



***Master Site Plan for Redevelopment of
Public Works Property***



What You've Told Us... So Far

Survey Trends

BOARDWALKS

DOG WALKING

ALTERNATE
CONCERT VENUE

DOCK

ACCESSIBLE
TRAILS

NATURE PLAY

RELAXING

SWIMMING

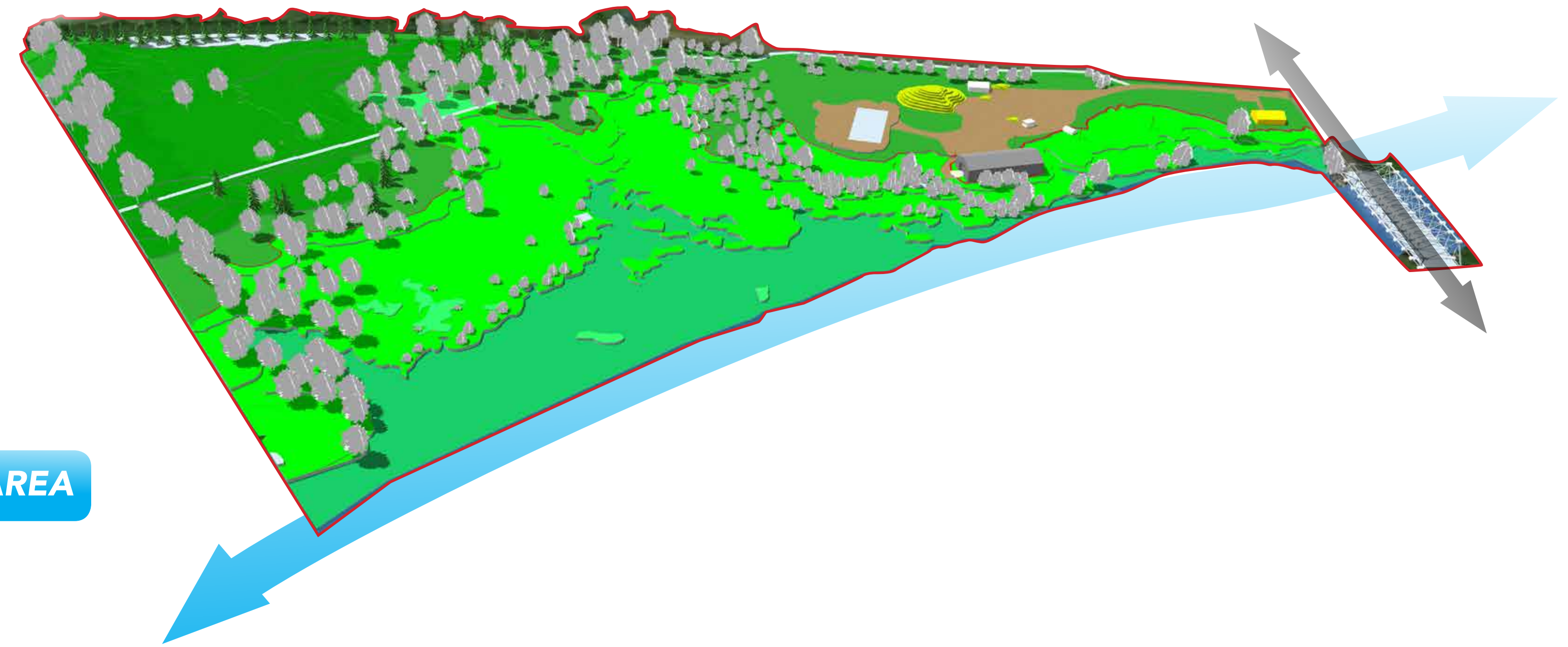
HAND-CARRY
BOAT ACCESS

FISHING

Art

Pub

PICNIC AREA



Uses you wanted to see at your **Waterfront Park**



BOARDWALK



NON-MOTORIZED BOAT ACCESS



DOG WALKING



NATURE PLAY



