

West Side Village Neighborhood Land Use Plan



Overarching Needs - Residents

- Safe walking, day and night
- Reclaim Second St. Park for the neighborhood
- Accountable non-resident landlords
- Tilt back toward home ownership
- Running into neighbors you know by name
- Place for community activities – and to welcome visitors
- To be seen by others as a Good Neighborhood



One Neighborhood, Different Sections



SUB AREAS





West Side Village Neighborhood Plan

NEIGHBORHOOD IDENTITY & MARKETING

Take Control of Your Brand

- A **brand** that draws on **competitive advantages**:
 - Affordability
 - Everything within walking distance
 - Village-style streets
- Target market: Gen Y homebuyers
- \$25K for neighborhood marketing effort

62

82

80

89

69

WALK SCORES



0 75 150

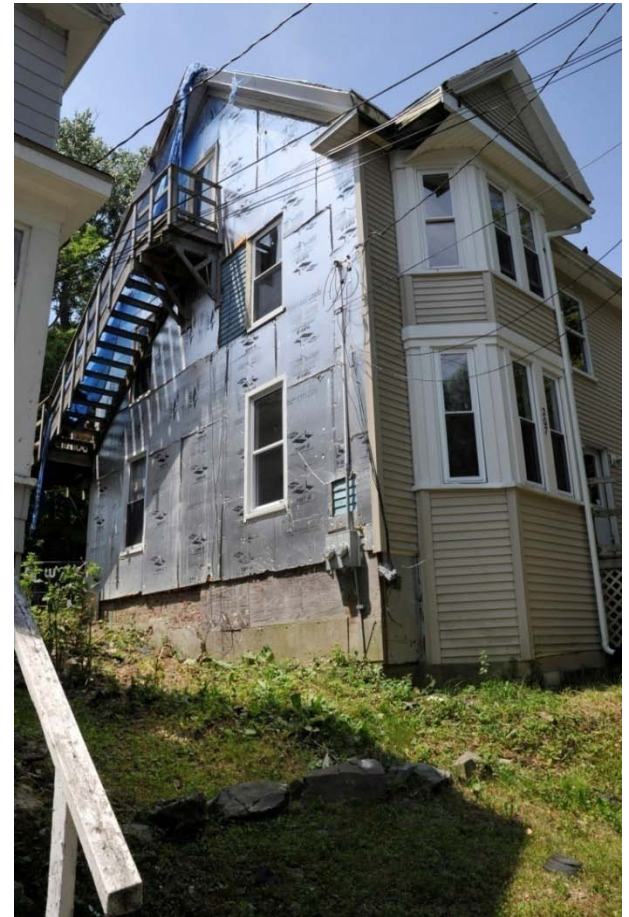


West Side Village Neighborhood Plan

HOUSING QUALITY AND HOME OWNERSHIP

Housing Quality

- Code Enforcement
- Housing Rehab assistance
- Goal: **50-60 structures** over next 4-5 years



Home Ownership



- Goal: Help **30 new home owners** to buy in neighborhood over next 5 years
 - Buy-Fix-Resell
 - Help with down payment and closing costs

