

Third-Main Neighborhood Land Use Plan

Phase 1:

Issues, Needs,
Opportunities



Current Land Use

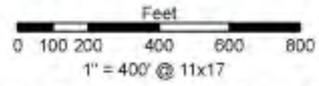
Third and Main Project Area

LEGEND

- Single-family Residential
- 2 Unit Residential
- 3-4 Unit Residential
- 5-9 Unit Residential
- 10-19 Unit Residential
- 20+ Unit Residential
- Bank
- Office
- Entertainment and Lodging
- Retail
- Service Station
- Other Commercial
- Institutional
- Parks
- Vacant
- Parking



INTERSTATE 395



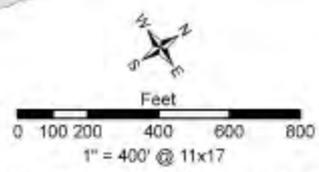
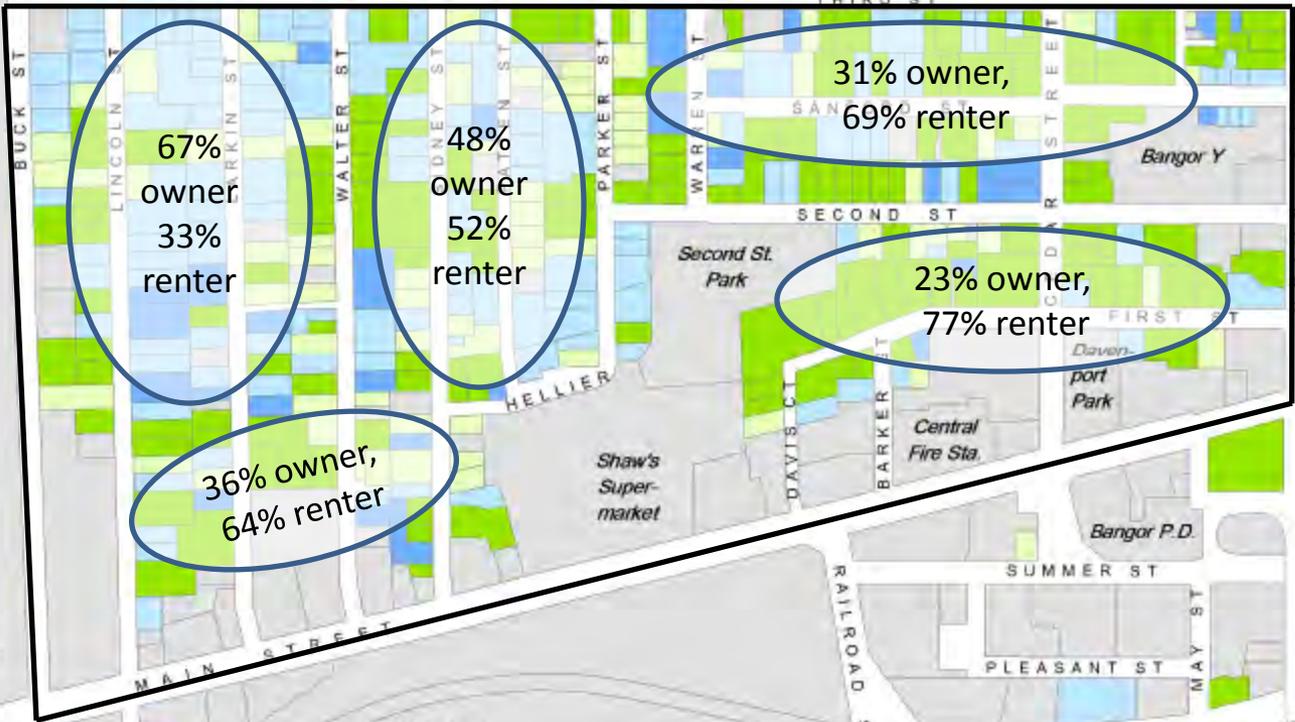
October 2012, City of Bangor Planning Dept.

