

GARDINER WATERFRONT ACTION PLAN

GOALS

- Expand Waterfront Park to the south.
 - Provide additional recreational facilities, on land and water.
 - Provide additional parking for boat trailers and vehicles.
 - Improve vehicular and pedestrian connections to downtown.
 - Allow for dual use of parking, for businesses and recreation.
 - Provide for an extension of the rail trail.
 - Embellish the waterfront, with landscaping, lighting and facilities, to create a quality riverfront, recreational environment.
 - Make improvements in phases, as funds become available.
 - Facilitate public/private cooperation to achieve common, shared, waterfront development objectives.
- Provide public restrooms and drinking fountains.

PHASE 1 ACTIONS

Objectives: Construction of expanded Park, from parking lot south to the cove; provide additional marine infrastructure.

1. Prepare construction landscape and engineering drawings.
2. Replace and/or install all new subsurface stormwater basins and pipes, and install underground wiring, as needed.
3. Stabilize, rip-rap and/or wall the riverfront shore to prevent further erosion, rotting, and undercutting.
4. Improve and expand the parking lot (see plan).
5. Construct the new waterfront park, with pathways, lawns, and basic landscaping (i.e., lights and some trees).
6. Add new floating walkways and docks to accommodate more recreational boats.
7. Build two handicap-accessible fishing platforms.

PHASE 2 ACTIONS

Objectives: Upgrade all vehicular and pedestrian connections to the Park; make further Park improvements.

1. Improve the main (Depot Square) entranceway (with sidewalks, tree planting, and gateway/sign).
2. Make the central railroad underpass an all-pedestrian walkway connection (with gateway/sign, lights, benches, trees, landscaping, etc.)
3. Reconstruct and improve the Steamboat Lane railroad underpass for two-way vehicular traffic (with retaining walls, landscaping, and gateway/sign).
4. Plant additional trees throughout and add benches, trash receptacles, etc., to Park.

PHASE 3 ACTIONS

Objectives: Complete Park facilities, construct this segment of the Kennebec River Rail Trail and add pedestrian links to the waterfront.

1. Build a pedestrian-way in back of the Arcade lot buildings, that links to Depot Square and the waterfront.
2. Construct the KRRT from the Randolph/Gardiner bridge through the Park, to the cove (and beyond?).
3. Restore a public, pedestrian, right-of-way/path between Water Street and the residential areas to the west and provide a crosswalk to the Steamboat Lane underpass.
4. Build a pergola/picnic area between the boat docks and the parking lot.
5. Construct a pavilion/stage structure in the southern end of the Park.
6. Provide a refueling/gas pump service area near to the boat launch.

COMPLEMENTARY PRIVATE ACTIONS

Objective: Support private initiatives that support, complement, and embellish City efforts to improve the waterfront and downtown.

1. Support demolition of the old rail shed at Steamboat Lane; make this a City/downtown "gateway."
2. Encourage reuse of the Bailey's car sales lot; landscape the site.
3. Support the demolition of the old Bailey's complex and reuse of the lot.
4. Encourage revitalization of the Gardiner Savings Institute owned structures (across from the library) with elevator and street level deck on the river/rail side.
5. Facilitate the demolition of the building between Gardiner Savings Institute and Renys, for a thoroughway (and possible railroad underpass, for pedestrians).
6. Support construction of a parking deck in back of Renys.

OTHER

1. Support and encourage construction of the skatepark next to the Boys & Girls Club.
2. Include possible abstract, wind-sensitive mobile sculpture.
3. Make improvements to the small public performance area next to Cobbossee Stream (e.g., a stage/shelter?)