PICNIC AREA



SWIM ACCESS



DOCK



FISHING



PAVILION



OBSERVATION DECK

PROGRAM REVIEW

SURVEY RESULTS

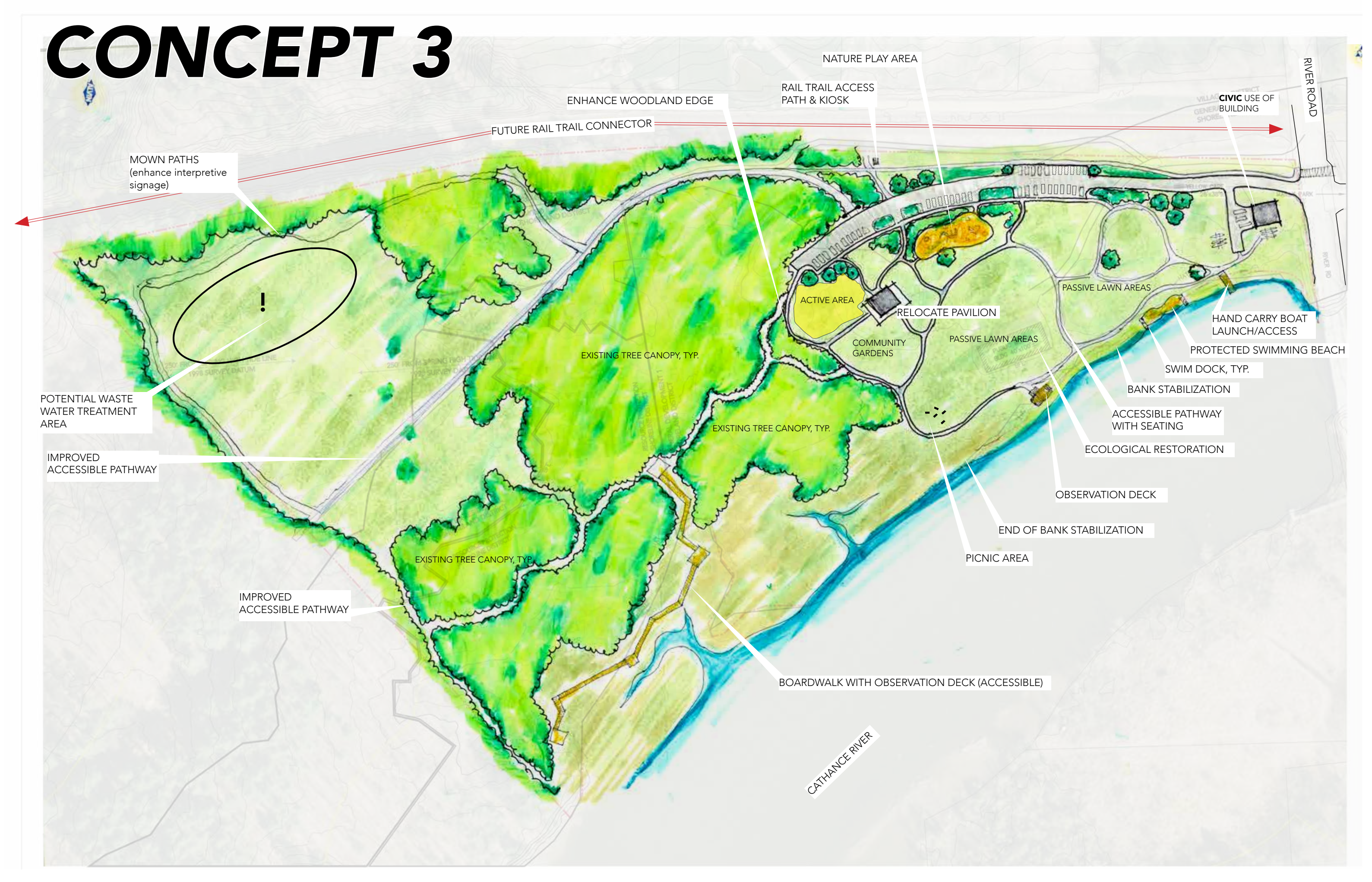
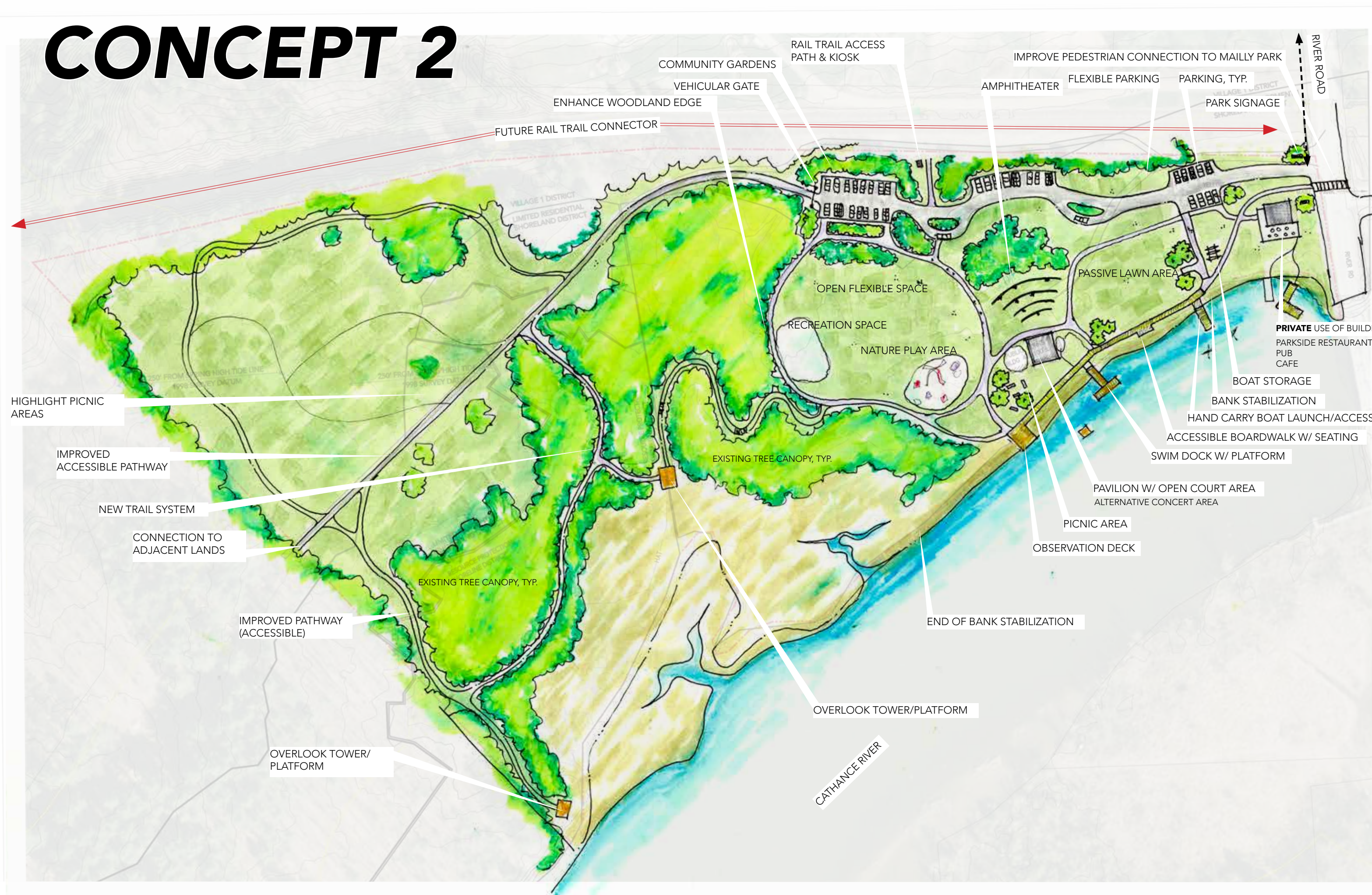
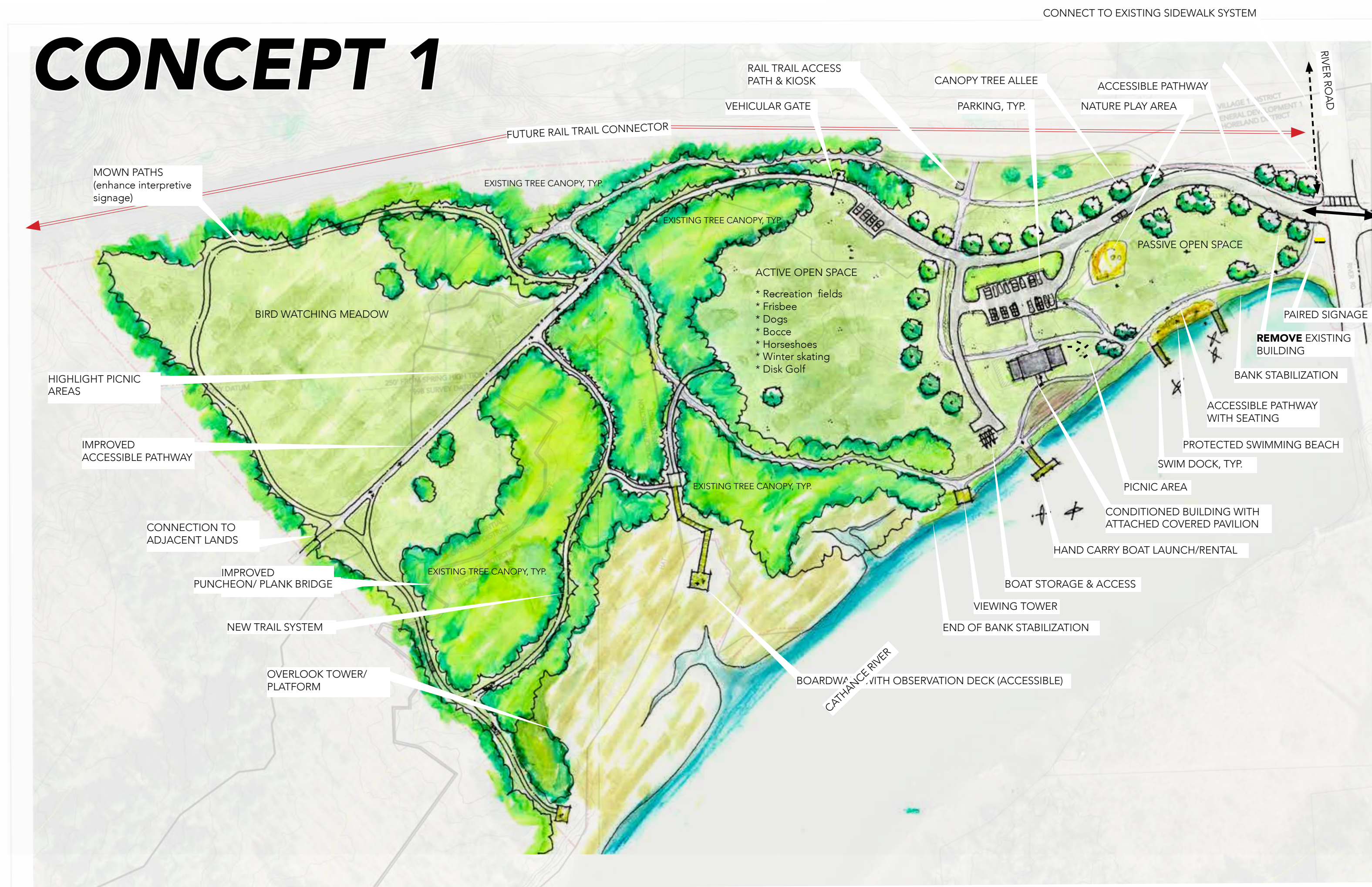


