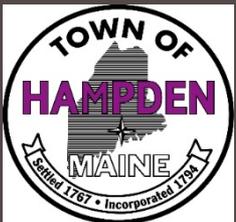


# HAMPDEN TOWN CENTER PLAN

Public  
Workshop  
December 11,  
2018

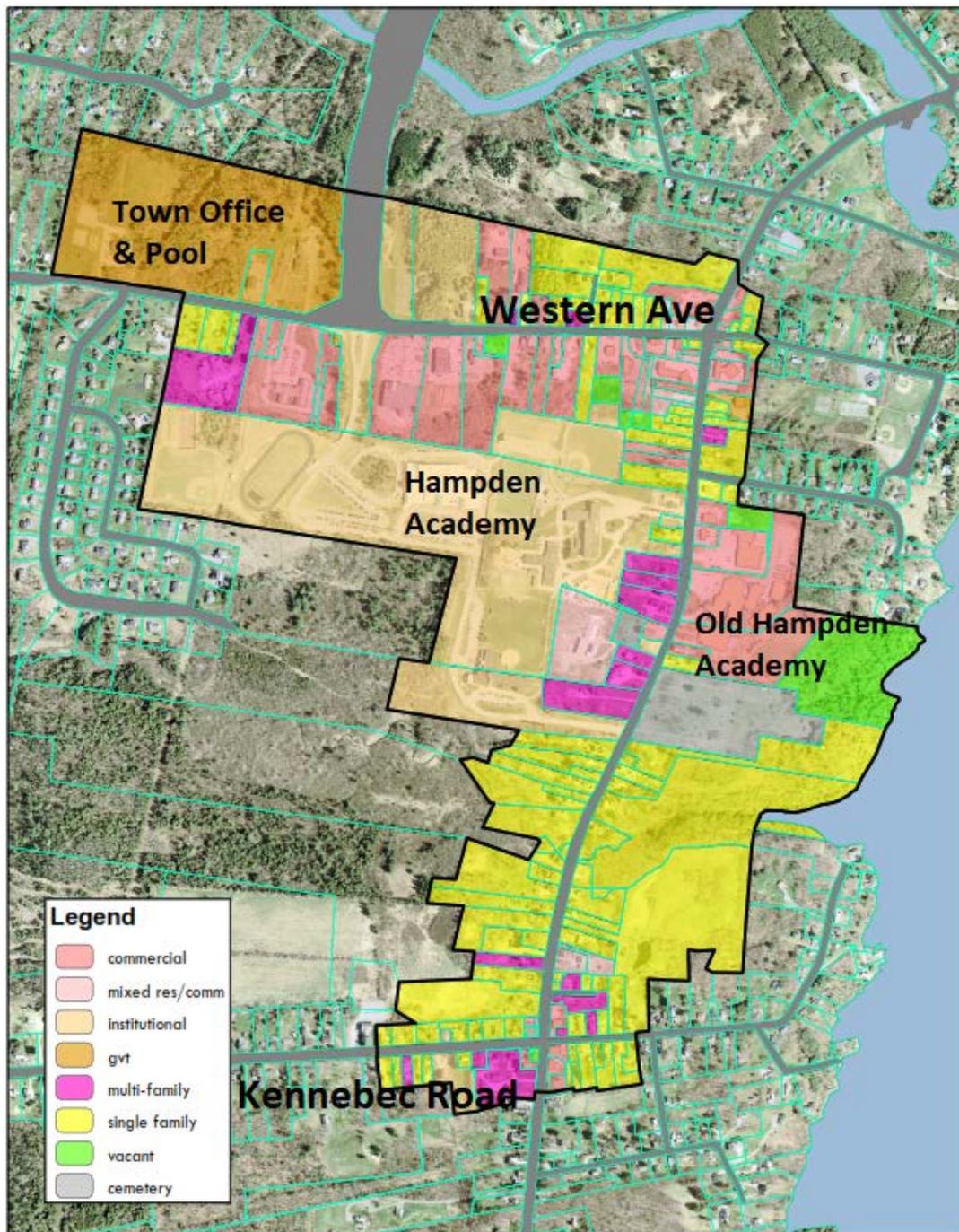


# GOALS FOR TONIGHT

- Quick Review of the effort so far
- Draft Vision Statement elements
- Prioritize Draft Recommendations
- Next Steps

