

Wayne Marshall
City Planner, City of Belfast

Career in Alaska & Maine
Working Mostly at the Municipal
and Community Level

The Un-built Environment



York, Maine with Buildings dating to 1656



A Maine Downtown on the Water



The Goal is the Same
to Find Strategies & Approaches
that Work for the Community

Focus on Belfast

Belfast Wanted to Strengthen its Downtown

- Rte 1 By-Pass in mid-1960's
- Closing of Plants in 70's & 80's
- Initial Revitalization in 80's & 90's
- New Steps in Last 15 Years
- Poised to Prosper This Decade

Initial Steps 1998 – 2001

- Invest in City Planner
- Explore Main Street Concepts
- Downtown Public – Private Partnership

Design Chosen First Approach

- Belfast Generally OK with Regulatory Tools
- Many Good Zoning Approaches in Effect
- Interest in Ensuring New Development Fits
- It Seemed Doable

CITY OF BELFAST HISTORIC DISTRICT



0 600 1,200 2,400 Feet



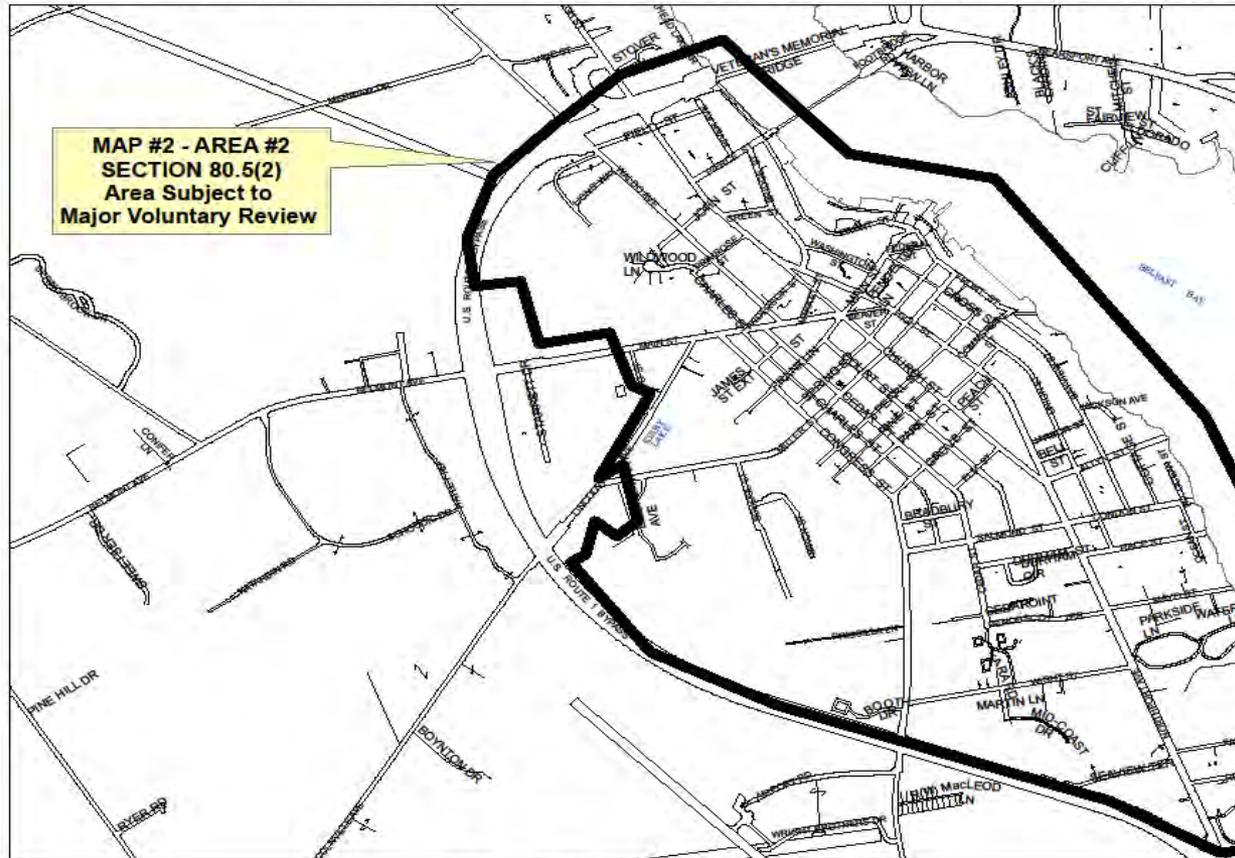
Ma
City Dept Pla

Our Design Approach

- Adopted Initial Ordinance in 2001
- Mandatory Participation –
Voluntary Compliance
- Non-Residential Uses Only

Area Subject to Permit Review

MAP #2 - AREA #2 SECTION 80.5(2) MAJOR VOLUNTARY P



MAP #2 - AREA #2
SECTION 80.5(2)
Area Subject to
Major Voluntary Review

2,000 1,000 0 2,000 Feet

Design Standards Compatibility – Not Historic

- Scale & Form of Building
- Composition of Principal Façade
- Relationship to Street

Committee Structure

Unique to Belfast

- Group of 25
- Architects, Builders, Realtors & More
- Revolving Participation
- Major – 5 Minor - 3
- City Planner is Facilitator
- New Dynamic to Every Review

So – Did It Work?

