

# Waterfront Design Workshop



Public Meeting 2  
MARCH 10, 2021

Your Park Here

Presented by:

Mitchell  
& Associates



Planning

Restoration

Preservation

Implementation

# Workshop Agenda

1. Introduction & Project History (M&A & Town of Bowdoinham)
2. Goals & Objectives (M&A)
3. Project Recap
  - a. Review of previous concepts
  - b. Review of survey responses
4. Phase II Plan Revision Presentation
  - a. Site History
  - b. Site Analysis
  - c. Precedence – Images & Program Elements
  - d. Concept Review
  - e. Question & Answer
5. Next Steps
  - a. Permitting
  - b. Schedule & Tasks

# Workshop

## Goals & Objectives



## Goals

- **Review latest on Phase II design & permitting work.**
- **Create an inclusive park that represents the spirit of the waterfront area.**



# Objectives

- **Maintain a net reduction of impervious area for the proposed concept**
- **Develop permitting drawings for the proposed concept March-May**

## Concept 1



- 1 CROSSWALK TO MAILLY PARK
- 2 EXISTING RENTAL WITH IMPROVED PARKING
- 3 **FLEXIBLE PARKING 40 SPACES**
- 4 **PARKING 32 SPACES**
- 5 BIO-RETENTION & RAIN GARDENS
- 6 **40 X 80 PAVILION**
- 7 NATURE PLAY
- 8 **ACTIVE RECREATION AREAS (30X50)**
- 9 PICNIC AREA & SUCCESSIONAL MEADOW
- 10 VEHICULAR GATE & TRAIL HEAD
- 11 HAND CARRY BOAT LAUNCH
- 12 OPEN SPACE/LAWN
- 13 OVERFLOW LARGE TRAILER PARKING (MAILLY PARK)
- \* BATHROOM LOCATION

 10 X 10 FARMERS MARKET TENTS

 **VEGETATED EARTHEN BERMS & SEATING**

 **SEATING**

Comparison

## Concept 2



- 1 CROSSWALK TO MAILLY PARK
- 2 EXISTING RENTAL WITH IMPROVED PARKING
- 3 **FLEXIBLE PARKING 20 SPACES**
- 4 **PARKING 53 SPACES**
- 5 BIO-RETENTION & RAIN GARDENS
- 6 **40 X 80 PAVILION**
- 7 NATURE PLAY
- 8 **ACTIVE RECREATION AREAS (COURT 50X80)**
- 9 PICNIC AREA & SUCCESSIONAL MEADOW
- 10 VEHICULAR GATE & TRAIL HEAD
- 11 HAND CARRY BOAT LAUNCH
- 12 OPEN SPACE/LAWN
- 13 OVERFLOW LARGE TRAILER PARKING (MAILLY PARK)

\* BATHROOM LOCATION

 10 X 10 FARMERS MARKET TENTS

 **VEGETATED EARTHEN BERMS & SEATING**

 **SEATING**

Comparison

## Concept 3



- 1 CROSSWALK TO MAILLY PARK
- 2 EXISTING RENTAL WITH IMPROVED PARKING
- 3 **FLEXIBLE PARKING 20 SPACES**
- 4 **PARKING 53 SPACES**
- 5 BIO-RETENTION & RAIN GARDENS
- 6 **50 X 100 PAVILION**
- 7 NATURE PLAY
- 8 **ACTIVE RECREATION AREAS (COURT 70X100)**
- 9 PICNIC AREA & SUCCESSIONAL MEADOW
- 10 VEHICULAR GATE & TRAIL HEAD
- 11 HAND CARRY BOAT LAUNCH
- 12 OPEN SPACE/LAWN
- 13 OVERFLOW LARGE TRAILER PARKING (MAILLY PARK)
- \* BATHROOM LOCATION

