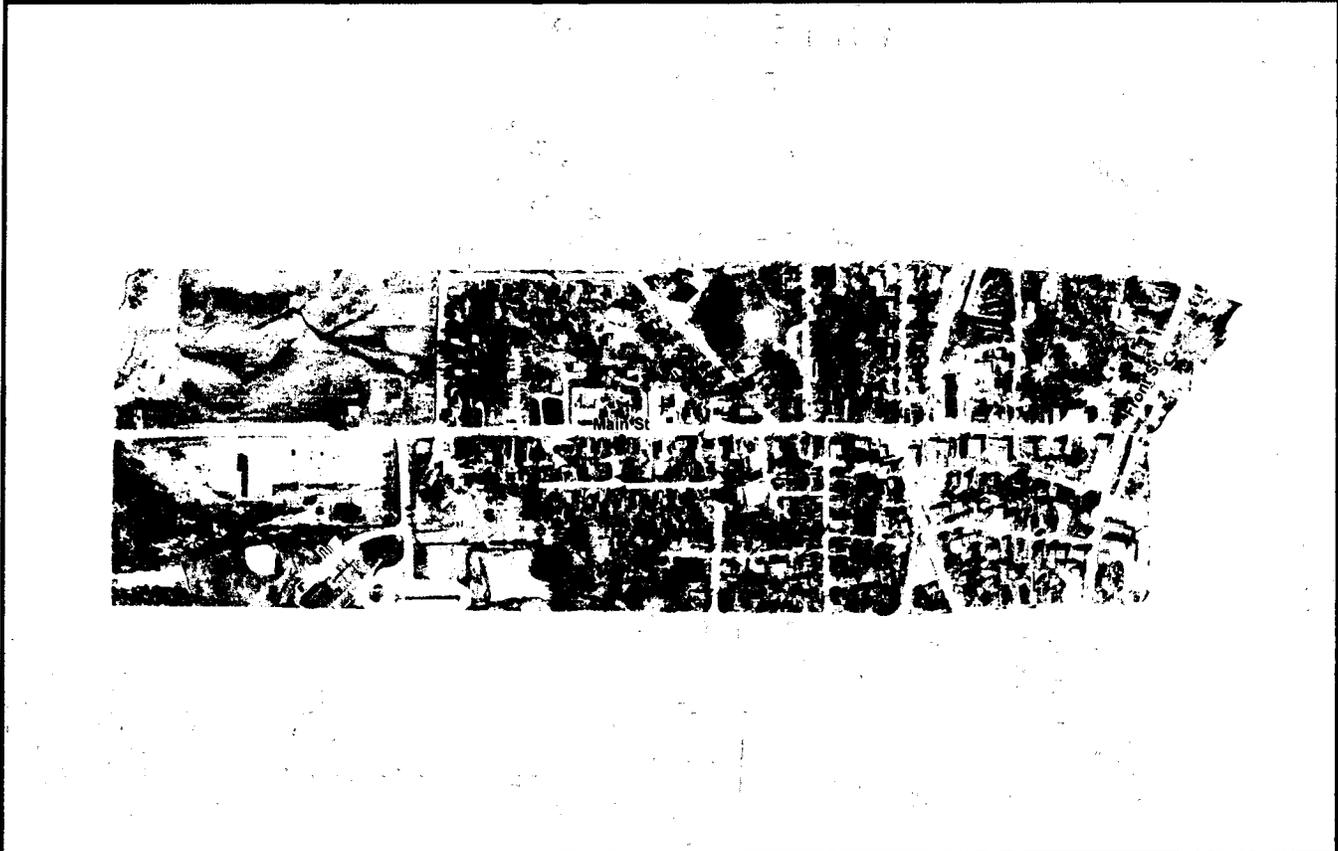
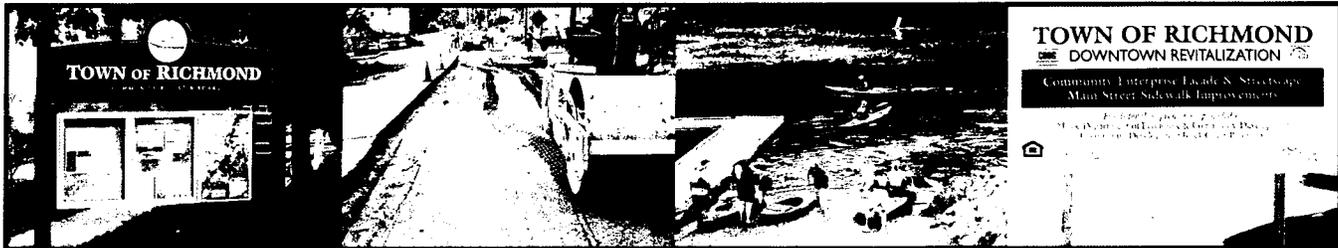


DOWNTOWN REVITALIZATION PLAN UPDATE

Richmond, Maine



WRIGHT-PIERCE 
Engineering a Better Environment

Land Use
Planning and
Development

TOWN OF RICHMOND
PROFESSIONAL PLANNING REPORT
FOR
AN UPDATE TO THE 2004 DOWNTOWN
REVITALIZATION PLAN

MARCH 2011

Prepared By:

