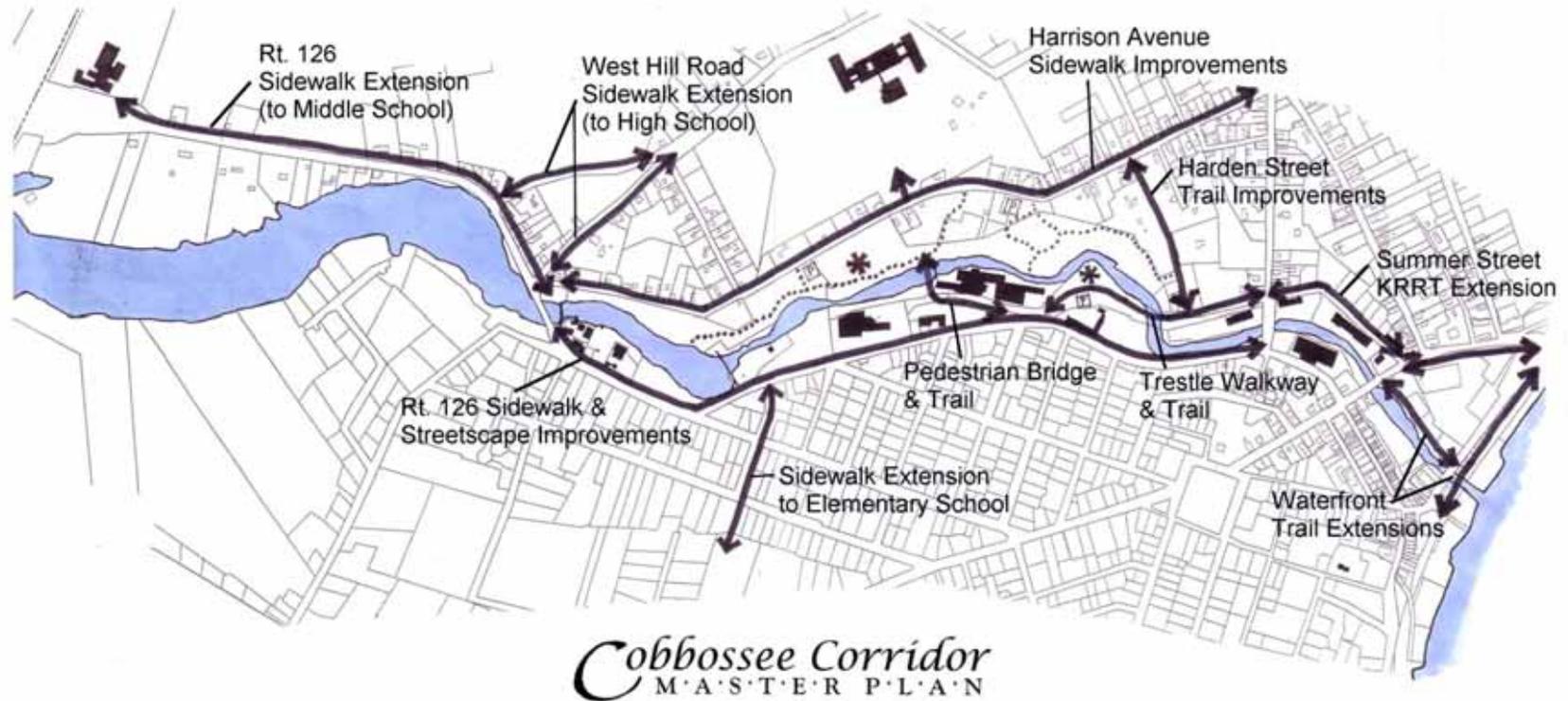


Cobbossee Corridor Master Plan Proposed Trails & Sidewalks



LAND USE PLAN

While the land uses that have historically dominated the Corridor itself have been industrial/commercial, the Master Plan proposes a shift to mixed-use redevelopment, complimented by a network of open space and trails, that will enhance the quality of the Cobbossee Stream area and the downtown. (It should be noted that most sites have multiple options for redevelopment.) The housing and commercial redevelopment sites are described in further detail in Section II, *Redevelopment Sites Description & Recommendations*. See also the Proposed Land Use Diagram at the end of the Land Use Plan description.

