

1. Executive Summary



Introduction

The development of the Augusta State Facilities Master Plan is a direct result of a successful collaborative effort between the Maine State Government and the City of Augusta. Strong leadership, public spirit, and a dynamic process incorporating shared resources and volunteer efforts have resulted in an exciting and realistic vision for State Government's place in Augusta.

Strong leadership, public spirit, and a dynamic process incorporating shared resources and volunteer efforts has resulted in a concerted, exciting, and realistic effort to establish Augusta as a great place to live, to visit, to work, and to conduct the business of government.

City and State officials responsible for facilities and for planning recognized the opportunities represented by the renewal of the State House, the Burton J. Cross Building, and the Kennebec River; and the impending construction of a new river crossing bridge to the north of the downtown. Residents and planners saw the potential for improving the life of the City by capitalizing on the historic and aesthetic qualities of Capitol Park, the Kennebec Arsenal and the

Augusta Mental Health Institute; and the possibilities offered to the City by the creation of a new Psychiatric Treatment Center and the acquisition of the Arsenal for re-use by City and private entities.

Both the State and the City had undertaken significant planning projects in previous years (for the State, the New Capitol Area Master Plan and the Moving Maine Forward project; for the City, the Open Space, Public Access and Outdoor Recreation Plan, the Transportation Plan, the Redevelopment Potential in Downtown Augusta study, and the Kennebec Arsenal Development Project Plan, among others). The continuing improvement in the condition of the Kennebec River, given a substantial boost by the removal of the Edwards Dam, along with the surging Maine economy, also contributed to a renewed interest in studying the economic, physical, and human resources of Augusta by those directing the City's course, both in City Hall and the State House.



Stone Building - new main entrance.

As some legislators said, “it seems the stars are aligned” in favor of the various planning constituencies in Augusta coming together to take the next big step in the rediscovery of Augusta as a thriving Capital City. In response to this strong current of interest, the Legislature established the Capital Riverfront Improvement District in 1999 and directed its Board to create a Master Plan to guide efforts to revitalize and utilize the river and the surrounding City districts and neighborhoods. At the same time, the King Administration directed the Bureau of General Services to begin a new phase of facilities master planning for State agencies. The combination of these two efforts has led to a new era in cooperation and communication between the City of Augusta and the State of Maine.

Goals

The Augusta State Facilities Master Planning Committee (MPC), established to oversee the work of the Master Plan, adopted several basic goals that would serve to guide the planning process. These thirteen statements of principle were based on initial dialogues between the MPC, the consultants, and the client State agencies: the Department of Administrative and Financial Services and the Bureau of General Services. The MPC revisited these goals at the

end of the process and confirmed that the original concepts had been retained.

Create a blueprint for development of State real estate resources for the next 20 years.

Establish a flexible yet durable framework for planning and executing development projects for State-owned buildings and sites in the greater Augusta area.

Improve the work environment of Maine State employees.

Establish and implement standards for new and renovated spaces that will assure that Maine State Government employees have safe, comfortable, healthy, efficient and attractive work environments.

Improve the stewardship and management of State-owned facilities.

Maine State Government holds significant properties on behalf of the people of Maine. It is obligated to operate and maintain them in the best interest of building occupants and visitors and of Maine taxpayers.



The newly renovated Burton M. Cross building provides appropriate space for the transaction of public business.

Create appropriate space for public business.

Customers of Maine State Government should be provided with appropriate spaces for transacting business. Offices and meeting spaces where these transactions occur should be comfortable, safe, and functional. In addition, these spaces should instill pride and confidence in customers in regard to the competence and service orientation of government employees.

Consolidate State agencies.

Although new technologies have decreased the necessity for face-to-face communications, it remains important for employees to be in close proximity to each other in order to facilitate the day-to-day operations of State Government. Thus State agencies that are fragmented in several Augusta area locations have as a common goal the consolidation of multiple locations into as few locations as possible.

Coordinate planning with the City of Augusta and surrounding communities.

Until recently, the State carried out its real estate development projects and planning efforts with little input

from or coordination with its host communities. From the beginning of the Augusta State Facilities Master Planning process, the Master Planning Committee sought input and participation from Augusta, Hallowell and Gardiner, through the make-up of the Committee itself and by organizing several public forums. As a result, the plan reflects where possible issues and concerns of importance to greater Augusta area officials and residents.

Establish boundaries for State real estate development.

Until now, people who live in neighborhoods under the shadow of the Capitol Dome have been uncertain about their futures. State projects often were executed with little notice and little regard for the impact of these projects on property values and neighborhood viability. The Master Plan establishes boundaries for State development, and identifies areas where the State may have an interest in acquiring property when it becomes available. The Plan also designates areas in which it has no intention of acquiring property, thereby notifying owners that they may plan for the future of their properties with no risk of State takings or negative impacts.



Restoring the core historic buildings on the AMHI Campus, represents an opportunity to productively reuse the States valuable real estate assets.

Restore and reuse State-owned historic buildings.

Very few people in the Augusta area would have argued that striving to restore and properly use the State House was a worthy goal. However, when the Master Plan process began, many would have questioned the restoration/rehabilitation of the State Office Building or the adaptive re-use of the buildings of the AMHI campus as good public policy. The Master Planning Committee came to the conclusion early on that these buildings represented important resources, and that by renovating them according to sound preservation standards, the State could solve many of its space problems and preserve significant historic resources at the same time.

Thus the restoration and re-use of these and other historic buildings held by the State became key elements of the Master Plan.

Balance leased and owned space occupied by State agencies, emphasizing leased space in downtown Augusta.

With the consolidation of State agencies in fewer, State-owned locations as one of its goals, the Master Plan inherently represents a reduction in the use of leased space for State offices. However, the Plan recognizes that there will always be a need for leased space for flexibility, swing space, and special projects. The Committee recommends that State leased space be used strategically to solve specific agency needs and to achieve specific goals. A primary example is the recommendation that the State locate up to 300 employees on Water Street in Augusta in order to foster economic development and revitalization of downtown.