 10 X 10 FARMERS MARKET TENTS

 **VEGETATED EARTHEN BERMS & SEATING**

 **SEATING**

Comparison

## Survey Responses

**61 Responses**

Concept 1	21 votes
Concept 2	19 votes
Concept 3	20 votes

Should the site have  
water?  
YES- 53  
NO-8

Should the Site have  
a Bathroom?  
YES- 54  
NO- 7

Should the site have  
lighting?  
YES- 53  
NO- 8

# What We Heard

**Basketball Court**

**River Views**

**Lighting**

**Mountain Biking**

**Yellow Ranch**

**Ice Skating**

**Arboretum**

**Less parking**

**Food Trucks**

**Grill Area**

**Water**

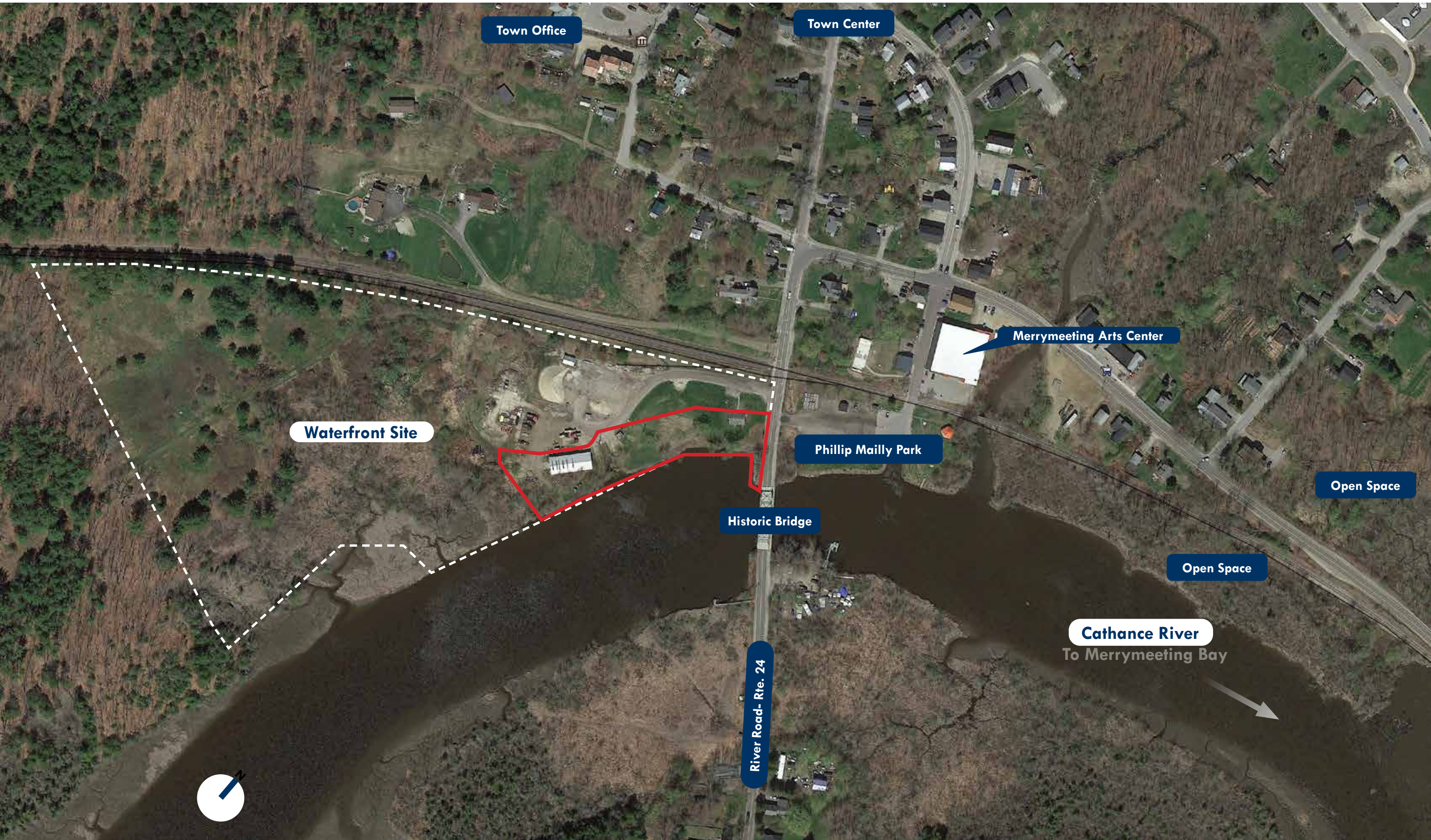
**Swimming**

**TREES, TREES, TREES**

- 
- **2018-2020 Master Planning**
    - Master Plan
    - Permitting



# Existing Conditions - CONTEXT



Town Office

Town Center

Merrymeeting Arts Center

Waterfront Site

Phillip Maily Park

Open Space

Historic Bridge

Open Space

River Road- Rte. 24

Cathance River  
To Merrymeeting Bay



# Existing Conditions





Master Plan as prepared by Richardson Associates

**KEY**

- |   |   |  |
|---|---|--|
| ① Pedestrian Connection to Maily Park<br><i>Improved Access</i> | ⑦ Pavilion<br><i>60'x 30' Post and Beam Pavilion</i>              | ⑬ Rail Trail Access<br><i>Signage / Kiosk</i>          |
| ② Park Entry Signage  | ⑧ Active Recreation<br><i>Volleyball, Bocce, Horseshoe Courts</i> | ⑭ Future Rail Trail Connector<br><i>TBD</i>            |
| ③ Passive Lawn Space<br><i>Flexible Area</i>                    | ⑨ Nature Play<br><i>Area for Playspace</i>                        | ⑮ Mown Paths<br><i>Improved Pedestrian Trails</i>      |
| ④ Flexible Parking<br><i>Gravel Roads and Parking Spaces</i>    | ⑩ Kayak Racks<br><i>Parking Space</i>                             | ⑯ Boardwalk with Observation Deck<br><i>Accessible</i> |
| ⑤ Path / Circulation  | ⑪ Hand Carry Boat Launch<br><i>Access and Storage</i>             | ⑰ Observation Deck                                     |
| ⑥ Picnic Area   | ⑫ Bank Stabilization  |  |

