

## II. RESEARCH AND WORKSHOP RESULTS

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### GOALS, ISSUES, AND LAND-USE IDEAS

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#### Area 1: Downtown Waterfront Development – Water Street to the River, Route 1 to Maine Shellfish

- Goals:
- Develop a riverfront path and parkland
  - Draw new activities and allow for the expansion of others
  - Open up views and physical links to the river
  - Provide a bold vision that captures the imagination of all
  - Replace the auto dealership; assist them relocate

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- Points:
- Public intervention is critical – or nothing will happen
  - Public intervention can take on many forms<sup>1</sup>
  - Area 1 is in the flood plain and hence difficult to develop
  - The Morrison lot is the keystone to redevelopment
  - Progress and success will be measured here and action must begin here
  - Significant private investment must be encouraged

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- | Uses: | Imperative                  | Possible                     |
|-------|-----------------------------|------------------------------|
|       | – waterfront path           | – cultural (ground level)    |
|       | – park and vegetated buffer | – restaurant/retail          |
|       | – parking                   | – offices (2 levels)         |
|       |                             | – residential (second level) |
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#### Area 2: Downtown Center (expansion) – Main/Franklin/Pine/Water Street Block

- Goals:
- Provide space for growth of downtown – in a logical place
  - Provide additional parking to serve downtown
  - Draw new activities and allow for the expansion of others
  - Open up to the river
  - Provide a bold vision that captures the imagination of all
  - Accentuate the north/south Franklin Street axis with City Hall

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- Points:
- City ownership, and hence ability to affect change in this area, is limited
  - Public intervention is critical – or nothing will happen
  - Little growth can occur without addressing the parking need
  - Progress and success will be measured here and action here must fit with that in Area 1
  - Public/private cooperation is essential to provide quality parking

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- | Uses: | Imperative                     | Possible                     |
|-------|--------------------------------|------------------------------|
|       | – parking                      | – new retail (1 level)       |
|       | – access to existing buildings | – new office (2 levels)      |
|       | – existing mixed uses          | – residential (upper levels) |
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<sup>1</sup> Options: (a) outright purchase; (b) purchase of shoreland rights (i.e., shoreland zone buffer); (c) public private partnership with owner or entrepreneur.

### **Area 3: Ellsworth Harbor Area – A Thriving Boating and Recreation Area**

- Goals:
- Complete a riverside trail
  - Improve and expand the mooring and docking area
  - Provide additional marine/boating services on site
  - Improve, expand, and provide new recreational facilities on site
  - Long term: consider relocation of the treatment plant (?)
  - Reserve/purchase land for expansion of the treatment plant (?)
  - Emphasize this area as Ellsworth’s gateway to the sea
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- Points:
- Most of the area is owned, and thus controlled, by the City
  - There isn’t now, nor need there be, a strong pedestrian link to downtown (?)
  - The shoreline is stable and suitable for a pedestrian trail
  - Actions here can be independent of elsewhere (but need not be)
  - Capitalize on the newly dredged harbor areas
  - Links (pedestrian ways) to the north, east, and south should be pursued.
  - Investigate the historic/cultural value of adjacent residences
  - Evaluate the structural value and condition of the (public) Schaefer building
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- Uses:
- Keep existing (fuel, harbor master, gazebo, boat ramp)
  - Parking (for cars and boat trailers) – increase parking where possible
  - New amphitheater
  - Picnic area (benches, barbeque)
  - Public toilets
  - Rental/service facilities (in Schaefer building?)
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### **Area 4: Main/Hancock/Pine/Franklin Block**

- Goals:
- Stabilize area and improve public streetscape
  - Retain existing parking (and landscaping)
  - Provide link to riverfront
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- Points:
- Retain residential or transition to mixed-uses with commercial (to south)?
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- Uses:
- Keep existing
  - Increase parking
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### **Area 5: North half of Pine/Franklin/Water Block**

