

Westbrook Saccarappa Park Brownfields

Charrette #1 - April 15, 2025

ATTEND THE COMMUNITY MEETING!
APRIL 15TH & MAY 21ST



*Make your
mark on the park!*

SACCARAPPA PARK REDEVELOPMENT COMMUNITY ENGAGEMENT

VISIT ONLINE @ www.bit.ly/saccarappapark OR SNAP THE QR CODE & COMPLETE THE QUESTIONNAIRE



JOIN US AT IN-PERSON MEETINGS TO REVIEW RESULTS OF THE QUESTIONNAIRE & MAKE YOUR MARK

COMMUNITY MEETINGS | APRIL 15th + MAY 21st | 6PM - 8PM

WESTBROOK PUBLIC SERVICES | 371 Saco Street, Westbrook



COMMUNITY CHARETTE #1 AGENDA

1) Saccarappa Park Brownfields Redevelopment Project Overview

- a) Team Introductions (City) (5 min)
- b) City Statement of “Redevelopment Goals” (City) (5 min)
- c) History and Existing Environmental Conditions (Credere) (5 minutes)
- d) Presentation of Site, “Context & Constraints” (Simons/Acorn) (10 minutes)
- e) Review of Themes & Trends from the Public Input Questionnaire (Simons/Acorn) (5 minutes)

2) Charrette Process and Design Inspirations (Simons)



COMMUNITY CHARETTE #1 AGENDA

- 3. Moderated Small Group Discussions (45 minutes)**
 - a) Green Space
 - b) Riverwalk, Community & Cultural Representation
 - c) Activities / Programming / Structure(s)
- 4. Small Group Reports – “Top 10” priorities/concerns (20 minutes)**
- 5. Final Thoughts (City) (5 minutes)**
- 6. Invite for next event - “save the date”, Project Website / Contact for questions & comments**



1) Project Overview

- a) TEAM INTRODUCTIONS
- b) CITY STATEMENT OF REDEVELOPMENT GOALS



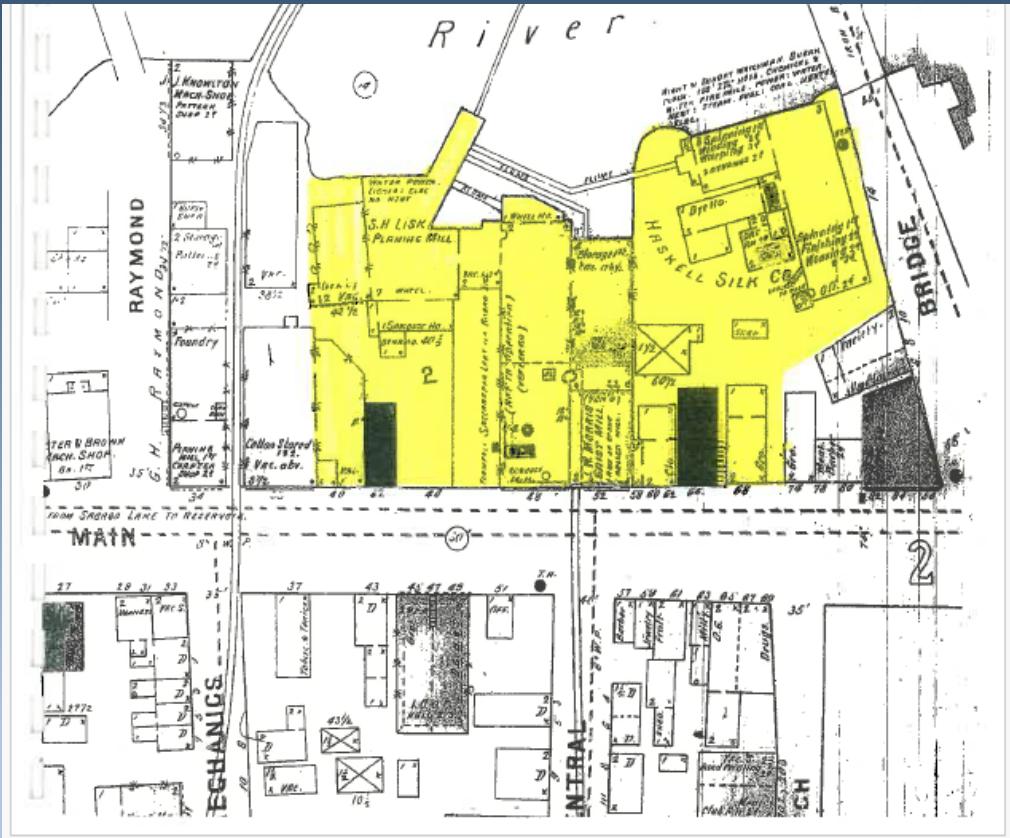
1) Project Overview – c) History & Existing Environmental Conditions