# TOWN CENTER PLAN

- To establish a vision for the Town Center
- Review zoning and infrastructure changes that will capitalize on and enhance the unique role that the Town Center plays in the community and region.



## TOWN CENTER STUDY AREA

All proposed changes are for the study area, though wider area impacts considered.

# WHERE WE'VE BEEN

- **1<sup>st</sup> Public Meeting: July 31**
  - 24 attendees - worksheets, maps, group discussion
  - Online Survey - 153 responses
  - Result
    - visioning, values
    - defined the range of potential goals to address



# WHERE WE'VE BEEN

- 2<sup>nd</sup> Public Meeting:  
September 25
  - Activity Centers & 4-Point Approach
  - Posters:
    - Community Space
    - Design
    - Traffic & Parking
    - Pedestrian & Bicycle
  - Result
    - local strategy preference



# A VISION FOR THE TOWN CENTER

What will this  
place be in  
the future?

# ELEMENTS OF THE VISION

- Local activity center for Hampden
- Small town feel
- Place to shop, eat and do business
- Targeted streetscape improvements
- Complete sidewalk and crosswalk network & off-street trails
- Enhance existing public spaces and create new ones
- Public space capable of serving as a gathering place
- Town, school system and business community will work together

# TOWN CENTER RECOMMENDATIONS

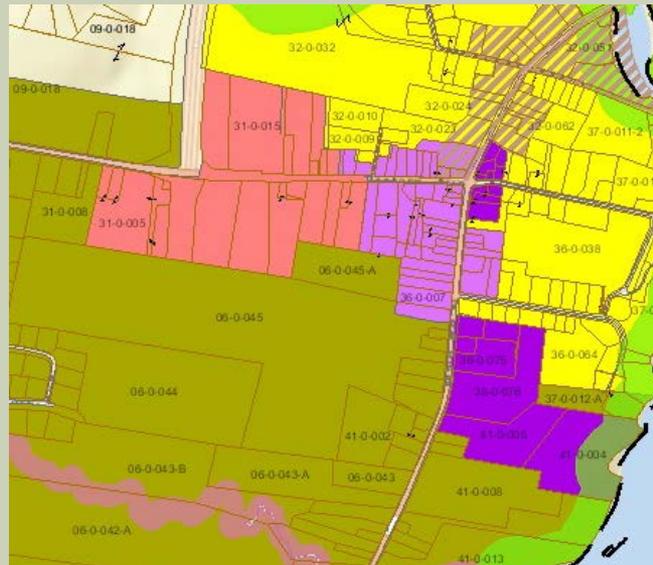
Key  
elements  
of the Plan

# 4 CATEGORIES

- Land Use/Zoning
- Transportation
- Placemaking
- Community Partnerships



borders and other items in the 3D viewer



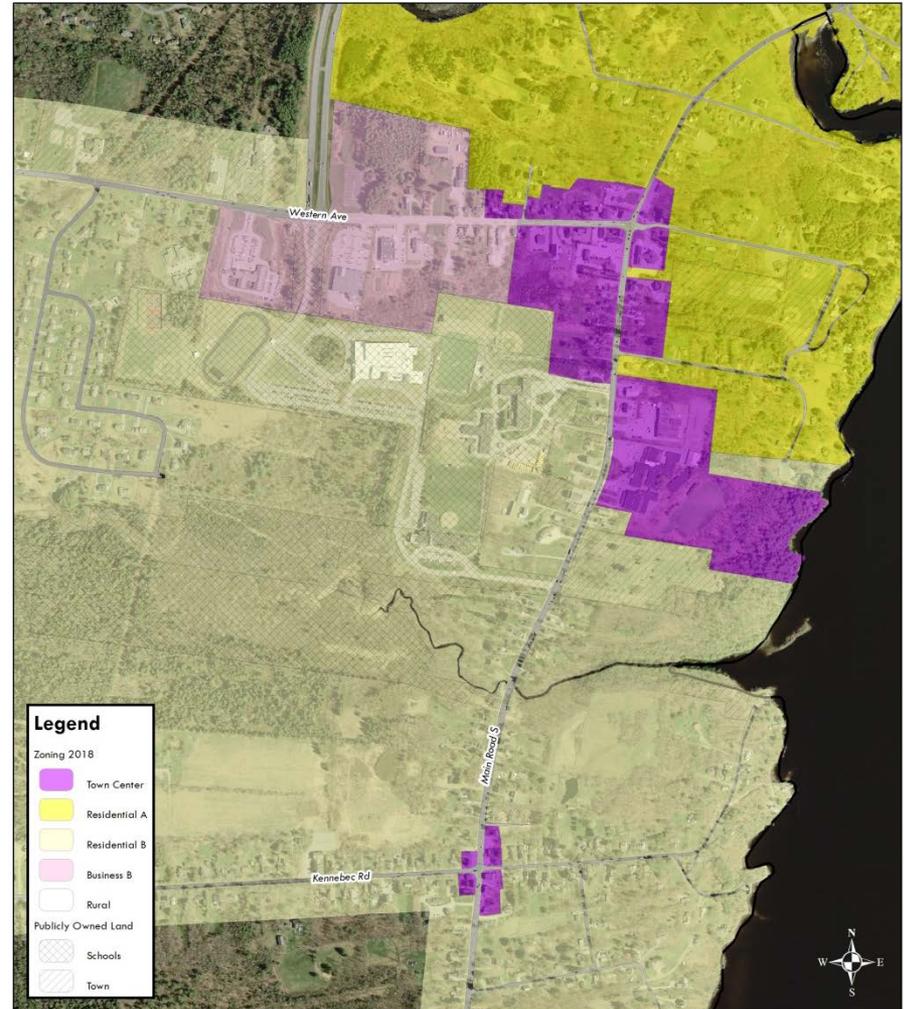
# LAND USE/ZONING

- Rules of the Game
  - What's allowed
  - Where it happens
  - How much land?
  - Standards & other requirements
- Original Purpose = Separate Uses
  - Not what we want for the Town Center



