

Westbrook Riverwalk North Neighborhood Meeting #1

August 20, 2025



NEIGHBORHOOD MTG #1 AGENDA

7:00 – 7:10 Project Overview (City)

- a. Team Introductions
- b. Welcome and Statement of Project Goals
- c. Project History and Where We Are (Credere)

7:10 – 7:20 Introduction to Brownfields Program & Funding (Credere)

- a. What does Brownfields mean?
- b. Why did this Project get funded?

7:20 – 7:30 Review of the Project (Acorn)

- a. Current Alignment
- b. Design Elements
- c. Privacy + Other Neighborhood Considerations



NEIGHBORHOOD MTG #1 AGENDA (CONT)

7:30 – 7:50 Neighborhood Feedback

7:50 – 8:00 Next Steps

- a. Larger Neighborhood Meeting (Sept/Oct)
- b. Planning Board Public Hearing (Oct/Nov)
- c. Follow-up Property Meetings (as needed/TBD)

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1) Project Overview (City)

a. Team Introductions



1) Project Overview (City)

b. Welcome and Statement of Project Goals

1. Environmental Cleanup + Brownfields Revitalization
2. Public Access + Connectivity (Closing the loop)
3. Funding Strategy + Fiscal Sustainability
4. Downtown Revitalization + Economic Vitality
5. Community Engagement + Inclusive Planning
6. Safe, Accessible + Environmentally Friendly Amenities