7. Housing

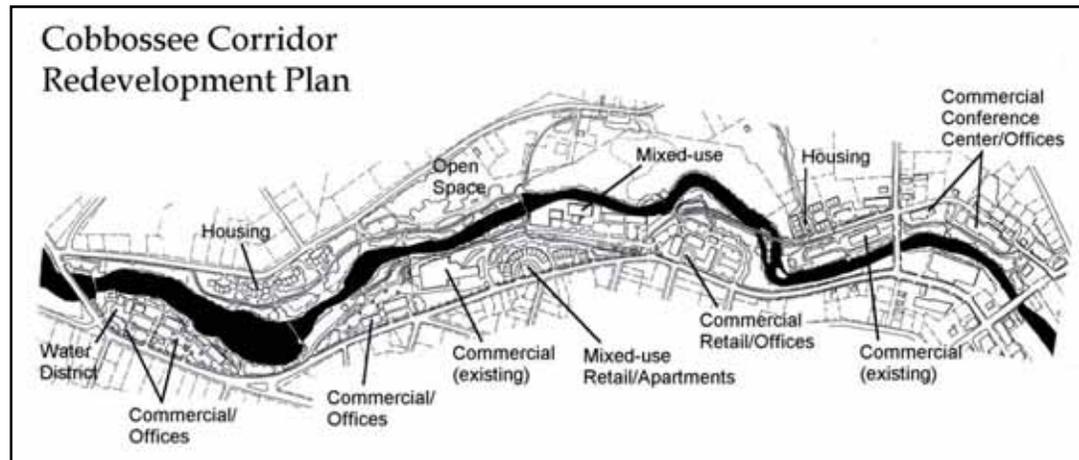
Housing is a critical to bringing people and activity back into the Corridor, and to supporting businesses in the Corridor and downtown. The Cobbossee Corridor is largely surrounded by residential neighborhoods, and serves as a physical link between these neighborhoods and the downtown. Also, to ensure the integration of uses in the Corridor and its surroundings, the development of housing within the Corridor is essential, as is good open space and pedestrian infrastructure.

The Cobbossee Corridor has high amenity value for housing development, which is attractive to developers and buyers or renters. The Corridor's scenic, natural, and recreational value arises from the

Cobbossee Stream and its associated open space and trails, as well as access to the KRRT and Gardiner Waterfront. Cultural and historic amenities along the Corridor, such as the proposed museum-on-the-stream, also provide for quality housing locations. Furthermore, the Corridor's location is convenient to downtown Gardiner, which means the availability of services, shopping and dining.

The housing development sites shown in the plan (below), including the mixed-use development sites, are better suited to townhouse style housing than single-family detached. These sites have the potential for intermediate range (not high-end) housing or market-rate rental housing, as well as affordable and elderly housing.

Two key sites are shown in the Master Plan as housing development opportunities, while several other sites within the Corridor are shown as mixed-use (both housing and



office/retail). The two key sites are on Harrison Avenue near Ash Street (the Usdan property), and on Summer Street next to Harden Street. The Usdan housing site on Harrison Avenue includes two parcels, one which the City is slated to purchase (the Usdan property) and a single-family residential lot; this site could be developed with or without incorporating the single-family residential lot. The Summer Street housing site incorporates several smaller parcels, including the lot currently owned by the Maine Office of Tourism and part of the lot owned by the adjacent church.

Other sites identified as mixed-use development opportunities (both housing and office/retail) include the Warren site (Kennebec Brewing Co. site), the Gardiner Paperboard site, and D&H Motors. These each offer the potential for apartments, condominium or studio type housing.

8. Commercial



As noted in the "Cobboossee Corridor in Context", the Cobboossee Corridor holds the potential to become one of Gardiner's major economic generators (along with the downtown, Libby Hill, and Route 201 corridor). Many of the sites within the Corridor have excellent potential for high-quality, commercial or mixed-use redevelopment. The Corridor also lies within an existing TIF district, which provides further redevelopment benefits for investors.