- Goals:
- Short term: work with Maine Shellfish to explore options for moving
  - Long term: redevelop as a mixed-use area (with river views)
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- Points:
- Site is underutilized on north and east
  - Slope conditions can be hindrance, or opportunity
  - Maine Shellfish is a major owner
  - Site is in a transitional zone (from commercial to residential)
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- Uses:
- Mixed commercial/residential
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### **Area 6: Waterfront – West of Water Street, South of Morrison Lot, North of Paragon Lot**

- Goals:
- Short term: discuss with Maine Shellfish to explore options
  - Long term:
    - a) redevelop on footprint of existing buildings (for mixed use) with or without public trail
    - b) retain as open space (in public realm) with public trail
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- Points:
- Under one ownership/control
  - Current uses viable (and represent large capital commitment)
  - Viability of location (long term) is marginal
  - Area subject to flood and shoreland zoning constraints
  - Most difficult (because of proximity of buildings to shore) location for trail
  - Trucks backing onto Water Street disrupt traffic and effectiveness of business
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- Uses:
- Mixed use (commercial and residential) or
  - Park
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### **Area 7: Waterfront – West of Water Street, Paragon South to Dead River Company Lot**

- Goals:
- Short term: discuss options with owners
  - Long term:
    - a) upgrade for new and/or renovated buildings
    - b) capitalize on river access and views
    - c) build public footpath along shore (negotiate easements with owners?)
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- Points:
- Current uses marginal, area not used to potential
  - Boat building structure very close to shore; passage difficult
  - Can Dead River consolidate to provide more buffer/riverfront park space?
  - Need better access management, for vehicles, on Water Street
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- Uses:
- Mixed use, primarily residential
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### **Area 8: Triangle at Water and Franklin Streets**

- Goals:
- Treat as ‘gateway’ to downtown
  - Improve traffic movement at intersection
  - Allow for mixed uses
  - Provide for through public access (on existing east/west right-of-way)
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- Points:
- Are mixed uses appropriate – or just residential?
  - Does topo create advantages/disadvantages
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- Uses:
- Primarily residential
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## **Area 9: Downtown Residential (bounded by Water on the west and Pine and Elm on the north)**

- Goals:
- Retain as a residential neighborhood
  - Encourage infill residential
  - Permit higher densities and range of compatible housing types.
  - Encourage improved pedestrian links to the waterfront
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- Points:
- Check zoning use and density restrictions
  - Consider north end for parking, associated with downtown
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- Uses:
- Residential and compatible uses
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## **Area 10: Waterfront (between Water Street and shore, south of public harbor area)**

- Goals:
- Extend a trail southward, along the shore
  - Retain a residential area (or are there water-related uses?)
  - Upgrade Water Street
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- Points:
- Investigate alternative means to achieve trail (easements, purchase, etc.)
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- Uses:
- Service and residential
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## **Area 11: Westside Waterfront (wooded areas only)**

- Goals:
- Keep in private ownership with no public access
  - Work with owners to protect view and retain wooded character
  - Zone for larger lots (i.e., 5 acres +) (?)
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- Points:
- Can shoreland zoning achieve the goals alone?
  - What incentives could apply?
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- Uses:
- Residential and open space
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## **Area 12: West Waterfront (and areas to west, up to route 1)**

- Goals:
- Retain commercial zoning from Route 1 to cove, along shore
  - Increase vegetated buffer where possible
  - Provide for good sidewalks from Bridge to Black Estate
  - Retain and improve the old courthouse? triangle (on Route 1) as “gateway”
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- Points:
- Keep current uses
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- Uses:
- Keep current uses
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## **Area 13: Indian Point and Vicinity**

- Goals:
- Support efforts to conserve this area for public use
  - Explore ways to physically link this area to a waterfront trail
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- Points:
- Seek City (Council) support for a Land for Maine’s Future proposal here
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- Uses:
- A public park
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## **THEMES (FROM WORKSHOP PARTICIPANTS)**

