

Topsham Main Street Village Study

Forum # 3

November 10, 2005

Topsham Public Library

TOPSHAM VILLAGE PLAN SPONSORS

Town of Topsham

Topsham Development Corporation

Community Development Block Grant program

Priority Group LLC

ReMax Riverside

The Fore River Company

Moncure & Barnicle

Hair Matters

Hannaford's Topsham

Highlands Retirement Community

Barn Door Cafe

CONSULTANT TEAM

MRLD, LLC

Village Planning & Zoning
Landscape Architecture
Housing & Economic Development
Community Participation
GIS

Holt & Lachman Architects/Planners

Community Participation
Main Street Revitalization
Architecture
Historic Preservation

Gorrill - Palmer

Traffic Management
Pedestrian Safety
Traffic Calming

Sitelines, PA

Civil Engineering
Infrastructure Planning
Cost Estimating

Topsham Main Street Village Study
Overall Goal

A safe, attractive and sustainable Main Street Village

Topsham Main Street Village Study

What is the Main Street Village Study?

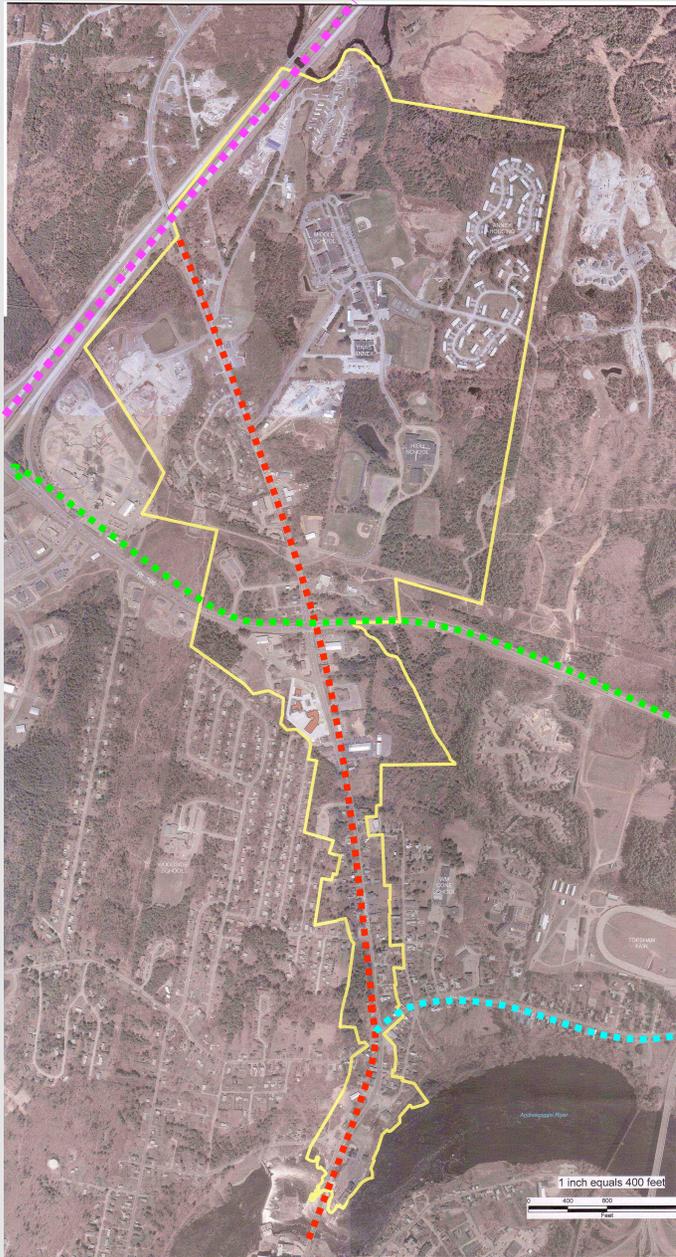
How will the Study unfold?

What have we learned from the public so far?

How can we move ahead tonight?

Study Area – Orientation

Topsham Main Street: You can get there from here

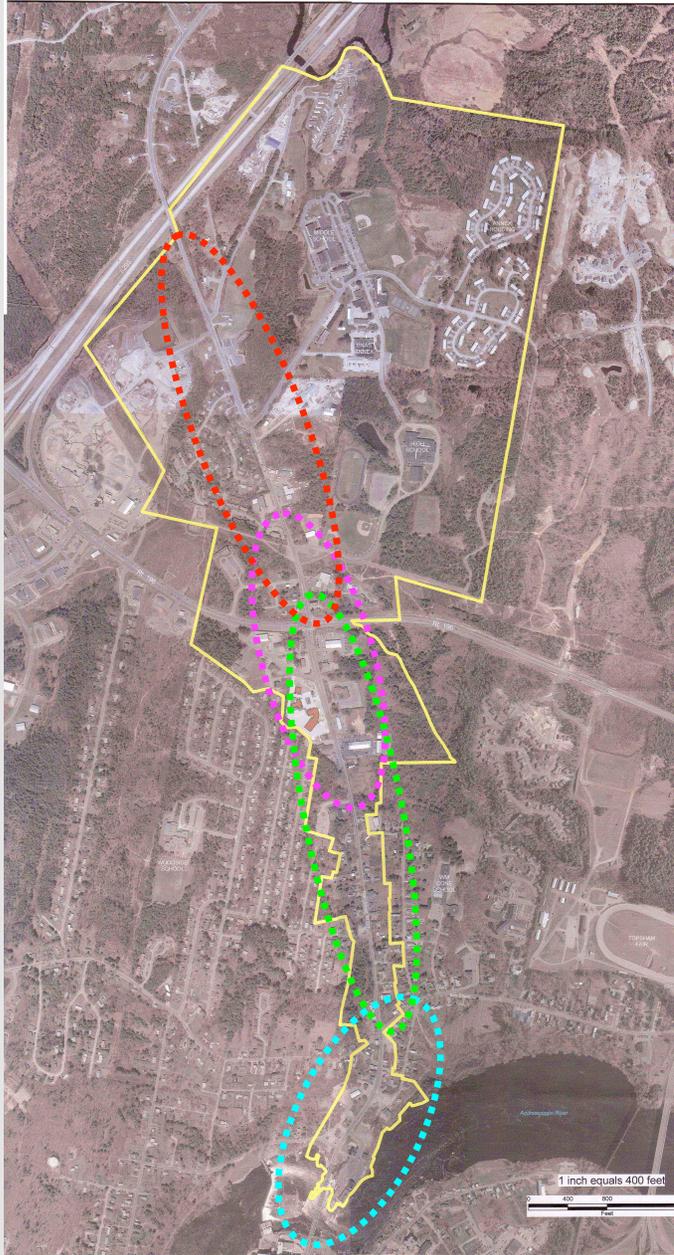


- Main Street – Rt. 201
- Interstate 295
- Connector – Rt. 196
- Elm Street

- Main Street = 2 miles
- 295 to Connector = Connector to Elm

Study Area – Orientation

Topsham Main Street: A Series of Places



- Upper Village
- Commercial Corridor
- Middle Village
- Lower Village

- Lower Village
 - ✓ much planning & redevelopment accomplished
- Middle Village
 - ✓ town hall proposal brings new focus here
- Upper Village
 - ✓ unformed image – and change is coming

Topsham Main Street Village Study

Overall Goal

A safe, attractive and sustainable Main Street Village

- ✓ Respect & enhance integrity of existing residential neighborhoods
- ✓ Appropriate architectural expression
- ✓ Appropriate uses
- ✓ Attractive streetscapes
- ✓ Quality landscape
- ✓ Adequate, flexible, and attractive parking
- ✓ Pedestrian & vehicular safety
- ✓ Civic spaces and buildings
- ✓ Open space and connectivity
- ✓ Infill / redevelopment opportunities
- ✓ Sub area concept master plans

Topsham Main Street Village Study

✓ What is the Main Street Village Study?

How will the Study unfold?

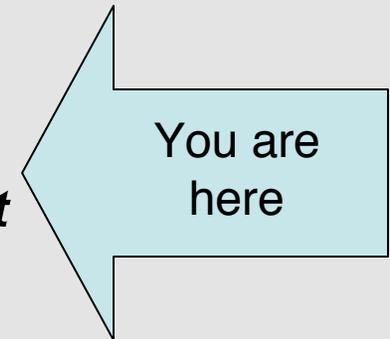
What have we learned from the public so far?

How can we move ahead tonight?

Topsham Main Street Village Study

How will the Study unfold?

