



Downtown Waterfront

DT Waterfront Committee Meeting

May 16, 2023



Planning & Economic Development • Permitting • Project Management

PINNACLE HILL
ENGINEERING



RS LEONARD
Landscape Architecture

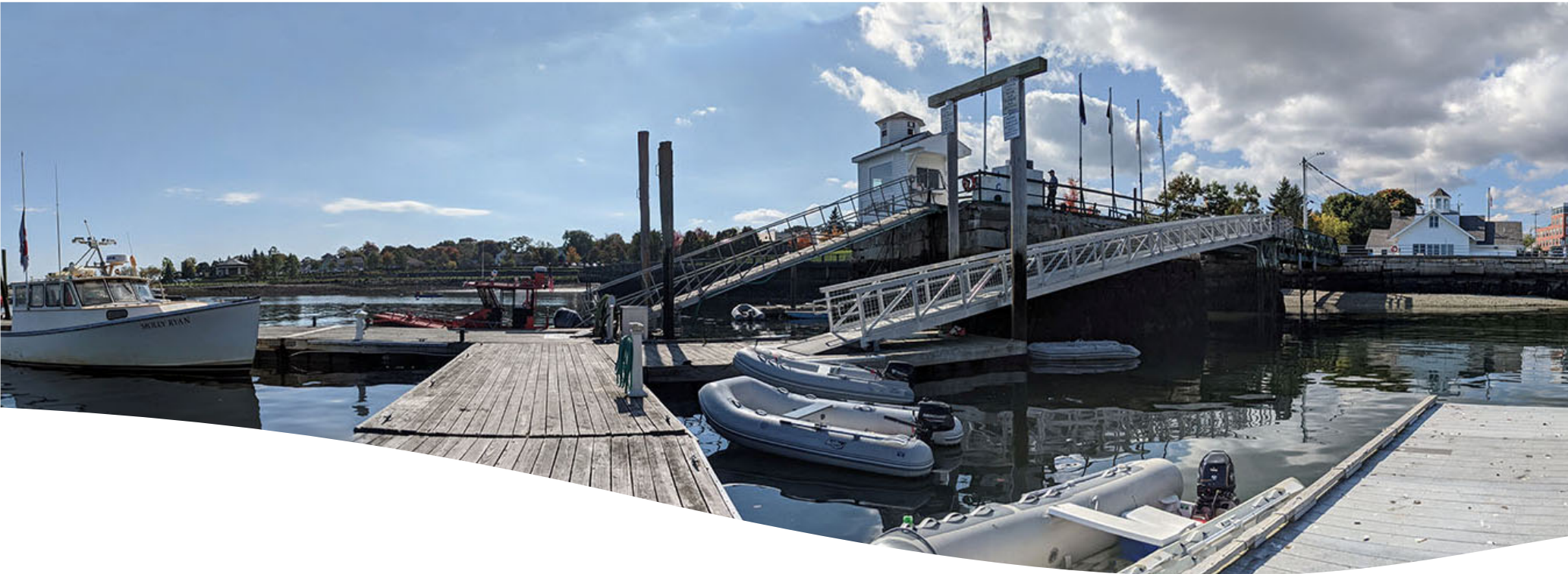


LANDMARK CORPORATION
SURVEYORS & ENGINEERS



Agenda

1. Review of Connector Road planning
2. Overview of Harbor Masters Building
3. Next steps



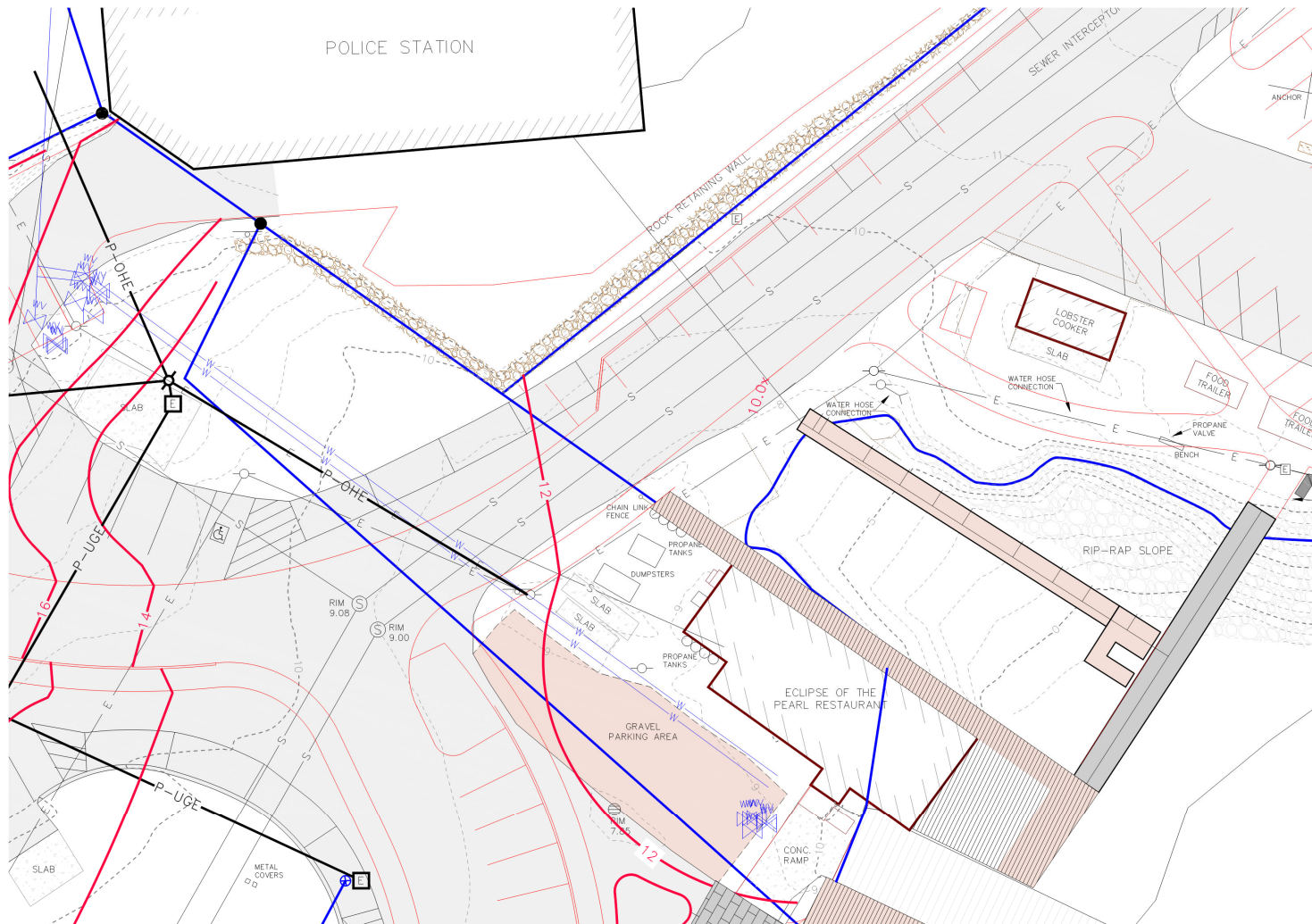
Connector Road

Design Elements

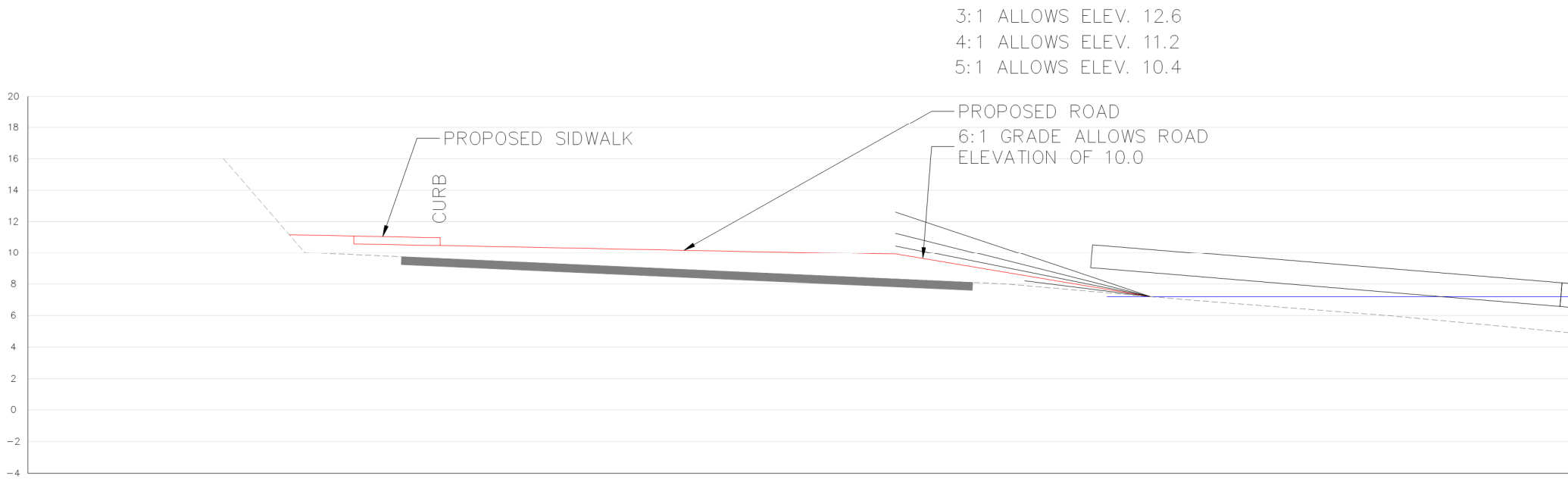


Key to Design Elements

1. Connectivity from Harbor Trail boardwalk / bridge to Buoy Park / Middle Pier