Residential Owner-Occupied and Rental Units

Main and Third Project Area

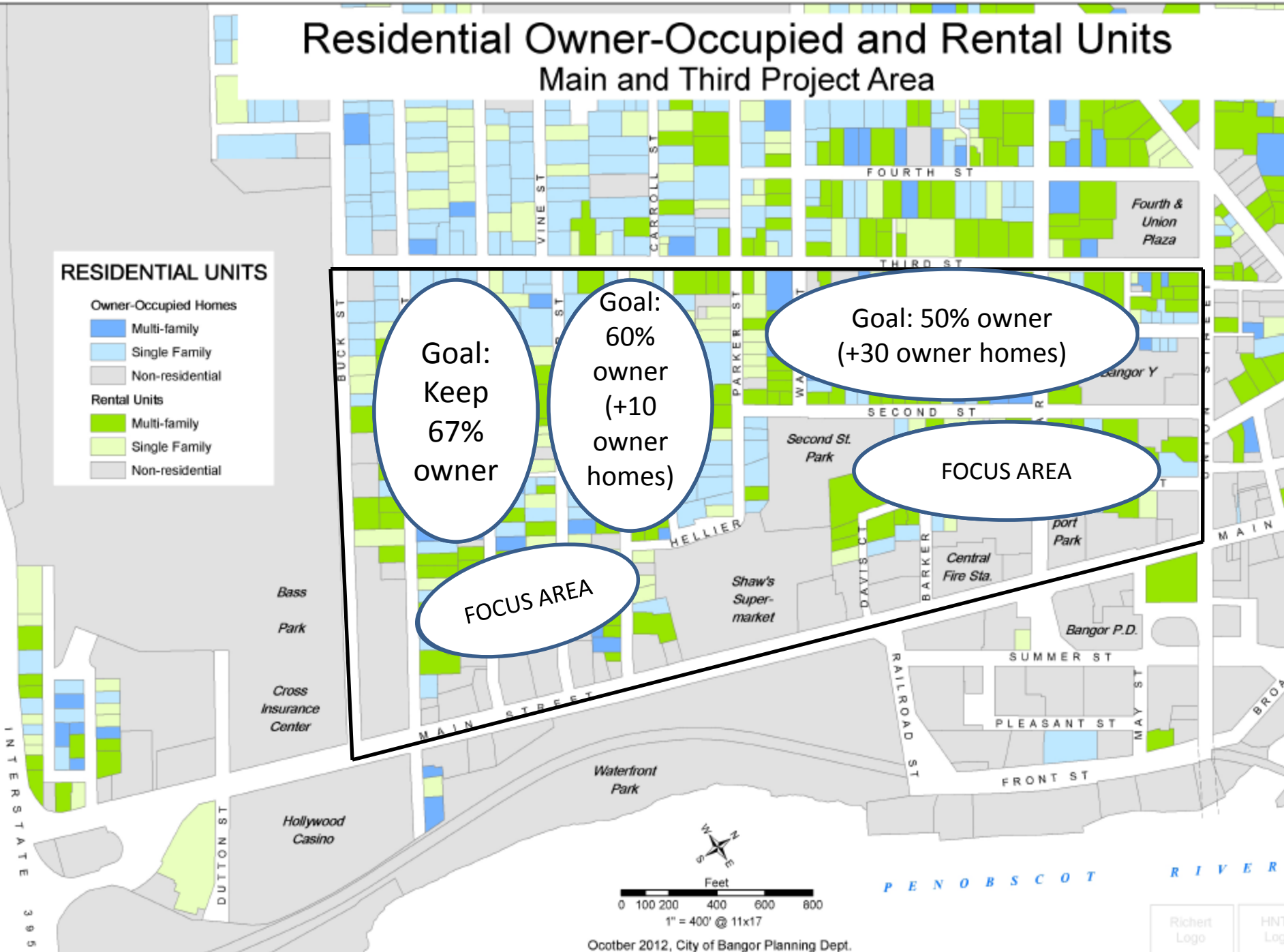
RESIDENTIAL UNITS

Owner-Occupied Homes

- Multi-family
- Single Family
- Non-residential

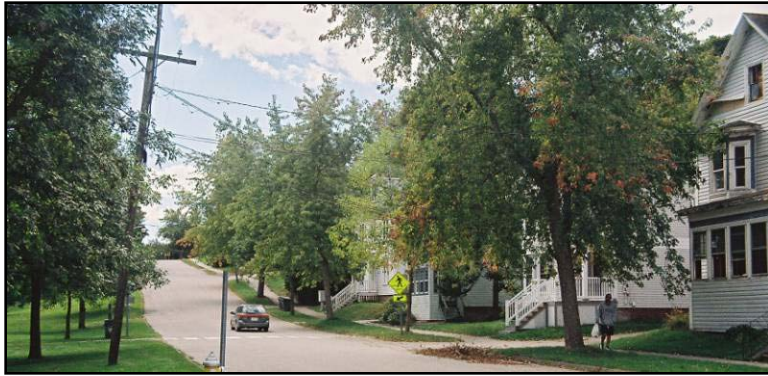
Rental Units

- Multi-family
- Single Family
- Non-residential



Preliminary Opinion of Cost: Housing Rehab & Ownership

	Total Est. Cost*
Home Improvement loans (5 yrs)	\$800,000 - \$1,000,000
Home ownership assist with down payments, closing costs (5/yr, 5 yrs)	\$125,000
Neighborhood stabilization: Buy-fix-resell (5)	\$625,000
Acquisition & demolition (3-5)	\$300,000
Total	\$1,850,000- \$2,050,000
* Plus private match where appropriate	



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**WALKING:
STREETSCAPE, SIDEWALKS,
LIGHTING, TRAFFIC CALMING**



Classic Small-Town Streetscape



An Outdoor Room

Sidewalk Priorities

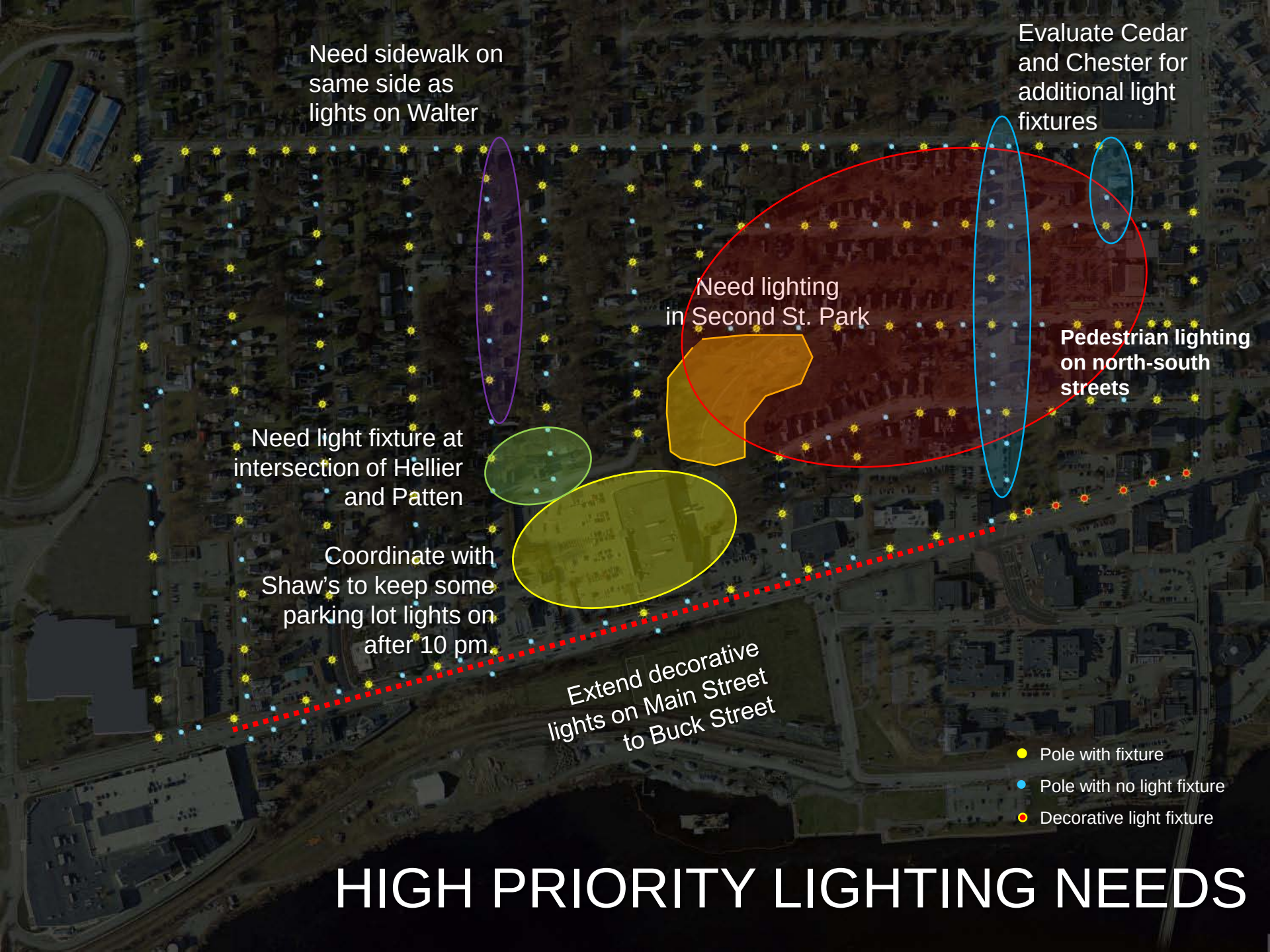


SIDEWALK INVENTORY

GOOD sidewalk

NO sidewalk

POOR sidewalk



Need sidewalk on
same side as
lights on Walter

Evaluate Cedar
and Chester for
additional light
fixtures

Need lighting
in Second St. Park

Pedestrian lighting
on north-south
streets

Need light fixture at
intersection of Hellier
and Patten

Coordinate with
Shaw's to keep some
parking lot lights on
after 10 pm

Extend decorative
lights on Main Street
to Buck Street

- Pole with fixture
- Pole with no light fixture
- Decorative light fixture

HIGH PRIORITY LIGHTING NEEDS

Traffic Calming, Crosswalks, Parking

Speed humps:

- Rounded
- 12-14' length
- Mid-block
- Residential streets

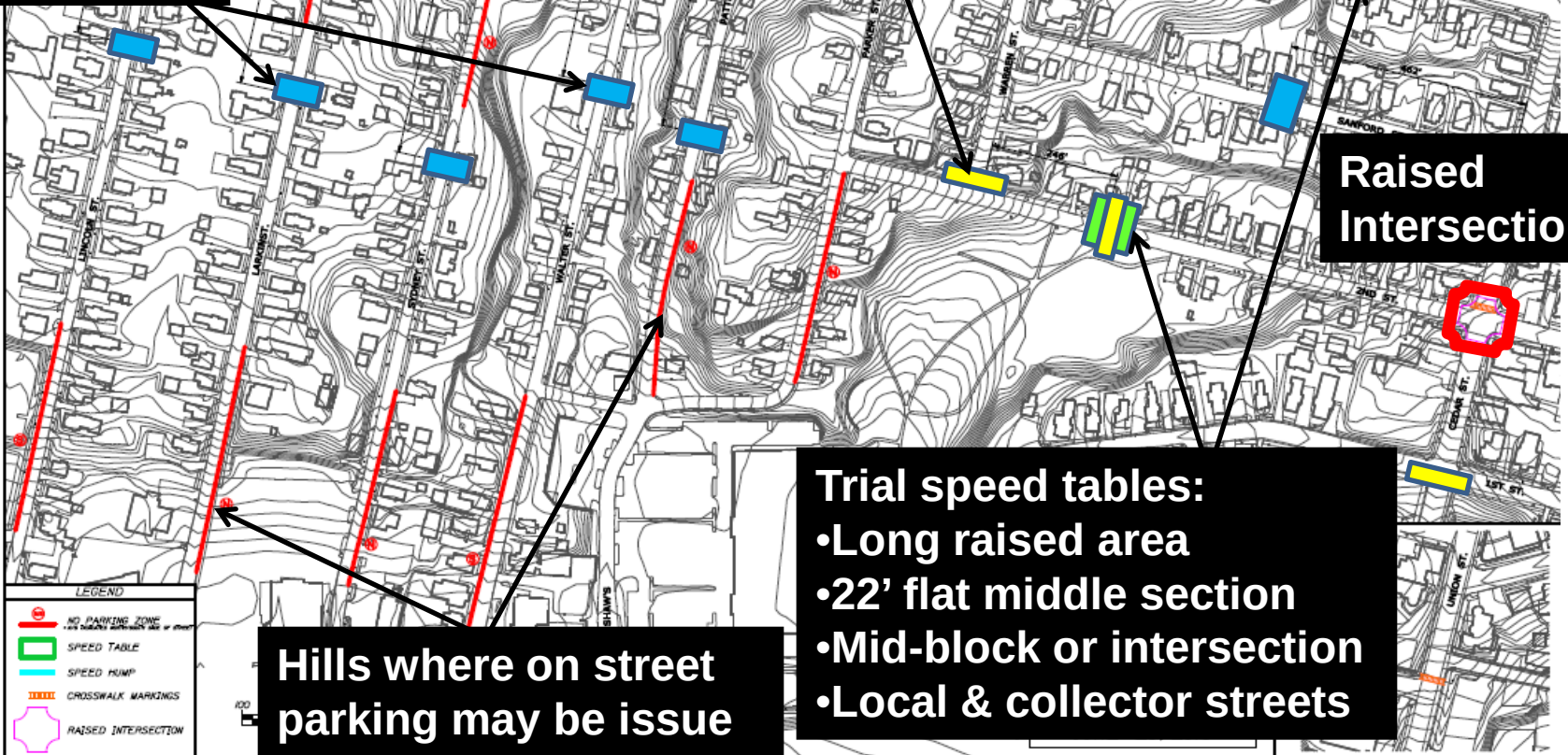
Cross-walks

Raised Intersection

Trial speed tables:

- Long raised area
- 22' flat middle section
- Mid-block or intersection
- Local & collector streets

Hills where on street parking may be issue



Preliminary Opinion of Cost: Sidewalks, Lighting, Traffic Calming

	Total Est. Cost*	First Priority
Sidewalks & Lighting (local streets except First-Davis-Barker)	\$355,000**	\$176,000
Traffic calming	\$67,000	\$67,000
Total	\$422,000	\$243,000

* not incl engineering, architecture

** not incl recommended decorative lighting on downtown-adjacent residential streets; timing depends on street/sidewalk reconstruction. Decorative lights ~\$7,500 each.



2nd St Park

First St
Redev.

