

8) WARREN PROPERTY/PURBECK ISLE

Site Description & Issues

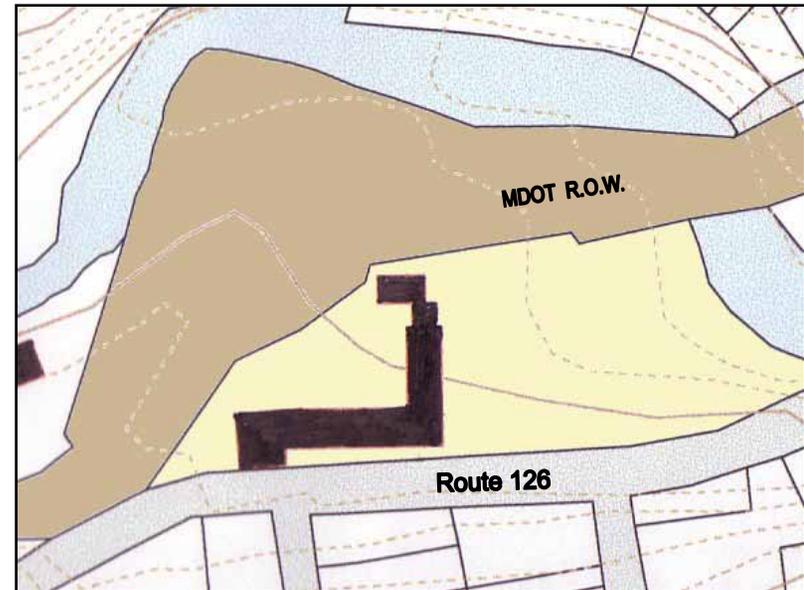
- Site currently houses two active businesses (Brewery, Pet Food Supply)
- Buildings in fair condition, Brewery recently renovated
- Exterior in need of landscaping and parking improvements
- Site use by private businesses currently extends onto MDOT land (MDOT railroad ROW abuts parcel to the rear)

Redevelopment Options

- Develop a site/landscape plan that incorporates both the commercial activities on the site and open space activities on the MDOT property
- Section of building housing the Pet Food Supply company (which fronts on Rt. 126) could be renovated and redeveloped, or rebuilt (not necessarily on existing footprint)
- Alternatively, most of the existing buildings could be razed and a new commercial/office/residential complex built, perhaps together with a redeveloped Paperboard site

Next Steps

- Develop comprehensive site plan (including MDOT property)
- Development scenarios should be sketched out for a renovated or new building at the front of the property (current Pet Food Supply operations)



9) MAINE TOURISM

Site Description & Issues

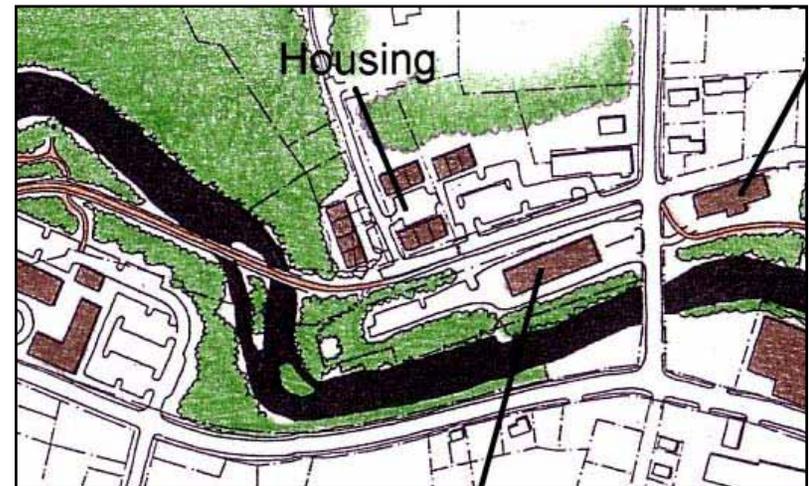
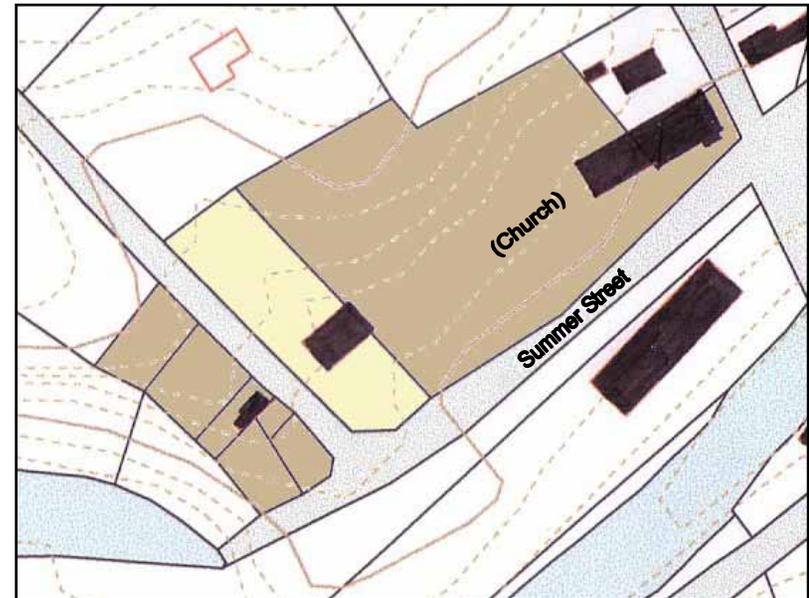
- Site is adjacent to both residential and commercial uses, located on a dead-end street
- Existing warehouse building (actively used) in fair condition, with an unimproved parking/loading area in front; adjacent to underutilized church parking lot
- A flat area on the upper portion of the property is separated by steep slopes, but accessible by Harden Road (dead-end road in need of improvement)
- Potential drainage issues?

