

# The Cape Elizabeth Town Center

Plan and Implementation  
Status

# Why Do We Have a Town Center Plan?

1990 Comprehensive Plan recommendation

Main Street 90 Committee

Sign Ordinance

Town Road standards

State funding

# Town Center Planning Committee

- Appointed by the Town Council in August, 1991
- Members included:
  - Bruce Coggeshall, Chair, Town Resident
  - E. Irving Chappell, Town Councilor
  - Kathleen Conner, Town Resident
  - Thomas Emery, Planning Board Member
  - Joseph Foley, Main Street 90 Committee
  - Gerald Murray, Town Center Resident
  - Carl Pearson, Town Councilor
  - Rosemary Reid, School Board Member
  - Thomas Tinsman, Town Center Business Owner

## Town Council charge to the Committee

- Define the “Town Center” area
- Review the desirability of recommending interim setback requirements for the Town Center
- Prepare a preliminary vision of the Town Center
- Develop a town center plan for Cape Elizabeth

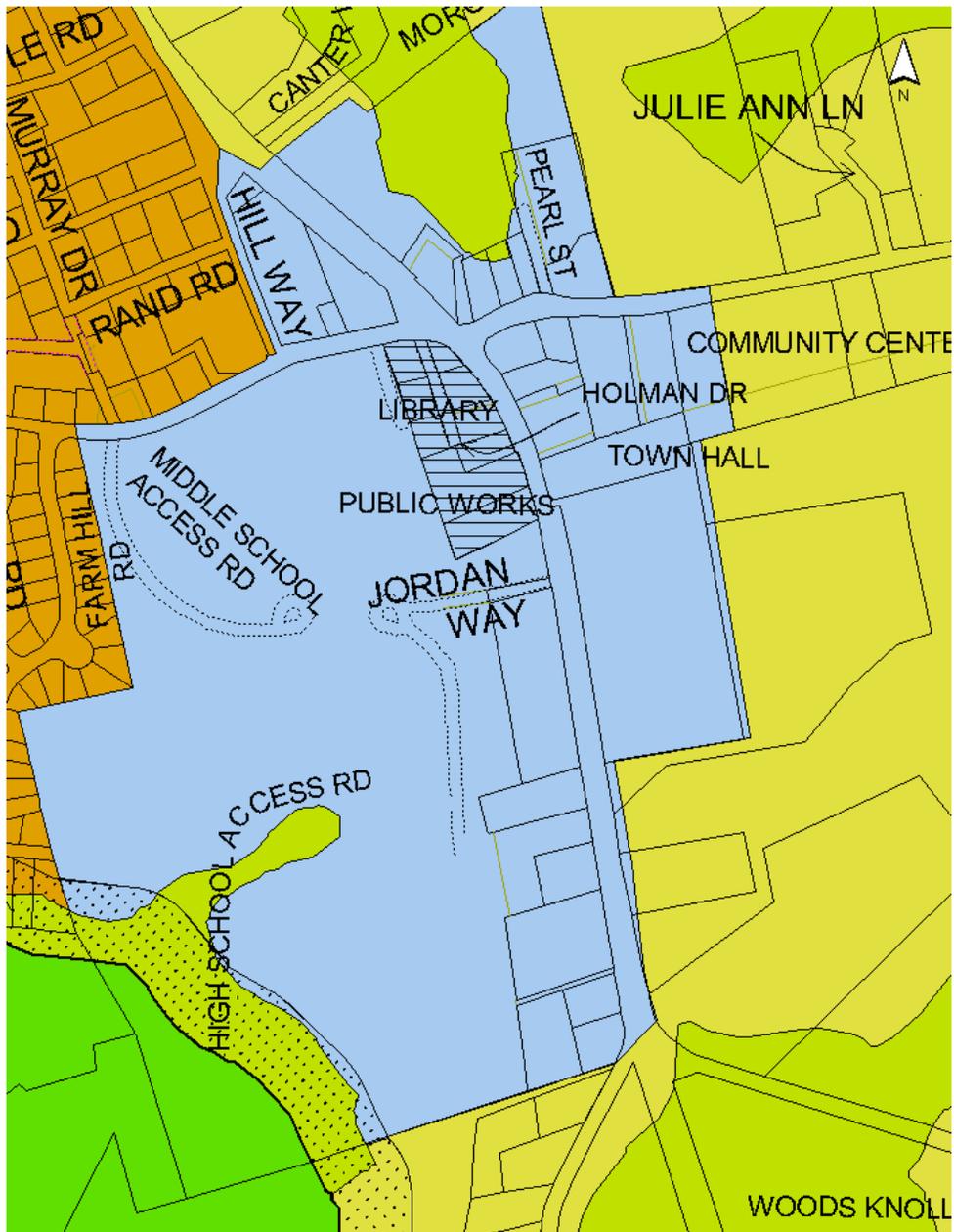
# How the Town Center Plan was created

- 20 Planning Committee meetings
- Featured charrette at 1991 NNECAPA Conference
- Inventory of town center features by committee members
  - History
  - Land use
  - Infrastructure
  - Traffic patterns
  - Parking
  - Pedestrian ways
  - Natural features
  - viewsheds
- Two public meetings with public

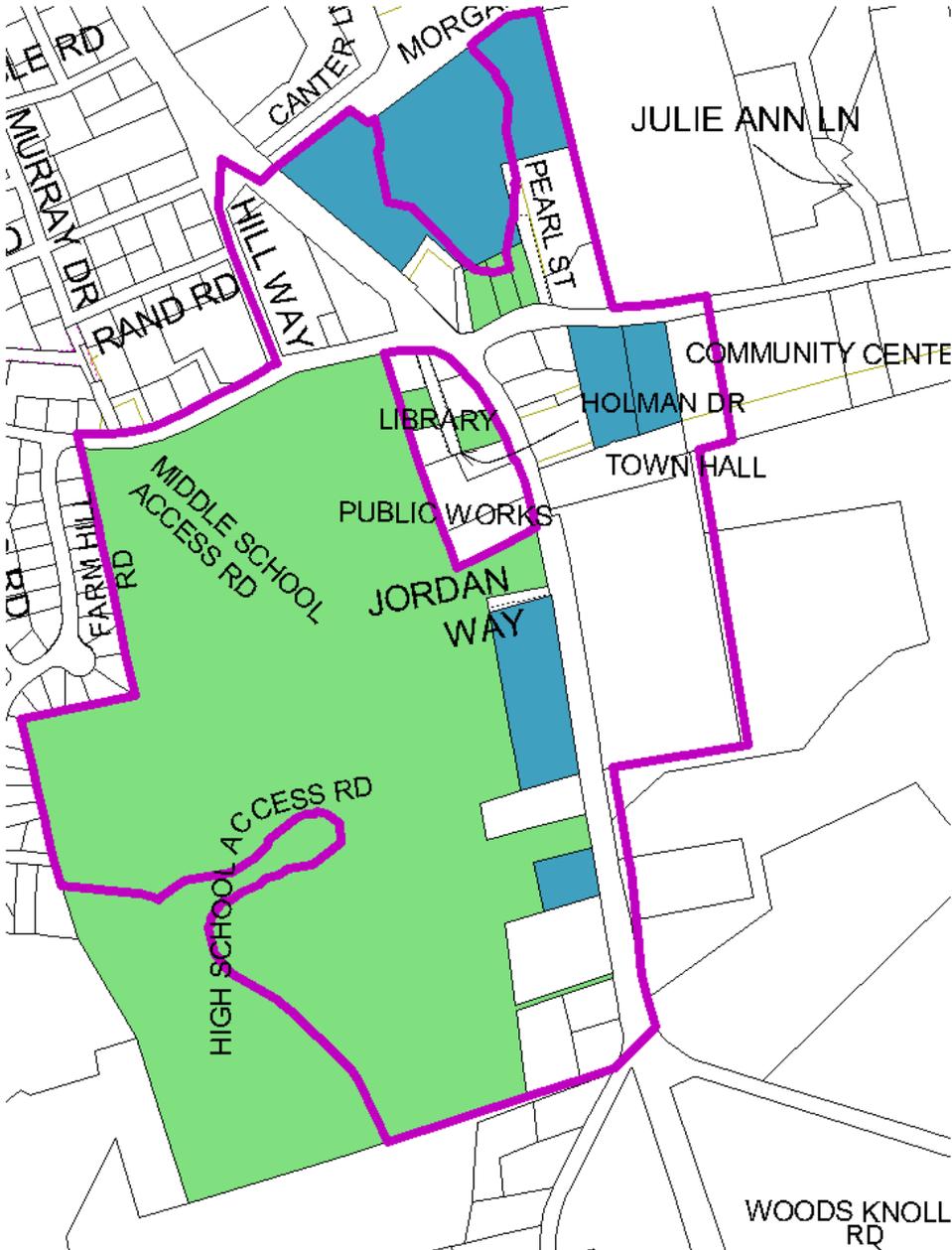
Vision: Create an **identifiable Town Center** that includes a **village** feeling, **mixed retail uses** targeted to residents, a **pedestrian inviting** environment, a common **meeting place**, **visual** vitality, and **linkages** to the Town's open space and school assets.