Wright-Pierce
99 Main Street
Topsham, Maine 04086

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	1
------------------	---

PART I - EXECUTIVE SUMMARY

2004 DOWNTOWN REVITALIZATION PLAN OVERVIEW	2
ACCOMPLISHMENTS	2
PLAN UPDATE CONSIDERATIONS	3

PART II - REVITALIZATION PLAN UPDATE

DOWNTOWN AND RIVERFRONT AREAS	4
○ PRIOR PLANNING CONSIDERATIONS	
○ REVITALIZATION EFFORTS TO-DATE	
○ FURTHER RECOMMENDATIONS	
MAIN STREET STREETScape ENHANCEMENT	9
○ PRIOR PLANNING CONSIDERATIONS	
○ REVITALIZATION EFFORTS TO-DATE	
○ FURTHER RECOMMENDATIONS	
PEDESTRIAN IMPROVEMENTS	10
○ PRIOR PLANNING CONSIDERATIONS	
○ REVITALIZATION EFFORTS TO-DATE	
○ FURTHER RECOMMENDATIONS	
BUSINESS AND ECONOMIC DEVELOPMENT INITIATIVES	12
○ PRIOR PLANNING CONSIDERATIONS	
○ REVITALIZATION EFFORTS TO-DATE	
○ FURTHER RECOMMENDATIONS	
HOUSING AND HISTORIC PRESERVATION	14
○ PRIOR PLANNING CONSIDERATIONS	
○ REVITALIZATION EFFORTS TO-DATE	
○ FURTHER RECOMMENDATIONS	

FIGURES

DOWNTOWN STUDY AREA	F-1
DOWNTOWN AND RIVERFRONT AREAS	F-2
PEDESTRIAN IMPROVEMENTS	F-3
SLUM AND BLIGHT ELIMINATION	F-4

APPENDIX

PUBLIC PARTICIPATION	A-1
○ PUBLIC PRESENTATION AT FEBRUARY 9 TH SELECTMEN'S MEETING	
DOWNTOWN PARKING MASTER PLAN	A-2

ACKNOWLEDGEMENTS

The development of this plan was guided by the Town of Richmond's Office of Economic and Community Development, Director, Darryl Sterling and the Town Board of Selectmen.

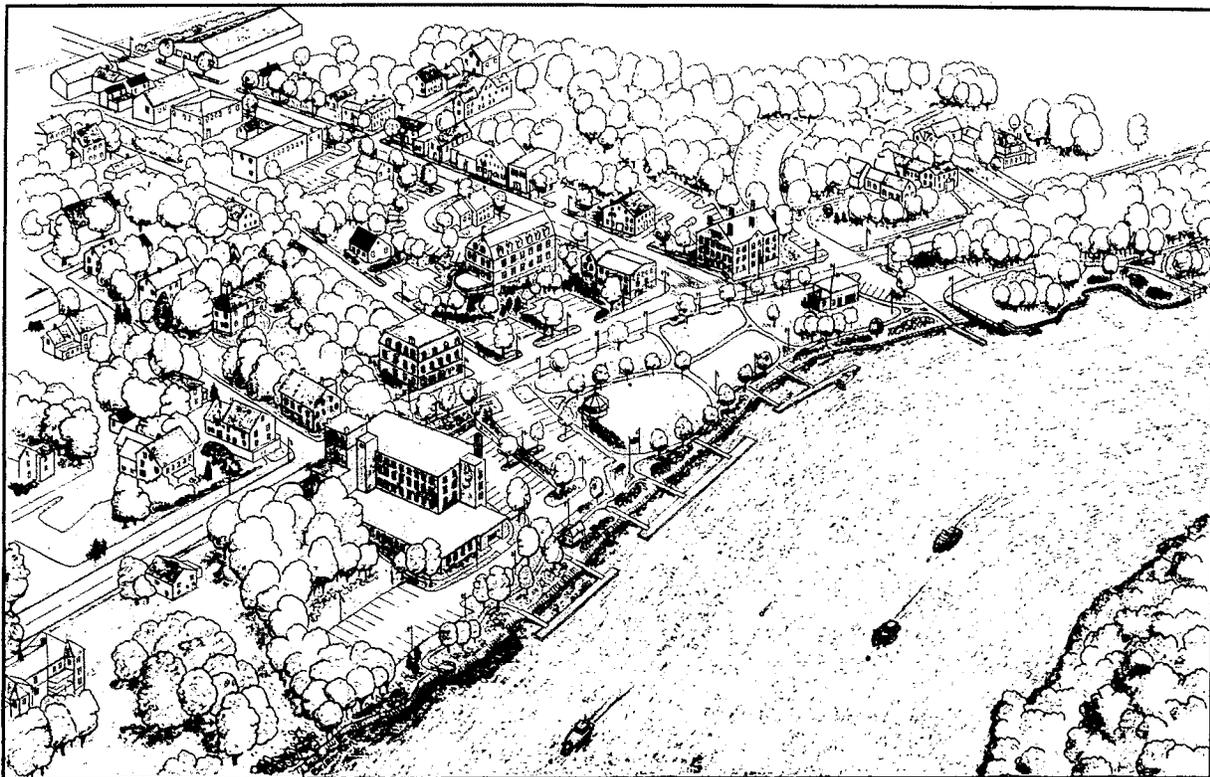
Additional information was provided by the Director of Business and Community Development, Victoria Boundy.

This document was prepared by Wright-Pierce of Topsham, Maine. The consultant team assisting the Town was comprised of Travis Pryor, Jonathan Edgerton and Todd Fenwick of Wright-Pierce.

Data obtained for this project was provided from a variety of useful sources including:

- "Richmond Village Downtown Revitalization Plan" by Wright-Pierce and Kent Associates dated March, 2004;
- "Richmond Waterfront Improvements Professional Planning Report" by Wright-Pierce dated 2008;
- Various Town records and professional consultant data for implemented downtown capital improvement projects from 2004 through 2010; and
- Public input from a presentation to the Board of Selectmen during February of 2011.

The Town would also like to thank the significant contribution of capital investment in the community by several private business owners and the Maine Department of Economic and Community Development.



