

# RICHMOND VILLAGE

## Downtown Revitalization Study

### RBMC, SCHOOL, AND TOWN OFFICE PLAN

PREPARED FOR  
THE TOWN OF RICHMOND AND THE  
DOWNTOWN REVITALIZATION COMMITTEE  
By Kent Associates Planning & Design Consultants



Reconstruct Route 197 (Main St.) with 11 ft. lanes and 4 or 6 ft. shoulders/ bicycle lanes



Construct a new western entrance-way to serve: the RBMC building; new commercial lots; and the high school

Work with MDOT to landscape Main Street with an avenue of hardwoods (sugar maples) and low shrubs

Investigate ways to conserve all (or part) of this parcel as part of a "green belt," a western village "gateway," and/or for future high school play fields and educational programs (e.g., conservation easement, purchase of development rights, outright or "bargain" purchase, etc.)

Make parking layout, building entrance, and landscaping improvements to visually break-up the building and enhance its appearance

Relocate the east entrance to RBMC westward, to improve safety and provide a landscaped entranceway

Locate new, well sign posted, landscaped entrances to Center at both the east and west ends

Construct a new sidewalk, with lighting, between the school and Williams Street, including a Main Street crosswalk

Build a small memorial park to celebrate this historic site

Embark on a major fundraising effort to expand the town

Establish design standards for new structures and site planning on town-owned parcels, before sale

Provide space for outdoor storage and truck loading/unloading

Investigate the feasibility of locating all utility lines behind the RBMC building

Improve the southside fire lane to serve the rear of the RBMC

Allow for expansion of the high school and the addition of a community hall/ auditorium

Provide a new bus drop-off location and community hall entrance on the north side of the school

Provide a pedestrian link between the school and the RBMC, for use of shared space and programs

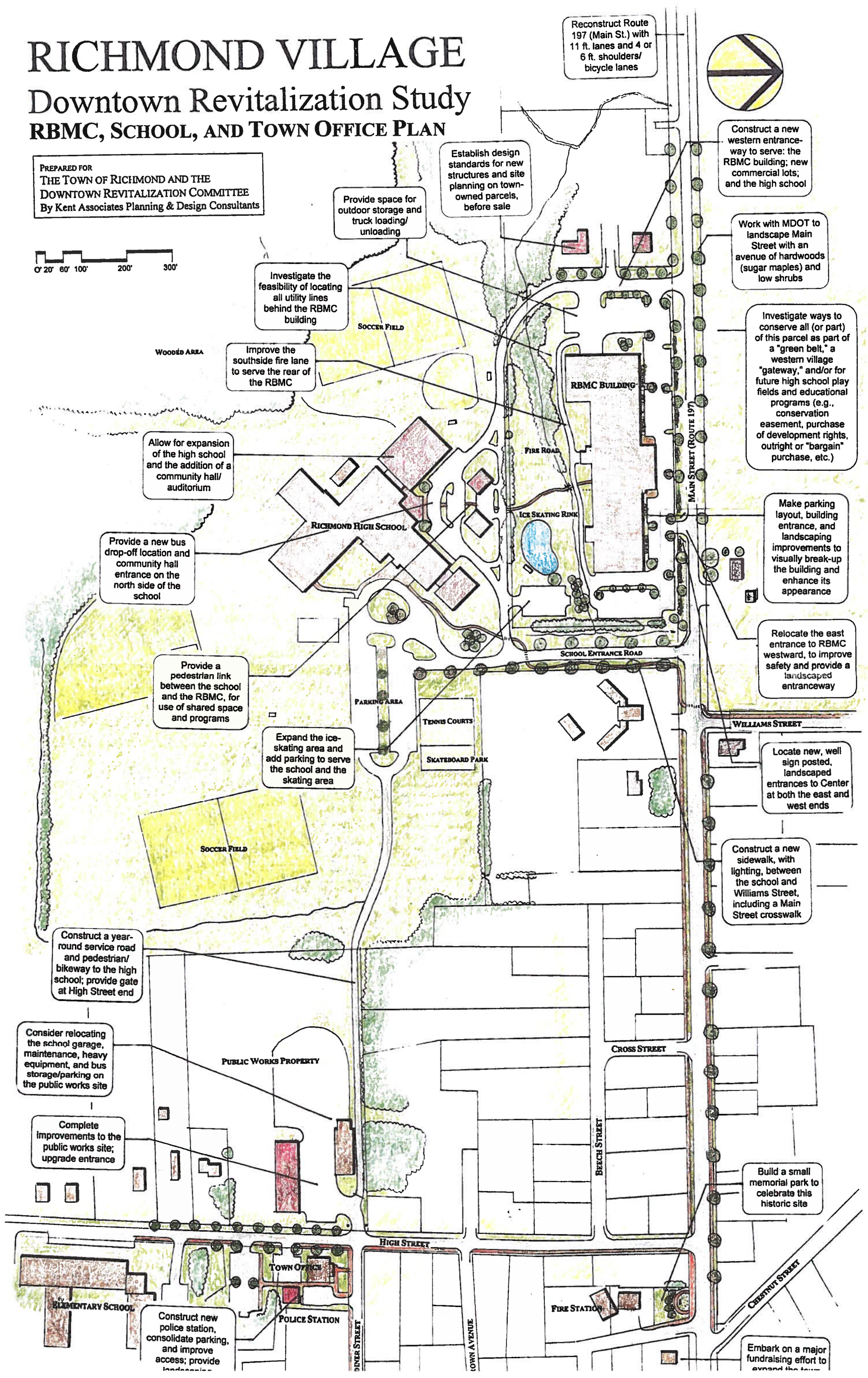
Expand the ice-skating area and add parking to serve the school and the skating area