Local
historic area

Extend regional
entertainment node

Introduce complete st. elements

FOCUS AREAS



0 75 150

1" = 150' @ 24x36" PHOTO



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SECOND STREET PARK

Vegetation Management



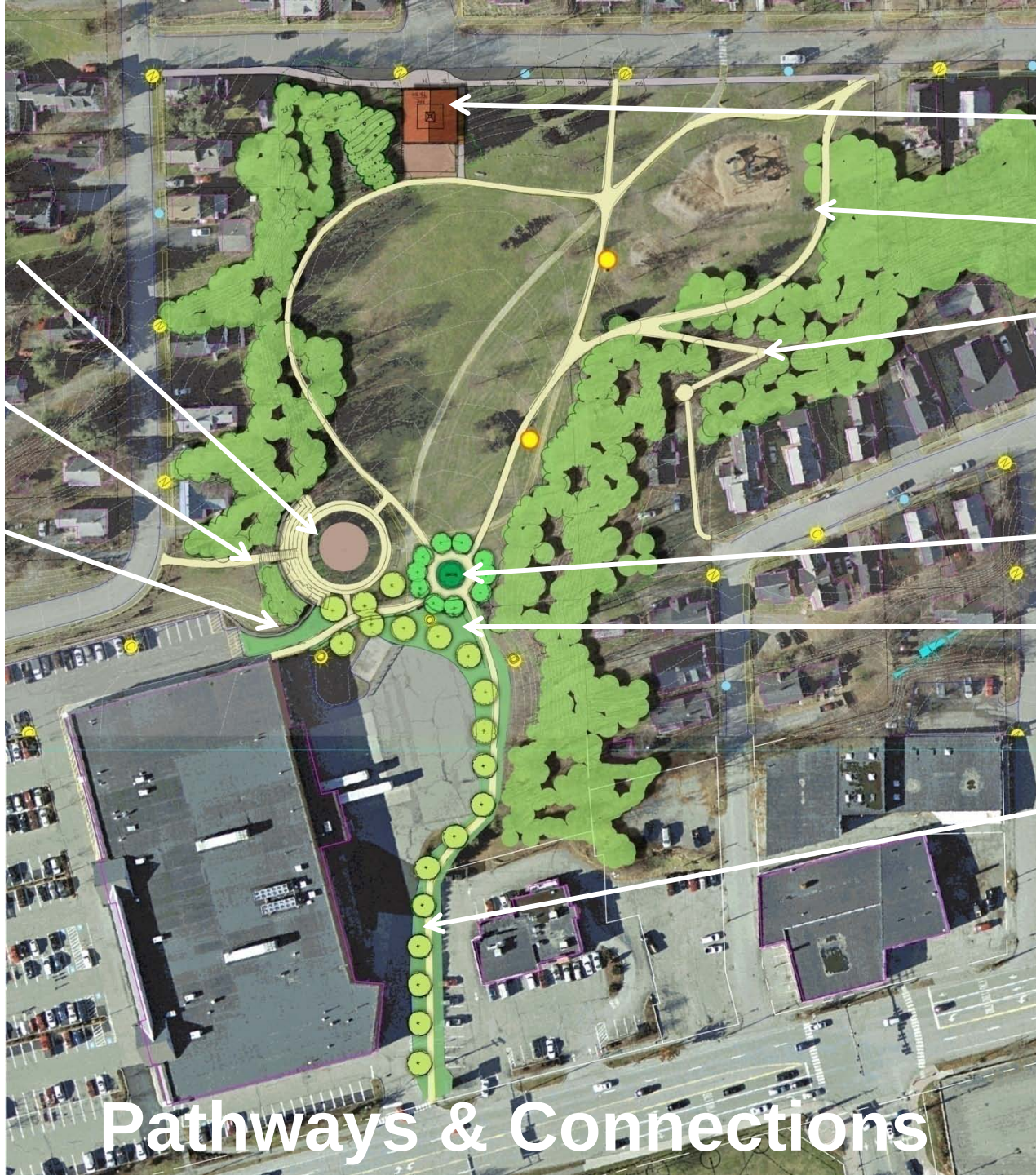
Existing Cross Section from Second Street Park to First Street

From First St. Side of Park



Blind Turn along Chain Link Fence





**AMPHI-
THEATER**

**PATH/STAIRS
CONNECTING
TO HELLIER**

**WIDER,
IMPROVED
PATH TO
SHAW'S**

**COMMUNITY
BUILDING**

**NEW CONNECTING
PATH**

**PATH FROM FIRST
STREET TO PARK**

**NEW PARK
ENTRANCE**

**REPLACE CHAIN LINK
WITH LOW
WOOD RAIL**

**CONNECTING PATH
TO MAIN STREET**

Pathways & Connections



AMPHITHEATER

Preliminary Opinion of Cost: Second Street Park

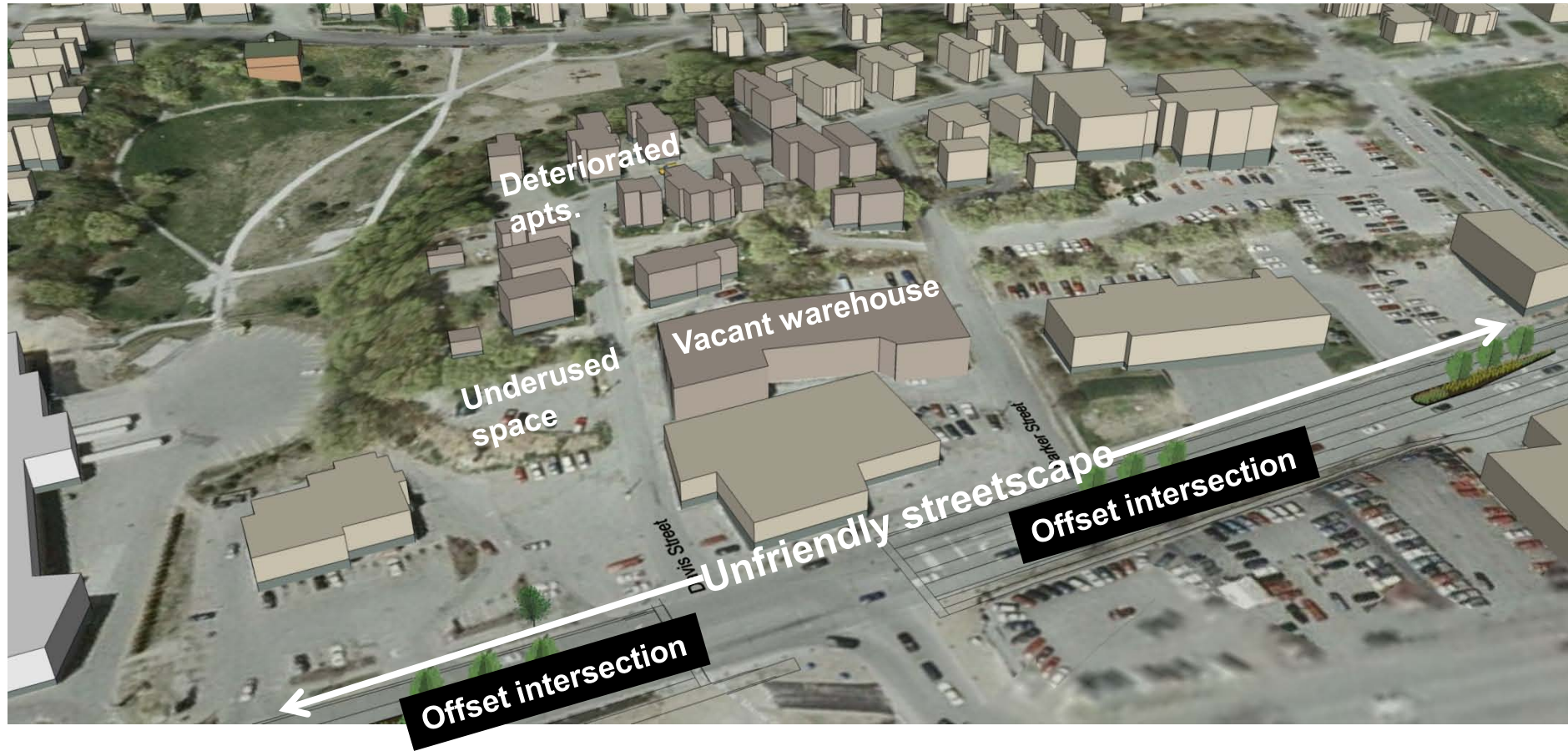
	Total Est. Cost*	First Priority
Vegetation Management**	\$50,000	\$50,000
Paths (incl extended retaining wall)	\$119,000	\$119,000
Lighting	\$45,000	\$45,000
Amphitheater	\$300,000	
Community Building	\$506,000	
Total	\$1,020,000	\$214,000
* not incl engineering, architecture		
**plus ongoing maintenance		



