

Berwick Downtown Vision Plan

APPENDIX A Charrettes 1 & 2 Project Comparisons and Inspiring Historical Images

October - 2013

On Behalf of:

Envisioning
Downtown Berwick
Vision Committee



Prepared by:

BETA
GLA LANDSCAPE DIVISION



BERWICK DOWNTOWN VISION COMMITTEE DEVELOPMENT OF A VILLAGE VISION PLAN

CHARRETTE#1 AGENDA

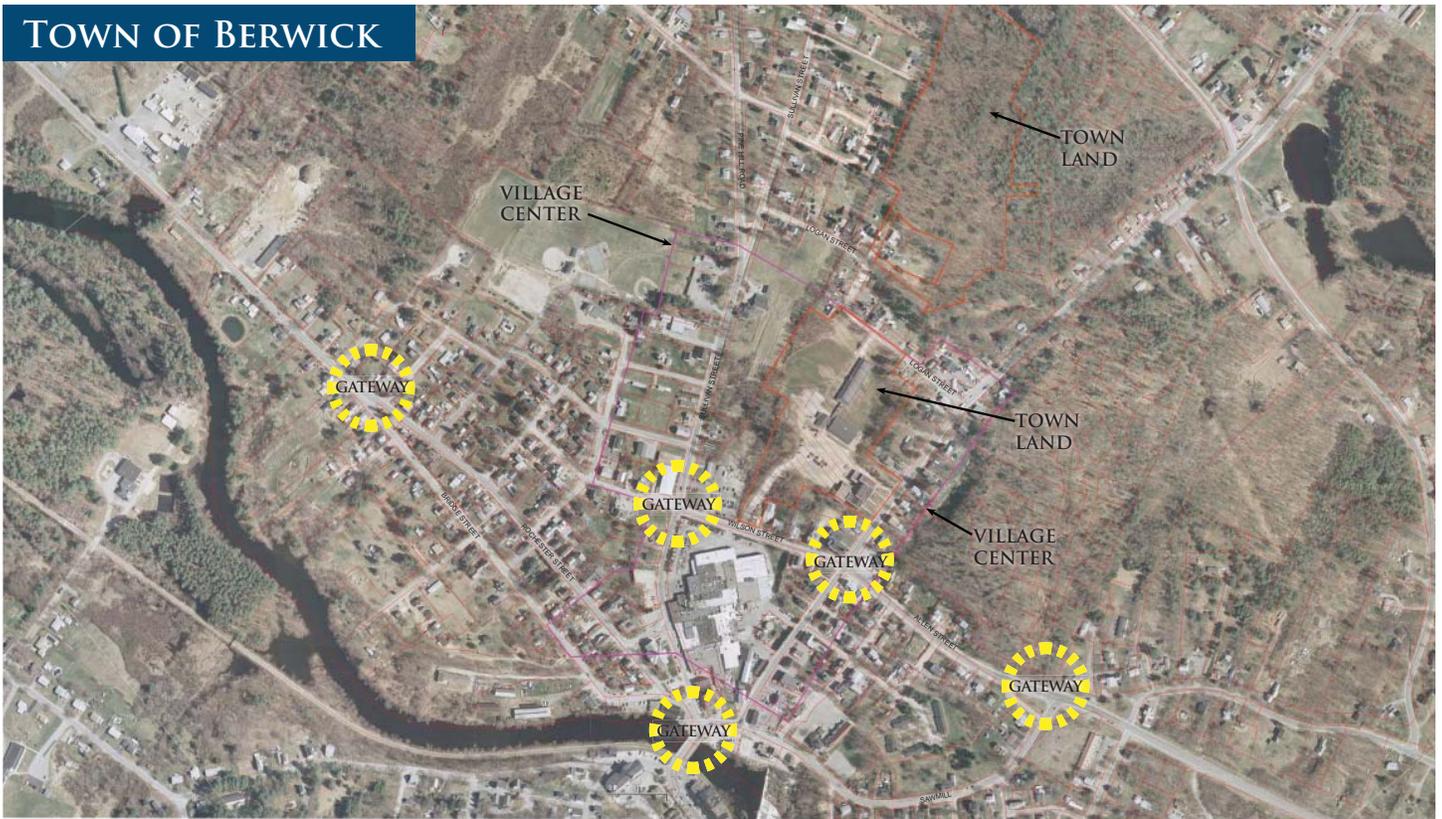
SATURDAY, MAY 4TH, 2013

- | | |
|-------------|---|
| 9:00-9:10 | Registration, Coffee |
| 9:10-9:30 | DVC introductions, GLA discusses outline of Visioning process and goals |
| 9:30-10:30 | Site Walks in small groups |
| 10:30-10:45 | Site walks return, re-group at Town Hall, short break |
| 10:45-11:45 | Working Session 1 Site walk findings and analysis by group |
| 11:45-12:15 | Working Lunch: Groups report to larger group their findings |
| 12:30-1:30 | Working Session 2: Design Exercise |
| 1:30-2:00 | Pin-up of sketches, Group discussion, Summary |

Berwick Downtown Vision Charette May 4, 2013

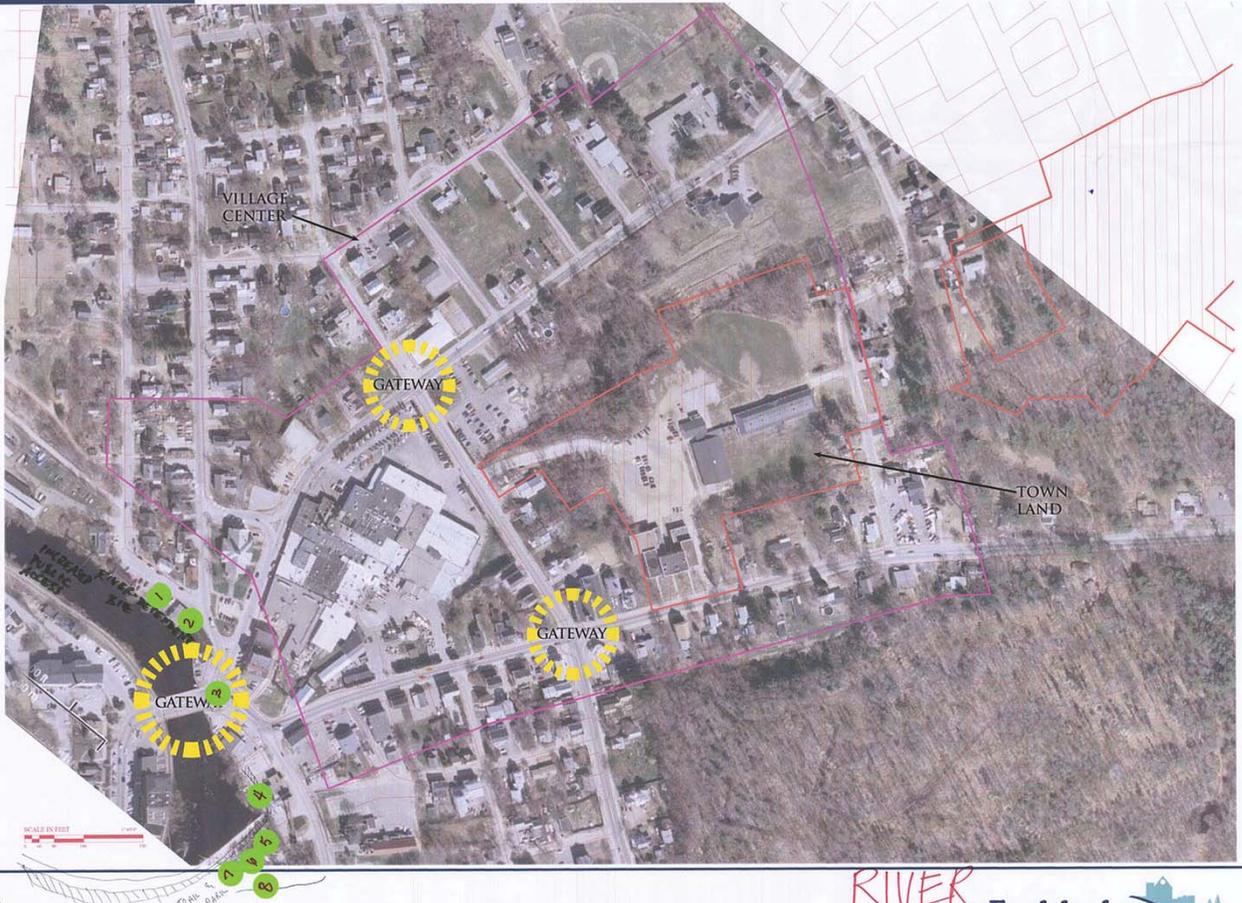
Name	Address/Organization	Phone and/or Email	DVC Member
1. James Bellissimo	250 Route 236	Bellissimo247@GMAIL.COM	<input checked="" type="checkbox"/>
2. Stan Sheldon	32 Route 236	603-534-0703	<input type="checkbox"/>
3. PAUL ROUSVERT	6 COUNTRY LANE	207-384.2307	<input checked="" type="checkbox"/>
4. Nick Bray	19 Allen St Apt 2	nicholas.bray@maine.edu	<input type="checkbox"/>
5. Linda Underwood	21 Keagy Rd.		<input type="checkbox"/>
6. Tom Wright	96 Cemetery Rd		<input type="checkbox"/>
7. JUDY HALEY	PO Box 441, BERWICK, ME	207-252-0296	<input checked="" type="checkbox"/>
8. Harvin Groff	103 Berwick rd	hgroff@gmail.com	<input type="checkbox"/>
9. Scott Richardson	29 Knox Ln	scottxot@gmail.com	<input type="checkbox"/>
10. Kim Myers	299 School St.	kemyers@hotmail.com	<input checked="" type="checkbox"/>
11. Paul Goodwin	7 Prospect St Somersworth 03878	GoPaul@MIT.EDU	<input type="checkbox"/>
12. DAVID MARSHALL	7 LITTLE HARBOR RD	dmarsh180@aol.com	<input type="checkbox"/>
13. Edward Ganiere	240 Cranberry Meadows Rd	edwardganiere@hotmail.com	<input type="checkbox"/>
14. Bryan O'Connor	44 Buttonwood Dr	berwickselectman@oc.war2@gmail.com	<input type="checkbox"/>
15. Serena Galloway	8 First St		<input type="checkbox"/>
16. Gloria Houne	266 Cranberry Meadows Rd		<input type="checkbox"/>
17. Jessica Sheldon	29 Rte 236	603-534-3831	<input type="checkbox"/>
18. BART HALEY	3 LONGMEADEN AL	207-715-0398	<input type="checkbox"/>
19. Frank Underwood	DVC		<input type="checkbox"/>
20. Ark Gille	GLA		<input type="checkbox"/>
21. Don Leighton	GLA		<input type="checkbox"/>
22. Beth Ganiere	240 Cranberry Meadows Rd	207-698-5204	<input type="checkbox"/>
23. Beth Theriault	5 Annie St.	207-651-4251	<input checked="" type="checkbox"/>
24. James Theriault	" "		<input type="checkbox"/>
25. LAURICE JACKSON	" "	698-1364	<input type="checkbox"/>
26. Eleanor Murphy	40 Rochester	698-1355	<input type="checkbox"/>
			<input type="checkbox"/>

