



# City of Belfast Community Workshop

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COMPREHENSIVE & COMMUNITY REVITALIZATION PLANS

JUNE 21, 2021 6PM

# Introductions & Agenda

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## INTRODUCTIONS

- Dan Stevens, Camoin 310
- Jim Damicis, Camoin 310
- Sarah DelGizzo, The Musson Group
- Thomas Kittredge, City of Belfast
- Jon Boynton, City of Belfast
- Bub Fournier, City of Belfast

## AGENDA

- 1. Welcome & Introductions**
- 2. Preliminary Research Findings**
- 3. Participatory Exercise 1:** What are the Study Area's Assets?
- 4. Participatory Exercise 2:** What problems, concerns, and issues need to be addressed in the Study Area?
- 5. Participatory Exercise 3:** What are your ideas for the Study Area to support economic growth?
- 6. Wrap up & Next Steps**

# Participation during this meeting

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## INTERACTIVE: ZOOM WEBINAR

- Comment by raising hand or typing into Q&A
- Other written comments to [public@cityofbelfast.org](mailto:public@cityofbelfast.org)
- Please keep comments brief to ensure we are able to hear all comments.
- Additional comments can be sent via email during or after this meeting.

## BEL TV OR RECORDING

- If you wish to only hear and watch the meeting online, but not participate, you may do this by going to:

**www.cityofbelfast.org -> City Government -> BEL TV -> Watch BEL TV Live.**

- Actual address for the link to Watch BEL TV Live is:  
**<https://media.discovervideo.com/show?vg=1973322999&vt=2>**

# What is a Comprehensive Plan?

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- Guiding document for policy & land use planning
- Identifies important community goals
- Suggest strategies to achieve and implement goals

## Components of a Comprehensive Plan

- Community Vision & Values
- Future Land Use Plan
- Inventory Chapters
- Implementation Plan

# Comprehensive Plan Process

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- Comprehensive Plan Committee
- Updated inventory chapters (community data & statistics)
- Early Public Process
  - Community Survey - 1,029 responses (Spring)
  - Stakeholder Engagement (on-going)
  - Community Meetings & Workshops (Later Summer)
- Community Revitalization Plan
  - kicking off Comprehensive Plan community meetings

# Comprehensive Plan: Preliminary Findings

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- According to the Belfast Community Survey:
  - Belfast is best described as “An historic, coastal community that serves the day-to-day needs of residents.”
  - The following are high priority goals over the next 10 years:
    - Expansion of high-speed internet
    - Protection of marine resources
    - Taking measures to address the impacts of climate change
    - Protection of undeveloped open space, fields, and forested land
    - Encourage more diverse housing options
    - Maintain and improve roads

# Next Steps – Comprehensive Plan

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- Community Meetings
  - Overview of visioning public input
  - Future Land Use planning
- Draft vision for the City of Belfast
- Plan Drafting
- Public Review
- State submission

# What is the Community Revitalization Plan?

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- Builds off of the Brownfield Revitalization Study
- Area-specific strategic plan
- More narrowly focused than Comprehensive Plan
- Focuses on economic development
- Includes:
  - Economic and market conditions assessment
  - Infrastructure inventory
  - Community input
  - Goals and recommendations
  - Implementation plan

# Preliminary findings from the Brownfield Revitalization Study

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## **Economic and Market Opportunities:**

- Variety of housing types (particularly downtown and waterfront)
- Need for affordable and workforce, also opportunity for high-end housing
- Some potential for smaller-scale office but limited potential overall (particularly post-Covid)
- Very strong demand for retail space downtown going into Covid crisis with virtually no availability
- Favorable conditions for new restaurants and eating/drinking establishments (prior to Covid but likely rebounding)
- Prior to Covid – opportunities to better capitalize on regional tourists, including potential demand for accommodations (lodging)
- Small-scale manufacturing may have potential for economic growth (micro/small-scale producers, beverage manufacturing)