1879



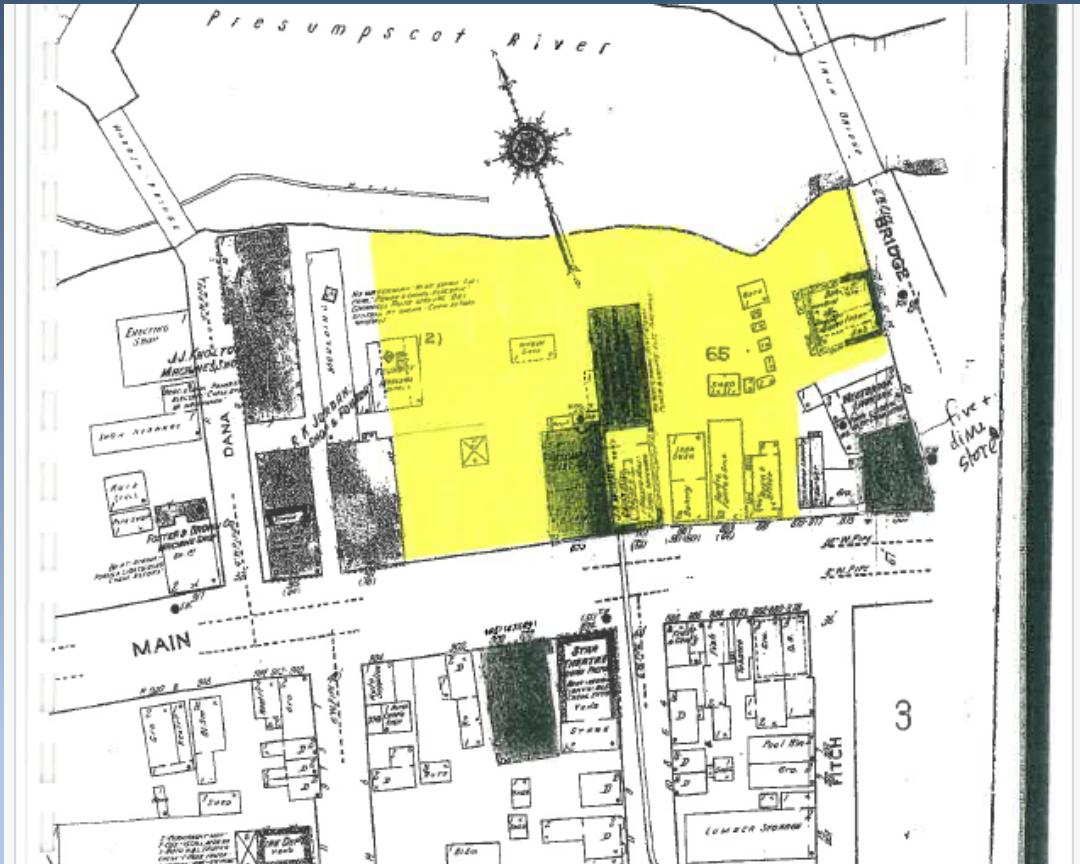
1) Project Overview – c) History



1879



1) Project Overview – c) History



1922



1) Project Overview – c) History



1930



Westbrook, Maine



1) Project Overview – c) History



1930s??