The redevelopment sites identified in the plan are ideal locations for commercial and mixed uses. They feature easy access to the Interstate, adjacency to the downtown, availability of local and area services, good infrastructure and utilities, and the amenity value of the scenic Cobboossee Stream and its associated natural and recreational features. Such features draw developers and businesses, as well as potential customers/clients to support economic development. The Corridor also holds the potential to fill an economic niche that downtown and Libby Hill cannot, attracting the "cultural creatives" (creative entrepreneurs) and possibly small research and development facilities (*see Section III, Economic Development Analysis*). Cobboossee Corridor is also ideal for high-quality offices, retail and mixed-use (generally class A or B office space, buildings 10,000 sq. ft. or smaller).

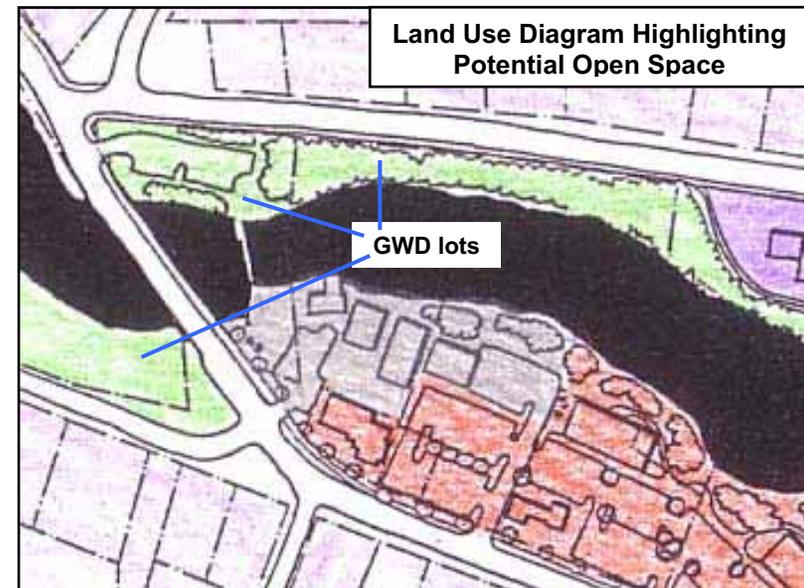
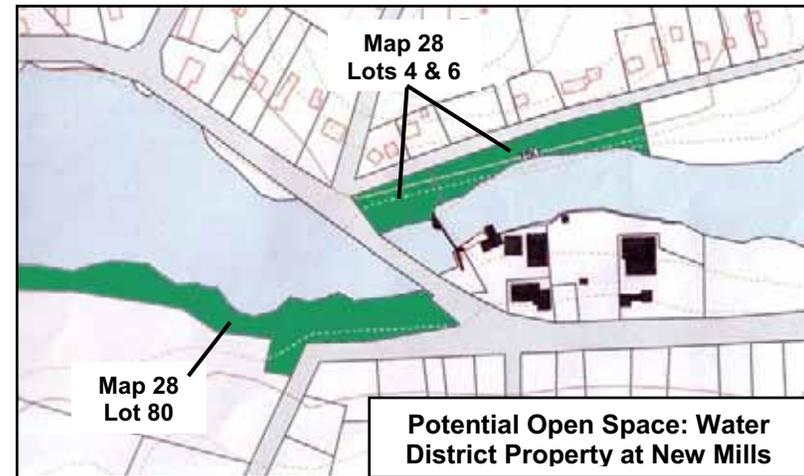
9. Open Space

The open space and recreational opportunities along Cobboossee Stream not only enhance quality of life but promotes economic development in the Corridor and the downtown. The recreational opportunities along the Cobboossee Stream Corridor offers the potential to boost