Redevelopment Options

- Site lends itself to redevelopment for residential use (or commercial), with the opportunity to take advantage of the neighboring underutilized parking
- Upper portion of the property could be developed for housing
- Opportunity to include other adjacent lots for a larger development site

Next Steps

- Explore options for relocating Maine Tourism warehousing
- Work with church to assess potential for shared parking
- Market site for residential or commercial use



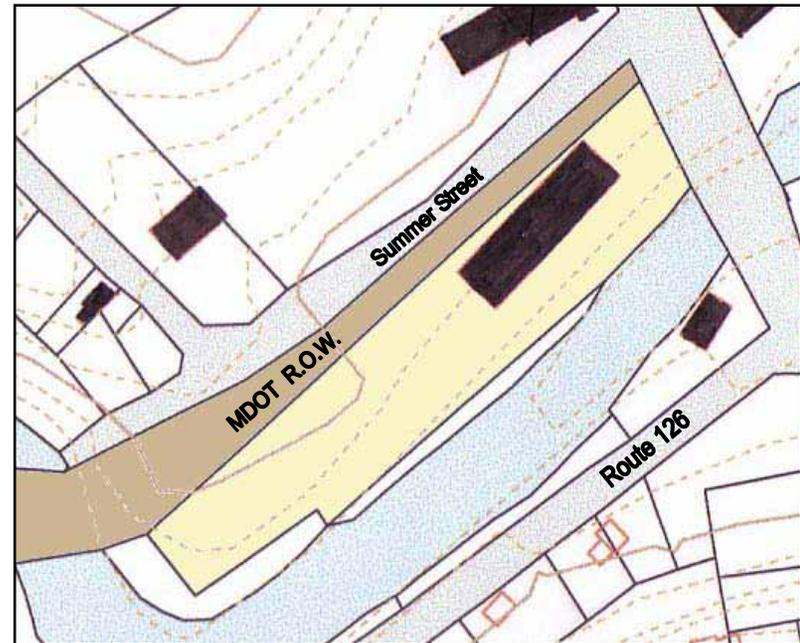
10) LAUNDROMAT/FORMER NORTHERN MICRO

Site Description & Issues

- Existing building is ~80% vacant, currently housing a laundromat (previous use of building was Northern Micro computer sales & service)
- Building and parking in good condition, with recent improvements made to building and site (drainage improvements made along Summer Street)
- Site accessed via Winter Street; ample unimproved parking space behind building

Redevelopment Options

- Existing building should be maintained as a commercial use
- City should help market vacant space