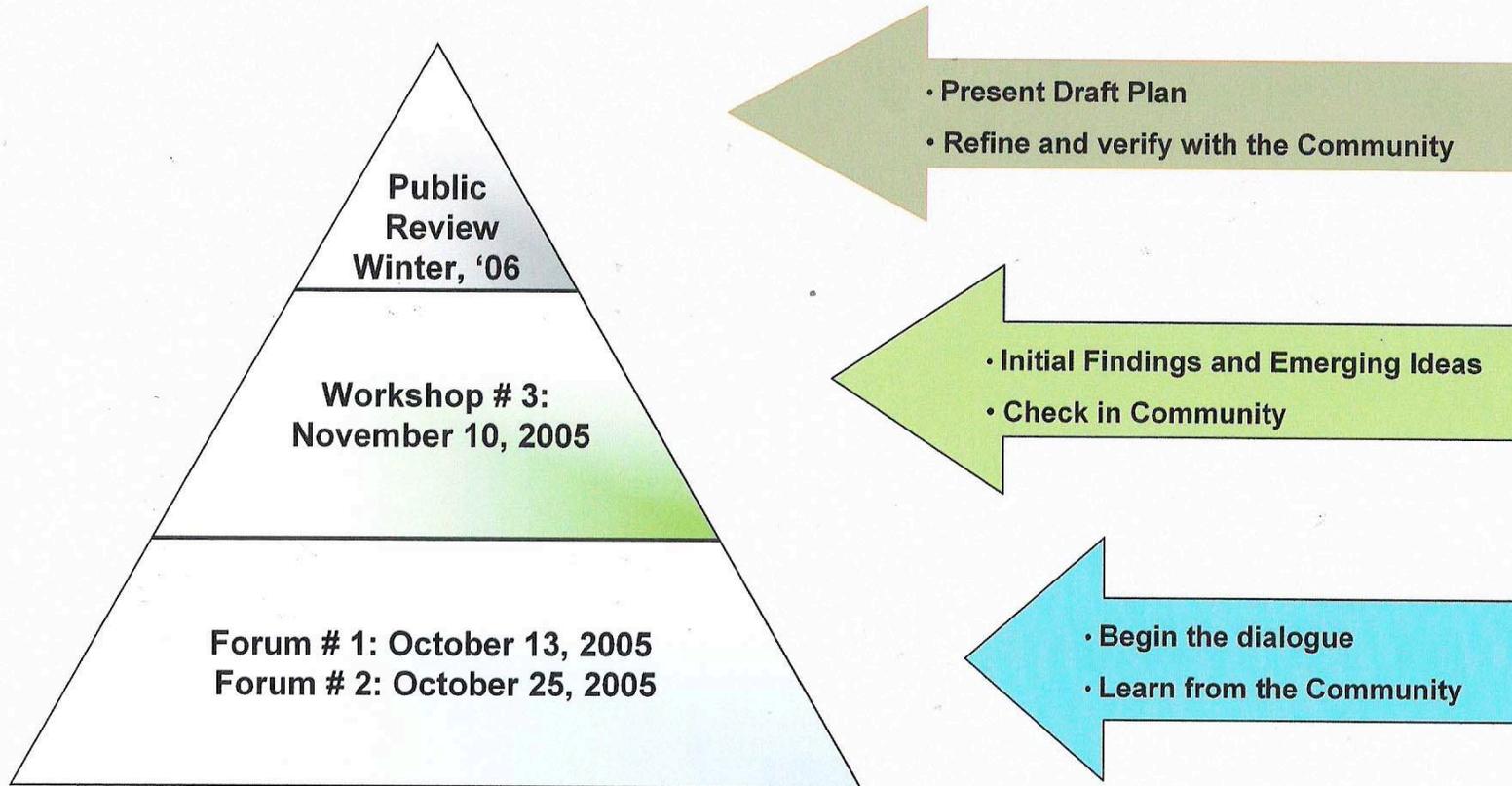
- Step 1: Existing Conditions Analysis
Public Participation & Input
- Step 2: Initial Findings & Emerging Trends
Public Review, Participation & Input
- Step 3: Develop Draft Plan
Public Review & Input
- Step 4: Refine Final Plan
Public Approval (Town Meeting)



A safe, attractive and sustainable Main Street Village

Topsham Main Street Village Study

Overview of Community Meetings



Public Meeting Pyramid: Building on a firm foundation

Community as Consultant:
Public involvement at every step

Topsham Main Street Village Study

- ✓ What is the Main Street Village Study?
- ✓ How will the Study unfold?

What have we learned from the public so far?

How can we move ahead tonight?

Topsham Main Street Village Study

OCTOBER FORUMS – IDENTIFYING ASSETS, LIABILITIES, OPPORTUNITIES

FORUM # 1 – OCTOBER 13, 2005

TEAM 1: (Lori Allen & Matti Gurney, facilitators)

Nancy Randolph
Scott Hanson
Scott Bursey
Kevin Obery
Sue Spann
Joyce Bayliss

TEAM 2: (Dale Dyer & Amelia Golden, facilitators)

Liz Armstrong
Suzanne Mahar
Brian Burne
Gary Boilard
Paul Bayliss
Christina Almy

TEAM 3: (Gray Harris & Jeremy Pare, facilitators)

Al Obery
Mike Hamilton
Cyndi Burne
Jeffrey Pinnette
David Linscott
Maryane Burns

TEAM 4: (Michael Huston & Diana Correcha, facilitators)

Fred Wigand
Tad Hunter
Christine Linscott
Esther Lacognata
John Rensenbrink
Curt Neufeld

TEAM 5: (Anne Holland & Rod Melanson, facilitators)

Angela Twitchell
Peter Gore
Jay Stenil
Ric Quesada
Brian McPherson
Dana Cary

FORUM # 2 – OCTOBER 25, 2005

TEAM 1: (Wes Davis & Lori Allen, facilitators)

Dana Carey
Ralph Williams
Tony Delgaudio
Tad Hunter
Wanda Brown

TEAM 2: (Emily Olsen & Dale Dyer, facilitators)

Arlene Morris
Curt Neufeld
Joyce Brilliant
Jay Herrick
Wes Thames

TEAM 3: (Kris Hultgren & Gray Harris, facilitators)

Terry Gray
Tim Brilliant
Don Russell
Jeffrey Pinnette

TEAM 4: (Amada Lessard & Michael Huston, facilitators)

Mike Hamilton
Harold Sandelin
Kevin Obery
Sue Spann
Gary Bronen

TEAM 5: (Jeremy Pare & Diana Correcha, facilitators)

Jim Fortune
Ross DePencier
Liz Armstrong
David Linscott
Robert Caron

TEAM 6: (Matti Gurney & Anne Holland, facilitators)

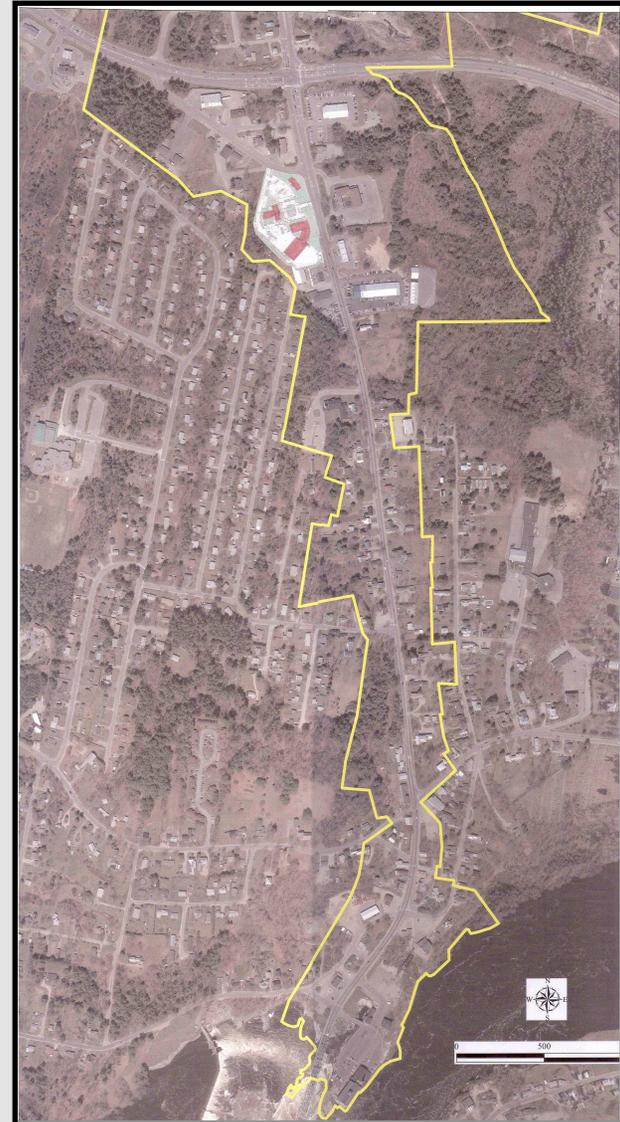
Christine Linscott
Garry Boilard
Mike Wilhelm

October Forums participants included:

- 57 town citizens
- Advisory committee
- Town staff
- Facilitators



Map A: Overall Study Area



Map B: Focus Study Area



Map A: Overall Study Area



Map B: Upper Village Area

Topsham Main Street Village Study

TEAM SESSIONS

TEAM WORK



Step 1: Identify Assets, Liabilities, and Opportunities in the *Overall Study Area*.

Step 2: Identify Strengths and Weaknesses regarding Buildings and Development in the *Focus Study Area*.

Step 3: Identify Strengths and Weaknesses regarding Open Space, Pedestrian Issues, and Traffic Concerns in the *Focus Study Area*.

Step 4: Consolidate all analysis into a Summary of Key Ideas and Concerns.

Step 5: Present findings to the full assembly.