TOWN OF BERWICK



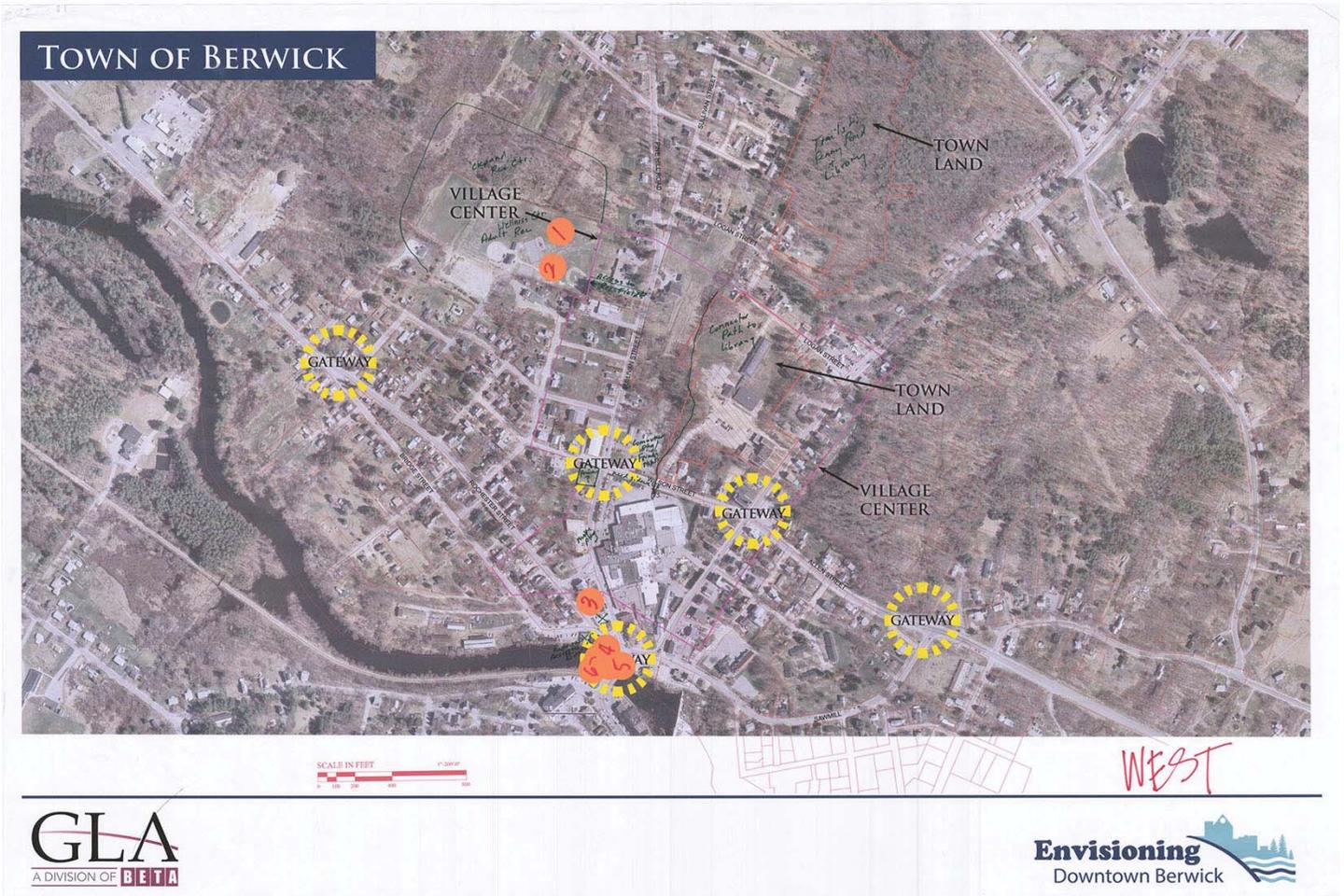
PROJECT AREA

TOWN OF BERWICK



'Riverfront' work group map. Green 'dots' represent participants 'voe' for \$250,000.00 investment.





'West Village' work group map. Orange 'dots' represent participants 'voe' for \$250,000.00 investment.

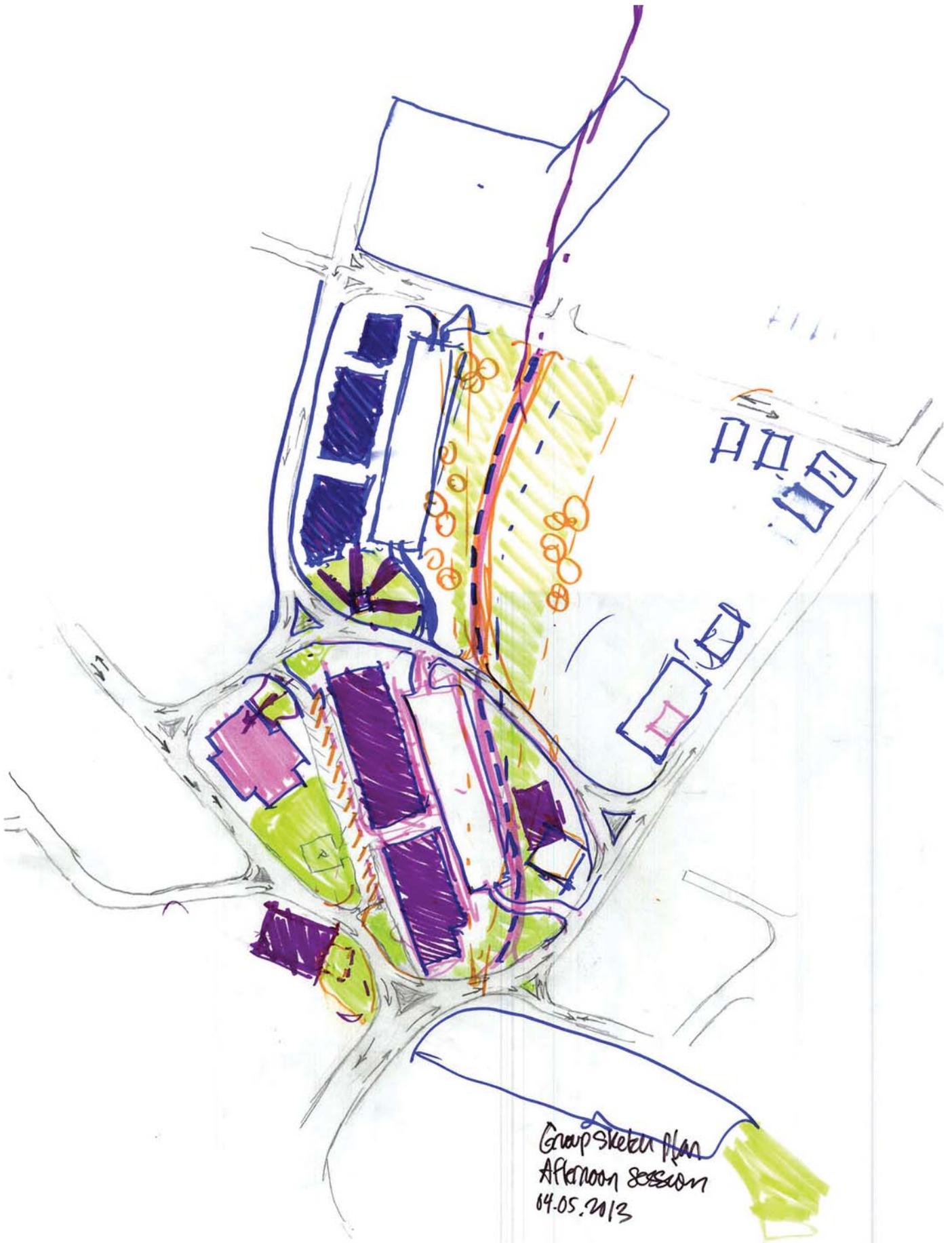


Charrette #1 Work Session









Group Sketch Plan
Afternoon session
04.05.2013



Refined Sketch plan
Based on Afternoon Session
04.05.2013 1:00

Charrette #1 Outcomes

DESIGN

“Inside” Prime lot(s)

1. Existing commercial buildings – invested? W.C.?
Tannery Architecture / Smokestack / Iconography- YES!
2. Central Greenspace through to Wilson Street
Daylight Stream?
3. Creation of correctly scaled parcels with vehicular and pedestrian connections is important.

“Outside” (Village)

1. Circulation (vehicular & pedestrian) is difficult
Connectivity between East & West Villages need walkable ‘loops’ with destination points and gateways
2. Riverfront connections = Economic Engine?
How to gain control of this potential?
3. Village Gateways need definition, welcome people and promote traffic calming

Charrette #1 Outcomes

VISION

“Inside” Prime lot(s)

1. We value our history / history is interesting
We will introduce you to our history
2. We value Greenspace.
3. We like the scale of our Town
We want connectivity(vehicular & pedestrian)
We are open to infill development

“Outside” (Village)

1. We want walkability
We want interesting destinations
We want our vehicular circulation to ‘make sense’
2. Almost above all else, we value our River and
Riverfront land.
3. We want a greater sense of place, definition and sense of
arrival for our village center.