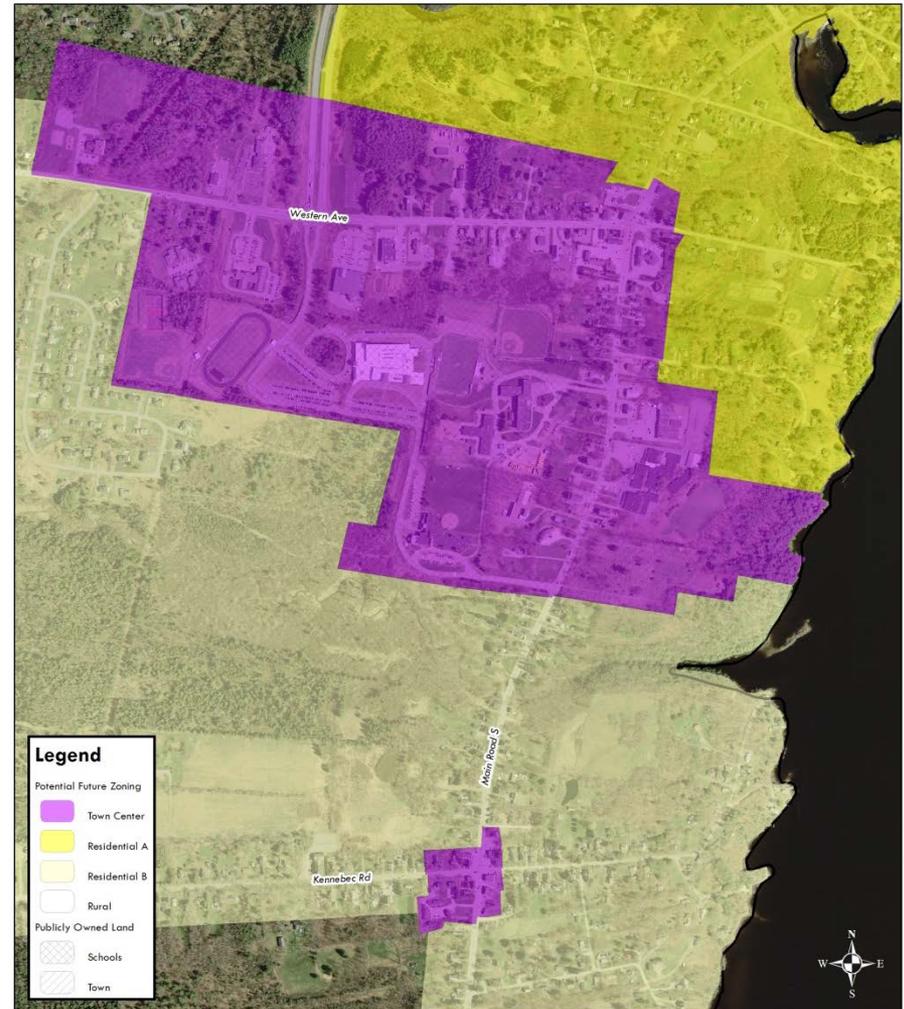
# LAND USE/ZONING

1. Change the Boundaries of the Town Center Zoning District
  - a) Expand TC zoning toward town office on Western Ave
  - b) To southerly school entrance on Main Road, incl schools
  - c) Slightly expand around Kennebec Road



