

# 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





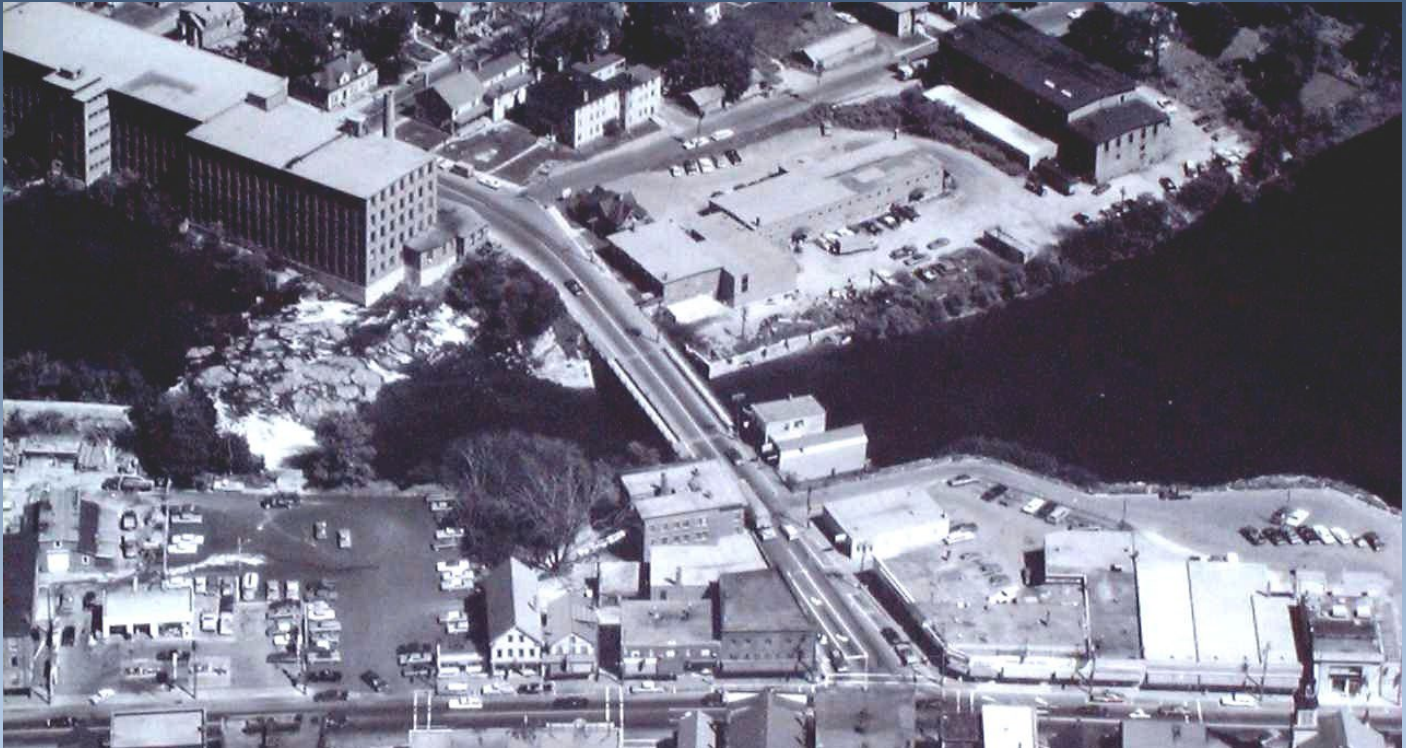
## 1) Project Overview – c) History & Existing Environmental Conditions



