

Lower Village Development Committee Update to Board of Selectmen

Thursday 2015-02-19

BACKGROUND

- April 2012: Selectmen created the Lower Village Development Committee:
 - *“To consider and develop design alternatives for a lower village waterfront park in the area of the Green Street triangle.”*
- As the LVDC began its work, we learned that creation of a waterfront park would require solutions for existing problems in the Lower Village:
 - Traffic flow
 - Pedestrian safety
 - Parking
 - Barriers to appropriate commercial development



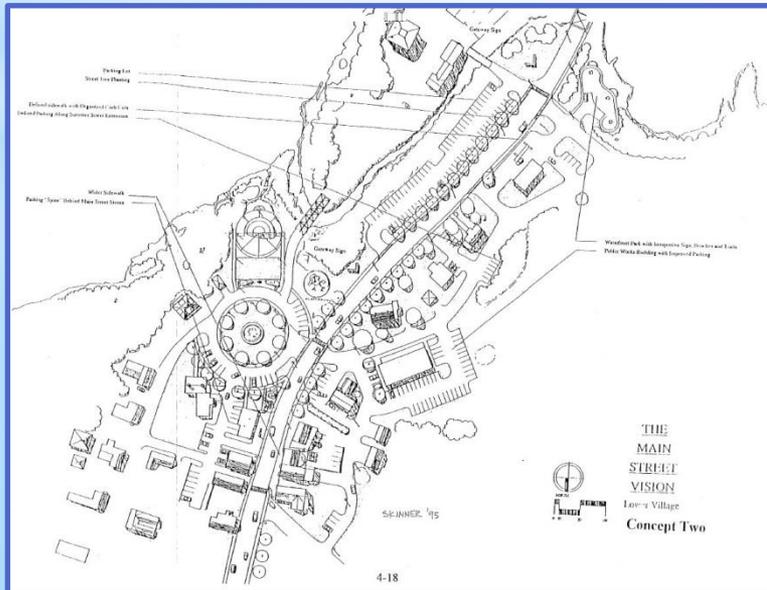
BACKGROUND

- December 2013: Selectmen updated LVDC's scope and charged the LVDC to solve a variety of problems related to the creation of a waterfront park:
 - *The prime focus of the LVDC is to layout and prepare for the construction of a Lower Village Waterfront Park, including funding concepts, landowner/stakeholder considerations, property ownership and related public improvements.*
 - *As part of this effort, additional topic areas will have to be considered, including:*
 - Parking demand and availability
 - Traffic circulation, flow and control
 - Pedestrian access and connectivity
 - Sidewalk and trail development
 - General site amenities
 - Additional commercial development opportunities



BACKGROUND

- Topsham has explored planning a waterfront LV park for more than twenty years:
 - 1996 Main Street Vision
 - 2005-2007 Comprehensive Plan
 - 2007 Main Street Village Plan
 - 2011 Lower Village Waterfront Access Report
 - Led to creation of LVDC



TOPSHAM, ME

LOWER VILLAGE WATERFRONT ACCESS STUDY

DECEMBER, 2011

BACKGROUND

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?



