

BAR HARBOR

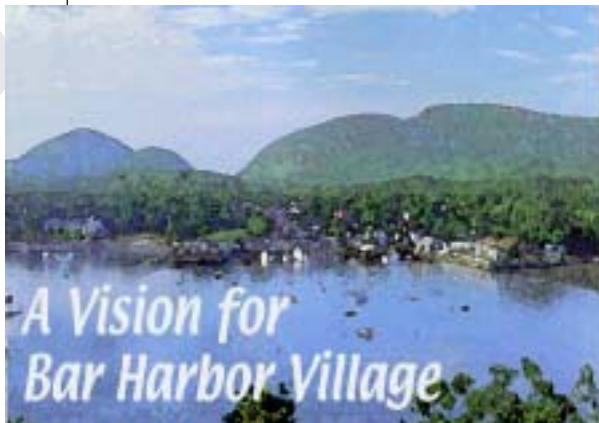
The Bar Harbor Master Plan merges community vision with design guidelines to preserve the unique character of Bar Harbor Village.

PROJECT SUMMARY

Overview: The economic vitality of Bar Harbor depends on maintaining attractive natural and built environments and capitalizing on the tremendous economic impact provided by nearby Acadia National Park. Preserving this scenic beauty and village character may be essential for a successful tourism economy and Bar Harbor's quality of life. A community's quality of life not only affects local well-being, but also local capability to attract and retain residents, and to draw visitors to the area.

Mission Statement: It is the goal of the Master Plan and related projects and research to help ensure future community sustainability in Bar Harbor by identifying, reviewing, developing, and preserving the fabric and physical features of the town which help maintain its economic vitality and unique character.

Looking at the "big picture" is intended to guide many smaller projects. Certain projects may already be in the planning stages, and it is important that the Master Plan progress in conjunction with these other projects, and with the cooperation of the many town boards and committees, as well as the citizens of Bar Harbor. The Master Plan has been prepared to enhance the community experience and the vitality of the downtown area and its approaches.



The Planning Process: The Master Plan consists of three separate but interrelated parts:

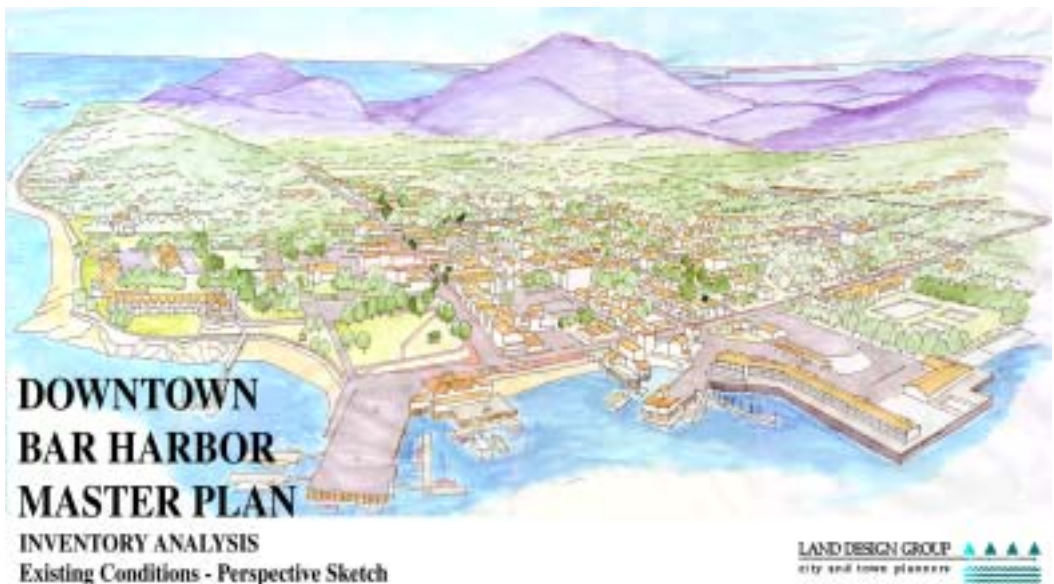
Part 1 The Inventory and Analysis provides the essential background information on which the Downtown Master Plan design concepts, strategies and recommendations were based on . It also involved collecting input on issues from the community at public workshops.

Part 2 Design Concepts & Recommendations propose a series of summary recommendations that include policy considerations, and physical improvements. The concept plans include a series of perspective vignettes expressing ideas developed for the village districts and character areas. The sketches are inspired by traditional patterns of settlement, Bar Harbors historic prototypes and vernacular architectural traditions.

Part 3 The Design Guidelines and Principles represent a vision, for the kind of places that should be built, to maintain the unique visual character of Bar Harbor Village.



Three interactive public workshops were a key part of the process.



3 Project Profile

Master Plan: The Master Plan is a composite, physically prescriptive plan for the Town of Bar Harbor. It charts the overall course and direction for the town to follow. The plan was completed through a fully open, interactive public involvement process. The Master Plan also provides a set of guidelines to help identify, evaluate, develop and preserve the downtown and surrounding areas. The plan includes both physical and policy recommendations.



Summary of Master Plan Recommendations

Village Design Improvements

The Downtown Master Plan includes a number of proposals aimed at reinforcing the unique character of Bar Harbor village, a few key recommendation follow:

Route 3 Entry Greenway /Gateway Corridor - The plan proposes improvements to Route 3, from the ferry terminal to West Street, by building upon and enhancing its good attractive qualities. The roadway corridor needs to accomodate cyclists; have consistent, quality signage and landscaping; address utility poles and lines and incorporate attractive informational signs.