Topsham Teams at Work

Topsham Main Street Village Study

TEAM REPORTS



Forum #2 TEAM #2	Items O' Dots	Other Ideas
Overall Main Street Study Area	Reinforcement of Lower Village Municipal Complex High School - southern entrance New entrance from L. Village to PE Intersection of Main St. - alignment to north, "vertical" entrance, "L" shape High School needs reconstruction	More bus, school, parkways Intersection - better signage Better school commercial + school site
Lower Village Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	Well-detailed, more beautiful quality, pedestrian scale, energy residential area, soft, walkable High School, needs renovation, new look Strengthened connection to main street - "vertical" street Main Street - pedestrian friendly Main Street - pedestrian friendly Private building	pedestrian friendly - good location Main Street - needs renovation, new look Strengthened connection to main street - "vertical" street Main Street - pedestrian friendly Main Street - pedestrian friendly Private building
Lower Village Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	open space near corner entrance to HS - parking, etc. Main St. open space near corner	pedestrian friendly - good location Main Street - needs renovation, new look Strengthened connection to main street - "vertical" street Main Street - pedestrian friendly Main Street - pedestrian friendly Private building

GOOD STUFF
MUNICIPAL COMPLEX LONGER VILLAGE MIDDLE SCHOOL FACILITY OPEN SPACE
BAD STUFF
HS - NEED RENOVATION NO SIDEWALKS, DANGEROUS FOR PETS. INTERSECTION 190 - MAIN, HS - MAIN, NS - MAIN
OPPORTUNITIES
FUTURE DEV. OF ANNEX AREA DEV OF OPEN SPACE ALONG MAIN ST 215 - UPPER MAIN ST INTERCHANGE
OTHER IDEAS
All schools connected - important for village feel Upper main st may be better place for auto dropoffs 190 - Main as gateway Village question - what should be occurring along Main st How would Main st in upper village look? Mix of schools, homes + businesses is good for village Why is upper Main st part of the "village" or "Main st"?

Topsham Teams make reports

Example Report Cards – Maps, Charts, Summary

Topsham Main Street Village Study

Forum Results – Assessment of Overall Study Area



FORUM #2
TEAM #3

	Lots O' Dots	Other Ideas
Overall Main Street Study Area	<ul style="list-style-type: none"> Redevelopment of Lower Village Municipal Complex High school - walking distance to main; good location No sidewalks from L village to 196 intersection of Main + 196 - dangerous for stroller; physical barrier of 2 feet off High School needs restoration Town park in open space behind Volvo del. future of Annex area future interchange @ 295 + top of Main St. 	<ul style="list-style-type: none"> home biz. allowed; Main St High School + Middle school - friction w/ precast business over zoning, interpretation, tension between commercial + school use
Focus Area: Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	<ul style="list-style-type: none"> Middle school; new kitchen facility; auditorium serves region Residential area - safe - walkable High School - needs renovation; new bldg Residential homes @ 'gateway' in disrepair - ill-placed in commercial area 196 + Main - dangerous - doesn't represent 'gateway' to Main St Annex having - potential residential or commercial use Annex bldgs - 	<ul style="list-style-type: none"> precast cement plant - good location Roads in condo dev. need attr. Open area next to Gray's new cost park dev. potential: open space 196 + Main - as 'gateway' to Main
Focus Area: Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	<ul style="list-style-type: none"> open space near Crookan Entrance to H.S. + Main; M.S. + Main St Open Space near Crookan 	<ul style="list-style-type: none"> connect rd between schools open space SE of HS walking paths around M.S.; Forest Ave New Entrance to M.S. Intersection of 196 + Main No ped. walkway along Main St 295 + Main St Interchange - Hoover path walking trails; hooked in to bike trails

Typical examples of Overall Study Area Assessments map & Summary Chart.
All teams from both forums (11 teams – 57 people) completed these exercises.

Topsham Main Street Village Study

Forum Results – Overall Study Area

Overall Study Area – Summary Exercise (all 11 teams – 57 people)

Each **TEAM** summarized key points
(assets, liabilities, opportunities)
regarding the Overall Study Area.

FORUM #2
TEAM #3

	Lots O' Dots	Other Ideas
Overall Main Street Study Area	<ul style="list-style-type: none"> Redevelopment of Lower Village Municipal Complex High school - walking distance to main; good location No sidewalks from L village to M6 Intersection of Main + 196 - dangerous for peds; physical barrier of 2 Main St High School needs restoration Town park in open space behind Volvo dlr future of Annex area future interchange @ 295 + top of Main St. 	<ul style="list-style-type: none"> house biz. allowed; m main st High School + Middle school - friction in precast business over zoning interpretation tension between commercial + school use
Focus Area: Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	<ul style="list-style-type: none"> Middle school; new aquatic facility; auditorium serves region Residential area - safe - walkable High School - needs renovation; new bldg Residential homes @ "gateway" in disrepair - ill-placed in commercial area 196 + Main - dangerous - doesn't represent "gateway" to Main St Annex housing - potential residential or commercial use Annex bldgs - 	<ul style="list-style-type: none"> precast cement plant - good location Roads in condo dev need attn Open area next to Gray's new court park dev. potential open space 196 + Main - as "gateway" to Main
Focus Area: Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	<ul style="list-style-type: none"> open space near Crook Entrance to H.S. + Main; M.S. + Main St Open Space near Crook 	<ul style="list-style-type: none"> connector rd between schools open space SE of HS walking paths around M.S.; Forest Ave New Entrance to Mall Intersection of 196 + Main No ped. walkway along Main St 295 + Main St interchange H2O Tower path walking trails hooked in to bike trail

Example Report Cards – Maps, Charts, Summary

Assets

- Town Hall development 55%
- Bowdoin Mills & lower village 55%
- Middle School 36%

Liabilities

- 201/196 intersection 64%
- Traffic in lower/middle village 27%

Opportunities

- River park @ fire house site 64%
- Redevelopment @ BNAS Annex 54%
- Apple Orchard site 54%

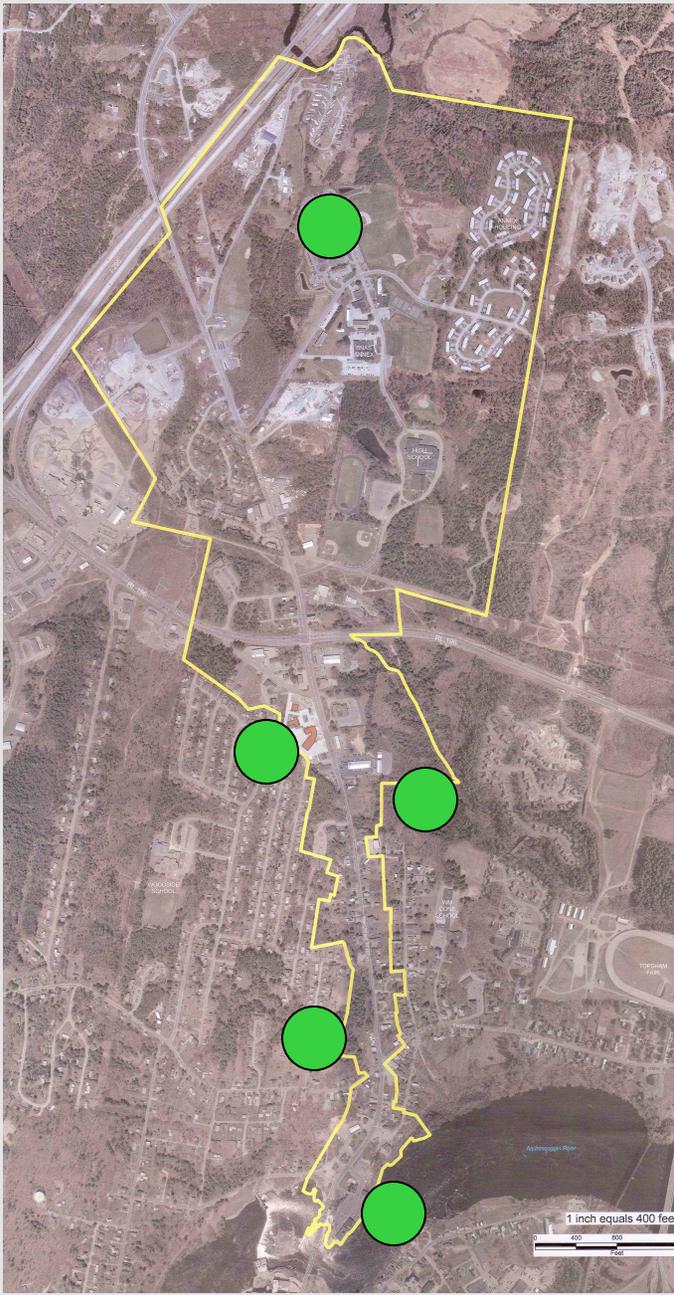
Topsham Main Street Village Study Forum Results – Overall Study Area