Charrette #1 Outcomes

PROCESS

1. How do we express the value of our history?
2. How do we express the value of Greenspace?
3. How do we express our value on connectivity?
4. How do we express our value of walkability?
5. How do we express our value of River Access and River frontage?
6. How do we express our hopes for the future?
7. Can this be done thru the built environment and what we protect?

Sense of Place

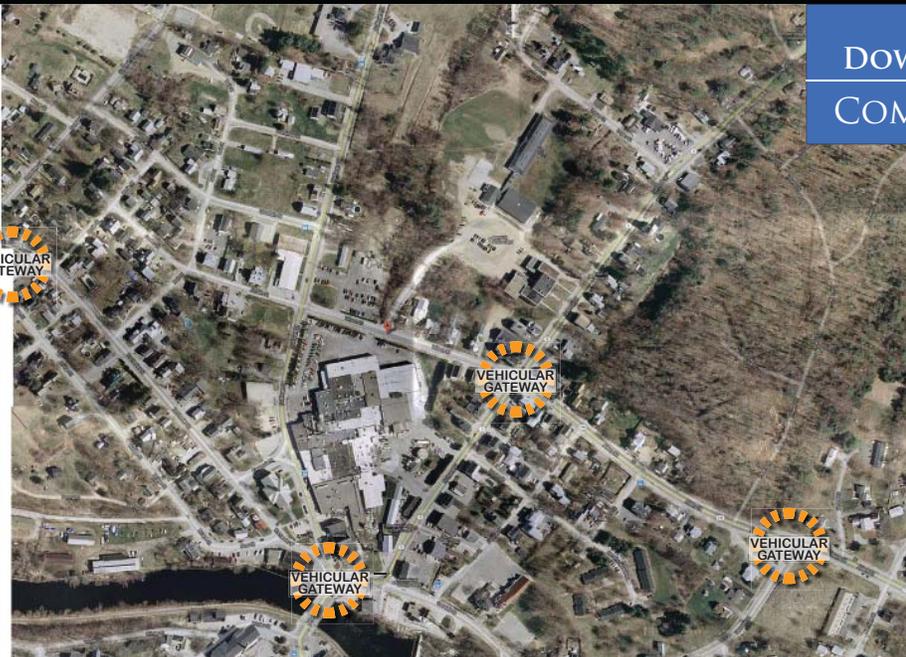
BERWICK DOWNTOWN VISION COMMITTEE DEVELOPMENT OF A VILLAGE VISION PLAN

CHARRETTE#2 AGENDA

SATURDAY, JUNE 22, 2013

-
- 9:00-9:10 Sign-in, introductions, start-up
- 9:15-9:45 Recap of Berwick's 300th
Public feedback on the Downtown Visioning Process
Discussion of outcomes from Charrette #1
- 9:45-10:00 Brief Site Walk from Town Hall to the River
- 10:00-12:30 Break out sessions,
a. *"Can't get there from here"*: Circulation; (Trucks, Busses, cars, and people) how it all works.
b. *"How green is your future?"* Not all parks are created equal.
c. *"A river runs through it"*: The River as an economic engine.
d. *"This one is just right"*: Sizing up your village center.
- 12:30-1:00 Working lunch, Groups report back on Charrette #2, Next Steps

ENVISIONING DOWNTOWN BERWICK COMMUNITY ASSETS



- Town owned land (Penny Pond) close to downtown
- Interesting traffic flow
- Walkable downtown
- The River
- Great Works Land Trust properties
- Eastern Trail (close by)
- Library
- Architecture of the community
- Railroad through the eastern part of town with Amtrak
- Commuter traffic
- Bridge Project (MeDOT)
- Rochester Street Project (MeDOT)
- Summit Church property on the river
- Church property on Sawmill Road overlooking river/dam
- Summer theater (Hackmatack)
- Riverwater Intake (water supply to Prime site)
- Ballfields (close by walking distance)
- Berwick Community TV in place to serve town
- Historic structures with character



RECREATION

- Eastern trail connections
- Riverfront Trails
- Canoe/kayak launch
- Motocross Trails
- Mountain Bike Trails
- Hiking Trails
- Equestrian Trails

SUSTAINABILITY

- Solar and other green energy
- Walkable downtown
- Employment opportunities within downtown
- Bicycle friendly transportation
- Transit options
- Railway options
- In town Garden plots

LIVE WORK/PLAY

- Mixed use residential
- 24/7 fitness center
- Micro brewery
- Small grocery store
- Skateboard park
- Farmer's Market
- Hardware store
- Specialty retail

CIVIC

- Keep central Town Hall
- Create public park/greenspace
- Performing arts facility
- In town day care facility
- Outdoor performance venue

FUTURE TECH ZONE

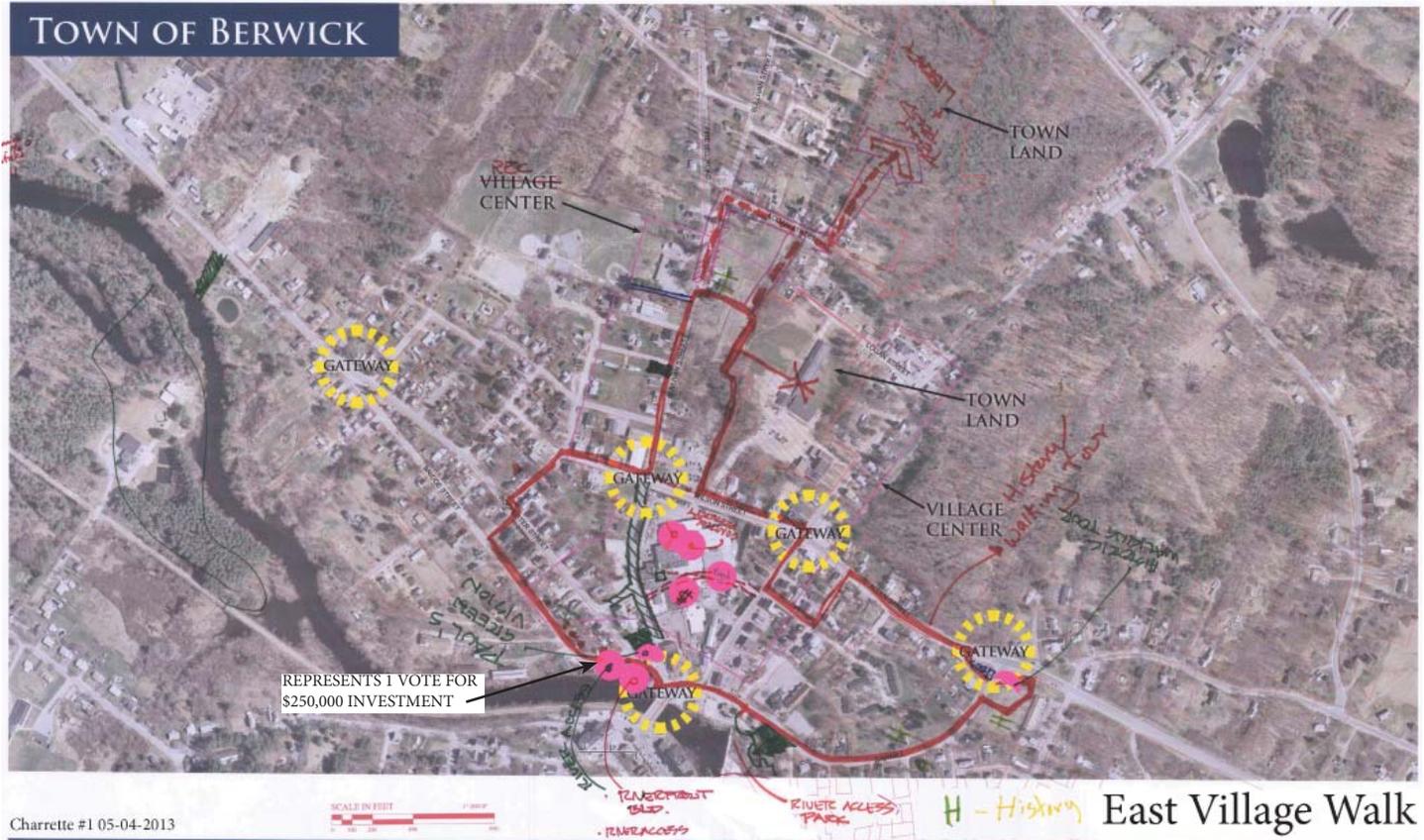
- Professional offices
- Technology Park
- Networking Center
- Educational Campus
- Entrepreneurial incubator
- Broaden existing business base

TRANSPORTATION

- Streets
- Sitewalks
- Trails
- River
- Rail
- Busses
- Other



TOWN OF BERWICK



East Village Walk

PARTICIPANT COMMENTS:

East Village part 1

- Most historic part of town (we think)
- Intact homes, yards at scale, room for gardens
- Saw Mill Hill / Gravesites / Share History
- Cumberland Farms Gateway is not a Gateway
- A tour of history
- Bisecting road through prime lot – create funding opportunity for subsequent parcels
- Summit Church / Most Significant / Critical location / Simple
- Sidewalks and bikes / together or apart
- Power lines – overhead wires are an eyesore