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



1879



1) Project Overview – c) History



1970s



1) Project Overview – c) History



1987



1) Project Overview – c) History



1998



1) Project Overview – c) History



2011



1) Project Overview – c) History



Map 32 Lot 223



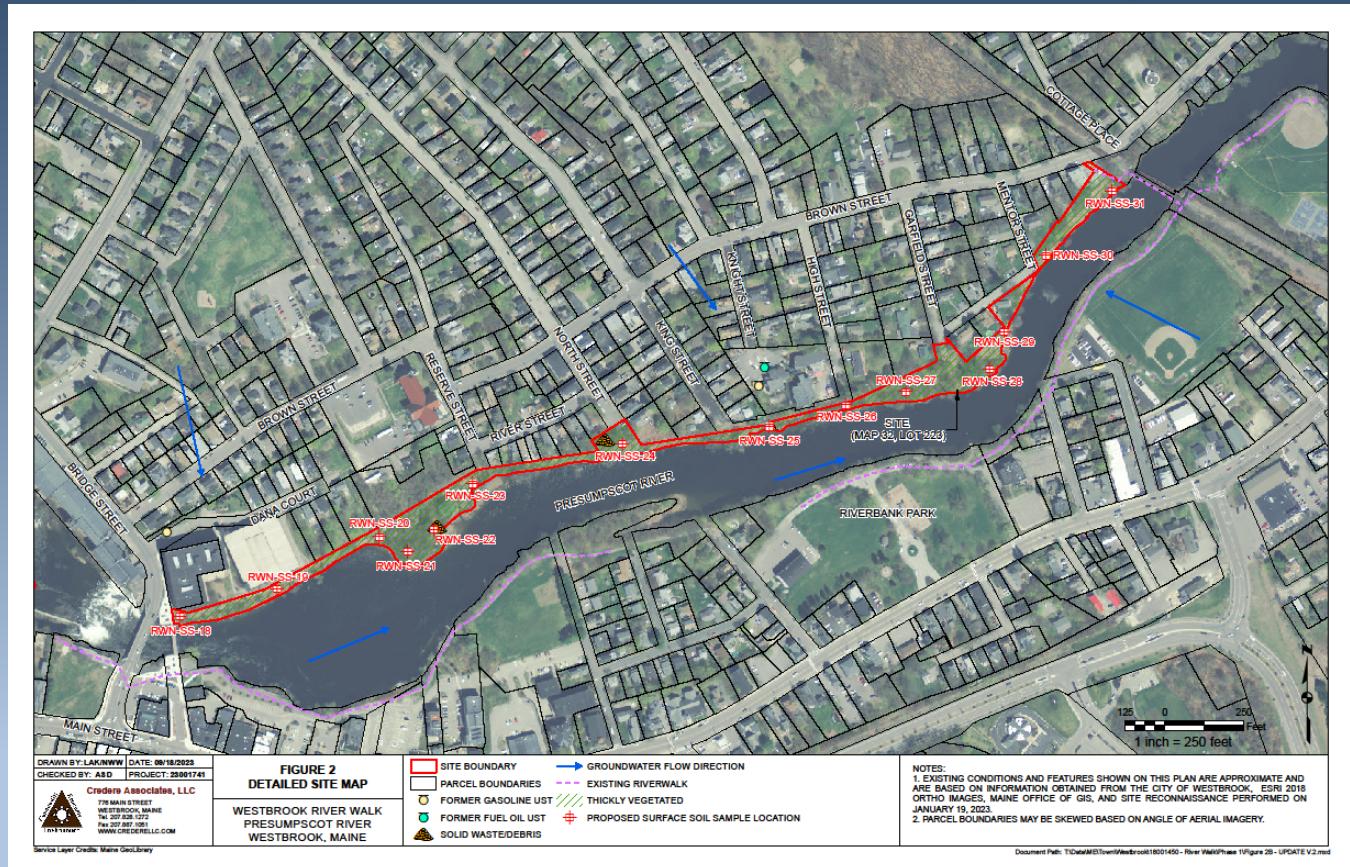
1) Project Overview – c) History



Map 39 Lot 31



1) Project Overview – c) Environ. History



1) Project Overview – c) Environ. History

Soil

- Multiple areas of debris discarded along riverbank
- Arsenic and polycyclic aromatic hydrocarbons (PAHs) – Sporadically detected in exceedance of Maine DEP standards

Groundwater / Soil Vapor

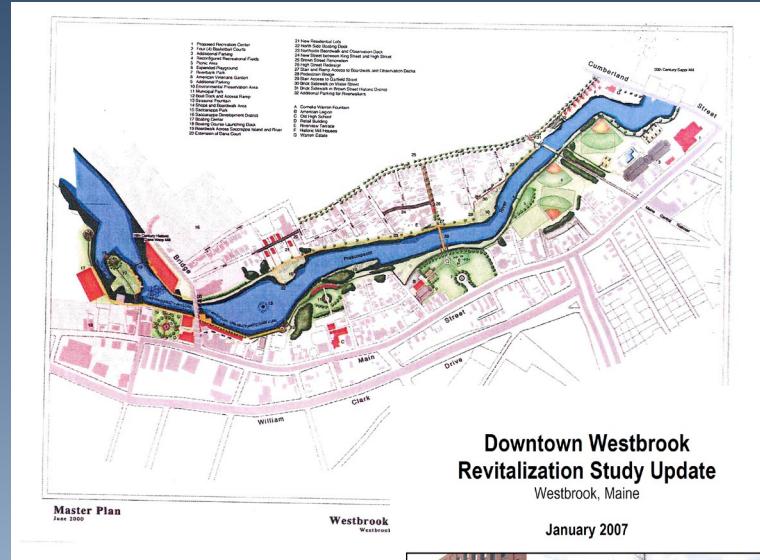
- Potential impacts from vinyl chloride in GW from Foye Mill



1) Project Overview – c) Where We Are?

Riverwalk North has been a Long-Term Vision

- 2000 – Riverfront Master Plan
- 2007 – Downtown Revitalization Plan
- 2015 – Preliminary Riverwalk Alignment design
- 2023 – City acquired land from Sappi



1) Project Overview – c) History

Safety:

- Pathways are to be well lit with overhead lighting at secure levels. (House side shields will prevent light intrusion into Residential Properties)
- Safe access for running, walking, biking, and family recreation.
- Alternatives for interconnection with South Side of the River is ongoing.
- Visibility into and out of the Riverwalk area will be a priority.