**Overall Study Area –
Map Exercise**
(all 11 teams – 57 people)

ASSETS

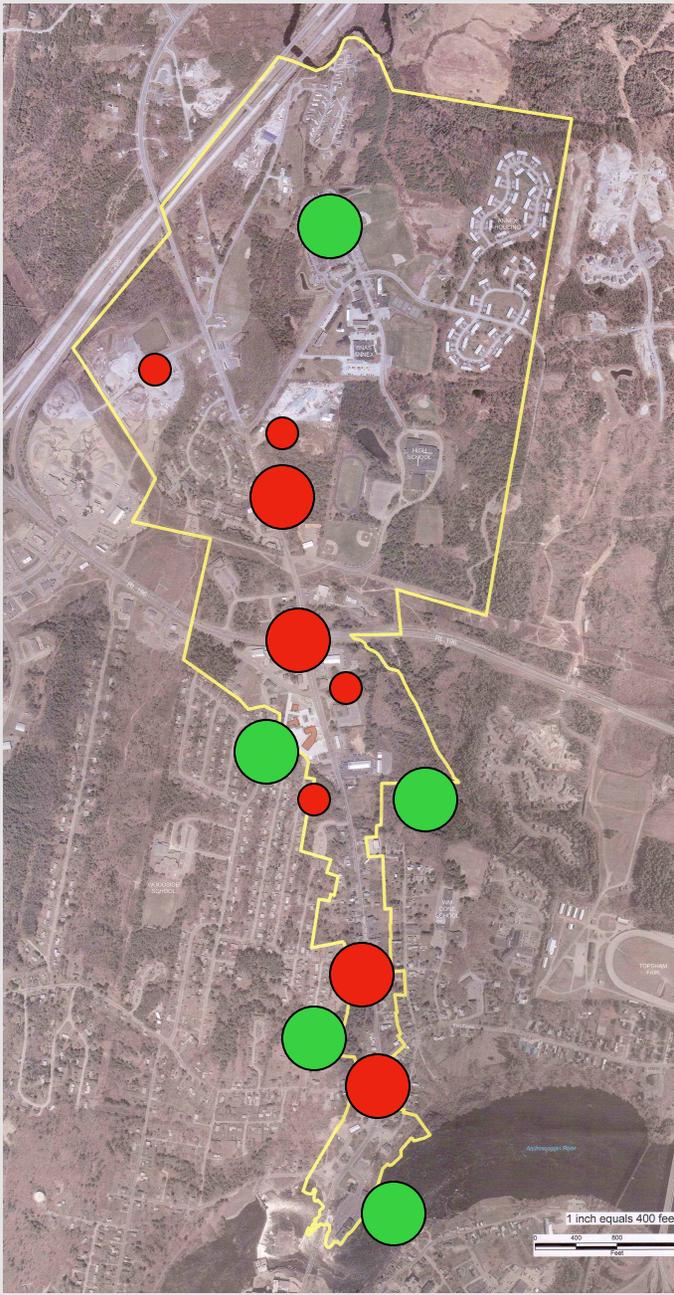
(3 Green dots)

- Bowdoin Mills development 66%
- New Town Hall complex 53%
- Middle School 28%
- Open space @ Apple Orchard 21%
- Historic Village character 21%



Topsham Main Street Village Study Forum Results – Overall Study Area

Overall Study Area – Map Exercise (all 11 teams – 57 people)



LIABILITIES

(3 Red dots)

- 201 / 196 intersection 56%
- Traffic in lower/middle village 39%
- Poor pedestrian safety (along lower and middle village) 21%
- Intersection @ school entry 21%
- “unfriendly developments” (various developments cited) 12 - 14% (each citation)

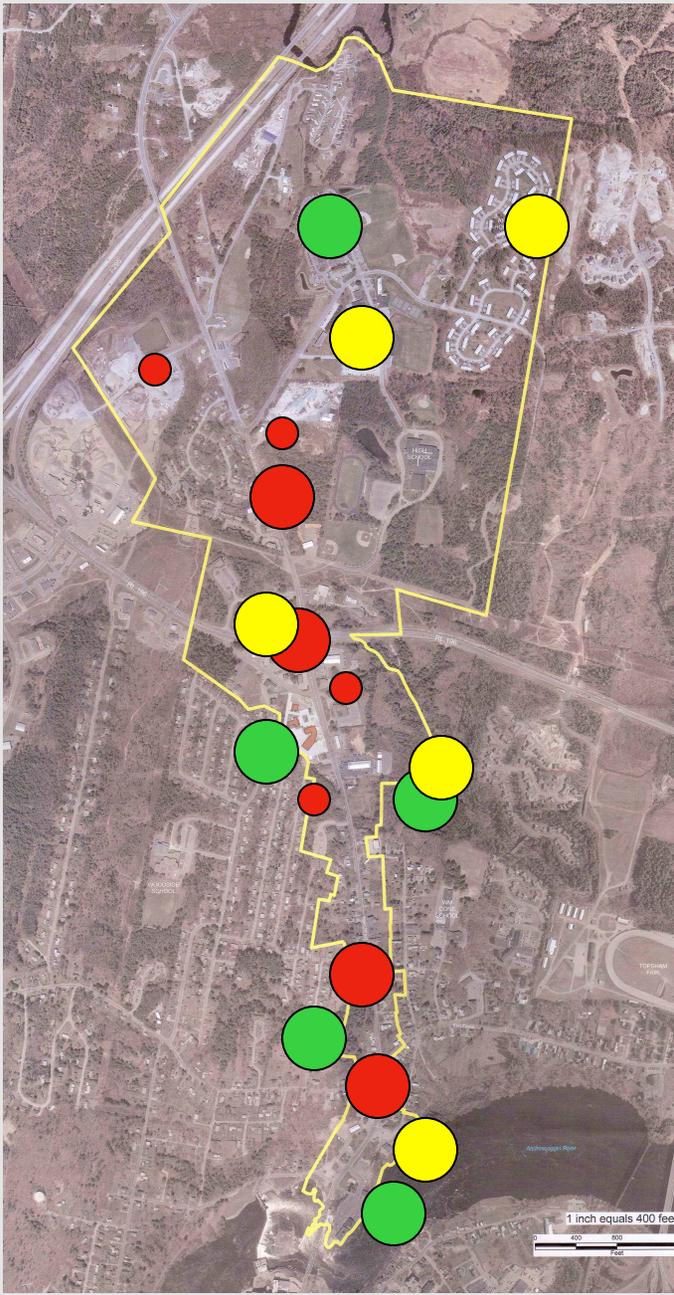
Topsham Main Street Village Study Forum Results – Overall Study Area

Overall Study Area – Map Exercise
(all 11 teams – 57 people)

OPPORTUNITIES

(3 Yellow dots)

- New housing @ Annex houses 40%
- New park @ Apple Orchard 28%
- Redevelopment @ Annex site 26%
- River park @ fire station site 26%
- Redevelop intersection (with pedestrian improvements) 21%



Topsham Main Street Village Study

Forum Results – Assessment of Lower/Middle Village Study Area



FORUM #2
TEAM #3

	Lots O' Dots	Other Ideas
Overall Main Street Study Area	<ul style="list-style-type: none"> Redevelopment of Lower Village Municipal Complex High school - walking distance to main; good location No sidewalks from L Village to 1916 intersection of Main + 1916 - dangerous for people; physical barrier of 2 Main St High School needs restoration Town park in open space behind Volvo det. future of Annex area future interchange @ 295+ top of hill 	<ul style="list-style-type: none"> home biz. allowed; Main St High School + Middle school - friction w/ precast business over zoning, interpretation; tension between commercial + school use
Focus Area: Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	<ul style="list-style-type: none"> Middle school; New beautiful facility; auditorium serves region Residential area - safe - walkable High School - needs renovation; new bldgs Residential homes @ 'gateway' in downtown - ill-placed in commercial area 1916 + Main - dangerous - doesn't represent 'gateway' to Main St Annex having - potential residential or commercial use Annex bldgs - 	<ul style="list-style-type: none"> precast cement plant - good location Roads in condo dev. need attr. Open area next to Gray's new cost park dev. potential: open space 1916 + Main - as 'gateway' to Main
Focus Area: Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	<ul style="list-style-type: none"> open space near Crookan Entrance to H.S. + Main; M.S. + Main St Open Space near Crookan 	<ul style="list-style-type: none"> connect rd between schools open space SE of HS; walking paths around M.S.; Forest Ave New Entrance to M.S. Intersection of 1916 + Main No ped. walkway along Main St 295 + Main St Interchange - Hoover path walking trails hooked in to bike trail

Typical examples of Lower/Middle Study Area Assessments map & Summary Chart.

Participants from Forum # 1 (5 teams – 30 people) completed these exercises.

Topsham Main Street Village Study

Forum Results – Lower/Middle Village Study Area

FORUM #2
TEAM #3

	Lots O' Dots	Other Ideas
Overall Main Street Study Area	<ul style="list-style-type: none"> Redevelopment of Lower Village Municipal Complex High school - walking distance to main; good location 	<ul style="list-style-type: none"> home biz. allowed; main st
Focus Area: Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	<ul style="list-style-type: none"> No sidewalks from L village to 196 Intersection of Main + 196 - dangerous for trucks; physical barrier of 2 Main St High School needs restoration Town park in open space behind Volvo deli future of Annex area future intersection @ 295 + top of Main St. 	<ul style="list-style-type: none"> High School + Middle school - friction w/ precast business over zoning, interpretation tension between commercial + school use
Focus Area: Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	<ul style="list-style-type: none"> Middle school; New beautiful facility; auditorium serves region Residential area - safe - walkable High School - needs renovation; new bldg Residential homes @ "gateway" in disregard - ill-placed in commercial area 196 + Main - dangerous - doesn't represent "gateway" to Main St Annex housing - potential residential or commercial use Annex bldgs - open space near Crook Entrance to H.S. + Main; M.S. + Main St Open Space near Crook 	<ul style="list-style-type: none"> precast cement plant - good location Roads in condo. dev. need attr. Open area next to Gray; new cast park dev. potential - open space 196 + Main - as "gateway" to Main connect rd between schools open space SE of HS walking paths around M.S.; Forest Ave New Entrance to Mill Intersection of 196 + Main No ped. walkway along Main St 295 + Main St intersection HO Tower path walking + bike; hooked in to bike trails

Example Report Cards – Maps, Charts, Summary

Lower/Middle Village Study Area – Summary Exercise

(all 5 teams – 30 people)

Each **TEAM** summarized key points (assets, liabilities, opportunities) regarding the Lower/Middle Village.