(Illustration from 2004 Richmond Village Downtown Revitalization Plan)

PART I - EXECUTIVE SUMMARY

2004 Downtown Revitalization Plan Overview

The Town of Richmond worked with Wright-Pierce and Kent Associates (along with assistance from the Midcoast Council for Business Development & Planning - currently know as Midcoast Council of Governments) to develop a plan for downtown revitalization, as a result of increased community planning efforts during the late 1990s and early 2000s that focused on the downtown and waterfront areas. The plan identified the physical boundaries for the downtown study area (see Figure 1) and focused on the following overall community improvement goals as a result of several public input sessions and interviews with town staff, residents and businesses:

- Improve the Downtown and Riverfront
- Enhance the "Streetscape" of Main Street
- Develop a Master Plan for the RBMC and High School Area
- Make Richmond the most "Walkable" Village in Maine
- Expand Housing Opportunities in and around the Village

As a result, the 2004 Downtown Plan went into further detail regarding specific issues, recommendations for improvement and potential funding strategies to serve as a means to guide Richmond through implementation of the community's vision for downtown revitalization. (see "Richmond Village Downtown Revitalization Plan" dated March, 2004)

Accomplishments

Since the 2004 Downtown Plan was completed, the Town of Richmond has done a remarkable effort utilizing the initial planning efforts to implement the various goals listed above. The following is a brief list of the accomplishments to-date which are later described in further detail as part of this Plan Update:

- 2005 Downtown Tax Increment Financing (TIF)
- 2006 (to Present) Business Expansion Assistance along Main Street
- 2006 Downtown Parking Master Plan
- 2006 Downtown Storm Drain Infrastructure Improvements
- 2007 Façade Improvements
- 2007 Streetscape Improvements along Main Street, Front Street, and at Lane Field
- 2007 - 2008
Business Retention and Facilities Improvements at the Richmond Business and Manufacturing Center (RBMC)
- 2008 Streetscape Improvements along Main Street, Front Street and Pleasant Street
- 2008 Waterfront Zoning and Master Plan
- 2009 Waterfront Improvements
- 2009 Downtown Sewer Infrastructure Improvements

Plan Update Considerations

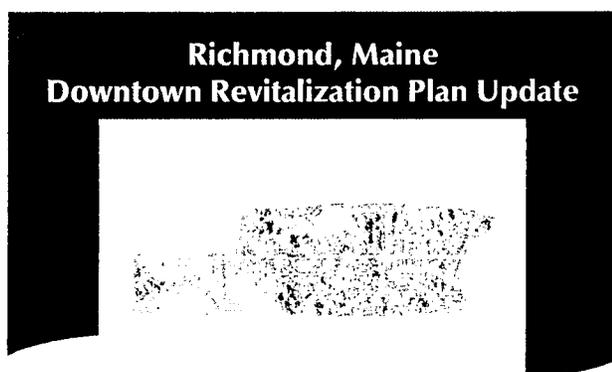
Downtown Revitalization Plans, in and of themselves, are not stand alone achievements for a community to complete and put "on the shelf". Rather, they are the guidelines for implementation of the community's goals. As communities move forward with their master plans and realize their visioning goals with the success that Richmond has, it is important to periodically re-examine and update the original plan as the downtown continues to evolve.

The Downtown Plan Update process considers:

- Evaluation of implementing specific community improvement goals as identified in the prior Master Plan;
- Opportunities to further implement prior Master Plan goals
- Additional public input; and
- New planning considerations

Wright-Pierce and Town Staff presented the update process to the public at a Selectmen's Meeting on February 9th, 2011 for public input. (See Appendix A-1) The following issues were discussed and received public comment:

- An overview of the 2004 Downtown Revitalization Plan development efforts and resulting recommendations. (No public comment)
- A summary of the Town's efforts to-date to implement the 2004 Plan recommendations. (No public comment)
- Opportunities to further implementation of the 2004 Plan recommendations including applications for funding streetscape improvement projects and reconstruction of the public library through Community Development Block Grant funds, Federal Transportation Enhancement funds and the Communities for Maine's Future Bond program. (General public endorsement to continue implementing the 2004 Plan recommendations in a consistent manner as has recently been completed by the Town. Encouraged continuing to work in collaboration with the Richmond Utilities District's infrastructure projects.)
- No new planning considerations or recommendations were made by the public, in addition to the 2004 Plan recommendations.



Presented by:

WRIGHT-PIERCE 
Engineering a Better Environment

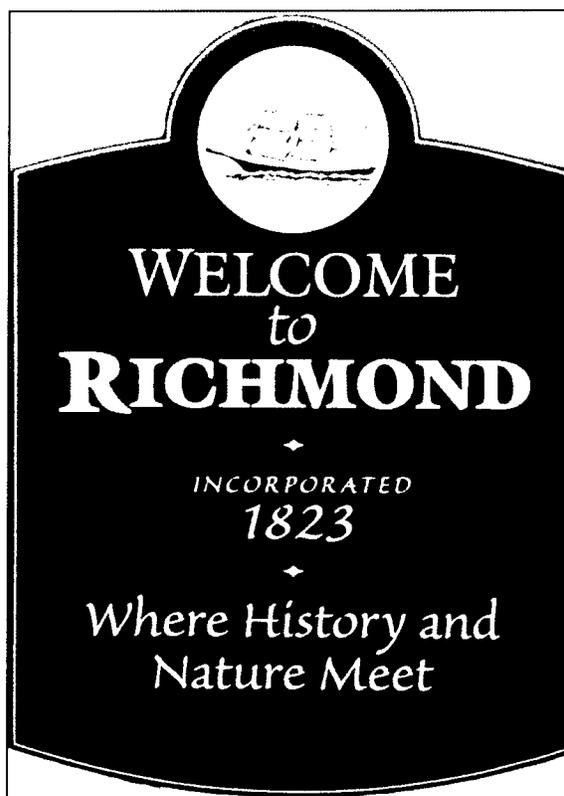
PART II - REVITALIZATION PLAN UPDATE

Downtown and Riverfront Areas

Prior Planning Considerations:

Richmond's downtown area is intersected by State Route 197 (Main Street) and State Route 24 (Front Street), providing fairly significant vehicular access to and from the village center that can easily traverse the greater region, with close proximity to Interstate 295 and Swan Island State Park. Additionally, the downtown village area is situated on the shores of the tidewater Kennebec River, with waterfront facilities for a variety of water transport and recreational users.