1) Project Overview – c) History



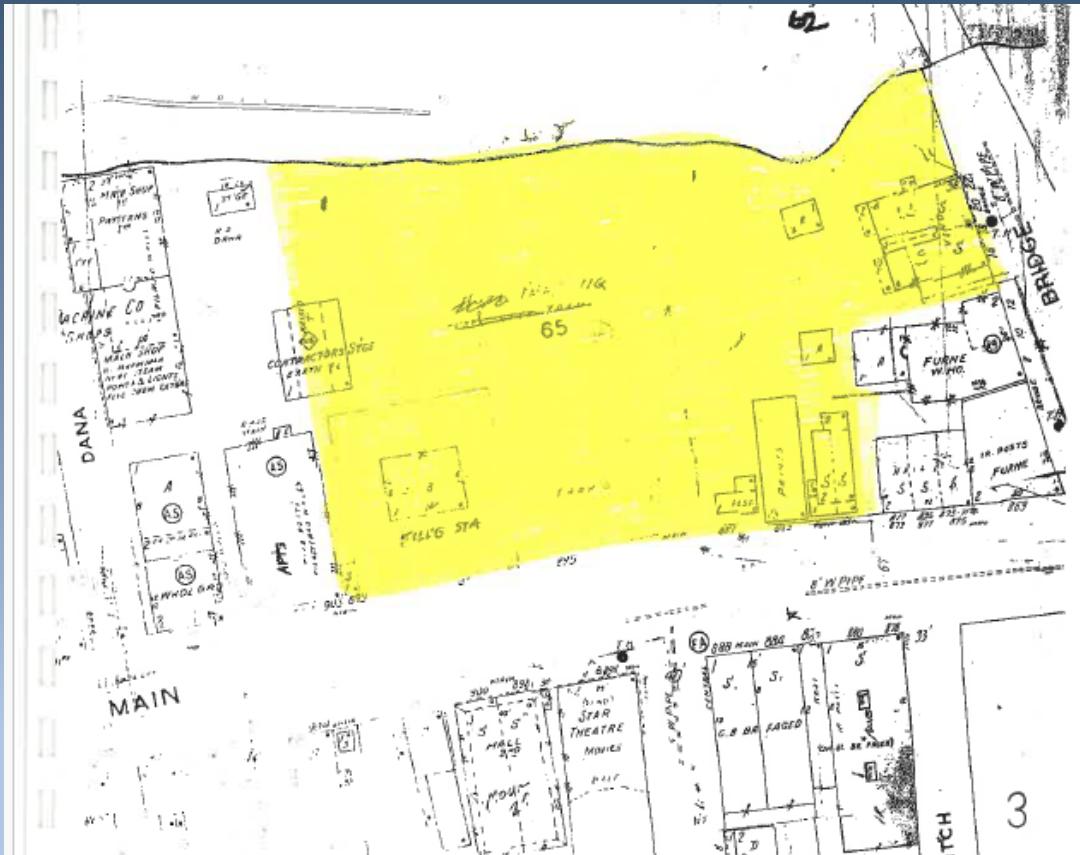
1) Project Overview – c) History



1950s



1) Project Overview – c) History



1962?