Assets

- Town Hall development 60%
- Bowdoin Mills & lower village 60%
- Historic character 60%

Liabilities

- 201/196 intersection 60%
- Lack of sidewalks 60%
- Car dealers (inappropriate use/aesthetics) 60%

Opportunities

- River park @ fire house site 60%
- Extend preservation (efforts & ordinance) 40%
- Apple Orchard site 40%

Topsham Main Street Village Study Forum Results – Lower/Middle Village

Lower/Middle Village

Map Exercise

(Forum # 1 5 teams – 30 people)



Composite Map

with all dots reported

Topsham Main Street Village Study Forum Results – Lower/Middle Village

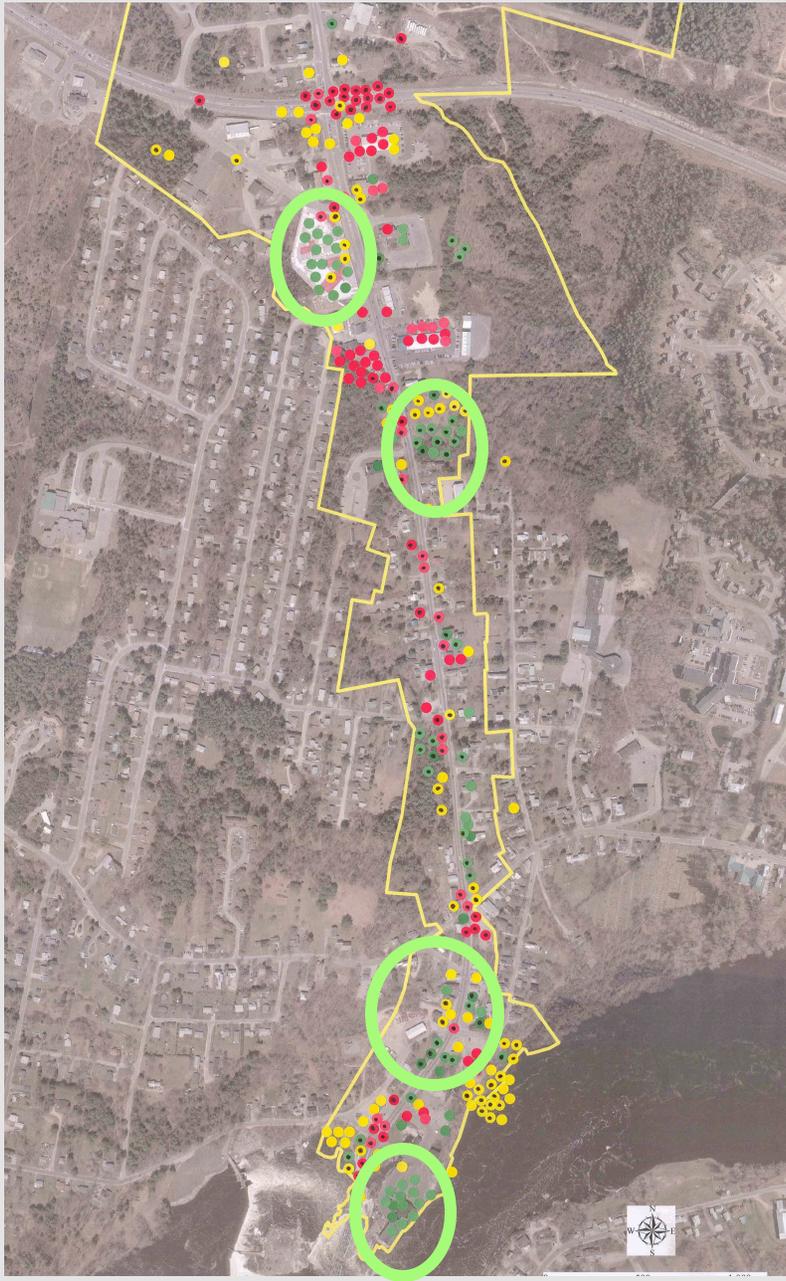
Lower/Middle Village Map Exercise
(Forum # 1 5 teams – 30 people)

ASSETS

(2 Green dots: Buildings, Architecture, Development)
(2 Green dots: Open/Civic Space, Pedestrian & Traffic)

- New Town Hall 50%
- Bowdoin Mills 43%
- Open space @ Apple Orchard 33%
- Historic village center 26%

Composite Map with all dots reported



Topsham Main Street Village Study

Forum Results – Lower/Middle Village

Lower/Middle Village Map Exercise

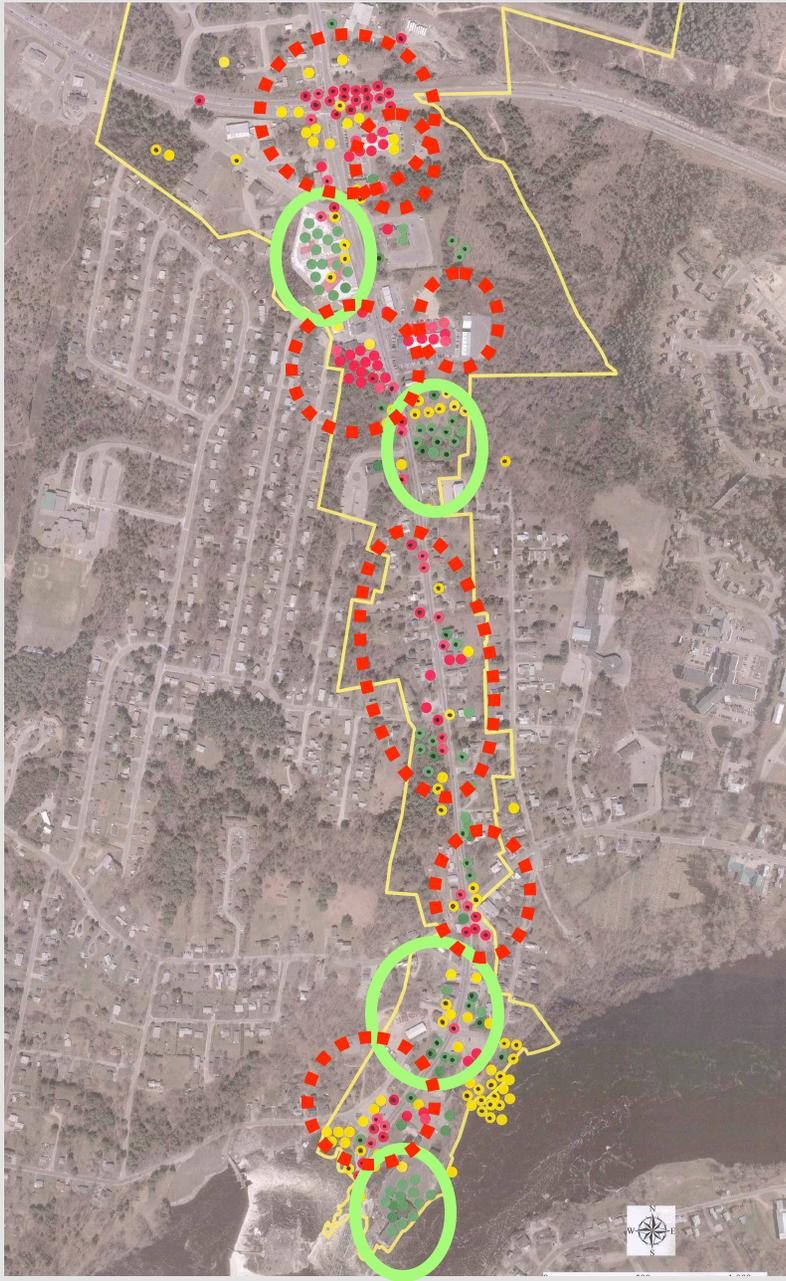
(Forum # 1 5 teams – 30 people)

LIABILITIES

(2 Green dots: Buildings, Architecture, Development)
(2 Green dots: Open/Civic Space, Pedestrian & Traffic)

- 201 / 196 intersection 66%
- “Gap” development 50%
(Also other car dealers collected dots) 30% & 23%
- Pedestrian challenge @ Middle Village 36%
- Traffic @ Main & Elm 30%
- Traffic @ Lower Village 26%