11) UPLIFT

Site Description & Issues

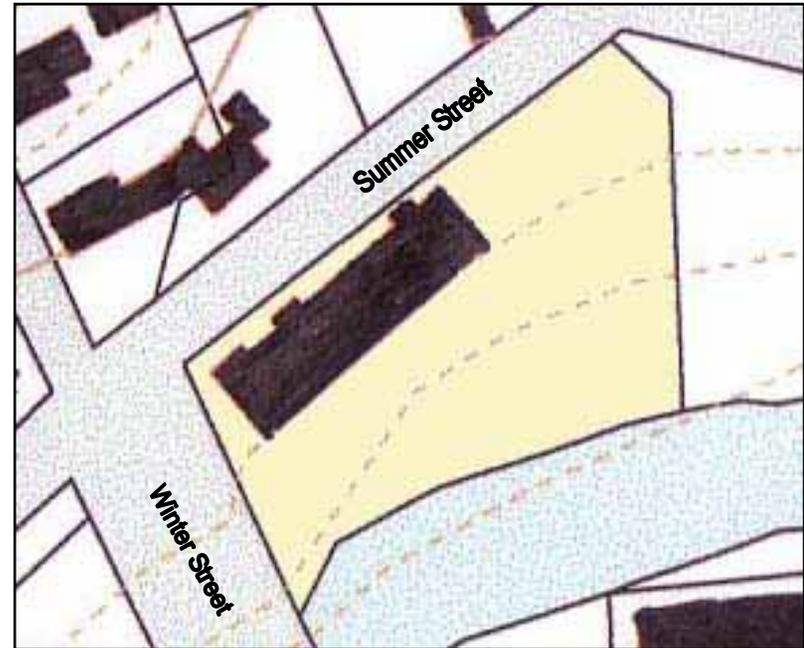
- Existing building actively used by Uplift social services, is in good to fair condition
- Site neighbors residential and industrial (T.W. Dick) uses
- Parking limited (poorly laid out)

Redevelopment Options

- Site has potential to be redeveloped in conjunction with adjacent T.W. Dick property, if current use were to be relocated

Next Steps

- Explore potential and options for relocating Uplift and reusing existing building/site
- Explore development scenarios that combine the Uplift and T.W. Dick sites



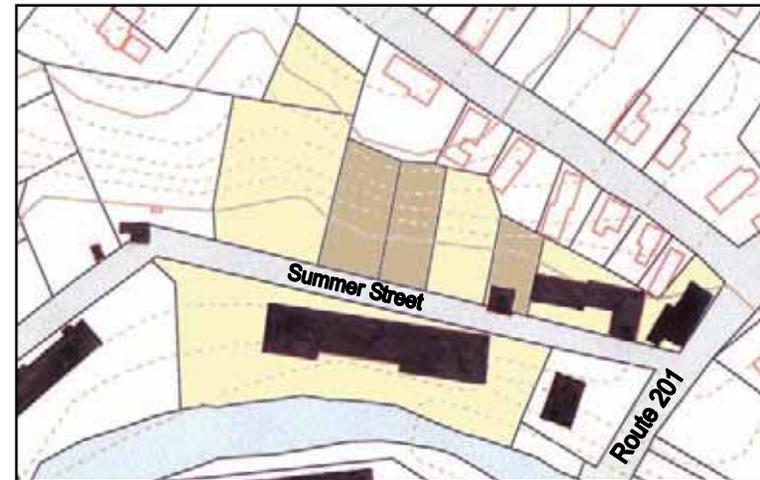
12) T.W. DICK

Site Description & Issues

- Site includes T.W. Dick parcels and other privately-owned parcels at the end of Summer Street (8 lots); neighboring uses include housing and commercial; if redeveloped site should not house an industrial use
- Steep slopes between development on Summer Street and Highland Ave. pose a serious threat to new development (one of the T.W. Dick buildings is already being pushed in by eroding slopes)
- The trail extension from the KRRT up Cobbossee crosses this site (within the Summer Street ROW), future development and design scenarios must accommodate trail access
- The Summer Street/Bridge Street intersection is very problematic from a traffic management standpoint, and will dictate what use the site can accommodate
- Buildings in T.W. Dick ownership generally in marginal condition; site has lack of parking at the Bridge Street end
- The historic brick house (once T.W. Dick offices) should be maintained, if possible, and could be converted to commercial use
- Undeveloped properties (both T.W. Dick and other) could easily be developed for housing or commercial use