Amenity:

- Observation points over river. *
- Kayak launch area. Will Serve Public Safety Search/Rescue Access. *
- Park/Openspace every 1/4 mile. *
- River edge access in multiple areas *

Design:

- Brown Street – streetscape improvement, alternative to Black Bridge.
- Public parking at Reserve Street, High Street and Garfield Street. *
- Viaduct restoration (aesthetic improvements only).
- ADA compliant ramp access at 6 of 8 entries.

Considerations:

- Swimming Access/Platforms
- Multiple Kayak launch areas
- Ability to tap Maple Trees
- River Crossing alternatives
- Exercise Station
- Sculpture Garden opportunities
- Brown Street Enhancements

We Need Your Support:

- Active Community Support will further the enhancement program.
- Attend Future Meetings to offer feedback and stay informed.
- Reach out within the community to increase project knowledge and promote enhancements along corridor.

River Edge Clean Up:

- Invasive species along Riverbank will be removed and the slopes stabilized.
- Increased Visibility and Access for prevention and enforcement by Public Safety.
- Riverwalk will be constructed of resistant and manageable materials.

Environment:

- Wetlands at River Edge will remain protected. *
- Boardwalk construction will be elevated above wetland. *
- Impacts to habitat will be minimized and sensitive to environment. *
- The design team is working with Maine DEP and Army Corps of Engineers proactively.

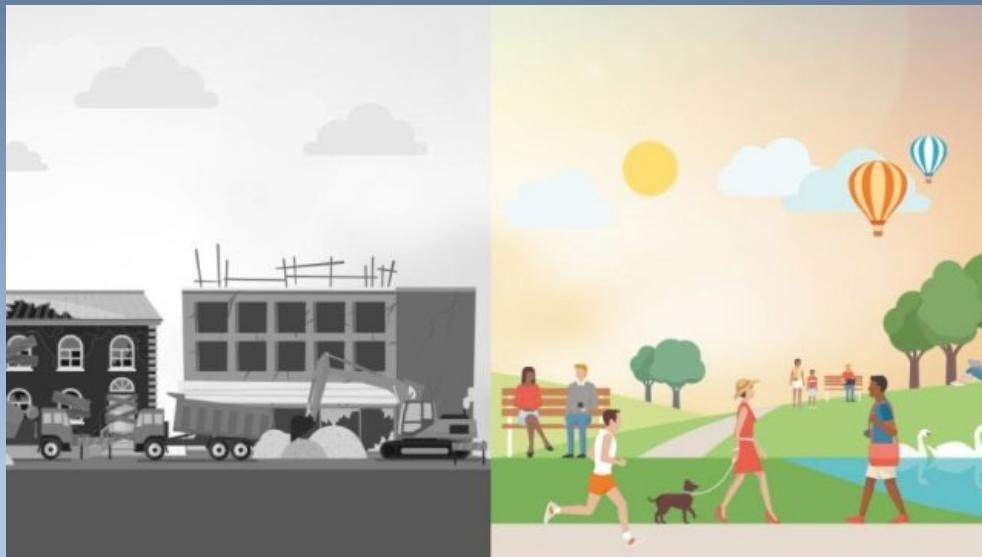
Stars indicate approximate/representative location of highlights.

2015 Riverwalk North Design



2) Introduction to Brownfields Program & Funding

- a. What does Brownfields mean?
- b. Why did this Project get funded?