Capitol Park represents a valuable open green space that the master plan will preserve and enhance.

Create and enhance green space on both the Capitol Campus and the East Campus.

Maine State Government is fortunate to have two potentially beautiful campuses separated by a major scenic waterway. The Master Plan seeks to protect and enhance the green spaces already in place, and to extend landscape planning to include parking lots, streetscapes, and potential building sites.

Support the “Anti-Sprawl” initiative by increasing the density of use on both the Capitol Campus and the East Campus.

Current efforts in the Legislature and State Government to reduce sprawl have been incorporated in the Master Plan in a number of ways. Chief among them is the recommendation that State Government employees be concentrated on the two existing State campuses to make use of existing infrastructure and to build up the “critical mass” that needs to exist in order to create a livable city. For example, the location of more State employees in the city’s core will encourage the growth of cultural and recreational opportunities and other amenities that will, in turn, make the renovation of existing housing and the construction of new in-town housing more likely. By offering living options for State employees close to their offices, there will be less reliance on automobiles and less suburban open space developed for housing subdivisions.



View of Capitol from Hallowell. Improving Augusta's transportation relationships with its neighboring communities is intrinsic to the Master Plan.

Develop infrastructure to support alternative transportation.

The critical mass mentioned above has a positive impact on the development of alternative transportation options. With a more dense urban core, consisting of thriving retail, office, cultural, recreational, and residential components, the critical mass needed to support alternative transportation systems such as shuttle busses, car- and vanpooling, bicycling pathways, and pedestrian walkways will be in place. Links between these systems and exciting options such as high-speed river ferries and railroad commuting lines now being planned or discussed become more feasible as the number of people concentrated in compact employment/service centers increases.

Develop infrastructure support for building development.

While the concentration of State employees on the two center-city campuses offers many advantages, the Master Plan recognizes that there will be impacts on the city and its neighborhoods that must be accommodated. For example, as the population of the West Campus/ Capitol Complex increases and several hundred new parking spaces are created, road improvements such as turning lanes and new signalization will be required, as will improved sidewalks and crosswalks to make the pedestrian environment safer and more attractive. Decorative paving, pedestrian-scaled ornamental street lights and increased landscaping (including buffer zones for parking lots and structures) will be installed. Necessary utility upgrades will be designed in keeping with the historic and aesthetic character of each campus. As an example, electrical and telecommunications systems will be located underground within the campus boundaries.

History

City of Augusta

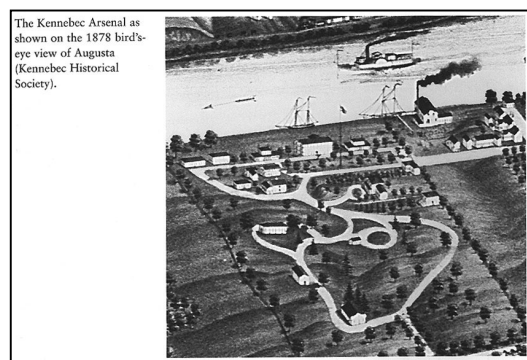
It is fitting that the deliberations of the two recent major master planning initiatives in Augusta have the Kennebec River as their focus. The terraces and steep slopes that define the river valley and the distinctive structure of the city's development are bisected by the Kennebec at the head of river navigation, some 45 miles from its mouth at Popham, south of Bath.



Kennebec River near Augusta.

The river was an important transportation link and source of food for Native Americans well before Europeans arrived on the scene as early traders in fish and furs. From Kennebec provided a deep water route to the far corners of the globe for Augusta area merchants, traders and industrialists.

Native Americans called Augusta *Cushnoc*, a word that has had various meanings, all of which assign importance to the place. Plymouth Colony traders readily picked up on the strategic and economic possibilities of Augusta, as evidenced by the establishment of a trading post near the present site of Fort Western in 1628. Permanent white settlement took root in 1754. In 1785, Augusta became the seat of Kennebec County.



The Kennebec Arsenal as it was in 1878.

Important events early in the 19th century served to shape Augusta's destiny as something more than the average river town. In 1828, the federal government began construction of the Kennebec Arsenal, built to serve as an outpost and storehouse of munitions for the protection of the northern and eastern frontiers. The Arsenal came to include fifteen buildings on a 40-acre site on the east side of the river, just below Fort Western. A year later, in 1829, the cornerstone for the new State Capitol was laid, firmly establishing Augusta's importance as the seat of state, as well as county, government. And in 1840, the Maine Insane Hospital opened its doors on a large, pastoral campus directly to the south of the Arsenal, and across the Kennebec from the Capitol.

By the middle of the 19th Century, Augusta's population was over 8,000, and the town adopted the city form of government. The city's prosperity was assured as, in addition to its governmental and military facilities, it

boasted a cotton factory and several sawmills, aided by the construction of a dam in 1837.

The harnessing of the water power of the Kennebec led to the next phase of Augusta's commercial development, with the advent of water-powered processing and manufacturing concerns constructed along the riverbanks to the north of Fort Western and the Water Street commercial district. The city served as the trading center for more than 75,000 area residents.



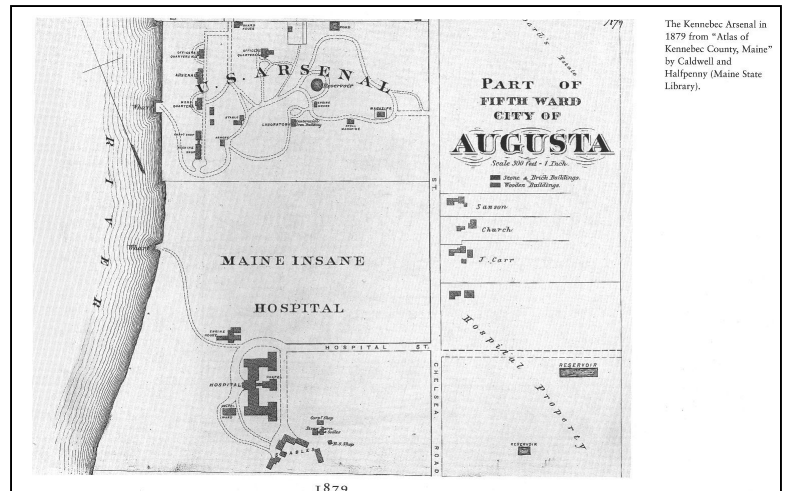
Augusta's in-town residential neighborhoods and cultural institutions cling to the sides of the Kennebec Valley.