PENOBSCOT RIVER

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

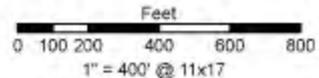
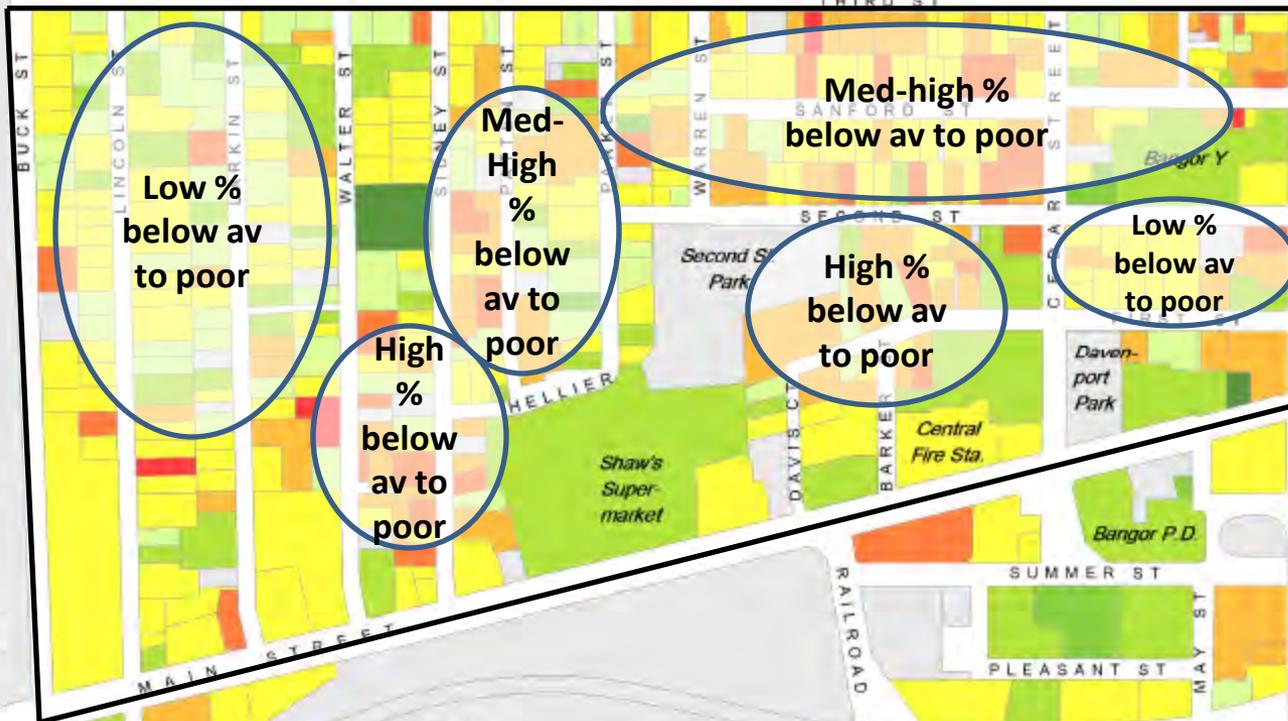


INTERSTATE 395

Building Condition

Main and Third Project Area

BUILDING CONDITION



Code Enforcement Issues Third and Main Project Area

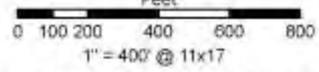
CODE ISSUES

- CODE / ZONING ISSUE
- CURBSIDE DUMPING
- TRASH & DEBRIS
- JUNK
- MAINTENANCE
- ▲ DRAINAGE PROBLEM
- ✱ HEALTH-RELATED
- ✱ OTHER



Data obtained from
City of Bangor
Assessing records

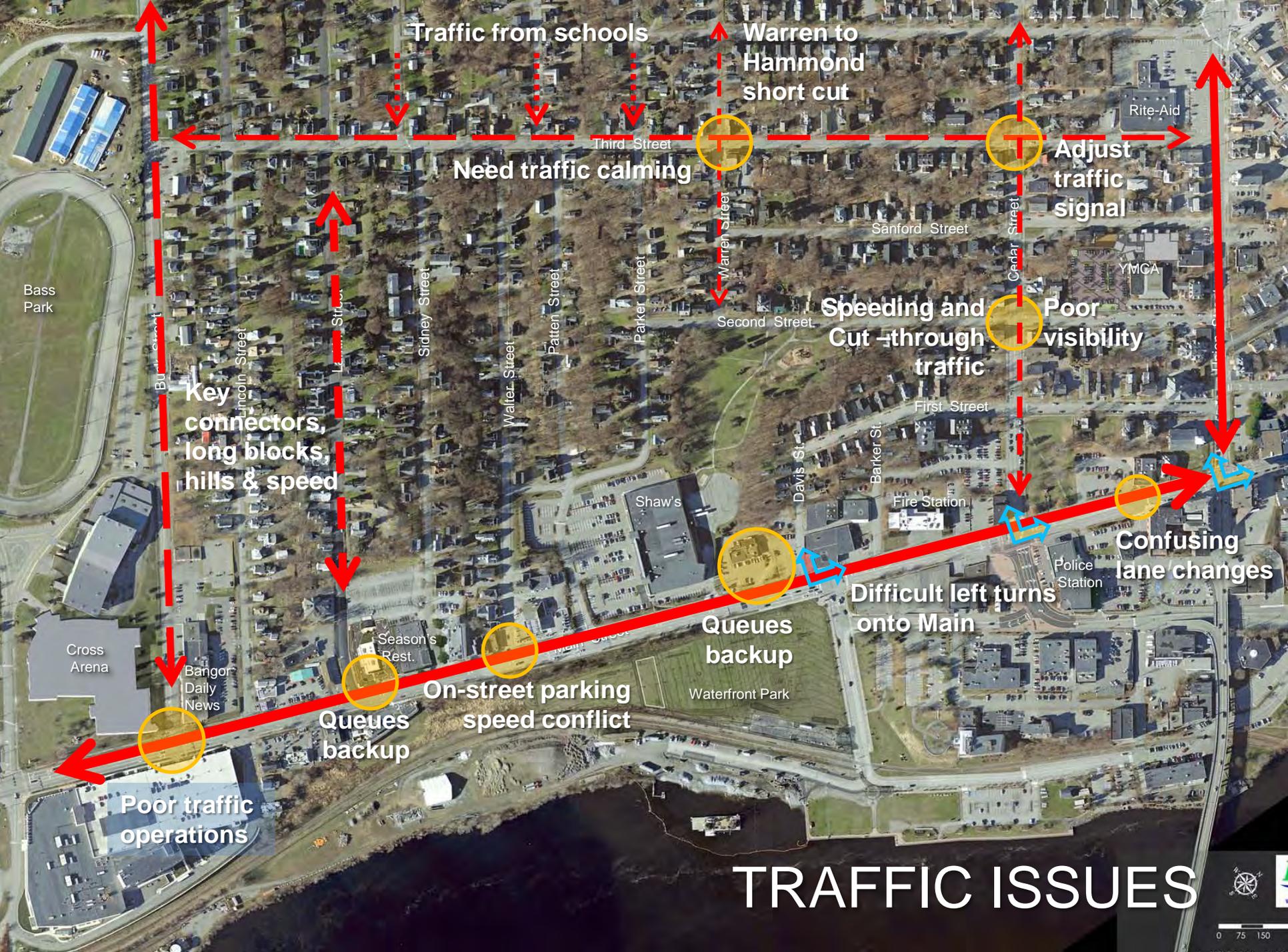
This map is a draft to be used for planning purposes. It is based on the best information available to the City and its consultants. It is subject to change as additional information becomes available. Please report any suggested changes to the Community & Economic Development Department.