3) Review of Project – a) Alignment



TRAIL ALIGNMENT

Riverwalk North Public Meeting: 8.20.2025



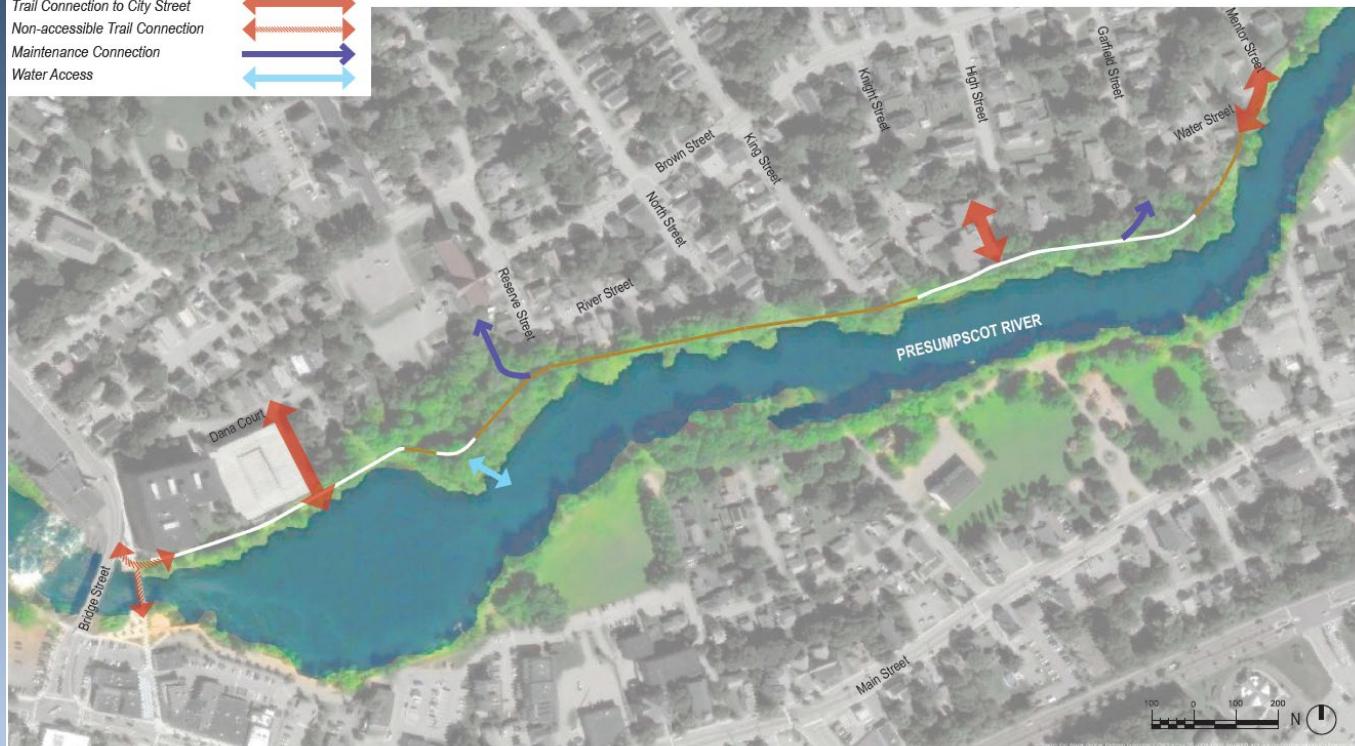
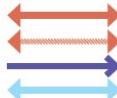
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3) Review of Project – a) Alignment

LEGEND

- Trail Connection to City Street
- Non-accessible Trail Connection
- Maintenance Connection
- Water Access



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RIVERWALK NORTH TRAIL CONNECTIONS

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3) Review of Project – a) Alignment