Survey Questions:	79 Respondents			
REDEVELOPMENT OF THE WATERFRONT?	REDEVELOP 68	OTHER 2	SELL 2	
WHICH CONCEPT DO YOU LIKE BEST?	CONCEPT 1 30	CONCEPT 2 32	CONCEPT 3 8	
WHICH CONCEPT DO YOU LIKE LEAST?	CONCEPT 1 19	CONCEPT 2 10	CONCEPT 3 37	
KEEP OR REMOVE THE YELLOW CAPE?	KEEP 43	REMOVE 23		
PAVILION?	REMOVE Public Works Bldg / BUILD New Pavilion setback from the shoreline 29	REMOVE Public Works Bldg / BUILD New Pavilion in the SAME Place 6	INVESTIGATE Reuse of Public Works Bldg 20	NO Pavilion 16

 Most Preferred



What We Have Shown You... So Far



Phase I



Phase I Recommendations

- Minimal Shore Stabilization
- Limited Trails
- Hand Carry Boat Parking, Access & Racks
- Picnic Area
- Car & Boat Trailer Parking
- Access Road
- Signage
- Crosswalk/Safety
- Landscape Planting
- General Site Restoration

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 Original Issue Date: _____
 Issued for: _____
 Revision Dates: _____

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

CONCEPT PLAN Phase 1
 Public Works Site Redevelopment
 Town of Bowdoinham, ME

P1

Phase II



Phase II Recommendations

- Pavilion (New)
- Pavilion (Adaptive Re-use)
- Access Road (to Pavilion)
- Continued Landscape Planting
- Connections to Rail Trail