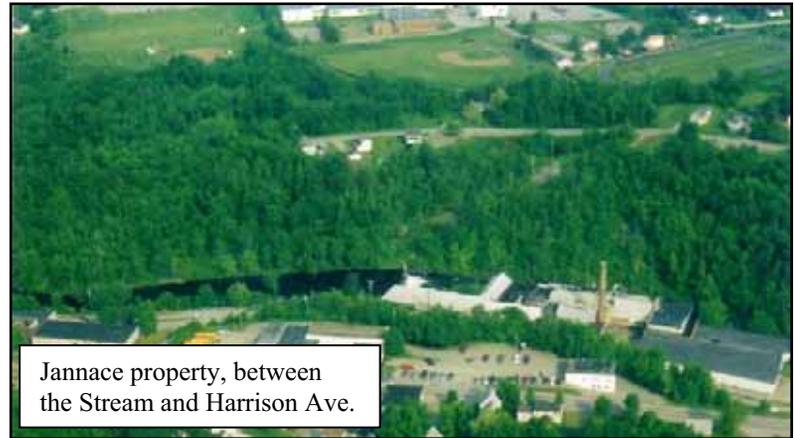
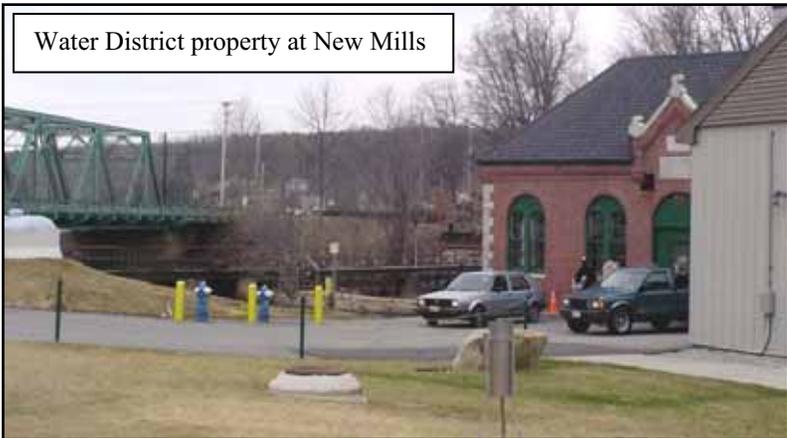
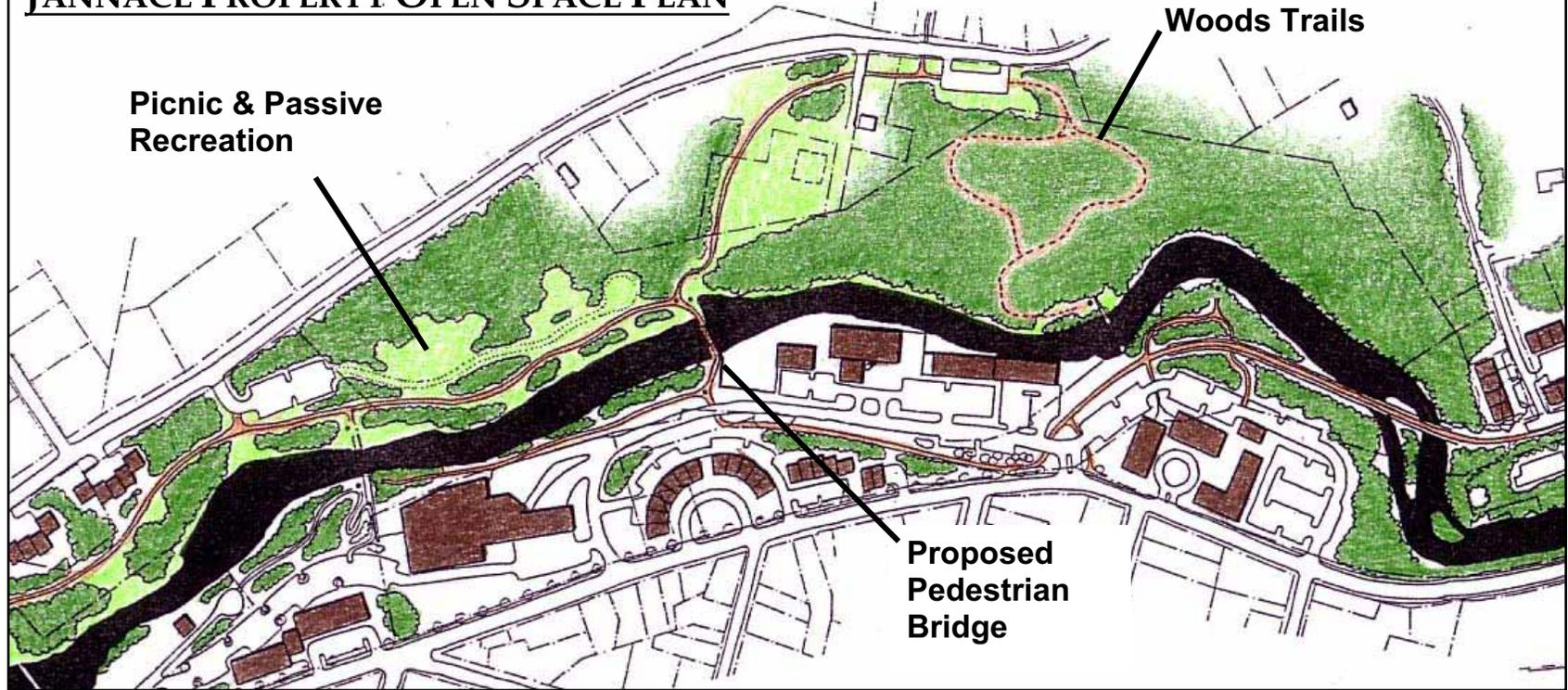
regional tourism, which would support economic growth in the downtown area. For example, Gardiner is on the Chaudiere/Kennebec Trail, and the KRRT will eventually become part of a spur connecting to the East Coast Greenway in Brunswick. Boat trips on the Kennebec could also link with the trail system, by way of docks at the waterfront park.