October 2012, City of Bangor Planning Dept.



Richard Plan
City • Regional • Tr



Traffic from schools

Warren to Hammond short cut

Need traffic calming

Adjust traffic signal

Speeding and Cut-through traffic

Poor visibility

Key connectors, long blocks, hills & speed

Confusing lane changes

Difficult left turns onto Main

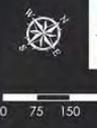
Queues backup

On-street parking speed conflict

Queues backup

Poor traffic operations

TRAFFIC ISSUES





Routes to schools

Need crosswalks on Union

Lack of north south neighborhood connections

Limited connections to park

Long cross walks, Pedestrians not using crosswalks

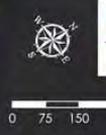
Poor streetscape; lack of consistent landscape treatment

Crossing issues during concerts

Need additional crossing locations

Minimal access to waterfront park

PEDESTRIAN ISSUES



- Larkin St**
- Appropriate levels of lighting on sidewalk
 - Sidewalks in good condition
 - Add short section of sidewalk on northwest end.

- Walter St**
- Lights on opposite side of road than sidewalk.
 - Appropriate levels of lighting
 - Sidewalks in good condition on most of north side
 - Add sidewalk on south side

- Parker St**
- Appropriate levels of lighting
 - Sidewalk in good condition on west side, missing or needs improvement on east side

- Warren Street**
- Sidewalks need upgrading
 - Appropriate levels of lighting on sidewalk

- Cedar Street**
- Needs lighting by First Street, and Davenport Park
 - Sidewalks in good condition

- Chester Pl**
- Needs lighting
 - Sidewalks are missing or in poor condition

- Buck St**
- Appropriate levels of lighting
 - Sidewalks in good condition
 - Lights on opposite side of road
 - Need to review Cross Arena's proposed sidewalk improvements on south side and possibly expand to Third Street

- Lincoln St**
- Appropriate levels of lighting
 - Sidewalks need upgrading

- Sidney St**
- Appropriate levels of lighting
 - Sidewalk need upgrading
 - Add sidewalk on north west end

- Patten St**
- Appropriate levels of lighting
 - Sidewalk in good condition on south side with gaps on either ends
 - Evaluate need for sidewalk on north side
 - Prune trees where block lights on street side

- Hellier St**
- Needs additional lights
 - Needs sidewalk connections

- Second St**
- Appropriate levels of lighting
 - Sidewalks are missing or in poor condition on east side (park side)