Redevelopment Options

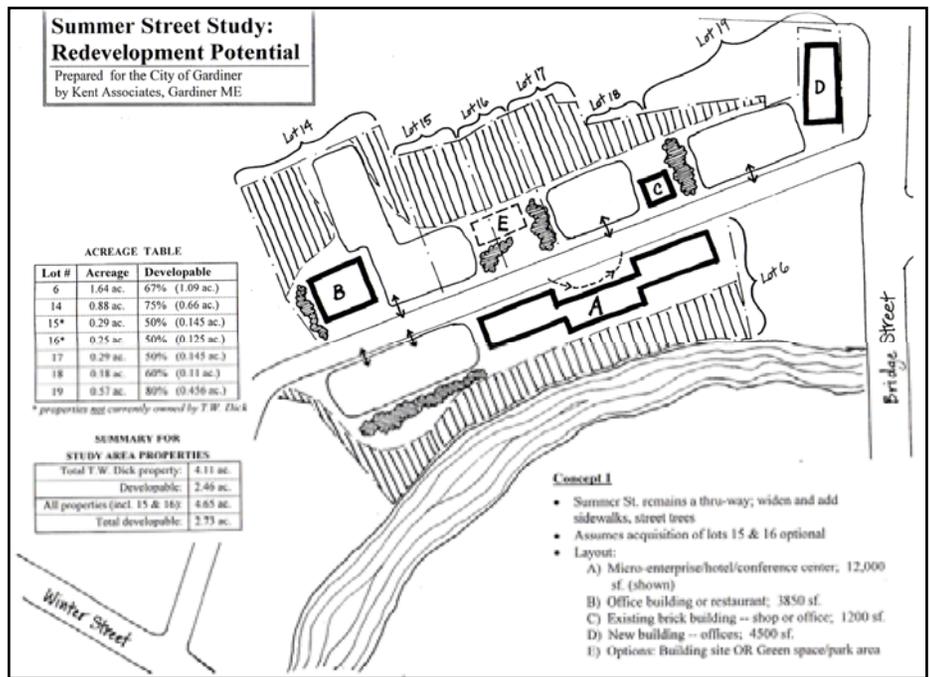
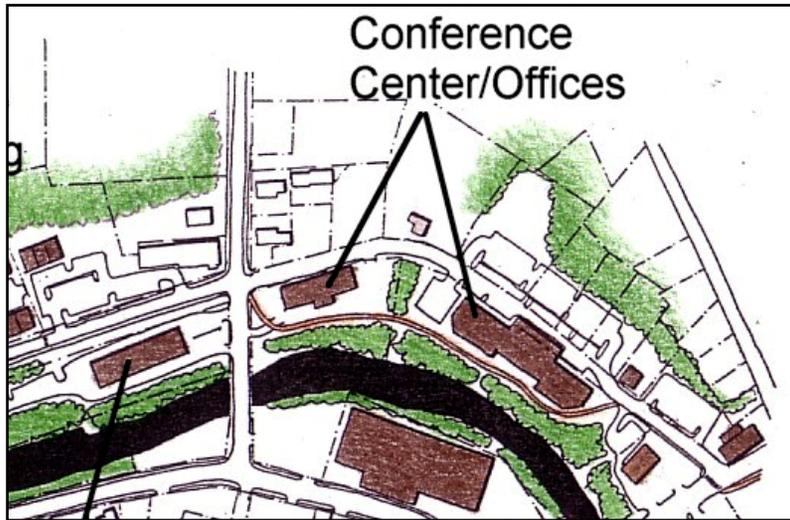
- Multiple parcels should be combined for either housing or commercial redevelopment; use must not generate high amounts of vehicle trips (retail, for example, would generate too much traffic at the Summer Street/Bridge Street intersection)



- The T.W. Dick lot along the Stream could be combined with the adjacent Uplift lot for redevelopment (assuming Uplift relocated)
- Consider closing or moving Summer Street, if it could enhance the site development options and serve the best interests of the City

Next Steps

- Continue to work with T.W. Dick on relocation options for its operations
- Develop designs for the trail connection between the KRRT and upper Cobbossee
- Work with property owners to develop feasible options for commercial or residential development – which could include an office complex, hotel/conference center, or a mixed residential/office development.



