Livability and the role of Transportation

Now that we are here …
What can we do?

IMPROVING THE WALKABILITY OF THE ROCKLAND STRIP

Sponsored Friends of Midcoast Maine in collaboration with the Rockland Economic Development Advisory Committee

Dan Burden
Walkable and Livable Communities Institute

Rockland, Maine

FRIENDS OF MIDCOAST MAINE

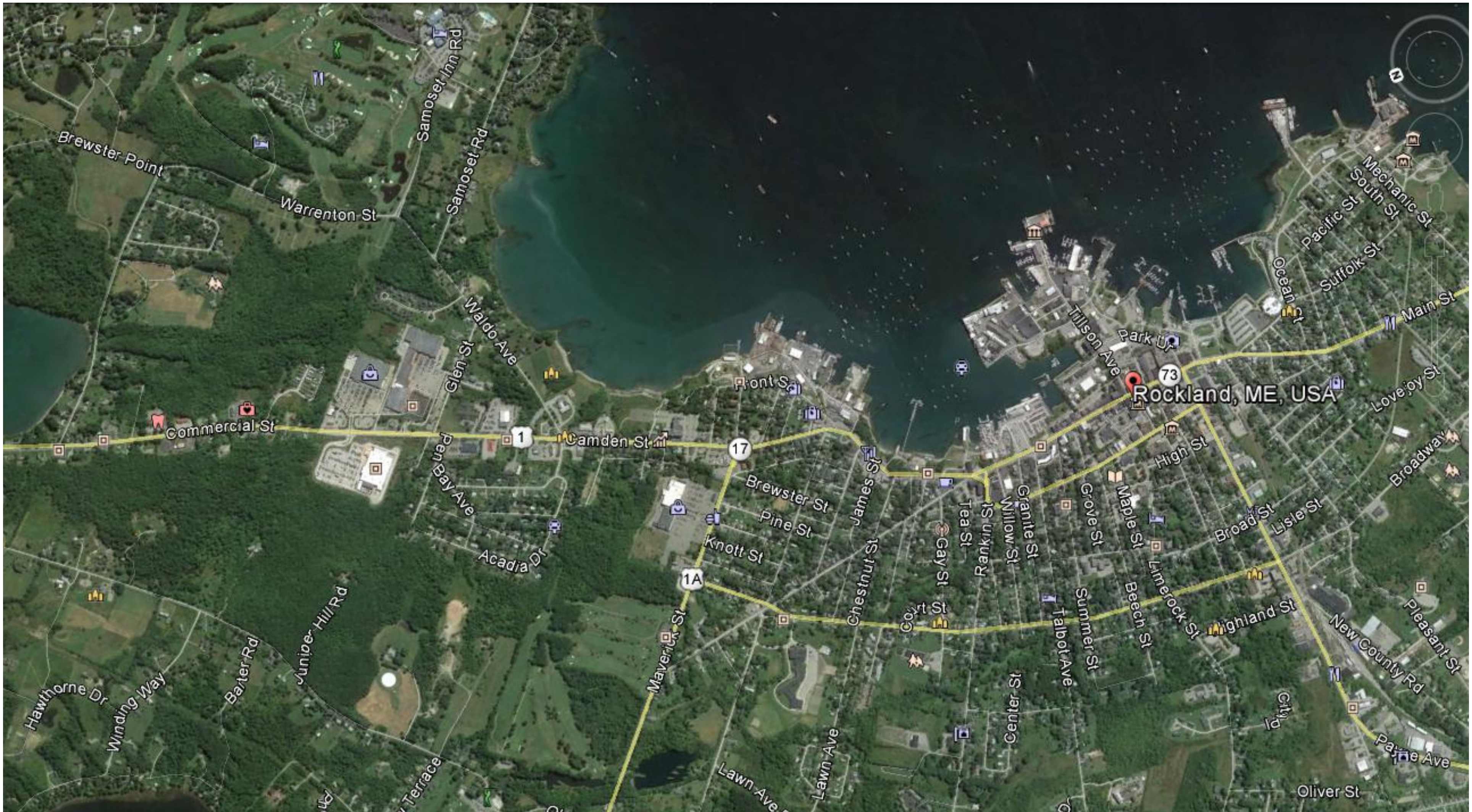
ROCKLAND MAINE

Walkable and Livable Communities Institute


Shore
Bank
10:08


FOR LEASE
OPTOMETRISTS
445-2970
HOT TUBS
LAW OFFICES


BURGER KING
CVS


Rockland, ME, USA
Brewster Point
Warrenton St
Samoset Inn Rd
Samoset Rd
Waldo Ave
Glen St
Commercial St
Camden St
Penobscot Bay Ave
Acadia Dr
Front St
Brewster St
Pine St
Knott St
James St
Chestnut St
Gay St
Tea St
Rankin St
Willow St
Granite St
Grove St
Maple St
Tillson Ave
Park Dr
High St
Broad St
Lisle St
Limerock St
Beech St
Summer St
Talbot Ave
Court St
Highland St
Maverick St
Juniper Hill Rd
Baker Rd
Hawthorne Dr
Winding Way
Lawn Ave
Center St
New County Rd
Pleasant St
Payne Ave
Oliver St
Broadway
Lovejoy St
Main St
Ocean St
Suffolk St
Pacific St
South St
Mechanic St
1
17
1A
73


Schooner Dr
Waldo Ave
Ramaha Ct
Commercial St
Glen St
Belyea Ave
Megunticook Bay Ave
Olympic St
Katahdin Ave
Acadia Dr
Acadia Exp
1
© 2013 Google
1996
Imagery Date: 8/31/2012 44°07'25.04" N 69°05'52.92" W

Camden Street Commercial Strip (ADT 21,000)


THAI
FINE CUISINE
596-7348
DINE-IN TAKE OUT
Bangor


(207) 596-7478


NO
PARKING
THIS SIDE
OF STREET


HARBOR PLAZA
shaw's
Osco
T.J.maxx
HomeGoods
STAPLES
Hallmark
Pet Quarters
The UPS Store
China Coast
H&R BLOCK
OLYMPIA
Rent-A-Center
SALLY
AARP
AARP
AARP


Can't Be "Improved" Further

Target Speed


produce

Cottonwood, CA

Main Street

Where would you rather walk?
Where would you rather drive?