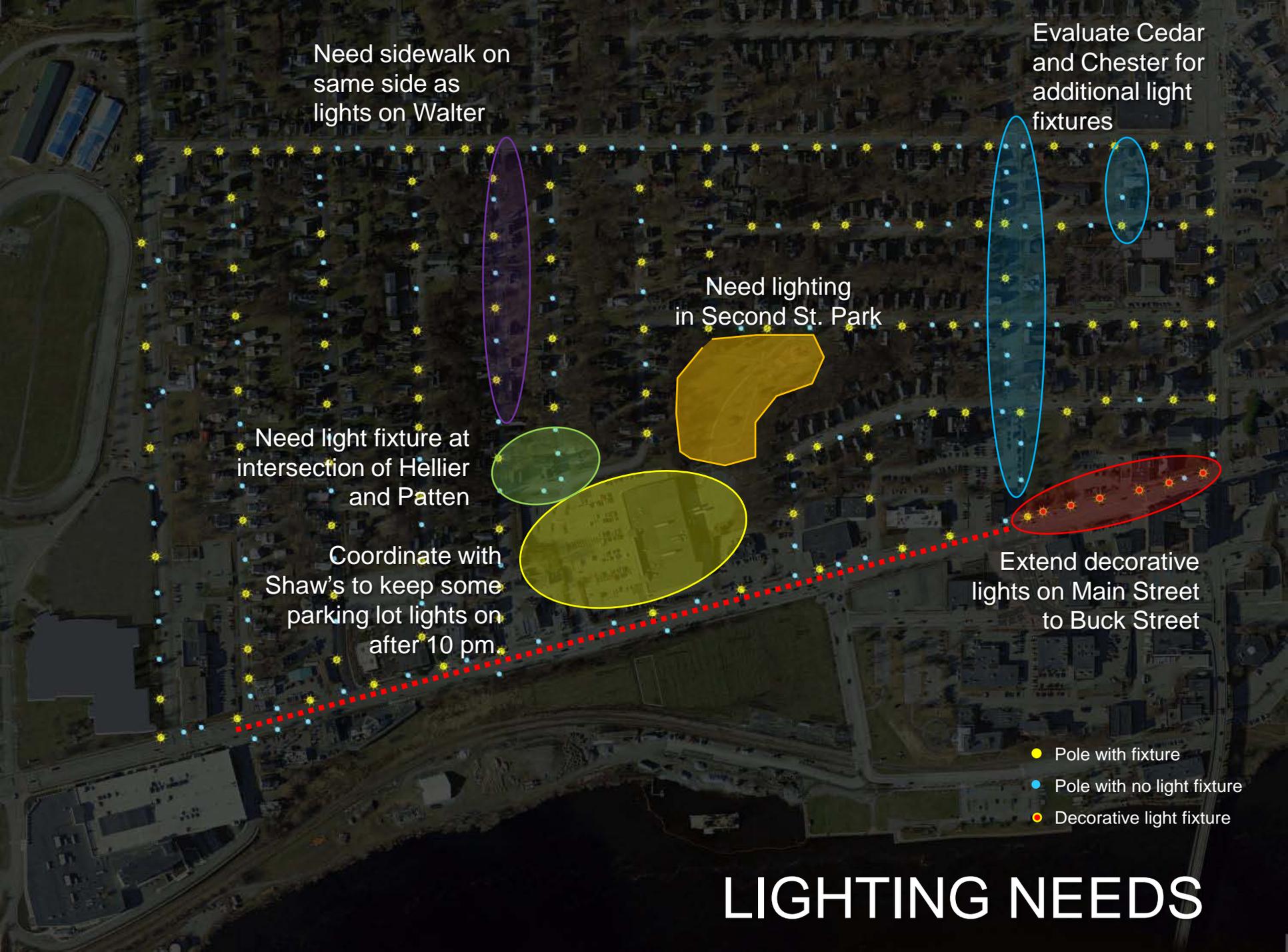
- Sanford St**
- Appropriate levels of lighting
 - Sidewalks are missing or in poor condition

- First St**
- Appropriate levels of lighting
 - Sidewalks are in good condition with some gaps

- Barker St**
- Appropriate levels of lighting
 - Sidewalks are missing or in poor condition

- Davis St**
- Appropriate levels of lighting
 - Sidewalk are missing or in poor condition

LIGHTING & SIDEWALKS ISSUES



Need sidewalk on same side as lights on Walter

Evaluate Cedar and Chester for additional light fixtures

Need lighting in Second St. Park

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

LIGHTING NEEDS

One Neighborhood, Different Sections



Bass Park

Cross Arena

Bangor Daily News

Season's Rest

Shaw's

Waterfront Park

Police Station

Fire Station

Rite-Aid

**Union St
Corridor**
YMCA

**Second
Street
Park**

Main Street Corridor

SUB AREAS



Different Sections, Different Strategies



4

**RESTORE/
PRESERVE**

3

**RESTORE/
STABILIZE**

2

**Union St
Corridor**

TRANSFORM

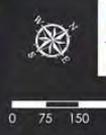
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Main Street Corridor

5
TRANSFORM

CONNECT & COMPLETE

SUB AREAS



Overarching Needs - Residents

- Safe walking, day and night
- Accountable non-resident landlords
- Tilt back toward home ownership
- Residents who won't tolerate disruptive behavior
- Reclaim Second St. Park for the neighborhood

- Running into neighbors you know by name
- Welcoming of visitors for community activities
- Neighborly evening activity – people out for walks, visiting restaurants, going to events

- Seen by others as a Good Neighborhood



To schools

Neighborhood corridor with stepping stones of activity

N'hood Retail?