Composite Map with all dots reported



Topsham Main Street Village Study Forum Results – Lower/Middle Village

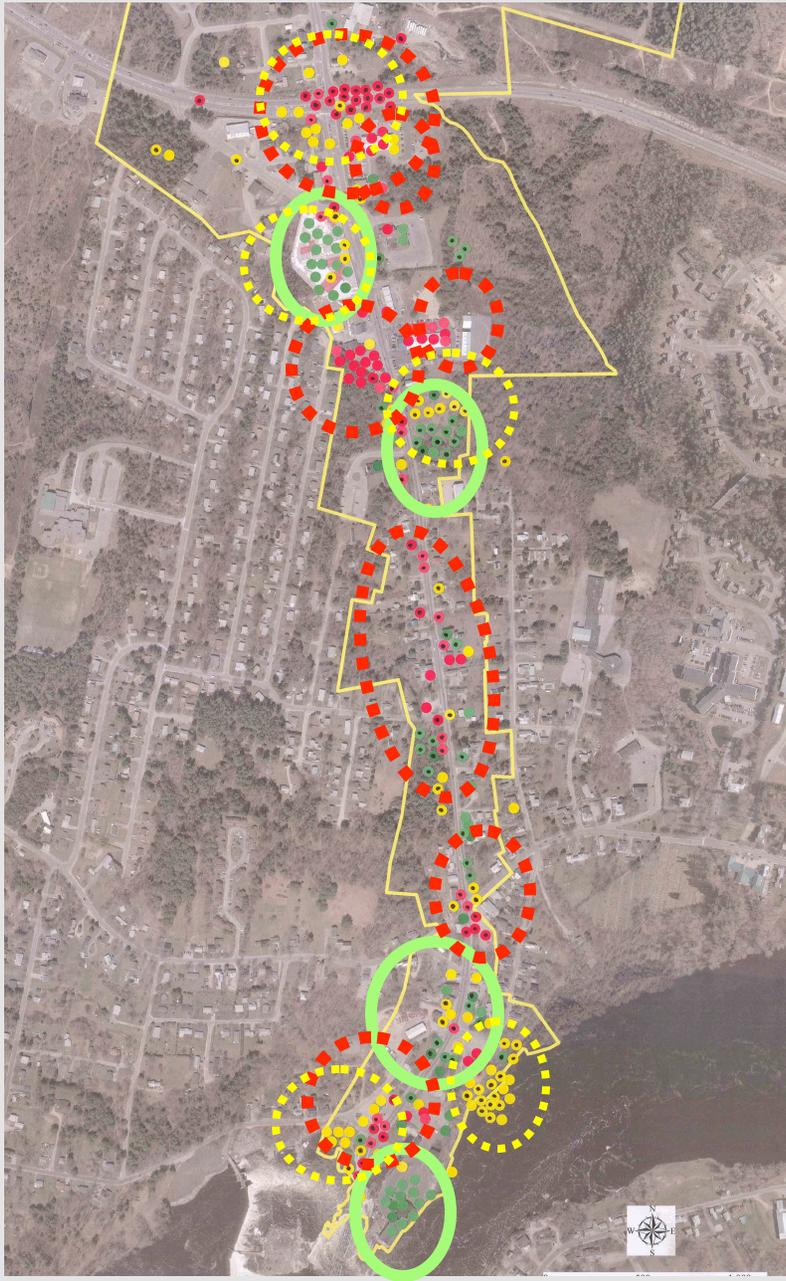
Lower/Middle Village Map Exercise (Forum # 1 5 teams – 30 people)

OPPORTUNITIES

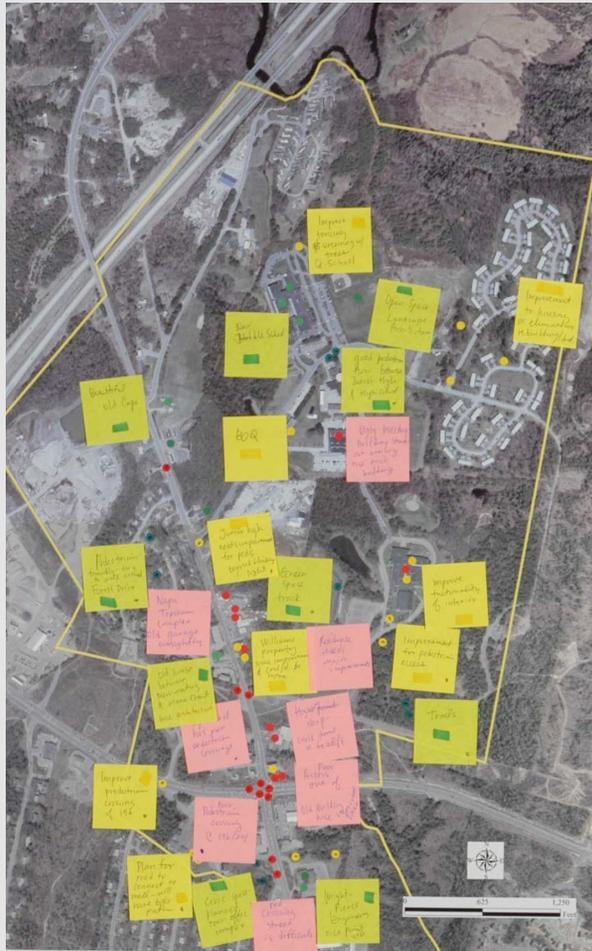
(2 Green dots: Buildings, Architecture, Development)
(2 Green dots: Open/Civic Space, Pedestrian & Traffic)

- River Park @ fire house site 60%
- Town Park @ Apple Orchard 33%
- Gateway development @ intersection 26%
- New development lower village 26%
- Civic/pedestrian space @ new town hall 23%

Composite Map with all dots reported



Topsham Main Street Village Study Forum Results – Upper Village Study Area



Team #2 Forum #2 10/25/05

	Lots O' Dots	Other Ideas
Overall Main Street Study Area	<ul style="list-style-type: none"> Mill area open space / middle village older buildings for character 	<ul style="list-style-type: none"> School Complex area Manufacturing - upper village (local businesses)
Focus Area: Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	<ul style="list-style-type: none"> Winter street / Main Street access (traffic / pedestrian) thru traffic 201/196 Intersection Riverfront / lower village - Preserving Open Space (middle village Area) 	<ul style="list-style-type: none"> Entrance to high school Eagle's Way New town youth center? At BNAS complex or Community College?
Focus Area: Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	<ul style="list-style-type: none"> Middle school High school - some lots of public functions light town, businesses (local business) Post office - too small 201/196 - Bad intersection Eagle's way - / Bus Garage Light Commercial pres in upper village New Town Hall - (existing) Crocker gravel yard upgrade appearance of Business area 	<ul style="list-style-type: none"> Wright House Beautiful Middle village houses traffic on School Road No strip development on Main House BNAS Housing Complex used for Education open open space Nice entrance to school area
	<ul style="list-style-type: none"> Sordelin Farm Area Preserve Coagym Lot Preserve Water access (canoe) Cotham's River Pedestrian Access @ 201/196 Trail access blocked by Highway Improve bike path Encourage N/S bypass Better entrance to school Preserve wooded area @ Crocker Parcel 	<ul style="list-style-type: none"> Bike trail / system High School to Highlands No good pedestrian access to Main St. Mall - Improve playground @ BNAS Complex Preserve open space N of BNAS Housing

Typical examples of Upper Village Study Area Assessments map & Summary Chart.

Participants from Forum # 2 (6 teams – 27 people) completed these exercises.

Topsham Main Street Village Study

Forum Results – Upper Village Study Area

FORUM #2
TEAM #3

	Lots O' Dots	Other Ideas
Overall Main Street Study Area	<ul style="list-style-type: none"> Redevelopment of Lower Village Municipal Complex High school - walking distance to main; good location No sidewalks from L village to 196 Intersection of Main + 196 - dangerous for trucks; physical barrier of 2 Main St High School needs restoration Town park in open space behind Volvo deli future of Annex area future intersection @ 295 + top of Main St. 	<ul style="list-style-type: none"> home biz. allowed; main st High School + Middle school - friction in precast business over zoning, interpret friction tension between commercial + school use
Focus Area: Upper Village ARCHITECTURE, BUILDINGS and DEVELOPMENT	<ul style="list-style-type: none"> Middle school; New beautiful facility; auditorium serves region Residential area - safe - walkable High School - needs renovation; new bldg Residential homes @ "gateway" in dangerous - ill-placed in commercial area 196 + Main - dangerous - doesn't represent "gateway" to Main St Annex housing - potential residential or commercial use Annex bldgs - 	<ul style="list-style-type: none"> precast cement plant - good location Roads in condo. dev. need attn. Open area next to Gray; new cast park dev. potential - open space 196 + Main - as "gateway" to Main
Focus Area: Upper Village PEDESTRIAN CONNECTIONS and OPEN SPACE	<ul style="list-style-type: none"> open space near Crook Entrance to H.S. + Main; M.S. + Main St Open Space near Crook 	<ul style="list-style-type: none"> connect rd between schools open space SE of HS walking paths around M.S.; Forest Ave New Entrance to Mill Intersection of 196 + Main No ped. walkway along Main St 295 + Main St Intersection HOTover path walking + bike; hooked in to bike trails

Example Report Cards – Maps, Charts, Summary

Upper Village – Summary Exercise

(6 teams – 27 people)

Each **TEAM** summarized key points (assets, liabilities, opportunities) regarding the Upper Village.