1) Project Overview – c) History



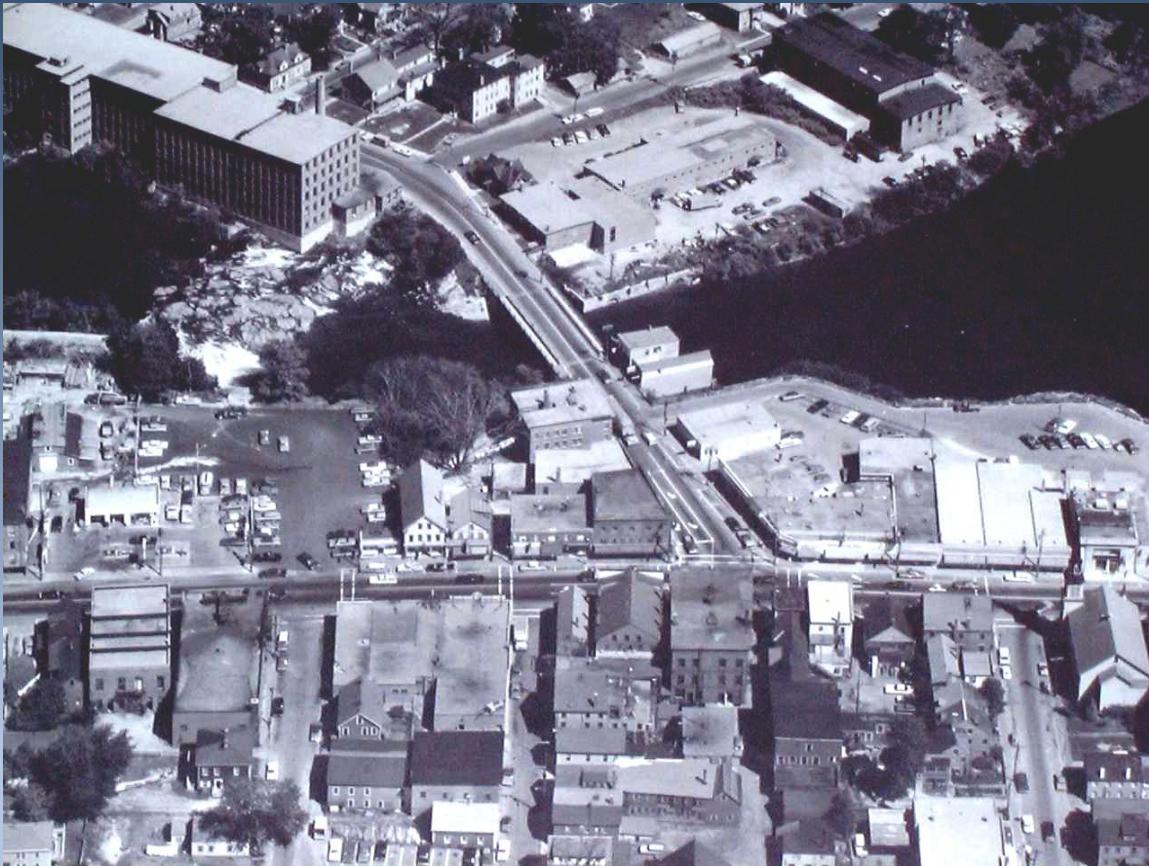
1960s



Westbrook, Maine



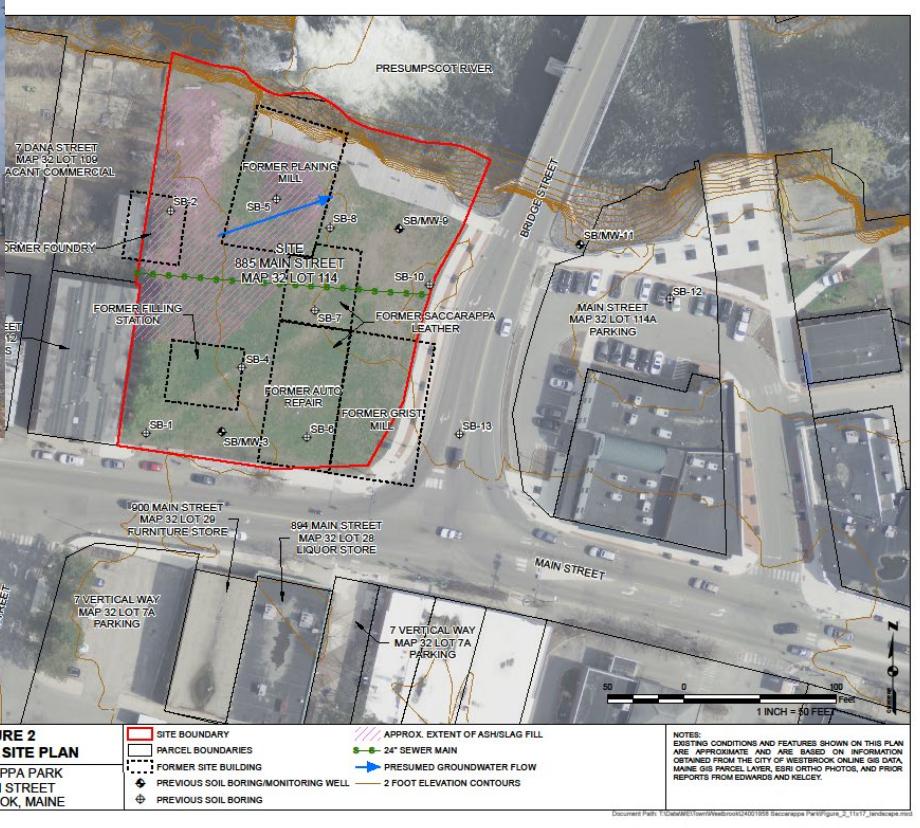