Where would you rather bike?
Where would you rather live?

Which is the safest place to bike?
Which is the safest place to drive?

Brattleboro, Vermont


W. East Ave.
Lindo Ave
W. 12th Ave
Nord Ave
W. 11th Ave
W. 8th Ave
W. 4th Ave
W. 2nd Ave
Oak Way
W. Sacra-
mento Ave
W. Sacramento Ave


W. East Ave.
Lindo Ave
W. 12th Ave
Nord Ave
W. 11th Ave
W. 8th Ave
W. 4th Ave
W. 2nd Ave
Oak Way
W. Sacra-
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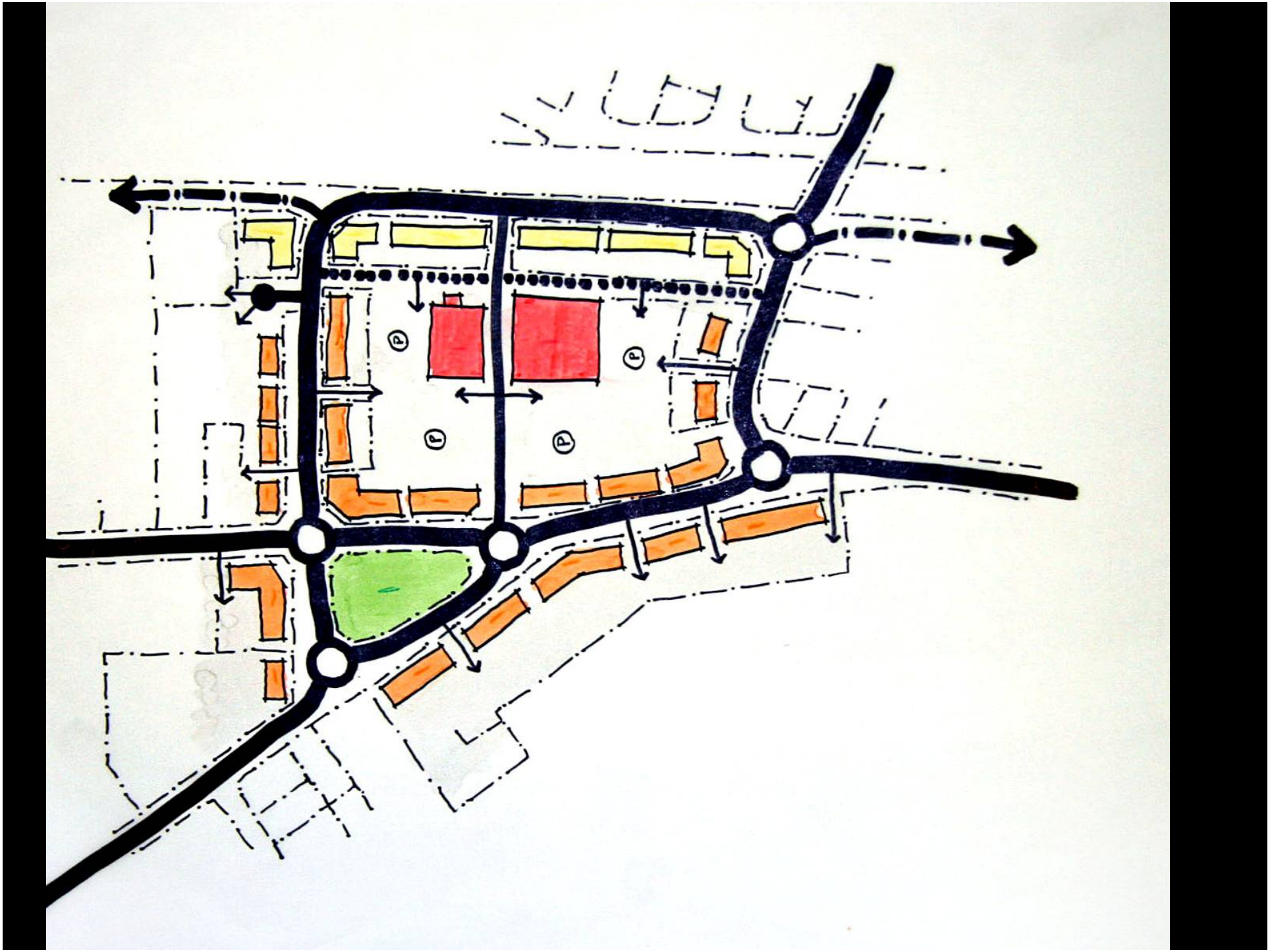
mento Ave
W. Sacramento Ave