Residential areas climbed the hillsides and populated the terraces above the river. Major institutions, such as the Library, the County Courthouse, and churches, also located on the plateau to the west of downtown. State government expanded on the State House grounds and into adjacent residential neighborhoods; and federal facilities were constructed nearby.

In the late 1930's, Augusta's manufacturing industries began a decline that was characteristic of the New England economy in general. Although local, county, state and federal governments all increased their presence in the city, that was not enough to overcome a stagnation that led to a decline in the condition of Augusta's housing stock and the downtown commercial area, and to a general sense that time had passed the city by. However, institutional, retail and service organizations picked up some of the slack.

Since the late 1980's, a variety of planning projects have focused attention on the downtown core. The historic building stock and the riverfront have increasingly come to be viewed as significant and unique assets that can contribute to the revitalization of the commercial core.

City and governmental campus plans now being developed can lead to the rebuilding of Augusta as a thriving river town and a capital city that takes advantage of its unique natural setting. Augusta is poised to supply its residents with a wonderful environment in which to live, work and play, and to give its visitors a memorable image of Maine's Capital City.

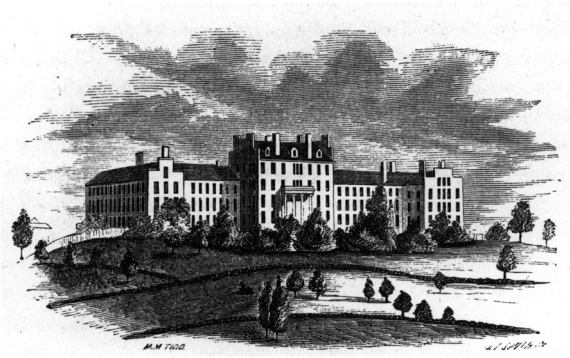


Augusta Mental Health Institute (AMHI)

In the 1820's and 1830's, during a period of prosperity for the nation, the State of Maine, and the City of Augusta, policy makers took heed of some important societal ideas on the treatment of some of the less-fortunate citizens of the new state. In 1834, the Legislature appropriated \$20,000, with an equal amount to be raised privately, for the purpose of establishing the Maine Insane Hospital. A 35-acre site was purchased in 1835. The land selected was directly across the Kennebec River from the State House. This location was selected, according to historical accounts, in order to place the new facility in sight of legislators at work in the Capitol, so they would not forget the needs of Maine's mentally-ill. The first building had 200 rooms and accommodations for 120 patients. The institution opened its doors to patients in 1840.

The need for additional space became evident early on, and in 1846-48, an addition to the south wing of what is now known as the Stone Building was constructed to house male patients. A second addition, to house female patients, was under construction in 1850 when a fire gutted the south half of the building, including the new male wing. Twenty-seven patients and 1 staff member perished in the fire.

The damaged sections were rebuilt, and upon their completion, the female wing was finished in 1855. The institution once again began to grow after it recovered from the fire. An additional female wing was added to the Stone Building in 1866, and a third male wing was completed in 1870.

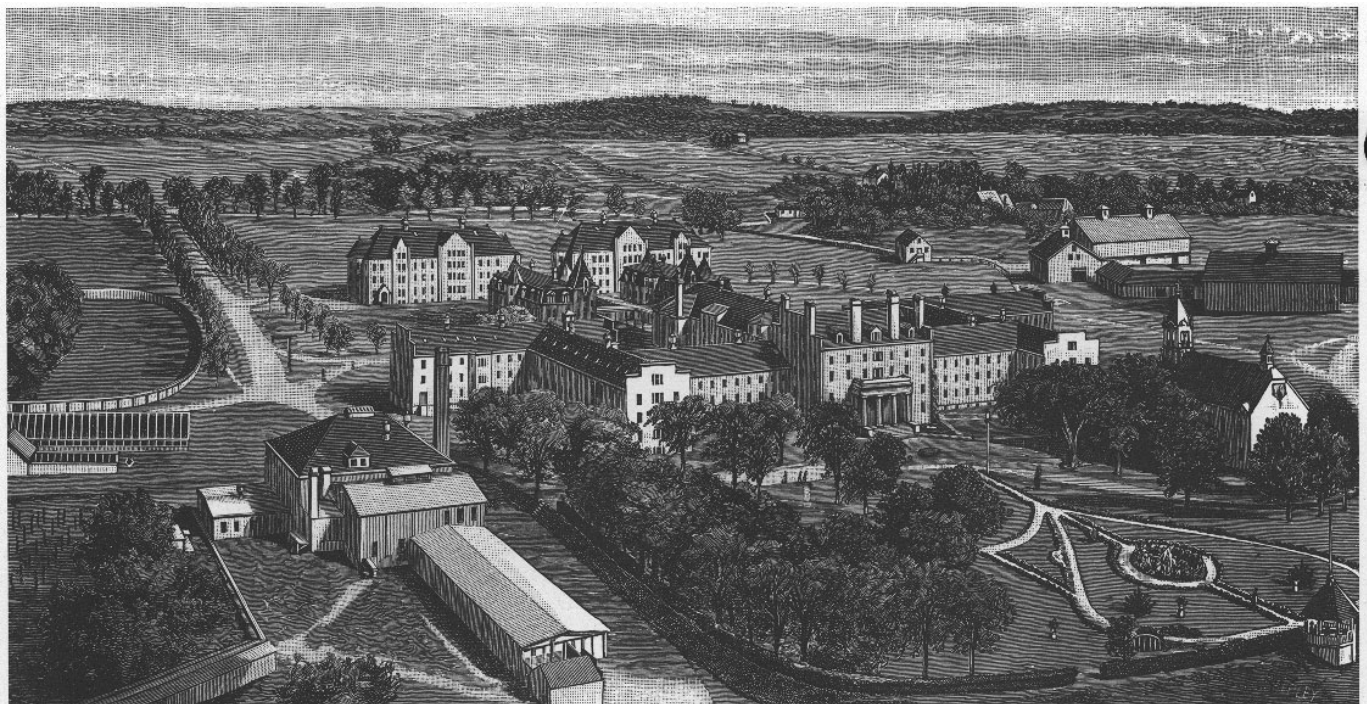


The Stone Building as it looked in the 1860's.