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**Healthy Living/Recreation**

Fitness – walking, skateboard, path  
Community center – youth to seniors  
Recreation – games, basketball  
Open space, parks, and gardens

**Historic – “Commercial Maritime Heritage”**

Feature: marine, agriculture, fishing, lumber, historic themes  
Markers, photos, displays  
Art, sculpture  
Internal and connect to external history  
Indoor/outdoor museum

**Economic**

Shopping – “crossroads”  
Mixed commercial/office/service/cultural uses  
Tourist attractions

**Marine**

Docks, chandleries  
Working waterfront  
Showers, boat services  
Waterfront restaurants

**Residential**

Range of residential types in downtown, on the waterfront  
and in adjacent neighborhoods

## VISION STATEMENTS (FROM WORKSHOP PARTICIPANTS)

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1. Tour Boat (historic schooner), e.g., Baltimore Ferry Boat – attracts visitors
2. Year-round activity – walkway (consider indoor spaces) 12 month income
3. Variety of activities
4. Busy morning-evening – extend hours
5. Public trails – open spaces
6. River walkway from library to town pier; dual access to buildings and trails; named for historic wharfs
7. Link Water Street to Franklin – pedestrian
8. Underground parking – City Hall lot – covered by market/greenspace
9. Affordable residential housing – Great American Neighborhood – feels like community
10. Family friendly – safe; wind breaks for winter; amphitheater; swings
11. Enclosed means to connect businesses in winter
12. Conserve western riverfront open space (adjacent to it, affordable housing)
13. Create tourist attraction (museum; sawmill?) – increase economic activity
14. Vibrant Waterfront – boats visiting – wide walkway along water
15. Downtown viability strength *depends* on residents – mixed-use retail/apartments
16. Historical society as “node”
17. Mural – visionary Emmanuel
18. Pedestrian bridge (east-west connection)
19. Connect Black House, courthouse green space, State Street, library
20. Community center for youth and seniors
21. Walkway up river (north) to Mill Street
22. Historic/cultural center on Waterfront
23. Upscale restaurants with broad view of river
24. Mix of commercial and residential
25. Eliminate visual ‘wall’ to river
26. Services for marine activities
27. Water Street one-way south, Franklin Street one-way north with angle parking
28. Ferry to Mount Desert Island
29. Relocate sewer treatment plan
30. Tourist destination activities and facilities
31. Bypass
32. Winter activities
33. Marine garden (ships)
34. Covered public market
35. Affordable senior housing
36. Parking deck over Water Street; parking lot and pedestrian bridge over Water Street connecting Morrison lot
37. Ellsworth Falls recreation (kayak, etc.)

## **IDEAS AND ISSUES (AS IDENTIFIED IN GROUP DISCUSSIONS)**

All recorded comments are summarized below. The 16 issue categories are grouped to address access, land-use, and historic concerns, as well as ideas about specific areas, conservation, zoning, and organization.

### **Access: Vehicular and Pedestrian Issues**

#### ***Transportation***

- Water Street one-way
- Pedestrian/ADA friendly
- Trail along river but also perpendicular to public transportation (small scale)
- Transit station at Patrick Jordan's adjacent to Card Brook
- One-way Franklin Street
- Pedestrian friendly to High Street
- Way to cross High Street (currently a divider)
- Connect High Street (possible new road)
- Trolley – Card Brook, Holiday Inn, Water Street loop
- Access is key
- Become transportation center
- Crossroads, not gateway

#### ***Parking***

- Parking may be a constraint on tourist activity
- Parking is a constraint
- Deck parking south of Main Street
- Deck parking between Water Street and Franklin Street
- Parking deck over Lot 22 with bridge
- Several small parking lots preferred over one large parking lot