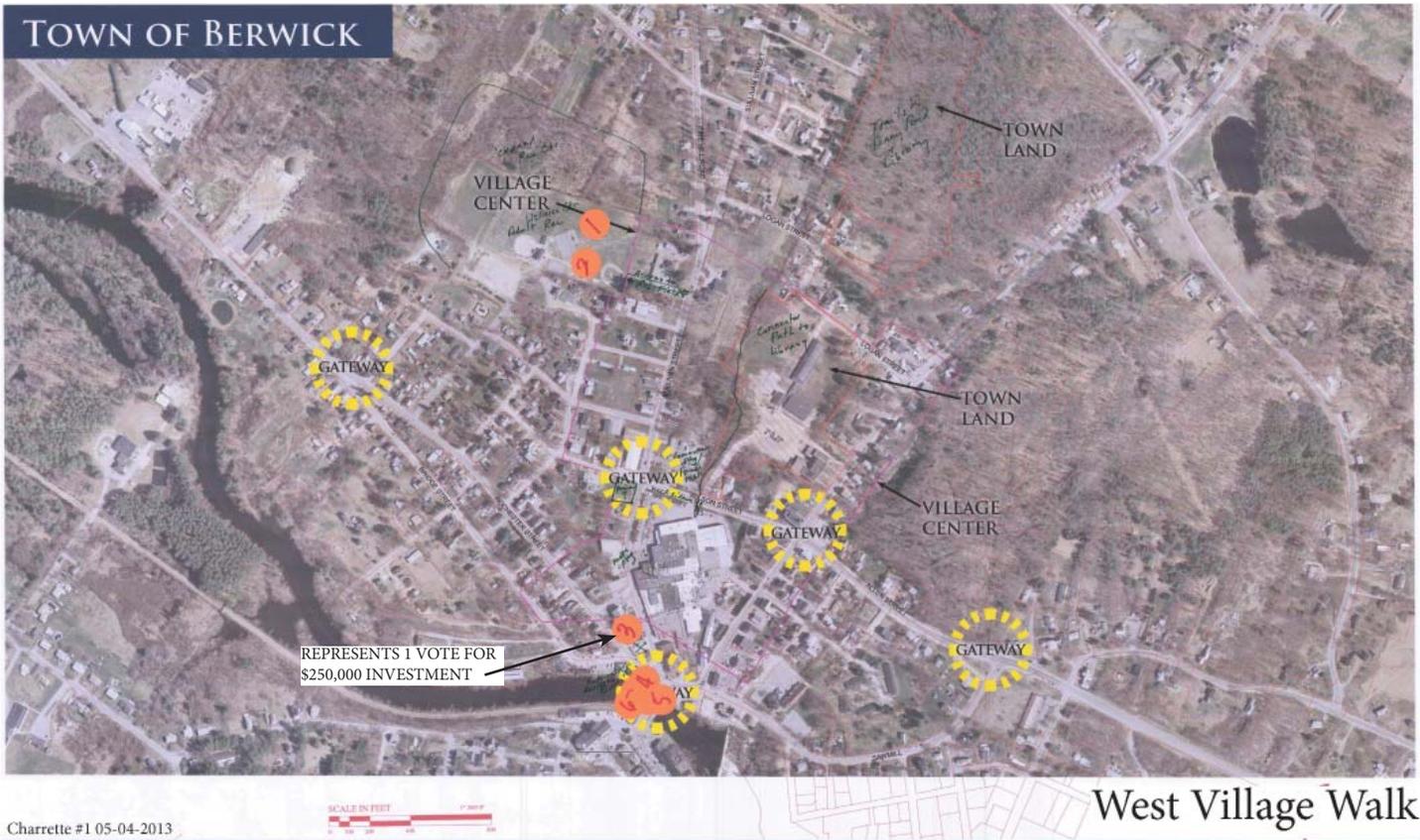
East Village Part 2

- One ways – caution speeders – need traffic calming
- Rotary / Roundabout slows traffic
- People may like that the prime site is divided: parcelized into Brownfield projects with funding opportunities
- Worry about too many roads
- Maintain open space / views / between houses
- Access points to correct green corridors to waterfront
- In fill buildings are important
- Retail first floor – offices above – no residential
- Service oriented business / office / high end apts
- Building heights should vary
- 5 or 6 concepts for both in June (need to review drafts)
- Survey draft – rollout needs to happen soon

- ‘downtown vision fair’ per Jessica on the 8th celebration
- Pictures / sketches / solicit input
- Want more input from the public / variations
- Does include (it with) Prime
- Developer’s gut check on prime
- Gateway Gas ‘doesn’t have to be a gas station’: so what is it?
- Follow up with them
- Intact Historic Fabric / High value architecture
- Lord House / original grant / orchard centerpiece of district: currently for sale.
- Nice lots – sized for gardens / lots of greenspace
- Sawmill Street transition – mill village into residential
- Some sidewalks poorly defined.
- All is within Village Center – walkable

Charrette #2 (Building on Charrette #1)

TOWN OF BERWICK



Charrette #1 05-04-2013

PARTICIPANT COMMENTS:

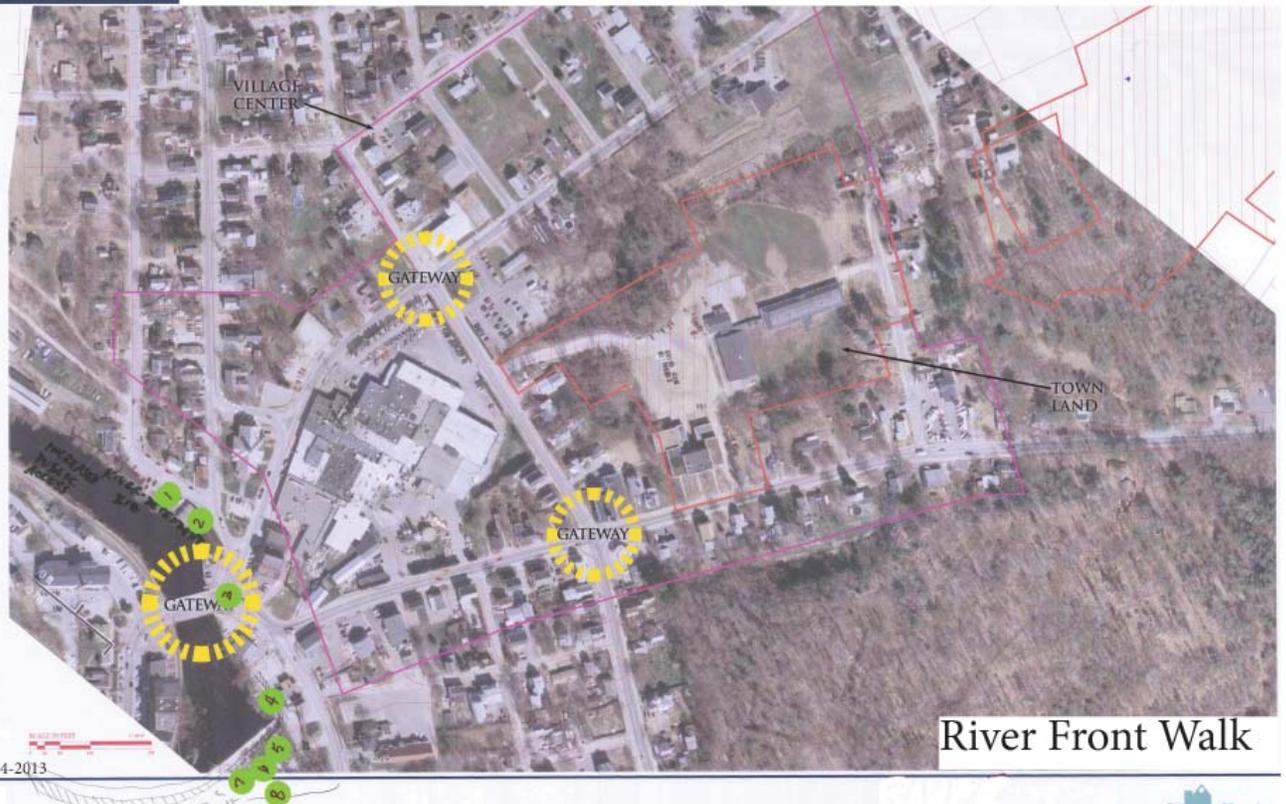
West Village part 1

- Parking lots / open incomplete fabric / but parking is important
- Desire more continuity – driveways
- Parking lots bold presence – commuter lot
- Sidewalks – ‘run-out’ / some driveways extend to street others don’t
- Wilson Street (no trees) no contributing architecture
- Want more input from the public / variations
- Does include (it with) Prime
- Developer’s gut check on prime
- Gateway Gas ‘doesn’t have to be a gas station’ follow-up with them
- Rochester needs traffic calming
- Town land north of Wilson Street is valuable
- Link to Library
- Link to Rec. center

- Gaps in facades / irregular development pattern encourages speeding.
- Nice views coming in Rochester Street Summit Church blocks river (the Wings)
- Restaurant / riverside Marina
- How to improve Pedestrian Crossing / street
- Remove parking

West Village Part 2

- Access to rec fields is important
- Connections to main arteries
- Adult wellness center is needed
- Summit Church – also represents Taxable Income
- Rehab / wings removed provides great views
- Waterfront access



PARTICIPANT COMMENTS:

River part 1

- Summit Sawmill Road Churches – For Sale – Rehab to B&B visitors: Town lacks lodging.
- Trails, Community Destinations are needed.
- Most people have forgotten the River
- Area below dam is central, Magnificent if given attention
- River’s accessible visually and physically
- Bike trail connections would be nice to be a part of ETA: want to join?
- Mountain bike spur-
- Event space
- River walk
- Dog parks
- Upper
- Lower

