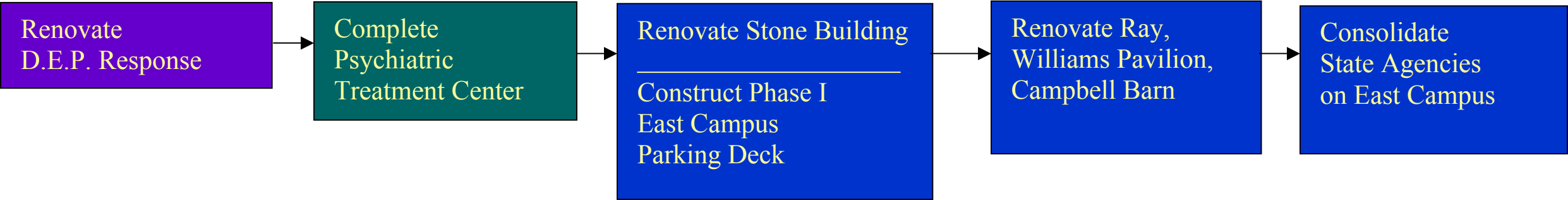


6. Implementation

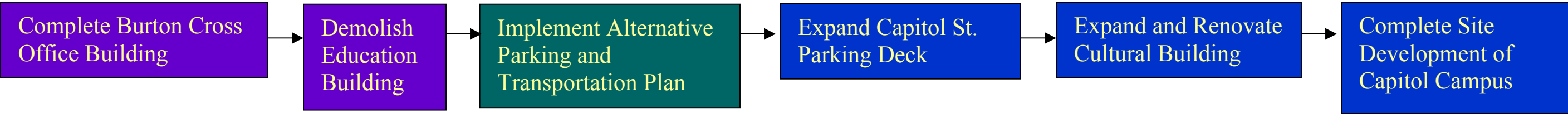
A. Recommended Projects and Project Sequences

Full implementation of the State Facilities Master Plan will take over 20 years to complete. It will be important to reassess the master plan periodically and adjust it to the ever-changing face of State Government. The implementation of this plan requires completing a number of planning projects and stand-alone projects as well as four groups of sequenced projects as indicated below. The sequences can be accomplished concurrently although many of them must be preceded by the appropriate planning studies.

Sequence #1



Sequence #2



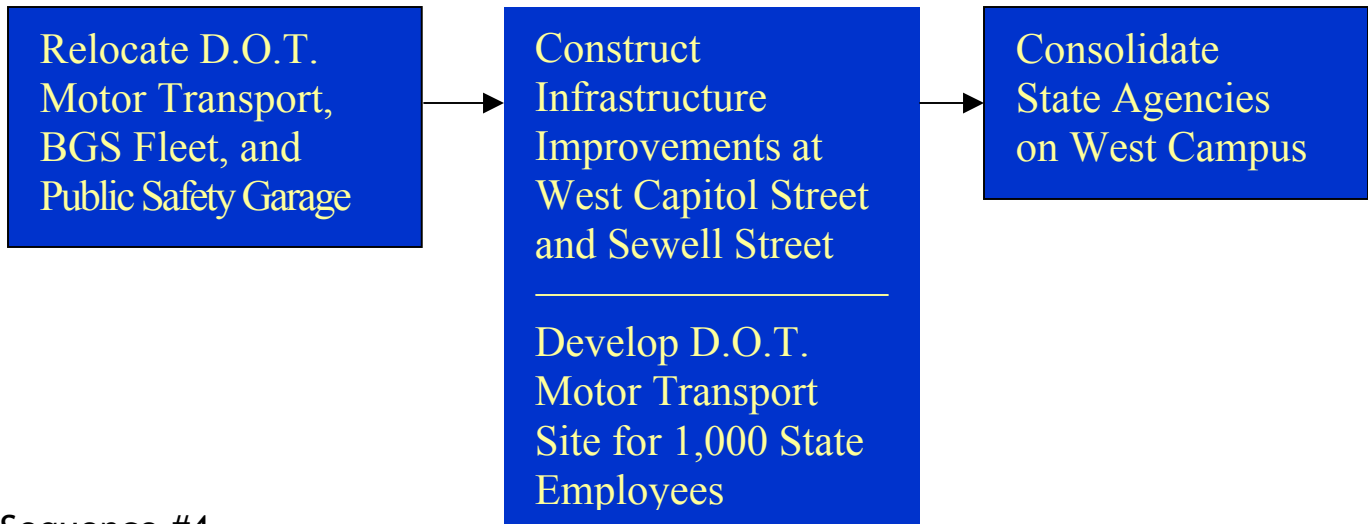
Key:

work completed

work in progress

future

Sequence #3



Sequence #4



As an adjunct to all projects listed in this section, infrastructure improvements, including road improvements to resolve traffic issues, parking lots and decks, alternative transportation, streetscape improvements including pedestrian-scaled lighting, pedestrian crossings and ramps, and traffic-calming elements should be completed in areas adjacent to proposed construction. In all likelihood, these improvements will be joint City-State efforts.

- Planning Studies
- DOT Site
 - Cultural Agencies
 - Stone Building
 - State Street Historic Corridor Plan
 - Public Safety Campus
 - Stevens Campus Re-Use
- Stand-Alone Projects
- Public Safety Campus
 - Downtown Presence (300 Employees in Lease Space)
 - Participate in Stevens Campus Redevelopment
 - Renovate Harlow Building
 - Renovate D.O.T. Building
 - State Street/Capital Street Historic Area

B. Design Standards

The Master Plan is based on the continuing use of significant historic buildings on both campuses...

The Master Plan is based on the continuing use of significant historic buildings on both campuses (the State House and Blaine House, among others, on the West Campus; the Stone Complex and other original AMHI buildings on the East Campus). The rehabilitation of these buildings should be accomplished according to the highest standards, in order to preserve them for future visitors and users. Additions to these buildings need to be sensitively designed to compliment them aesthetically and functionally. New buildings should be designed to respond to their historic neighbors while being high-quality, contemporary buildings in their own right.

... the application of design standards is a logical and appropriate way to assure the longevity of these buildings and their surroundings.

In order to assure this level of quality as renovation, expansion and new construction projects come on line, the committee recommends that Design Standards be established to guide all work within the State campuses. Since most of the buildings of the East Campus are within a National Register Historic District, and the primary buildings of the West Campus and much of the open space are listed on the National Register, the application of design standards is a logical and appropriate way to assure the longevity of these buildings and of their surroundings.

These standards should be compiled in the form of a Design Manual that will become a part of the project design and approval process used by BGS, the State House and Capitol Park Commission, and the Capitol Planning Commission (CPC) for any project proposed for construction within the Capitol Planning District. The Manual should include the following basic components:

- A list of designated historic districts, individual historic buildings, historic landscapes, and historic landmarks
- Physical descriptions and statements of significance for each historic resource, accompanied by photographs which illustrate the range, the visual quality, and the history of the resources
- Standards for alterations of historic buildings, including additions. The standards should be applicable to vernacular buildings as well as high-style buildings (for example, they should apply equally to the Boiler House and the Stone Building on the East Campus)

- Standards for the design and construction of new buildings on the campuses, to assure that new construction projects in historic campus and streetscape settings respond to their contexts
- Design guidelines for signs, to apply to all levels of signage from major highway signs to building signs
- Design standards and guidelines for proposed street and walkway improvements within the campuses and along streets bordering the campuses. Lighting standards will be included.

The committee recommends that the Maine Historic Preservation Commission be responsible for creating these standards, and that the Capitol Planning Commission be responsible for applying these standards for major projects, perhaps above a certain construction dollar value. Smaller projects should still adhere to the standards but could be subject to administrative review by BGS and the staff of the Maine Historic Preservation Commission.

The Capitol Planning Commission should be responsible for applying these standards for major projects.

By putting in place an institutional framework for the evaluation and implementation of projects proposed for the East and West campuses, the Master Plan will assure that future new construction and renovation projects will respect the history of Augusta and its institutions, avoid mistakes of the past, and provide State Government employees and customers with a physical plant that is appropriate for the conduct of State business for years to come.