



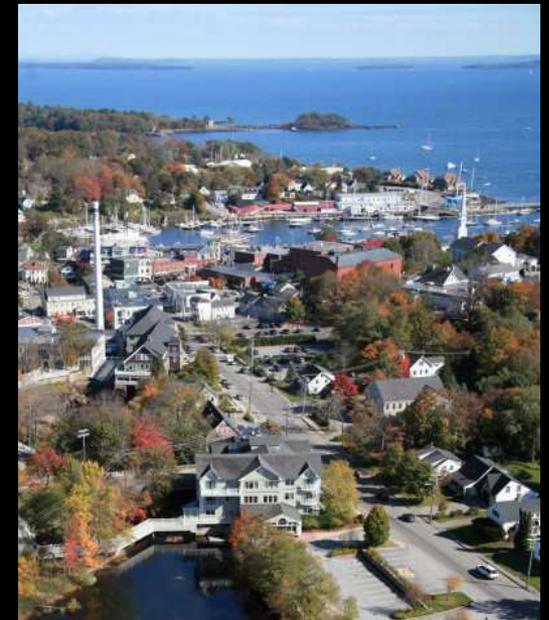
Welcome

Camden Downtown Master Plan

Community Forum #1

Camden Opera House
January 26, 2012

*Where the
Mountains
Meet the Sea*



Camden Downtown Master Plan

- What?
- Why?
- Where?
- Who?
- When?



Camden Downtown Master Plan

- What?
 - Business plan
 - Roadmap for continued success
 - Focus on the heartbeat of a community



Camden Downtown Master Plan

- Why?
 - Ensure the vibrancy continues
 - Identifies opportunities for improvements
 - Addresses challenges
 - Improves access to grants



Camden Downtown Master Plan

- Where?
 - Yacht club
 - Stop 'n Go
 - Knox Mill
 - Library
 - Wayfarer/Steamboat Landing
 - Align with Downtown TIF



Project Area



Camden Downtown Master Plan

- Who?
 - Town of Camden staff
 - Community & Economic Development Advisory Committee
 - Camden Downtown Business Group Executive Board
 - Penobscot Bay Regional Chamber of Commerce
 - Lachman Architects & Planners team
 - YOU!!



Camden Downtown Master Plan

- When?
 - Funds approved – 09/20/2011
 - RFQ issued – 09/21/2011
 - Contract signed – 11/16/2011
 - Work group meetings held
 - Community meeting – 01/26/2012
 - Other meetings TBD
 - Plan completed – 03/30/2012
 - Present to Select Board - TBD



Forum #1 Agenda

Part 1 Information – Laying the Foundation (15 min, 6:40 – 6:55)

- Background & Purpose of the Master Plan – What, Why, Where & Who (BH)
- Approach (DL)
- Questions (All)

Part 2 Large Group Feedback

What Are **Your** Top Concerns & Top Hopes? (15 min, 6:55 – 7:10)

Part 3 Information – Activity To Date (30 min, 7:10 – 7:40)

- Buildings (DL) (5 min)
- Streetscapes for Pedestrians & Vehicles (RSL) (10 min)
- Economics (RL) (5 min)
- Questions (10 min)

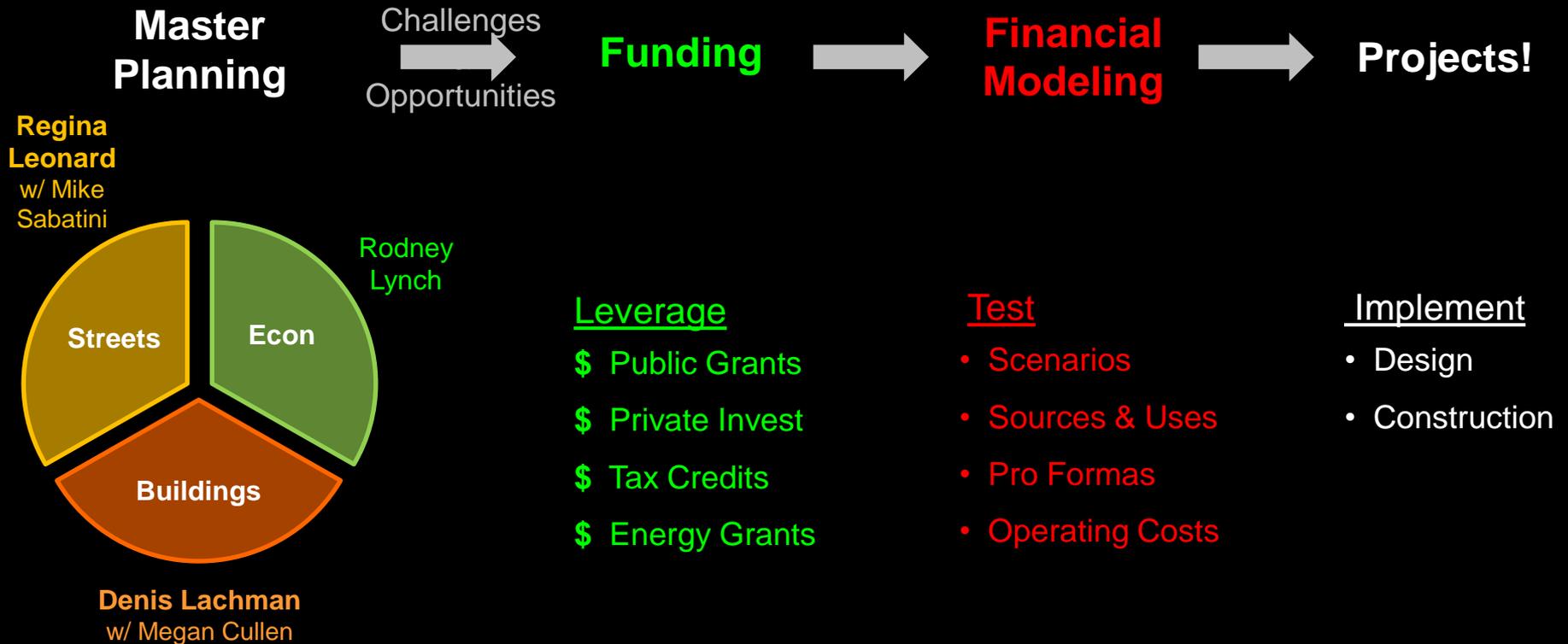
Part 4 Small Group Feedback

What Do **You** Think? (45 min, 7:40 – 8:25)

- Move to Small Group, Settle & Intros (10 min)
- Back to original seats (5 min)
- Small Group discussion (20 min)
- Report back to learn trends (10 min)

Part 5 Next Steps & Wrap Up (5 min, 8:25 – 8:30)

The Team - Who We Are & What We Do



Example Project - Signage & Wayfinding Waldoboro



KEY

-  INFORMATIONAL SIGN
-  PUBLIC PARKING - ENTRANCE SIGN
-  DIRECTIONAL SIGN
-  TRAIL SIGN

Example Project Signage, Parks & Trails



Example Projects



Thorndike Rehab - Rockland



Norway Opera House

Endangered. The 1894 Norway Opera House is a landmark building in its downtown Norway. Its landmark clock tower dominates the downtown Norway skyline. Considered to be one of the best buildings in Norway's new Downtown Norway, the Opera House suffered from deferred maintenance, including a leaking roof and dated wiring. The Opera House was the center of community activity for many years, featuring a vibrant and healthy first-floor retail scene. The building has significant rehabilitation work and an ability to once again become a vibrant downtown Norway.