Chico, CA

Nord Avenue

Chico, CA

Nord Avenue

Chico, CA

Nord Avenue

Chico, CA

Nord Avenue

Chico, CA

Nord Avenue

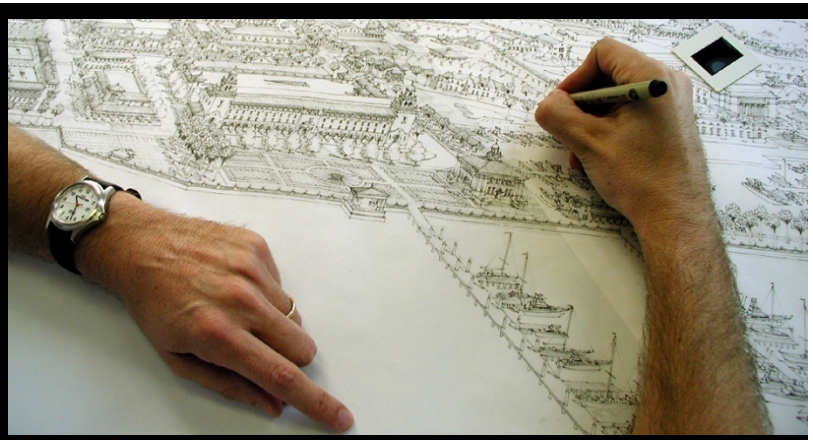
Chico, CA

Nord Avenue

Chico, CA

Nord Avenue

Without a Vision
there is no
dream

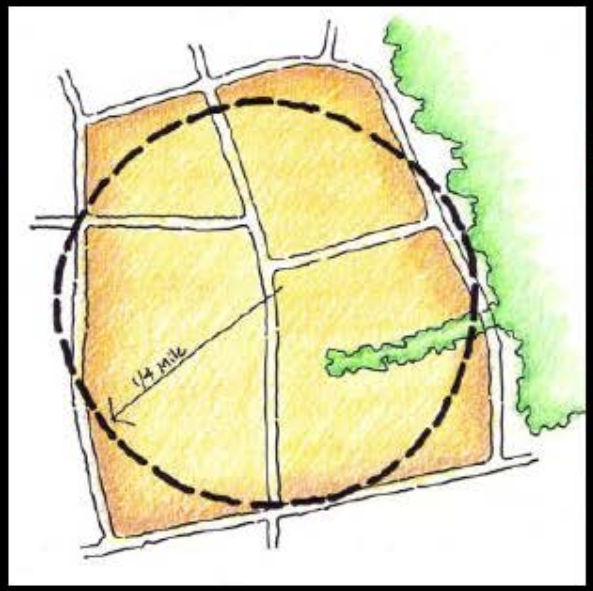


Without a plan
there is no
hope

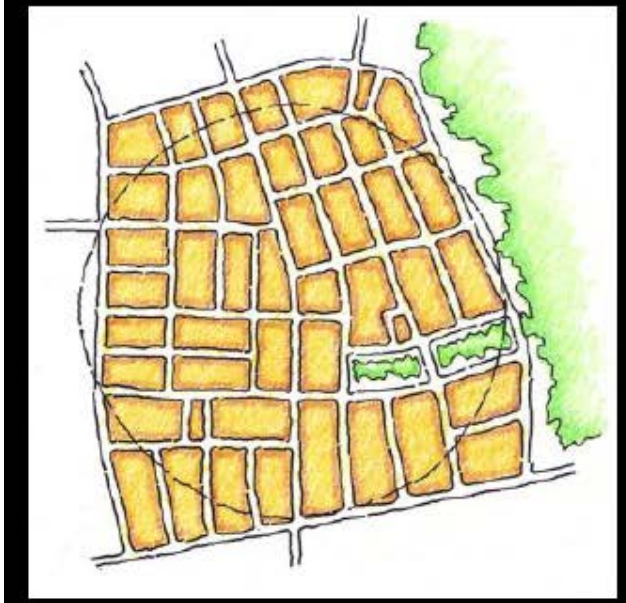
Without a team
there is no
achievement

Rockland – From Strip to Village

By Dan Burden
Walkable and Livable Communities Institute



size neighborhoods for a 5-minute walk



Make blocks a walkable size:

block perimeters of 1,500′ to 2,000′

create a connected network of streets

Design for a mix of land uses:

Centers include denser housing, a square, civic uses, and neighborhood-oriented retail.