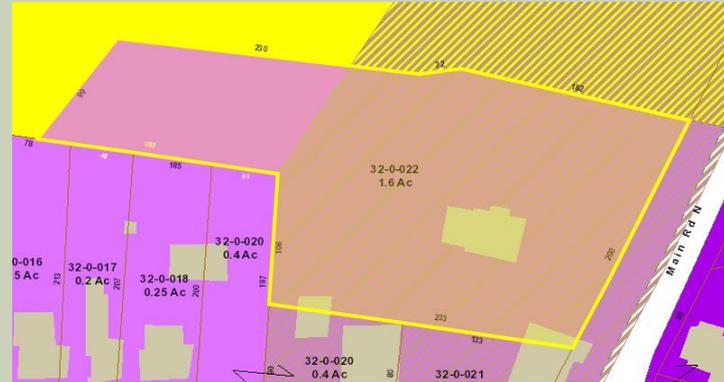
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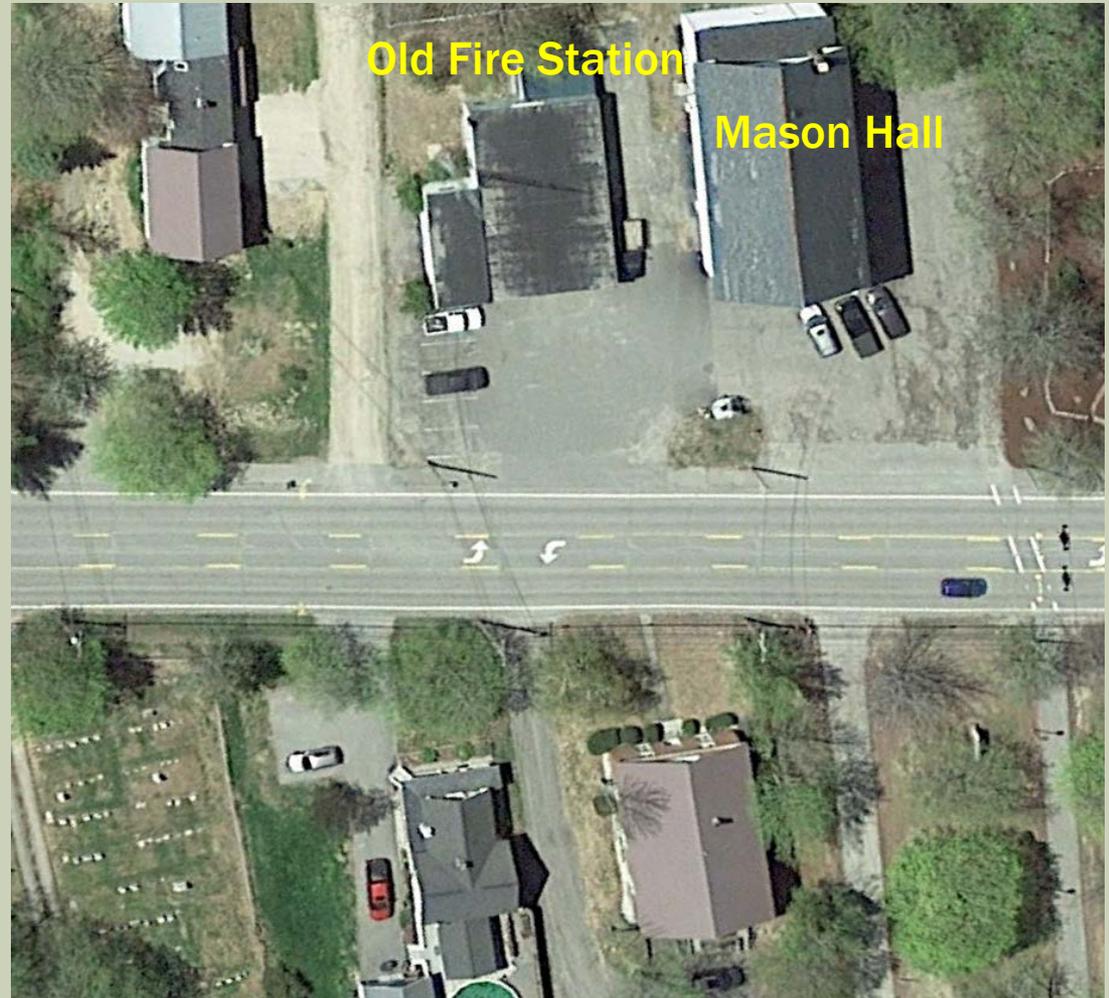
# LAND USE/ZONING

2. Adjust the Town Center dimensional standards, allowed uses
  - a) New buildings close to street – max setback



# LAND USE/ZONING

- Homes on bottom =
  - 37-40 ft from ROW
- Mason Hall and old fire station =
  - ~50 ft
- Home on top =
  - ~70 ft



# LAND USE/ZONING

## 2. Adjust the Town Center dimensional standards, allowed uses

- Between 20-35 ft from ROW

b) Allow smaller lots to match existing area (and make existing legal!)

c) Add more permitted uses and flexibility to uses



# LAND USE/ZONING

3. Raise the bar for design requirements for new development
  - a) Building – rooflines, windows, materials
  - b) Front of building must face street, include entrance