OTHER REDEVELOPMENT OPPORTUNITIES

13) STATE OFFICES/BROOKS

Site Description & Issues

- Building houses Brooks and State Department of Public Safety offices; state offices will be moving out
- Building in good condition, with ample parking, stream-side amenities, Main Street streetscape extended to Winter Street

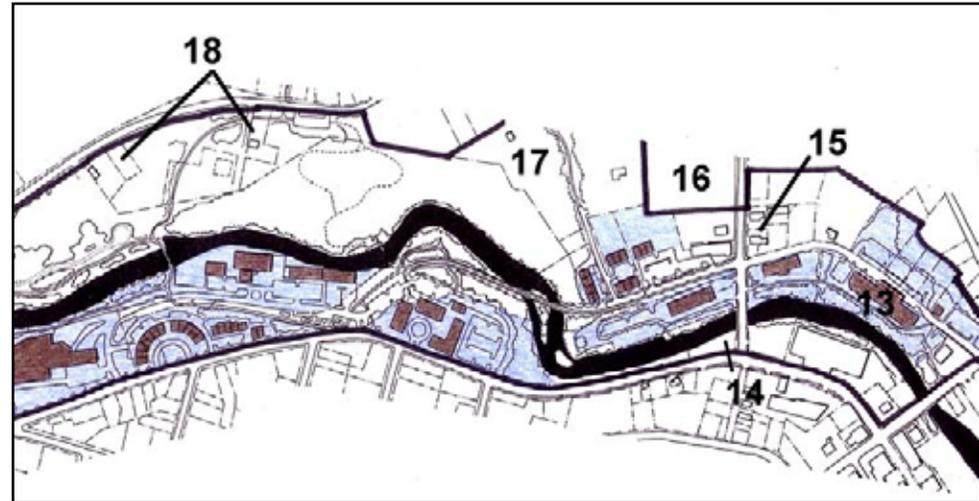
Redevelopment Options

- Given good site and building conditions, the building will likely need little improvements to accommodate new commercial use once state offices are relocated

14) GATEWAY MIXED-USE AREA

Site Description & Issues

- Site includes a mix of commercial and residential uses and vacant/parking lot; neighbored by downtown to the north and steep slopes and Cobbossee Stream to the south
- Existing residential buildings in marginal condition; commercial building in fair condition, houses 2-3 small businesses with apartment(s) overhead; vacant lot and unimproved parking lot offer a development opportunity



- Access management problems at the Winter Street/Water Street intersection (commercial property)

Redevelopment Options

- Commercial building could be redeveloped, or could be removed and site used as a trail-head/information area for the Cobbossee Corridor
- Vacant lot and surrounding residential lots should be considered for redevelopment, either commercial (extension of downtown business area) or residential

Next Steps

- Work with property owners to develop options for commercial or residential (or mixed) redevelopment

15) WINTER STREET RESIDENTIAL

Site Description & Issues

- Multi-family housing, fair to good condition
- Parking limitations?

Redevelopment Options

- Make improvements to existing housing and expand

Next Steps

- Work with property owners to make improvements that can be incorporated with corridor plans

16) HAZZARD PROPERTY

Site Description & Issues

- Undeveloped property and single-home residential property, surrounded by residential uses; property once part of Hazzard Estate (has historic carriage roads, bridges)
- Site has steep slopes and limited development potential

Redevelopment Options

- Possible limited residential development (with open space)
- Possible open space/recreational use

Next Steps

- Work with property owners to develop open space and/or residential development scenarios

17) UPPER HARDEN STREET (PRIVATE RESIDENTIAL PROPERTY)

Site Description & Issues

- Large, steeply-sloped site with a single residence (new), accessed via Harrison Ave. (Townsend Place)

Redevelopment Options

- Possible open space/recreation use (through easements or acquisition)

Next Steps

- Work with property owner to discuss possible trail/open space easements

18) RESIDENTIAL PROPERTIES & CMP SUBSTATION OFF HARRISON AVE.

Site Description & Issues

- Overall the site has mixed topography; a steep gully runs down the center and a nice viewing ridge lies below the substation
- The residential (built-up) sections on Harrison Ave. are relatively flat; below, steep slopes are wooded
- The houses are in reasonable condition; one, on the north, is in poor condition
- The High School grounds lie across the road and potential recreational areas lie below

Redevelopment Options

- The City should investigate acquiring the northern-most house and a portion of the larger residential property next door
- The City should negotiate trail easements (and parking) with CMP on the substation parcel

Next Steps

- Initiate contacts with neighbors/property owners
- Look to expand recreation opportunities