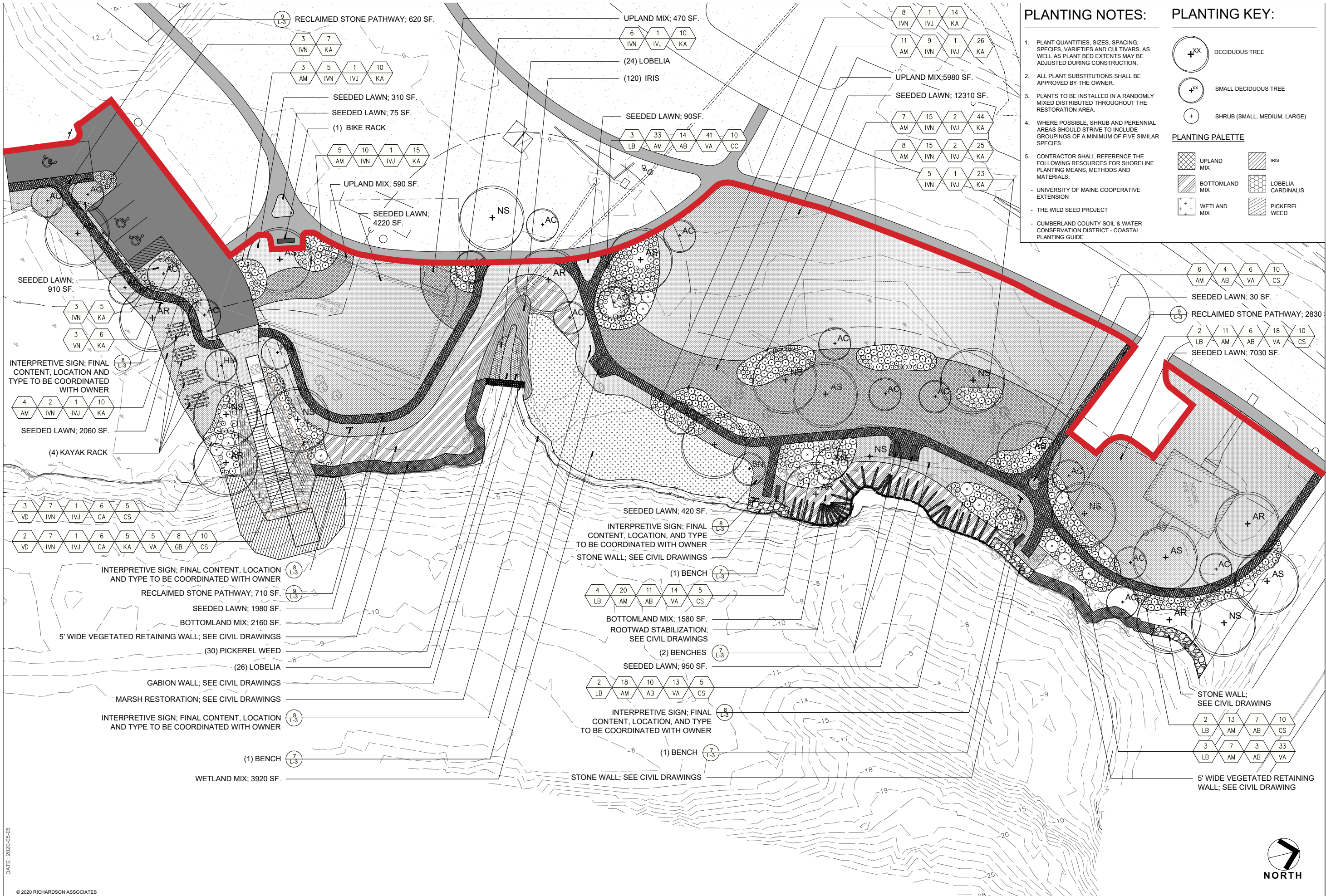


**SITE MASTER PLAN**  
**Town of Bowdoinham, ME**

February 12, 2019

Richardson & Associates,  
Landscape Architects

Baker Design Consultants,  
Civil, Marine, and Structural Engineering



**PLANTING NOTES:**

- PLANT QUANTITIES, SIZES, SPACING, SPECIES, VARIETIES AND CULTIVARS, AS WELL AS PLANT BED EXTENTS MAY BE ADJUSTED DURING CONSTRUCTION.
- ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER.
- PLANTS TO BE INSTALLED IN A RANDOMLY MIXED DISTRIBUTION THROUGHOUT THE RESTORATION AREA.
- WHERE POSSIBLE, SHRUB AND PERENNIAL AREAS SHOULD STRIVE TO INCLUDE GROUPINGS OF A MINIMUM OF FIVE SIMILAR SPECIES.
- CONTRACTOR SHALL REFERENCE THE FOLLOWING RESOURCES FOR SHORELINE PLANTING MEANS, METHODS AND MATERIALS:
  - UNIVERSITY OF MAINE COOPERATIVE EXTENSION
  - THE WILD SEED PROJECT
  - CUMBERLAND COUNTY SOIL & WATER CONSERVATION DISTRICT - COASTAL PLANTING GUIDE

**PLANTING KEY:**

- +XX DECIDUOUS TREE
- +x SMALL DECIDUOUS TREE
- + SHRUB (SMALL, MEDIUM, LARGE)

**PLANTING PALETTE:**

- UPLAND MIX
- BOTTOMLAND MIX
- WETLAND MIX
- IRIS
- LOBELIA CARDINALIS
- PICKEREL WEED

**RICHARDSON ASSOCIATES**  
 11 MAGB Street  
 Bangor, Maine 04912  
 P: 207-288-9291  
 F: 207-288-9850

SCALE: 1" = 20'-0"