River Part 2

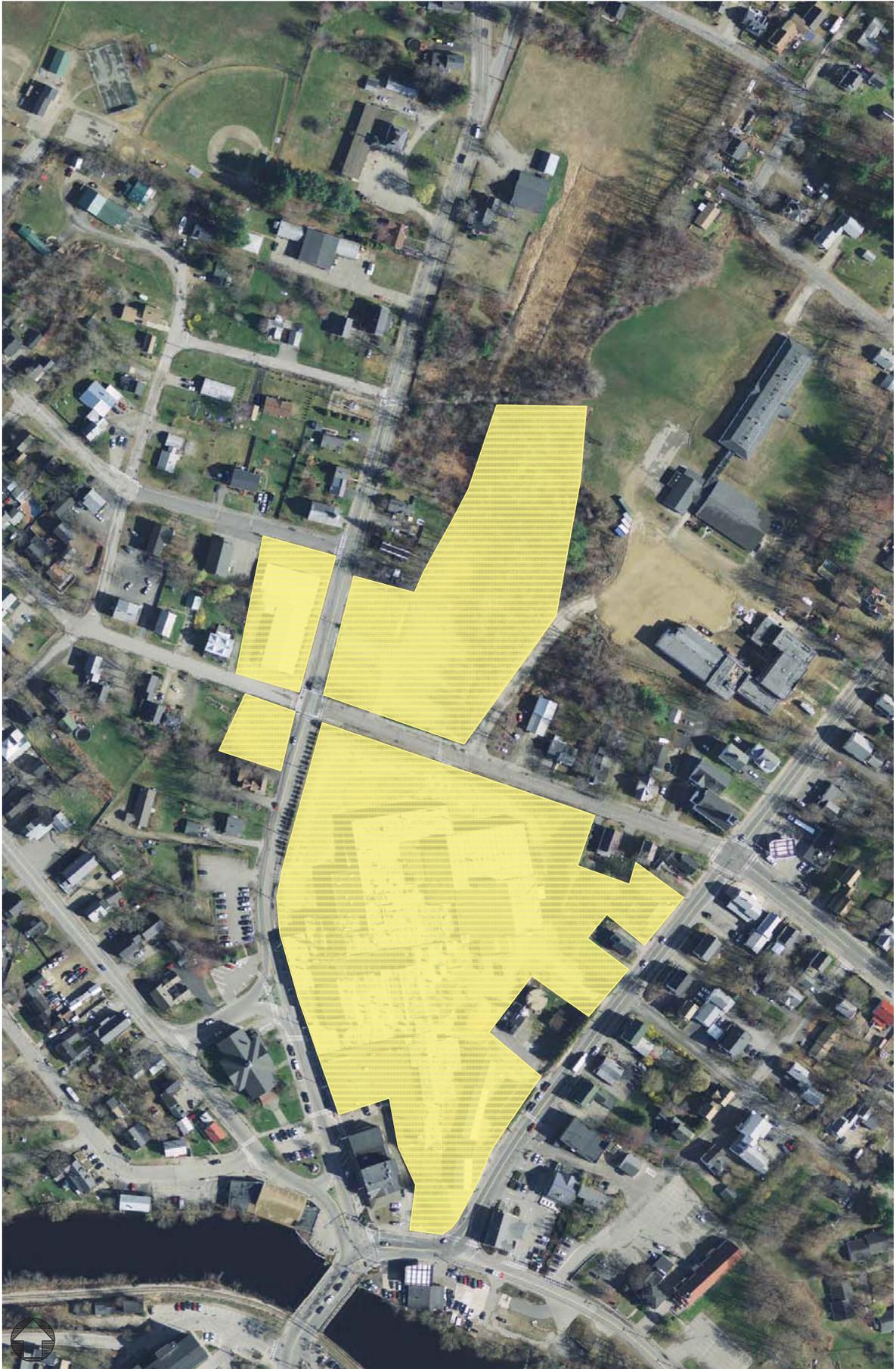
- Boat Ramp: (narrow path) from Bridge Street should be enhanced
- West access to water (up Bridge St.) Accessibility to the river
- Summit Church – Business, Restaurant
- River Greenspace:
 - o Access / visual
 - o Trails down in
 - o Maintain as Wilderness Park
 - o ETA connections / Bike Trail
 - o Keep River clean
 - o No good crossing point between East and West sides of the village
 - o Balance between Rec. and Development opportunities to buy Riverfront – make a greenway
 - o Parks / greenways Free up tannery for development

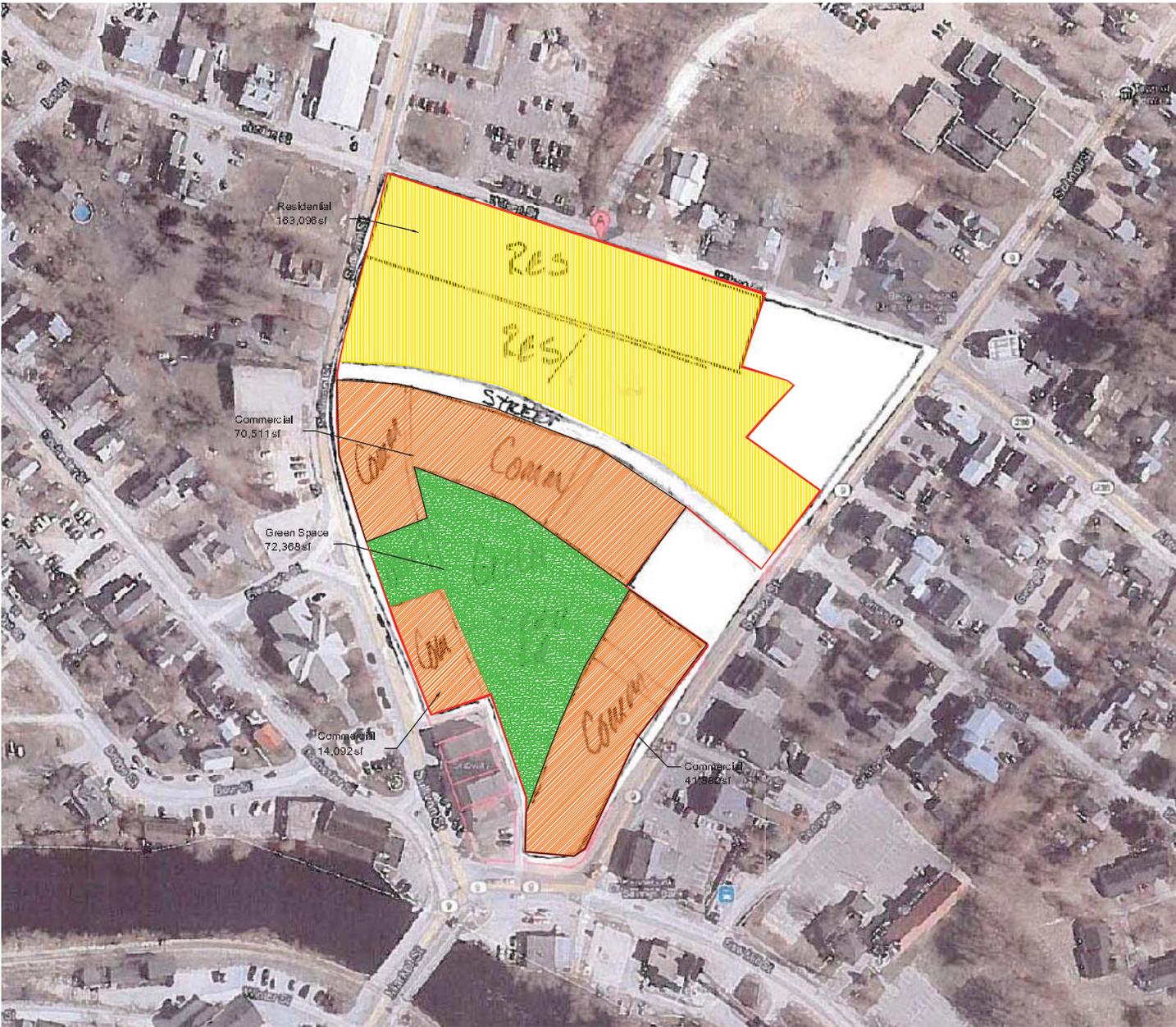
WHAT WOULD YOU DO WITH

\$250,000



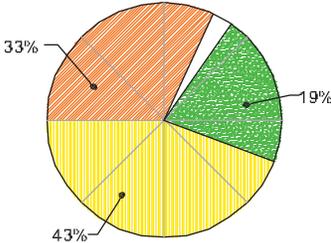
Berwick Citizen Votes

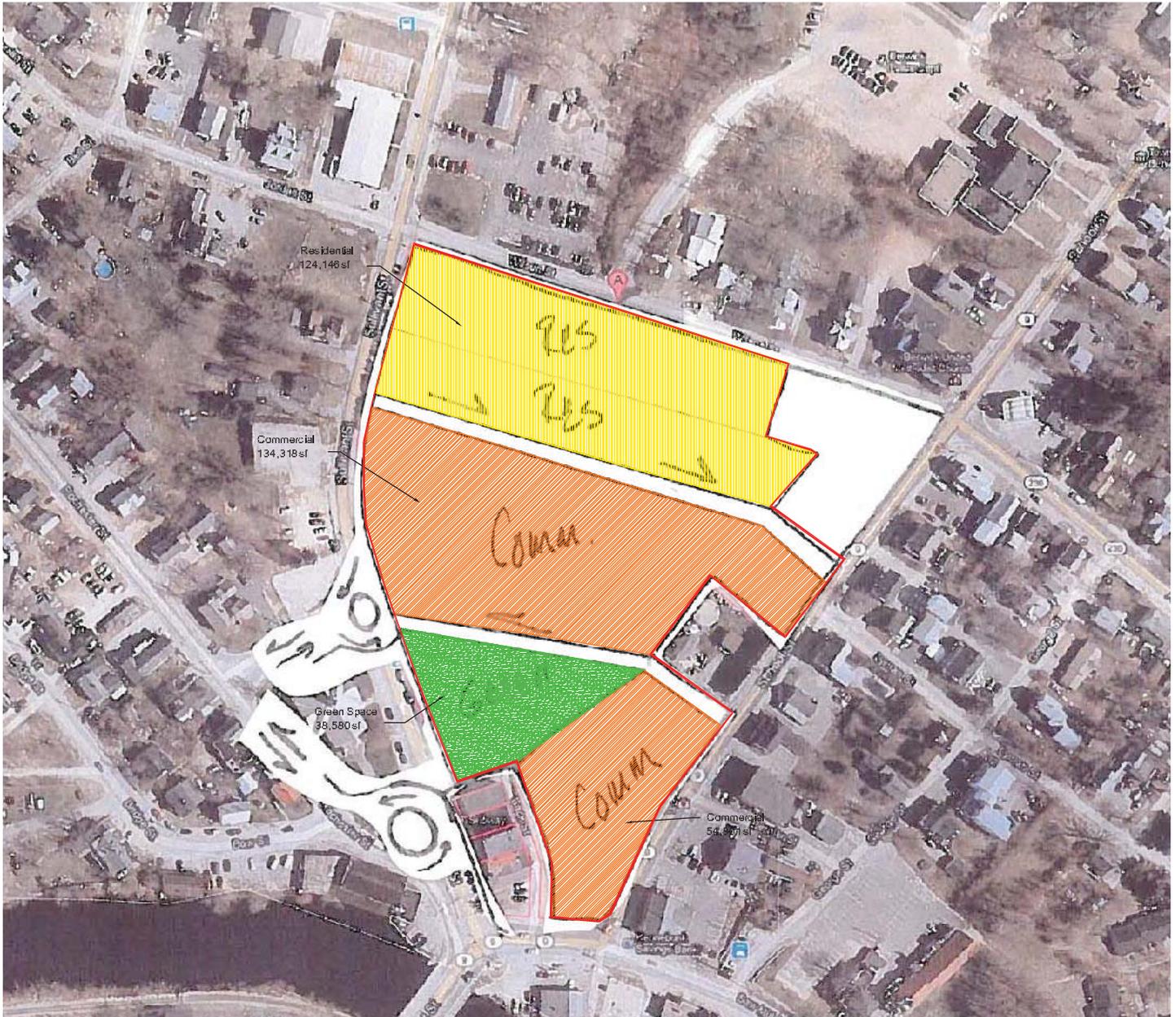




Downtown Vision Committee - Citizen Sketch #1

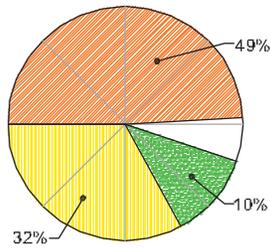
PROJECT AREA:	382,672 SF	
COMMERCIAL:	126,485	33%
RESIDENTIAL:	163,096	43%
NEW DEVELOPMENT:	-0-	
GREEN SPACE:	72,368	19%
PARKING:	-0-	
OTHER		5%