Waldoboro Downtown Revitalization Master Plan

Final 11.3.11

The Town of Waldoboro
The Economic Development Committee
Lachman Architects & Planners
Rodney Lynch ACP
Regina Leonard, Landscape Architect



Waldoboro Downtown Master Plan



Union Hall - Rockport



Rockland CDBG Façade Program

Dollars and Sense with Rehabilitation Incentives Steps to Success for Property Owners

- **code compliance** for existing buildings such as elevators, stairs, life safety systems, etc that are installed within the existing building
- **interior items** such as walls, partitions, floors, ceilings, permanent coverings, central air conditioning or heating, plumbing
- **exterior items** such as windows, doors, storefronts and masonry

Financial Incentives for Historic Rehabilitation

Attend
a regional workshop for owners of commercial property in Historic Districts, Non-Profits included!

Learn
about Maine's (25%) + Federal (20%) Rehabilitation Tax Credit Incentives + Energy and CDBG Grants!

Use
these unprecedented opportunities to help finance rehabilitation.



SAVE THE DATE!
JUNE 24, 2010

7:00 - 8:30pm
Rockland City Council Chambers
City Hall, 270 Pleasant St.
Rockland, Maine

Sponsored by
Rockland Community Development Department • Rockland Main Street, Inc.
• Lachman Architects & Planners

For questions please contact:
Rodney Lynch 594-0306 or
Denis Lachman 773-3811

for Mid Coast Historic Districts

Rockland	Thomaston	Rockport
Camden	Belfast	Searsport
Damariscotta	Wiscasset	Bath

If you own property that is ✓

- individually listed in the National Register - or
- located in and contributing to a Registered Historic District - and
- income producing for 5 years after the rehab

and have qualified rehabilitation expenditures including ✓

- code compliance for existing buildings such as elevators, stairs, life safety systems, etc that are installed within the existing building
- interior items such as walls, partitions, floors, ceilings, permanent coverings, central air conditioning or heating, plumbing, etc
- exterior items such as windows, doors, storefronts and masonry

and the rehabilitation project ✓

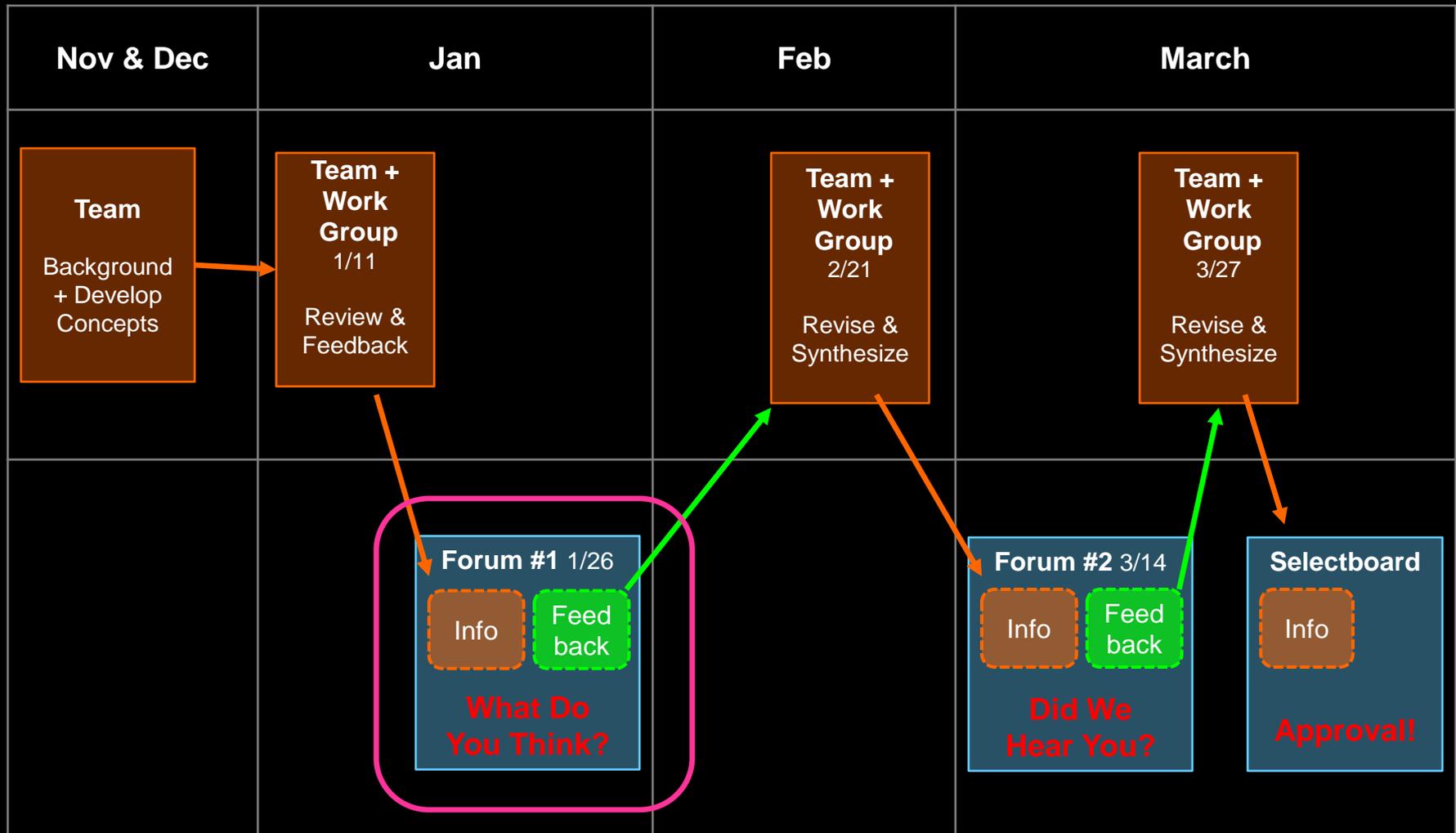
- is completed in accordance with the Secretary of the Interior's Standards for Rehabilitation - and
- has qualified rehab expenditures between \$50,000 - \$250,000 - or - has qualified rehabilitation expenditures that will be claimed for the 20% Federal Historic Rehabilitation Tax Credit - and
- has qualified rehab expenditures incurred between 1/1/08 and 12/31/13

you may be eligible for Historic Rehab Tax Credits. Yes!

This information is introductory and consultation is required.
For more information please contact: Mike Johnson, Rehab Tax Credit Coordinator
Maine Historic Preservation Commission, 55 Capitol Street, Augusta, ME 04330
207-2949 mike.d.johnson@maine.gov www.maine.gov/mhpc/tax_incentives/index

Lachman Architects & Planners
165 State Street, Portland ME, 04101
(207)-773-3811 www.lachmanarchitects.com

Camden Master Plan Approach



Forum #1 Agenda

Part 1 Information – Laying the Foundation (15 min, 6:40 – 6:55)

- Background & Purpose of the Master Plan – What, Why, Where & Who (BH)
- Approach (DL)
- Questions (All)

Part 2 Large Group Feedback

What Are **Your** Top Concerns & Top Hopes? (15 min, 6:55 – 7:10)

Part 3 Information – Activity To Date (30 min, 7:10 – 7:40)

- Buildings (DL) (5 min)
- Streetscapes for Pedestrians & Vehicles (RSL) (10 min)
- Economics (RL) (5 min)
- Questions (10 min)

Part 4 Small Group Feedback

What Do **You** Think? (45 min, 7:40 – 8:25)

- Move to Small Group, Settle & Intros (10 min)
- Back to original seats (5 min)
- Small Group discussion (20 min)
- Report back to learn trends (10 min)

Part 5 Next Steps & Wrap Up (5 min, 8:25 – 8:30)

Forum #1 Agenda

Part 1 Information – Laying the Foundation (15 min, 6:40 – 6:55)

- Background & Purpose of the Master Plan – What, Why, Where & Who (BH)
- Approach (DL)
- Questions (All)

Part 2 Large Group Feedback

What Are **Your** Top Concerns & Top Hopes? (15 min, 6:55 – 7:10)

Part 3 Information – Activity To Date (30 min, 7:10 – 7:40)

- Buildings (DL) (5 min)
- Streetscapes for Pedestrians & Vehicles (RSL) (10 min)
- Economics (RL) (5 min)
- Questions (10 min)