2nd St Park/Community facility?

Revitalized, safe, mixed-use neighborhood node

Shopping

Transitional zone?

Extend regional entertainment node?

Introduce complete st. elements?

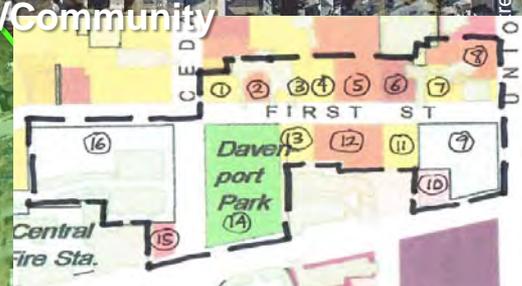
Riverfront

Sanford Street

Second Street

FIRST ST

Central Fire Sta.

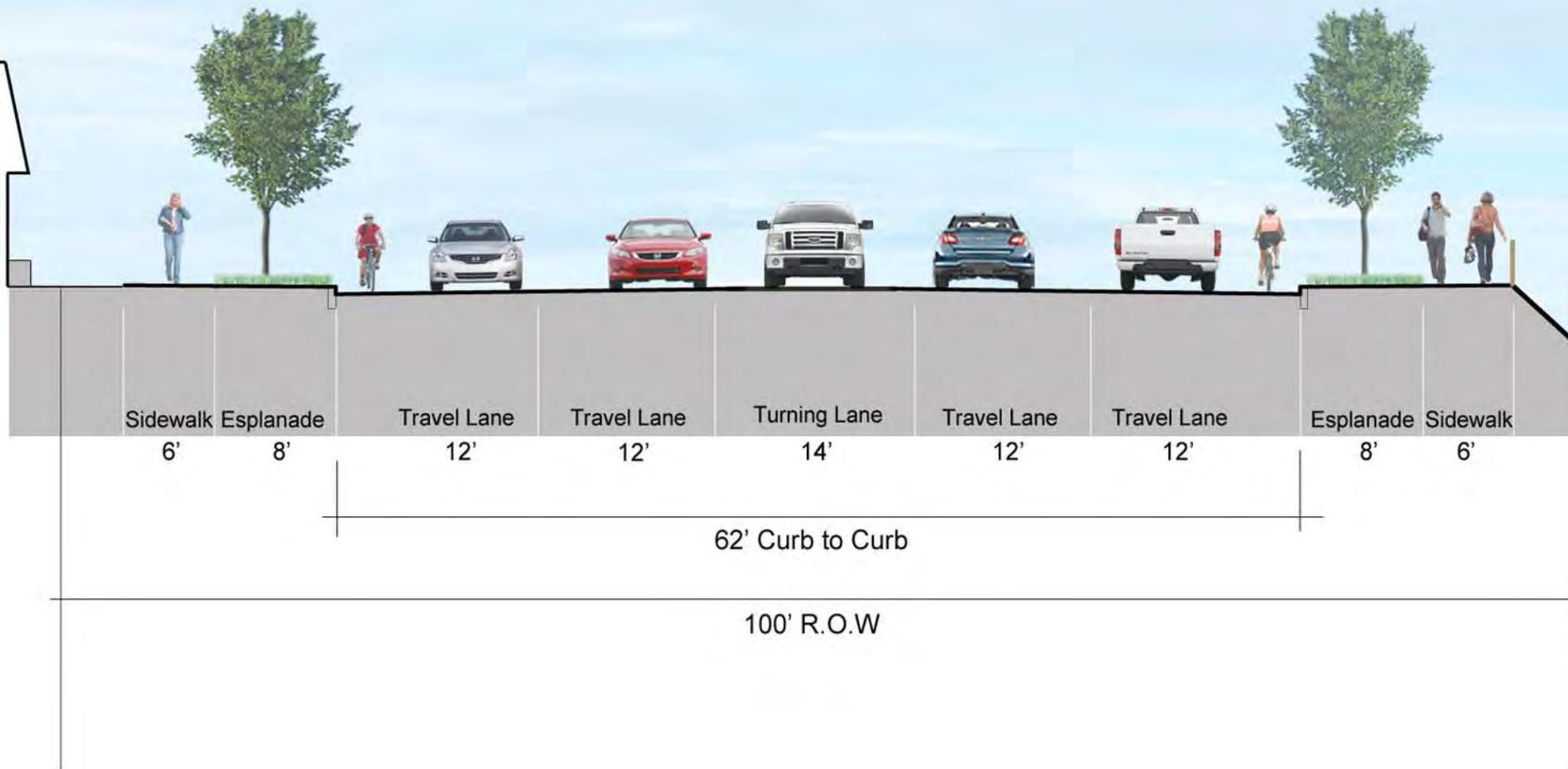


LAND USE – FOCUS AREAS

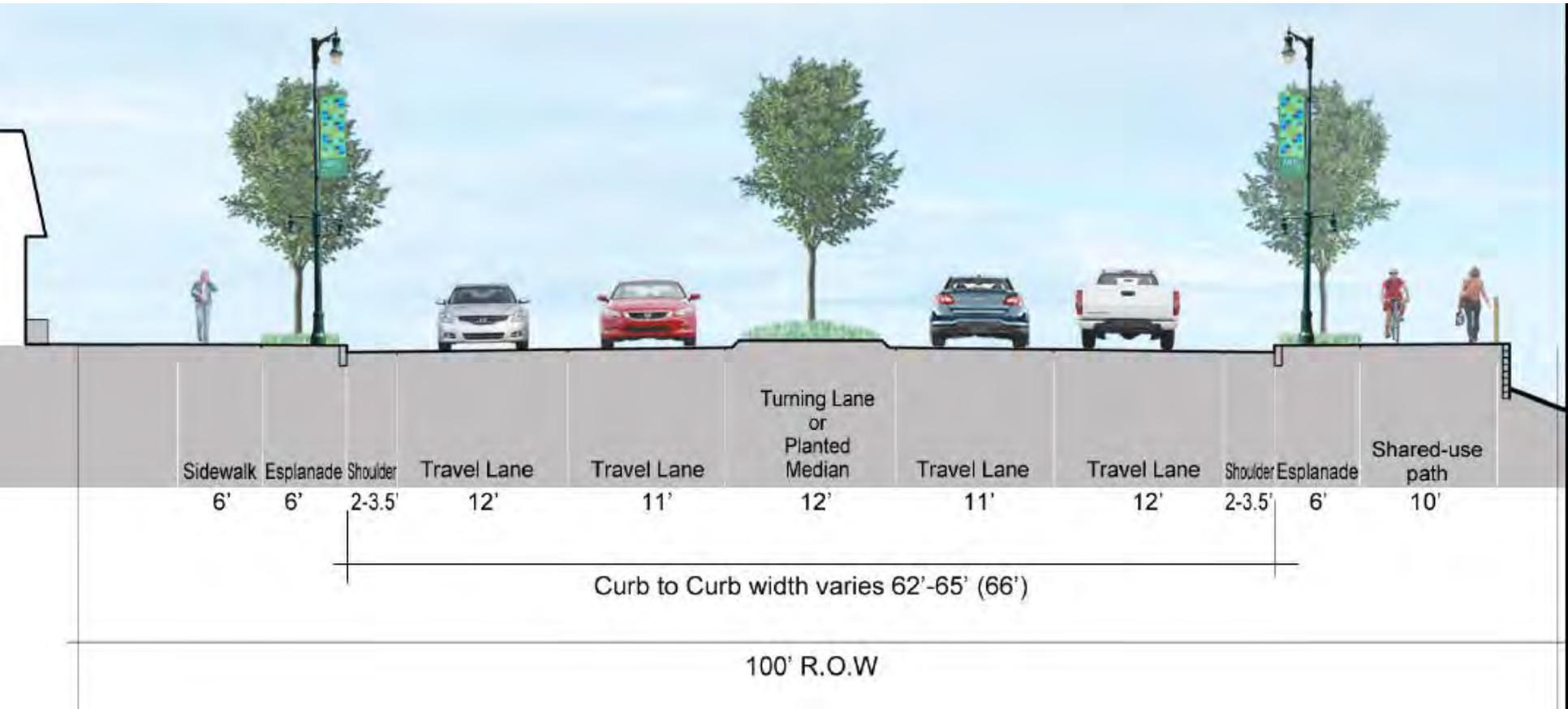
Main Street