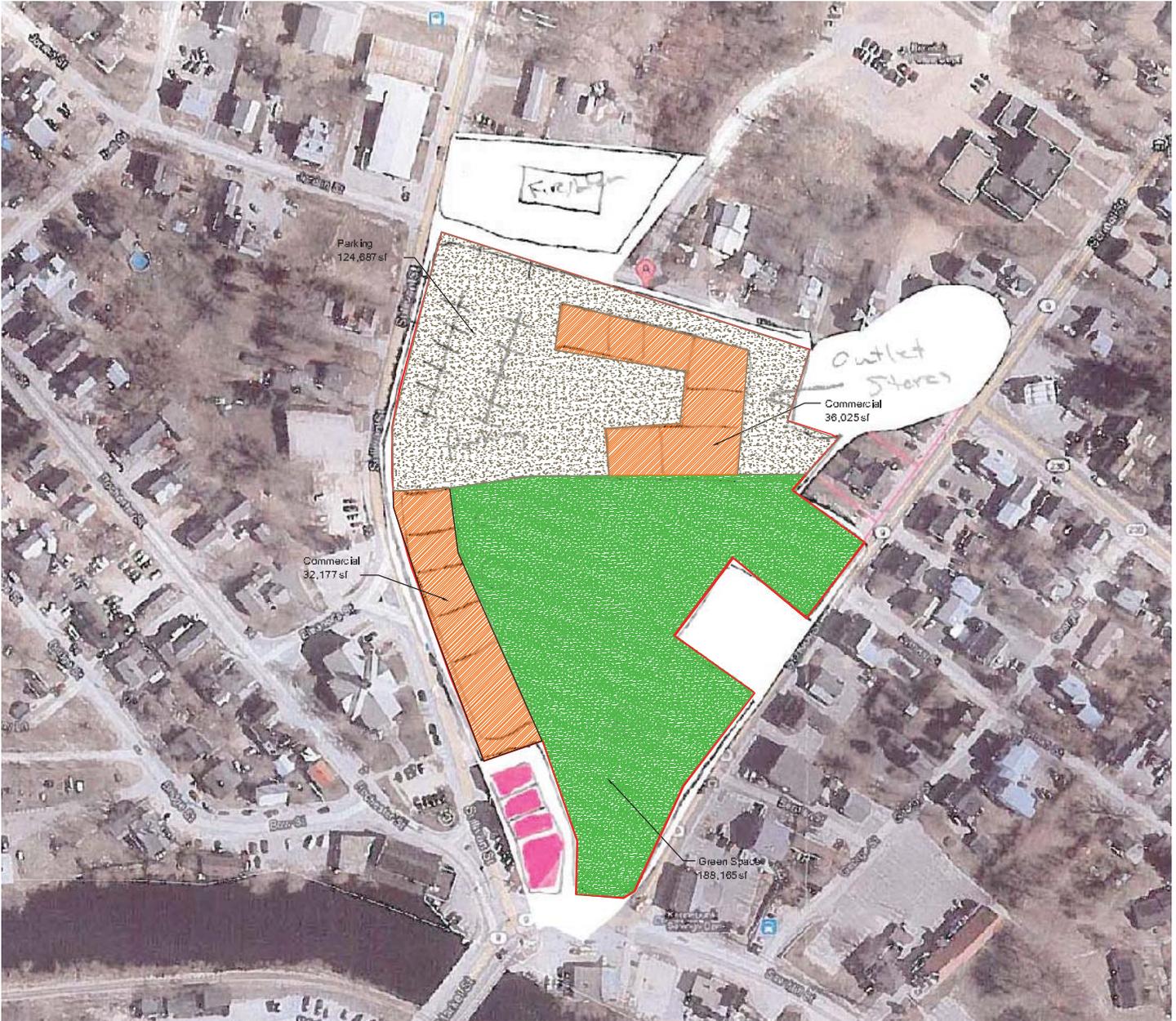




Downtown Vision Committee - Citizen Sketch #2

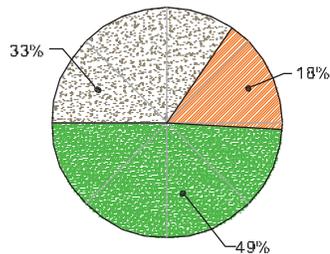
PROJECT AREA:	382,672 SF	
COMMERCIAL:	189,119	49%
RESIDENTIAL:	124,146	32%
NEW DEVELOPMENT:	-0-	
GREEN SPACE:	38,580	10%
PARKING:	-0-	
OTHER		9%





Downtown Vision Committee - Citizen Sketch #3

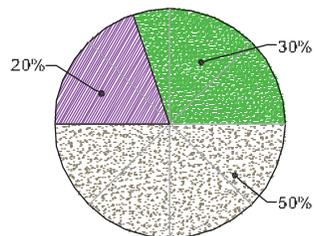
PROJECT AREA:	382,672 SF	
COMMERCIAL:	68,202	18%
RESIDENTIAL:	-0-	
NEW DEVELOPMENT:	-0-	
GREEN SPACE:	188,165	49%
PARKING:	124,687	33%
OTHER:		

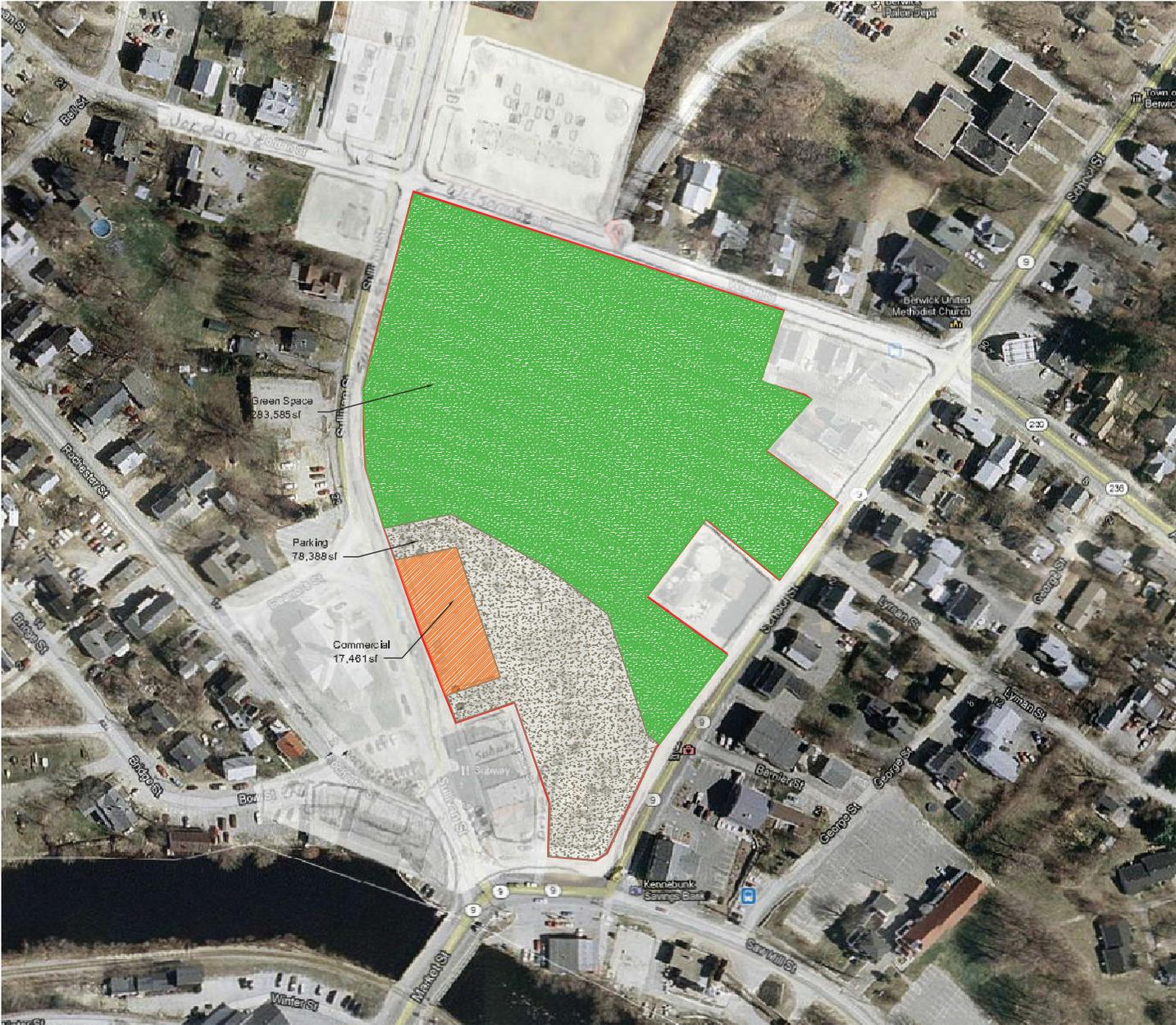




Downtown Vision Committee - Citizen Sketch #4

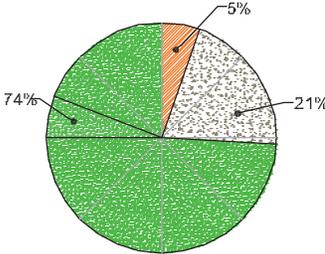
PROJECT AREA:	382,672 SF	
COMMERCIAL:	-0-	
RESIDENTIAL:	-0-	
NEW DEVELOPMENT:	76,844	20%
GREEN SPACE:	113,159	30%
PARKING:	192,363	50%
OTHER:		