1) Project Overview – c) History



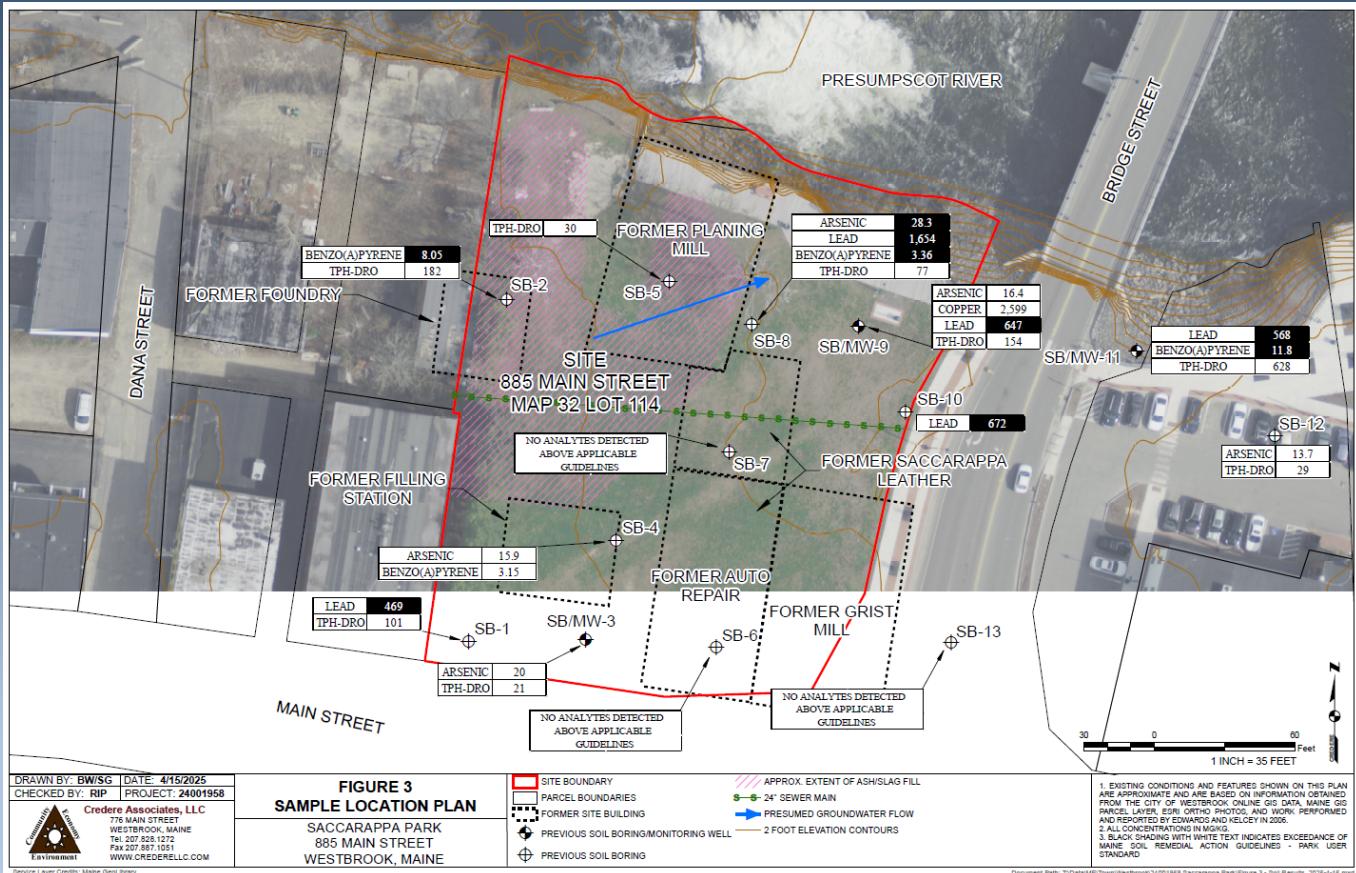
1970s



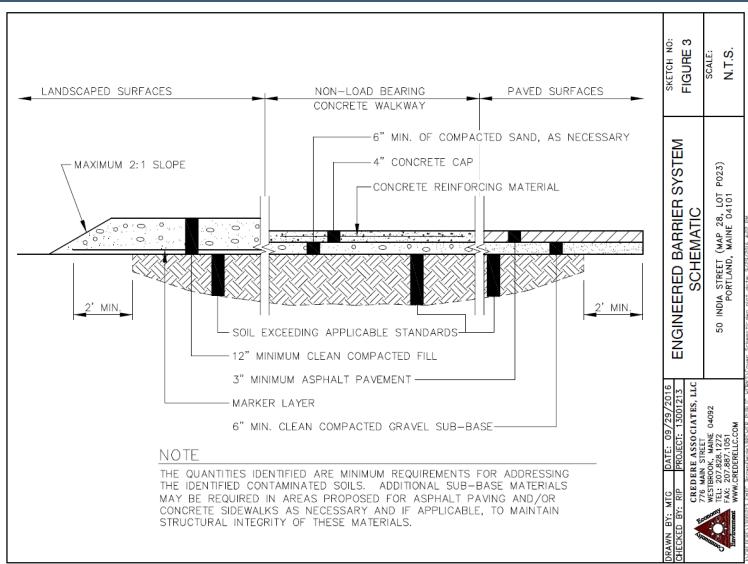
1) Project Overview – c) Environmental History