The second major free-standing building to be constructed was Coburn Hall. This building played a major role in the life of patients and staff alike by providing a chapel/amusement hall, a library, and a central kitchen. Dormitory rooms for staff were provided, first in the attic, and later in a full third story addition.

In 1864, the trustees of the hospital began to consider future expansion according to a “pavilion” plan, in which clusters of buildings were linked together by covered walkways or corridors. Coburn Hall was the first building constructed according to the new plan. The Female Pavilion was next, completed in 1883; and the Male Pavilion, now known as the Williams Pavilion, was finished in 1884.

The core of the original hospital campus was completed in 1890 with the construction of the Harlow and the Sanborn Pavilions, identical structures housing 100 patients each.



HOSPITAL FOR THE INSANE, AUGUSTA, MAINE

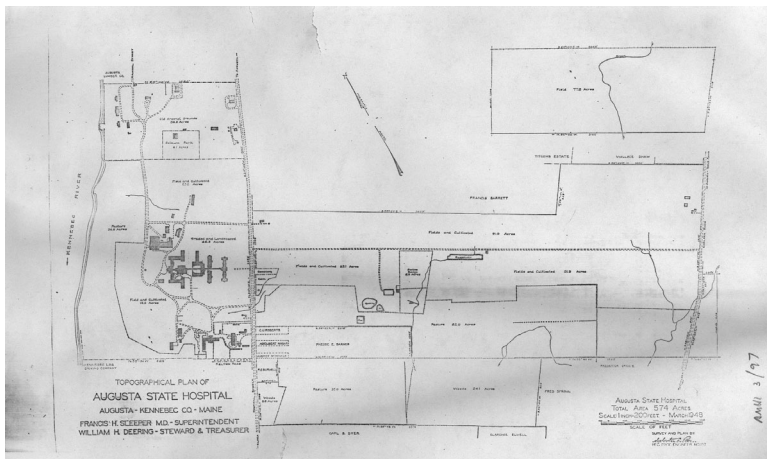
This engraving from the late 19th century shows the pastoral nature of AMHI in earlier years.

The two brick buildings were linked to the Male and Female Pavilions and the Coburn Building by elevated brick walkways.

A variety of other buildings were erected on the hospital grounds, including a boiler house, green house and several agricultural buildings, represented today by the Campbell Barn, that were part of the once-extensive farming operations of the institution. The campus came to encompass over 800 acres of land, with 260 acres on the west side of Hospital Street, and over 600 acres devoted to farm land at one time.

The hospital eventually made use of all of the granite buildings of the Kennebec Arsenal after that property was turned over to the State in 1905. A major renovation of the main arsenal building as the Burleigh Pavilion was completed in 1913, and the officer's houses and enlisted men's barracks were converted to housing for hospital staff.

In the 1920's and '30's, the hospital continued to grow in patient population and facilities. Tyson Hall, an addition to the Female Pavilion, was completed in 1920. The Nurses Home was built to the north of the power house complex in 1927. And in 1935, the Ray Building was constructed as a dormitory for both male and female patients.



The AMHI property in the 1920's totaled 574 acres.

The Augusta State Hospital, as the institution was known in beginning in 1949 with the completion of the Elkins Building, containing surgical and infirmary spaces, connecting the Male and Female Pavilions at their eastern ends. The Greenlaw, Marquardt and Deering Buildings followed in the 1950's, along with extensive renovation projects in many of the other, older buildings. It was during this period that the patient population reached its peak of 1,840. Even with the completion of Greenlaw, the hospital was still considered overcrowded by almost 30 percent.

In 1961, changes in laws regarding mental hospital commitments and programs emphasizing the return of selected patients to community life led to a decline of the patient population and a de-emphasis on vocational rehabilitation such as the agricultural program at the hospital. By 1976, the in-patient population had dropped from 1,500 to 350. The completion of the Greenlaw Building in 1955 marked the last major new building

construction effort on the campus for the hospital until the construction of the Sleeper Gymnasium in 1988.



The male and female pavilions as pictured in 1885.



The Greenlaw Building, one of AMHI's mid-20th century structures.



An early artist's view of Winston's Hill shows the original State House site surrounded by houses and fields.

In the 1980's and '90's, treatment programs for those mentally-ill patients who were not placed in Maine communities relied less and less upon the amenities that historically had been provided at AMHI. The patient population dropped to around 100 in the late 1990's. Thus many of the physical resources that were needed in the past are no longer used or have been adapted to new uses. At the same time, patient rooms and treatment spaces were concentrated in the Stone Building, ironically the oldest and original AMHI building.

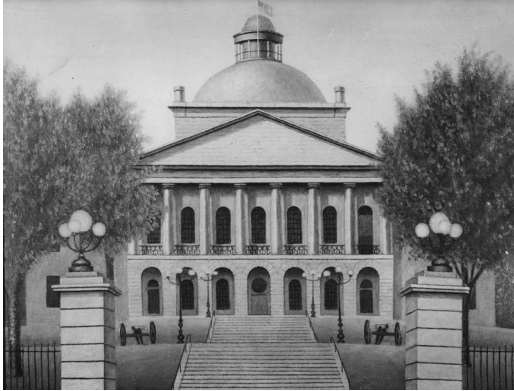
In 1999, a study was commissioned to prepare a needs assessment, select a site, and prepare a preliminary building program for a new psychiatric facility to replace AMHI. Consultants recommended that the new facility be located on the existing AMHI campus.