Drawn By: TK, DB  
 Checked By:  
 Date: 5.5.2020  
 Issued For: FOR REVIEW

LANDSCAPE & SITE AMENITIES PLAN

Bowdoinham Master Plan  
 Bowdoinham, ME



**Site History & Past Use**  
**Chemical Corporation Building**



# Site History & Past Use

## Chemical Corporation Building

Prepared For:  
 Applicant:  
**TOWN OF BOWDOINHAM**  
 8 RIVER ROAD  
 Bowdoinham, Maine 04074  
 Tel: (207) 666-5531

Prepared By:  
**MITCHELL & ASSOCIATES**  
 Landscape Architects  
 The Staples School, 70 Center Street  
 Portland, Maine 04101  
 Tel: (207) 774-4427

**ACORN ENGINEERING INC.**  
 PO BOX 3372, Portland, Maine 04104  
 Tel: (207) 775-2855



**Site Plan Phase II**  
**Redevelopment of Waterfront Property**  
**8 River Road Bowdoinham, Maine**

● USGS BENCHMARK "RESET 1952"  
 PUBLISHED ELEV: 9.82' NAVD88  
 GNSS DERIVED ELEV: 8.87' NAVD88

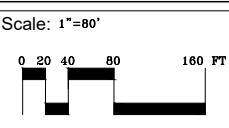
Date:

Issued For:  
 DESIGN DEVELOPMENT

Revisions:

Reproduction or reuse of this document without the expressed written consent of Mitchell & Associates is prohibited.

Title:  
 EXISTING CONDITIONS PLAN



North:

Sheet No.: **1**



• **2021 Phase II Programming**  
(All Seasons)

- Precedence
- Site Amenities
- Concept Review

# Site Programming - Passive Recreation

## Trails & Boardwalks



Lock Dock Park, Beacon NY  
Reed Hilderbrand Associates Landscape Architects



# Site Programming - Passive Recreation

## Trails & Boardwalks



Ferrous Foundry Park & Forest Park, IL  
Stephen Stimson Associates Landscape Architects

