



Knightville Fore and Aft



Provisional Points and Considerations

March 15, 2018

Previous Planning and Improvement Projects

- 1980 Growth Plan for the Eighties
- 1984 Cavendish Design Study
- 1988± Community Development Block Grant and Neighborhood Housing Services Program
- 1992 Comprehensive Plan
- 1995 Report and Recommendations of the Knightville/Mill Creek Advisory Committee
- 2005 Knightville/Mill Creek Community Design Workshop Final Report
- 2005 Knightville Mill Creek Master Plan
- 2007 Downtown TIF (includes Knightville)
- 2012 Comprehensive Plan Update
- 2012 Streetscape Improvements as part of the Sewer Separation Project
- 2015 Knightville Parking and Traffic Study

Previous Knightville (Re-)Development (Post-Bridge)

Name	Address	Year	Units	Type of Project
Knightville Condominiums	75 B St	2000	4	Condo
Bowdoin Medical Building	51 Ocean St	2000	---	Professional Bldg.
SIVAD Ocean St Building	27 Ocean St	2002	8	Apartments
Ocean St Office/Apt Building	48 Ocean St	2002	4	Apartments
RiverWalk Condos	96 Ocean St	2003	10	Condo
Mill Cove Landing	72 Ocean St	2006	27	Condo
100 Waterman Drive Office Building	100 Waterman Dr	2008	---	Condo Office
Twenty E Street	20 E St	2010	12	Condo Supportive Living
14 E Street Supportive Housing Project	14 E St	2017	12	Condo Supportive Living
Foulmouthed Brewing	15 Ocean St	2015 (remodel)	---	Restaurant

Existing Land Use Policy in the Comprehensive Plan

- ***The Ocean Avenue – Cottage Road corridor through Knightville:*** This is the historic “Main Street” of KMC. This area should continue to redevelop along a “village concept” embodied in the current Village Commercial District requirements with multi-story, mixed-use buildings located at the sidewalk line and with parking to the side or rear of the buildings.
- ***The Knightville residential neighborhood (the letter streets):*** Maintain the existing neighborhood while allowing for “small-scale” residential redevelopment that is compatible with the village character of the neighborhood. Revise the zoning to maintain the existing scale and character of neighborhood except as part of an approved redevelopment plan. Redevelopment would be allowed that is compatible with a village character that would maintain the existing street pattern. New buildings would be subject to design standards to assure that the buildings fit into the pattern and scale of the neighborhood.

Provisional Identification of Problems/Opportunities to be Addressed

- Reduce the level of controversy accompanying new development.
- Attract businesses that would benefit Knightville residents.
- Slow gentrification and create workforce housing.
- Improve architectural quality, interest, historic features, and resiliency.
- Achieve a balance between the need for business parking and not overloading the letter streets with cars.
- Improve facilities and services for walking, bicycling, transit, and other alternative modes of transportation.

Provisional Planning Process

- Use City planners, committee members, and volunteers to keep planning expenses to less than \$10K.
- Develop a working proposition of the Knightville problems and opportunities to be addressed.
- Identify stakeholders and achieve effective consensus among them that:
 - the problems and opportunities articulated are accurate and worth working on.
 - the planning process is fair and properly designed.
- Include polling the letter street residents as well as Ocean Street owners to gauge their desire for expanded zoning design standards and/or historic preservation provisions.
 - This component would be led by the Arts & Historic Preservation Committee.

- Create webpage on City’s website.
- Possibly send a mailed survey to all Knightville property owners and occupants and enable others in the City to take the survey by putting it on-line.
- Develop an initial set of solutions.
- Seek effective consensus among stakeholders on the initial solutions.
- Refine the initial solutions and prepare a draft report.
- Seek consensus on the report and bring forward for Council adoption.
- Implement the report recommendations.

First Blush Possible Zoning Amendments

- Extend design standards or historic district standards to the letter streets.
- Move zone line to the rear property line for lots split into two zones; review buffering requirements.
- Extend the provisions for building single-family homes on non-conforming lots of record to Knightville.

Other Potential Actions

- **Prototype redevelopment** of three properties.
 - Design for desired scale and use, then see if the project would be possible under existing zoning.
 - Martin’s Point property is a priority; also consider the Bridgeway property and one other.
 - Potentially use the Urban Land Institute (ULI) Technical Assistance program.
- Explore opportunities for **niche manufacturing** (e.g., high-end bicycle parts).
- Does GWI offer **gigabit internet**? Offer fast internet service.
- Explore **climate change resilient architecture**—see Denmark.
- Explore opportunities for “**cool**” **architecture** that doesn’t impact the neighborhood.
- Encourage more use of **Waterman Drive parking**
 - Make it feel safer
 - Work with employers to provide incentives for employees to park on Waterman
 - Construct a paved path to connect Waterman Drive parking with D Street.
 - Get ice off sidewalks
 - Better lighting

- Explore better **non-car transportation** options
 - E.g., better bus service to the hospitals and other major employers
- **Amend Downtown TIF** to incentivize workforce housing development and desired business attraction.
 - Seek neighborhood input on what types of new businesses or services they would like to have available.