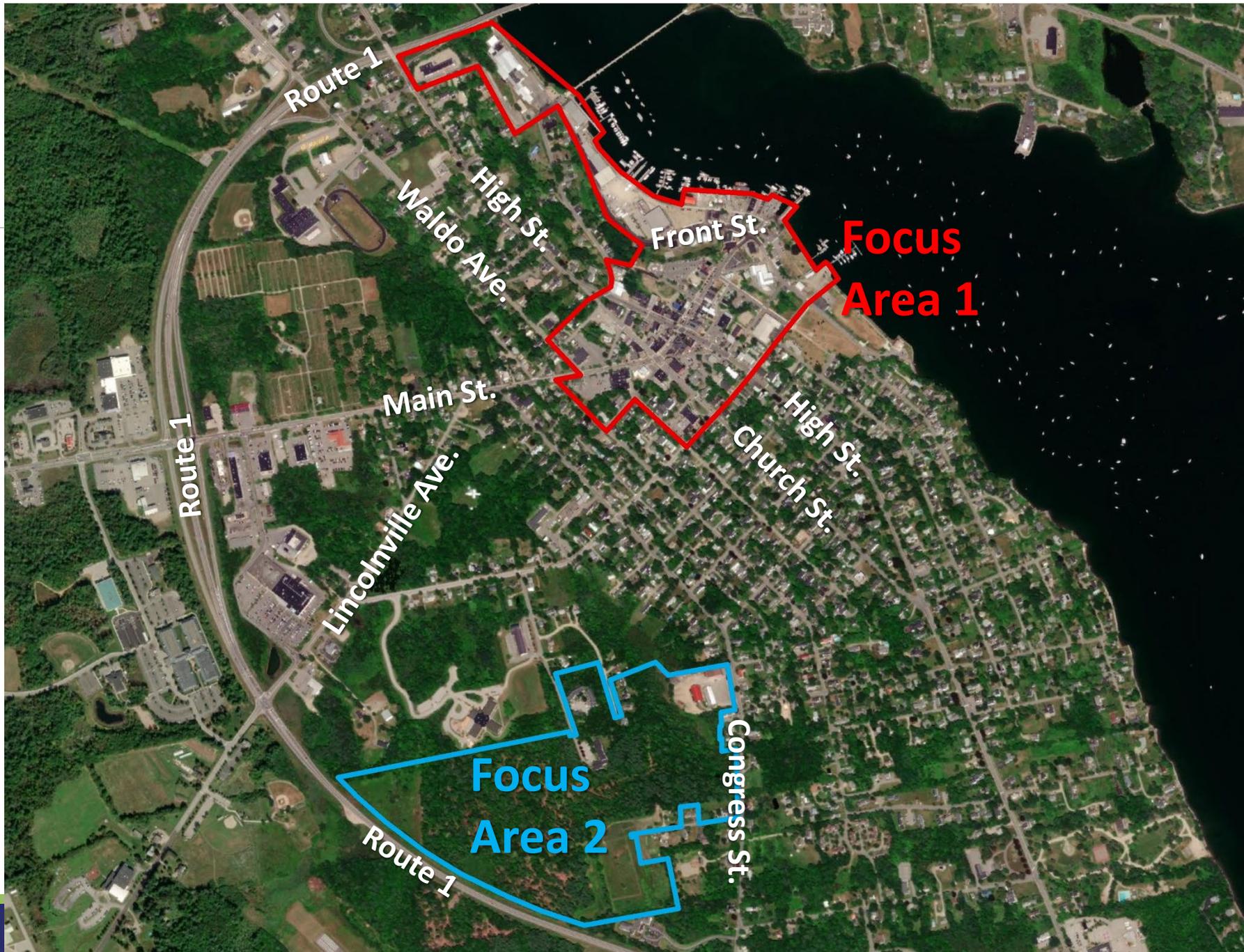
# Community Revitalization Plan Study Area