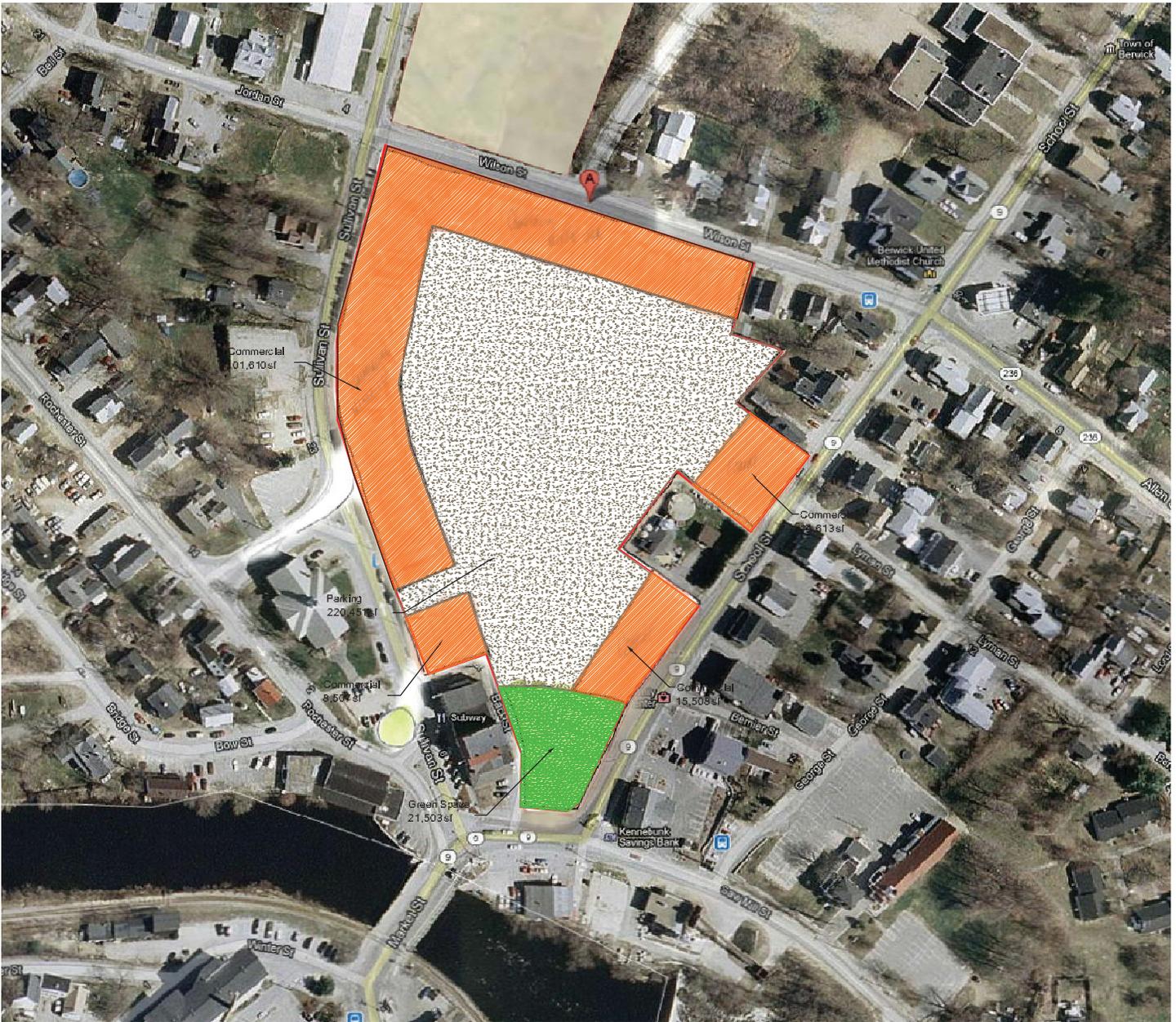




Downtown Vision Committee - Citizen Sketch #5

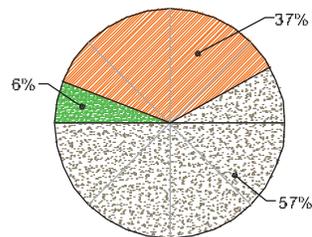
PROJECT AREA:	382,672 SF	
COMMERCIAL:	17,461	5%
RESIDENTIAL:	-0-	
NEW DEVELOPMENT:	-0-	
GREEN SPACE:	283,585	74%
PARKING:	78,388	21%
OTHER:		





Downtown Vision Committee - Citizen Sketch #6

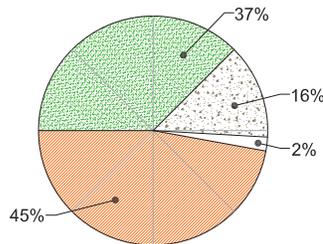
PROJECT AREA:	382,672 SF	
COMMERCIAL:	140,238	37%
RESIDENTIAL:	-0-	
NEW DEVELOPMENT:	-0-	
GREEN SPACE:	21,503	6%
PARKING:	220,451	57%
OTHER:		





Downtown Vision Committee - Citizen Sketch #7

PROJECT AREA:	382,672 SF	
COMMERCIAL:	173,011	45%
RESIDENTIAL:	-0-	
NEW DEVELOPMENT:	-0-	
GREEN SPACE:	142,547	37%
PARKING:	61,307	16%
OTHER:		2%



PRIME SITE - 10% GREEN SPACE



Perspective sketch based on citizen input (Sketch #2)

PRIME SITE - 10% GREEN SPACE



Schematic Plan based on citizen input (Sketch #2)

PRIME SITE - 40% GREEN SPACE



Perspective sketch based on citizen input (Sketch #3 Hybrid)

PRIME SITE - 40% GREEN SPACE



Schematic Plan based on citizen input (Sketch #3 Hybrid)

PRIME SITE - 75% GREEN SPACE

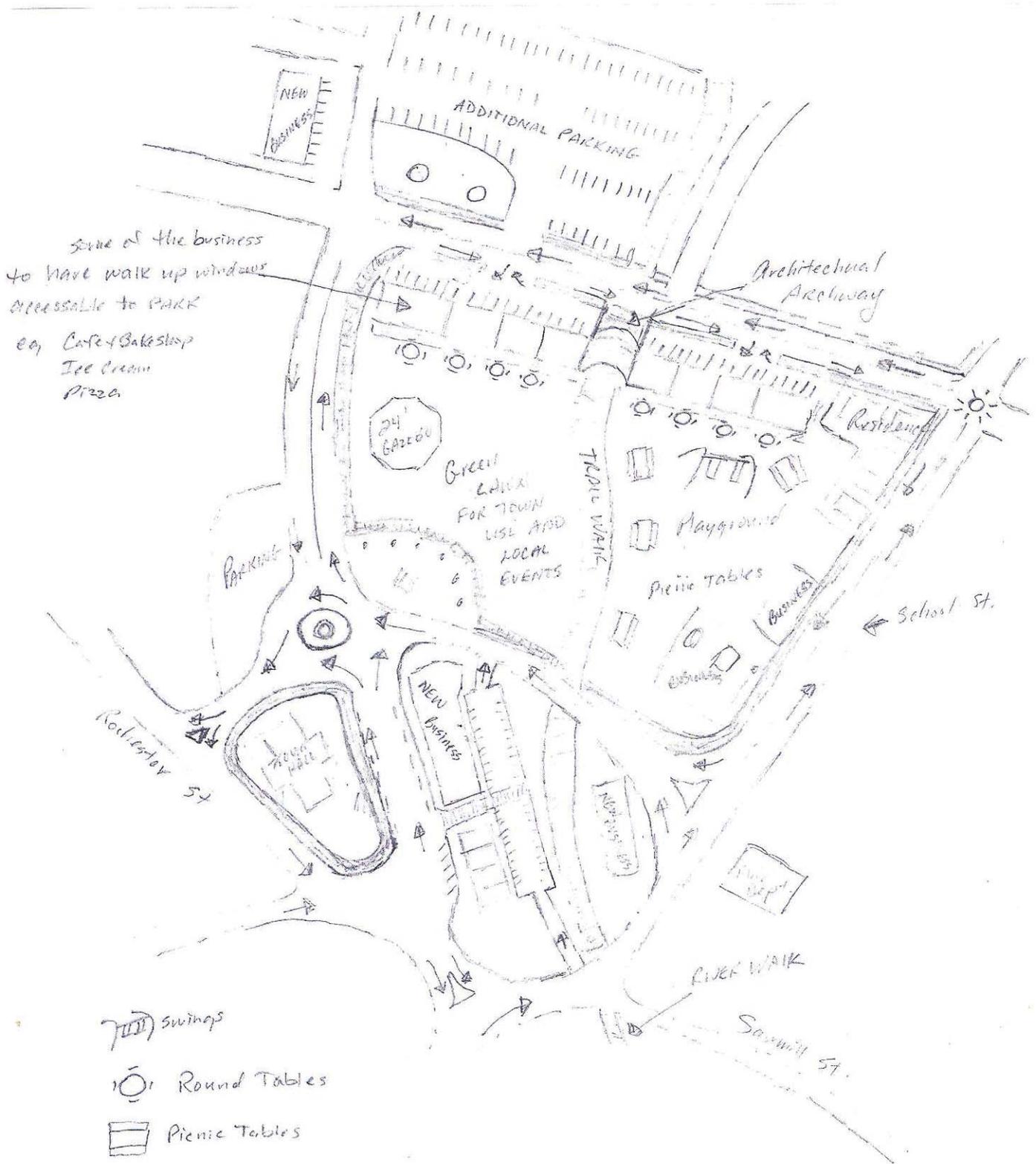


Perspective sketch based on citizen input (Sketch #7 Hybrid)

PRIME SITE - 75% GREEN SPACE



Schematic Plan based on citizen input (Sketch #7 Hybrid)