As with many towns in Maine the community has been left with abandoned manufacturing facilities which are in need of maintenance, upkeep, and new tenants. Despite the diminished local economy of the 1980's and 1990's, the Downtown area possesses many other excellent characteristics including: buildings with historic architecture; commercial buildings and public infrastructure to support a variety of employment opportunities; adequate housing stock; a "walkable" downtown with inconsistent streetscape character; mature street trees providing shade and a consistent streetscape aesthetic in some areas; and public parks such as at Lane Field and Fort Richmond Park. Although the Maine Department of Transportation (MeDOT) owned rail line currently lacks an operator, there is still the potential for such services to return.



The community has stepped forward with several initiatives to encourage a holistic approach to downtown revitalization. The following section discusses the broad based revitalization efforts and subsequent sections expand on specific revitalization components in greater detail

Revitalization Efforts To-Date:

Organizing Richmond's Downtown Revitalization Efforts

Lead by the Office of Community and Economic Development (OCED) and Downtown Committee (modeled after the National Trust for Historic Preservation's "Four Point System", with significant financial support from local Tax Increment Financing with matching state and federal funding from a variety of sources, Richmond developed a variety of mechanisms for implementation of the communities specific downtown revitalization goals. The efforts focused on

establishment of a clear roadmap guiding the revitalization plan, promotion of the downtown, consistency of design standards and restructuring of plans and systems for support of economic expansion.

Defining Richmond's Downtown

Richmond's downtown study area (See Figure 1) was clearly defined by geographical features such as the Kennebec River, by municipal offices and schools, by the Richmond Business and Manufacturing Center and by historic surrounding village neighborhoods. This defined downtown area now serves as the boundary for the Downtown TIF District, is locally regulated by means of several specific land use codes and ordinances, and clearly identifies the downtown portion of the community that is eligible for a variety of state and federal improvement grants.

Local Ordinance Improvements

The Town has performed a thorough review of it's local land use codes and development design standards with regards to facilitation of downtown revitalization efforts and has made key modifications and expansion of this community revitalization tool including:

- The Land Use Ordinance was updated in it's entirety in 2005.
- In 2006, an amendment to the Land Use Ordinance allowed for greater housing in-fill and expansion opportunities in the downtown area by adjusting multi-family dwelling unit square-footage requirements per dwelling unit.
- Amendments in 2008 to the "Kennebec River Harbor & Management Ordinance"
- Development of standard mooring regulations
- Adoption in 2009 of a new Commercial Fisheries/Maritime Activities District, supporting water-dependent uses by structuring redevelopment and expansion of the downtown waterfront including Fort Richmond Park.

Community Activities

Expansion of community activities and opportunities for public gathering create a strong sense of community pride which is a vital part of a vibrant downtown. Richmond has expanded on successful and unique community celebrations such as the annual Richmond Day's festival. The Town has also been fortunate and supportive in endorsing creative, temporary events such as the "Taking Panes" art display. When the historic Ames Mill building replaced the buildings older windows with more energy efficient ones, artists around Maine were invited to create art displays using the discarded material and display it at an exhibit in on the 3rd floor of the Ames Mill. Community activities and cultural resources can take a variety of shapes and forms and it is important that the Town continue to build on past successes and look for new opportunities to strengthen the social fabric of the downtown. Most recent the Town has established the "Music

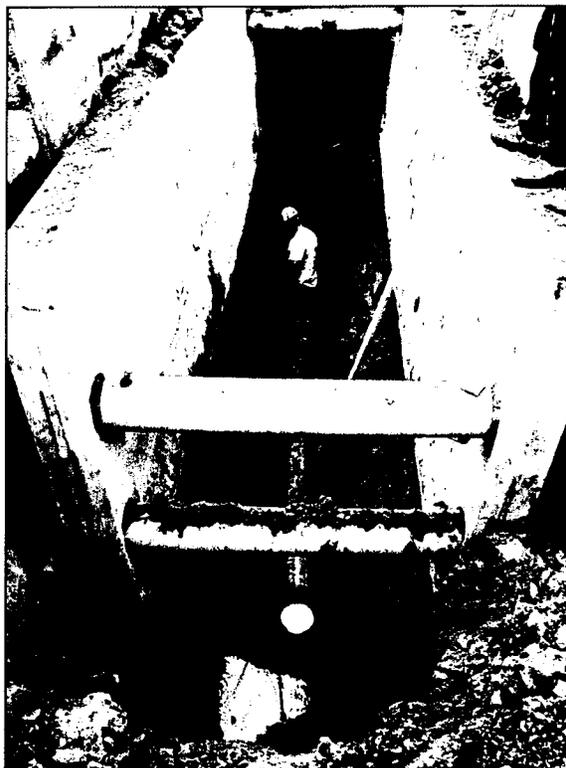


at the Market" series and the Richmond Riverfront Farmer's Market as ongoing events in the downtown waterfront area.