Not Walkable

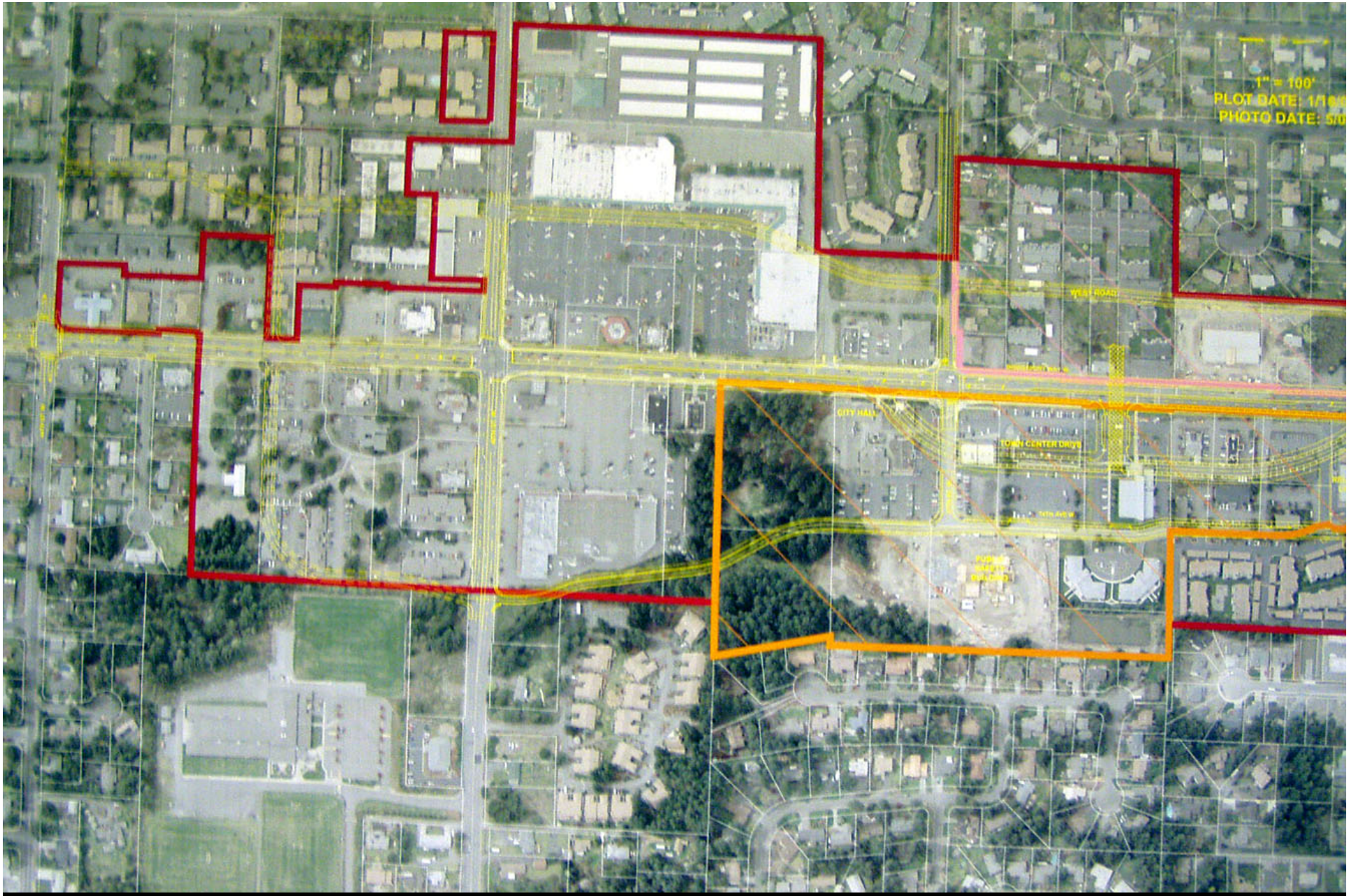
High Car Dependency

Serious Congestion

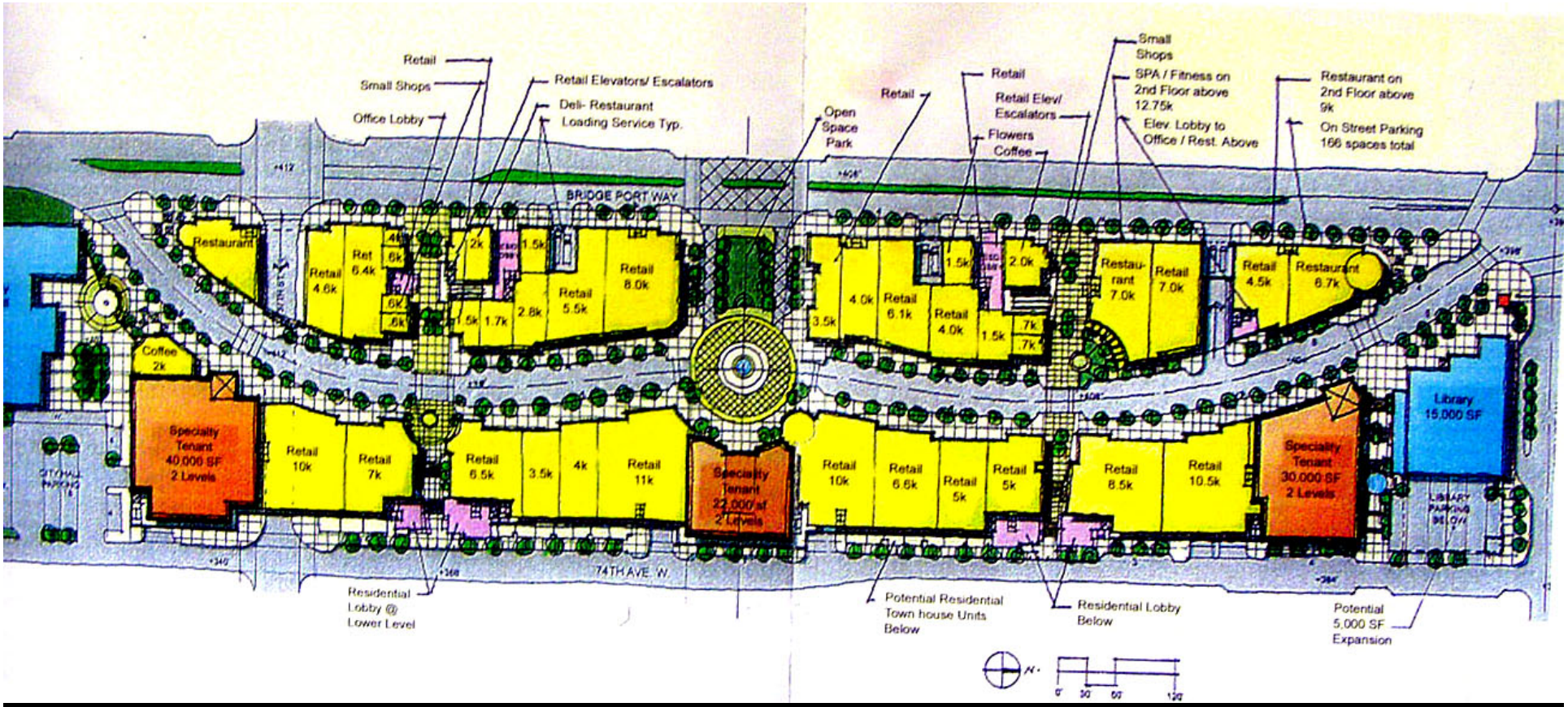
Walkable

Low Car Dependency

Moderate Congestion

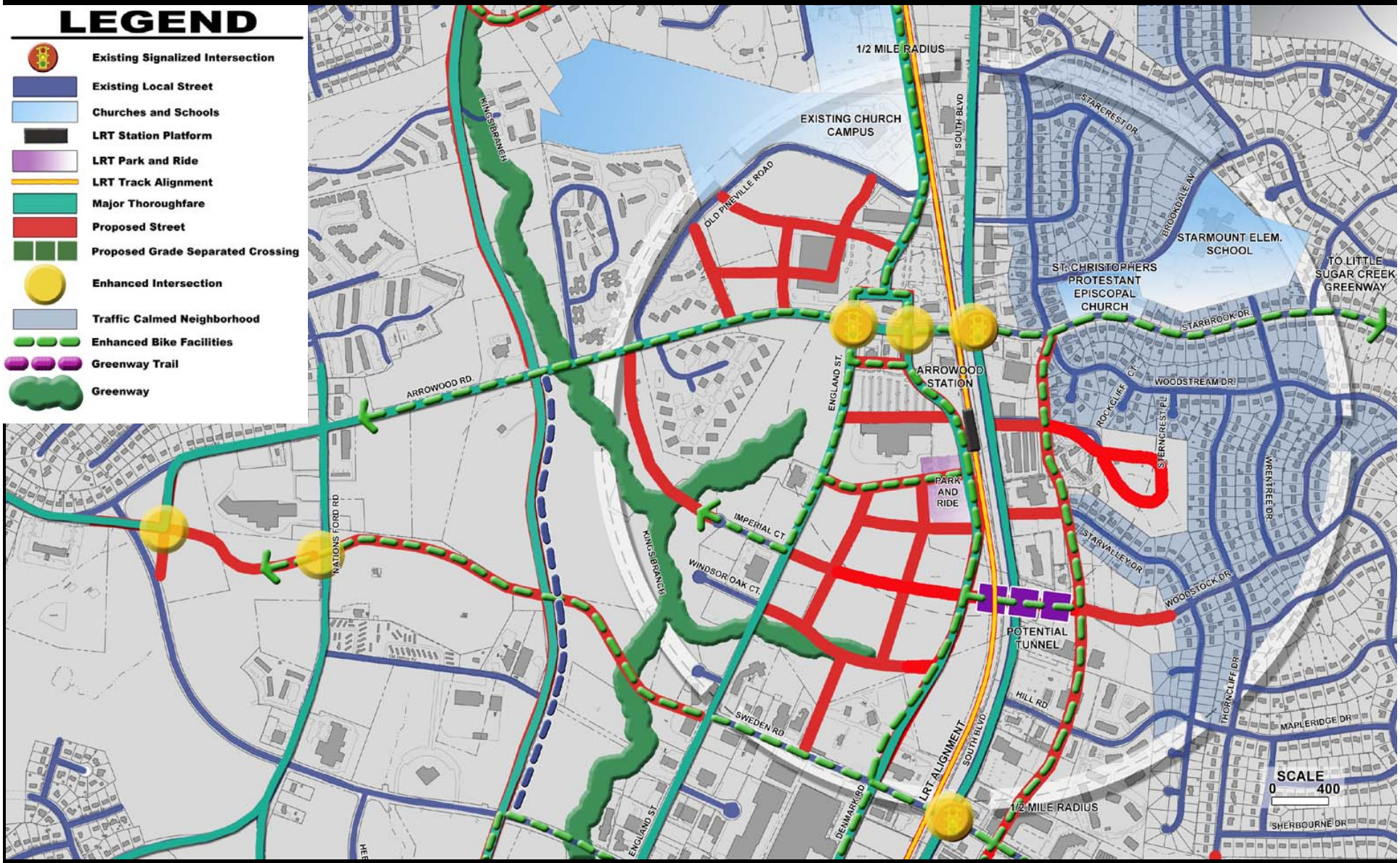


University Place, Washington


Retail
Small Shops
Office Lobby
Retail Elevators/ Escalators
Deli- Restaurant
Loading Service Typ.
Open Space Park
Retail
Retail
Retail Elev/ Escalators
Flowers
Coffee
Small Shops
SPA / Fitness on 2nd Floor above 12.75k
Elev. Lobby to Office / Rest. Above
Restaurant on 2nd Floor above 9k
On Street Parking 166 spaces total
BRIDGE PORT WAY
Restaurant
Retail 4.6k
Ret 6.4k
Retail 8.0k
Retail 5.5k
Coffee 2k
Specialty Tenant 40,000 SF 2 Levels
Retail 10k
Retail 7k
Retail 6.5k
Retail 11k
Specialty Tenant 22,000 sf 2 Levels
Retail 10k
Retail 6.6k
Retail 5k
Retail 8.5k
Retail 10.5k
Specialty Tenant 30,000 SF 2 Levels
Library 15,000 SF
Restau-rant 7.0k
Retail 7.0k
Retail 4.5k
Restaurant 6.7k
Retail 6.1k
Retail 4.0k
74TH AVE. W
Residential Lobby @ Lower Level
Potential Residential Town house Units Below
Residential Lobby Below
Potential 5,000 SF Expansion