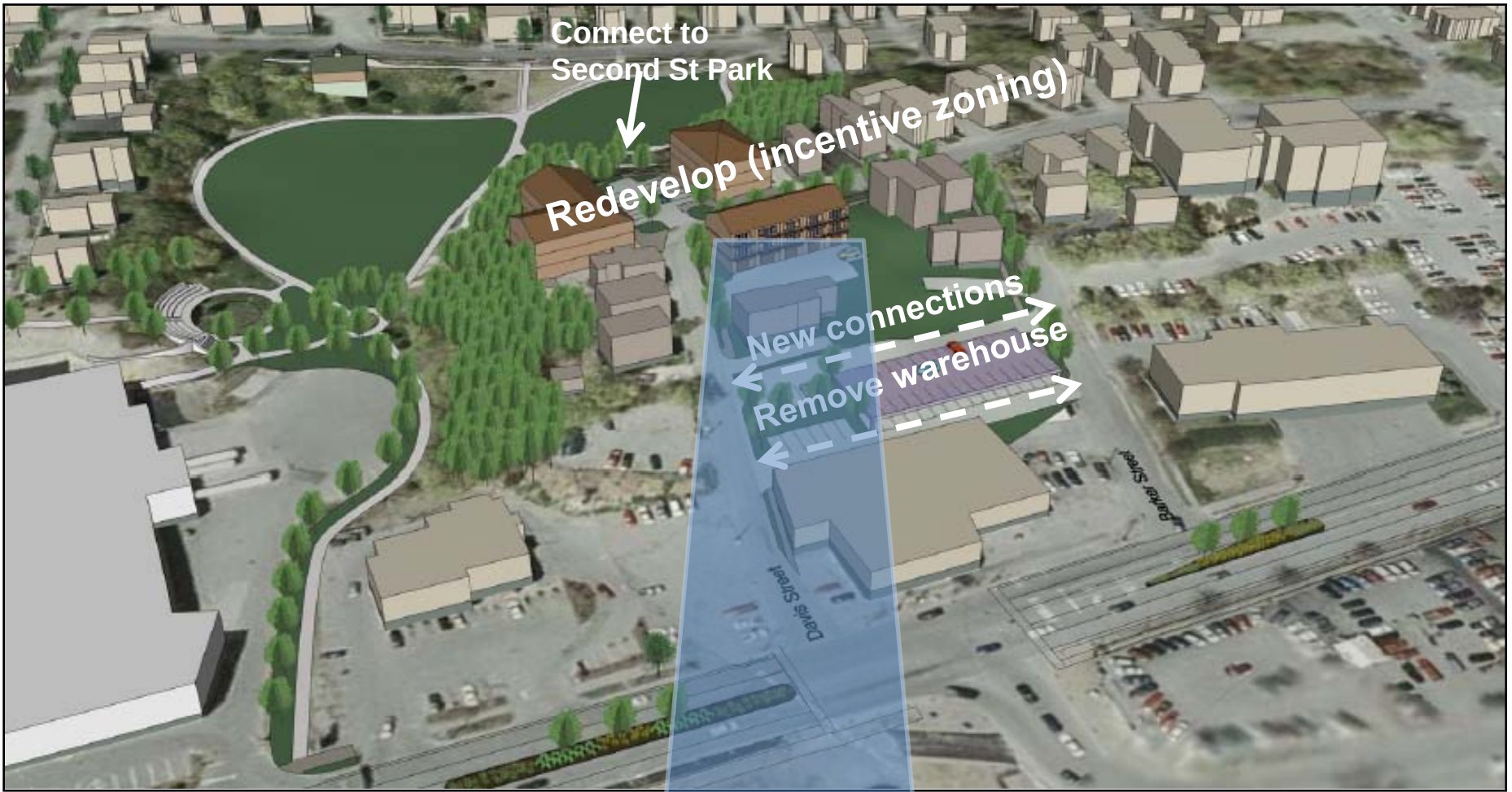
West Side Village Neighborhood Land Use Plan

FIRST STREET, CEDAR TO DAVIS

Existing First St. – Davis Ct.



