus coaching in cell phones, computers and memoir writing is popular.

Sidewalks have appeared where there were none before. Bicycle paths have been constructed on most streets. Since this has reduced the width of the streets, new parking patterns have been implemented. A supply of free bicycles is available at the new police headquarters, where borrowers leave a credit card or some other item of value as security, assuring the bikes' return.

A train runs from Gardiner to Augusta, stopping at Hallowell in both directions; so does a small ferry. The location of Gardiner's Hannaford's supermarket, near the

waterfront, makes it particularly accessible. In Hallowell and Augusta, bus links to the supermarkets exist, partly subsidized by the markets themselves. (A recent letter to the KJ suggested looking into use of the school buses during the summer, which might upon investigation prove feasible.) Could this notion be expanded to using them in off hours?

Concord Trailways' service, inaugurated in 2008 (or is it 2009?) has proved invaluable to reach Logan Airport. A spur from the Transportation Terminal off exit 5A of the Turnpike to Portland's Jetport has proved useful.

In Hallowell itself, with the help and advice of the Board of Trade, small "corner stores" have been created wherever the census establishes a given number of residents in an area, both in existing neighborhoods that lack such stores, e.g., north Hallowell, or at the Stevens School complex. Hence, everyone can walk or bike to fill a cook's unexpected demand for milk or flour, etc. Boynton's Market and Hallowell Seafood and Produce—having proved their expertise already—were offered a chance to set up an additional store at these new locations.

The cost of keeping warm has dropped by means of adapting some of yesterday's accepted modes of housing. Comfortable and congenial boarding houses have waiting lists. It has become unfashionable not to have at least one roommate. Rooms or sections of empty nesters' large private homes add to the housing stock. The cost of heat is shared or else covered by the homeowners' additional income.

Gov. Baldacci's plan (outlined 6-9-08 in the KJ) to weatherize homes and otherwise cope with the high cost of heating and to furnish mass transit has proved effective.

Solar power is encouraged through tax abatements. Closer to home, there's a clothesline in the back or side yard of almost every house or renters' building. Wind power and hydro power (other than via massive dams) have been thoroughly explored as to their suitability for use in Hallowell.

Residents now tell odd stories about the days when city office buildings, such as City Hall, and public meeting places did not make use of storm windows. (Is this still true?) People relish the fresh air they get in the summer through cross ventilation or window fans rather than air-conditioning, and new homes are designed with "escape hatches" of large skylights whose windows open in the summer.

These changes have not only helped residents stay and thrive in Hallowell, but furnish the satisfaction of reducing both global warming and the nation's dependence on unsuitable foreign alliances.

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- 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 apartments above storefronts. Flood regulations have been relaxed to encourage new Water Street development.**
- 3) I think the planners' No. 3 can be folded into No. 1.
- 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.**
- 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; **docking to facilitate larger scale passenger boats**, docks for fishing; slips for pleasure boats; access for kayaks and canoes. The park [omit trail] includes historic markers and reminders of the busy commercial waterfront of the past.
- 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 **where performances happen often**; docks for fishing; slips for pleasure boats; access for kayaks and canoes; **and fireworks**. The park is connected to the walking trail, and includes historic markers and reminders of the busy commercial waterfront of the past. **Front Street has turned its face to the river and celebrates new vitality with increased retail and dining activity.**

- 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 **where performances happen often**; docks for fishing; slips for pleasure boats; access for kayaks and canoes; and fireworks **on Old Hallowell Day and other city celebrations**. The park is connected to the walking trail, and includes historic markers and reminders of the busy commercial waterfront of the past. Front Street has turned its face to the river and celebrates new vitality with increased retail and dining activity.
- 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.**
- 5) Water Street in Hallowell has a historic character defined by its 3 and 4 story brick buildings, **(the tallest being the Cottonmill)** with locally-owned and unique small retail stores on the first floor, and affordable apartments, homes **[omit 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.**
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- 6) The public works and fire departments are **modernized with some departments possible relocated**.
- 6) REMOVE

- 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.**
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- 7) A movie theater and performance space is developed across from the Hubbard Library in the old Baptist church or **in the old Public Works Building**. Arts, culture, music, and crafts set the tone for downtown. Affordable housing for artists is available within walking distance of downtown.
- 7) A movie theater and performance space is developed across from the Hubbard Library in the **old Rialto Theatre**/old Baptist church. Arts, culture, music, and crafts set the tone for downtown. Affordable housing for artists is available within walking distance of downtown.
- 7) **Arts, culture, music, and crafts set the tone for downtown and a movie theater and performance space is open and thriving. Attention to small details – flowers in window boxes, attractive lights and signs, public restroom facilities – are part of the experience of visiting downtown Hallowell.**
- 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.**
- 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 **at appropriate locations up the hill**.
- 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.
- 8) The crown on Water Street has been leveled, making it easier for pedestrians and bicyclists. Parking is carefully managed **with new businesses and buildings**

considering adequate parking in their proposals. A metered underground parking garage has been constructed. 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.
- 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, [omit craft studios and stores] , and accessory dwelling units. Young working/professional families have moved into Hallowell, strengthening our schools, tax base and future. In character with housing elsewhere in the community, these neighborhoods include housing affordable to people with a variety of incomes.
- 9) Going up the hill away from the River and Water Street are Hallowell's historic in-town residential neighborhoods. These buildings reflect an historic look and feel. These neighborhoods adjoin more recent housing developments further up the hill. Both areas are primarily residential, with single-family homes, condominiums, 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 [omit 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, including artists and musicians.
- 9) Going up the hill away from the River and Water Street are Hallowell's historic in-town residential neighborhoods. These buildings reflect an historic look and feel, regardless of their actual age. These neighborhoods adjoin more recent housing developments further up the hill. Both areas are primarily residential, with single-family homes, and (in suitable locations) condominiums and multi-unit apartments. As appropriate to the particular location, they also blend in a variety of compatible uses in suitable structures – such as churches, bed and breakfasts, home offices, boarding homes, art and craft

studios, and accessory dwelling units. In character with housing elsewhere in the community, these neighborhoods include housing affordable to people with a variety of incomes, including artists and musicians.