Construct a year-round service road and pedestrian/bikeway to the high school; provide gate at High Street end

Consider relocating the school garage, maintenance, heavy equipment, and bus storage/parking on the public works site

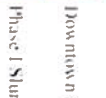
Complete improvements to the public works site; upgrade entrance

Construct new police station, consolidate parking, and improve access; provide landscaping





**Legend**

-  Downtown Study Area
-  Phase I Slum & Blight Target Area

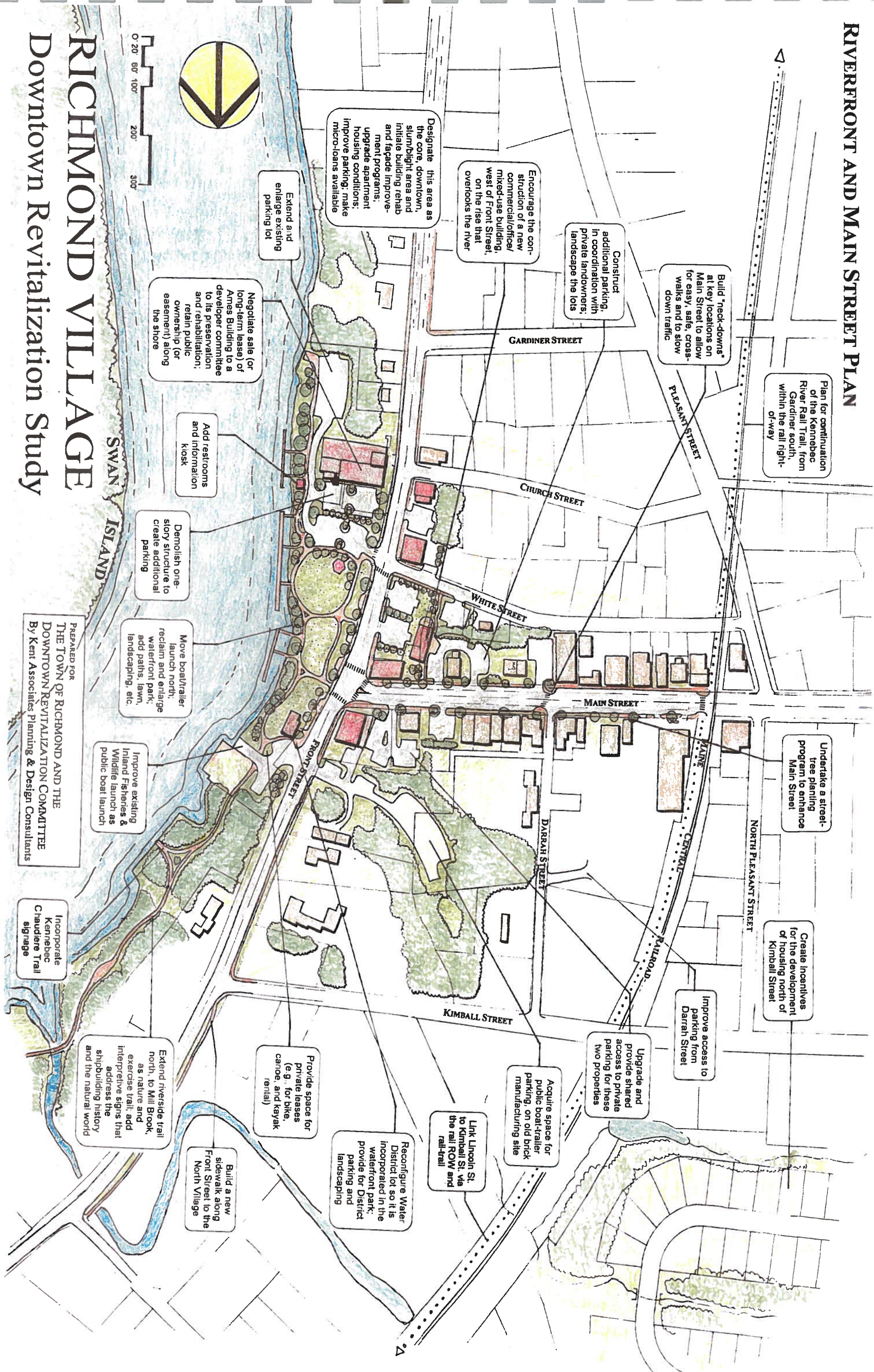


**Town of Richmond**  
**Phase I**  
**Slum & Blight Target Area**

PROJECT NO: 10172A  
 DATE: 01/14/2004  
 SCALE: 1" = 200'  
 FIGURE: **1B**



# RIVERFRONT AND MAIN STREET PLAN



Plan for continuation of the Kennebec River Rail Trail, from Gardiner south, within the rail right-of-way

Build "neck-downs" at key locations on Main Street to allow for easy, safe, cross-down traffic

Construct additional parking, in coordination with private landowners; landscape the lots

Encourage the construction of a new mixed-use building, west of Front Street, on the rise that overlooks the river

Designate this area as the core, downtown, slumblight area and initiate building rehab and facade improvement programs; upgrade apartment housing conditions; improve parking; make micro-loans available

Extend and enlarge existing parking lot

Negotiate sale (or long-term lease) of Ames Building to a developer committee to its preservation and rehabilitation; retain public ownership (or easement) along the shore

Add restrooms and information kiosk

Demolish one-story structure to create additional parking

Move boat/trailer launch north; reclaim and enlarge waterfront park; add paths, lawn, landscaping, etc.

Improve existing Inland Fisheries & Wildlife launch as public boat launch

Undertake a street-tree planting program to enhance Main Street

Create incentives for the development of housing north of Kimball Street

Improve access to parking from Darrah Street

Upgrade and provide shared access to private parking for these two properties

Acquire space for public boat-trailer parking, on old brick manufacturing site

Link Lincoln St. to Kimball St. via the rail ROW and rail-trail

Reconfigure Water District lot so it is incorporated in the waterfront park; provide for District parking and landscaping

Provide space for private leases (e.g. for bike, canoe, and kayak rental)

Build a new sidewalk along Front Street to the North Village

Extend riverside trail north, to Mill Brook, as nature and exercise trail; add interpretive signs that address the shipbuilding history and the natural world