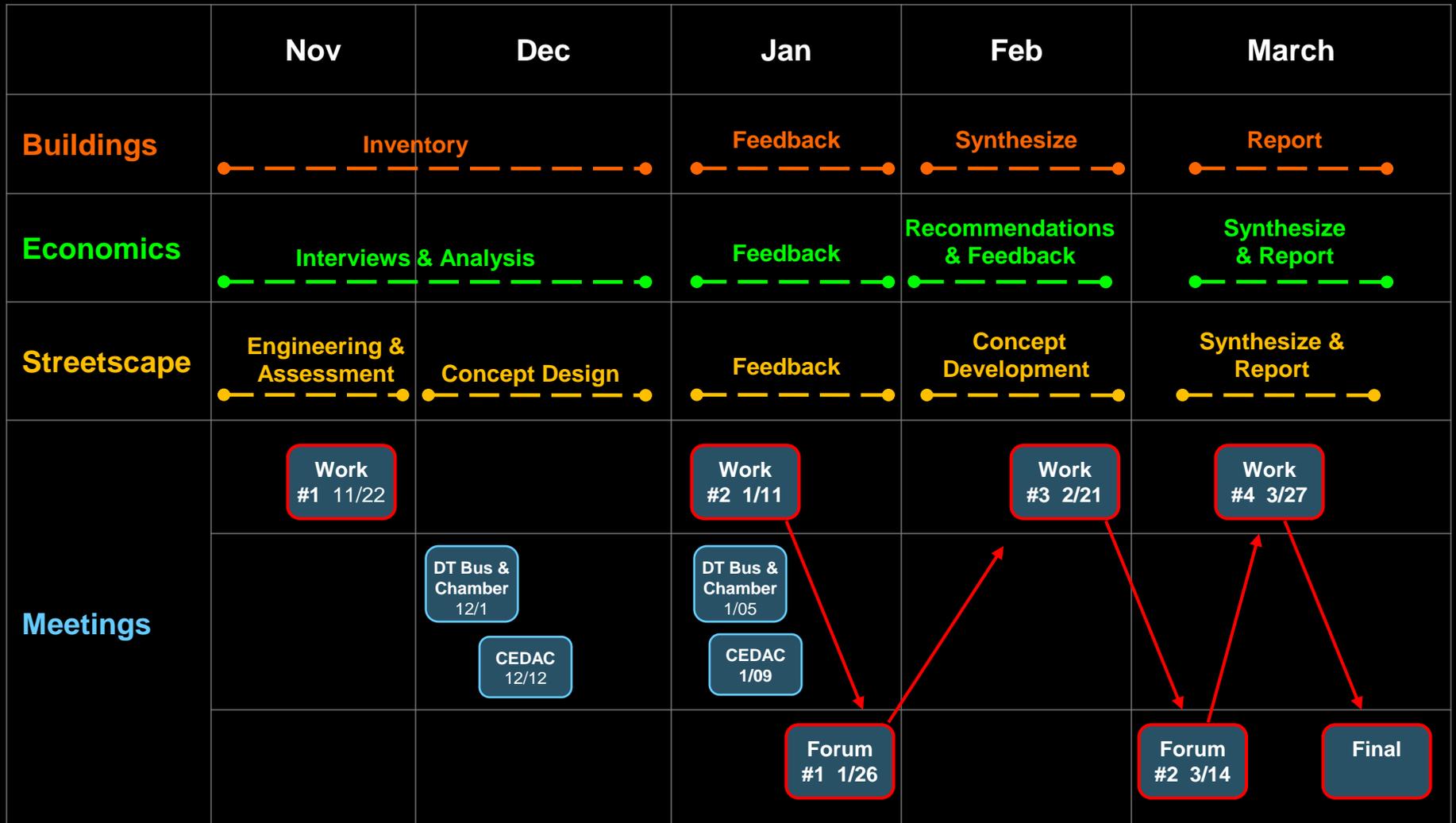
Part 4 Small Group Feedback

What Do **You** Think? (45 min, 7:40 – 8:25)

- Move to Small Group, Settle & Intros (10 min)
- Back to original seats (5 min)
- Small Group discussion (20 min)
- Report back to learn trends (10 min)

Part 5 Next Steps & Wrap Up (5 min, 8:25 – 8:30)

Work Plan



Buildings – Example Inventory Data

Total Net or Leasable sf	1st Flr sf	1st Flr Use & Comments	1st Flr # Persons Employed	Job Type
--------------------------	------------	------------------------	----------------------------	----------

Location	Map	Lot	Sub	Sub	Owners Name	Zone	Acres	# Flrs	Total Net or Leasable Area sf	1st Flr sf	1st Flr Use & Comments	1st Flr # Persons Employed	Job Type	2nd Flr sf	2nd Flr Use & Comments	2nd Flr # Persons Employed	Job Type	3rd Flr sf	3rd Flr Use & Comments	3rd Flr # Persons Employed	Job Type	Elevator	Historic District or Individually Listed on the National Register	
22 MECHANIC ST	120	12	0	0	D CAMDEN PLACE LLC	B-1	0.11																	
26 MECHANIC ST	120	13	0	0	D CAMDEN PARKING CD	B-1	1.40	0	0	40000	Parking Paved													
30 MECHANIC ST	120	14	0	0	B AHP CAMDEN LLC	B-1	0.00	0	0	16000	Parking Paved													
32 WASHINGTON ST	120	06	0	0	B AHP CAMDEN LLC	B-TR	0.41	1	52912	13409	Retail - Restaurant	Salon		20888	Office - Condo - Event Center	Administrative			20888	Office - Condo	Administrative	Retail - Restaurant		
36 WASHINGTON ST	120	07	0	0	B AHP CAMDEN LLC	B-TR	0.32	1	2728	2728	Office	Administrative												
33 WASHINGTON ST	120	136	0	0	D CAMDEN TOWN OF	B-TR	1.83	1	12325	12325	Office Town	Fire Police												
13 TANNERY LANE	120	237	0	0	D TANNERY LANE LIMITED	B-TR	0.67	3	26142	6143	Hotel	13	13488	Hotel								yes		
4 TANNERY LANE	120	238	0	0	D PALGOUTT, VICTORIA LYNN	B-1	0.05	1	990	990	Garage - 3 Bay	0												
8 TANNERY LANE	120	189	0	0	D R TANNERY LANE LLC	B-1	0.05	2	3828	1268	Office	Financial Serv	1228	Apartment										
12 TANNERY LANE	120	240	0	0	D TANNERY LANE LIMITED	B-TR	0.28	1	528	528	Motel	0												
25 MECHANIC ST RM 1	120	241	0	0	D CAMDEN PLACE LLC	B-TR	0.42	2	13154	6517	Office - Restaurant	12		6517	Offices								yes	
25 MECHANIC ST RM 2	120	241	0	0	D CAMDEN PLACE LLC	B-TR	0.00	2	7504	2354	Bed and Breakfast			4624	Bed and Breakfast									
73 MECHANIC ST	120	242	0	0	D O'HARA, LYMETTE D	B-1	0.19	2	4766	2057	Shop Salon			2100	Apartments									
19 MECHANIC ST	120	243	0	0	D DICKEY, DAVID A	B-1	0.03	1	144	144	Retail Restaurant													
MECHANIC ST	120	244	0	0	D CAMDEN TOWN OF	B-1	0.02	0	0	6000	Parking Lighted Paved													
MECHANIC ST	120	245	0	0	D CAMDEN TOWN OF	B-1	0.04	0	3874	1236	Bed and Breakfast	1	1236	Hotel										