Assets

- Middle School architecture 66%
- Forest Drive neighborhood 50%
- Open space in Upper village 33%

Liabilities

- 201/196 intersection 66%
- Intersection @ school entries 50%
- Ugly commercial buildings @ Upper Village 33%

Opportunities

- New housing @ Annex housing 83%
- Extend bike trails 66%
- Preserve open space 50%

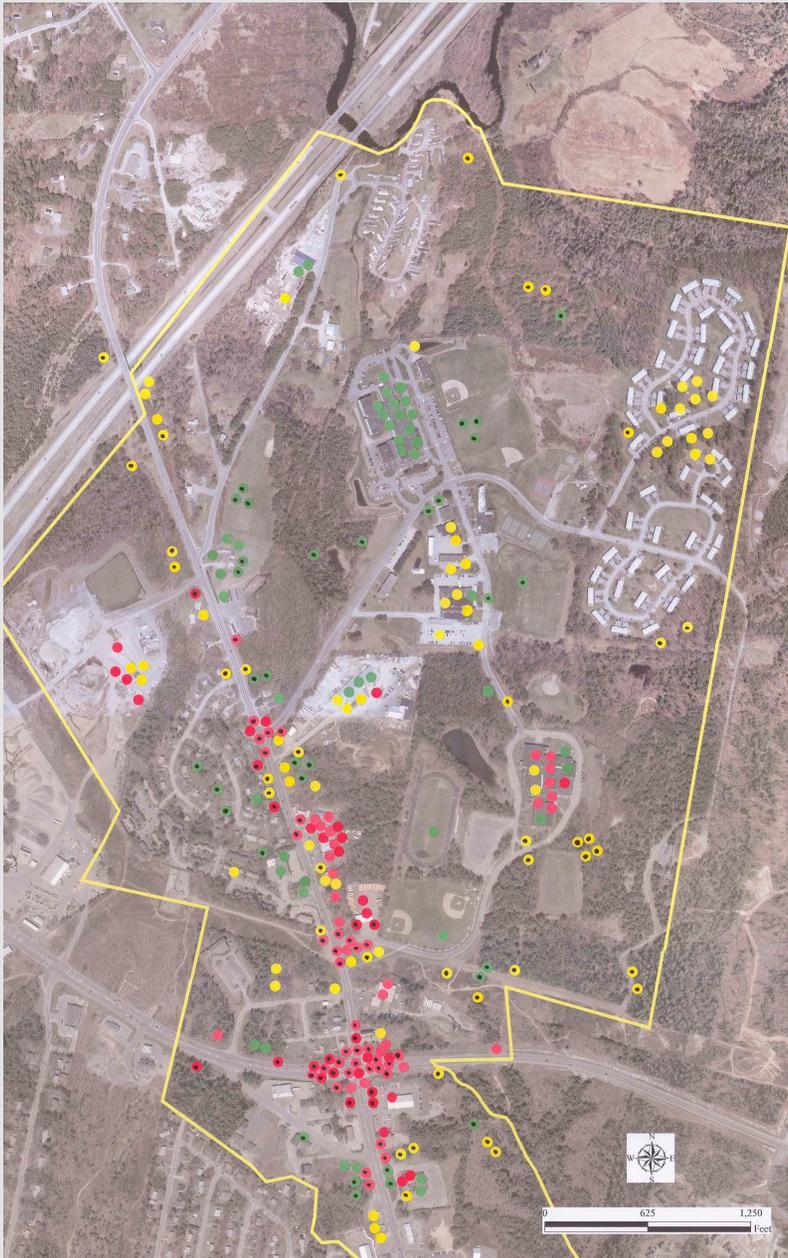
Topsham Main Street Village Study Forum Results – Upper Village

Upper Village

Focus Area Map Exercise
(Forum # 2 6 teams – 27 people)

Composite Map

with all dots reported



Topsham Main Street Village Study Forum Results – Upper Village

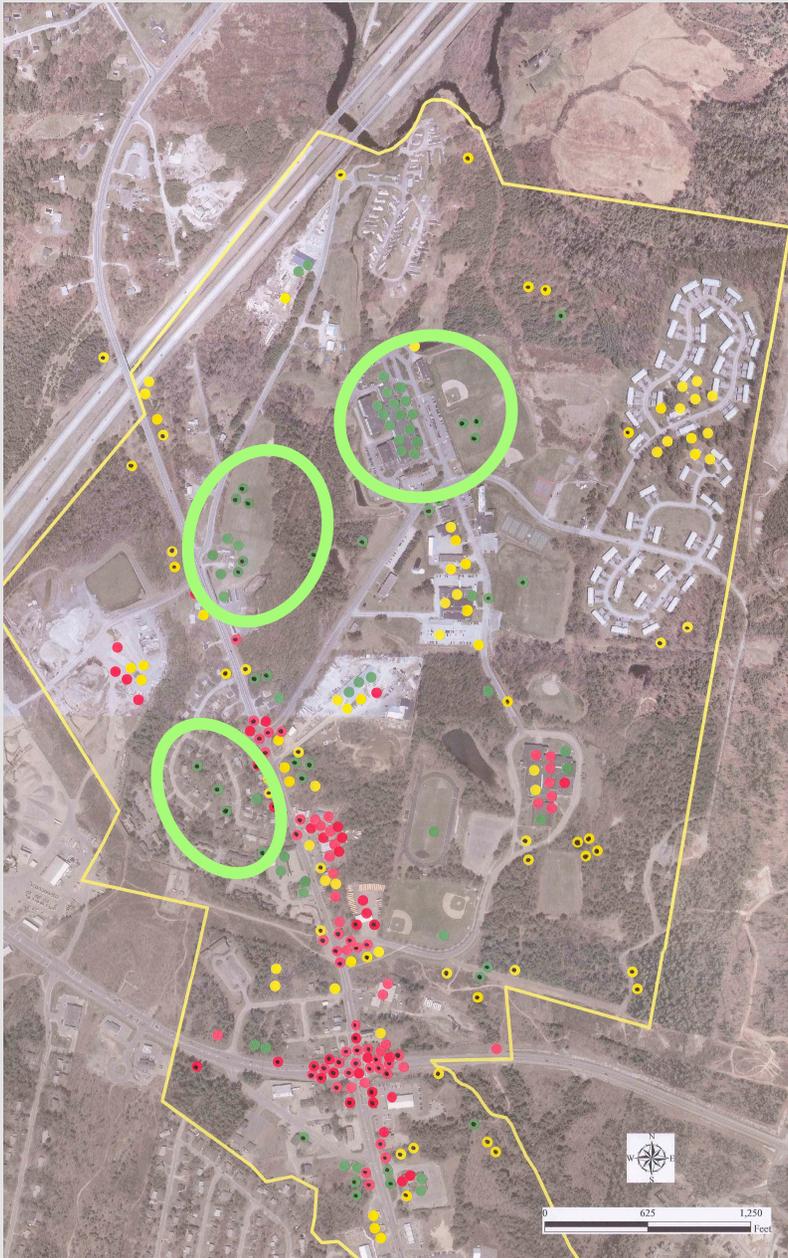
Upper Village – Map Exercise (Forum # 2 6 teams – 27 people)

ASSETS

(2 Green dots: Buildings, Architecture, Development)
(2 Green dots: Open/Civic Space, Pedestrian & Traffic)

● Middle School	55%
● Traditional Farm	37%
• Farm / house/barn	19%
• Farm / open space, fields	19%
● Forest Drive Neighborhood	19%

Composite Map with all dots reported

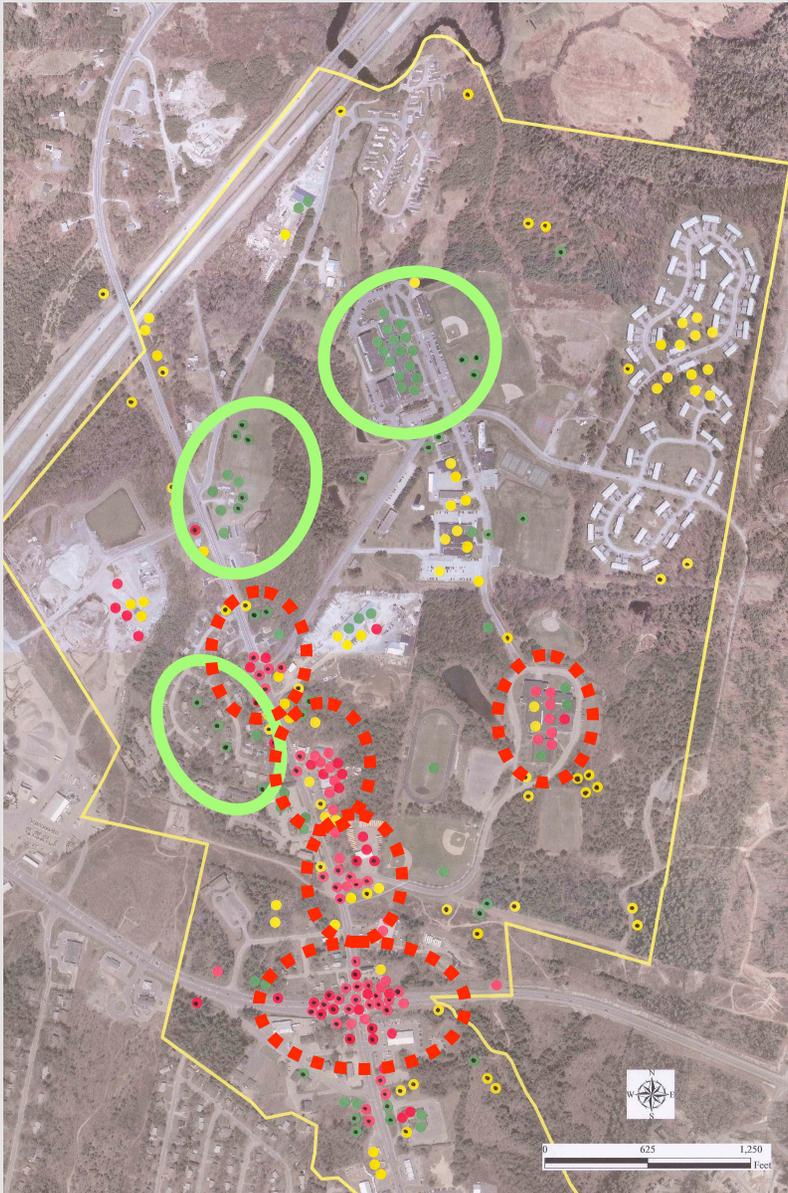


Topsham Main Street Village Study

Forum Results – Upper Village

Upper Village – Map Exercise

(Forum # 2 6 teams – 27 people)