The City-owned Jannace property, on the northwestern side of Cobbossee Stream, is the largest piece of open space. (See *Jannace open space plan, next page.*) This site has some of the most dramatic topography and views in the Corridor. The proposed trails & picnic area on the Jannace and adjacent Usdan property link to the Harrison Avenue neighborhood and the High School already, and the proposed pedestrian bridge (next to Gardiner Paperboard) connects to businesses and residences on the other side of Cobbossee Stream, and to the downtown. Parking and access from Harrison Avenue is provided in three places: on the Jannace property by the access trail to the High School; on the Usdan property just southwest of Jannace (off the existing access road); and at the end of Harrison Avenue by the New Mills bridge (existing Water District property).

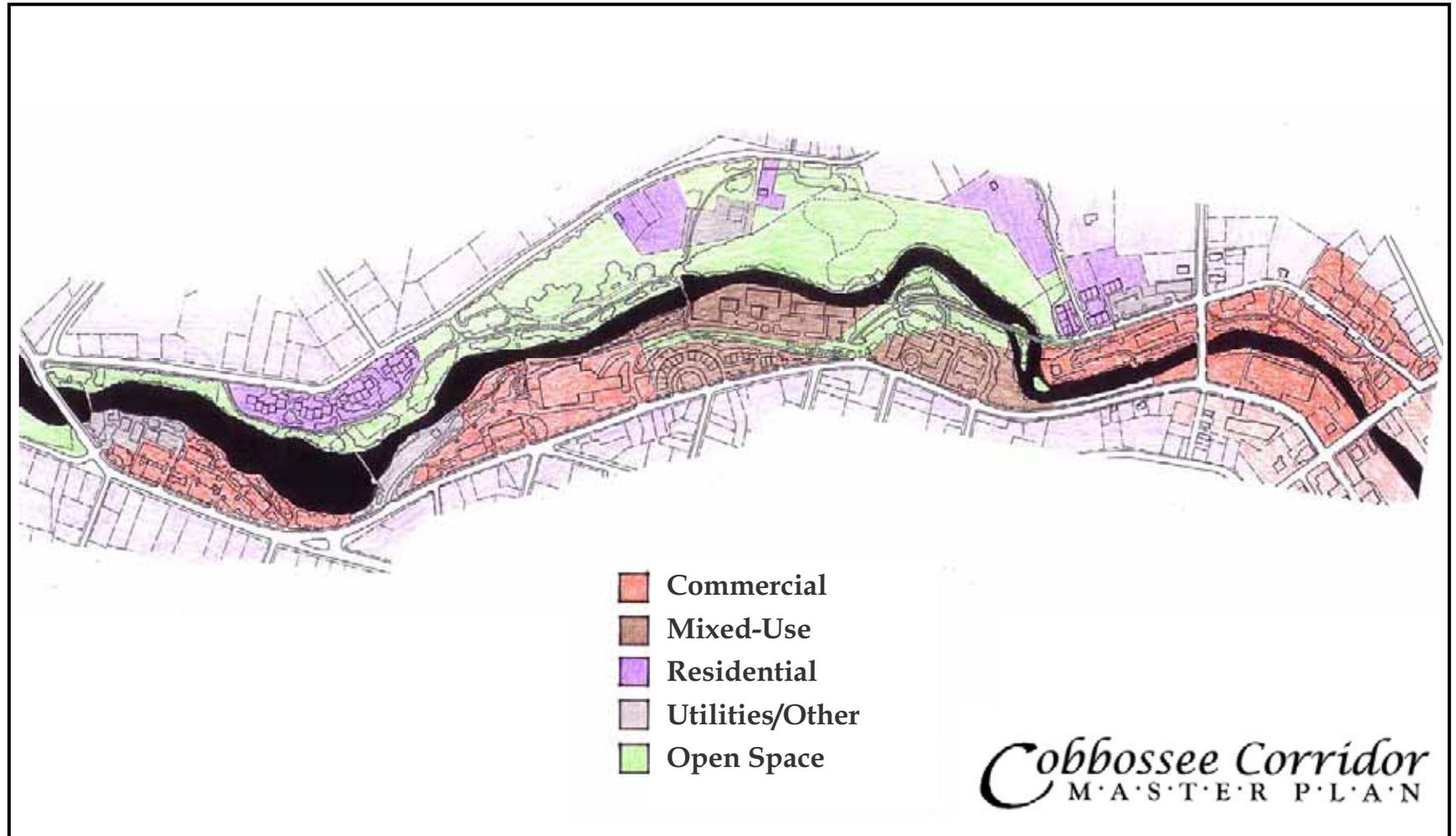
The trail leading through the Usdan property could be connected along the roadway to future trailhead parking at the current Water District yard next to the New Mills bridge. There are two sites that the City should consider purchasing from the Water District, if they become available: one being the stream-side lots at the Route 126/9 end of Harrison Ave, and the other being the stream-side lot on the other side of the New Mills bridge and Route 126/9 from the Water District site (see *diagrams, right*).