Early Phases of Redevelopment



Views to river valley

Later Phase



Thinking Farther Ahead

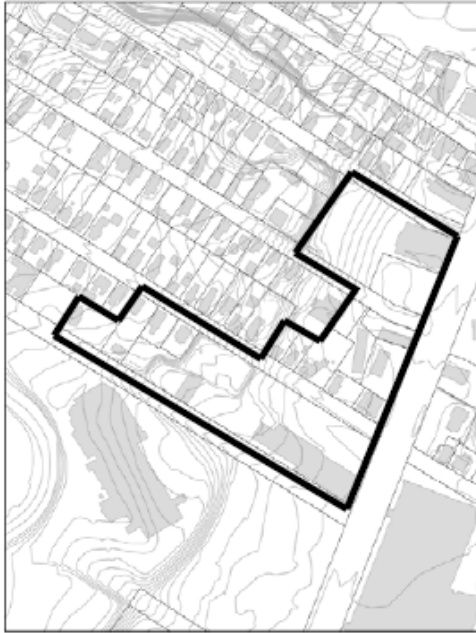


And Farther into the Future



Preliminary Opinion of Cost: Selected Public Improvements

	Total Est. Cost*	First Priority
Davis-Barker cross-street	\$200,000	\$200,000
Parking deck (~50 spaces)	\$1,250,000	
Sidewalks & Lighting	Not yet estimated	
Reconfigure RR St intersection	Not yet estimated	
Reconstruct Davis Ct.	Not yet estimated	
* not incl engineering, architecture, acquisitions		



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REGIONAL ENTERTAINMENT DISTRICT