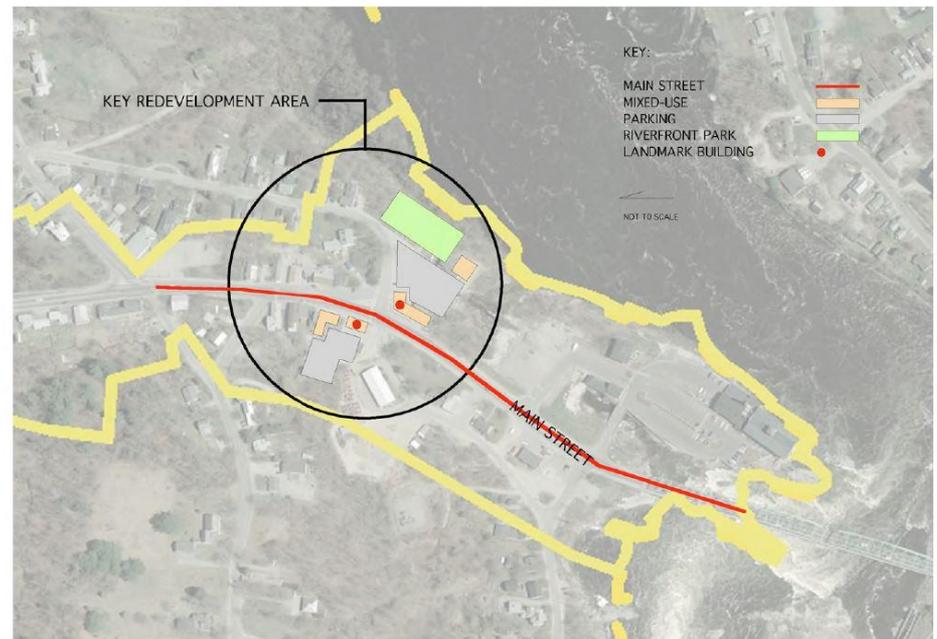
Concept A



Concept B

MRLD • Holt & Lachman Architects/Planners • Gorrill-Palmer • Sitelines

Figure 10: Lower Village Redevelopment Diagram



LVDC EFFORTS & RESULTS

LVDC's evaluation & planning efforts

- 2012-2013 Lower Village Traffic Study
- 2013 Lower Village Parking inventory
- 2013 Neighborhood Revitalization Plan
- 2013 Town Landing Trail Feasibility Report
- 2014 Walkability Audit



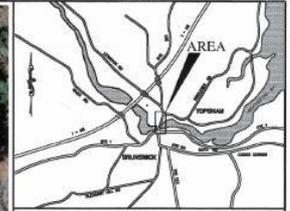
WHERE WE ARE TODAY

- Support for park – *and solving existing LV problems* – is strong
- Downtown TIF passed in September 2013 = public support & potential funding
- We are seeking funding for the Town Landing Trail as part of the park
- LVDC has worked closely with the owner of best park location
 - He is now ready to proceed
- Here is LVDC's proposal for Lower Village redevelopment, in order to:
 - Create a waterfront park
 - Resolve persistent traffic issues
 - Improve pedestrian access and safety
 - Increase parking for businesses, customers & visitors
 - Extend and connecting trails
 - Stimulate new, appropriate commercial development



REDEVELOPMENT CONCEPT

EXISTING CONDITIONS



LOCATION MAP
NOT TO SCALE

AERIAL VICINITY PLAN
TOPSHAM LOWER VILLAGE

EXISTING
CONDITIONS

PREPARED FOR REVIEW



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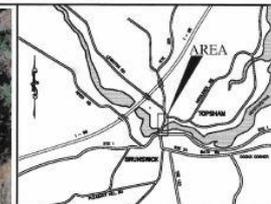
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THIS CONCEPT PLAN IS INTENDED TO SHOW POTENTIAL CHANGES TO PARKING AND TRAFFIC LANES IN TOPSHAM'S LOWER VILLAGE. THE CONCEPTUAL IMPROVEMENTS SHOWN ARE INTENDED FOR DISCUSSION AND ARE NOT SUBMITTED FOR TECHNICAL REVIEW OR CONSTRUCTION.

REDEVELOPMENT CONCEPT

CONCEPT PARAMETERS

PAVEMENT



LOCATION MAP
NOT TO SCALE

- RAB @ Summer St.
- REALIGN GREEN ST @ OLD SUMMER ST.
- 2 WAY CAUSEWAY TO BMT
- 2 WAY TRAFFIC @ Elm St Exit
- 1 WAY TRAFFIC @ WATER
- GREEN ST. TRAFFIC TAD.

CONTINUE DEVELOPMENT
PARKING on MAIN ST
RIVERFRONT.

Points THROUGH LIV TO:
Town Overlook # Riverfront

REALIGN P @ 15 MAIN ST
5 Green St
Relocate Sewer Line

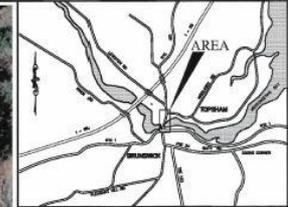
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AERIAL VICINITY PLAN TOPSHAM LOWER VILLAGE		
PROPOSED CONCEPT		
PREPARED FOR REVIEW		
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FIELD WK:	SCALE:	SHEET:
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Town Overlook # Waterfront

REDEVELOPMENT CONCEPT

CONCEPT COMPLETION



THIS CONCEPT PLAN IS INTENDED TO SHOW POTENTIAL CHANGES TO PARKING AND TRAFFIC LANES IN TOPSHAM'S
 REDEVELOPMENT CONCEPT
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AERIAL VICINITY PLAN
 TOPSHAM LOWER VILLAGE

PROPOSED
 CONCEPT

PREPARED FOR REVIEW



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WHERE WE GO FROM HERE

- We believe the preliminary phase of LVDC's work – *gathering data to develop solutions that enable the creation of a park* – is complete
- We are eager to work with the Selectmen and other Topsham residents to refine and finalize the details of this plan and begin implementing it
- We are looking forward to discussing this plan and defining our next steps with the Selectmen at their workshop at *6pm WED 03-04*