Naval Cemetery, Brooklyn NY  
Nelson Byrd Woltz Landscape Architects

# Planting Design - Native Species

## Trees & Shrubs

### FLOODPLAIN & LOWLAND FOREST SPECIES



*Sugar Maple*



*Tupelo*



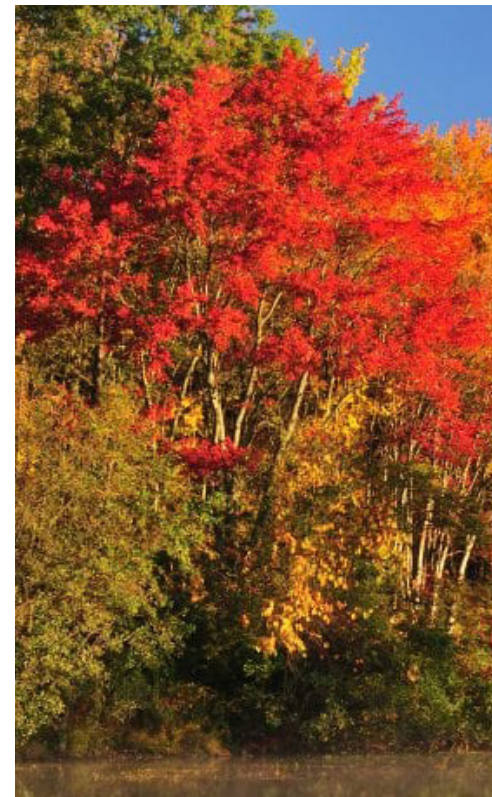
*Black Cherry*



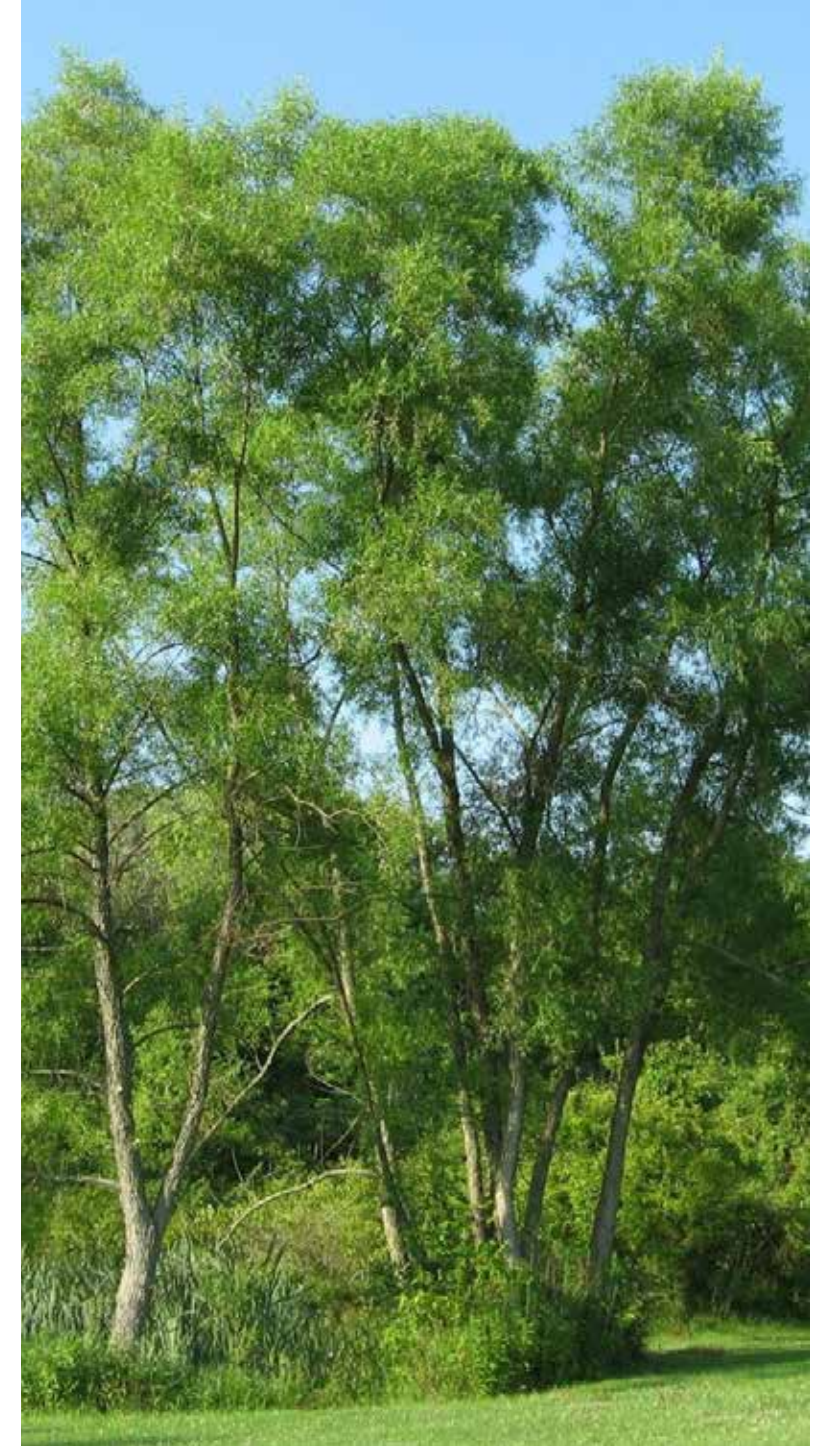
*Serviceberry*



*Witch hazel*



*Red Maple*



*Black Willow*

*The Master Plan plant palette provides a strong framework for the park planting design*