Buck Street to Cedar Street

Existing Conditions

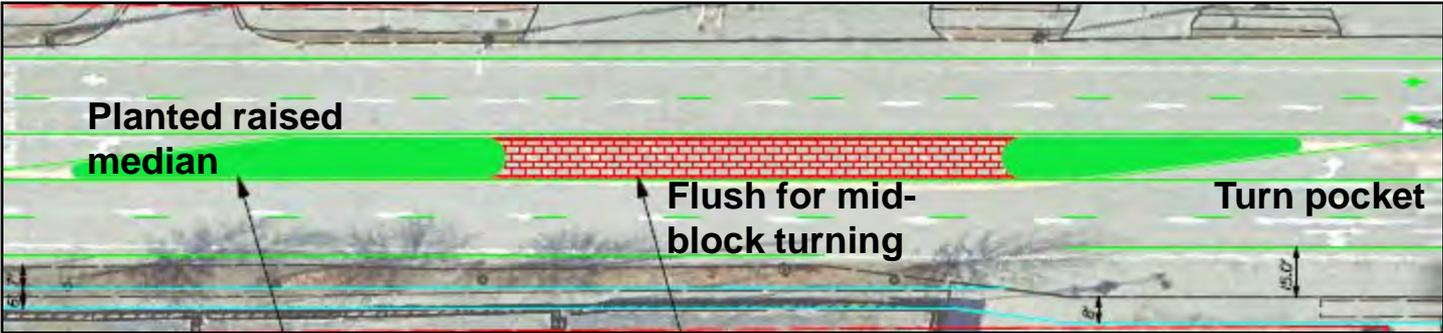
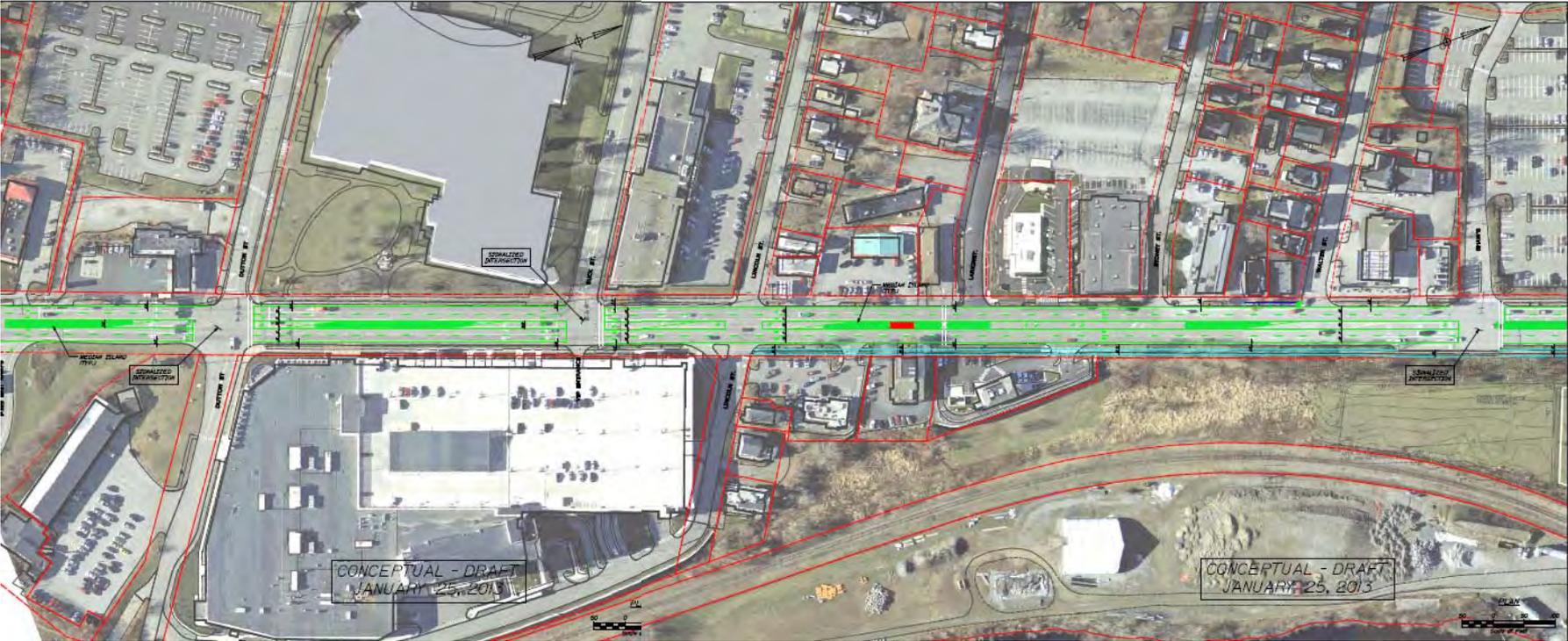


Boulevard Design – Main St, Dutton to Cedar (Preserving Existing Curb-to-Curb Width)