1. Establish a physical and psychological **focal point** in the center.
2. Create a Town Center Zone which includes a **coordinated design** theme with development standards.
3. Establish **pedestrian** linkages to adjacent neighborhoods, open space areas and between public buildings and strive to make the Town Center accessible and inviting to pedestrians.
4. Enhance visual "**gateways**," entrances and edges to the Town Center, such as the Tarbox Triangle.
5. Assure that adequate **infrastructure** and public facilities are available for increased density and economic development.
6. Coordinate Town Center-related planning and activities and encourage **public input**.
7. Encourage economic development of a healthy retail center and **mixed use** base to serve residents

# Town Center District



# Town Center Development 1997-2002



# Projects in the Town Center District since adoption

- Johnson Office Building Renovation
- Police and Fire Station Construction
- Thomas Memorial Library entrance addition
- Methodist Church Day Care

# Town Center Stormwater Plan



# Town Center Sidewalk Project

Before



# Before



Before



Before



Before



Before



Before



Before



Before

















# Pond Cove Shopping Center Renovations



# Shopping Center tree plantings



# Town Hall Residing



# Rear of Town Hall



Old/new



New/old

# Scout House Renovation



# Cape Health Center



# New Community Center

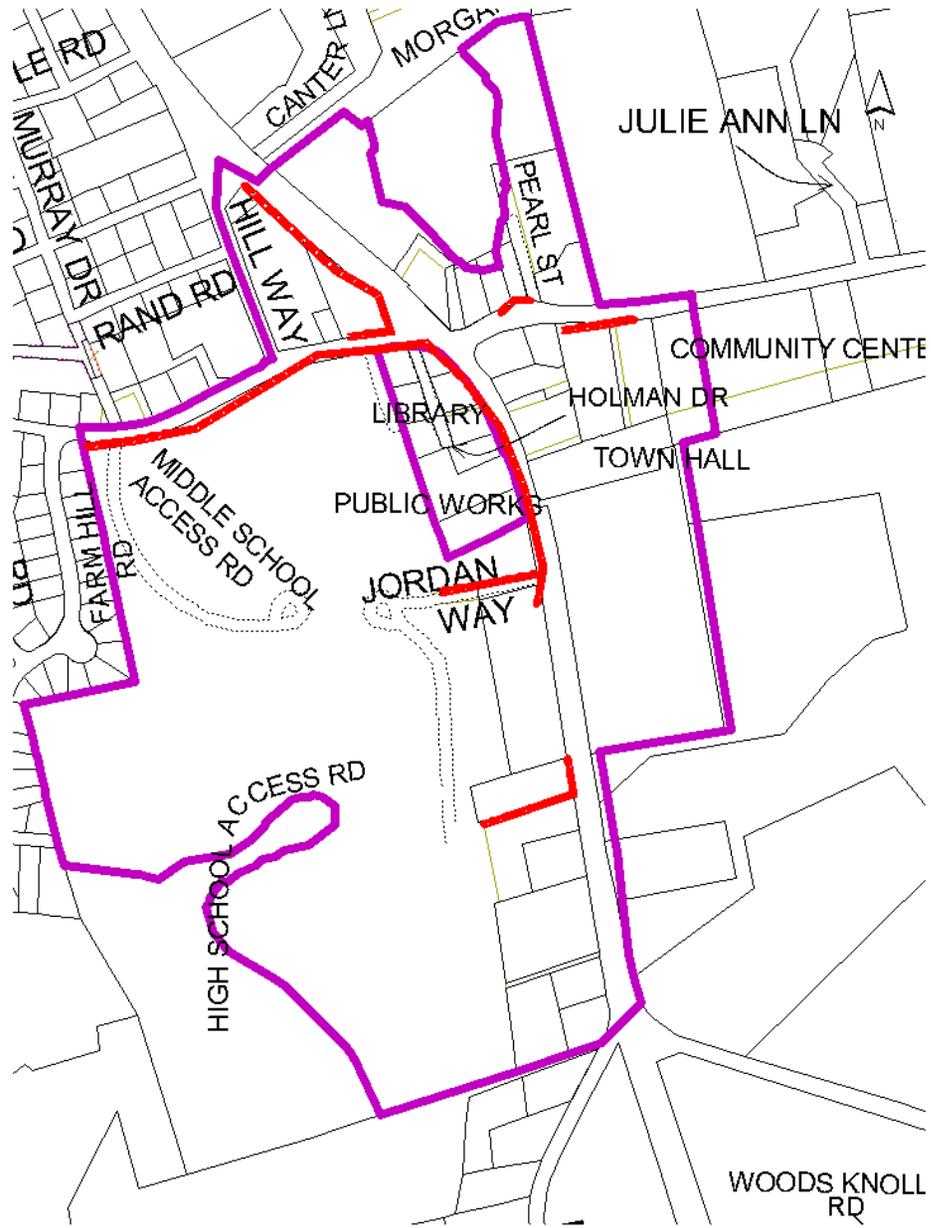


# New Community Center Sidewalk



# The Town Center Plan on Sidewalks

14. Construct and reconstruct sidewalks throughout the town center. If sidewalk construction is to be phased, first priority should be construction of sidewalks along both sides of Shore Rd extending from the Community Center to Town Hall and from the Scout House to the Methodist Church. Phase 2 should include extending sidewalks to the Shopping Center and reconstruction of sidewalks on Scott Dyer Rd. Phase 3 should complete the extension of sidewalks on Route 77 to the Fowler Rd/Old Ocean House Rd intersection. Utility poles should be relocated out of sidewalks.



MURRAY RD

CANTER

MORGH

JULIE ANN LN

RAND RD

HILL WAY

PEARL ST

COMMUNITY CENTE

LIBRARY

HOLMAN DR

TOWN HALL

PUBLIC WORKS

UP

FARM HILL RD

MIDDLE SCHOOL ACCESS RD

JORDAN WAY

HIGH SCHOOL ACCESS RD

WOODS KNOLL RD

# Shore Rd

Existing



# Shore Rd

## Existing



# Route 77/Ocean House Rd

Existing



# Route 77/Pond Cove Shopping Center

Existing



# Voluntary Sidewalk Construction



## Pedestrian inviting environment



## Shared driveways/Parking outside the front yard



## Preservation of Mature trees