Once the new treatment facility is in operation, attention will turn again to the core AMHI campus and its historic buildings and grounds (the Stone Complex, the Male, Female and Harlow pavilions, and the Coburn Building were listed on the National Register of Historic Places in 1982 and the district listing was updated in 2001). The original AMHI will become the East Campus of Maine State Government, while the new Psychiatric Treatment Center will be a vital new component of the campus.

Capitol Complex

The site of the Capitol, Weston's Hill, was selected as the location for Maine State Government's first permanent public building, the new State House, in 1823. In 1828, plans for the State House were solicited from Charles Bulfinch, one of the foremost architects in the U. S. (other Bulfinch designs included the original United States Capitol in Washington, and the Massachusetts State House). The inaugural session of the Legislature occurred in the State House in January, 1832.

The Capitol was soon found to be too small, however, and several minor renovations undertaken over the period of 1850-1891 were designed to provide additional space. By 1890, the space shortfall had gotten so severe that an addition to the State House finally was approved. The west



Historical image of the State House.



State house view from the late 19th century.



The State House as expanded in 1909-11.



This architect's rendering showed the State Office Building to be the epitome of "modern" in the early 1950's.

wing was completed in 1891 and was carefully designed to gracefully compliment the original Bulfinch building. Another series of less ambitious renovation projects was undertaken during the period 1901-1908, under the direction of Portland architect John Calvin Stevens.

The need for space soon reached a critical level again to the point that the largest expansion project was executed during the period 1909-1911. The plans called for enveloping the Bulfinch structure with a new, much larger Capitol. The original dome and roof, north and south end walls, and original interior elements were removed in order to add new north and south wings and totally reconfigure interior spaces. A new steel and concrete dome rising 185 feet was erected.

Within 10 years of the completion of the State House expansion, office space for administrative functions of State Government was in short supply once again. In the 1920's two brick buildings were constructed to the southwest of the State House to house the State Highway Department and the Adjutant General's Office. In 1939, the two buildings were connected by a third structure. These three buildings most recently housed the Department of Education, but were demolished in March, 2001, as part of the State Office Building renovation project.

Also in the 1920's, the legislature commissioned the Olmsted Brothers, the nation's most renowned landscape architectural design firm, to prepare a landscape plan for the Capitol grounds and for Capitol Park. The Olmsted plan, although never fully realized, resulted in the transformation of the unpretentious mall into a picturesque public park.

In 1949, the legislature began to investigate the possibility of implementing an idea first posed in 1909, that of building a new office building directly behind the Capitol, connected to it by a tunnel. The result was the construction of the State Office Building, begun in 1954, and completed in the Fall of 1956.

The building was considered state-of-the-art at the time, and is believed to have been the biggest office building constructed in Maine up to that time. By the beginning of the Moving Maine Forward planning effort, the building

was falling into disrepair and did not meet many contemporary standards for health, comfort and safety.



New east entrance to the Burton M. Cross State Office Building.

The renovation of the State Office Building, now complete, was thus identified as a major component of the first phase of the Moving Maine Forward project. The renovated building houses 700 State employees, while providing legislators, employees and visitors with necessary support services.

The final chapter in the creation of the Capitol Complex as it exists today was the design and construction of the Maine State Cultural Building in 1967-69, built to house the Maine State Museum, the Maine State Library, and the Maine State Archives. The design was organized around a clear, three-part separation of the three resident agencies around a central, open courtyard. However, the library light court was a continuous source of leaks, and was thus roofed over (as was the entire entrance court) with a modern granite and glass enclosure in the late 1980's.



The cultural Building, until recently obscured by the Education Building.

At the time of the Cultural Building's construction, there were plans put forward for erecting a public plaza, underground parking, and other amenities in the open spaces bounded by the Cultural Building, the State Office Building, and the State House, presuming that the Education Building would be demolished. That objective has finally been realized, as the State Office Building renovation project included the removal of the Education Building and its replacement with green space.

Thus the history of the Capitol Complex, driven by the needs and aspirations of the people of Maine and their public servants, continues to be written. The restoration/rehabilitation of the State House, and the revitalization of the Burton M. Cross State Office Building, will occupy pivotal positions in this history, perhaps representing a high point that will show that we made effective use of our existing assets and valued our history; and, as a result, laid the groundwork for improving the utility and beauty of the entire Capitol area for future generations.



LEGEND

- | | |
|----------------------------|--|
| 1. CENTRAL BUILDING | 24. STATE POLICE GARAGE |
| 2. TYSON BUILDING | 25. MEDICAL EXAM / MORGUE |
| 3. ADMINISTRATION BUILDING | 26. OLD MAX |
| 4. STONE NORTH | 27. COMMANDANT HOUSE (OLD TREASURER'S BLDG.) |
| 5. STONE SOUTH | 28. GATE HOUSE |
| 6. AMHI GYMNASIUM | 29. LOCKE HOUSE |
| 7. WILLIAMS PAVILION | 30. NORTH BURLEIGH |
| 8. HARLOW BUILDING | 31. BURLEIGH PAVILION |
| 9. RAY BUILDING | 32. SOUTH BURLEIGH |
| 10. WAREHOUSE | 33. BURLEIGH ANNEX |
| 11. ENGINEERING BUILDING | 34. BURLEIGH ANNEX GARAGE |
| 12. GREENLAW BUILDING | 35. COBURN PARK TOILET |
| 13. LAUNDRY | 36. LARGE POWDER MAGAZINE |
| 14. MARQUARDT BUILDING | 37. PUBLIC SAFETY BUILDING |
| 15. DEERING BUILDING | 38. CRIME LAB |
| 16. SURPLUS PROPERTY | 39. ENTOMOLOGY LAB |
| 17. MACHINE STORAGE BLDG. | 40. ARSENAL |
| 18. CENTRAL WAREHOUSE | 41. BUREAU OF MOTOR VEHICLES |
| 19. CAMPBELL STORAGE BARN | 42. CARPENTRY SHOP |
| 20. FARM HOUSE | 43. PAINT SHOP |
| 21. NORTON HOUSE | 44. GREENHOUSE |
| 22. CETA BUILDING | |
| 23. DOCTOR'S HOUSES | |