Infrastructure Improvements

Infrastructure systems, both public and private, play a key role in improving public health and safety in the downtown area. Appropriately sized and located systems also provide opportunities for economic and residential growth and expansion of public facilities. Richmond has made several key investments in improvements to the Town's stormwater infrastructure system and has taken several opportunities to coordinate with private utility upgrades by the Richmond Utilities District and providers of electrical, telecommunications and cable services. These projects have received a variety of state and federal funding sources. Perhaps the most important consideration in the implementation of these specific improvements is the careful planning and sequencing of construction to take advantage of opportunities to combine public and private projects, providing construction cost savings and minimizing re-work of other downtown revitalization projects such as sidewalk construction by making below ground utility improvements first. Specific downtown infrastructure improvements that have been implemented since the 2004 Plan include:

- Downtown stormwater improvements to the Darrah Street target area which ultimately collects about 50% of the downtown stormwater flows and discharges into the Kennebec River. This project was funded by local dollars and a CDBG Public Infrastructure grant and successfully completed during 2006.
- Phased sewer and water infrastructure improvements have been made in recent years throughout the downtown area. The Town has partnered with the Richmond Utilities District to secure funding through the CDBG and USDA Rural Development program. Collaboration with other Town downtown revitalization initiatives has led to construction cost savings and shorter construction schedule periods reducing conflicts with vehicular and pedestrian traffic oriented businesses and civic events.



Waterfront Master Plan

During 2007, the Town's Waterfront Committee developed a list of specific improvement goals for the downtown waterfront area. These included:

- Establish the feasibility of replacing portable toilets with a permanent restroom structure that is accessible to a variety of park users;
- Identification of shoreline erosion issues and riverbank stabilization solutions;
- Expansion of the existing floating dock system both with, and without, accommodations for boat slips, specifically to facilitating overnight berthing opportunities;
- Creation of adequate boat trailer parking spaces within the existing gravel area located behind the former Ames Mill building. It is desired that the parking be constructed of pervious measures to improve stormwater quality where feasible; and
- Evaluate the potential for expansion of the present mooring field to better address current and future mooring needs.



A Waterfront Master Plan was produced in 2008 identifying key issues to be addressed for each goal, recommendations for reaching the community's goals and implementation cost estimates.

The Town received funding through the Maine Riverfront Community Development Bond program and made several improvements during 2009 to Fort Richmond Park and the parking lot behind the Ames Mill building in collaboration with private abutters to the Town's waterfront parcel. This first phase of implementation included: construction of a permanent restroom facility with an observation deck of the Kennebec River; expansion of the gravel parking lot behind the Ames Mill building for additional boat trailer parking; stabilization of approximately 50% of the shoreline; and park amenities improvements such as landscaping, ADA compliant sidewalks and pedestrian lighting.



Downtown Parking Master Plan

During 2006, a comprehensive inventory of the existing downtown parking was field documented. This information provided the basis for an initial assessment of areas lacking enough parking to support the needs of the downtown and identified areas of potential downtown parking expansion opportunities. (See Appendix-2 Downtown Parking Master Plan)

Further Recommendations:

Given that the Town has been very active in implementing the community vision for downtown revitalization as guided by the 2004 Master Plan, there was little recent public comment regarding any significant changes in direction from the prior report. With that said, the following recommendations are based on key components of the 2004 Master Plan identified goals that have been partially implemented, along with those pieces that require periodic or ongoing management:

- Continue to be opportunistic in support of local creative cultural and economic events;
- Establishment of local volunteer groups in support of expansion of community social events;
- Continued collaboration with the Richmond Utility District to upgrade public water and sewer utilities in coordination with the Town's improvement project goals;
- Continued shoreline stabilization along the Fort Richmond Park waterfront;
- Establishment of a pervious surface parking lot for boat trailer use with better delineation of parking spaces and surround landscaping and lighting improvements;
- Expansion of the floating dock system;
- Reconfiguration of the mooring fields; and
- Implementation of the Downtown Parking Master Plan in a phased approach as public and private collaborative opportunities present themselves.

Main Street Streetscape Enhancement

Prior Planning Considerations:

The initial focus to revitalize the downtown streetscape looked to make a variety of infrastructure and aesthetic improvements along the portions of Main Street and Front Street within the downtown study area. Specifically, efforts to enhance the streetscape identified:

- Maintenance of the village's historic character;
- Rehabilitation of pedestrian infrastructure such as sidewalks and crosswalks;
- Improved pedestrian safety and vehicular traffic calming by means of additional street lighting and street trees; and
- Provide convenient parking to promote success of Main Street and Front Street businesses.



Revitalization Efforts To-Date:

Richmond has made a variety of streetscape improvements within the downtown, often as components of other project initiatives including utility infrastructure rehabilitation, business expansion and pedestrian safety improvements. These are defined in further detail in other portions of this report and are listed below for reference to those sections:

- Rehabilitation of sidewalks along portions of Front Street and Main Street in a consistent aesthetic character (See following section on Pedestrian Improvements);
- Historic preservation of several key building structures (See following sections on Business and Economic Development Initiatives and Housing and Historic Preservation)
- Rehabilitation of crosswalks along portions of Main Street and Front Street (See following section on Pedestrian Improvements)
- Kiosks and gateway signage
- Community Gateway landscaping improvements at the RBMC
- Pedestrian lighting along portions for Front Street and Main Street.

Further Recommendations:

- Continued inclusion of streetscape enhancements in a consistent pattern throughout the downtown area as part of any and all future downtown construction projects;
- Continued installation of pedestrian lighting fixtures along Main Street
- Continuation of a consistent landscape aesthetic along Main Street and Front Street, primarily including new street trees; and
- Implementation of the Downtown Parking Master Plan.

Pedestrian Improvements

Prior Planning Considerations:

Another key goal from the 2004 Downtown Revitalization Plan was to make Richmond the "most Walkable Village in Maine. Steps to achieving this goal included providing pedestrian linkages in key areas where pedestrian infrastructure was missing within the village area. Prioritization of these improvements should provide an overall system of pedestrian connectivity between the Riverfront, the public school, the historic district, Main Street and the recreational fields. Along the way, site amenities to enhance the pedestrian experience that were desired included pocket parks, historical site or route signage, and interpretive signs.



The community also expressed interest in continued efforts to augment bicycle and pedestrian facilities within the community by providing for encouraging more formal cycling opportunities for general touring, as a means of community and for events such as the Tour of Merrymeeting Bay which passes through Richmond.