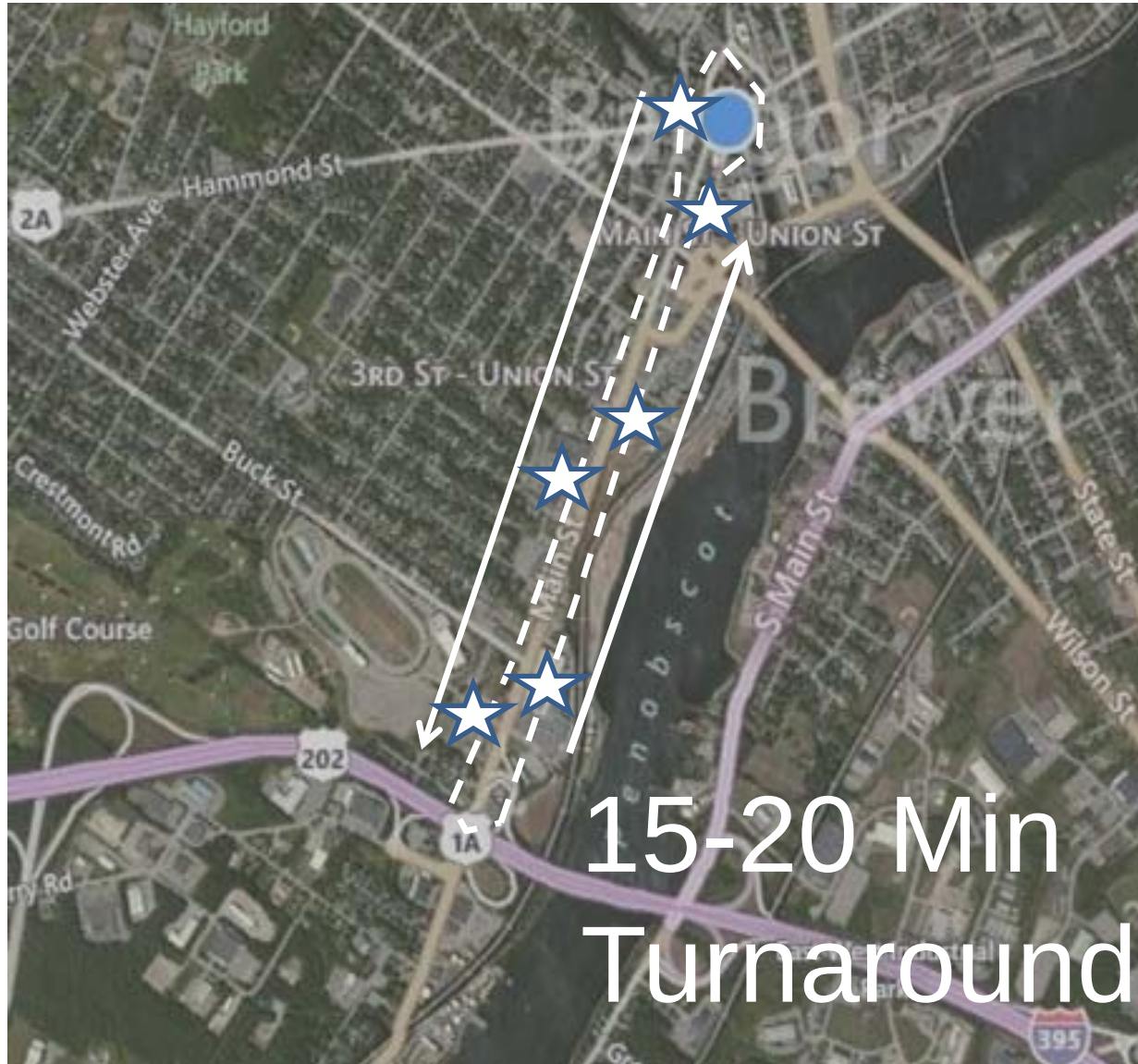
Opportunities



Farmers' Mkt/Artisan's Outlet



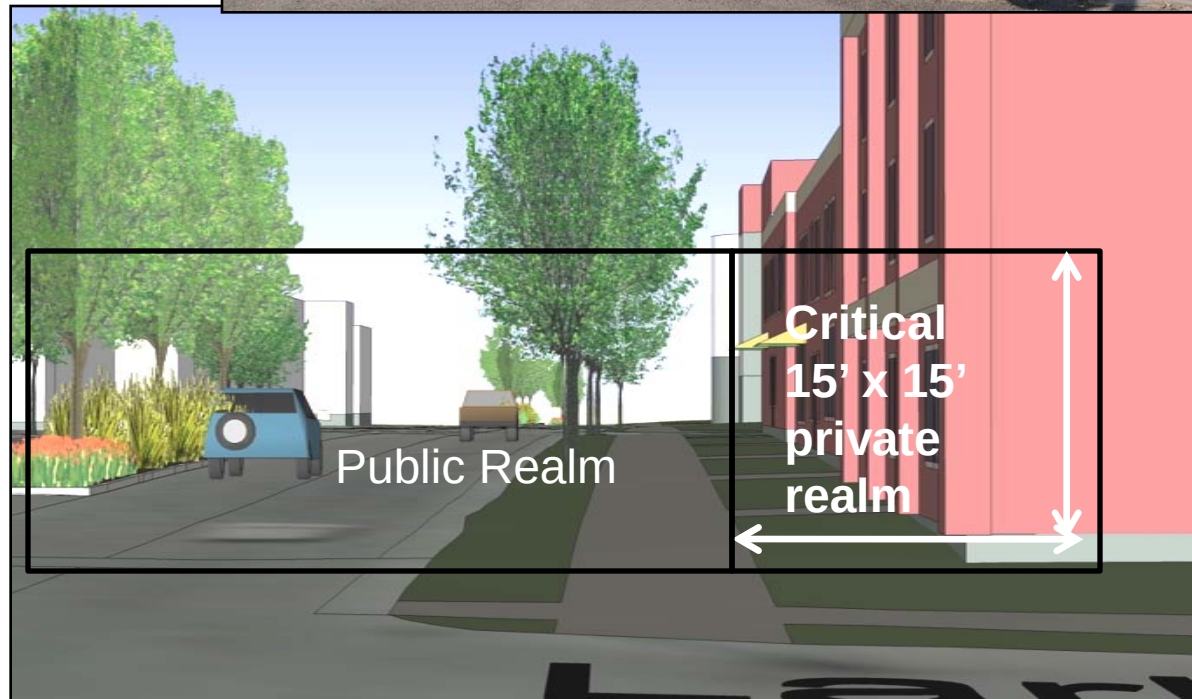
Downtown Shuttle



The Plan in Perspective

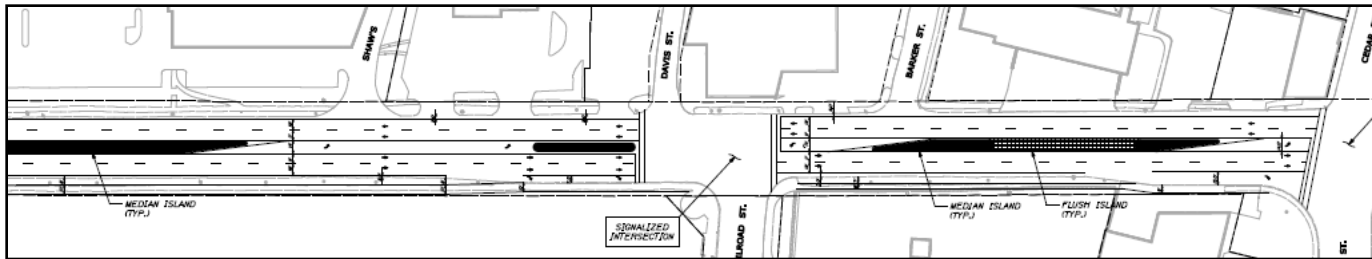


Pedestrian-Friendly Form on Main Street



An Entertainment Corridor by Design





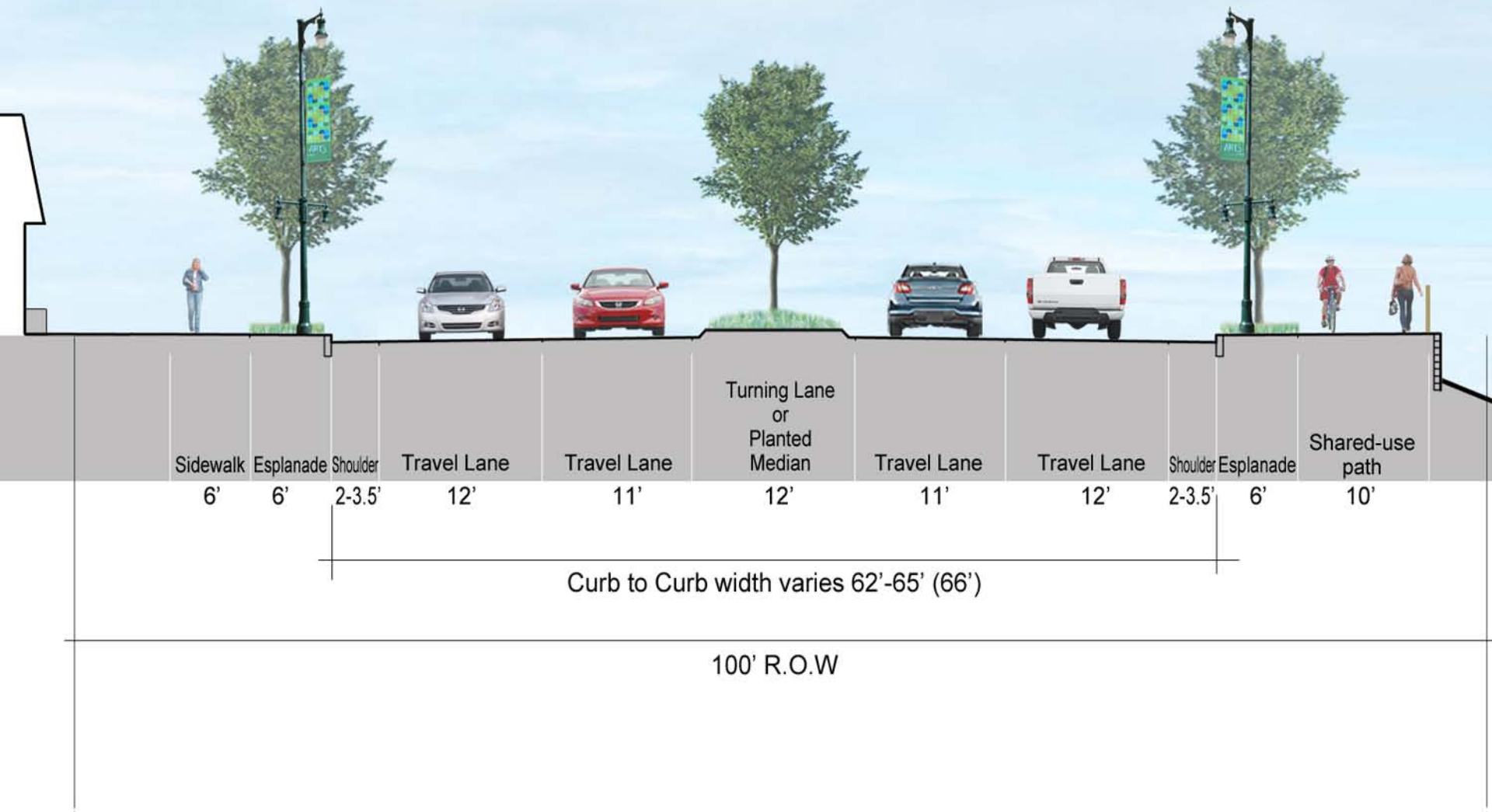
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MAIN STREET

Main Street

Buck to Cedar

Complete street, boulevard-style elements





Intermittent
to preserve
left-hand
turns

10-ft wide shared use path from Hollywood Casino to Railroad St.,
connect to Riverfront ped/bike path for complete loop

Preliminary Opinion of Cost:

Main Street

	Total Est. Cost*	First Priority
Main Street medians	\$503,150	\$503,150
Lighting	\$237,850	
Widened Sidewalk – east side of Main Street	\$100,000	
• Concrete alternative	\$291,000	
Retaining Wall – east side of Main Street	\$289,000	
Total	\$1,130,000- 1,321,000	\$503,150

* not incl engineering, architecture, acquisitions

What To Do With Blank Walls....