# 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

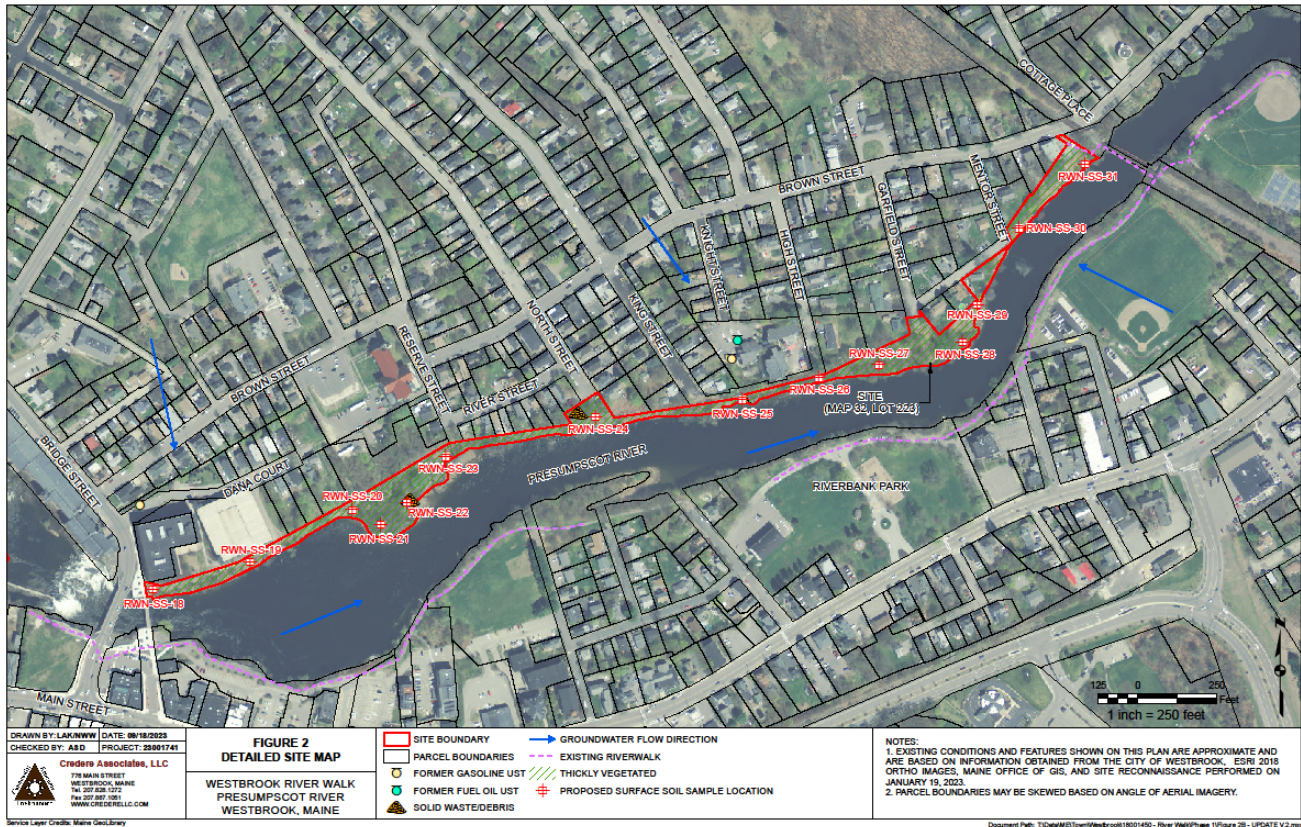


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# 1) Project Overview – c) Environ. History



# 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

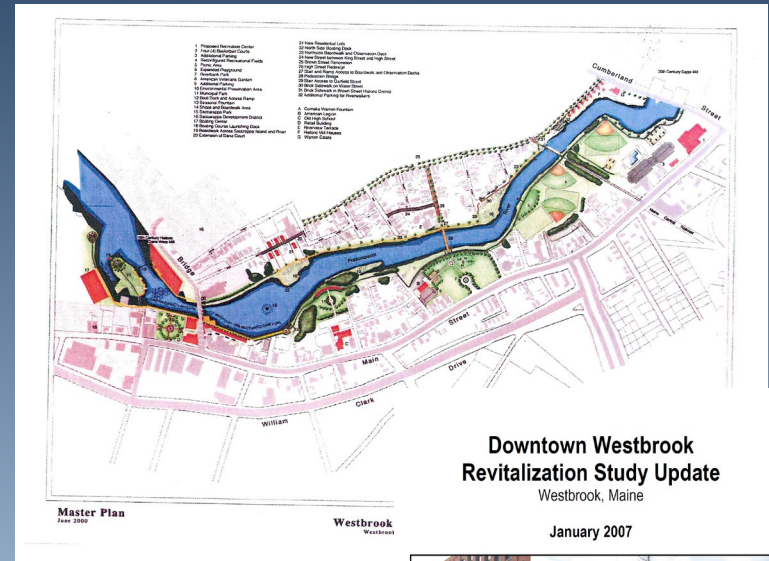
- Potential impacts from vinyl chloride in GW from Foye Mill



# 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

## Westbrook Riverwalk North Conceptual Alignment

### 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/Open space 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.*