Incorporate Kennebec Chaudiere Trail signage

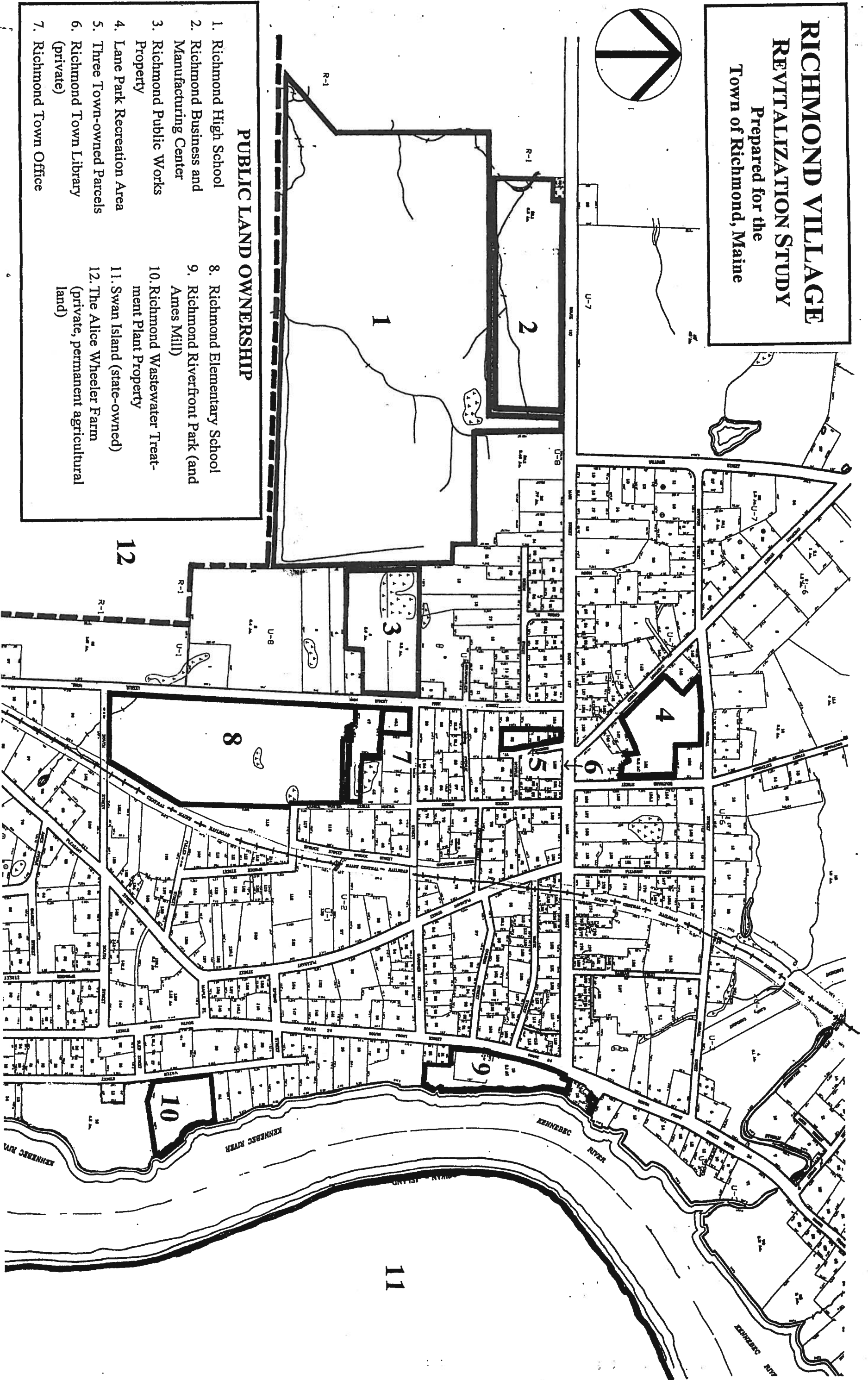
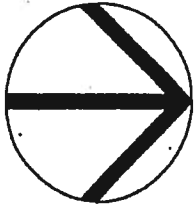
PREPARED FOR  
THE TOWN OF RICHMOND AND THE  
DOWNTOWN REVITALIZATION COMMITTEE  
By Kent Associates Planning & Design Consultants