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CONCEPT PLAN **Phase 2**
Public Works Site Redevelopment
Town of Bowdoinham, ME

180'
120'
60'
0'

P2

Phase III

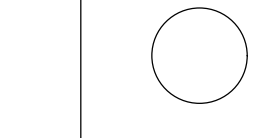


Phase III Recommendations

- Ice Skating
- Fire Pit
- Active Recreation Area
- Nature Play Area
- Overlook Improvements (Boardwalk)
- Continued Landscape Planting

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CONCEPT PLAN Phase 3
Public Works Site Redevelopment
Town of Bowdoinham, ME

P3

Phase IV



Phase IV Recommendations

- Shoreline Stabilization
- Swim Area
- Dock
- Continued Landscape Planting

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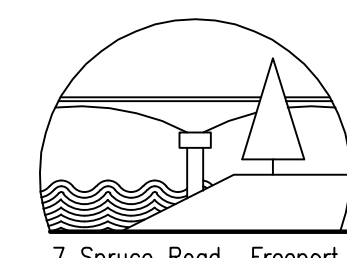
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CONCEPT PLAN **Phase 4**

Public Works Site Redevelopment

Town of Bowdoinham, ME



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Civil, Marine, and Structural Engineering

7 Spruce Road Freeport Maine 04032 207-846-9724 info@bakerdesignconsultants.com

P4

A photograph of a steel truss bridge spanning a river. The bridge is constructed from light-colored steel beams forming a complex truss structure. The river below is calm, reflecting the bridge and the surrounding greenery. The background shows a dense line of trees on a hillside under a bright, slightly overcast sky. The text 'COST SUMMARY' is overlaid in the center of the image in a large, bold, black, italicized font.

COST SUMMARY

Phase I COST SUMMARY

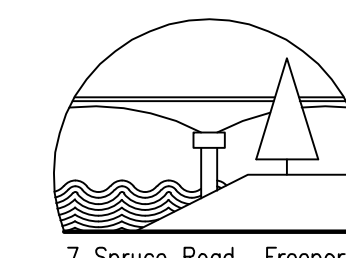


Phase I Recommendations

- Minimal Shore Stabilization
- Limited Trails
- Hand Carry Boat Parking, Access & Racks
- Picnic Area
- Car & Boat Trailer Parking
- Access Road
- Signage
- Crosswalk/Safety
- Landscape Planting
- General Site Restoration

PHASE I INITIAL INVESTMENT

\$560,000 - \$700,000



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CONCEPT PLAN **Phase 1**

Public Works Site Redevelopment
Town of Bowdoinham, ME

P1

Scale: 1"=60' (original drawing size)
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Phase II COST SUMMARY



Phase II Recommendations

- Pavilion (New)
- Pavilion (Adaptive Re-use)
- Access Road (to Pavilion)
- Continued Landscape Planting
- Connections to Rail Trail