# Planting Design - Native Species

## Perennial Grasses and Flowers

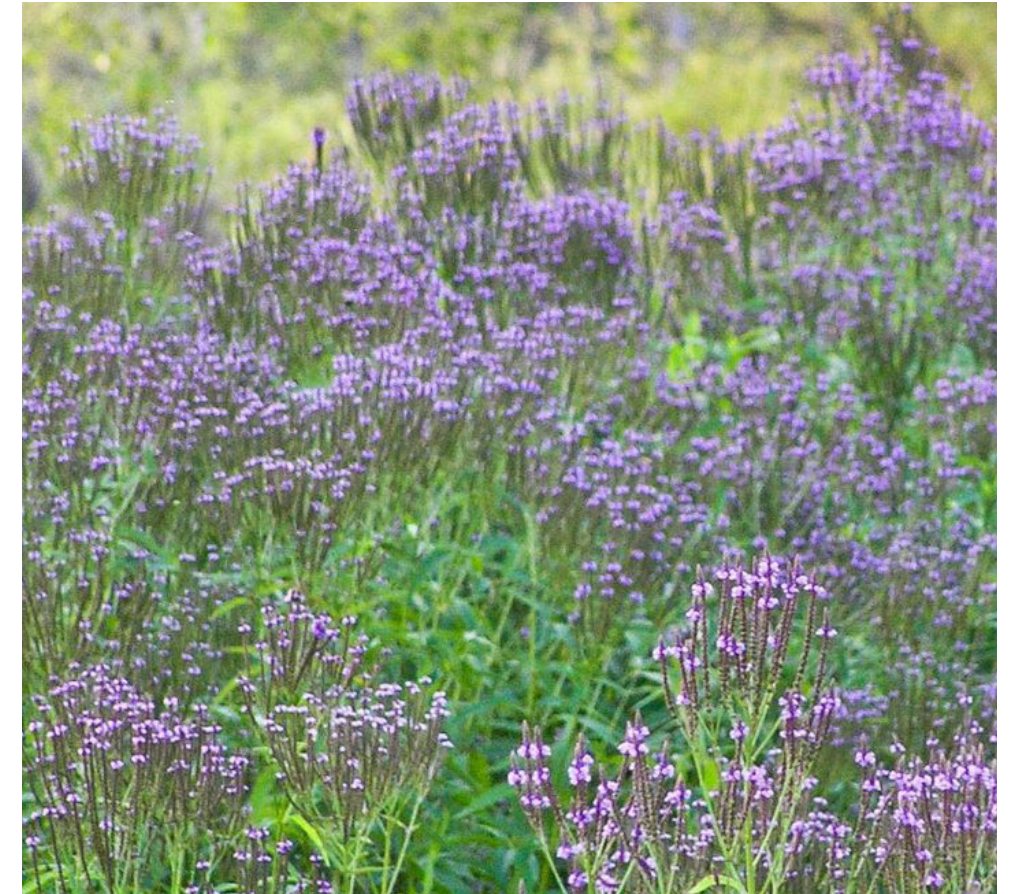
### WETLAND & MEADOW SPECIES



*Smooth Blue Aster*



*Boneset*



*Blue Vervain*



*Beebalm & Black Eyed Susan*



*Indiangrass & Common Milkweed*

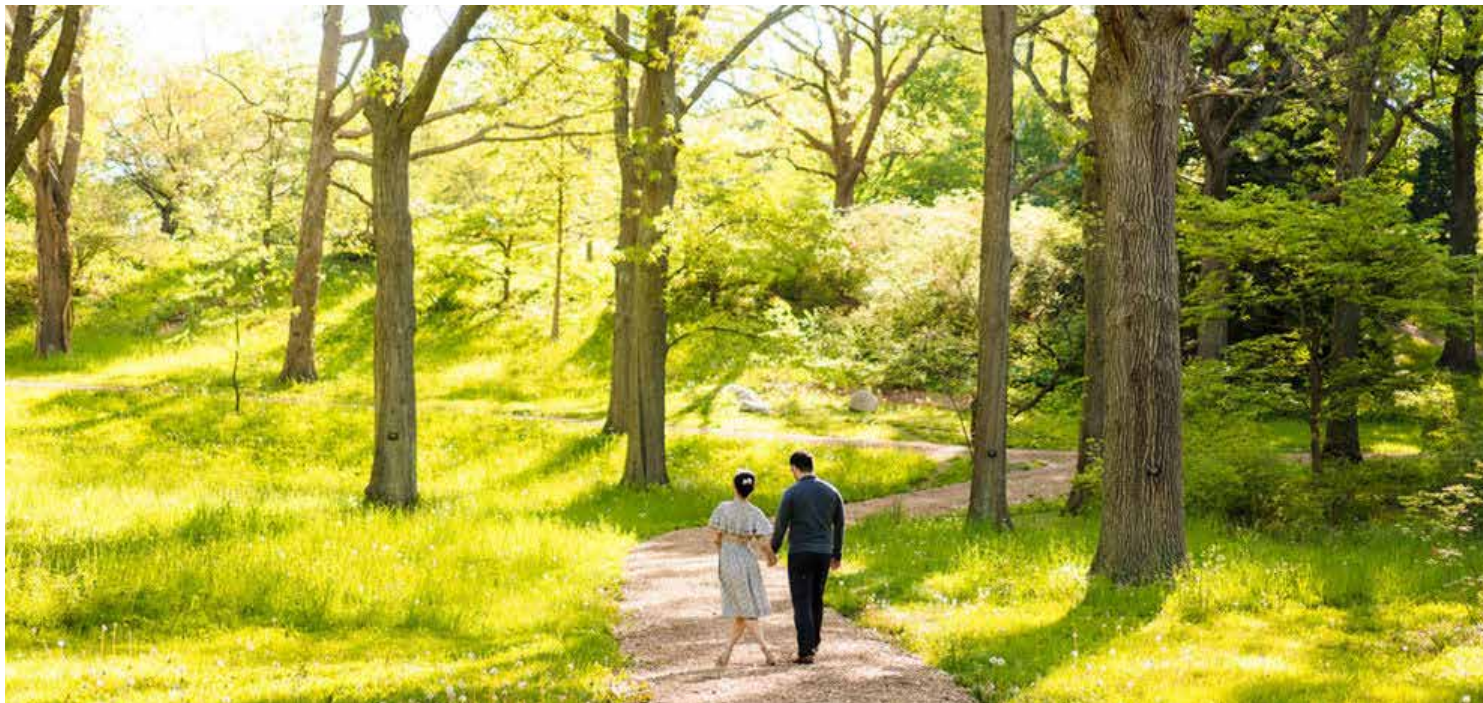


*Blue Flag*

*The Master Plan plant palette provides a strong framework for the park planting design*