...Street Art

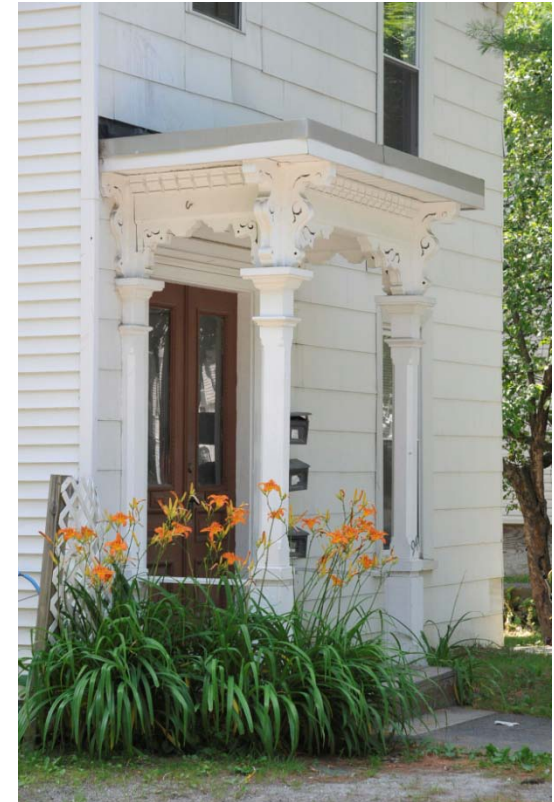




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HISTORIC CONTEXT

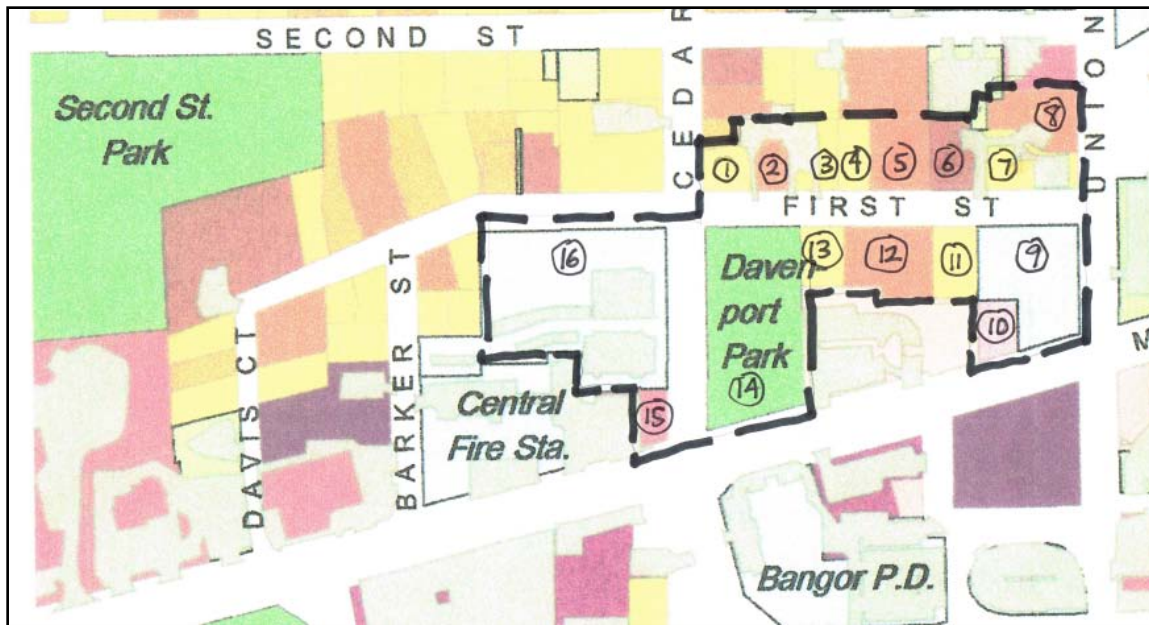
Throughout Neighborhood



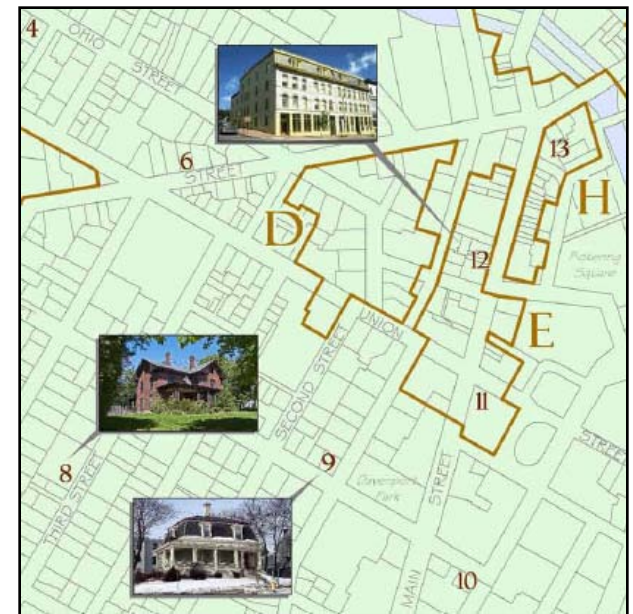
- Homes and streets that maintain original overall form and use.
- Entire neighborhood may deserve to be inventoried for historical qualities

Potential Local Historic District

Potential new district, Union to CHCS



Existing nearby districts





Richert Planning
City Regional Transportation



Terrence J. DeVan & Associates
Landscape Architects & Planners

151 West Main Street, Yarmouth, ME 04096
telephone: 207.564.3757 fax: 207.846.0375
www.tjda.net

Malcolm Collins, AIA
Historic Architecture