- Some Successes
- Some Frustrations
- Expanded Role - 2004 – Contract Rezoning
- Not Too Much Discussion of Process



2007 Rollies & Wanderbird Reviews

2008 Ordinance Amendments

Type 1 Permit

Mandatory - Mandatory

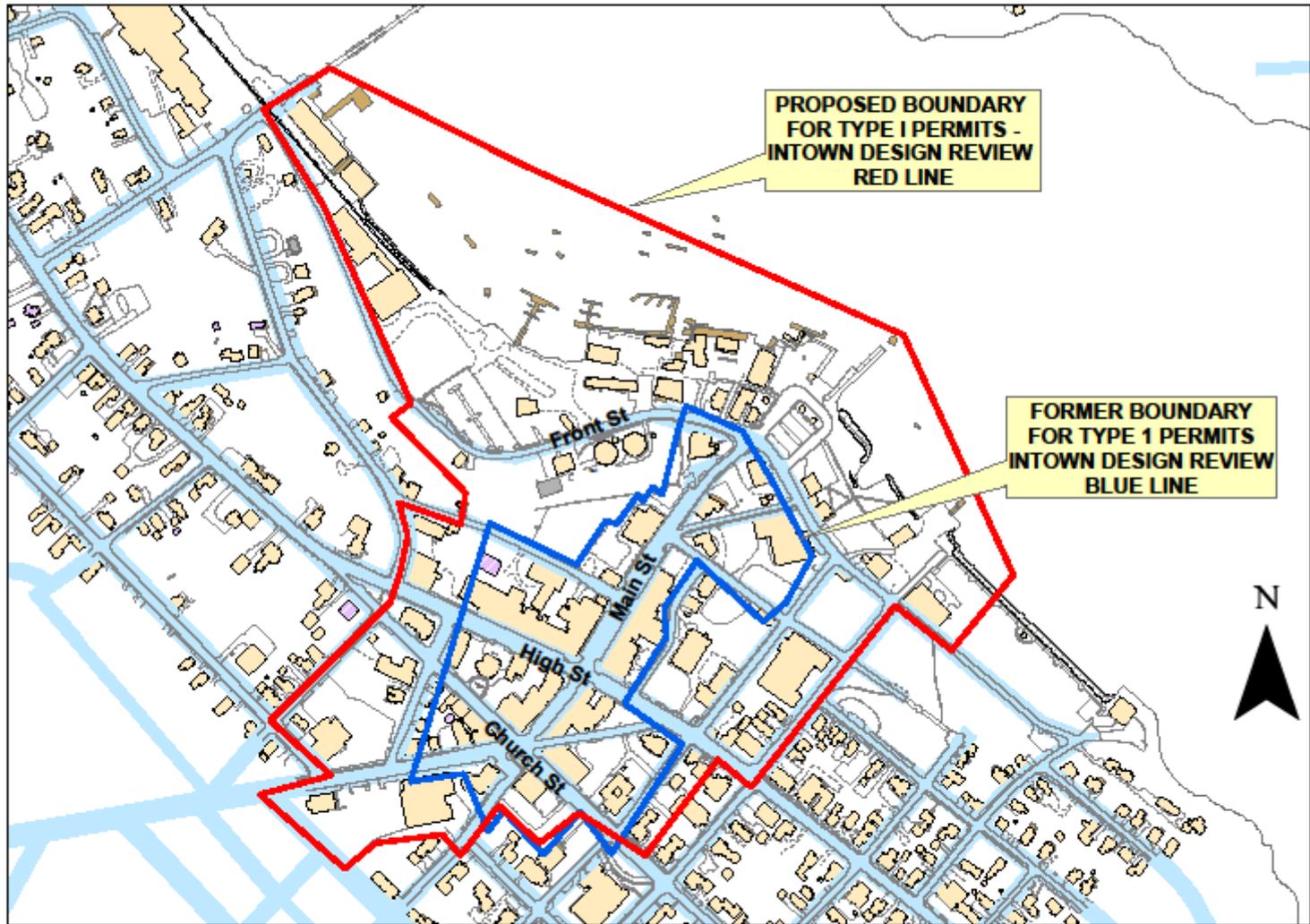


2008 Ordinance Amendments

- Mandatory – Voluntary – Type 2
- Mandatory – Voluntary – Type 3
- Formal Hearing Process
- Formal Appeals Process
- Variances & Administrative
- Sunset Provision

2012 – 2013 Reauthorization

- Report on How Ordinance Worked
- Expanded Boundary for Mandatory
- Revised Demolition Standards
- Revised Appeals Process



Closing Thoughts

- Things Take Time
- Build Trust or Perhaps Not Distrust
- Be Open to Being Creative