#### ***Streetscape***

- Sculpture/artifacts
- Native plantings
- Historical markers
- Mural at end of bridge, Lot 189
- Places to walk and sit
- Pedestrian friendly crossways

#### ***Trails/Walkways***

- Riverwalk not on private property
- Fitness; safe walking with parking nearby
- Connected covered walkways
- Floating boardwalk with wheelchair access
- Trail sponsored by businesses
- Walkway from Card Brook to bridge
- Trail alongside Card Brook (to Indian Point and river trail)
- Rip-rap to High Water; stabilize with plantings
- Move treatment plant to Lot 182: walkway on posts
- Walkway/boardwalk from library to waterfront/harbor
- Ties in lakes and Ellsworth Falls with waterfront and paths
- Connect to Black House Park
- Connect to bridge and Black Estate

- Connect to State Street historical areas
- Interpretive signs, etc.
- Walkway expensive, unnecessary
- Changing riverbank expensive (narrow, not so useful)

## **Land Use Issues**

### ***Land-Use (General)***

- Encourage pedestrian and recreational usage – young and old
- Preserve residential setting
- Housing further uphill
- Honor environment, celebrate art, culture, and heritage
- Community building on Lot 22
- Mixed-use, high density, including residential
- Mixed use (1<sup>st</sup> floor commercial; 2<sup>nd</sup> floor residential)
- Restaurants/apartments/condos
- Crossroads Convention Center
- Lodging (showers, rooms)
- Senior/junior community center
- Grocery store and Hardware store
- Commercial linkage to High Street
- Housing for MDI
- Value open space (with density)
- Affordable housing

### ***Waterfront Land-Use***

- Switch to talking about “riverfront,” not “waterfront”
- Mixed commercial/residential/public building
- Residential above stores
- Smaller businesses such as shops and boutiques
- A downtown look – pedestrian friendly
- Marine garden
- Reuse ProAuto (Lot 182)
- Must be reason to go to waterfront
- Waterfront needs to fortify Main Street
- Paragon lot – equal space between buildings
- Views to water
- Boat access for small boats
- More family oriented (e.g., skatepark)
- Indoor entertainment
- Meeting places
- Convention center
- Real commercial activity that is waterborne
- Working waterfront important
- Sewer plant detracts

## **Historic Issues**

### ***Historic Features***

- Emphasize history, maritime, and county seat connections
- Boatbuilding; Lobstering; Blueberries
- Preserve houses

## **Specific Area Issues**

### ***Morrison Lot***

- Visually significant parcel
- Visual gateway
- Needs to be year-round
- Obtain lot
- Use existing building
- Museum/archives (for Hancock County) as destination
- Museum/tourist destination
- Community center
- Restrooms
- Theme ok
- Farmers/fish market
- Public gathering places (e.g., farmer's market, broadly)
- Retail presence for local businesses
- Mixed-use input
- Possible transit center

### ***Water Street***

- No parking on west side of Water Street
- No utilities on west side of Water Street
- Elevated walkway across Water Street
- Do something about electric lines
- Make pedestrian friendly
- Make bicycle friendly
- Beautification
- One-way option
- Burying utilities
- Façade improvements
- Spaces; green between buildings
- Department of Transportation is a possible source of funds

### ***Downtown***

- Continue downtown to waterfront – not row of buildings
- Main Street great; need to extend to river
- Downtown parks
- Tie two linear parks to Main Street

### ***Town Harbor Area***

- Busy harbor = attraction
- Use Washington Street to connect to harbor
- Connect uphill to High Street
- Marina condos and apartments
- Full service marina
- Marine supplies
- Boat building industries;
- Dry dock; travel lift
- Fuel; shops
- Boat storage and repair
- Expand mooring area

- Ferry access to walkway
- Recreational opportunities
- Kayaking (with rentals)
- Baseball
- Wildlife viewing
- Lower river unappreciated jewel
- Motorboats impact serenity