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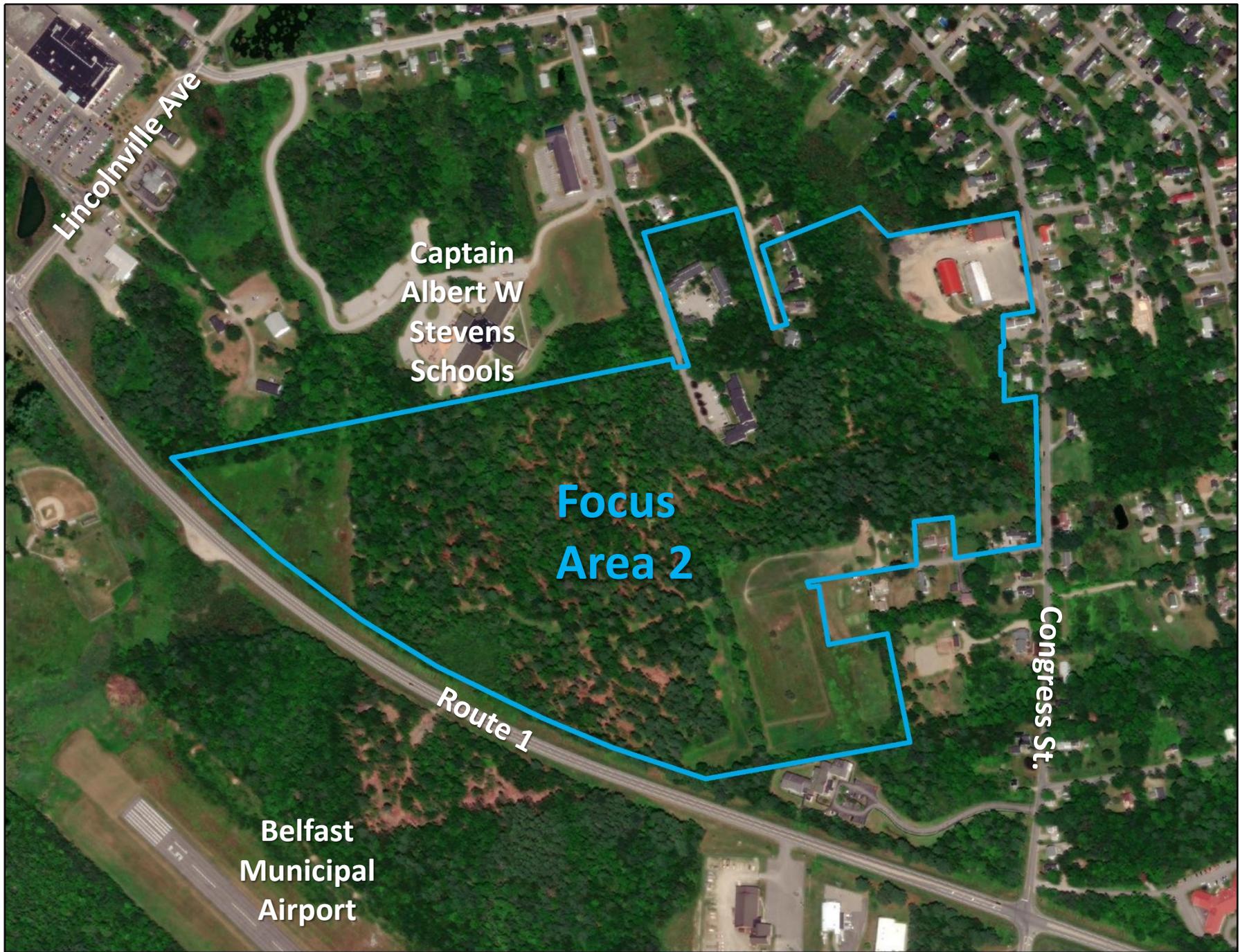
Two Focus Areas:

**1. Downtown/Waterfront Area**

**2. Route 1 Parcels**







# We Want Your Input!

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- 1. What are the Study Area's Assets?**
- 2. What problems, concerns, and issues need to be addressed in the Study Area?**
- 3. What are your ideas for the Study Area to support economic growth?**