LEGEND

- NRPA 25-ft Setback
- Regulatory Floodway
- On-grade Trail
- Boardwalk



RIVERWALK NORTH TRAIL REGULATORY CONSTRAINTS

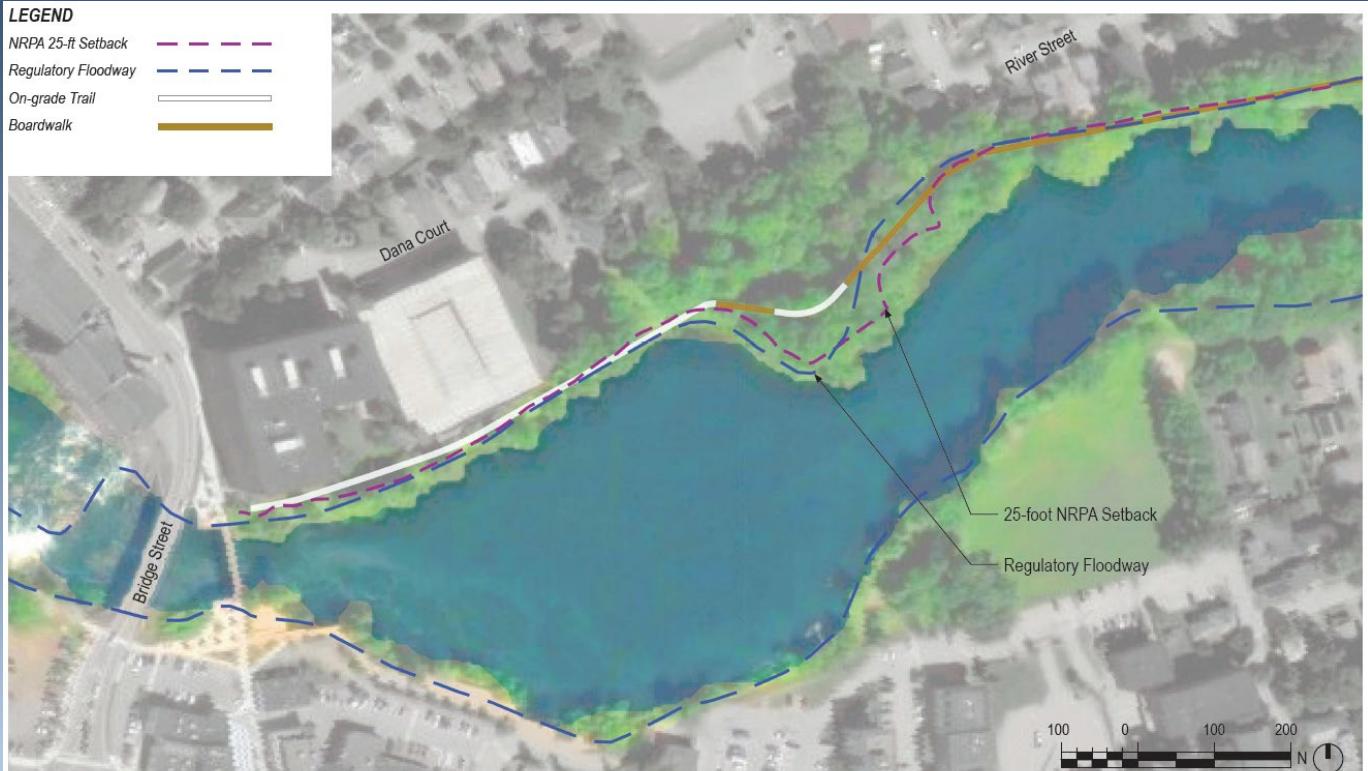
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3) Review of Project – a) Alignment