Revitalization Efforts To-Date:

Crosswalks

The Town made several improvements to crosswalks along Main Street, from Front Street to Williams Street and the access drive to the High School and Middle School. Improvements were also made along Front Street from Tulip Street to the access drive to Fort Richmond Park. These included:

- Relocation and addition of crosswalks as pedestrian patterns changed due to Main Street development and expansion of sidewalk systems along Main Street and from surrounding neighborhoods;
- Replacement of painted crosswalks with more durable materials to provide year-round crosswalk visibility; and
- ADA compliance improvements by construction and reconstruction of sidewalk transition ramps at each crosswalk.



Sidewalks

Creation of new sidewalks and rehabilitation of existing sidewalks were a primary focus in almost

all of the Town's recent downtown revitalization efforts. These were carefully coordinated with other project initiatives such as upgrades to public water and sewer by the Richmond Utilities District, to minimize reconstruction of sidewalk segments. All sidewalks were constructed or reconstructed in accordance with ADA accessibility guideline requirements, and were coordinated with the Richmond Public Works Department to best meet their maintenance capabilities where feasible. Specific areas of sidewalk improvements include:

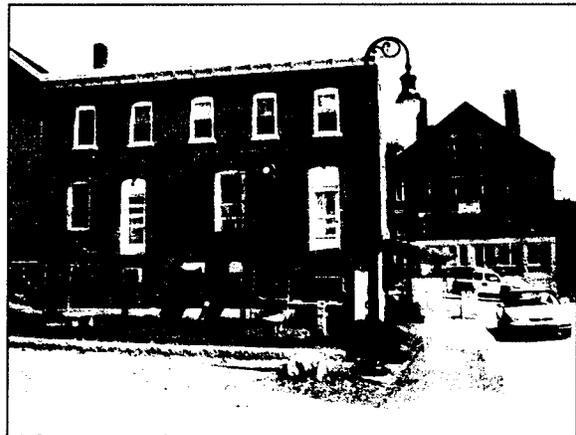
- New sidewalks along portions of Pleasant Street, Alexander Reed Road, Front Street, Southard Street, Kimball Street and Hathorn Street;
- Expanded trail systems within Lane Field and Fort Richmond Park; and
- Reconstruction of sidewalks along portions of Main Street, Front Street, Williams Street, High Street and Kimball Street.



Wayfinding / Pocket Parks / Lighting

In addition to physical surface improvements for pedestrian travel, the Town has added key points of interest along the pedestrian routes to improve pedestrian safety, enhance the village walking experience and provide a valuable means of graphic communication about on goings in the Downtown area. These include:

- Creation of a pocket Park on Front Street, located between the Businesses at the intersection with Main Street and the gravel parking lot, across the street from Fort Richmond Park;
- Installation of pedestrian scale lighting along a portion of Main Street, Front Street and within Fort Richmond Park; and
- Installation of a Kiosk at Fort Richmond Park for display of community information.



Further Recommendations:

- Continued enhancement of the pedestrian experience including:
 - Pedestrian lighting along Main Street;
 - Installation of site amenities such as bike racks, benches and trash receptacles; and
 - Development wayfinding signage throughout the downtown.
- Expansion of bicyclist infrastructure (a grant application has been submitted for funding through the Federal Enhancement Program as administered through the MeDOT's Quality Community Improvements program. These planned improvements recognize the regionally planned "Merry Meeting Trail" efforts anticipated to follow the railroad corridor, along with the communities desire to connect to the public schools from the Pleasant Street and Gardiner Street intersection)

Business and Economic Development Initiatives

Prior Planning Considerations:

Business retention and expansion was seen as another key component in Richmond's overall downtown revitalization efforts. The Town's Office of Community and Economic Development (OCED) was encouraged to continue its efforts to seek to find tenants and provide opportunity for business in the RBMC, and along Main Street and Front Street in general.

Commercial growth and expansion was recognized as a way to enhance employment opportunities while maintaining or expanding the community's non-residential tax base. In addition to business attraction efforts from the OCED, improvements to visually welcoming improvements to the community's gateway areas off Interstate 95 and along Front Street, as well as various infrastructure systems were identified as necessary to improve commercial growth. Other improvements suggested rehabilitation of neglected building facades along Main Street and Front Street

One challenge commonly identified by the business identified local, state and federal rules and regulations placed on the business community. Another was lack of parking in the downtown.

Revitalization Efforts To-Date:

Downtown TIF Program

A Richmond Downtown Tax Increment Financing (TIF) District was established and approved in 2005 and an Economic Development TIF in 2000, both leveraging millions of dollars in grants and private investments. Ten businesses have utilized these TIF funds within the downtown area.

Façade Program

This component of downtown revitalization efforts associated with business development and expansion has enabled significant improvements to private business and improved a significant portion of the overall downtown streetscape aesthetic, prominently displayed by the improved building facades directly abutting Main Street and Front Street. A 2007 \$150,000 CDBG-funded Downtown Façades Project resulted in a facelift for seven Main Street buildings and spurred added private investment of \$300,000.

Business Startup and Expansion

The Town has procured \$1.2 Million in state and federal business development grants for business startup and expansion throughout the downtown area. Many of the factors involved in supporting local business efforts and successfully obtaining outside funding assistance include:

- Town administration of and provision of assistance for a TIF Revolving Loan Fund, which twenty-five local businesses have taken advantage of.
- Town provided assistance for Home Improvement Loans which can help the community retain employees and attract new ones. This program was implemented in 1986 with the assistance of CDBG funding and to date, 88 homeowners have taken advantage of this program to install a variety of home and energy conservation improvements.