### ***West Side***

- Acquire Lots 194, 213, 214 for parks
- Acquire conservation easements
- Easement must be attractive
- Retain green wooded look, not wild
- Visual protection
- Bridge to walkway
- Stay away from river
- Don't touch – no promenade

## **Other Issues**

### ***Conservation***

- Scenic easements
- Parks, trees, soft spaces
- Land conservation/land trust can help create vision, protect views
- Bridges to Indian Point
- Indian Point – possible public access; park with trails; protect view; key place

### ***Zoning/Ordinances***

- Rezone to accommodate retail and residential
- Make new waterfront zone (shoreland zoning/floodplain/FEMA limit)
- Let future development develop with loose controls
- Mixed-use; consistent style; No condos on West Side

### ***Organization***

- Dovetail with downtown
- Need downtown manager as focal point
- Chance parking requirements

### ***Economic***

- Expand tax base, financial

## WORKSHOP AGENDA (JUNE 1, 2002)

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- 8:00 a.m. **Informal Registration and Light Breakfast served**
- 8:30 a.m. **Welcome: Roger Woodbury, Chairman, Ellsworth Waterfront Committee**  
Roger will describe the Committee's work to date, outline their goals, and talk about their future plans
- 8:37 a.m. **Historical Background: Mark E. Honey, Ellsworth Historic Commission**  
Mark will set the stage and provide us with a brief glimpse of the waterfront's fascinating history
- 8:45 a.m. **Workshop Goals, Rules, and Procedures: Brian Kent, Kent Associates**  
What will make this workshop effective, fun, and helpful in charting the future of the waterfront? Brian will walk us through the day's program and explain how it's organized to ensure meaningful participation.
- 9:00 a.m. **Waterfront Ideas – Slide Show: Consultant Team**  
A quick visual tour of waterfront projects and design features from other towns. Learn how others have tackled issues of public access, park planning, economic development, "streetscaping," and more.
- 9:30 a.m. **Ellsworth's Waterfront: Opportunities and Constraints: Consultant Team**  
Great constraints often produce great, creative solutions. The first steps in any design process involve understanding the goals and the setting. This session will look at the City's objectives and physical, regulatory, ownership, and land-use opportunities and constraints on the waterfront, between the Route 1 bridge and the harbor.
- 10:00 a.m. **What's Your Vision?**  
In a word or two tell us what captures your imagination when you visualize the waterfront 5, 10 years from now.
- 10:30 a.m. **10 minute break with refreshments**
- 10:40 a.m. **Small Group Design Sessions**
- Introduction and group breakout instructions (in Main Room) (5 mins.)
  - Convene group mini-studios, each with a consultant designer, a recorder, and group chair/presenter (5 mins.)
  - Review needs (program elements), possible themes, and "big picture" ideas; give everyone a chance to be heard at outset; record ideas and comments (20 mins)
  - "Walk" through site opportunities/constraints with consultant so everyone sees, in map form, to scale, what factors will help or hinder design decisions. (10 mins.)
  - Develop conceptual waterfront plans and ideas that address the central issues and priorities, as identified by the group. You are encouraged to produce an overall "master plan" that addresses: phasing priorities; vehicular and pedestrian access and parking; suggested land use locations; economic development initiatives; and public open space and recreation opportunities. Each group (or individuals within the group) may also wish to prepare lists of features, needs, actions, and/or specific plans or sketches of elements within the plan area (80 mins.).
- Noon **Lunch (while you work!)**
- 12:40 p.m. **Presentations of Waterfront Designs (in Main Room)**  
The chair/presenter from each group will make a 10 minute presentation, with maps, explaining his/her group's ideas and vision for the waterfront. All the designs and notes will be displayed.
- 1:45 p.m. **Wrap-Up Session: Consultant Team**  
The consultants will summarize what's been learned and presented and describe the next steps to complete an Ellsworth Waterfront Plan
- 2:00 p.m. **Thanks: Roger Woodbury**