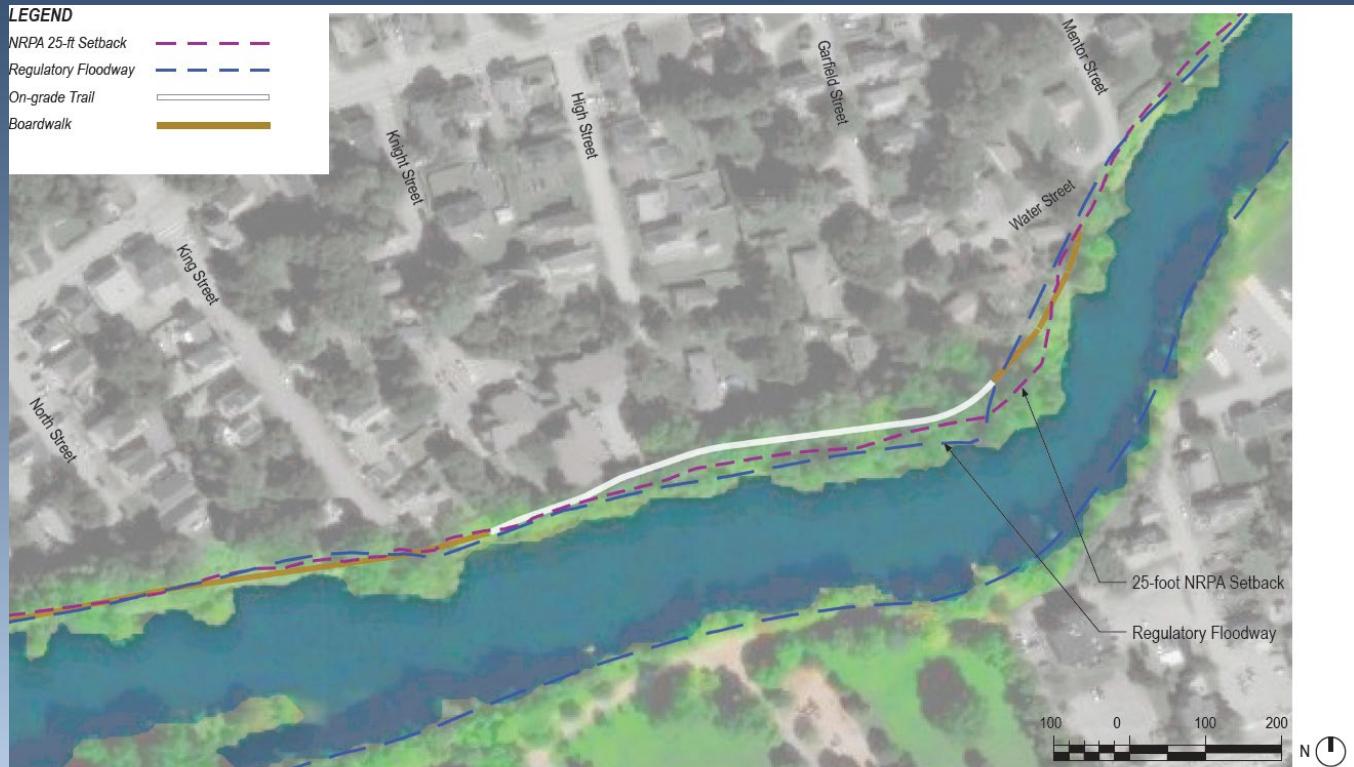


RIVERWALK NORTH TRAIL REGULATORY CONSTRAINTS

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3) Review of Project – a) Alignment



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RIVERWALK NORTH TRAIL REGULATORY CONSTRAINTS

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3) Review of Project – b) Design Elements



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RIVERWALK NORTH EXISTING INVASIVE SPECIES

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3) Review of Project – b) Design Elements



Spirea alba/
Meadowsweet



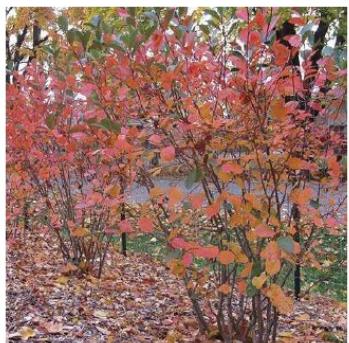
Myrica Pennsylvanica /
Northern Bayberry



Rhus Glabra /
Smooth Sumac



Gaylussacia Baccata /
Black Huckleberry



Aronia arbutifolia / Red Chokeberry



Clethra alnifolia /
Summersweet



Cornus sericea /
Red Twig Dogwood



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RIVERBANK RESTORATION: NATIVE SHRUB INSPIRATION

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3) Review of Project – b) Design Elements



*Schizachyrium scoparium /
Little Bluestem*



*Carex appalacia /
Appalachian Sedge*



*Calamagrostis canadensis/
Bluejoint*



*Dennstaedtia punctilobula /
Hay Scented Fern*



*Doellingeria umbellata/
Flat-topped Aster*



*Arctostaphylos UVA-URSI /
Bearberry*



*Eutrochium maculatum /
Joe-Pye Weed*



*Monarda didyma /
Scarlet Beebalm*

RIVERBANK RESTORATION: NATIVE GROUNDCOVER INSPIRATION

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3) Review of Project – b) Design Elements