- Revitalization of the Richmond Business and Manufacturing Center (RBMC) with assistance from the Town in terms of negotiation, recruitment, and retention activities to bring tenants to this location. The Town helped facilitate the expansion of Shucks Maine Lobster into the RBMC in 2005 with a \$400,000 CDBG Business Assistance Grant. A Business Assistance Grant for the same amount helped bring Hodgdon Yachts, Inc. Joinery Division to the RBMC in 2007.
- Town assistance in securing a CDBG Economic Development Program Business Assistance grant in 2009 for \$200,000 for Kennebec River Biosciences (then Micro Technologies) to expand their company on Main Street and create ten new jobs.

Community Branding / Advertising

In 2005, community gateway signs were installed in two places in Richmond. A community branding campaign is currently in the works. Town staff has been meeting monthly with business and community leaders in an effort that is currently labeled "Revitalize Richmond;" one of the priority action items is to create a Richmond brand and associated marketing campaign.

Further Recommendations:

- Continued support of local business and economic development efforts through TIF funding and the collaborative efforts of the Town and the private business sector.

Housing and Historic Preservation

Prior Planning Considerations:

Historic Preservation was identified through the 2004 Downtown Master Plan to enhance the Main Street Streetscape, improvement downtown aesthetics in general for business attraction, and improve the overall sense of community. Issues relating to housing opportunities focused on the potential to expand to the north and northwest parts of the downtown area and to capitalize on in-fill opportunities throughout the village area as they arise. This could be accomplished by developing on currently vacant lots or through conversion of non-residential and often historic structures.

Revitalization Efforts To-Date:

- 2007 Façade and Streetscape grant – a single family dwelling on Main Street in the downtown was converted into a multifamily unit
- Credit Enhancement – In 2007, a property owner received credit enhancements to rehab a multifamily building on Main Street in disrepair

Further Recommendations:

- Continued to monitor the level of housing in the village area
- Continued assistance by the Town for properties and buildings of historic significance in the Downtown in collaboration with private ownership.

New Community Planning Goals

With general public endorsement of the downtown revitalization efforts to-date, recommendations for further downtown revitalization initiatives as a result of this Plan Update include:

- Establishment of a capital infrastructure maintenance program, providing an annual maintenance plan for downtown revitalization elements such as:
 - Landscaping (weeding, pruning, moving, etc...);
 - Site amenities (such as trash receptacles);
 - Boat facilities (winter storage of docks, etc...);
 - Public restroom supplies and building upkeep;
 - Cleaning sedimentation out of stormdrainage infrastructure; and
 - Placement, removal and storage of temporary site amenities such as banner signs and flags.
- Development of an annual and long term capital maintenance budget to plan for routine replacement costs of light fixture bulbs for example, and for longer term repair and replacement of sidewalk and crosswalks surfaces, stormdrainage infrastructure and so on.
- Continued shoreline stabilization along waterfront
- Gateway signage near interstate
- Update of Comprehensive Plan
- A branding/marketing campaign for the Town.
- Design and construction of the first leg of the "Merrymeeting Trail" in downtown Richmond.

