

# A Vision for Hallowell

Draft of August 21, 2008

Hallowell is small, historic city that sets alongside the beautiful Kennebec River. It is a community enriched by generous volunteer spirit, a music-filled downtown, historic and closely-knit neighborhoods, creative small businesses, and strong sense of civic pride.

Along the length of the Kennebec, buildings have turned their faces to the River, with eating places and small shops on the riverfront, and attractive residences above. The new waterfront park at the upper end of downtown 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; docks for large scale passenger boats; piers for fishing; slips for pleasure boats; access for kayaks and canoes; and fireworks. At the other end of downtown, 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 sides, is connected by a safe and well-marked pathway.

Water Street in Hallowell displays its historic character through its well-preserved architecture and its "Museum on the Streets" interpretative signs. The feel and look of downtown is maintained by its multi-story brick buildings, sitting close to the street, with roughly consistent rooflines. They have small retail stores 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, walking.

28 At both ends of Water Street -- from the railroad bridge to the Augusta line, and  
29 from the current public works garage to the Farmingdale line – there is a lower  
30 density and scale than in the downtown, but the buildings continue the same  
31 historic design, materials, and feel. These areas include offices and small retail  
32 shops, as well as multifamily housing that serve people with a mix of incomes.  
33 Pedestrian and bicycle access is maintained for the length of Water Street.

34  
35 From Second Street to the Maine Turnpike, going up the hill, are Hallowell’s in-  
36 town residential neighborhoods. They have a relatively high density, reflecting a  
37 19<sup>th</sup> century development pattern. The neighborhoods are primarily single-family  
38 homes, but in appropriate places there are also condominiums and apartments,  
39 accessory apartments, places of worship, bed and breakfasts, home occupations,  
40 and boarding homes. The neighborhood housing mixes young and old, large  
41 families and small, and households with a variety of incomes.

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43 *This is as far as the committee got at its July meeting.*

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45 Along Winthrop Street, the Stevens School complex has been converted into a new,  
46 high-quality, mixed use development, with condominiums, apartments, government  
47 and private offices, municipal services, working spaces for artists and performers,  
48 and open space. The new housing is at a high density, and includes both owner and  
49 rental units at a mix of prices. The complex connects to trails, generates a minimum  
50 of car traffic, and produces property tax revenues for the City.

51  
52 Along Whitten Road and the adjacent stretch of Winthrop Street, a well-planned  
53 business area has emerged. The elementary school, senior center, and hockey rink

54 are centers of community activity, and are connected for pedestrians. There are also  
55 offices, light industrial uses, and multifamily housing. This is a transitional area  
56 from the large-scale development in Augusta to the small-scale development of  
57 Hallowell. There is quality landscaping and buffering of buildings from the street,  
58 careful traffic management, and environmental safeguards. Traffic in and through  
59 the area is discouraged; there is no new turnpike exit or access roads to Augusta  
60 shopping centers. The area around the new elementary school on Winthrop Street is  
61 residential in character, with family housing and sidewalks making it safe for  
62 children to walk to school.

63  
64 The remainder of Hallowell is rural. This area feels open and natural. It includes  
65 single-family homes and accessory structures, and rural businesses such as farming,  
66 logging, landscaping, construction, day care and dance studios, and bed and  
67 breakfasts. New residential development takes place in a way that preserves the  
68 open feel of the area, using techniques like clustering and conservation subdivisions.  
69 The streets have lanes reserved for bicycling and walkers.

70  
71 Hallowell people care for the environment. The community is designed to make it  
72 easy to safely walk and bicycle to school, workplaces, or shops. The City is tied into  
73 regional public transportation services for commuting and shopping. Residents  
74 recycle and conserve, and in appropriate locations, use alternative forms of energy  
75 to meet power and heating needs. The City is intersected by connecting trails and  
76 open space corridors that provide habitat for wildlife and enjoyment for residents.  
77 Hallowell property owners are honored for managing and developing their lands in  
78 ways that protect streams and sensitive natural areas, and preserve the community's  
79 natural and historic character; their property rights are respected by all.

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81       Hallowell is a community where people respect each other, and communicate all  
82       important public business to each other. Local government conducts its activities in  
83       an open and transparent manner. Local news is communicated through a variety of  
84       mechanisms, in a way that ensures that all people can know about what is going on.

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86       OTHER TOPICS? SCHOOLS? JOBS? PROPERTY TAXES?

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