2. Access to improved hand carry launch facilities, storage, and beach area
3. New retaining wall and sidewalk along Police Plaza parking and bus drop off zone
4. Improved beach area with living shoreline elements and new hand carry launch facilities
5. Stabilized side slopes with living shoreline opportunities
6. Pedestrian bridge connection between Harbor Park and Buoy Park as part of the Harbor Trail extension





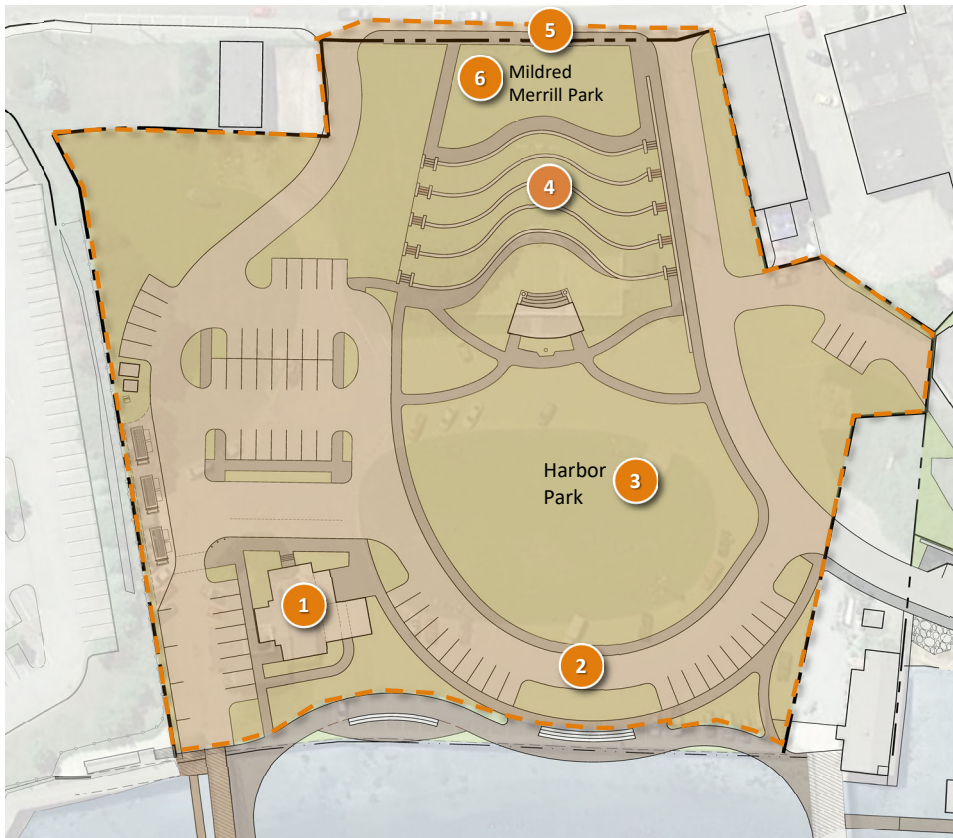




Harbor Master's Building and Yacht Club

Project Area #A

Harbor Park / Mildred Merrill Park



- **Component 1 - Harbor Master Building**

- *Description: Relocation of original building out of flood zone, demolition of additions, utilities, repair and additions to include shower, laundry, and public restroom facilities*

- **Component 2 – Harbor Park Infrastructure & Utilities**

- *Description: Site work to address projected storm surge and flooding including demolition, fill, earthwork, stormwater and utilities, roadways, and parking*

- **Component 3 – Harbor Park Improvements**

- *Description: Site improvements including sidewalks and paths, transitions to neighboring properties, lighting, signage, furnishings, loam, seeding, and plantings*