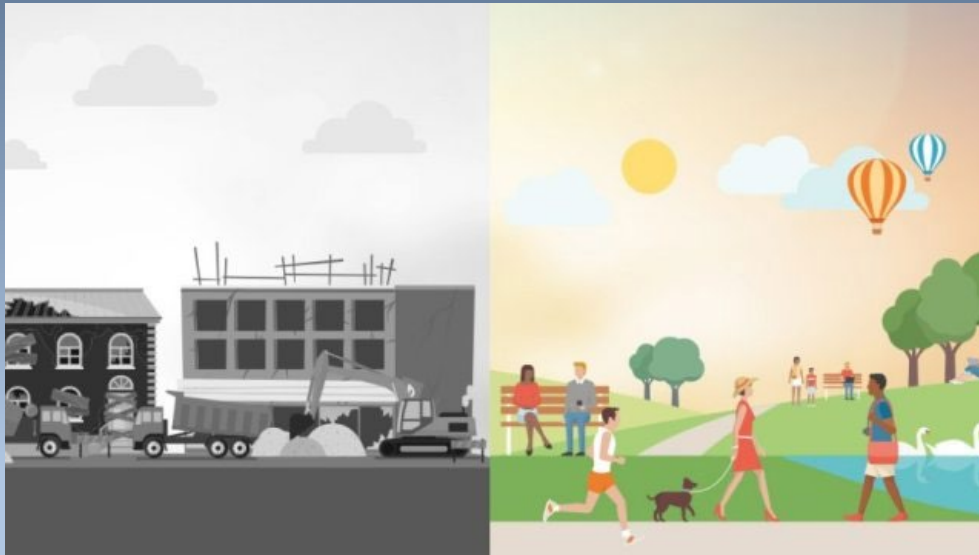
## 2015 Riverwalk North Design





## 2) Introduction to Brownfields Program & Funding

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



# 3) Review of Project – a) Alignment

## LEGEND

On-grade Trail  
Boardwalk



## TRAIL ALIGNMENT

Riverwalk North Public Meeting: 8.20.2025



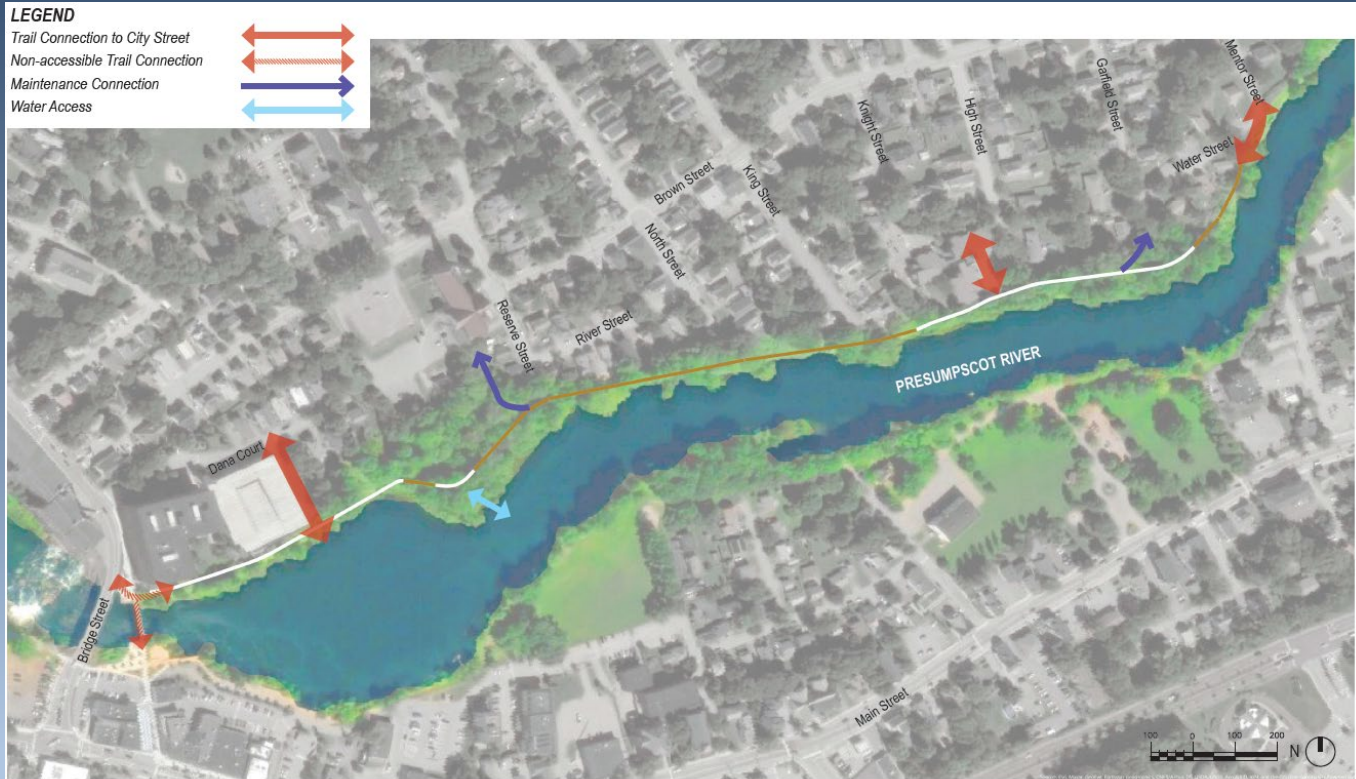
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# 3) Review of Project – a) Alignment