Eden Street Entry Gateway - The plan proposes improvements to Eden Street and the intersections of West Street, Cottage Street and Mount Desert Street as a entry gateway to the village. This means developing a common design/ landscape theme for the whole street yet making the three major intersections distinctive, memorable, and functional.

Streetscape Improvements - A number of infrastructure Improvements are proposed for Main Street, Lower Main Street, Cottage Street, and West Street. The Downtown public improvements will provide functional support to pedestrian and vehicular circulation, and complement the building environment.

Waterfront Gateway -The plan proposes a small waterfront building on a new pier at Harborview Park. The building would provide a place for local small ferries, arriving passengers from water taxi's or cruise ship tenders. An information center would provide orientation and direction to Downtown shops. A bus stop would be located at Harborview Park.

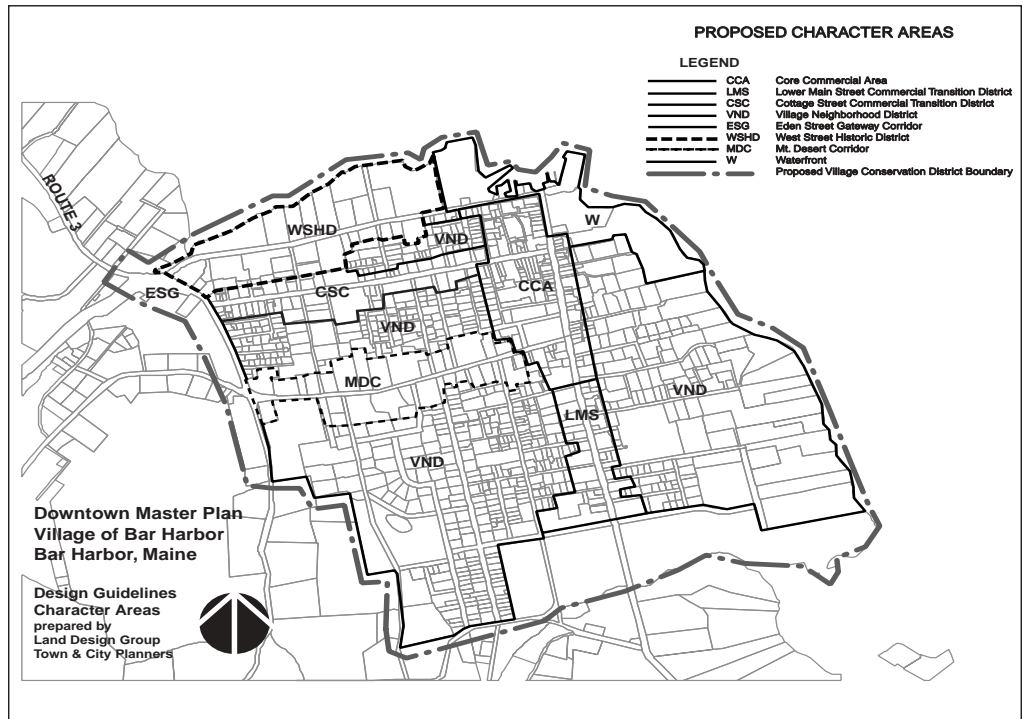


Design Guidelines

The design guidelines are intended to shape and maintain the civic realm and public character of the town. This include both public and private property.

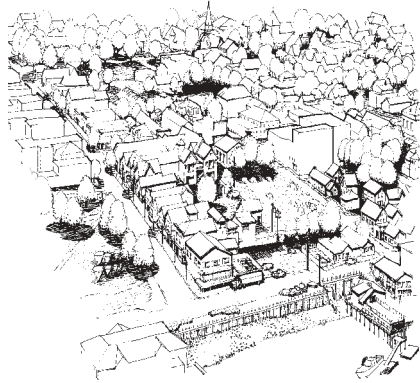
The Master Plan divides the village into eight character areas that have distinctive visual environments based upon their historical development and use and current use. These eight areas are: the Core Commercial Area, Lower Main Street Commercial/Neighborhood Area, Cottage Street Commercial Transition Area, Mt. Desert Institutional Area, West Street Residential Area, Eden Street Entry Gateway Area, Rt. 3 Greenway/ Gateway Area and the Neighborhood Areas.

The Master Plan provides design guidelines for the use, modification, expansion, redevelopment of property in three of these character areas, the Commercial Core, Lower Main Street, and Cottage Street. For each area, the Plan identifies the key features that contribute to the visual character of that area and then sets out guidelines for how those features should be treated to maintain the visual continuity and character of the area.



General considerations and goals for these three Character areas are:

Core Commercial Area - The guidelines are intended to support and maintain that core commercial character by calling for connected buildings of similar heights and widths, storefront windows, doors, roof shapes, and a complimentary streetscape.



Lower Main Street Commercial/Neighborhood Transition Area - The guidelines are intended to re-establish an historical neighborhood pattern and vernacular architectural traditions through infill or redevelopment of buildings and lots. A secondary goal for this area is to ensure that the district becomes a complimentary extension of the core commercial downtown Main Street District with a complimentary oriented business area.



Cottage Street Commercial Transition Area - The goal for this district is visual continuity based upon the vernacular "architectural traditions" and patterns that had successfully shaped the town in the past. A secondary goal for this area is to ensure that the district becomes a vibrant pedestrian oriented business area rather than just another line of commercial strip buildings with no historic relationship to the village.

Implementation

This plan is a first step in an ongoing long term program. The key to implementation is long term leadership on two fronts, both public and private. This leadership will take many forms, from individual actions, to the coordinated actions of various organizations and initiatives by the Town.

The Plan sets out step-by-step the actions that the town needs to undertake to implement the plan and organizes these into a five year schedule of activities.