# Site Programming - Recreation

## Native Species Arboretum

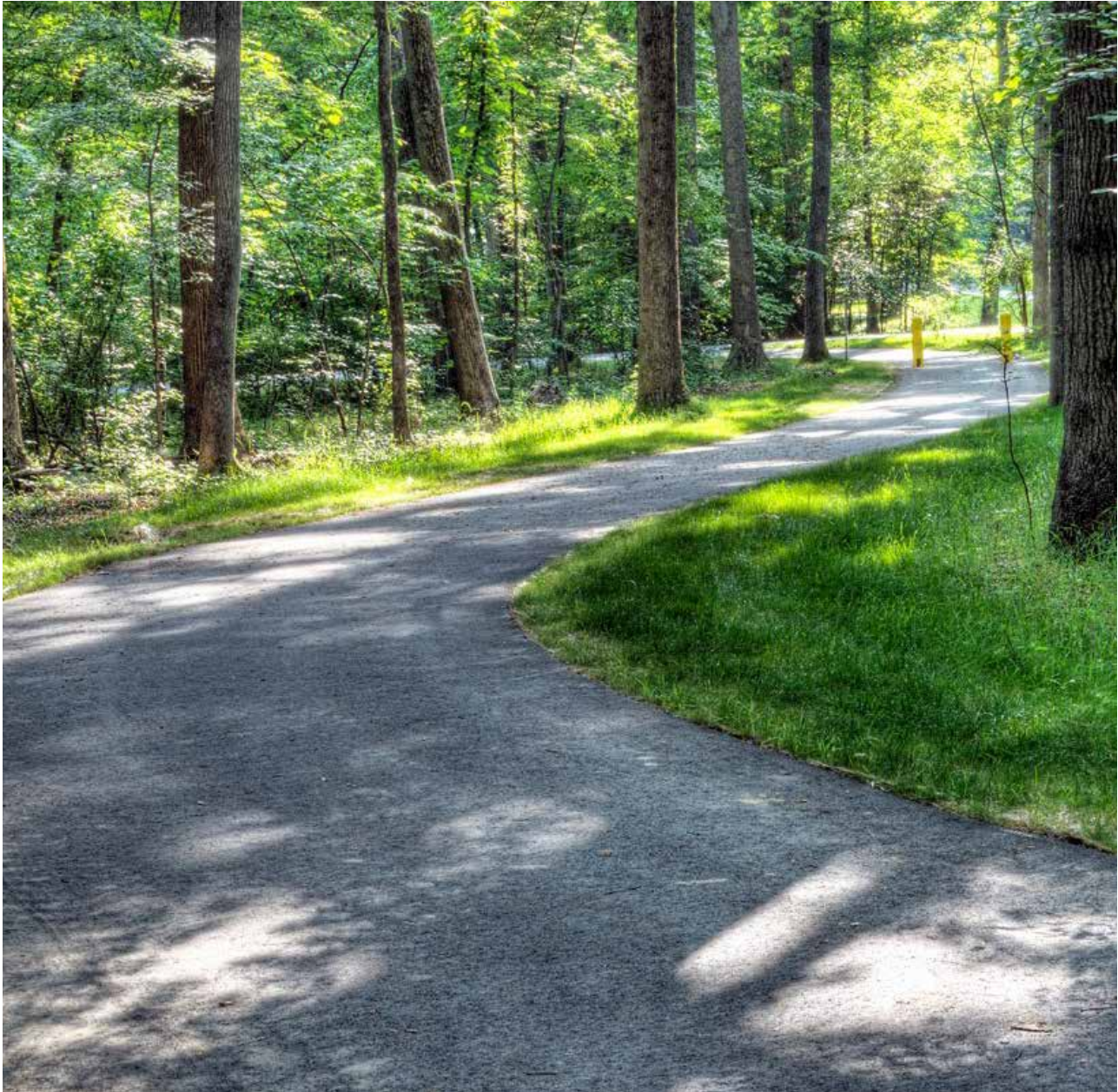


# Site Materials - Paving

## Stone Dust



**Site Materials - Paving**  
Asphalt



# WATERFRONT PERMITTING PHASE II

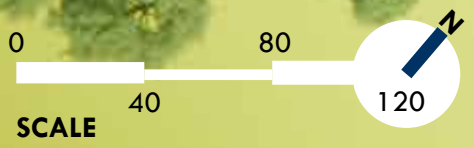
• Design & Layout



---\*--- PER DEED 11887, THE STATE RESERVES THE RIGHT TO THE RAILROAD TRACK, AND THE PERPETUAL RIGHT TO OPERATE TRAINS FOR THE MOVEMENTS OF GOODS AND/OR PEOPLE.



- 1 CROSSWALK TO MAILLY PARK
- 2 EXISTING RENTAL WITH IMPROVED PARKING
- 3 OPEN SPACE FLEXIBLE PARKING
- 4 PARKING
- 5 BIO-RETENTION & RAIN GARDENS
- 6 40 X 80 PAVILION
- 7 NATURE PLAY
- 8 ACTIVE RECREATION AREAS & COURTYARD
- 9 PICNIC AREA & SUCCESSIONAL MEADOW
- 10 VEHICULAR GATE & TRAIL HEAD
- 11 HAND CARRY BOAT LAUNCH
- 12 OPEN SPACE/LAWN
- 13 (5) OVERFLOW LARGE TRAILER PARKING (MAILLY PARK)
- 14 FUTURE CONNECTION TO MERRYMEETING TRAIL
- \* BATHROOM LOCATION
- 10 X 10 FARMERS MARKET TENTS
- VEGETATED EARTHEN BERMS & SEATING
- SEATING



Mitchell & Associates  
ACORN ENGINEERING, INC.