PHASE II
ADDITIONAL INVESTMENT

\$306,000 - \$384,000

TOTAL INVESTMENT I & II

\$867,000 - \$1,084,000

Phase III COST SUMMARY



**PHASE III
ADDITIONAL INVESTMENT**

\$269,000 - \$435,000

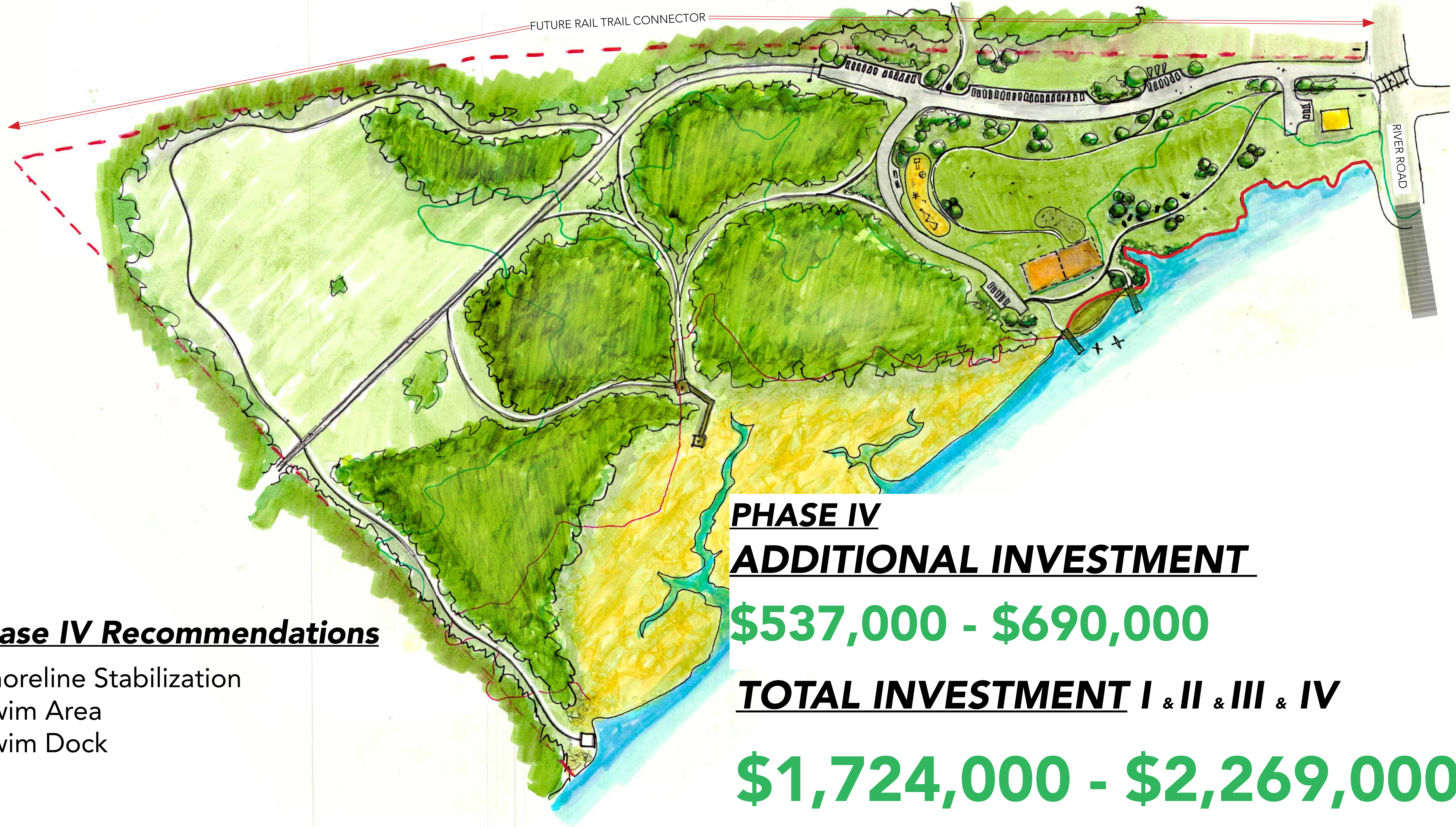
TOTAL INVESTMENT I & II & III

\$1,294,000 - \$1,370,000

Phase III Recommendations

- Ice Skating
- Fire Pit
- Active Recreation Area
- Nature Play Area
- Overlook Improvements (Boardwalk)
- Continued Landscape Planting

Phase IV COST SUMMARY



Phase IV Recommendations

- Shoreline Stabilization
- Swim Area
- Swim Dock

PHASE IV
ADDITIONAL INVESTMENT

\$537,000 - \$690,000

TOTAL INVESTMENT I & II & III & IV

\$1,724,000 - \$2,269,000

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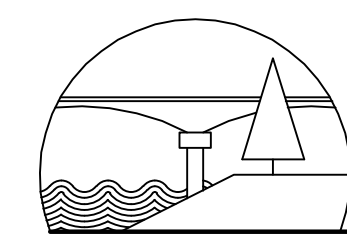
0' 60' 120' 180'

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CONCEPT PLAN Phase 4

Public Works Site Redevelopment
Town of Bowdoinham, ME



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P4

FUNDING OPPORTUNITIES

• **In-kind Donations**

- Material
- Services

• **Private Donors**

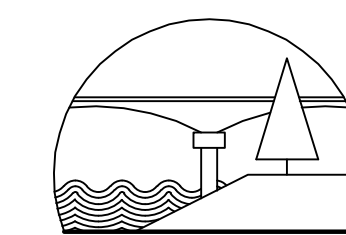
- Corporate
- Individual

• **Grants**

- Federal
- State
- Private

• **Volunteer Work**

• **Town Appropriation**



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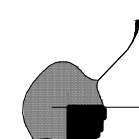
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CONCEPT PLAN

