

6-19-1968

# Capitol Complex Master Plan, Augusta, Maine, 1968

Maine Capitol Planning Commission

Frank Grad & Sons, Newark

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CAPITOL COMPLEX MASTER PLAN  
AUGUSTA, MAINE  
PRESENTED TO STATE OFFICIALS JUNE 19, 1968  
(SUGGESTED RELEASE FOR JUNE 20 OR THEREAFTER)

Augusta, June 19--A comprehensive Master Plan for development of the Maine State House area was unveiled today before an audience of State of Maine and Augusta City officials. The presentation was made under the direction and supervision of Senator Rodney W. Ross, Chairman, and members of the Capitol Planning Commission.

Dominating the plan, prepared by the architectural and planning firm of Frank Grad & Sons, Newark, is the State House, a major part of which was designed by Bulfinch in 1829. This classical structure, considered by many to be one of the best examples of State Capitol architecture in the United States, is located on a 150 foot elevation overlooking a long sweep of park extending eastward to the Kennebec River. It's hilltop location expresses the authority and dignity appropriate for a seat of government, and establishes a focal point for the Master Plan's development of the area lying east of State Street.

The Architects have recognized the Park which the State House overlooks as a major asset and propose the tree-lined Mall in its center be flanked by two low-profile general office structures connected at their State Street ends by a single story structure containing a Cafeteria-Restaurant, reception area and employee services. This connecting link would have a landscaped terrace as its roof and would be at a level to not interfere with the view from the State House. At the far eastern end of the Park, the Architects recommend an enclave of historical buildings or similar features be located for the interest of the general public. The Architects also emphasize the objective of bringing the entire Park, now largely unused, to life by providing facilities which will attract leisure time activities of near at hand State employees and local

citizenry as well as visitors.

While the report recommends a series of long-range targets commensurate with the State's ability to finance each new phase, it stresses the urgent need to create office space to relieve present over crowded conditions to cope with an anticipated 50% increase in State employees in the next 10 years and to replace the many scattered and temporary locations now used. It urges immediate construction for this purpose of one of the two low-profile office buildings which will flank the mall. This building, if authorized at the earliest possible date, would not be ready until 1973 and to meet space requirements of that time and provide for some expansion should be approximately 238,000 square feet in gross area. The Architects also recommend the construction of the new cafeteria-restaurant contiguous to this structure as well as additional parking area.

A triangle of 20 acres at the northeast corner has been added to the State Master Plan in order to provide a desirable link between the Capitol Complex and downtown Augusta. This land is adjacent to the main bridge and might serve as a new location for a convention center or features such as an outdoor amphitheater. On the other hand, a present residential area of approximately 15 acres and located to the south of Kennedy Brook between Sewall and State Street has been deleted from the proposed State Complex area.

The Architects are coordinating their recommendations with the City of Augusta and the State Highway Commission in proposing major arteries and traffic patterns for relieving traffic on State and Capitol Streets. The report also goes into considerable detail in analyzing and projecting accommodations for adequate parking.