## RICHMOND VILLAGE Downtown Revitalization Study



# RICHMOND VILLAGE REVITALIZATION STUDY

Prepared for the  
Town of Richmond, Maine

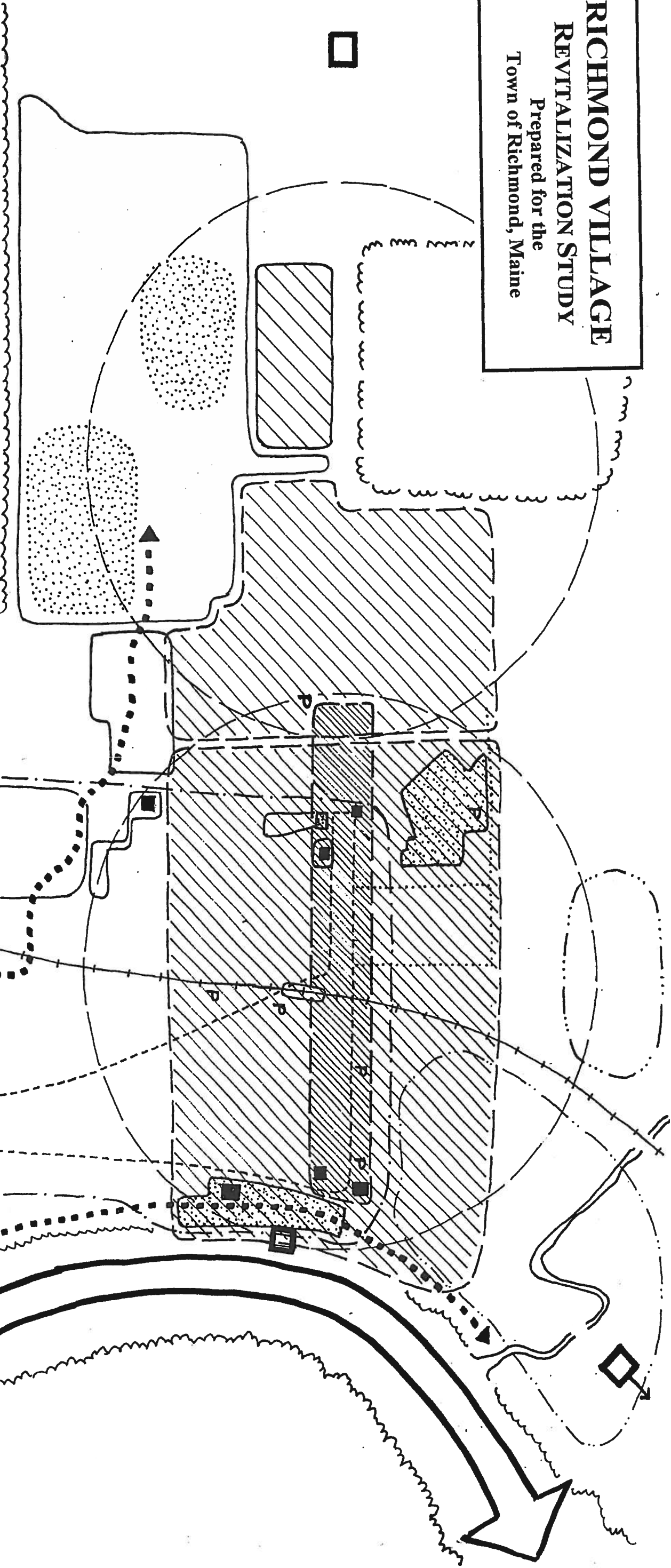


## PUBLIC LAND OWNERSHIP

1. Richmond High School
2. Richmond Business and Manufacturing Center
3. Richmond Public Works Property
4. Lane Park Recreation Area
5. Three Town-owned Parcels
6. Richmond Town Library (private)
7. Richmond Town Office
8. Richmond Elementary School
9. Richmond Riverfront Park (and Ames Mill)
10. Richmond Wastewater Treatment Plant Property
11. Swan Island (state-owned)
12. The Alice Wheeler Farm (private, permanent agricultural land)

# RICHMOND VILLAGE REVITALIZATION STUDY

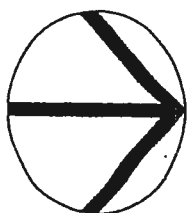
Prepared for the  
Town of Richmond, Maine