Boulevard Design – Main St., Dutton to Cedar

Conceptual Locations of Planted Medians with Turn Pockets





Views blocked –
lots of places to hide

Views into park



Playground:
Focal Pt

Paths around blind
corners, thru freight
zone,

Shaw's

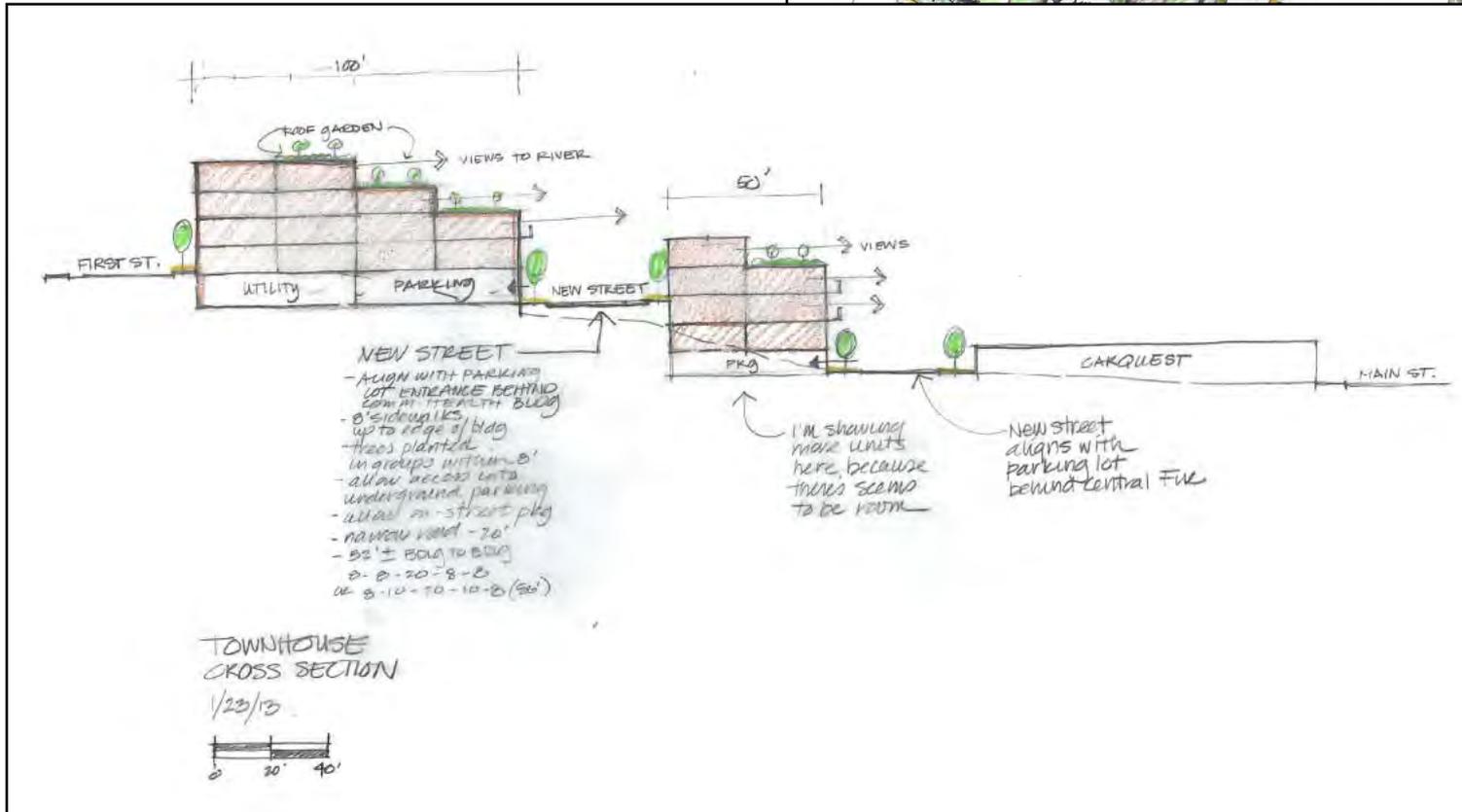
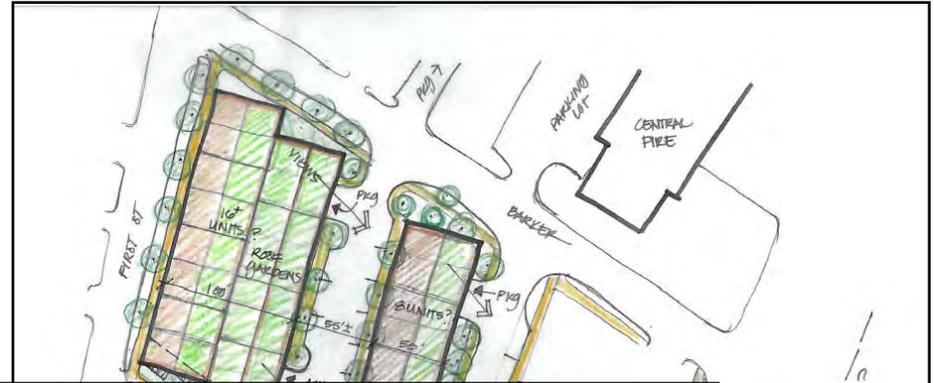
First St. neighborhood

Pavement /
Service



Shaw's

Preliminary Concept for an Element of First St. Redevelopment





Bass Park

Transitional zone

Expanded entertainment hub

Seasons Restaurant

Upgraded Boulevard Design

Waterfront Park & Concerts

Cross Center

BDN

Hollywood Casino

River Walk

FOCUS AREA: ENTERTAINMENT HUB

To Downtown



0 75 150

1" = 150' @ 24x36 PHOTO

A New Take on Blank Walls





