

A Vision for Hallowell

Draft of September 9, 2008

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4 Hallowell is a small, historic city alongside the beautiful Kennebec River. It is a
5 community enriched by generous volunteer spirit, diversity, and a strong sense of
6 civic pride. Hallowell has a vibrant downtown, with art galleries and live music
7 every night, creative small businesses, and historic and closely-knit neighborhoods.
8 Hallowell is designed to make it easy and safe to walk and bicycle and is connected
9 by trails and open space corridors that provide habitat for wildlife and enjoyment
10 for residents. The City is tied into regional public transportation services for
11 commuting and shopping.

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13 Hallowell people value and protect clean water and air, native plants and animals,
14 quiet and star-filled night skies, and ecosystem functions such as flood control, soil
15 retention, and climate stabilization. Large interconnected blocks of open space
16 sustain natural values, even as the city grows and changes.

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18 Hallowell residents recycle and conserve energy, use public transportation, and in
19 appropriate locations, use alternative forms of energy to meet power and heating
20 needs.

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22 Hallowell is a community where people respect each other and property rights are
23 respected by all. Hallowell property owners are honored for managing and
24 developing their lands in ways that protect the environment and preserve the
25 community's natural and historic character.

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27 Hallowell citizens are well-informed and fully engaged in its civic life.

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Water Street displays its historic character through its well-preserved architecture and its “Museum on the Streets” interpretative signs. The look and feel of downtown is maintained by its multi-story brick buildings, sitting close to the street, with compatible heights and rooflines. They have small retail stores, restaurants, art galleries, bars with live music, and offices on the first floor, and a mix of apartments and residences above. Water Street is managed to allow a range of uses to coexist comfortably and safely together – driving, parking, bicycling, and walking.

Along the Kennebec, buildings have turned their faces to the River. The new waterfront park at the north end is busy with activities such as picnic tables; shade trees for relaxing; an outdoor theater-in-the-round; docks for large scale passenger boats; piers for fishing; slips for pleasure boats; access for kayaks and canoes; and festivities. At the south end, the State boat landing continues to provide boat access and a park for picnicking and enjoying the views.

The Kennebec River Rail Trail, which enters the downtown from both ends, is connected by a safe and well-marked pathway.

At both ends of Water Street -- from the railroad bridge to the Augusta line, and from Temple Street to the Farmingdale line – there is a lower density and scale than in the downtown, yet the buildings continue the same historic design, materials, and feel. These areas include offices, restaurants and small retail shops, as well as multifamily housing that serve people with a mix of incomes.

Going up the hill, from Second Street to the Maine Turnpike are Hallowell’s in-town residential neighborhoods. There is relatively high density, reflecting a 19th century

55 development pattern mixing young and old, large and small families and a variety
56 of incomes. The neighborhoods are primarily single-family homes yet in appropriate
57 places there are condominiums and apartments, accessory apartments, places of
58 worship, bed and breakfast inns, home occupations, and boarding homes.

RESERVED

Along Winthrop Street, the Stevens School complex has been rejuvenated into another high-quality, mixed use development, with condominiums, apartments, government and private offices, municipal services, working spaces for artists and performers, supportive retail uses, and open space. The development reflects the historic character and scale of the surrounding area. The new housing includes clusters of owner-occupied and rental units at a mix of prices. The complex connects to trails, generates a minimum of car traffic, and produces property tax revenues for the City.

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61 Along the west side of the Turnpike from the Augusta line to the power line right—
62 of-way, and on both sides of Winthrop Street between the turnpike and Town Farm
63 Road, a well-planned business area has emerged. There are offices, light
64 manufacturing and commercial uses, motels, recreation facilities, and institutional
65 housing. The area has moderate-sized buildings, serving as a transition from the
66 large-scale development in Augusta to the small-scale development of downtown
67 Hallowell. There is quality landscaping and buffering of buildings from the street,
68 careful traffic management, and environmental safeguards.

69

OPTION

A new road from Whitten to Smith Road, running parallel to the Turnpike on the west side, provides an traffic relief to Middle Street, and access to new land for business development.

70 On the east side of the Turnpike, to the north and south of Winthrop Street, there are
71 small-scale professional offices and other attractive, low-traffic, non-retail business
72 uses.

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74 In the entire business district on either side of the Turnpike, through-traffic for
75 shoppers and commuters is discouraged. There is neither a new turnpike exit nor
76 access roads to and from Augusta shopping centers.

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78 The remainder of Hallowell is rural. This area feels open and natural. It includes
79 uses that are compatible with its rural character, such as residential and accessory
80 structures, and family-run businesses. New residential development takes place in a
81 way that preserves the open feel of the area, and may use techniques like clustering
82 and conservation subdivisions. The streets have lanes reserved for bicycling and
83 walkers.

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85 The natural character of Hallowell is valued not just in the rural area, but town-
86 wide. Hallowell is a place where children and adults have access to a diversity of
87 safe and well-maintained open spaces and facilities for outdoor play, wonder,
88 fitness, and mental well-being. The Kennebec River is a focal point for outdoor
89 enjoyment and conservation, as well Vaughan Woods, Jamie's Pond Wildlife
90 Management Area, and the City Recreation Area. Where appropriate and possible,
91 these key areas will be expanded and interconnected as a result of concerted and
92 coordinated effort among adjacent landowners, city government, and partnering

93 organizations. Users will understand and honor the differences between public and
94 private lands, and respect the property and requirements of both. Waterfront Park,
95 Vaughan Field, Stevens School backland and smaller green spaces will enhance the
96 attractiveness of the downtown and allow ready access for outdoor play and
97 enjoyment where most people live. Forested areas owned by the city will be
98 managed to avoid disease, risk of wildfire or blow-down, and impairment to
99 environmental values and natural beauty.
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