- 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.**
- 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. **Incentives are in place for land owners to farm their land.** New residential development is often clustered, with open space protected nearby. The streets have lanes reserved for bicycling and walkers.
- 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 **may be** clustered, with open space protected nearby. The streets have lanes reserved for bicycling and walkers.
- 10) Further up the hill is Hallowell's rural area. 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 **encouraged** nearby. The streets have lanes reserved for bicycling and walkers.
- 10) **To the west beyond the built-up community** is Hallowell's rural area. This area feels open and natural. It includes **clusters and individual** single-family homes and accessory structures **surrounded by open space. There are also** rural businesses such as farming, logging, landscaping, **[omit construction]** , day care and dance studios, bed and breakfasts **and other uses appropriate to the area. In appropriate places,** the streets have lanes reserved for bicycling and **sidewalks for pedestrians.**

- 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.
- 11) Along Whitten Road, and nearby on Winthrop Street, offices, light industrial uses, and multifamily housing exists. 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. Winthrop Street east of the turnpike remains residential with an area of affordable housing near the elementary school. Sidewalks are on both sides of Winthrop Street so children can easily walk to school. This area shall remain not easily accessible to additional traffic, with no exit from the turnpike or back roads to Augusta shopping centers. Commuters are using the highway and Western Avenue because driving through Hallowell is deemed “too slow” due to the bike lanes and pedestrians.
- 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. Traffic from the turnpike or back roads to the new Augusta shopping center are strongly discouraged and prohibited where possible.
- 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 remains not easily accessible to additional traffic, with no exit from the turnpike or back roads to Augusta shopping centers.
- 11) Along Whitten Road, and nearby on Winthrop Street, a well-planned development node 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, all as appropriate to the area. 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 remains not easily accessible to additional traffic, with no exit from the turnpike or back roads to Augusta shopping centers.

11) No. 11 is a bit confusing. The hockey rink will be at Vaughan Field, right? The present senior center will never be a center of community activity at its present location. Surely a senior center should be in walking distance! And I don't see housing of any kind as very feasible along Whitten Road, now that we'll have the Stevens School site.

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.

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 **remains as open space**, and connects to trails in Augusta and Hallowell. The complex generates property tax revenues for Hallowell, and is a low traffic generator.

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- 12) The Stevens School complex is a mixed use development, with **residences**, government and private offices, municipal services, and open space. The complex houses Hallowell's fire, **police** and public works departments. Housing there is multi-family, both owner and rental, and affordable to people at a wide range of incomes. **The complex connects to hiking trails.** The complex generates property tax revenues for Hallowell, and is a low traffic generator.
- 13) I would also suggest one more section. Dawn mentioned Augusta's including education as a concern. In Hallowell, I see the need for one on governance.

City officials now readily give lip service to the concept of open government but the concept is violated in the practice. Since officials are in the know, it is hard for them to put themselves in the position of the ordinary citizen.

The state requires that a municipality must give "ample" notice of a meeting by its governing council or board. City Hall officials post a notice inside the lobby and outside, at the side entrance to the Council Chambers. The city Web page provides notice of the meetings and includes the agenda. Of course, some residents rarely visit City Hall, and not everyone has a computer, or DSL, to be able to easily go online.

Now we get to the interpretation of "ample time." Monday meetings present a problem, since City Hall is closed Saturday and Sunday.

Hallowell residents used to depend on the KJ Calendar to alert them to Council meetings, but that notice is no longer seen. Notices of some committee meetings appear in the paper and on the Web page, but most do not. And nobody seems to update the committees' meeting notices on the Web; most of the ones that do appear are of former meetings. Since this kind of lapse was rare in the past, I expect the same system other municipalities use or the one formerly used in Hallowell before could be reinstated. If the library and the senior center can give notice without fail (usually the only happenings in Hallowell listed) the city can do it. The upside, I suppose, is that tourists are impressed that we are such avid readers and knitters.

Turning to the conduct of the Council meetings, flip charts and maps are presented so that only the councilors can see them; the public cannot. When members of the public address the Council, they stand with their backs to the rest of the public. The unintentional message is that the public doesn't count; only the councilors do. To take advantage of the plethora of brains and talent in this city, we should woo members of the public, not construct barriers to their participation in what vitally concerns their lives. Anyway, No. 13 could read something like this:

13)Hallowell believes in open government. Notices of City Council meetings, both on the Web and outside and inside City Hall, are given 5 weekdays in advance of the meeting, and include the date, time, agenda, and councilors' packages. Notice of Council meetings is published in the KJ in the "Government" section at the beginning of the week, and the "Calendar" section the day before and the same day of the meeting. Notices also appear in the Capitol Weekly at the appropriate time for that paper.

Similar to the way the Planning Board notifies abutters when an applicant appears before it, the Council apprises citizens directly affected by a matter before it.

In Council Chambers, no wooden barriers are seen between the councilors and the public , and citizens address the meeting from the front of the room. These measures ensure that Hallowell residents are kept informed, and their participation is encouraged.