

8 Steps to GREENER Buildings:

- Celebrate the fact that you are rehabilitating a historic building: the greenest building is an existing building!
- Take advantage of inherent energy conservation features of historic commercial buildings such as shared walls, masonry construction, high ceilings, and windows.
- Restore historic windows rather than replace them. Use storm windows on upper story units.
- Insulate roof and foundation; isolate unheated spaces with insulation.
- Weatherstrip doors, caulk door frames, and construct an interior vestibule if feasible.
- Take advantage of advances in heating and cooling technology to improve energy efficiency and comfort.
- Install awnings at storefront windows to keep sun out in summer and let sun in in winter.
- Install a green roof to save energy, minimize storm water runoff, and make downtown cooler in summer.

UTILITIES: Bury or relocate electrical wires to eliminate visual clutter and increase sidewalk space.

BUILDING FABRIC: Restore original siding, storefronts, and sign bands. Remove synthetic siding to expose original materials. Renovating existing buildings conserves construction materials and contributes to the long-term integrity of the historic downtown.

FULL OCCUPANCY: Encourage residential uses in upper stories of downtown buildings.



PAVING: Brick sidewalks that continue across driveways make pedestrian areas more visible and attractive. Brick is a long-lasting, locally available material that can easily be repaired in small areas if damaged.

LIGHTING: Phase in new, energy-efficient LED lamps that reduce energy consumption and support the downtown's historic character.

WINDOWS: Restore windows wherever possible. Reglaze only when it is not possible to reuse existing glazing. A single glazed window in conjunction with a wood storm window (combined R value of 2.0) is comparable to a modern sealed unit.

PLANTING BEDS: Expand planting areas where possible to support street trees and other plantings, and to intercept and detain stormwater.

AWNINGS: Keep the summer sun out of storefront windows. In the winter, they can be retracted to let the sun's warmth in.



328, 334 & 336 Main Street today

INTERSECTION IMPROVEMENTS: Relocate crosswalks to shorten crossing distances and construct with durable surfaces, such as pavers that complement the downtown aesthetic. Bulbouts at crossings create opportunities for ornamental plantings and seating, while reducing crossing distances.

BIORETENTION: Reconfiguring parking lots to remove excess pavement creates opportunities for bioretention islands that detain and treat stormwater.

INCREASED PLANTINGS: In parking lots and along Main Street reduce ambient air temperatures in summer, mitigate glare, and make downtown more attractive.



PEDESTRIAN WAYS: Convert narrow alleys to pedestrian ways to improve pedestrian access to the downtown parking lot.

EXPANDED SIDEWALKS: Support business by providing display space and seating areas for customers.

ACCESS CONTROL: Consolidate driveways where possible to reduce crossings for pedestrians and create new planting beds. Study large pavement areas to define parking lots and driveways, and identify potential areas for planting or redevelopment.

REGIONAL BUS STOP: Integrate a stop for regional bus service within the downtown, to make public transit more visible and accessible.



Aerial view of downtown Madawaska

328, 334 & 336 MAIN STREET

DOWNTOWN MADAWASKA



The 8 Principles of GREEN DOWNTOWNS



REDUCE/REUSE/RECYCLE
Fully utilizing buildings enhances downtown's character



HEALTHY COMMUNITIES
Active options, central gathering places, local foods



GREEN CANOPY
Street trees and plantings make downtown more attractive and livable



GREEN ENERGY
Alternatives such as passive/active solar, heat pumps, attic fans, and wind



URBAN LIVING
A mix of uses makes it possible to work, play, and learn without leaving downtown



STORMWATER PLANNING
Sustainable stormwater practices protect the downtown and water quality



TRANSIT
Public alternatives make downtown livable by connecting everyone to everything



ACTIVE TRANSPORTATION
Walking trails, bike paths, and shared autos