



TOWN OF KITTERY

Planning and Development

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TO: PLANNING BOARD
FROM: ADAM CAUSEY, DIRECTOR OF PLANNING & DEVELOPMENT
SUBJECT: FORESIDE STUDY – ADDENDUM & RECOMMENDATIONS

DATE: JULY 19, 2018
CC: KENDRA AMARAL, TOWN MANAGER; KATHY CONNOR, INTERIM TOWN PLANNER

In 2017, the Town of Kittery and the Kittery Area Comprehensive Transportation System (KACTS) contracted with T.Y. Lin International and MRLD Landscape Architecture + Urbanism to perform a study of the Kittery Foreside neighborhood. The goal of the study was to explore land use and transportation solutions to enhance appropriate development opportunities and improve pedestrian and vehicular access, while not detracting from the character of the Foreside. The study looked at traffic patterns, parking demand and supply, pedestrian and bicycle facilities, potential build-out scenarios and place-making concepts for select areas. The study was carried out under a public planning process, and included input gathered from the community, with guidance provided throughout by the Foreside Working Group, Town Staff, and KACTS.

Upon review and analysis of the study, several recommendations from the consultant team are worth pursuing while others merit further scrutiny before consideration. The study should be viewed as a starting point for planning additional policies and projects. To that end, the Planning & Development Department offers the following comments to supplement the study (gathered from additional stakeholder and staff input), along with a list of action items staff could begin implementing. Two of the action items – on-street parking improvements and a public survey – have already begun by Town staff, given these items' importance in supporting existing Foreside businesses and ongoing public engagement.

Staff Commentary/Recommendations

- While the study references “complete streets” for public rights-of-way improvements, lighting should be planned that improves pedestrian safety and comfort, minimizes environmental impact, and is visually pleasing.
- Special attention must be paid to the addition of crosswalks at key intersections, including those at Walker Street at Main Street and Walker Street at the Dance Hall. Improving sidewalk connectivity is a priority in the Foreside.

- There was mixed reaction to the proposed Newmarch Street and Hunter Avenue reconfiguration in the study. Recent public comments by residents at a Planning Board meeting were against the proposed design. Any changes proposed at this critical intersection and public park asset needs further analysis, with multiple options and significant public input before proceeding.
- The State Road corridor was included in the study, however this road merits its own focused planning study.

Action Plan Items

- Create survey to solicit public feedback on Foreside land use and development (*to be released online via Survey Monkey*).
- Develop a plan to address parking management (*draft map of proposed on-street parking changes attached*).
- Propose changes to Foreside zoning that protect its character and enhance appropriate development opportunities.
- Determine plans for town-owned property in the Foreside, including the Wallingford Square parking lot.
- Investigate open space and waterfront access opportunities.
- Engage with Maine DOT to initiate a Safety Audit for State Road, and begin a visioning exercise for the State Road corridor from Badgers Island to areas north of the Foreside.
- Utilize the Foreside Study in the development of the forthcoming Portsmouth Naval Shipyard Joint Land Use Study.

The above list is not comprehensive and its order of priority is flexible. Staff recommends this study be used as a source of information when considering various proposals affecting the Foreside. Future updates or edits to the Kittery Foreside Land Use, Parking, and Transportation Study should be communicated to the project team to ensure the study continues to align with the public process, the vetting of the Working Group, best practices, and compliance with a range of engineering and design regulations.

Thank you,

Adam Causey, AICP
Director of Planning & Development