# LAND USE/ZONING

3. Raise the bar for design requirements for new development
  - c) Site - No parking between building and street



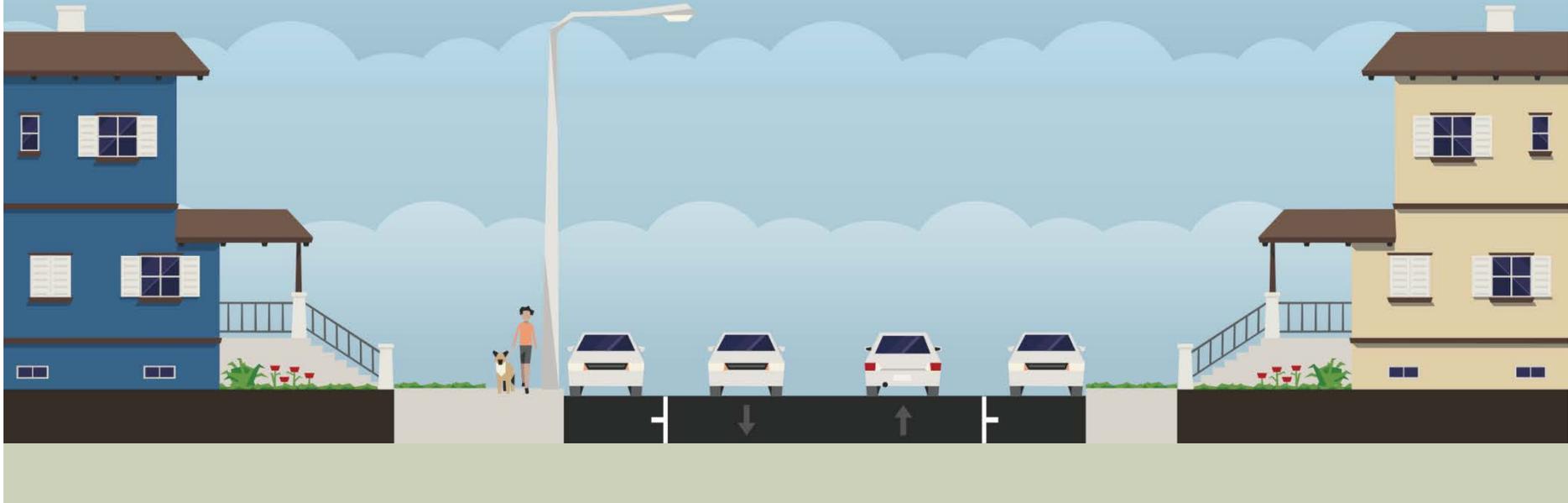
# LAND USE/ZONING

3. Raise the bar for design requirements for new development
  - d) Connections to abutting properties – vehicular & walking



# TRANSPORTATION

1. Study alternative lane arrangements for Main Road and Western Ave.
  - a) Feasibility of narrowing lanes = bike lanes or on-street parking



# TRANSPORTATION

1. Study alternative lane arrangements for Main Road and Western Ave.
  - b) Feasibility of removing 2-way center turn in conjunction with school