FIGURES

Downtown Study Area

Downtown Riverfront Areas

Pedestrian Improvements

Slum and Blight Elimination



Boylston St

Kimball St

Kimball St

Boynon St

Williams St

Huntington Ln

Alexander Reed Rd

5

Southard St

Hathorn St

Summer Ln

Darrah St

4

Robin St

Main St

2

1

Beech St

Cross St

Myrtle St

Weymouth St

Hinkley St

High St

Tailman St

Center St

Depot St

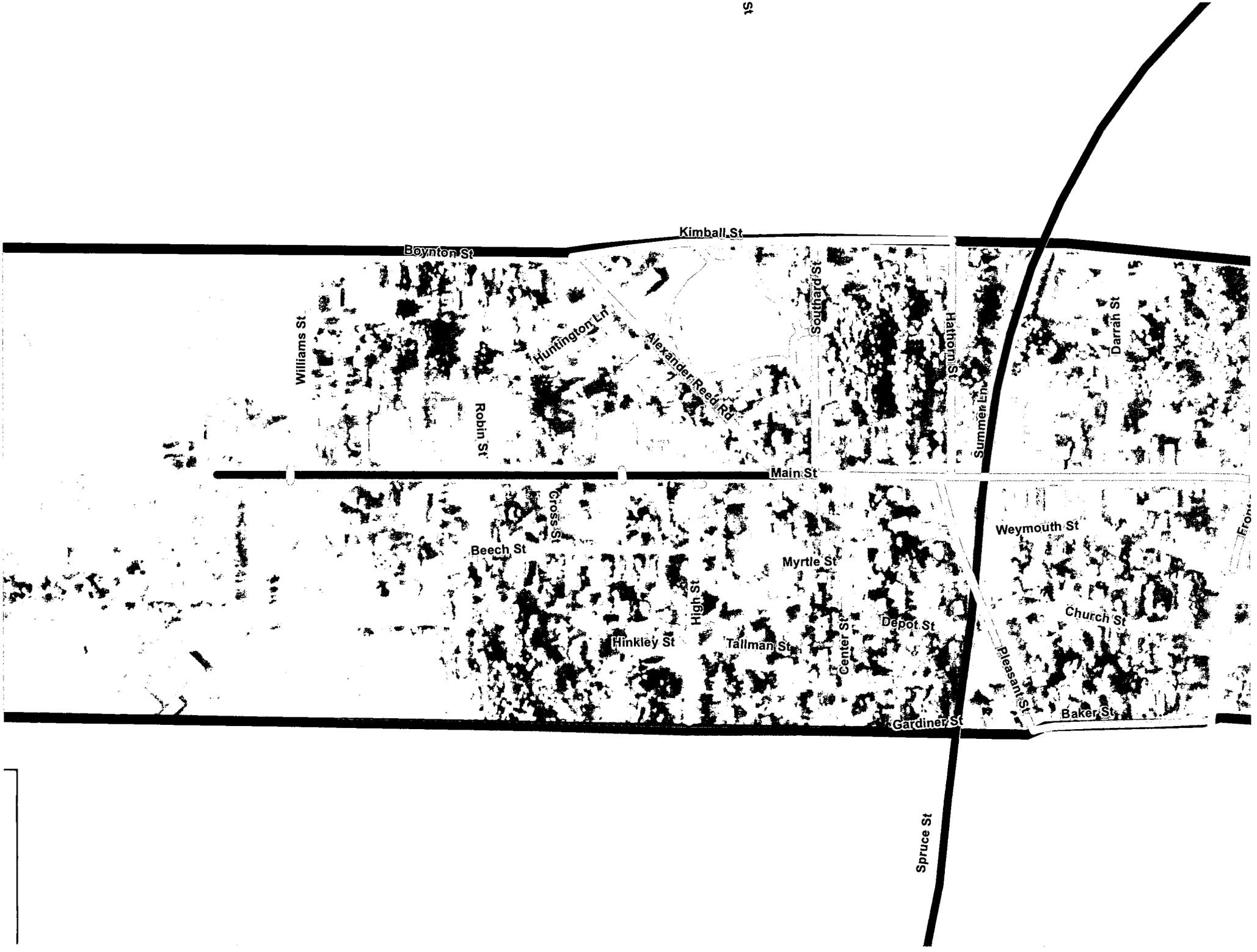
Church St

Gardiner St

Pleasant St

Baker St

Spruce St



Williams St

Kimball St

Boynton St

Robin St

Huntington Ln

Alexander Reed Rd

Southard St

Hathorn St

Summer Ln

Darrah St

Main St

Beech St

Gross St

Myrtle St

High St

Hinkley St

Tallman St

Center St

Depot St

Weymouth St

Church St

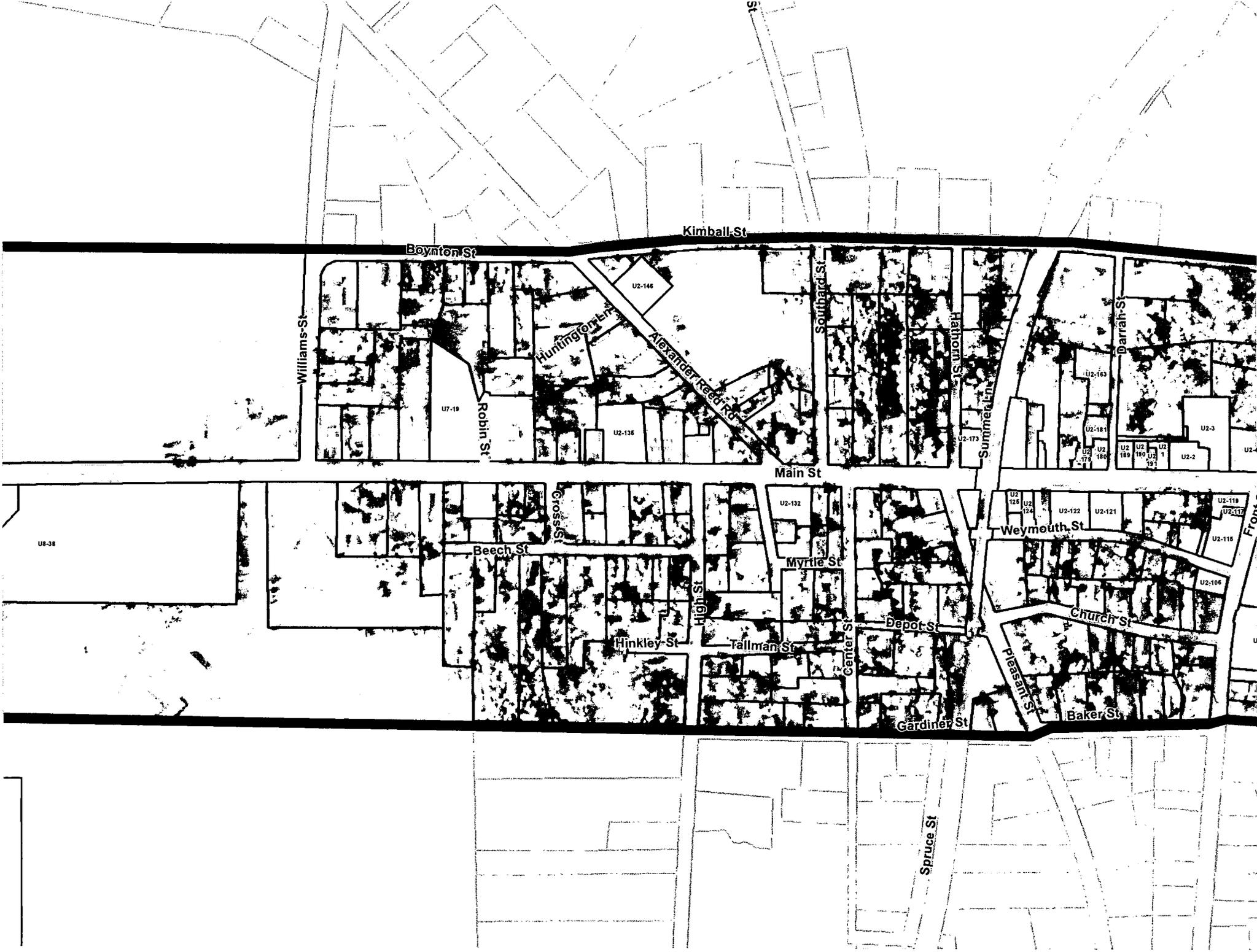
Pleasant St

Baker St

Gardiner St

Spruce St

Front St



APPENDIX 1
Public Participation

APPENDIX 2
Downtown Parking Master Plan