1) Project Overview – c) Environmental History



1) Project Overview – c) Environmental History





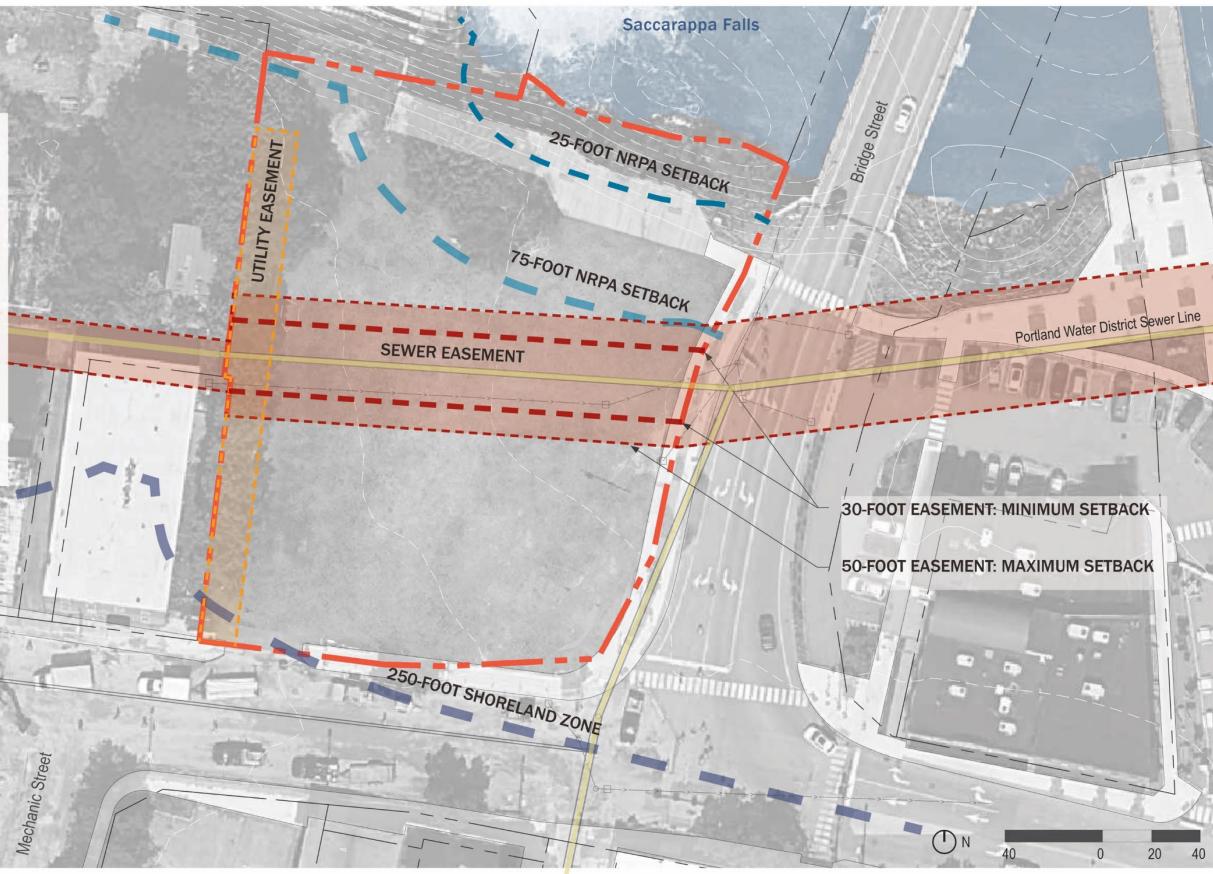
CIRCULATION & PARKING



Legend

- 25-foot Setback
- 75-foot Setback
- 250-foot Shoreland Zone
- Sewer Easement Line
- Potential Reduced Sewer Easement
- Utility Easement- Dana Street Project
- Sewer Line

*setbacks locations shown are approximate & will be confirmed by an in-progress survey