REEF AVE	124	48	3	0	D STEAMBOAT VIEW LLC	B-H	0.00	1	7990		Warehouse		Marine										no			
EDVE RD	124	48	4	0	D STEAMBOAT VIEW LLC	B-H	1.02	1	3960		Warehouse		Marine											no		
59 SEA ST	124	48	5	0	D WAYFAIR MARINE CORPORATI	B-H	2.27	3	17776		Warehouse		Marine											no		
8 REEF AVE	124	49	0	0	D WAYFAIR MARINE CORP	V	0.30	2	9144	1392	Single Family		576	Single Family										no	Individually Listed	
68 BAY VIEW ST RM 1	125	1	0	0	D CAMDEN TOWN OF	B-TH	1.20	1	4586	2650	Yacht Club													no	Individually Listed	
68 BAY VIEW ST Bld 2	125	1	0	0	D CAMDEN TOWN OF	B-TH	0.00	1	2382	2308	Yacht Club														no	Individually Listed
									571284	445525				287960						23922				13	ADDITIONAL LISTING INFO TO BE ADDED	
									Total Net or Leasable	Total 1st Flr sf				Total 2nd Flr sf					Total 3rd Flr sf					Total # Elev.		
PARKING																										
DEVELOPMENT POSSIBILITIES																										

971,284	445,525	t.b.d.
Total Net or Leasable sf	Total 1st Flr sf	Total 1st Flr # Persons Employed

Buildings – Example Inventory Photos



58 Elm St.



1 Union St.



60 Elm St.



31 Elm St.



29 Elm St.



120 / 7 Washington St
Paved Public Parking



62 Elm St.



39 Elm St., Land Only



39 Elm St., Building Only



20 Washington St.



22 Washington St.



28 Washington St.



30 Washington St.



22 Mechanic St Parking Lot



26 Mechanic St Parking Lot



4 Tannery Lane



8 Tannery Lane



12 Tannery Lane



30 Mechanic St Parking Lot



31 Washington St.



11 Tannery Lane



25 Mechanic St.



25 Mechanic St.



21 Mechanic St.

Economics – The Master Plan Builds on Past Efforts

The Town of Camden, Maine

Town of Camden Downtown Municipal Development and Tax Increment Financing District

A Municipal Tax Increment Financing District and Development

Final Draft Presented to the Camden Special Town Meeting on February 2,
Prepared by Eaton Peabody Consulting Group

ECONOMIC DEVELOPMENT ANALYSIS & ACTION PLAN

CAMDEN

Development Co.

Maine Center for
Economic Research

HNTB

January 2011



Strategic Economic Development Action Plan

*Community and Economic Development Advisory
Committee*

Camden, Maine

January 2011

Introduction.

In the fall of 2009, a group of community leaders, including the Select Board, senior staff, downtown representatives, and other members of the community came together to discuss the economic needs of the town of Camden. After a series of meetings, it was agreed that there was a need for an advisory committee to provide direction and advice to the Select Board and play the role of advocate for economic development in the community. This process led to the creation of the Community and Economic Development Advisory Committee (CEDAC).

That group first worked on getting the position of economic development director created in the 2010 budget. That position was created at the annual town meeting and led to the hiring of Eaton Peabody Consulting Group to guide CEDAC as it transitioned to a permanent economic director in the winter of 2011.

As part of that transition CEDAC began a strategic planning process that led to this plan. The purpose of this planning process was to establish an action plan around which the community agreed, by consensus, on the highest priority projects and established a plan to implement them. This plan was not about creating new studies; the community had numerous, excellent studies dating back to 1995, that provided good direction for projects and programs regarding economic development. This plan is about creating an effective action plan, with responsibilities, schedules, and benchmarks clearly defined. This plan is about moving forward in those areas to achieve measurable results in the areas of economic development.

Work Plan.

The work plan for this strategic plan was divided into four basic Phases:

- Phase 1: Approve the Work Plan
- Phase 2: Hold a series of 3 public meetings that included a SWOT analysis (see attachment 1), establish a mission statement, and develop an action plan organized by

Economics – Interviews & Concept

Introduction

Between the periods November 3, 2011 to January 12, 2012 one-on-one interviews were conducted with Downtown Businesses, merchants, business groups, property owners, Town committees and the Chamber for the purpose of identifying the economic development issues facing the Downtown. The results of the interviews have been categorized and summarized in the following themes:

Concept of Greater Downtown than just Main and Elm Streets

- Camden as a Campus
- Off-Main Street parking in regards to finding it and parking garage
- Signage to get people off Main and Elm Streets to side streets
- Knox Mill and its integration into the Downtown
- Integration of the Megunticook River into the Downtown

Economic Trends

- Camden developing its own direction different from other communities
- Primarily tourist and service economy spinning off other business
- More people coming to Downtown and to the area as visitors or residents
- Emphasis on small businesses
- Center for Maine and regionally produced products and goods
- Brain immigration with talented older and retirees moving to Midcoast
- Town's Quality of Life focus

Economics – Trends & Challenges

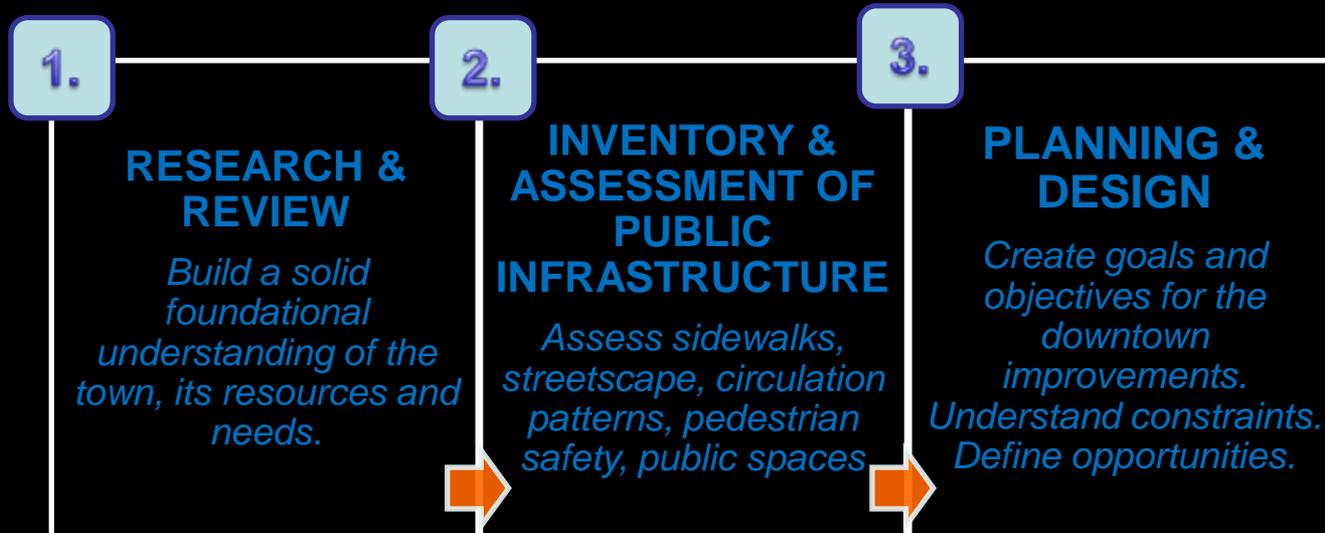
Economic Challenges

- More people coming to Downtown and to the area as visitors or residents
- Older building and high maintenance costs
- Rents and competition with lower rents in other communities
- Office space wired with modern technology
- Need for more younger people visiting the area

Streetscape – Planning & Design



GENERAL PROJECT APPROACH



GUIDING PRINCIPLES & GOALS



LEVERAGE CAMDEN'S QUALITY OF LIFE TO ATTRACT AND RETAIN WORKFORCE.

- Preserve and enhance physical and visual connections to natural resources.
- Enhance opportunities for outdoor recreation
- Reinforce collective unique identity and sense of place
- *Source: Economic Development Analysis & Action Plan, 2011*



MAINTAIN AND PRESERVE THE PRESENT COMMUNITY BALANCE AND SENSE OF PLACE.

