

**City of Hallowell
Comprehensive Planning Committee (CPC)**

City Hall
Room: Auditorium
Tuesday, October 21, 2008
6:00 pm to 8:00 pm

AGENDA

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| 1. | Welcome: Housekeeping |
| 2. | Understanding the role of the ORC, the CPC, and the PB |
| 3. | Hallowell Vision and Land Use Policies |
| 4. | Schedule: Agenda for next meetings |
| 5. | Public Comments |
| 6. | Adjourn |

This is a special session of the Hallowell Comprehensive Plan Committee (CPC).

The meeting is a joint CPC, Ordinance Review Committee (ORC), and Planning Board (PB). Mark Eyerman and Frank O’Hara will be on hand to talk about the role of land use recommendations in the comprehensive plan and to provide guidance for integrating the work of the CPC with that of the ORC and the PB.

The meeting will focus on the draft land use policies that the CPC has developed based on the comprehensive plan vision. Topics of interest will include historic preservation, the transition area around Whitten and Winthrop Street, and the community’s two waterfront gateways.

The committee is looking to hear from the ORC and PB on whether the information presented provides adequate guidance for future zoning revisions. The CPC hopes to gain ORC and PB insight to help them develop solid, feasible recommendations that will move the community toward its proposed vision.

A Vision for Hallowell

Draft of September 23, 2008

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

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

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

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

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

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

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

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

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

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53 Going up the hill, from Second Street to the Maine Turnpike are Hallowell’s in-town
54 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.

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