## 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

Riverwalk North Public Meeting: 8.20.2025



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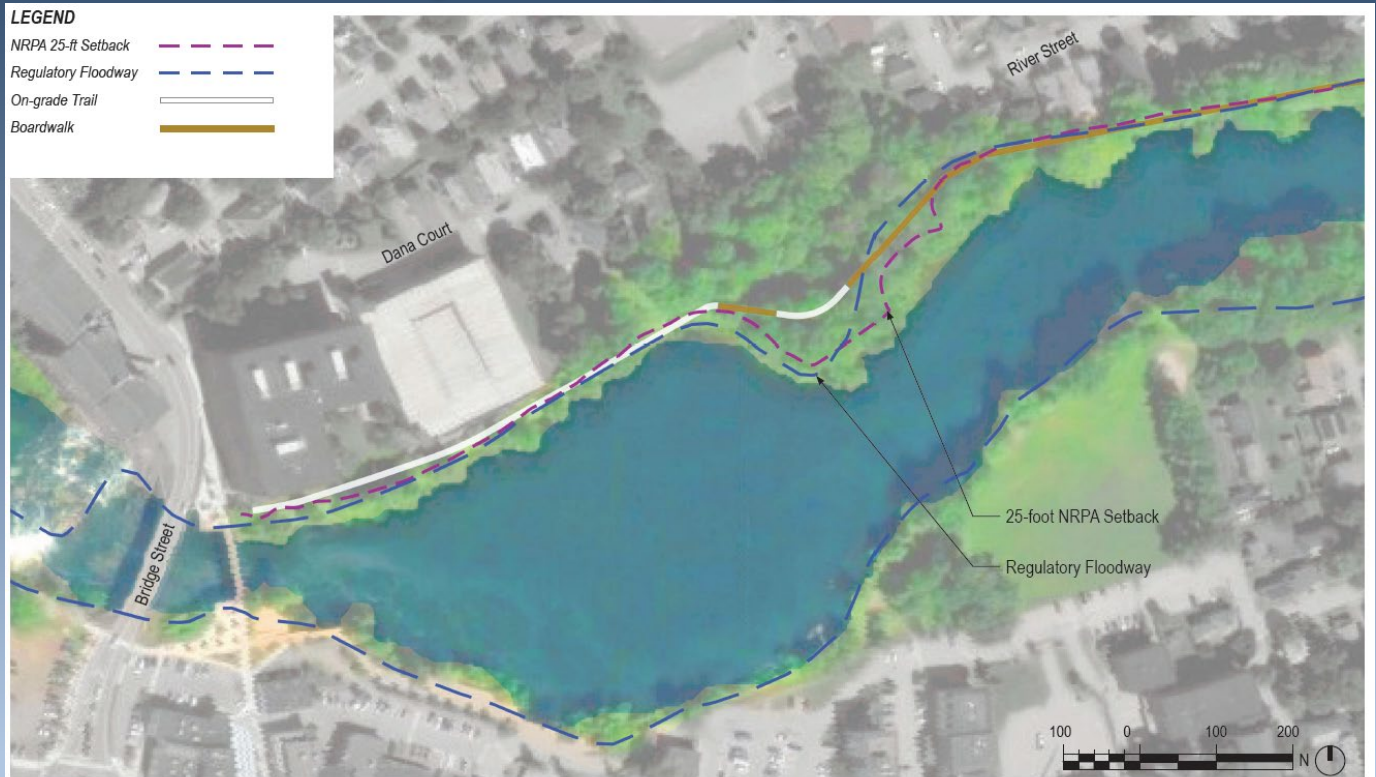


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# 3) Review of Project – a) Alignment



## RIVERWALK NORTH TRAIL REGULATORY CONSTRAINTS

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# 3) Review of Project – a) Alignment

## LEGEND

NRPA 25-ft Setback	
Regulatory Floodway	
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## RIVERWALK NORTH TRAIL REGULATORY CONSTRAINTS

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### 3) Review of Project – b) Design Elements