Riverwalk along the Megunticook River represents a key element in the eco-tourism/visitor experience and moving visitors off Main street to other downtown areas

- Maintain harbor as a high end tourism attraction
- Expand and enhance pedestrian and sidewalk space while creating traffic calming
- Improve neighborhood connectivity which includes improvements in sidewalks, trails and bikeway. Implement Bike and Pedestrian Master Plan.
- *Source: Strategic Economic Development Action Plan, 2011*



ENHANCE QUALITY OF LIFE BY PROVIDING OPPORTUNITIES FOR RECREATION.

- Enhance community character through the planting of street trees, roadside landscaping and the preservation of open space and views
- Design roads to encourage slower speeds
- Increase access for bicyclists, pedestrians and non-motorists
- *Source: Bicycle and Pedestrian Master Plan, 2007*

INVENTORY & ASSESSMENT

MAJOR ISSUES & CONSIDERATIONS



PARKING.

Make parking spaces easier to find with improved signage

TRAFFIC.

Calm traffic, promote side street activity.

SIGNAGE.

Improve directional and informational signage

BEST USE OF TOWN PROPERTIES.

Consider Town Office, Chamber of Commerce, Public Landing, on-street parking spaces

IMAGE SOURCE: <http://blog.thoughtforms-corp.com/files/2010/12/amazingme-camden>

Source: *Camden Downtown Working Group, 2011*

INVENTORY & ASSESSMENT

OTHER CONSIDERATION



IMAGE SOURCE: Regina Leonard, RLA

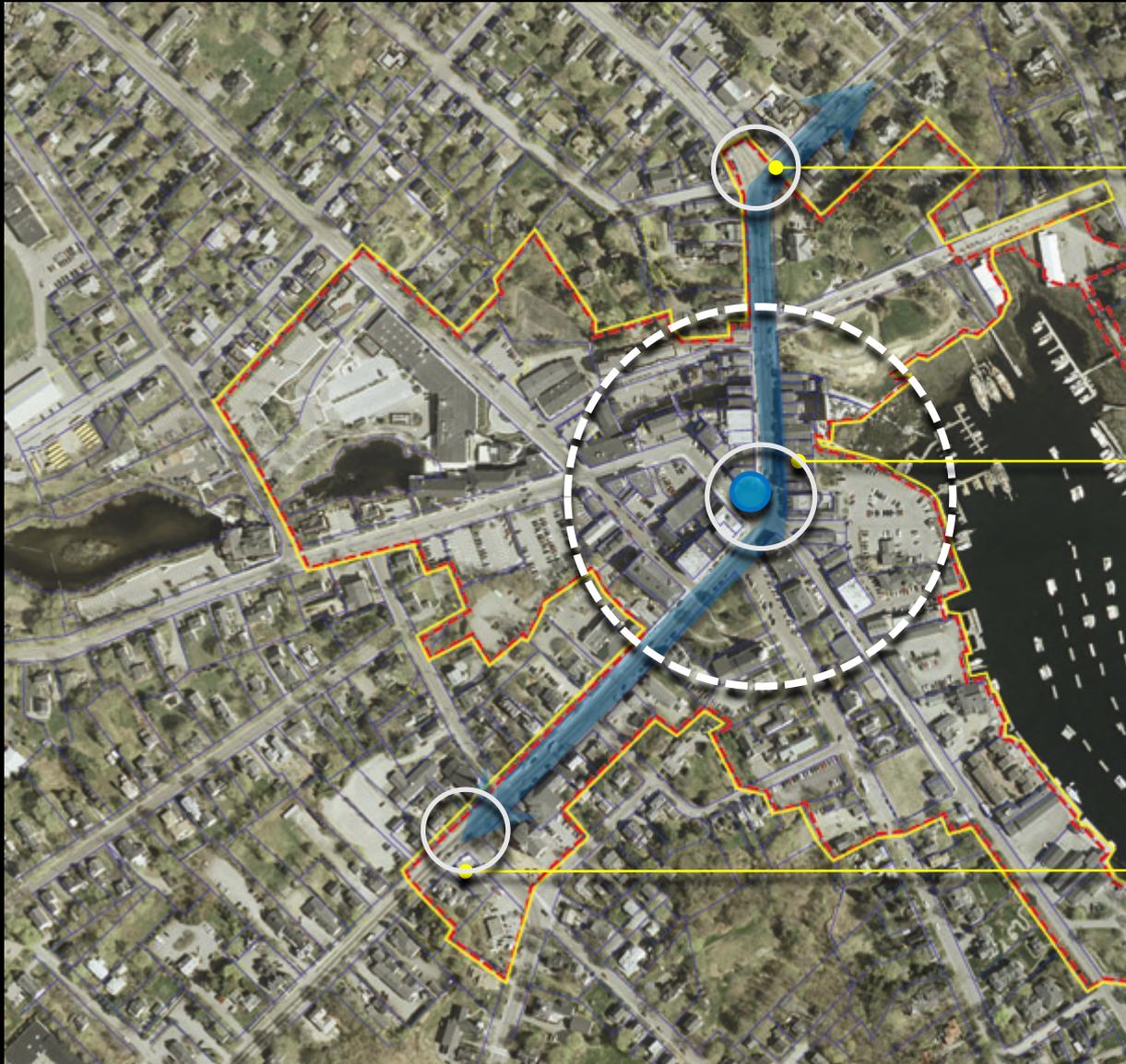


IMAGE SOURCE: <http://holeinthedonut.com>

PEDESTRIANS.

Improve walkability: safe crossings and routes, connectivity, pedestrian environment.

CONCEPT DIAGRAM - STRATEGY



GATEWAY INTERSECTION

IMPROVE ARRIVAL ZONE &
PEDESTRIAN ACCOMODATIONS;
CLARIFY VEHICULAR ROUTES;
SIGNAGE

DOWNTOWN CENTER "HUB"

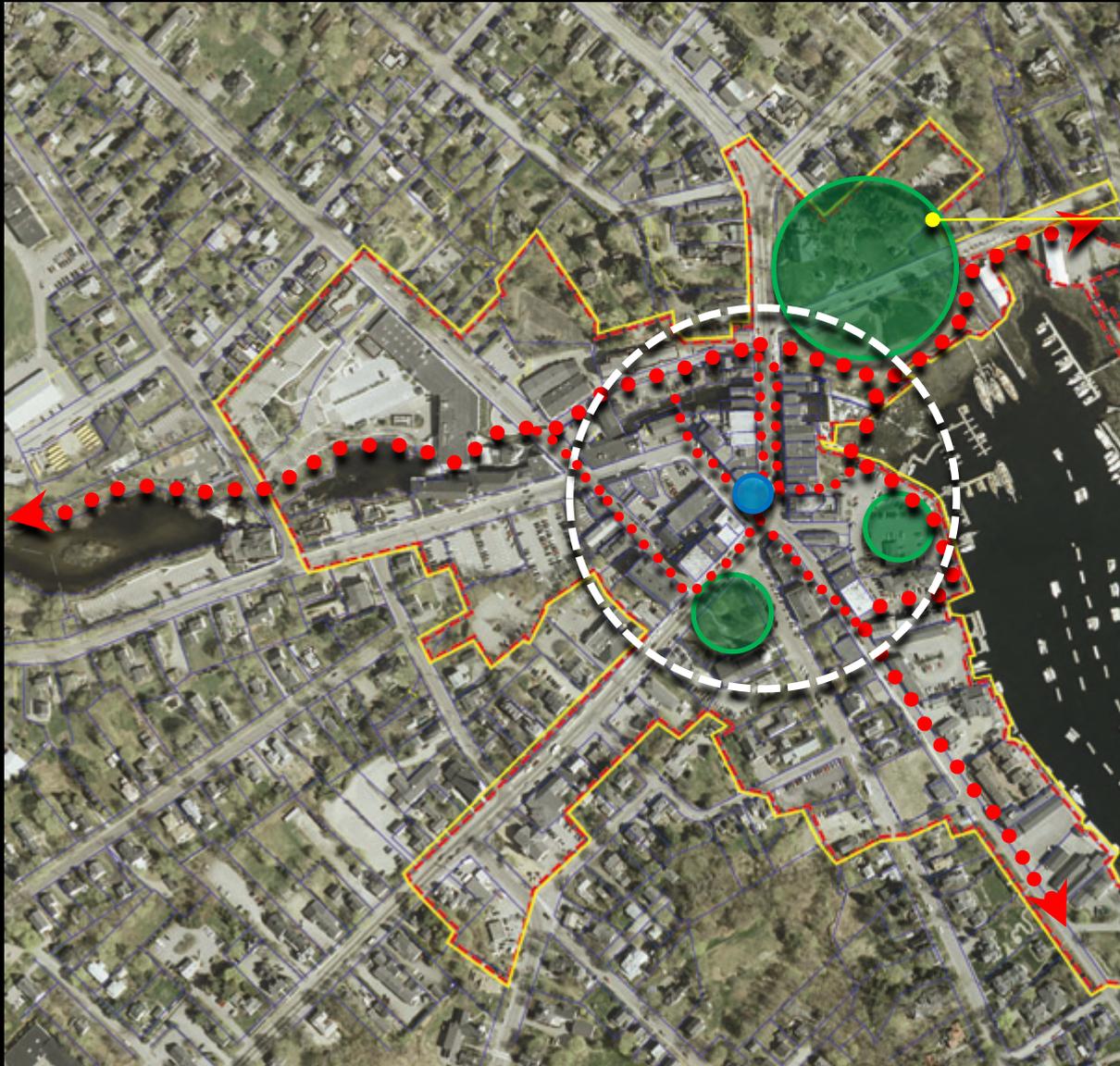
RECONFIGURE INTERSECTION(S),
STARTING WITH MECHANIC
STREET:

CLARIFY VEHICULAR
CIRCULATION, ACCOMMODATE
PEDESTRIANS, SIGNAGE,
STREETSCAPE AMENITIES

GATEWAY INTERSECTION;

IMPROVE ARRIVAL ZONE &
PEDESTRIAN ACCOMODATIONS;
CLARIFY VEHICULAR ROUTES;
SIGNAGE

CONCEPT DIAGRAM - STRATEGY

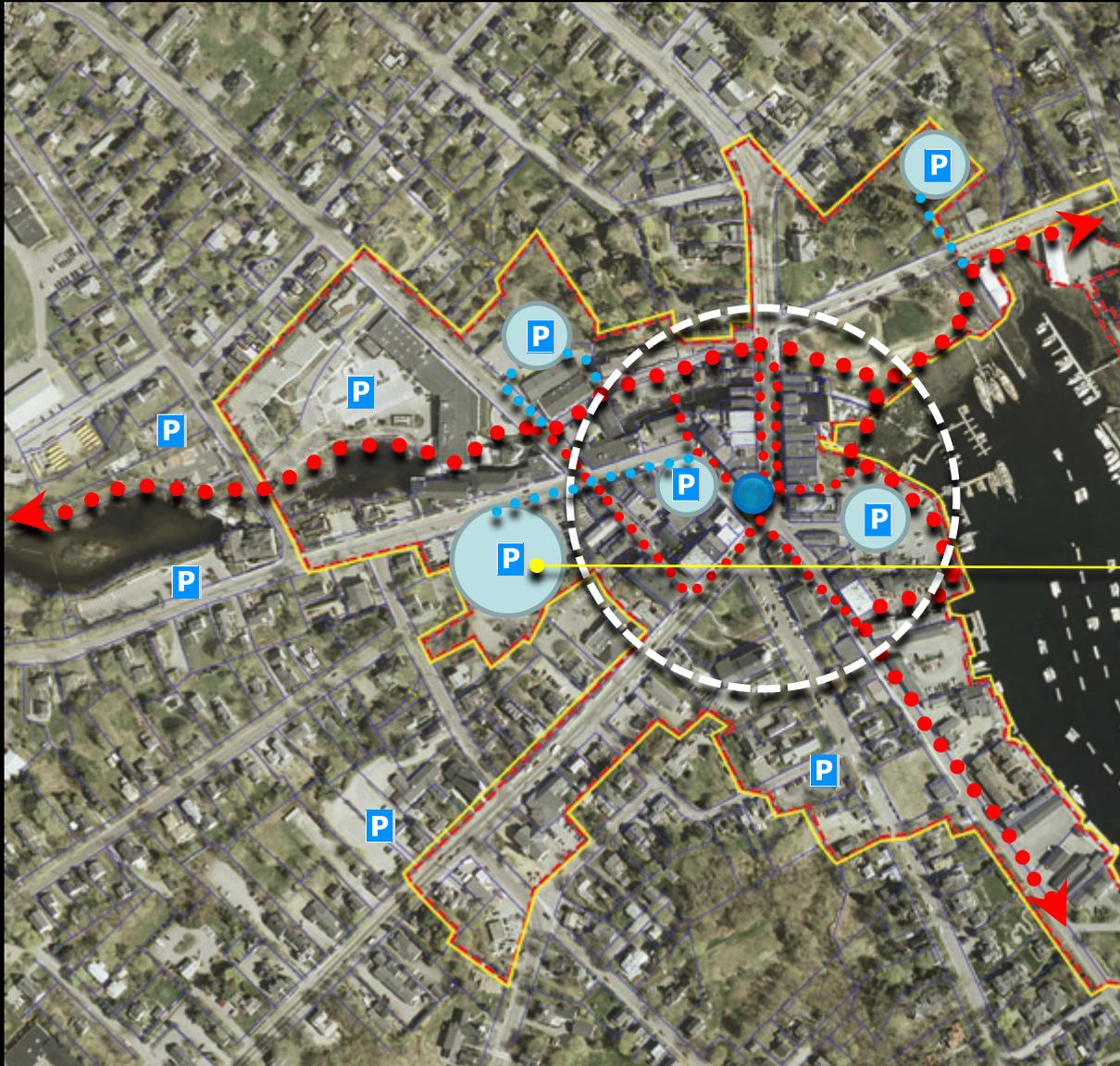


RIVERWALK & HARBORWALK CONNECTIONS
CAPITALIZE ON CAMDEN'S NATURAL, SCENIC, HISTORIC AND RECREATION RESOURCES

ENHANCE DOWNTOWN LINKS

PROVIDE LINKS TO DOWNTOWN PARK AND OPEN SPACES

CONCEPT DIAGRAM - STRATEGY



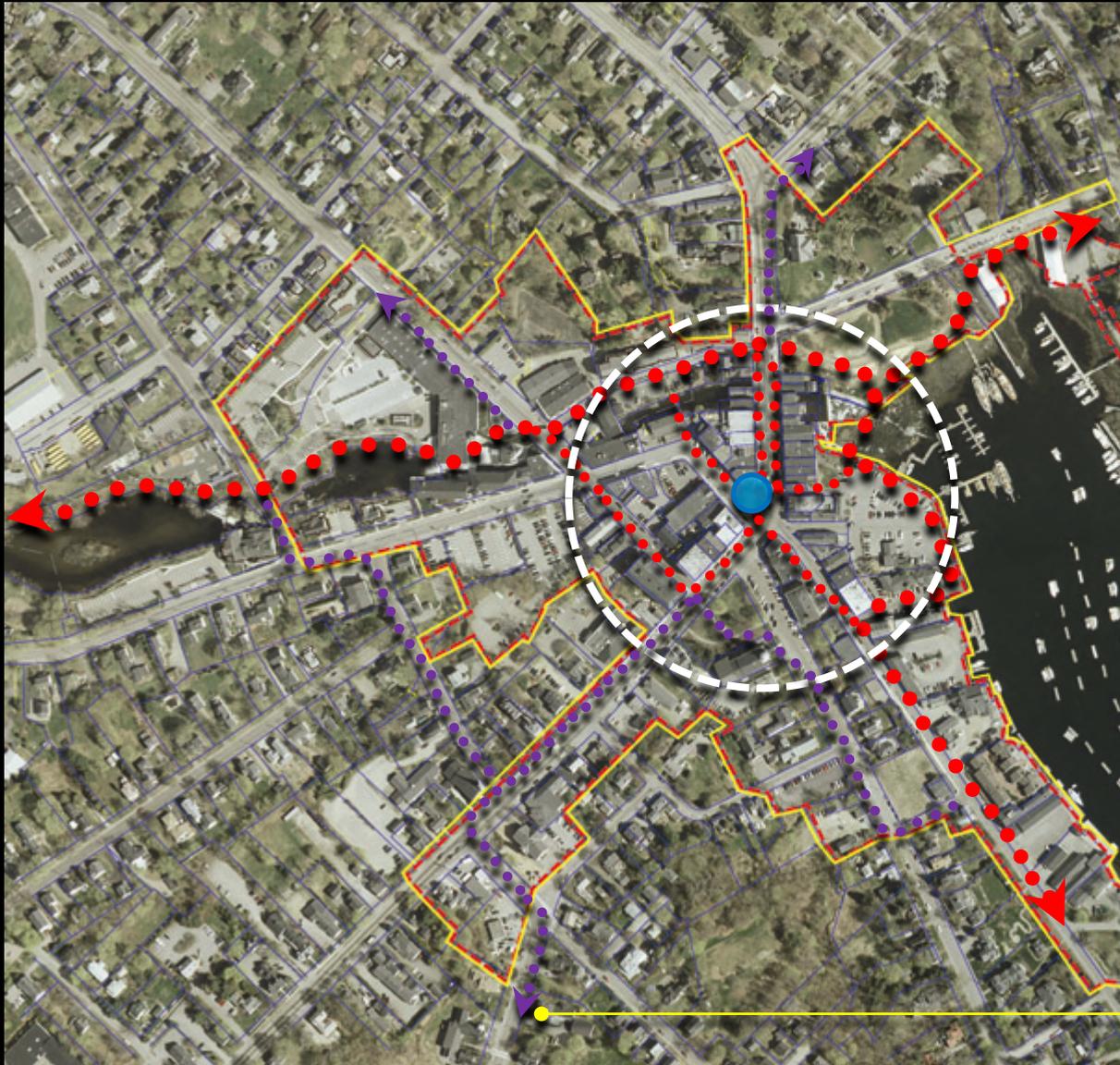
ENHANCE LINKS TO PUBLIC
PARKING LOTS

UPDATE PEDESTRIAN LINKS AND
STREETScape AMENITIES

INCORPORATE DIRECTIONAL
SIGNAGE ALONG SPECIFIED ROUTES

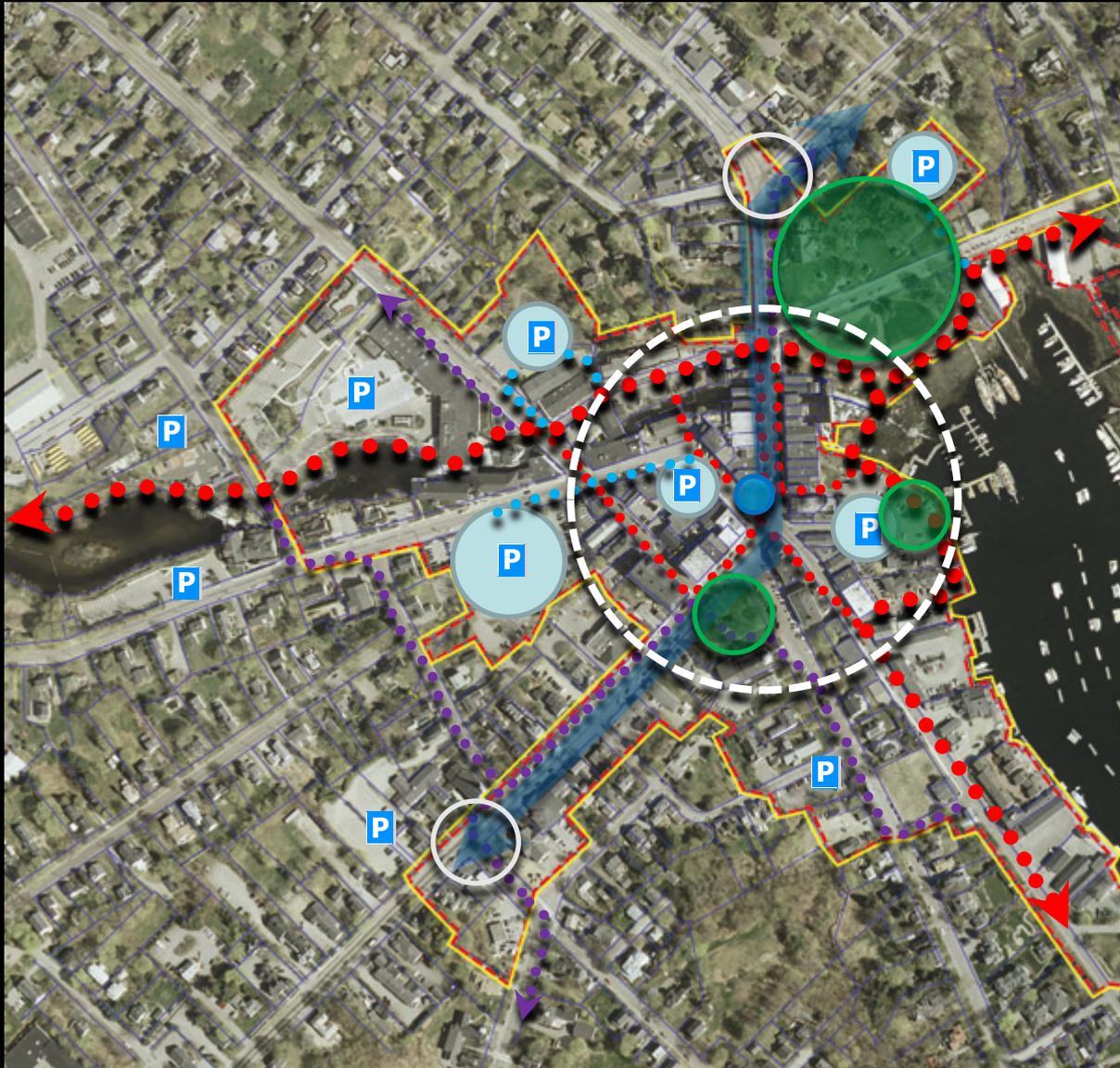
INVESTIGATE SHARED USE PARKING
OPPORTUNITIES

CONCEPT DIAGRAM - STRATEGY



ENHANCE LINKS TO
RECREATIONAL AND REGIONAL
DESTINATIONS

