2018

Maine Smart Growth AWARDS

October 11, 2018
Lifetime Achievement Award
Contributions to Land Use Planning in Maine

Presented to: Brian Kent
BELFAST RENAISSANCE
A Master Development Plan for Downtown and the Waterfront

Prepared by Kent Associates, Planning & Design, Gardiner, Maine
in association with Maine Tomorrow, Hallowell, Maine. Nov. 1994

CITY OF BELFAST
MAIN

DOWNTOWN MEXICO REDEVELOPMENT PLAN

A MASTER PLAN FOR THE CITY OF ELLSWORTH WATERFRONT
Part 1

A MASTER PLAN FOR THE CITY OF NORWAY, MAINE
Prepared by the Village of Norway
Commissioners and the Maine Department of Environmental Protection

Main Street
Norway, Maine
Lifetime Achievement Award
Contributions to Land Use Planning in Maine

Presented to: Brian Kent
Outstanding Project Award
502 Deering Center

Presented to: Denis Lachman and Kiya Smith
The Half-Mile Neighborhood concept is based in the notion that you should be able to walk to basic services in your neighborhood. Schools, parks + recreation, shopping and public transportation should be accessible within 2600 feet of where we live, a nine minute walk. The Portland Peninsula offers this lifestyle – we propose to expand its presence throughout Portland by strengthening the vitality of neighborhood commercial centers.
Deering Center Village – Life long & walkable
5 min/1/4 mile walk & 10 min/1/2 mile walk

- Park Danforth
- Early Childhood
- Higher Ed UNE
- Evergreen Cemetery
- Mother House
- Middle School
- Elementary School
- Public Library
- High School

- Recreation
- Shops
- Restaurants & Market
- Lachman Ar
502 Deering Center
Site Features

A Front Commercial Entry fronts Stevens Ave with high exposure.

B Side Commercial Entry fronts quiet south-facing Pocket Park.

C Residential Entry to 6 apartments total on 2nd & 3rd floors.

D Pedestrian Walkway & Shared Driveway efficiently allows precious resources and land otherwise devoted to cars to instead be reallocated to the new Village Pocket Park.

E New Village Pocket Park features seating, landscaping and paving to provide neighborhood use for pause-n-meet, sidewalk fairs etc.

F Pedestrian Circulation System shown dashed is safe and ADA compliant.

G Existing Bus Stop is sheltered under projecting bay above. Provides public setting, ideally positioned to visually track buses.

H Bike Parking provides convenient and secure spaces as incentive to bike-park-n-bus.

I Parking at rear of site includes a handicap space. Mixed Transportation encourages a variety of modes — walking, biking, busing, and biking — in addition to cars.

J Roy's Shoe Shop

K Abutting Property, future new mixed-use
Outstanding Project Award
502 Deering Center

Presented to: Denis Lachman and Kiya Smith
Outstanding Project Award
Bill & Joan Alfond Main Street Commons
150 Main Street, Waterville

Presented to: Colby College – President David Greene
Outstanding Project Award
Bill & Joan Alfond Main Street Commons
150 Main Street, Waterville

Presented to: Colby College – President David Greene
Outstanding Public Policy Award
21st Century Downtown Zoning

Presented to: Windham Town Council
Figure 7: Overall Conceptual Master Plan Overlayed on Aerial Image
Figure 10: Bird’s Eye View of Existing Access Road from Route 35 to Shaw’s Plaza with a Conceptual Complete Street Retrofit
Figure 8: Existing Access Road from Route 35 to Shaw's Plaza

Figure 12: Existing Wal-Mart Parking Circulation Drive with Complete Street Retrofit

This figure illustrates a less intense approach to a Complete Street. This is a retrofit of an existing parking lot, utilizing excess parking for small pad development.
Outstanding Public Policy Award
21st Century Downtown Zoning

Presented to: Windham Town Council
Outstanding Plan Award
Strategic Vision Plan

Presented to: Portland Housing Authority
Bayside Vision Phasing

Over 850 net new units possible at the Bayside Properties
The Ground Level Plan highlights the desire to place active program along the street edges. As can be seen, the street edges are framed with either residential units (shown in yellow), community space (in orange) or commercial space (shown in blue). Further, it's worth noting the design tries to focus more public program along Boyd Street in keeping with the idea of this acting as a neighborhood scale main street that complements and connects to Franklin Street, Fox Street and Cumberland Avenue.

Mid-block connections break down the scale of the redevelopment. Further, they are an ideal location for public realm amenities. While the developments all consider parking needs, the designs strive to maintain the visibility of surface parking lots from the streetscape.

The upper level plan shows how units - at a range of scales - could be provided. Further, additional community space for residents could be provided atop parking lots in select locations.
Outstanding Plan Award
Strategic Vision Plan

Presented to: Portland Housing Authority
Outstanding Plan Award
Franklin Street Redesign

Presented to: City of Portland
Proposed View of Pedestrian Friendly Marginal Way Intersection
PHASE II DESIGN CONCEPT

PROPOSED CONCEPT

- Improved east-west connectivity
- Supports appropriate nodal development
- Major bicycle and pedestrian improvements
- Gateways at north and south ends of corridor
- Required traffic capacity maintained
Development of Alternatives

Public workshop ideas were sorted into 3 themes, each with a different emphasis on growth and transportation options.
SECTION B-B’

Section BB’ Through Franklin Street Near Oxford St. Looking South
Outstanding Plan Award
Franklin Street Redesign

Presented to: City of Portland
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