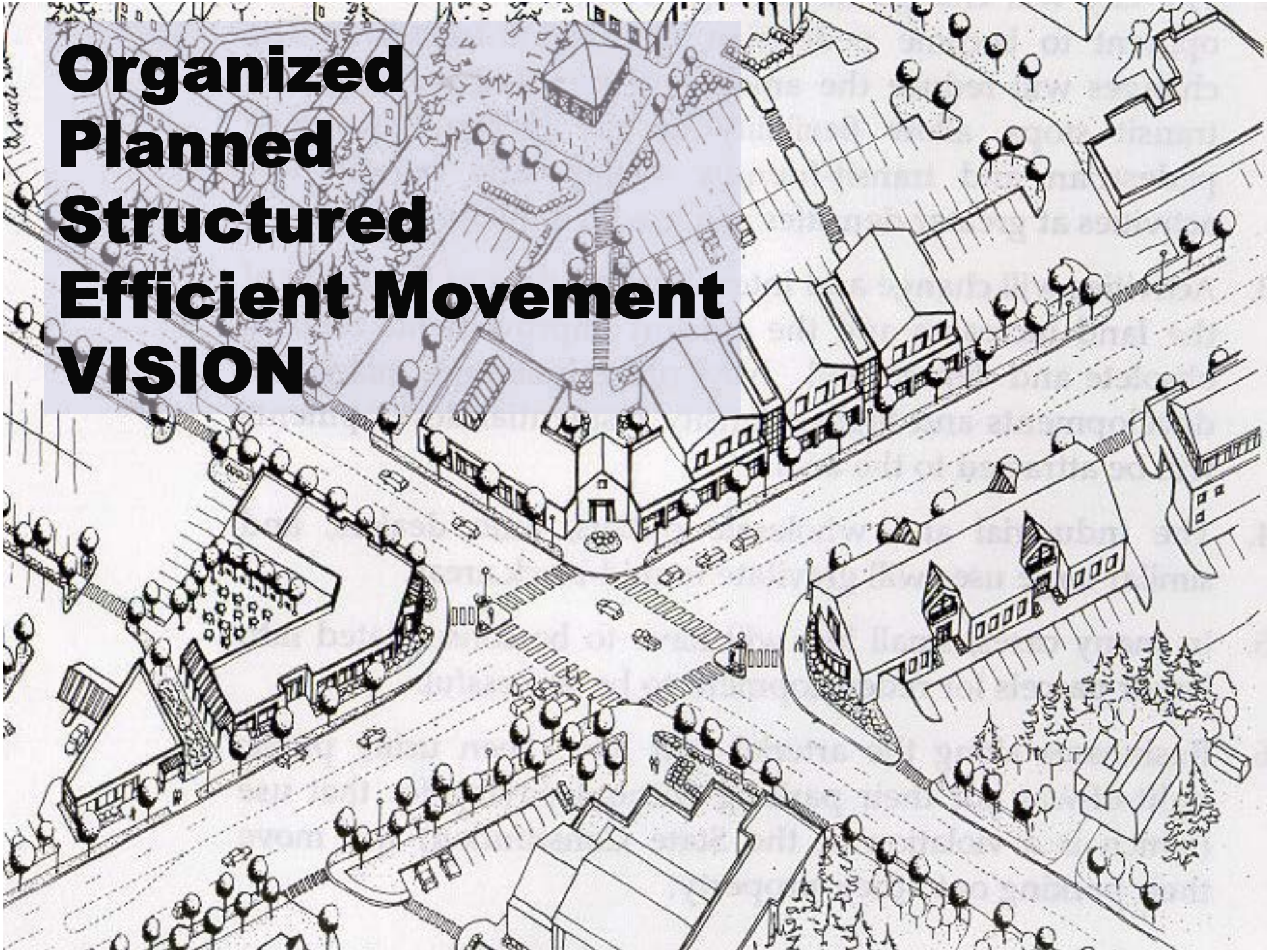
Arrowood – Existing Conditions

Arrowood Bicycle Vision



ARROWOOD URBAN DESIGN VISION

Complete Streets


Organized
Planned
Structured
Efficient Movement
VISION

Visuals by Marcel Steve Price, Urban Advantage

Narrow Lanes and Safety

"Unlike previous papers, Noland's is not a localized study or one reflecting unusual roadway types. **It is specific to collectors**, and it applies to all roads of this category throughout the US.