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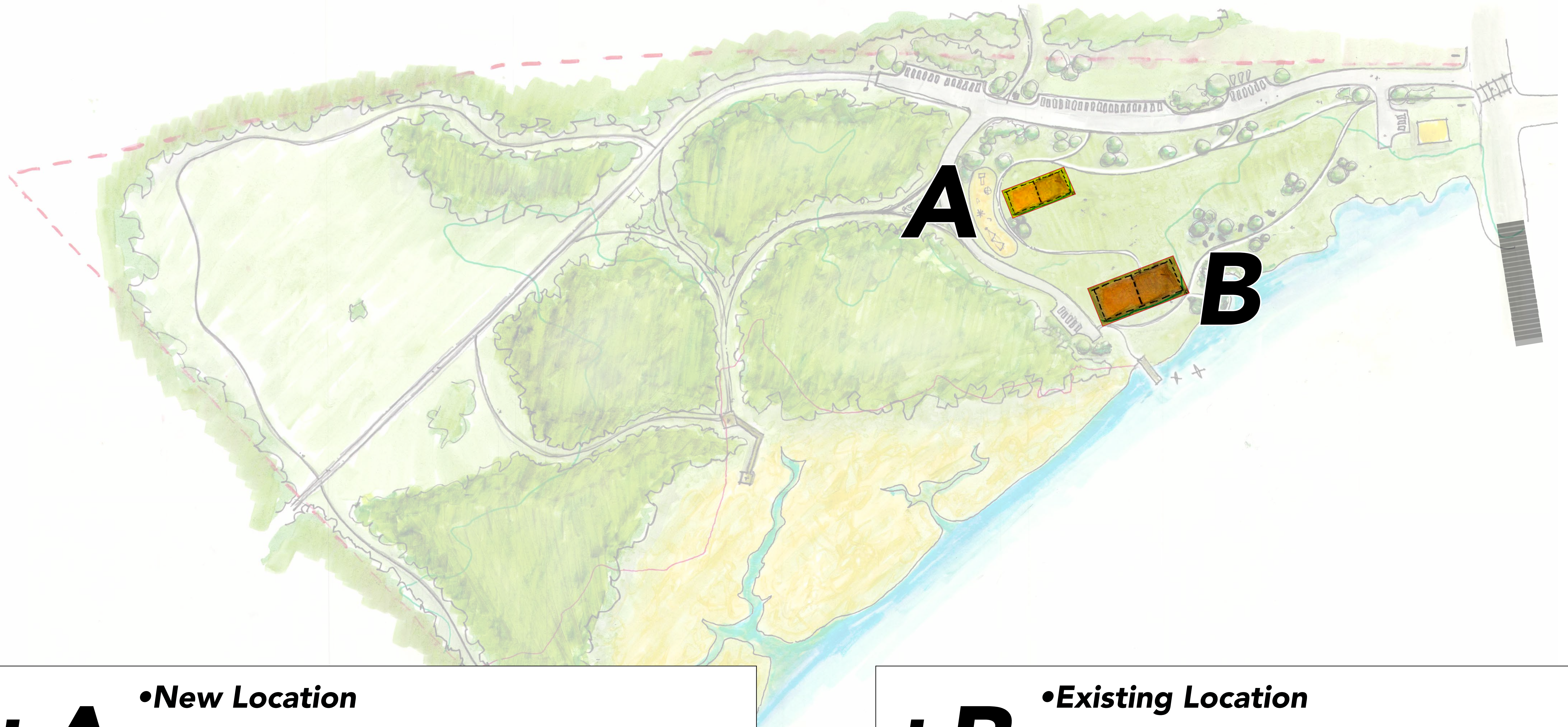
RE-USE OF EXISTING PUBLIC WORKS BUILDING?



YES

NO

NEW PAVILION IN DIFFERENT LOCATION?



+A

- ***New Location***
- ***Allows Restoration of Riverine Edge***
- ***Creates open Space Along Rivers Edge***
- ***Achieves Higher Floor Elevation***

+B

- ***Existing Location***
- ***Utilizes Valuable Riverfront Location***
- ***Unique Location***
- ***Proximity to Proposed River Access***

A large steel truss bridge spans across a wide river. The bridge has a complex lattice of steel beams. In the background, another smaller bridge is visible across the water. The surrounding area is lush with green trees and vegetation. The sky is overcast and grey.

DO YOU SUPPORT THE PROPOSED PHASING STRATEGY?

YES

NO