SETBACKS & EASEMENTS



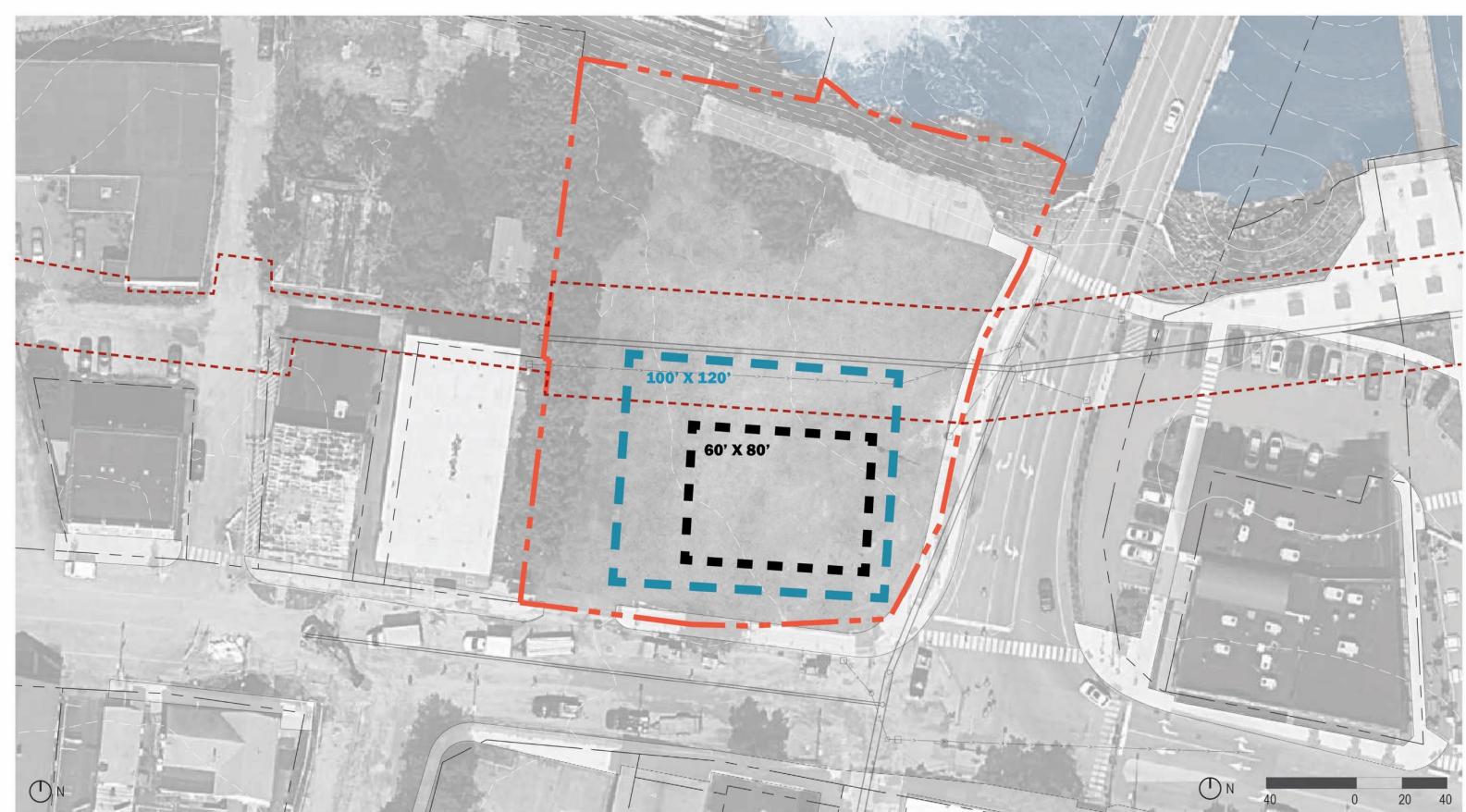
Legend

- Average Wind Direction
- Capping of Brownfields Site
- Existing Tree



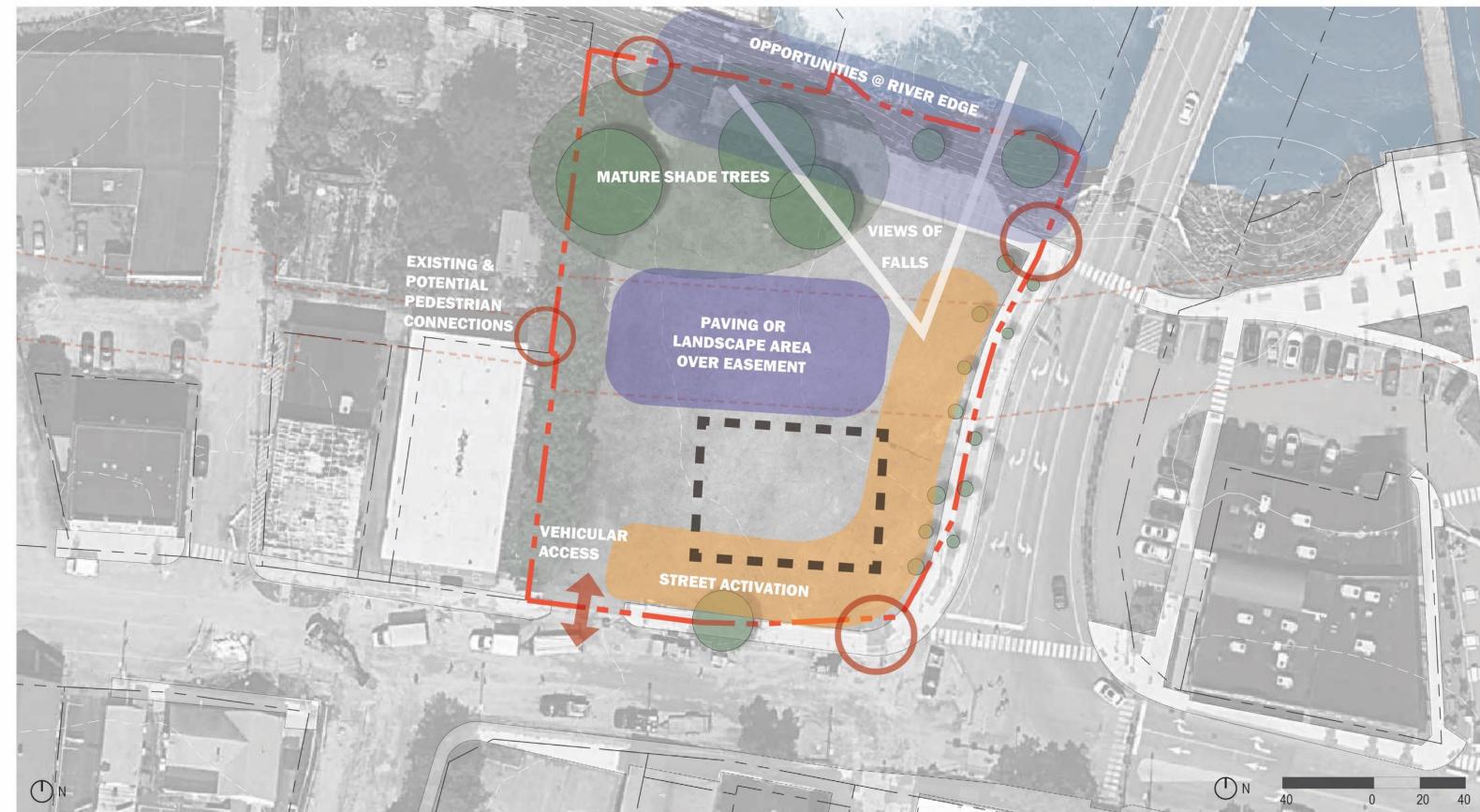
CLIMATE & VEGETATION





STRUCTURE SCALE





PARK ELEMENTS



Community Questionnaire - Themes and Highlights

From Date to Date, # of Participants - Themes

1. Over 90% of respondents were in favor of redeveloping the site
2. Extending the River Walk upstream and providing 4-season public uses had broad support
3. The majority of respondents ranked public markets, community events/festivals, live entertainment, and food uses/picnicking as the activities that would bring them to the Park
4. Most visitors would either walk or drive to the Park
5. Designs should consider activities, security and cleanliness
6. Over 60% of respondents would bring children to the Park



Community Questionnaire - Themes and Highlights

From Date to Date, # of Participants - Highlights

1. Walking Paths, outdoor tables/benches, seasonal gardens, shade trees, water fountains and informal play areas all ranked as high priorities for features of the Park.
2. A flexible, family-friendly park without being a playground was desired
3. The majority of respondents supported having public art, cultural/historical references, native pollinator gardens and open lawn areas.
4. Respondents ranked natural Maine-sourced materials, native plantings, energy efficiency, water conservation and being carbon-neutral as high priority sustainability features for the Park.
5. The majority of respondents lived and worked in Westbrook, visit downtown several times a week, and use the Riverwalk at least once a month.