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RIVERWALK NORTH CONCEPT: BOARDWALK

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3) Review of Project – b) Design Elements



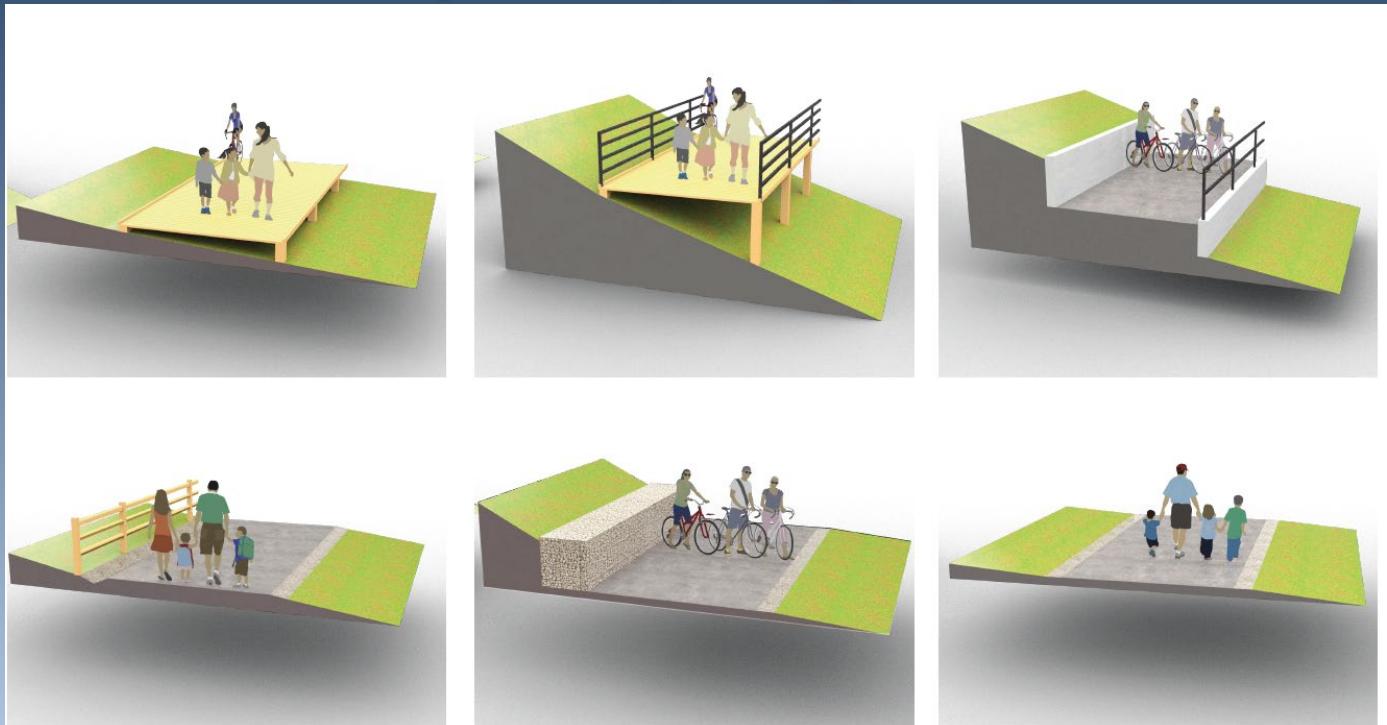
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RIVERWALK NORTH CONCEPT: ON-GRADE TRAIL

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3) Review of Project – b) Design Elements



RIVERWALK NORTH TRAIL CONCEPT TYPOLOGIES

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4. Neighborhood Feedback

- a. What Excites Me Most About the Riverwalk North Trail Project?
- b. What Concerns Me Most About the Riverwalk North Trail Project?



5. Next Steps

- a. Larger Neighborhood Meeting (Sept/Oct)
- b. Planning Board Public Hearing (Oct/Nov)
- c. Follow-up Property Meetings (as needed/TBD)