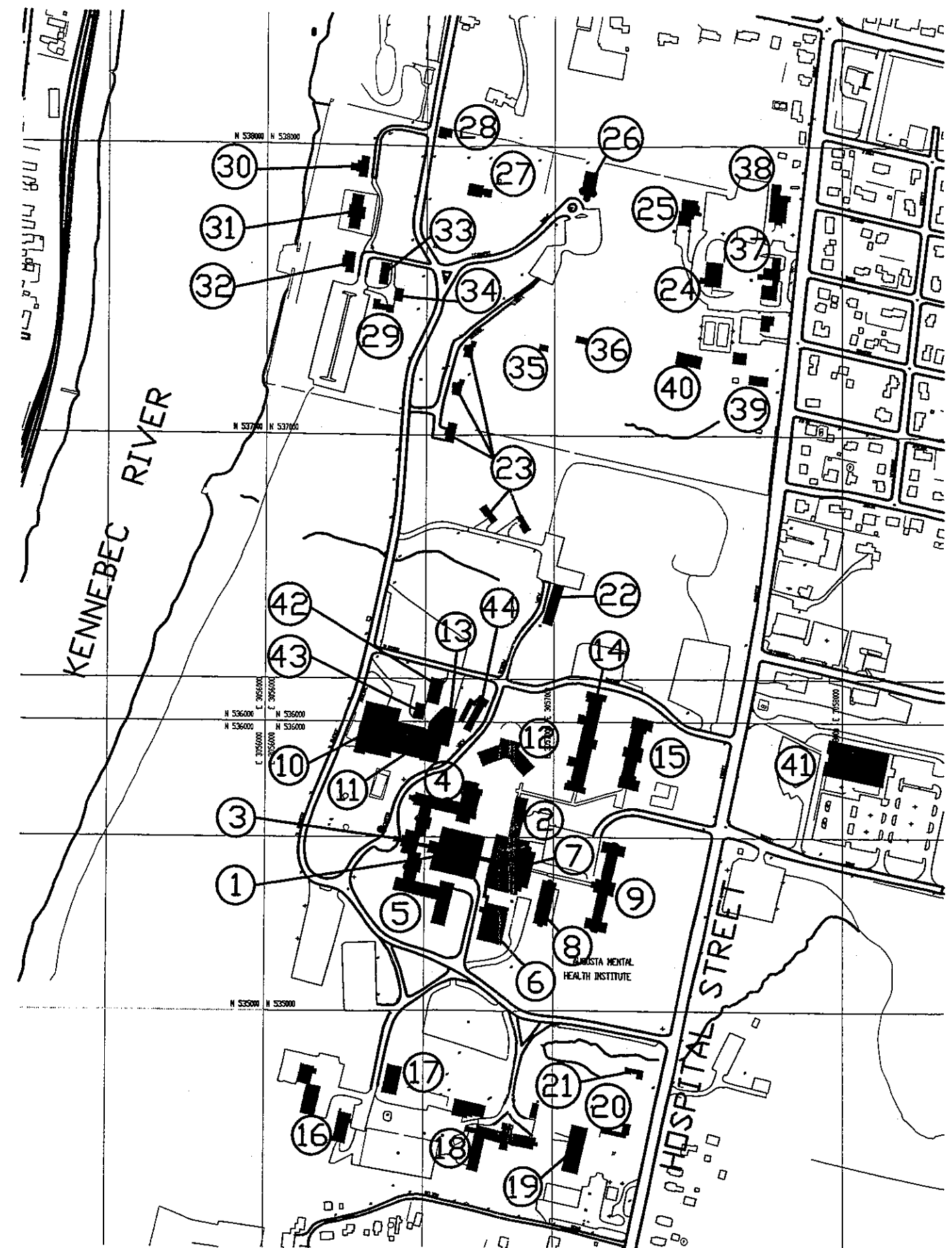
ARCHITECTURE
ENGINEERING
PLANNING

AUGUSTA STATE FACILITIES MASTER PLAN

AUGUSTA, MAINE

BUILDING LOCATION MAP { CAMPUS EAST }

14 MARCH 2000



Existing Conditions

East Campus

The State's real estate holdings on the east side of the Kennebec River are dominated by the contiguous campuses of the Augusta Mental Health Institute and the Kennebec Arsenal. Both are significant historic resources listed on the National Register of Historic Places. The Arsenal has the added honor of being designated a National Historic Landmark. Both campuses feature important and imposing masonry buildings set in pastoral landscapes that mount eastward from the Kennebec River to Hospital Street. Both sites are mostly open, allowing excellent views west towards the Capitol.

The Arsenal is addressed only in a peripheral manner in this Master Plan because the State intends to turn the property over to the City for development as a mixed use, adaptive re-use project. Most of the significant original Arsenal buildings remain and are in fair condition. They were ruggedly constructed and are excellent candidates for restoration and re-use.

The AMHI buildings are in varying states of repair and configuration. Because many of them have been in active use as psychiatric treatment spaces for well over one hundred years, and have not been well-maintained for the last 40 years, they have been heavily used and extensively renovated, and are now in fair to poor condition. However, as with the Arsenal, these buildings were solidly built and can be successfully recycled to last another century. There are several newer buildings, dating from the 1950's and '60's, many renovated for continued AMHI use or for occupancy by other State agencies. These buildings are not of the same architectural quality as the older buildings and generally detract from the overall character of the campus.

Other State-owned resources on the east side of the river include older buildings such as the Public Safety Building and several smaller structures used by Inland Fish & Wildlife and the Department of Conservation (on Hospital Street), and the Department of Agriculture on Cony Road. Newer buildings include the Motor Vehicle Building, the Medical Examiner's Building and the Crime Lab Building, all on Hospital Street. A group of buildings located at the south end of the AMHI campus and consisting of former



The Harlow Building, one of the core AMHI campus structures needing renovation.