SITE FURNISHINGS

rough sawn timber benches & light poles • curvilinear benches • movable chairs • built-in wood benches • backless and backed traditional benches • bike racks • amphitheater-style steps • granite seating and structures



SACCARAPPA PARK: DESIGN INSPIRATION



PLANTERS, PAVING & PATHWAYS

paving patterns • paving mosaics • mixed materials • wood boardwalks • raised planters • plazas • stonelust pathways • planted plazas

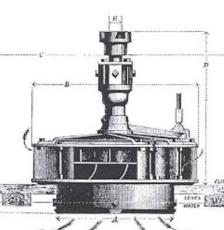


SACCARAPPA PARK: DESIGN INSPIRATION



ACTIVITIES/ ELEMENTS

informal seating areas • landforms for lounging • lawn games • table games • fire tables • grass mazes • natural play features



SACCARAPPA PARK: DESIGN INSPIRATION



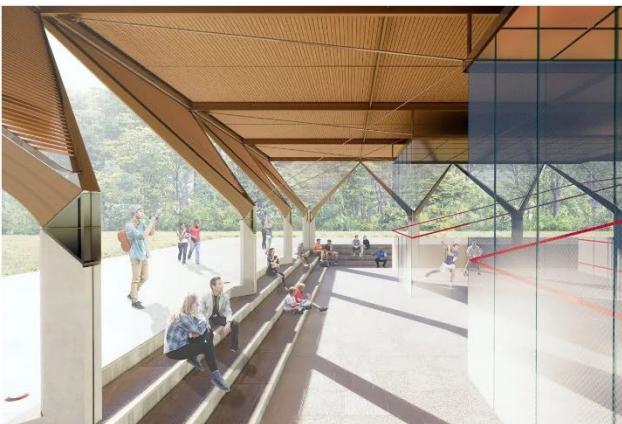
GARDENS & LANDSCAPES

perennial planting beds • wildflower meadows • shade-tolerant gardens • ornamental grasses • riparian plantings • tree groves • grass lawns



SACCARAPPA PARK: DESIGN INSPIRATION





SACCARAPPA PARK: DESIGN INSPIRATION





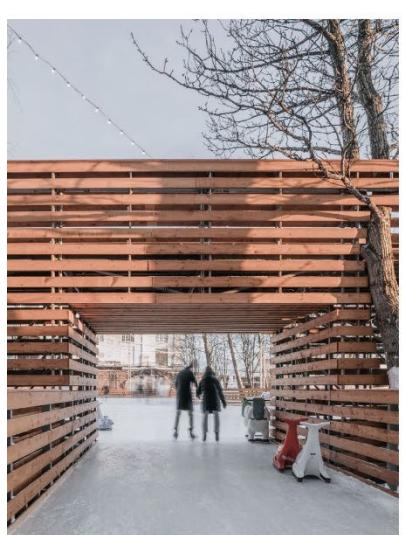
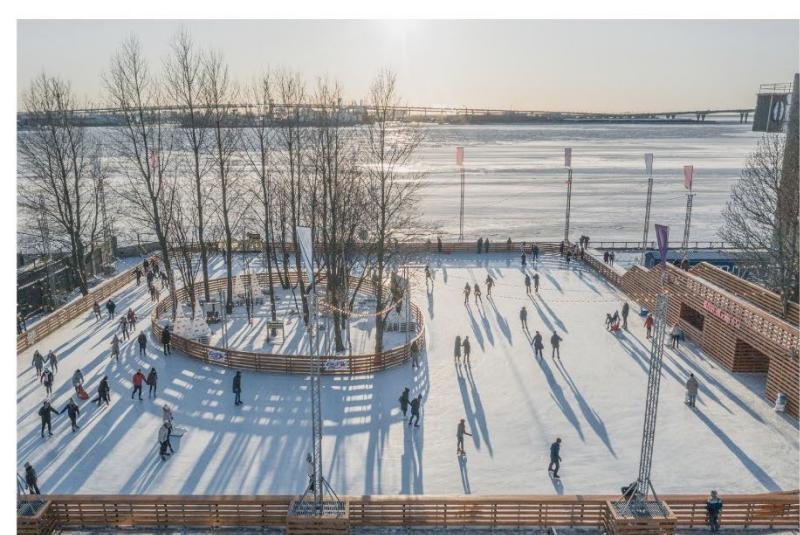
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3. DESIGN CHARETTE - SMALL GROUP DISCUSSION

45 minutes with Report Out at end
Moderated with design team members

THEMES

A. Green Space

Plantings, lawns/shade, pollinator gardens, ornamental/functional, site amenities: benches, tables, water fountains, lighting

B. Riverwalk, Community & Cultural Representation

*History, art, ecology, local institutions
Access, views, activities*

C. Activities / Programming / Structure(s)

Informal & Organized : “Open Air” uses, markets, performances, movies, walking, picnics, recreation/play, gathering, seasonality, scale/size



4. Small Group Reports



1. Present common themes from Group Discussions



Q&A / Final Thoughts

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