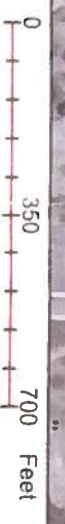
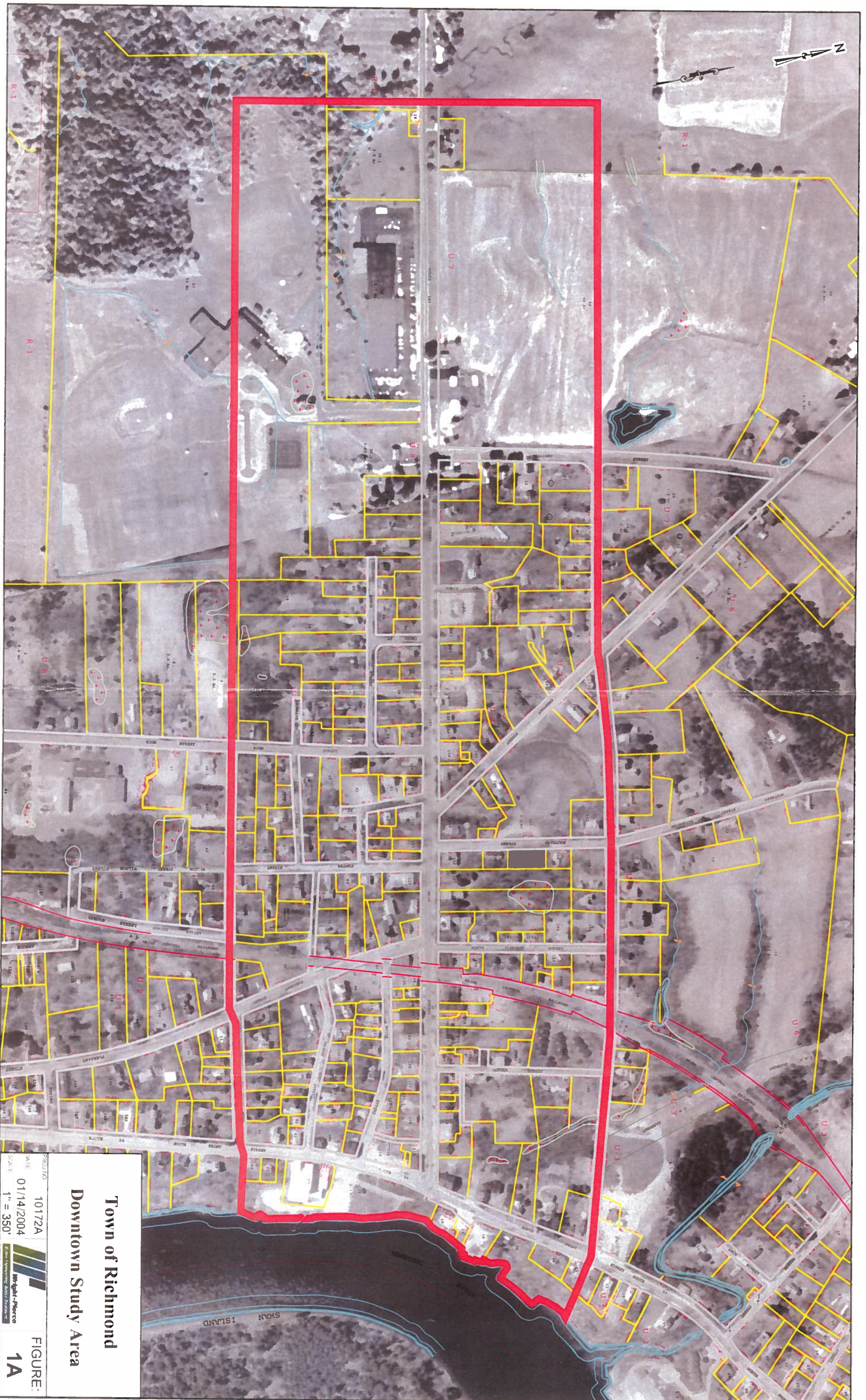


## PUBLIC WORKSHOP IDEAS

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li> Gateway locations</li> <li> Main village</li> <li> Core business district</li> <li> Recreation areas</li> <li> Proposed trails</li> <li> Important buildings</li> <li> Proposed new sidewalks</li> <li> Needed parking locations</li> <li> Railroad line</li> </ul> | <ul style="list-style-type: none"> <li> Railroad station</li> <li> National Historic District (approx.)</li> <li> Proposed historic trail</li> <li> Possible new housing site</li> <li> Town-owned property</li> <li> Conserved land</li> <li> Existing field (future housing? open space? development?)</li> </ul> |
|---|---|

*Note: The circles show areas within a 5-minute walk (1500 ft.) of the village center, at the rail crossing, and the entrance to the high school on Main St. (Rt. 197).*





**Town of Richmond**  
**Downtown Study Area**

PROJECT NO: 10172A  
DATE: 01/14/2004  
SCALE: 1" = 350'



FIGURE: **1A**