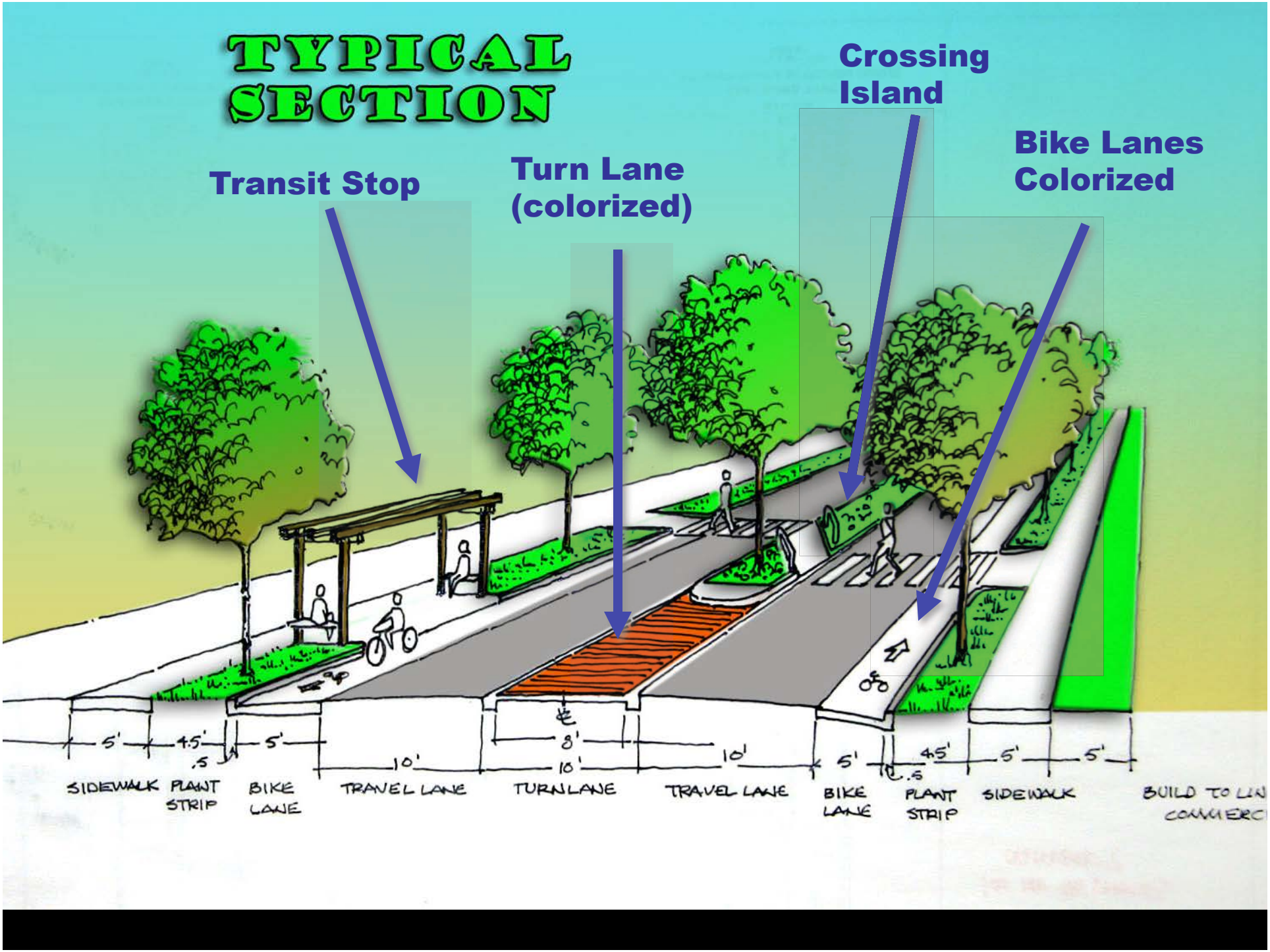
Noland states bluntly,

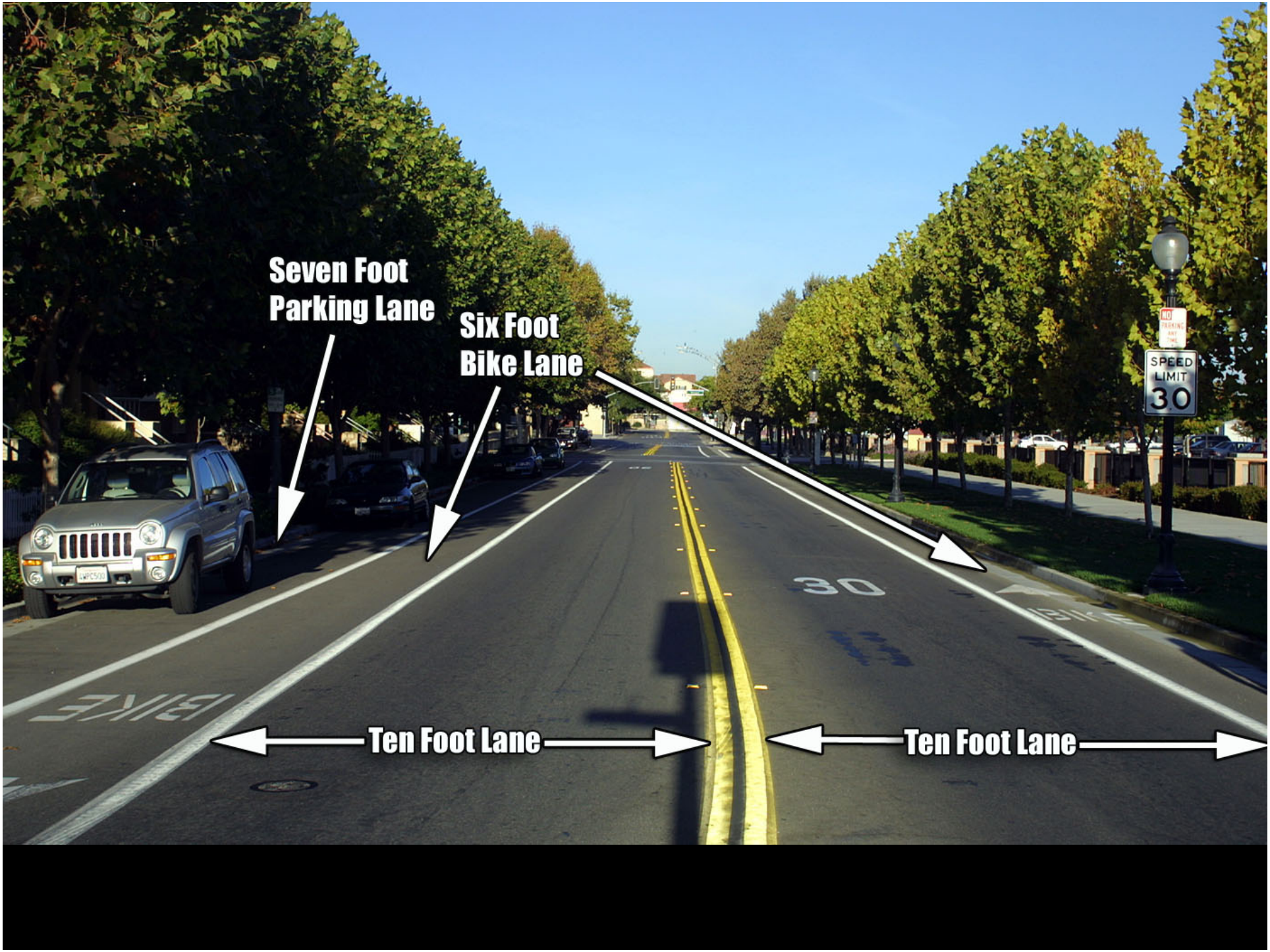
'as more arterial and collector lane widths are increased up to 12 ft or more, traffic fatalities and injuries increase....'

These results are quite stunning as it is general practice to 'improve' the safety of roads by increasing lane widths.'

Evidence that showed narrowing traffic lanes reduce motorist speeds. The journal Accident Analysis and Prevention (http://www.sciencedirect.com/science/journal/00014575) has this article 'In-Press.'

TYPICAL SECTION




Seven Foot
Parking Lane
Six Foot
Bike Lane
Ten Foot Lane
Ten Foot Lane
SPEED
LIMIT
30
30
BIKE