-  Swings
-  Round Tables
-  Picnic Tables

If funds Available Move Veterans Monument

70 ROUNDABOUT.
 Remove parking in front of Town Hall and if monument moved create more green space and take out old monument island.
 Continue sidewalk around Town Hall



Wilson Street Studies
Alt. 1 - with Sullivan Square
as Pedestrian Mall
6/22/13



Wilson Street Studies
Alt. 2
6/22/13



Wilson Street Studies
Alt. 3
6/22/13



Rodchester Street Studies
Alt. 1
6/22/13

TABLE II-16 as reviewed by Comp Plan Update Committee, March 13, 2002
as amended from March 13, 2002 to January 24, 2004

POLICIES AND IMPLEMENTATION STRATEGIES
BERWICK COMPREHENSIVE PLAN

POLICIES

IMPLEMENTATION STRATEGIES

<u>Land Use</u>	<u>Strategy</u>	<u>Responsibility</u>	<u>Time Frame</u>
3. Develop a master plan for the Village Center that would expand uses and reduce conditional uses as much as possible.	3.1 Continue to work on Downtown Revitalization	Planning Board/Comp Plan Committee Comp Plan Committee/Planning Board	Ongoing
	3.2 Identify specific infill sites where you want to see growth so a small builder can easily find sites that are available and target district where you want infill to occur. 3.3 Permit small-scale, low impact commercial and other nonresidential uses within or near the residential neighborhoods (daily traffic low, few off street parking spaces needed, not many shipments, etc.)		2004-2005 2004-2005
4. Discourage strip development by limiting direct access onto arterial roads and requiring retention of existing road frontage features including trees, open space and rock formation.	4.1 Amend CI and RC/I District with respect to curb cuts, driveways, service roads and deceleration lanes.	Planning Board/ Planning Board/Selectman	2004/2005 2004/2005
	4.2 Adopt new MDOT Access Management Rules.		

61. Provide a system of bike paths and jogging trails.	61. Continue to include the need to reserve open space for walking paths and recreation in subdivision plan review.	Planning Board	Ongoing
62. Provide an open space pattern that allows easy public access.	62.1 Determine locations and types of public access and appropriate facilities needs at rivers and ponds and provide public access to among other places, the Salmon Falls River, Little River, and the top of Pine and Diamond Hills for scenic views.	Recreation and Conservation Commissions	2005
	62.2 Conduct an inventory and assessment of scenic resources and include in Open Space Plan maps.	Rec and Conservation Commissions	2005

Historic, Architectural and Archeological Resources

63. Promote public awareness, private preservation incentives and safeguards	63. Develop educational materials and outreach services to familiarize citizens	Historical Society	2005
against the destruction or neglect of historic, archeological and architectural artifacts.	of all ages about the history of Berwick.		
64. Institute a program for the identification, preservation, and restoration of historic and significant buildings and sites on local as well as state national levels.	64.1 Secure inventory forms from the Maine Historic Preservation Commission (MHPC) and pursue the MHPC surveying procedure for state and possible National Register of Historic Places historic designation.	Historical Society	2004/2005
	64.2 Explore state, federal and charitable funding designated historic building façade preservation and restoration through a revolving loan program or other program. Possible funding sources include the MHPC, Community Development Block Grants and Economic Development loans.	Historical Society/Town Manager	2004
	64.3 Develop a Berwick Archive to preserve Town history, either at the town library or at its own building.	Historical Society	2005
	64.4 Solicit private donations to support a Town Historic and archeological marker program.	Historical Society	2004

Village Center

<p>65. Promote the Village Center as the focal point of Town. Develop a plan to maintain and enhance Sullivan Square and the downtown historic character as the basis for downtown revitalization.</p>	<p>65. Implement the plan.</p>	<p>All</p>	<p>ongoing</p>
<p>66. Create a Village Center land use district within the Commercial/Industrial District for small retail, service and professional business and provide: (1) positive incentives for historic building owners to preserve and enhance the facades of their buildings through allowance of special higher densities for upstairs business or dwelling units, and waiver on-site parking requirements; (2) guidelines for new in-fill developments to be compatible with historic buildings nearby.</p>	<p>66. Amend the Commercial/Industrial District in the Village Center by permitting for new commercial uses on the ground floor of buildings, density waivers in identified historic buildings and waivers of off-street parking requirements on the property of identified historic buildings. See Actions 3 and 4.</p>	<p>Planning Board</p>	<p>Ongoing</p>
<p>68. Enhance the Village Center as a destination for pedestrian use and enjoyment by integrating local circulation, access and parking into a coordinated overall plan.</p>	<p>68.1 Clean up and landscape the shoreline of the Salmon Falls River in town and install a permanent path and all-weather benches along Berwick and Bow Streets where feasible. 68.2 Promote the Town Hall as a focal point for Town life through its use for community events and activities. 68.3 Create "adopt a bench program."</p>	<p>All Selectman Selectman</p>	<p>Ongoing ongoing 2005</p>

COMPARISON OF OTHER PARKS
AND OPEN SPACE USES
ON SIMILAR SIZED SITES



BLANK SLATE BERWICK

Image at left is the template distributed to citizens for input



WILCOX PARK, WESTERLY, RI

Wilcox Park (14 acres) is a park and arboretum located at 71 ½ High Street, Westerly, Rhode Island. Located in the historic district, includes 84 houses/buildings of the neighborhood surrounding the park covering a 50-acre area, including the main post office and public library of the town of Westerly.

Today, Wilcox Park is privately operated by the Westerly Public Library's Board of Trustees. Both paid and unpaid staff are responsible for the upkeep of the grounds. In 2006 the board announced a plan to restore the park's original character by replacing the many walkways and the aging path lights.

The park is the location of the Summer Pops by the Chorus of Westerly (since 1980) and the Shakespeare in the Park productions by the Colonial Theatre.

Image at left is Wilcox Park overlaid onto the Prime Tannery Site.

CARDINES FIELD NEWPORT, RI

The baseball field is a small scale urban ball park surrounded by residences and businesses.



Image at left is Cardines Field overlaid onto the Prime Tannery Site.



INSPIRING IMAGES FROM BERWICK'S PAST

Salmon Falls River, Somersworth, N. H.

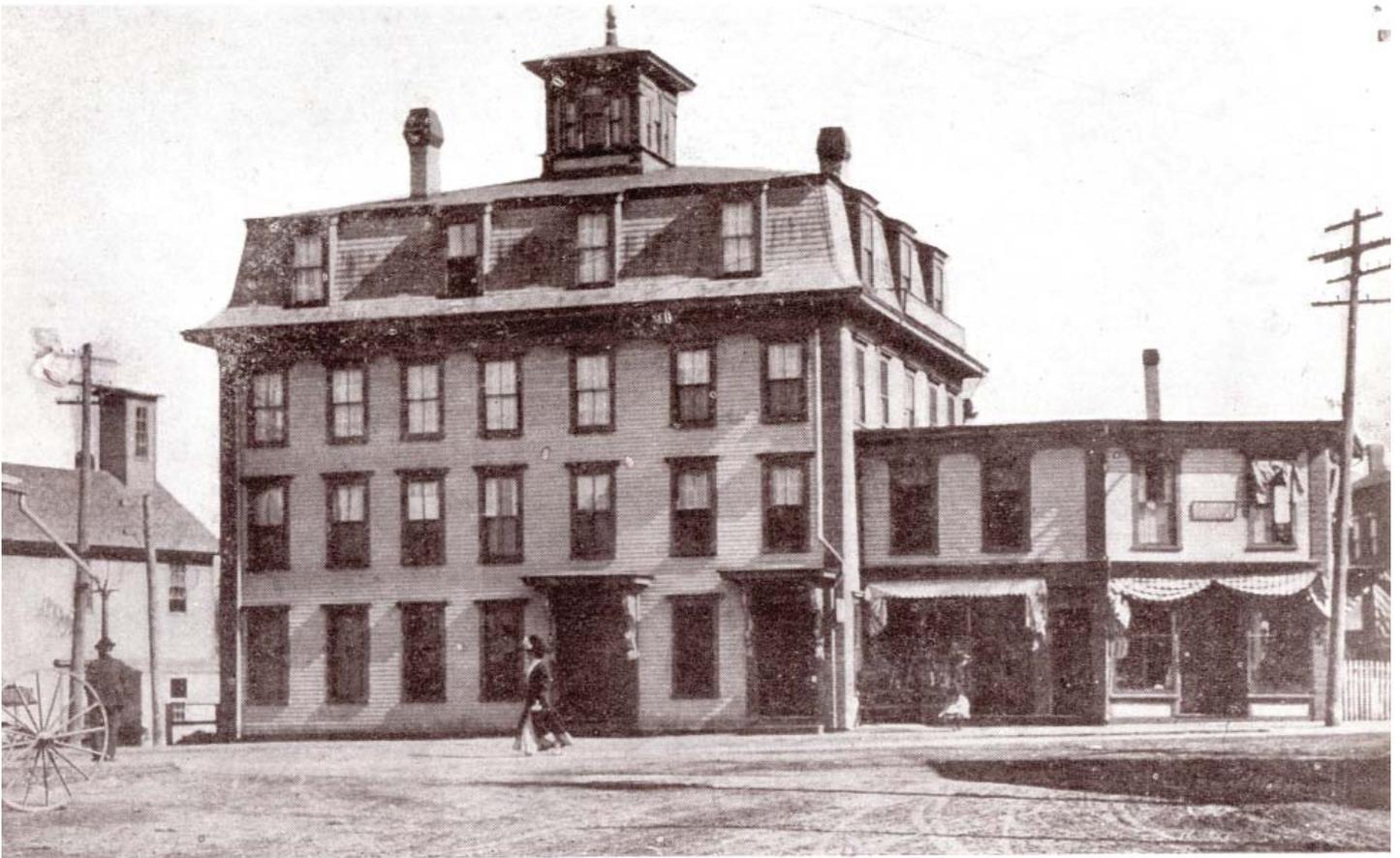




SULLIVAN SQUARE LOOKING UP SULLIVAN STREET, BERWICK, ME.







Published by Butler & Brackett

Grant's Hotel, Berwick, Me.

BERWICK SQUARE, BERWICK, ME.