JANNACE PROPERTY OPEN SPACE PLAN

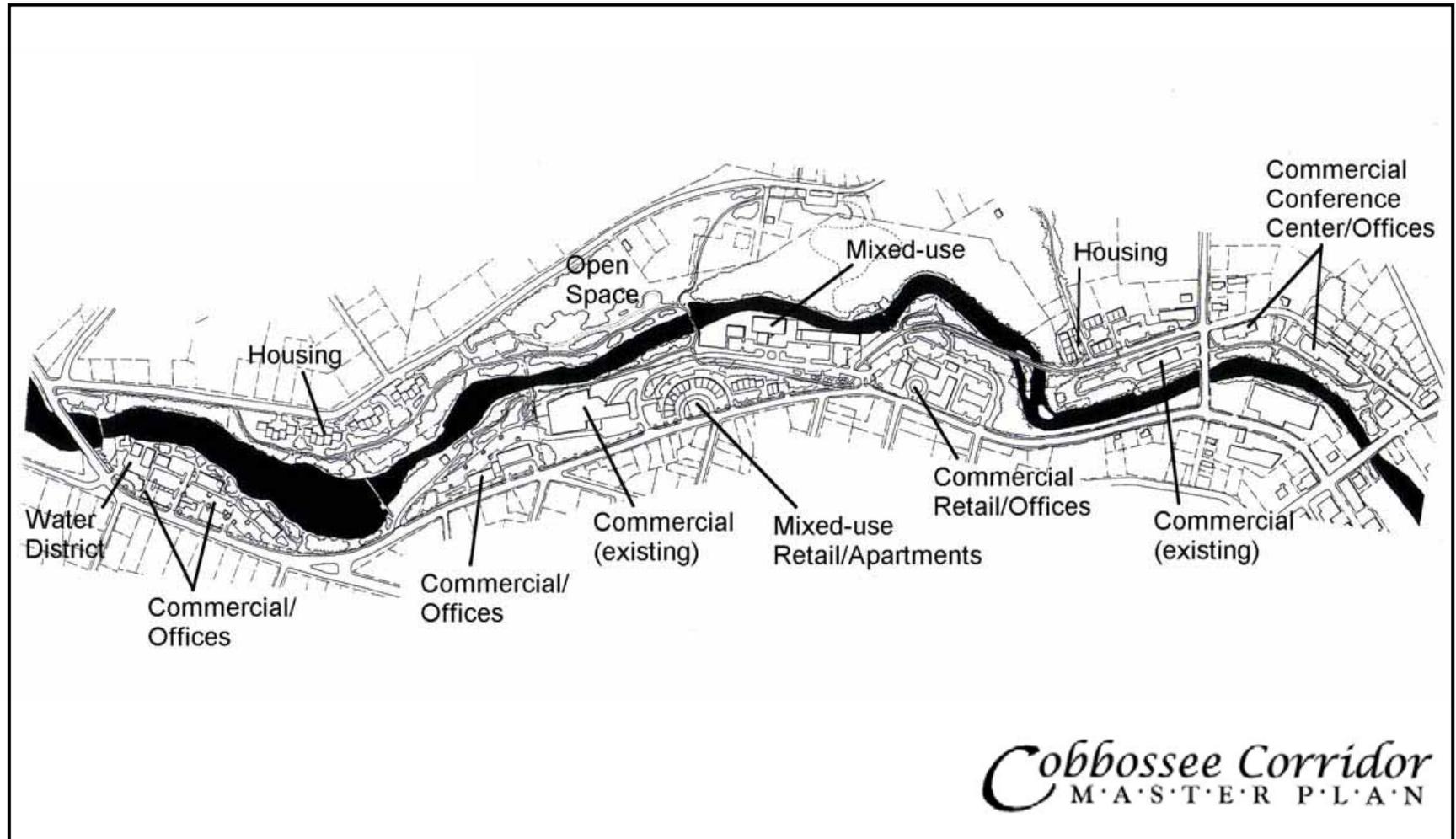


PROPOSED LAND USE DIAGRAM



For larger image, see end of Section I.

COBBOSSEE CORRIDOR REDEVELOPMENT PLAN



For larger image, see end of Section I.

RECOMMENDED NEXT STEPS

SUMMARY OF ACTIONS

Corridor-Wide Actions

- 1) Publicize and promote the Plan.
- 2) Revise the City's ordinances, including the Resource Protection Zone, to be consistent with the Plan.
- 3) Begin the planning and implementation of the trail and open space (park) system.
- 4) Establish an "open-air museum" trail through the Corridor.
- 5) Offer marketing, permitting, loan, financing, tax credit, and infrastructure assistance to cooperating landowners in the Corridor.
- 6) Help negotiate access agreements, easements and/or land trades that benefit adjoining owners.
- 7) Explore ways to market the corridor as a "green," environmentally friendly place.

Specific Actions

- 8) Acquire the Usdan property and advertise for a developer(s) to work with the City to develop offices and/or housing on the Usdan properties (east and west of the Stream).
- 9) Negotiate an agreement with Everett J. Prescott, Inc., and the Gardiner Water District under which they both benefit (i.e. Everett J. Prescott, Inc., gains parking and Gardiner Water District gains additional future expansion space)
- 10) Offer to help the owner of the T.W. Dick property develop a quality, high-profile project (or projects) to jump-start redevelopment.

CORRIDOR-WIDE ACTIONS

1. Publicize and promote the Plan

- Seek unanimous endorsement of the Plan from the Council.
- Provide each landowner with an informational package about their property that includes maps, photos, and parcel data sheets (see Appendix).
- Meet one-on-one with landowners to review the Plan and the ideas for their properties.
- Prepare a marketing folder or brochure with plans, photos, and sketches that help market the corridor.
- Promote the assets of the Corridor through the press and trade and economic development groups.

2. Revise the City's ordinances, including the Resource Protection Zone, to be consistent with the Plan

- Request that the shoreland resource protection district mapping be revised for the area around New Mills and the south end of Harrison Avenue; this area is incorrectly mapped now; the rationale for making it resource protection is not evident. The area is part existing residences and part woods; steep slopes and wetlands (or other important resources needing protection) are not present (see suggested map revision).
- The current downtown business zone covering the corridor is appropriate; it provides for a mix of land uses and gives owners/developers choices and

flexibility that should encourage investment. All residential proposals would be treated as planned residential projects and subject to site plan review.