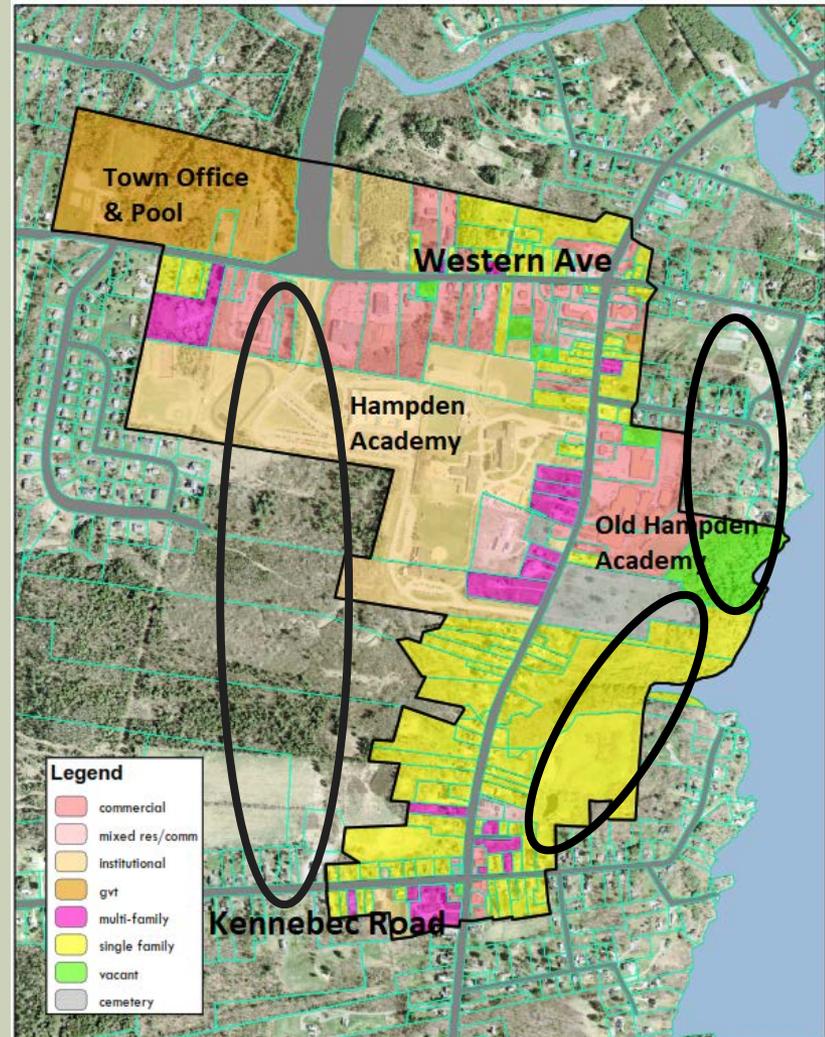
# TRANSPORTATION



# TRANSPORTATION

3. Build a year round trail network within the 4-mile square & between Main Road and River

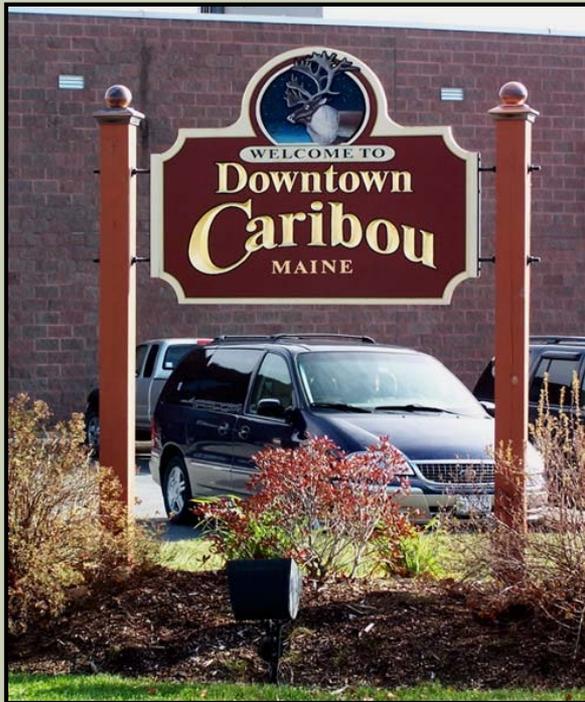
Current ownership mix = school and private property



# PLACEMAKING

## 1. Logo/branding

- a) Install Hampden Town Center signage
- b) Wayfinding



# PLACEMAKING

## 2. Streetscape – Public visual message

- a. Pedestrian-scale lighting
- b. Landscaping/planters
- c. Benches, bike racks, trash receptacles



# COMMUNITY CONNECTIONS

## 1. Relationship with RSU

- a) Future site planning
- b) Open space and trails



# COMMUNITY CONNECTIONS

## 2. Relationship with Property & Business owners

### a) Local Town Center Coalition

- Who speaks for the Town Center?
- Promotion & Programming

## 3. Relationship with Old Hampden Academy