CONCEPT DIAGRAM – COMPREHENSIVE STRATEGY



GATEWAY INTERSECTIONS

IMPROVE ARRIVAL ZONE & PEDESTRIAN ACCOMMODATIONS; CLARIFY VEHICULAR ROUTES; SIGNAGE

DOWNTOWN CENTER "HUB"

RECONFIGURE INTERSECTION(S), STARTING WITH MECHANIC STREET:

CLARIFY VEHICULAR CIRCULATION, ACCOMMODATE PEDESTRIANS, SIGNAGE, STREETScape AMENITIES

ENHANCE LINKS TO PUBLIC PARKING LOTS

UPDATE PEDESTRIAN ROUTES AND STREETScape AMENITIES

INCORPORATE DIRECTIONAL SIGNAGE ALONG SPECIFIED ROUTES

INVESTIGATE SHARED USE PARKING OPPORTUNITIES

RIVERWALK & HARBORWALK CONNECTIONS

CAPITALIZE ON CAMDEN'S NATURAL, SCENIC, HISTORIC AND RECREATION RESOURCES

INTEGRATE RIVERWALK & HARBORWALK INTO DOWNTOWN

PROVIDE CONNECTIONS TO DOWNTOWN PARK AND OPEN SPACES

ENHANCE LINKS TO RECREATIONAL AND REGIONAL DESTINATIONS

Forum #1 Agenda

Part 1 Information – Laying the Foundation (15 min, 6:40 – 6:55)

