

## FHWA's Livable Communities Case Study Series

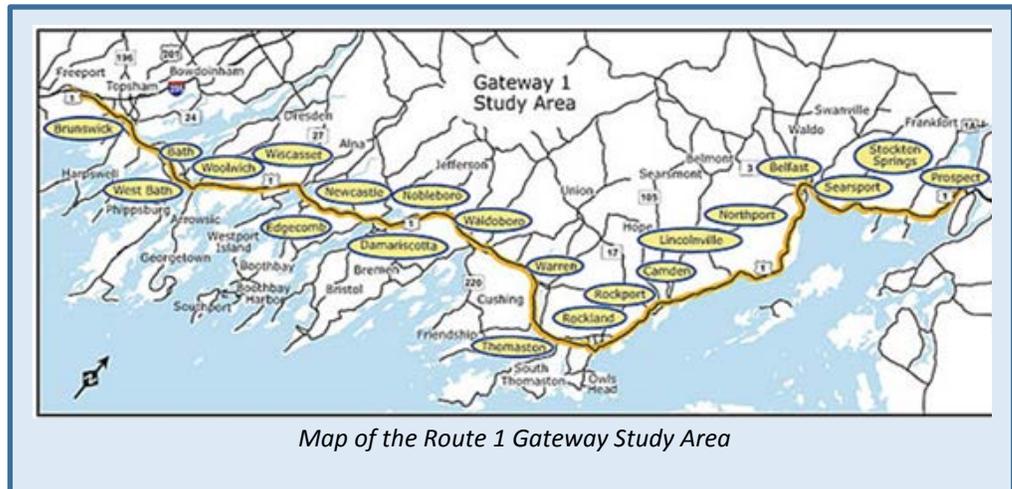


### **Gateway Route One: An Innovative, Community-Led Land Use and Transportation Planning Project for Maine's Mid-Coast.**

This project produced several principles that help develop livable communities. These principles include: promoting mixed-used communities; implementing minimum lot size and frontage requirements that have a direct impact on transportation; building schools, day care centers and recreation areas near neighborhoods; planning large retail activities near interstate interchanges; creating opportunities to co-locate public facilities; designing neighborhood streets to a smaller scale than state roads; adopting driveway and entrance location and design standards; and preserving open space plans for large lot sizes.

Gateway Route One is an elevated highway that whisks people through towns over the Kennebec River, through Wiscasset's historic downtown Main Street, and into mid-coast Maine. Maine DOT views Route One as a road that transports goods and people quickly, safely and efficiently. In the past, there have been clashing visions for the road. The state is responsible for regional transportation infrastructure decisions, but municipalities are responsible for making decisions that affect their individual stretches of road. The intersection of those often competing viewpoints has left its mark on Route One, where disjointed planning efforts have been marked by a lack of collaboration, wasted funds, and results that oftentimes had unintended consequences, such as increased congestion and a loss of scenery.

In 2005, Gateway Route One received Federal funding in the amount of \$350,000. In 2006, they received an additional \$1.3 million. The funds were used to maintain efficiencies in the highway system while still providing opportunities for the towns to pursue economic development along the corridor. This included developing a stretch of road with fewer entrances and exits for gas stations



Creating more livable communities through transportation choices



and retail stores. The most important outcome of Gateway Route One is the relationships that developed between the DOT and the communities. In 2009 more than 16 communities signed the Statement of Agreement that demonstrates their commitment to the development of the corridor.

Federal Highway Administration: [www.fhwa.dot.gov/livability](http://www.fhwa.dot.gov/livability)  
Partnership for Sustainable Communities: [www.sustainablecommunities.gov/](http://www.sustainablecommunities.gov/)