- **Component 4 – Amphitheater / Memorial Garden**

- *Description: Construction of a new amphitheater and stage, Fishermen’s Memorial Garden, walks, walls, signage, and plantings*

- **Component 5 – Main Street Sidewalk**

- *Description: Widening / improvement of Main Street sidewalk along park frontage to include pavers, existing lighting, crossings*

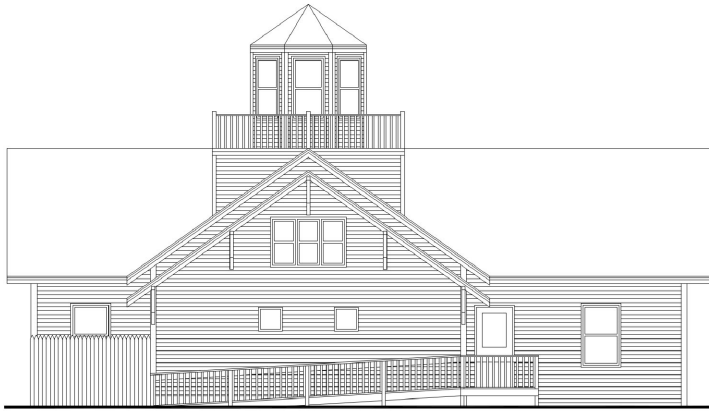
- **Component 6 – Mildred Merrill Park Improvements** (future, TBD)

- *Description: Addition of features / improvements at Mildred Merrill Park to be determined at a future date*



Summary of existing and potential building programming/uses

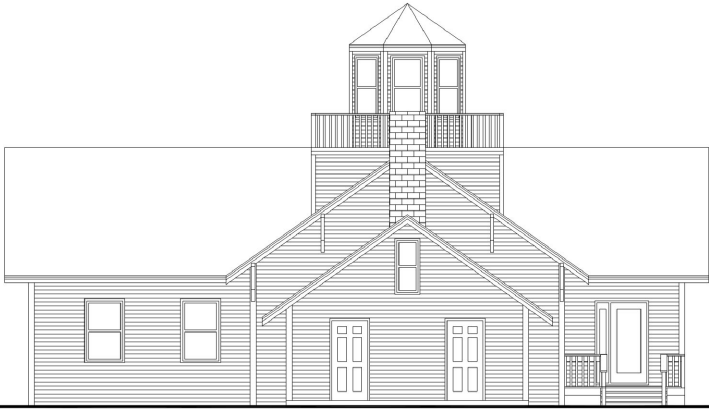
- Harbormaster's office with secure area
- Outdoor information kiosk/glassed in bulletin board
- Observation area for launch manager with cupboard to lock away cash box
- City meetings
- Yacht club meetings
- Yacht club events
- Possible Interpretive sign about the building history and it being the 2nd oldest club
- Space for transient boaters to come ashore
- Boater services (restrooms, showers, laundry, wifi)



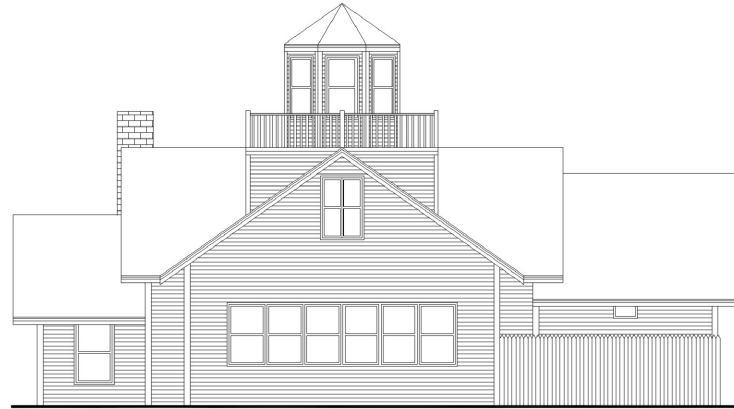
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Revisions
A

**ROCKLAND HARBOR
MASTERS BUILDING**
ROCKLAND, VERMONT

Project No. 2341

NOT FOR CONSTRUCTION

Notes
1.