- The City should encourage owners and/or developers to use the “contract” zoning provisions within Gardiner’s ordinance. They provide more opportunity to be creative while giving the planning board more flexibility in interpreting the regulations and in “contracting” agreements from which both parties stand to gain.

3. Begin the planning and implementation of the trail and open space (park) system

- Submit a trails grant application, under MDOT’s Enhancement Program, matched with City funds comprising at least 20% of the total (see Appendix).
- Continue to upgrade sidewalks throughout the Corridor area using CIP “set-aside” funds for trails and sidewalks.
- Seek out other public (and private) funds to build trails and create open space and parks.
- Obtain easements from property owners, where appropriate, to ensure the continuity of trail systems (e.g., T.W. Dick site; CMP; Standard Distributors) (see #6).
- Work with the Kennebec Land Trust to make improvements to the Jannace property, including off-street parking, picnic places, and nature trails.

- Work with the schools to make direct connections between each school and the main stem of the Cobbossee trail system.
- Develop a park, trailhead parking and a trestle landscape plan for the MDOT land along the Stream at the Kennebec Brewery area (see #6).
- Consider acquisition of the single-family residence next to the substation, on Harrison Avenue; it is adjacent to the City-owned Jannace property.

4. Establish an open-air museum trail through the corridor.

The 19th Century history of waterpower and manufacturing along Cobbossee Stream is unlike any in Maine. The Stream, with its ±130-foot elevational drop, from Pleasant Pond to the Kennebec River, was the “Silicon Valley” of the State in the 1800s.

With up to 10 dams and innumerable businesses harnessing the Stream’s power, the Corridor was unique. Today, many of the remnants of Cobbossee Stream’s heyday are still evident and its rich history is well documented. This provides an opportunity for the City to feature this history of jobs, early paper manufacturing, and much more, in exhibits and educational displays along the proposed trail system. Over time the City should:

- Urge the Gardiner residents to become active researchers and promoters of a Cobbossee outdoor history trail – an outdoor museum on the Stream.

- Seek support for such a museum from the State museum, the Chaudière-Kennebec Corridor group, and from the Paper Industry Information Office.
- Encourage local schools to incorporate aspects of the Corridor’s history in their curriculum’s and visit the trail as an outdoor, community classroom.
- Seek grants and private donations to pay for trailside signs and interpretive/educational displays.
- Make the trail an extension of downtown and Main Street Gardiner.

5. Offer marketing, permitting, loan, financing, tax credit, and infrastructure assistance to cooperating landowners in the corridor.

If the City makes a commitment to improving the Stream Corridor for residents and businesses alike by applying for grants and setting aside funds for improvements, it should encourage and reward quality development that generates tax revenue.

Just as the City has laid the groundwork for success at Libby Hill, so should the City favor quality, good, tax-generating development that can be Tax Increment Financed – especially if the TIF monies contribute to the betterment of the entire Corridor (see box titled: “Market Quality”).

The City’s Economic Development office should:

- Make existing and potential businesses/developers aware of the array of economic development tools

available to those who choose to follow the Plan goals and work cooperatively with the City to upgrade or build new, quality, facilities.

- In particular, promote the benefits of TIF and New Markets Tax Credit Programs.
- Assist businesses with their project/development plans (provided they follow the Plan’s goals) with financing and permitting assistance.

Also refer to the following list of funding sources.

6. Help negotiate access agreements, easements and/or land trades that benefit adjoining owners

In order for the corridor to function effectively and efficiently, traffic must be able to operate safely and pedestrians and cyclists must be able to move about on legal rights-of-way. However, given the steep topography of the Corridor and the pattern of ownership, cooperation is essential.

Note: Some legal and/or survey work may be warranted to establish property lines, old rights-of-way, and access easements on various parcels. Tax map information is incomplete.

The City should:

- Work with MDOT to either acquire or lease the abandoned railroad right-of-way, from the Kennebec River Rail Trail to Standard Distributors, including floodplain ownership adjacent to the rail trestle.