Composite Map with all dots reported

LIABILITIES

(2 Green dots: Buildings, Architecture, Development)
 (2 Green dots: Open/Civic Space, Pedestrian & Traffic)

- 201 / 196 intersection 93%
- “Strip” development 41%
- Intersection @ high school 37%
- High School facility 30%
- (NOTE: High School as positive 11%
- High School as opportunity 8%
- Intersection @ middle school 26%

Topsham Main Street Village Study

Forum Results – Upper Village

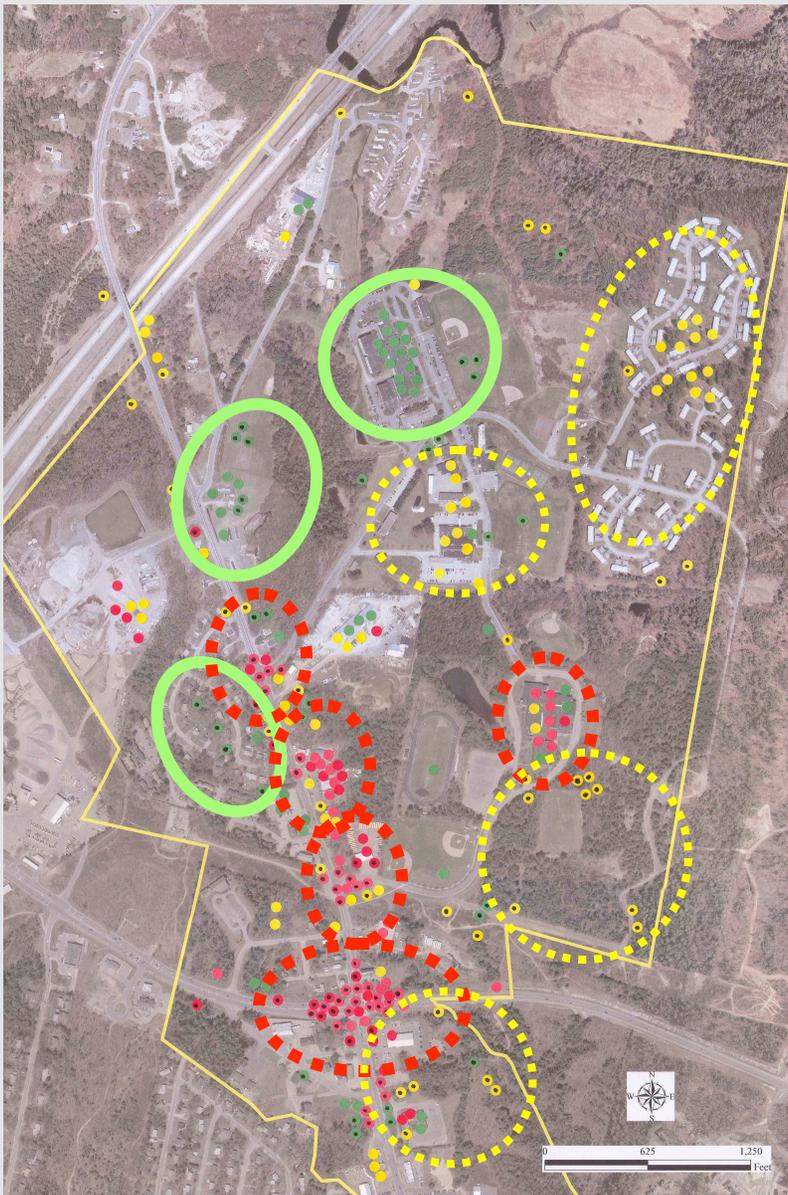
Upper Village – Map Exercise

(Forum # 2 6 teams – 27 people)

OPPORTUNITIES

(2 Green dots: Buildings, Architecture, Development)
(2 Green dots: Open/Civic Space, Pedestrian & Traffic)

- Redevelop Annex housing 45%
- Redevelop Annex site 37%
- Open space next to high school 33%
- Open space south of connector 22%



Composite Map with all dots reported

Topsham Main Street Village Study

Forum Results

ASSETS

	1	2	3	4	5	6	Total	# of times	Average
Bowdoin Mills	55	66	60	43			224	4	56
Town Hall	55	53	60	50			218	4	54.5%
Middle School	36	28			66	55	185	4	46.25%
Historic Village Character		21	60	21			102	3	34%
Forest Drive Neighborhood					50	19	69	2	34.5%

LIABILITIES

	1	2	3	4	5	6	Total	# of times	Average
201/196	64	56	60	66	66	93	405	6	67.5%
Car dealers		13	60	50			123	3	41%
Poor sidewalks /ped. Crossings		21	60	36			117	3	39%
Intersection @ high school		21			50	37	108	3	36%
Traffic in lower village	27	39		26			92	3	30.67%
NAPA, etc parking & aesthetics					33	41	74	2	37%

OPPORTUNITIES

	1	2	3	4	5	6	Total	# of times	Average
River Park	64	26	60	60			210	4	52.5%
BNAS houses		40			83	45	168	3	56%
Apple Orchard	54	28	40	33			155	4	38.75%
BNAS annex	54	26				37	117	3	39%
Open space Upper village					50	50	100	2	50%

Items listed at least twice in summary or scoring, and rating with at least one-third of people or teams responding.

Topsham Main Street Village Study

Forum Results

What does all this mean?

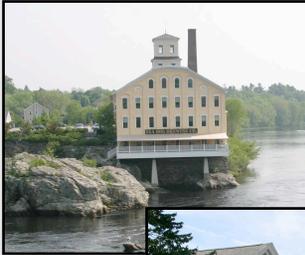
- **Emerging Principles** (based on identified assets)
- **Priority Challenges** (based on identified liabilities)
- **Energy Opportunities** (based on identified opportunities)

Topsham Main Street Village Study

Forum Results

Accentuate the Positive:

How do we protect assets, and build on them?



1. Bowdoin Mills & recent development: How to apply lessons learned to extend character along Main Street?



2. New Town Hall: How to maximize pedestrian connectivity along Main Street, and contribute to the civic image?



3. Middle School: How to promote connectivity to Main Street, and realize full potential as cultural center?



4. Historic character: How to extend protections up Main Street?



5. Forest Drive neighborhood: How to promote compatible development and foster connections?

Topsham Main Street Village Study

Forum Results

Eliminate the Negative:

How do we take liabilities and design ways to make them better?



1. Pedestrian barrier @ 201 / 196:
How to connect pedestrians across the great divide?



2. Car dealers: How to repair the gap in the streetwall and streetscape?



3. Poor sidewalks and crossings: How to extend streetscape from middle village, and insert crossings?



4. Intersection @ high school: How to make a gateway instead of speedway?



5. Traffic in lower/middle village:
How to tame traffic in favor of pedestrians?



6. NAPA, etc. development: How to balance cars, business, aesthetics and pedestrians?

Topsham Main Street Village Study

Forum Results

Don't Mess with Mr. In-between:

How do we leverage opportunities to link assets and promote connections?

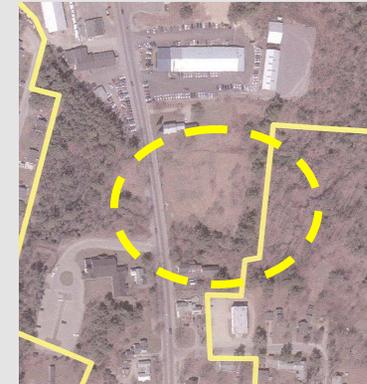


1. River Park: How to redevelop the Fire Station site to promote civic use, image and pride?

2. BNAS Housing: If redeveloped for housing, what image for the new neighborhood?



4. BNAS Annex: If redeveloped, what uses and image, and how connected to surrounding assets?



3. Apple Orchard: If used for open space, image as natural preserve or formal park? How to link to trails & streetscape?



5. Open space @ Upper Village: How to promote growth without giving away the farm?

Topsham Main Street Village Study

INTERMISSION

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 1

score: +.65

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 2

score: +.66

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 3

score: +1.03

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 4

score: -1.48

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 5

score: -1.46

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 6

score: -1.4

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 7

score: +.88

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 8

score: -.03

Topsham Main Street Village Study

Visual Quiz Show

If BNAS Housing is redeveloped into new housing, what is the appropriate image for the new neighborhood?



Image # 9

score: +1.50

Topsham Main Street Village Study

Visual Quiz Show

If the Apple Orchard were acquired for public open space, how natural or formal should the site be?



Average Vote: 3.2

Very natural (1)

*

Very formal (5)



Topsham Main Street Village Study

Visual Quiz Show

If the old Fire Station site is redeveloped into a Town Park, how do you rate the two concepts below?



Concept A



Concept B

Topsham Main Street Village Study

Visual Quiz Show



Concept A

score: +1.93



Topsham Main Street Village Study Visual Quiz Show



Concept B
score: +.04