The Administration Building, part of the Stone Building Complex, is the original AMHI structure completed in 1840. The porte cochere was added in the 1890's.



The Motor Vehicle Building located across Hospital Street from the AMHI Campus.

AMHI barn remnants as well as new, utilitarian structures will be removed to make way for the new Psychiatric Treatment Facility, (the Campbell Horse Barn will remain).

Much of the East Campus landscape remains open as it has been for many years, though at one time much of it was occupied by farm fields, orchards and gardens husbanded by AMHI patients. Mature trees are scattered throughout, and a band of native growth lines the riverbank. The open character is enhanced by the proximity of the Pine Tree State Arboretum and city-managed recreational ball fields. The latter are located on State-owned land leased to the City.

West Campus

The West Campus is focused upon the State House and Capitol Park, and to a lesser extent, the Burton M. Cross Building and the Maine State Cultural Building. The three major buildings occupy Weston's Hill, the original seat of State Government in Augusta, and command a fine view eastward across the Kennebec River Valley to the Arsenal and the East Campus.

The State House, which has been well-maintained but subject to inappropriate alterations and overcrowding, is currently undergoing renovation/restoration to recapture its lost grandeur and to remove functions not essentially located there.

The Burton M. Cross State Building renovation has been completed. The Cultural Building is currently being studied for renovation and expansion potential in order to meet the current and future needs of the State's Museum, Library and Archives. In a major step forward in planning for the beautification of Capitol Hill, the anachronistic Education Building located between the Cultural Building and the Burton M. Cross Building has been demolished. The open space thus created has become a part of the landscaped Capitol grounds.

The parking areas that surround these three buildings are in disarray and poor condition. They are difficult to navigate, whether in a vehicle or on foot. The State Parking Garage provides essential parking spaces, but getting to it and from it for visitors and employees alike is problematic. In general, the pedestrian environment on the West Campus as



The Statehouse from Capitol Park.



Existing parking on Capitol Campus.

it exists today is poor. State Street, Capitol Street and Sewall Street are all devoid of pedestrian amenities. The entire campus currently is oriented toward automobiles.



Capitol Street existing streetscape.

Other significant buildings occupy prominent places on the West Campus. These include the Nash School (occupied by the Secretary of State), 221 State Street (occupied by the Department of Human Services), 20 Union Street (occupied by the Department of Labor), and the Department of Transportation Building. The last three of these face Capitol Park. With the exception of the Nash School, these buildings are less than 50 years old. All are in fair-to-good condition, and all are in need of varying degrees of renovation. The Nash School was renovated a few years ago and is in good condition.



Gage-Lemont House on Capitol Street opposite Capitol Park.

The State also owns a group of historic former residences that line State Street north of Capitol Street. These include the Blaine, Gannett, Smith, Merrill, MacLean and Gage-Lemont houses. All are of historic significance and have been converted to State Government use as office space, except for the Blaine House which serves as the Governor's Residence. These houses give us a glimpse of the substantial residential neighborhood that once lined much of State Street.

Scattered buildings that serve a variety of government functions are located near the Capitol Complex. The largest of these is the MDOT Motor Transport building group on Capitol Street west of the State House. Several utilitarian buildings occupy a substantial site of considerable topographical interest due to its former use as a granite quarry. The functions housed here do not represent the highest and best use of the property, which is strategically-located and has fine views of the Capitol Complex and the East Campus beyond.

Other buildings in the vicinity include an Inland Fish & Wildlife storage and support building on Federal Street, the PUC Building on State Street, and the BGS Fleet Garage on Cumberland Street, the last of these representing an unwelcome intrusion in the residential neighborhood adjacent to it.

There is only one property in the midst of the Capitol complex that is not State-owned, that being a branch bank



LEGEND

1. STATE HOUSE
2. STATE OFFICE BUILDING
3. CULTURAL BUILDING
4. 242 STATE STREET (PUBLIC UTILITIES COMMISSION)
5. EDUCATION BUILDING
6. 221 STATE STREET (DHS)
7. 20 UNION ST. (DEPT. OF LABOR)
8. MAINTENANCE BUILDING
9. DOT BUILDING
10. DASHLAGER HOUSE (HISTORIC PRESERVATION)
11. DISTRICT COURT
12. NEW DOT SIGN SHOP BUILDING
13. DOT TRANSPORT SERVICES
14. NASH SCHOOL (SECRETARY OF STATE)
15. DOT WAREHOUSE
16. DOT SIGN & TIRE SHOP
17. GANNETT HOUSE (STATE PLANNING OFFICE)
18. McLEAN HOUSE
19. MERRILL & SMITH HOUSE (STATE PLANNING OFFICE)
20. BLAINE HOUSE
21. STAFF HOUSE/BLAINE HOUSE GARAGE
22. 8 FEDERAL STREET (INLAND FISHERIES & WILDLIFE)