MERRIAM
architects
www.merriamarchitects.com



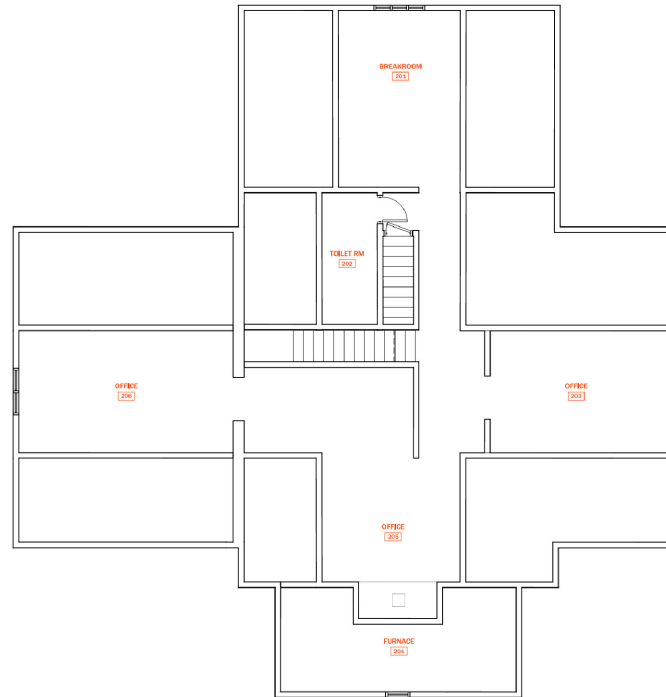
Scale: 1/4" = 1'-0"
Exterior Elevations

A3.1

Sheet No. © 2023



1 FIRST FLOOR
SCALE: 1/4" = 3'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"

Revisions

**ROCKLAND HARBOR
MASTERS BUILDING**
ROCKLAND, MAINE

Project No. 23-01

NOT FOR CONSTRUCTION

Notes

1. -

MERRIAM
architects
www.merriamarchitects.com

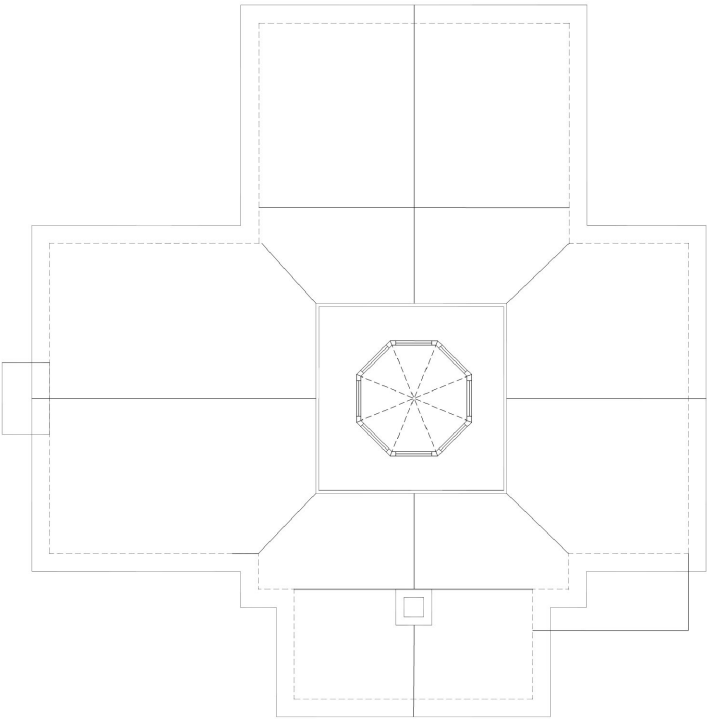


Scale: 1/4" = 1'-0"

Floor Plans

A1.1

Sheet No. © 2023



3 ROOF PLAN
SCALE: 1/4" = 1'-0"

Revisions

**ROCKLAND HARBOR
 MASTERS BUILDING**
 ROCKLAND, MAINE

Project No. 23461

NOT FOR CONSTRUCTION

Notes
 L -



Scale: 1/4" = 1'-0"

Roof Plan

A1.2

Sheet No. © 2023



Area for Further Consideration – Preservation or Build New

The original building:

- Community sentiment – its familiar, people tend to want to preserve (In particular the widow's walk and fireplace)
- Not an historic building – original building was actually one story
- Awkward layout that doesn't take advantage of water view
- Very expensive to bring it to code because . . .
 - Second floor structure does not meet commercial code requirement
 - Lack of ADA accessibility for City entrance and restroom
 - Energy code

Build New:

- Build new up to code energy efficient space in the form of the original historic building
- Include glass on the water side that takes advantage of the view, and potentially opens to the seating area that is planned
- Opportunity to make more efficient use of a small space
- A larger room that could be shared with Yacht club with a more effective, sound muffling divider for when two events need to happen at the same time
- Could use historic portion of the building as the inspiration
- Could incorporate storage built into the outside of the building for hoses/tools/maybe pedestals

If the cost is nearly equivalent, how sure are we that we wish to preserve rather than build new?



Next Steps