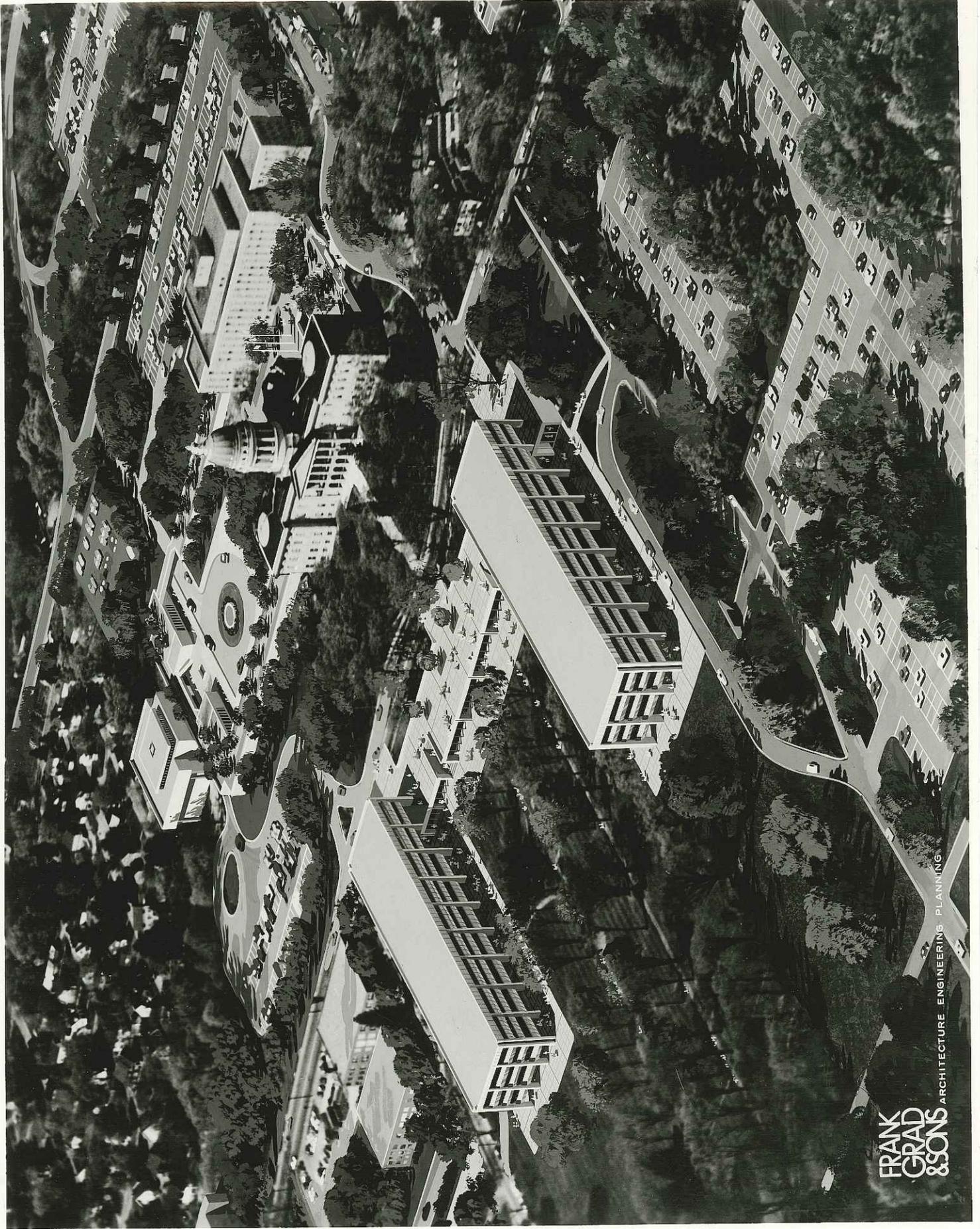
An integral part of the Master Plan is a report on existing buildings with recommendations for remodeling or demolition. It is planned that all State Agencies now in non-permanent buildings be re-located in existing or the new permanent type structures of the Complex. The analysis of future space requirements made by the Architect has been based upon the history of growth since 1960 and forecasts by heads of agencies of number of employees that will be required through 1990.

Highlights of the report's conclusions are:

- (1) The demand for new space by 1970 will equal a structure of approximately the size of the existing State Office Building.
- (2) The continuing need for office space makes adherence to a Master Plan imperative for acquisition of land and detailing the siting of future buildings to achieve best results aesthetically and operationally.
- (3) The State has two major assets in its State House and adjoining Park which should be the focal point in development of a Master Plan.
- (4) The State House should not be compromised or overshadowed by nearby construction of a high-rise or massive structure. Low-rise buildings are indicated.
- (5) Development of the State Capitol Complex and its utilization of the Park will stimulate public interest and generally add to the enjoyment of the Capitol.

- (6) Vehicular traffic and parking facilities must be given full consideration.
- (7) The City stands to gain by growth of employment in State Government and an increase in tourism. Consequently, the City and State should work closely together to meet mutual planning problems.

NOTE: For further information contact Mr. Stanley Brogren of Frank Grad & Sons, Newark, New Jersey, or Mr. Niran C. Bates or Mr. Richard G. Bachelder of the Bureau of Public Improvements, Room 115, State Office Building, Augusta, Maine.