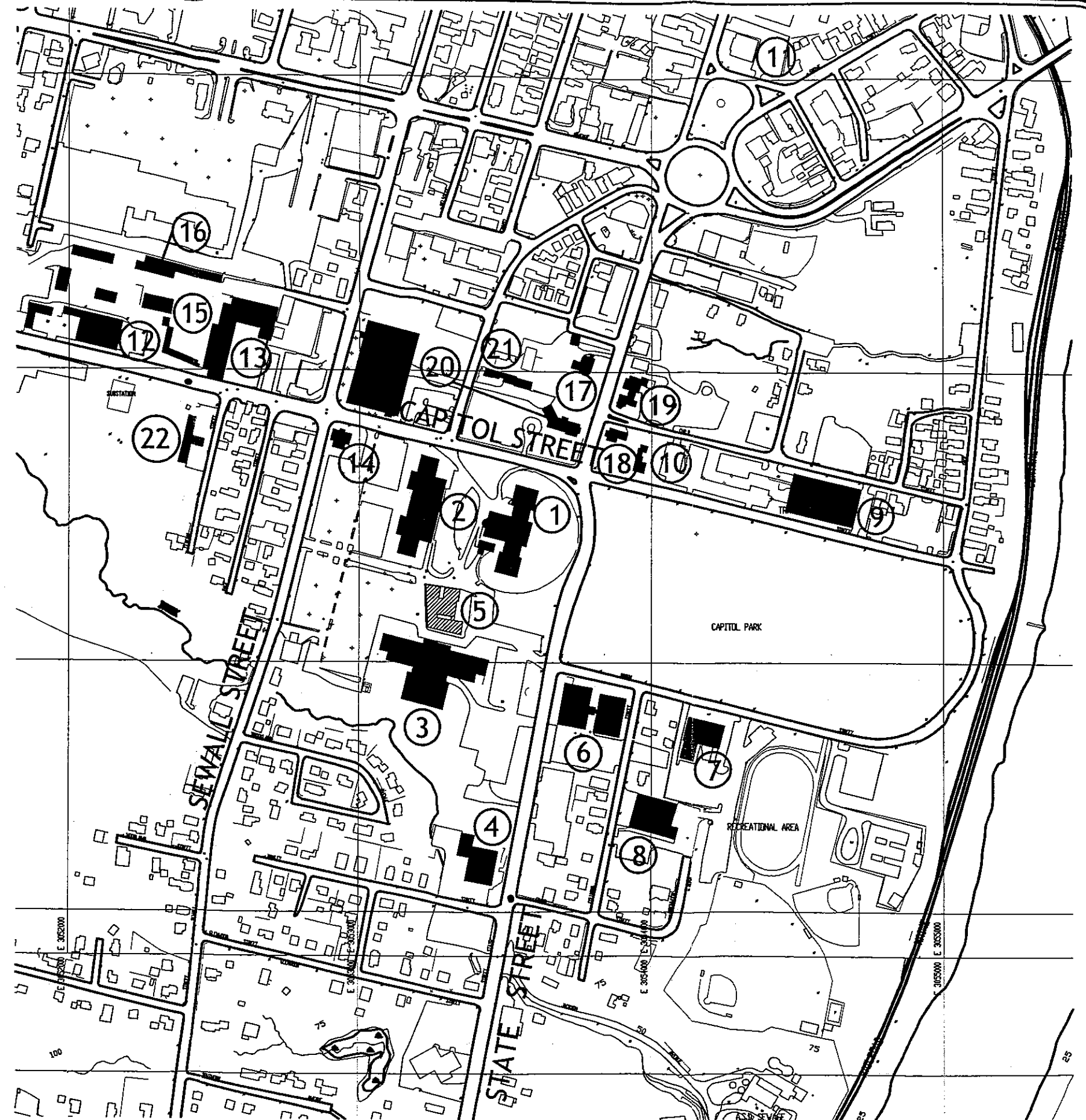
ARCHITECTURE
ENGINEERING
PLANNING

AUGUSTA STATE FACILITIES MASTER PLAN

AUGUSTA, MAINE

BUILDING LOCATION MAP - CAMPUS WEST

14 MARCH 2000



located on Capitol Street, between the State parking garage and the Blaine House.

In general, the West Campus has considerable potential. Deferred maintenance on the buildings and grounds, meager landscaping and disorganized parking, imbue the entire campus with a slightly shabby appearance. The State House and the Burton M. Cross Building renovations and the ongoing efforts to enhance Capitol Park through restoration and supplementation have served to focus attention on the campus.



The Stevens Building is the centerpiece of the Stevens School Campus.



DHS Client Services Building on Anthony Avenue.



DOL One-Stop Center at 2 Anthony Avenue.

Campus buildings were converted to other uses, mostly for State offices. Several State agencies are now located there, including units of the Department of Labor, the Department of Corrections, and the Department of Marine Resources.

Most of the buildings are in good repair, though the oldest and most architecturally-significant building, the Erskine Building, now vacant, has not been maintained and is worthy of and in need of preservation.

Anthony Avenue

The State currently leases a substantial amount of space in an office/industrial park located off routes 11 and 27, northwest of the Interstate, on Anthony Avenue. The Department of Human Services and the Department of Labor both have major facilities there in industrial buildings that have been converted to office use.

DHS houses several bureaus, some administrative and some serving the public, in a building that has been renovated several times. The department considers the Anthony Avenue location to be convenient for its customers, being close to an expressway interchange and near the Civic Center and the University of Maine at Augusta.

The Department of Labor occupies another recently-expanded and renovated Anthony Avenue building with its Augusta One Stop Career Center. DOL also cites the convenience of this location for its customers, as the department consolidated three different customer-oriented bureaus according to the One Stop concept.

Gardiner

Two State agencies are housed in leased space in Gardiner. Several units of the Department of Public Safety are located in a converted retail building on Water Street; and the Department of Professional & Financial Regulations is housed in a former industrial building in a residential area on Northern Avenue.

Downtown

The State has, historically, maintained a presence in leased space in the downtown area. This presence has varied from an individual agency of a major State department housed in a storefront to the relocation of the entire Office of the Attorney General to the Key Bank Building during the



Water Street, Augusta's historical main street.

rehabilitation of the Burton M. Cross Building. The Master Planning Committee considered the condition of Augusta's central business district to be of concern, and investigated the current health and vitality of the area as it evaluated the State's current and future office space needs.

While Water Street has certainly suffered economically due to the recent construction of "big box" retail centers to the west, there are signs that a comeback has begun. The Capital Riverfront Improvement District project included an examination of the downtown. The CRID project report contains several recommendations for taking advantage of the downtown's unique architectural, historical, social and natural resources.

Other Sites

The State owns several buildings housing a variety of uses at sites scattered throughout the Augusta area. Some of these include an office, shop and warehouse building used by the Department of Agriculture on Cony Road; and the Old Liquor Warehouse, located just over the Augusta/Hallowell line in Hallowell, now used as office and storage space by the Lottery Commission and as storage space by the Maine State Museum, Maine State Archives, Maine State Library, and the Law & Legislative Reference Library.



Warehouse and office building on Cony Road, east of the East Campus, used by the Department of Agriculture.