- Background & Purpose of the Master Plan – What, Why, Where & Who (BH)
- Approach (DL)
- Questions (All)

Part 2 Large Group Feedback

What Are **Your** Top Concerns & Top Hopes? (15 min, 6:55 – 7:10)

Part 3 Information – Activity To Date (30 min, 7:10 – 7:40)

- Buildings (DL) (5 min)
- Streetscapes for Pedestrians & Vehicles (RSL) (10 min)
- Economics (RL) (5 min)
- Questions (10 min)

Part 4 Small Group Feedback

What Do **You** Think? (45 min, 7:40 – 8:25)

- Move to Small Group, Settle & Intros (10 min)
- Back to original seats (5 min)
- Small Group discussion (20 min)
- Report back to learn trends (10 min)

Part 5 Next Steps & Wrap Up (5 min, 8:25 – 8:30)

Small Group Discussion

Purpose

- The pulse of the community.
- Informal discussion to exchange thoughts & gather feedback.
- No decisions will be made!!!

Step 1 - Find Your Discussion

Group, Move & Settle (10 min)

- If you didn't get a number, get one now.
- If your group is too small (< 3), find and join another.
- If your group is too large (> 6), find and join another.

GROUP #1

What do YOU think?

(45 min, 7:40 – 8:25)

Group Discussion

- Move to Small Group, Settle & Intros (10 min)
- Small Group discussion (20 min)
- Back to original seats (5 min)
- Report back to learn trends (10 min)

Ground Rules

- Allow time for all to speak.
- Honor everyone's contribution.
- Be civil, no disparaging remarks.
- Keep your comments brief and focused, no grandstanding.
- Avoid repetition if someone has already "spoken your mind."
- Get to know your neighbors!
- Have fun!!

Small Group Instructions

Step 2 – Small Group Discussion

- **Facilitators** (strictly NEUTRAL)
- **Informal Open Discussion (15 min)**
- **Record Thoughts**
- **5 min reminder Bell**
- **Select a Spokesperson** (not the facilitator!)
& **Select Top Thoughts (5 min)**

Step 3 - Return to Original Seat (5 min)

Step 4 - Spokespersons Reports (10 min)

- **Learn trends**

Ground Rules

- Allow time for all to speak.
- Honor everyone's contribution.
- Be civil, no disparaging remarks.
- Keep your comments brief and focused, no grandstanding.
- Avoid repetition if someone has already "spoken your mind."
- Get to know your neighbors!
- Have fun!!

Forum #1 Agenda

Part 1 Information – Laying the Foundation (15 min, 6:40 – 6:55)

- Background & Purpose of the Master Plan – What, Why, Where & Who (BH)
- Approach (DL)
- Questions (All)

Part 2 Large Group Feedback

What Are **Your** Top Concerns & Top Hopes? (15 min, 6:55 – 7:10)

Part 3 Information – Activity To Date (30 min, 7:10 – 7:40)

- Buildings (DL) (5 min)
- Streetscapes for Pedestrians & Vehicles (RSL) (10 min)
- Economics (RL) (5 min)
- Questions (10 min)

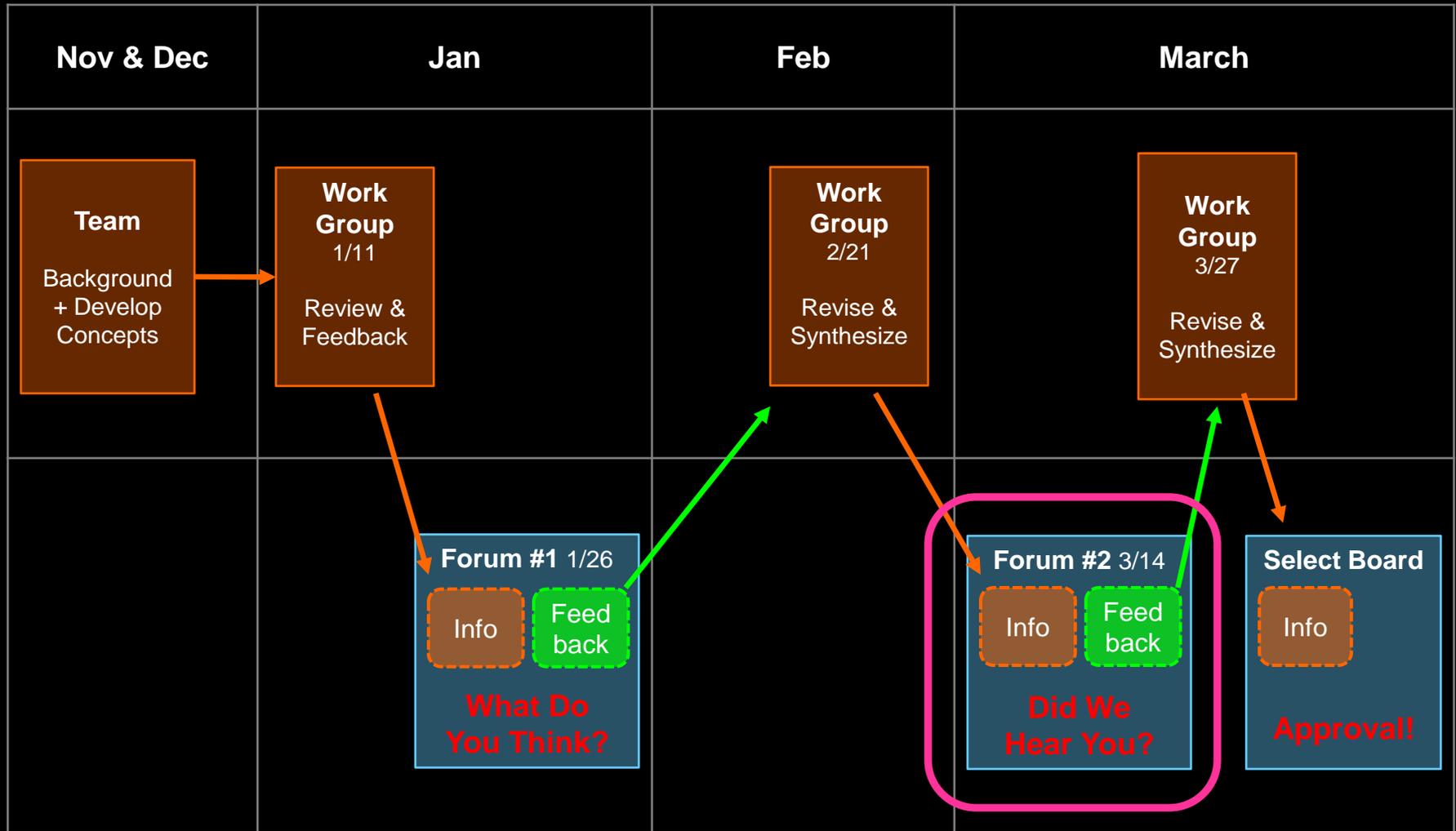
Part 4 Small Group Feedback

What Do **You** Think? (45 min, 7:40 – 8:25)

- Move to Small Group, Settle & Intros (10 min)
- Back to original seats (5 min)
- Small Group discussion (20 min)
- Report back to learn trends (10 min)

Part 5 Next Steps & Wrap Up (5 min, 8:25 – 8:30)

Master Plan Approach



Thank
You

Camden Downtown Master Plan

Community Forum #1

Camden Opera House
January 26, 2012



*Where the
Mountains
Meet the Sea*