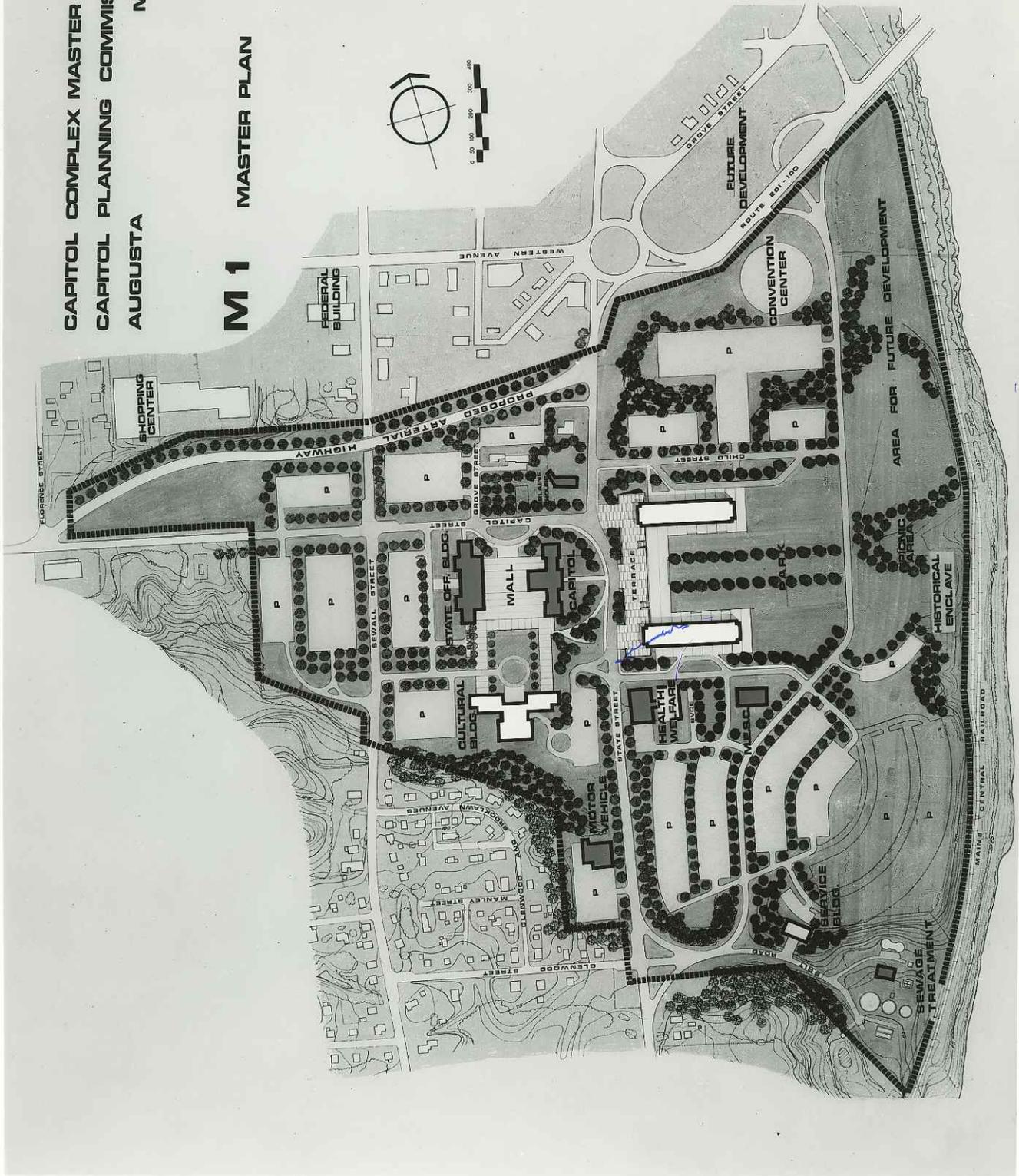


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CAPITOL COMPLEX MASTER PLAN  
CAPITOL PLANNING COMMISSION  
AUGUSTA  
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(For Release on 20 June 1968  
or thereafter)

CAPITOL MASTER PLAN,  
STATE OF MAINE

Master Plan prepared for the State of Maine Capitol Planning Commission by Frank Grad & Sons, Architects, Newark, N. J. shows a complex of existing and proposed structures in the State House area of Augusta that will be required to meet space needs of State agencies by the year 2000. Proposed future buildings are shown in lighter shade.

NOTE: For further information, please contact:

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