# What are the Study Area's Assets?

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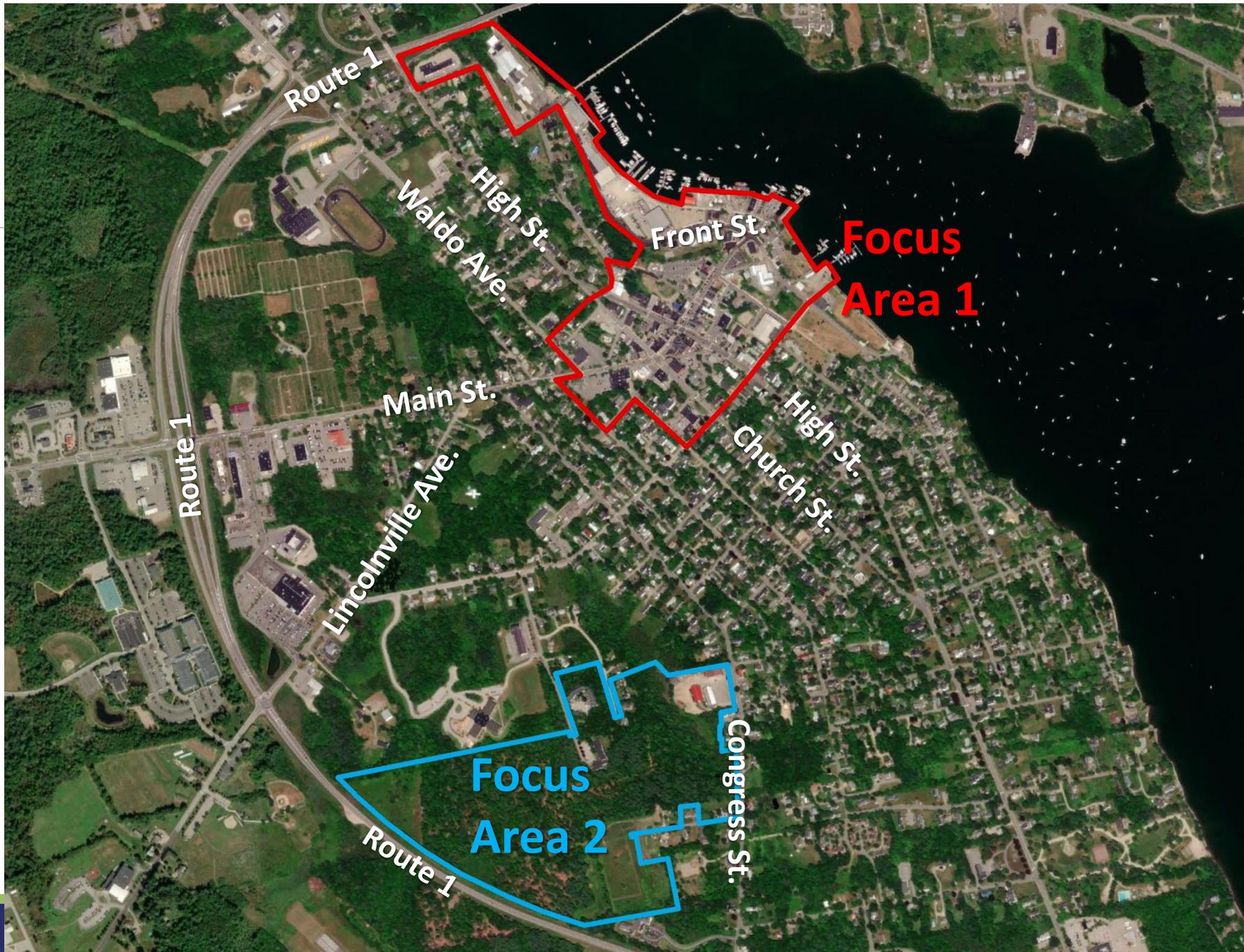
- Historic downtown
- “Core stores” – need to maintain
- Front St Shipyard
- #2: housing (take off pressure from historic neighborhoods)
- Downtown businesses
- Beauty and potential of both areas
- Vitality of downtown
- Housing for downtown vitality
- Established business community
- Harbor Walk (#1)
- Secondary commercial areas (potential for upgrade)