Vegetation restoration & screening

EXISTING RAILROAD TRACKS TO REMAIN

Previously permitted shoreline area (PHASE I)

Birds Eye Perspective Looking East



- HAND CARRY BOAT LAUNCH**  
(previously permitted)
- EARTHEN BERMS WITH MEADOW PLANTINGS**  
(NO MOW)
- RESTROOMS**
- 40X80' PAVILION**
- FLEXIBLE ACTIVE RECREATION AREA**
- NATIVE MEADOW SLOPE PLANTING**
- HAND CARRY TRAILER PARKING (2) & DESIGNATED TURNAROUND SPACE (1)**
- NATURE PLAY**
- ACTIVE RECREATION AREA**
  - \* Basketball Court (multi-court) & Pickleball
  - \* Bocce Ball
  - \* Outdoor Fitness Equipment
  - \* Bike Racks
- PICNIC AREA & NATIVE MEADOW**  
(Restoration Area)
- TRAILHEAD**

Path to Pavilion looking Southwest



2'-5' BERMS W/ NATIVE  
NO MOW PLANTINGS

RAIN GARDEN

LAWN

2'-5' BERMS W/ NATIVE  
NO MOW PLANTINGS

4' WIDE STONE DUST PATH

MOWN SHOULDERS

MOWN SHOULDERS

Path to Pavilion looking West



1:30 PM



6:45 AM

Birds Eye Perspective Looking North



TOWN HALL



DOWNTOWN



MAILLY PARK



Path to Natural Play Area looking West





View East from Bocce Court

7:00 PM





View South from Active Recreation area



EXISTING IMPERVIOUS AREA

105,000 SF

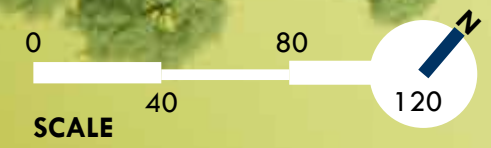
PROPOSED IMPERVIOUS AREA

90,650 SF

14,350 SF  
IMPERVIOUS SURFACE REDUCTION



- 1 CROSSWALK TO MAILLY PARK
- 2 EXISTING RENTAL WITH IMPROVED PARKING
- 3 OPEN SPACE FLEXIBLE PARKING
- 4 PARKING
- 5 BIO-RETENTION & RAIN GARDENS
- 6 40 X 80 PAVILION
- 7 NATURE PLAY
- 8 ACTIVE RECREATION AREAS & COURTYARD
- 9 PICNIC AREA & SUCCESSIONAL MEADOW
- 10 VEHICULAR GATE & TRAIL HEAD
- 11 HAND CARRY BOAT LAUNCH
- 12 OPEN SPACE/LAWN
- 13 (5) OVERFLOW LARGE TRAILER PARKING (MAILLY PARK)
- 14 CONNECTION TO MERRYMEETING TRAIL
- \* BATHROOM LOCATION
- 10 X 10 FARMERS MARKET TENTS
- VEGETATED EARTHEN BERMS & SEATING
- SEATING



Mitchell & Associates  
ACORN ENGINEERING, INC.

A scenic view of a large lake with a forested shoreline in the background and some foliage in the foreground. The water is a deep blue-grey color with gentle ripples. The sky is a pale, clear blue. The foreground on the right is filled with green and brownish foliage, including some bare branches. The background shows a dense line of trees with some autumnal colors.

• **Permitting**

# Permitting Considerations

## - **Town of Bowdoinham**

- Preliminary Tier II or III Site Plan Application
- Final Tier II or III Site Plan Application

## - **Maine Dept. of Environmental Protection**

- Maine DEP Stormwater Law application
  - Redevelopment standards
  - Assumes total impervious will remain below threshold that would trigger a Site Location of Development permit application
- Maine DEP Natural Resource Protection Act
  - Permit by Rule - Section 2: Activities adjacent to protected natural resources

## - **U.S. Army Corps. of Engineers**

- General Permit

- **Appendix**

# OVERALL PHASING & COST



**Phase I**  
\$560,000 - \$700,000

**Phase II**  
\$365,000 - \$455,000

**Phase III**  
\$292,000 - \$480,000

**Phase IV**  
\$517,000 - \$646,000

**OVERALL ESTIMATED COST**  
**\$1,734,000 - \$2,281,000**

Richardson & Associates, Landscape Architects / 3027 Main Street, Portland, ME 04101  
 Original Issue Date: \_\_\_\_\_  
 Issued for: \_\_\_\_\_  
 Revision Dates: \_\_\_\_\_

Scale: 1"=60' (original drawing size)  
 Original Drawing Size: 24" x 36"

180'  
120'  
60'  
0'

**CONCEPT PLAN Overall**  
 Public Works Site Redevelopment  
 Town of Bowdoinham, ME

**BAKER DESIGN CONSULTANTS**  
 Civil, Marine, and Structural Engineering  
 7 Spruce Road, Freeport, Maine 04032 207-846-9724 info@bakerdesignconsultants.com

GENERAL DEVELOPMENT 1 Shoreland District in accordance with the Bowdoinham Shoreland Ordinance extract below.  
Principal and Accessory Structures.

a) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of water bodies, streams, or the upland edge of a coastal or freshwater wetland, except that in the **General Development I District the setback from the normal high-water line shall be at least twenty five (25) feet, horizontal distance, and in the Commercial Fisheries/Maritime Activities District there shall be no minimum setback.**

**Other considerations:**

- Any activity within 75-ft of the HAT Line will be subject to DEP NRPA regulations. DEP may question moving the building closer to the water than the location of the existing building, because it reduces current buffer to the water.
- A Flood Hazard Development Permit will be required that will likely dictate keeping a new building on the high ground currently occupied by the Public Works building.