#### 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



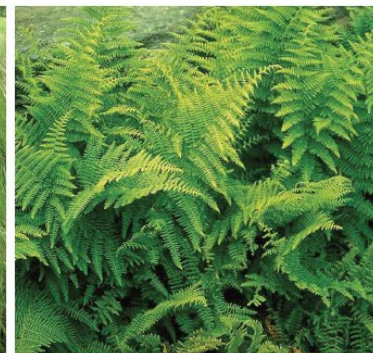
*Schizachyrium scoparium* /  
Little Bluestem



*Carex appalacia* /  
Appalachian Sedge



*Calamagrostis canadensis* /  
Bluejoint



*Dennstaedtia punctilobula* /  
Hay Scented Fern



*Doellingeria umbellata* /  
Flat-topped Aster



*Arctostaphylos uva-ursi* /  
Bearberry



*Eutrochium maculatum* /  
Jor-Pye Weed



*Monarda didyma* /  
Scarlet Beebalm

## RIVERBANK RESTORATION: NATIVE GROUNDCOVER INSPIRATION

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### 3) Review of Project – b) Design Elements



#### RIVERWALK NORTH CONCEPT: BOARDWALK

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### 3) Review of Project – b) Design Elements



#### RIVERWALK NORTH CONCEPT: ON-GRADE TRAIL

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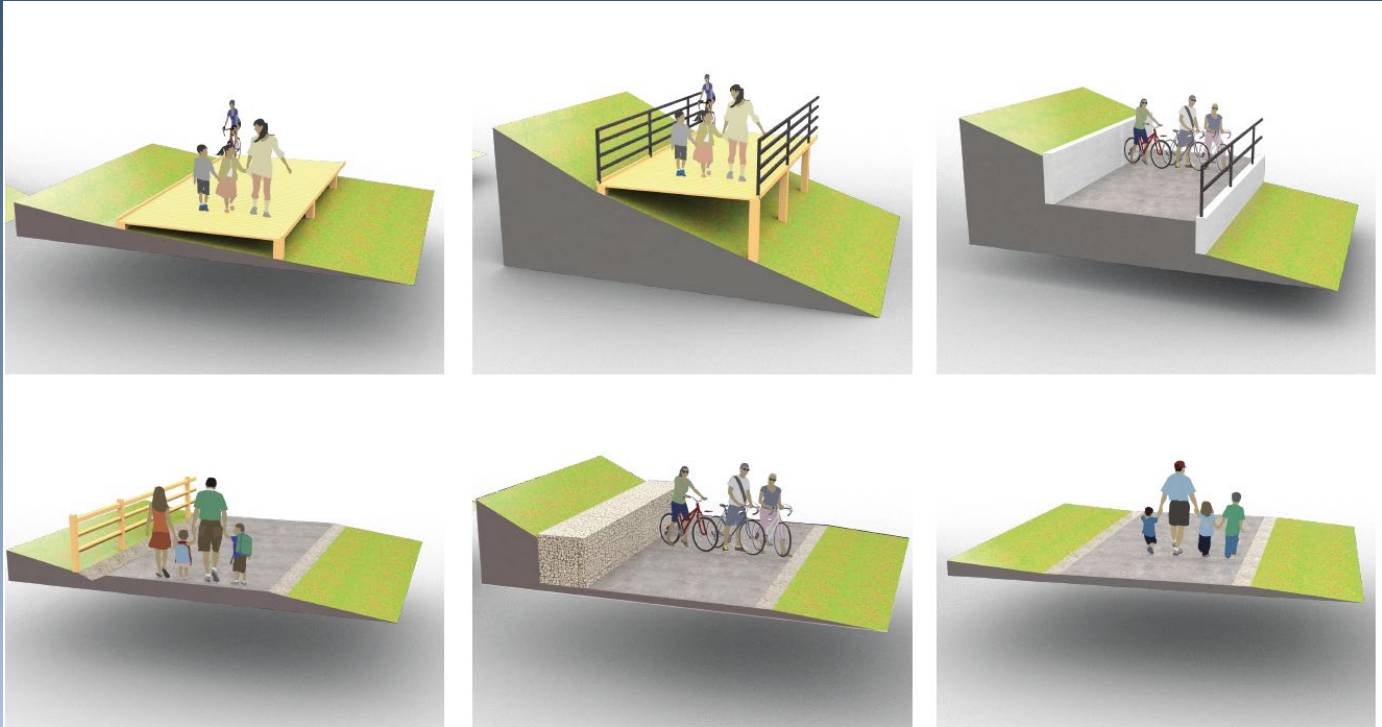


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# 3) Review of Project – b) Design Elements



## 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)