Crossings

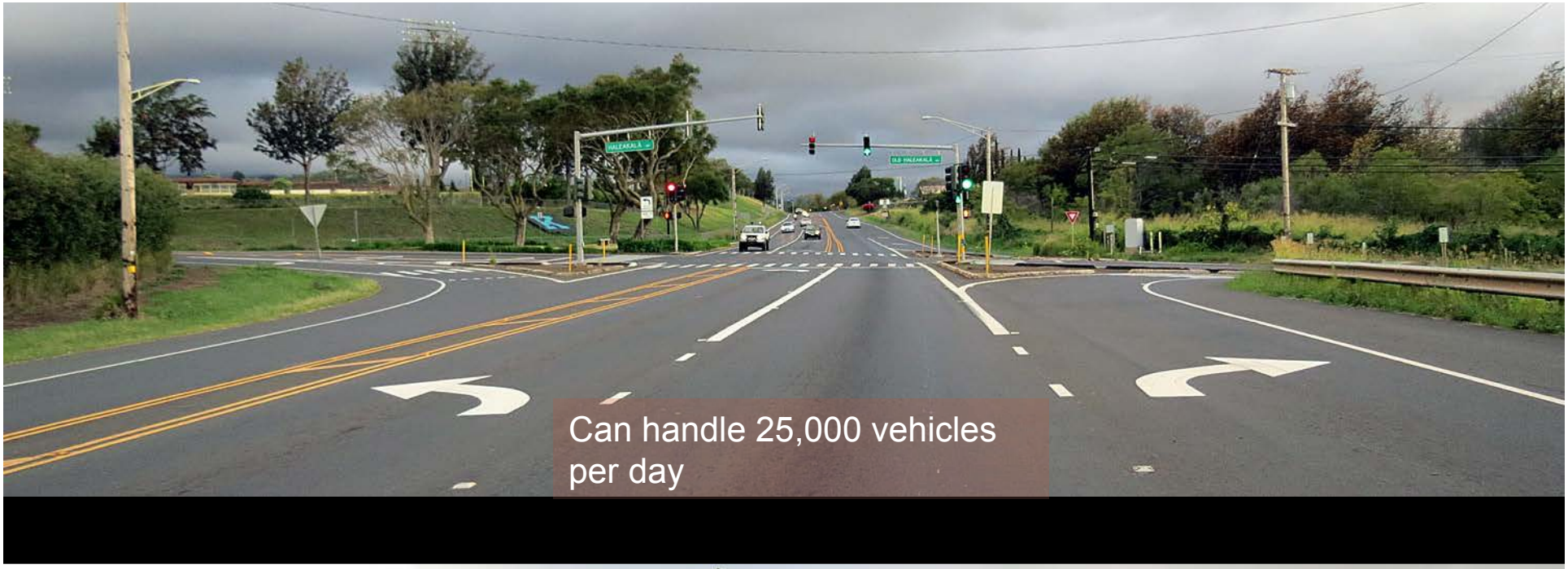

CROSSWALK

Gateways


BUTLER
HONDA

One of five typical sections used in University Place, WA. to hold speeds to 30 mph. Trees in medians and planter strips did much of the work.

Roundabouts


Can handle 25,000 vehicles
per day


YIELD
Can handle 25,000

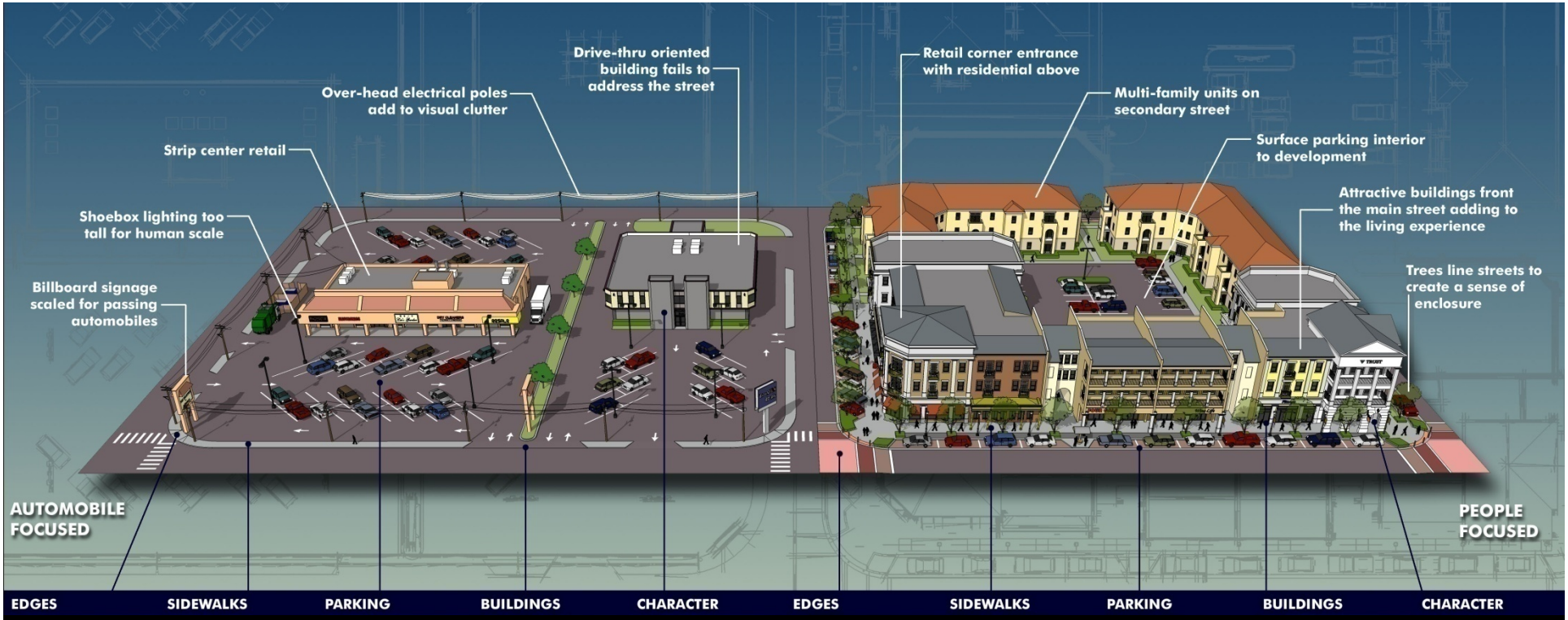
Washington's First Roundabout was placed at a school


KARATE


PED
XING

America's First School Roundabout


PARKING


Drive-thru oriented building fails to address the street
Retail corner entrance with residential above
Over-head electrical poles add to visual clutter
Multi-family units on secondary street
Strip center retail
Surface parking interior to development
Shoebox lighting too tall for human scale
Attractive buildings front the main street adding to the living experience
Billboard signage scaled for passing automobiles
Trees line streets to create a sense of enclosure
AUTOMOBILE FOCUSED
PEOPLE FOCUSED
EDGES
SIDEWALKS
PARKING
BUILDINGS
CHARACTER
EDGES
SIDEWALKS
PARKING
BUILDINGS
CHARACTER


CVS/pharmacy


FLU SHOTS
EVERYDAY
PIZZA
WINDHAM REGIONAL CAREER CENTER
STOP


CVS
extra


CVS/pharmacy


CVS/pharmacy


CVS/pharmacy
extra


MORA
LOCAL


MORA
ESPRESSO
ESPRESSO
ONE WAY


OFFICE
FOR LEASE
360-271-1586


OFFICE
FOR LEASE
360-271-1586
GOURMET TACOS
ESPRESSO
01


OFFICE
FOR LEASE
360-271-1586
GOURMET TACOS