# What are the Study Area's Assets?

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- **Add input here**

- **Add input here**



# What problems, concerns, and issues need to be addressed in the Study Area?

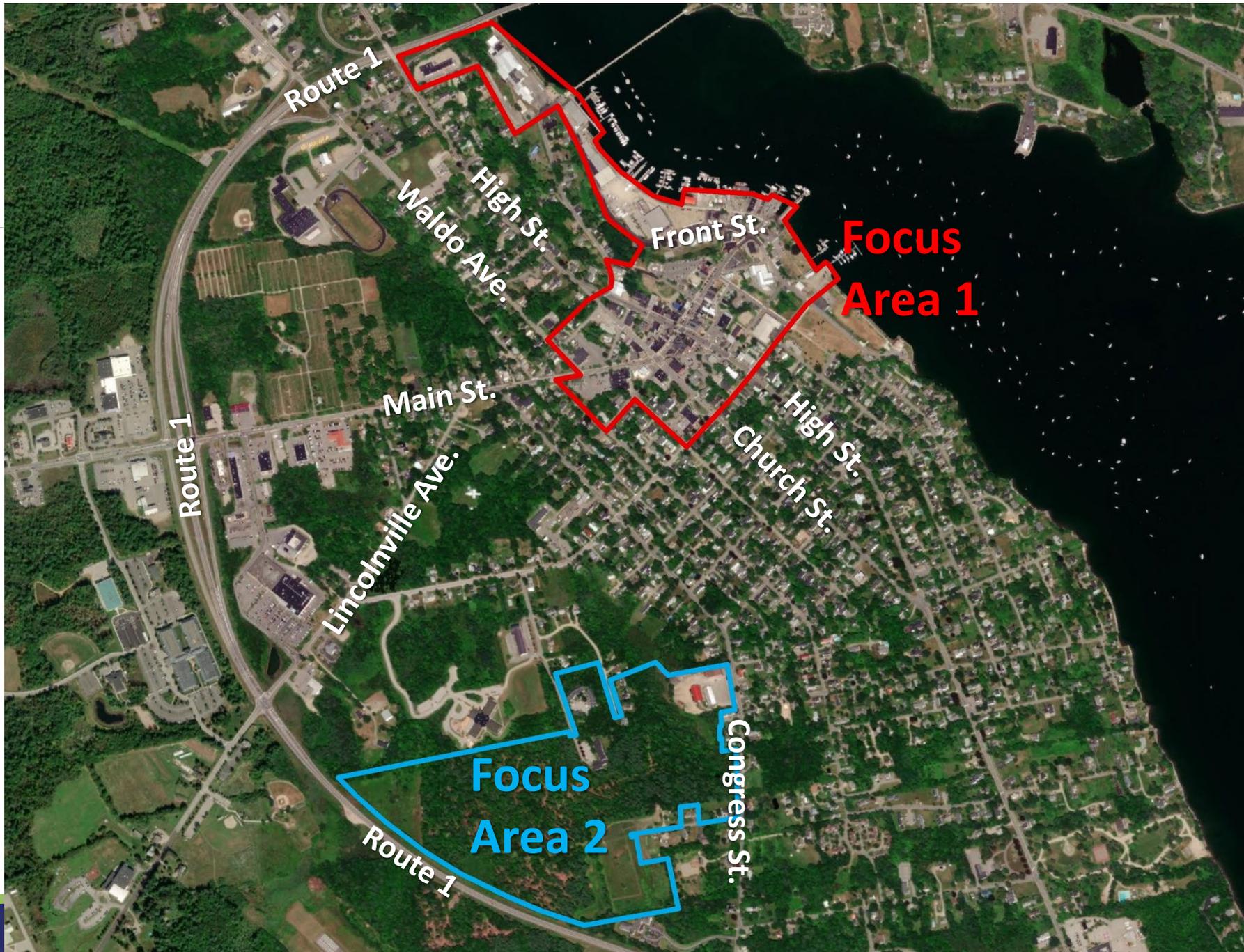
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- **Wetland considerations (area 2)**
- **Limited Access to area 2 off Route 1**
- **Prevent low income housing from intruding into historic district**
- **Area 1: need to support core stores**
- **Build on success of rail trail and harbor walk – better pedestrian and bike improvements downtown (will help ease parking issues)**
- **Underutilized upper floors of buildings downtown**
- **Area 2: need paved street (Birch St)**
- **Utilization/traffic control around industrial areas in Area 1 (excluding Ft.St. Shipyard)**
- **Reuse of wastewater treatment property? Potential for development**

# What problems, concerns, and issues need to be addressed in the Study Area?

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- **Improve American Legion building**
- **Water access infrastructure in area 2 to support future housing development**
- **Clarity on easement (area 2); traffic study**
- **Extend city sewer**
- **Access to land is limited**
- **Coordinate between County and state with city**
- **Area 2: need sidewalks and pedestrian infrastructure**
- **Ensure zoning and parking limits support creation of multi unit housing in large buildings (where appropriate)**
- **Public transportation/trolley (support for DASH bus)**



# What are your ideas for the Study Area to support economic growth?

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- **Challenge or matching grants to businesses to upgrade, expand or start up**
- **Small hotel in area 1**
- **Parking garage (area 1)**
- **Infrastructure like bike lanes and sidewalks (both areas)**
- **Street festivals**
- **Better public transportation system**
- **More emphasis on pedestrians and cyclists than cars**
- **Maintain downtown vitality**
- **Multi-unit housing in area 2 (larger population to support businesses and take density pressure off neighborhoods)**

# What are your ideas for the Study Area to support economic growth?

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- **Subsidies for mixed use commercial and housing (apartments) in area 1**
- **Mixed use in area 2, there should be businesses to promote walkable area**
- **Drug store/convenience store**
- **Engage local landlords and/or developers and support development of diverse housing options**
- **Remain walkable and bike friendly. Replant and restore trees to mitigate temperature extremes**
- **Low income; multi-family, accessory dwelling units; workforce units = housing need**

# What are your ideas for the Study Area to support economic growth?

- ~~Community housing; single-family dwellings, while maintaining green space~~
- Consider planting fruit bearing trees
- Limit vacation rental properties
- New core businesses, provide basic needs in downtown area without need for car
- Need intermodal transportation system
- Transportation for Main St. Hill (can be hard to climb) – trolley that looks nice and is functional
- Lacking a fish market