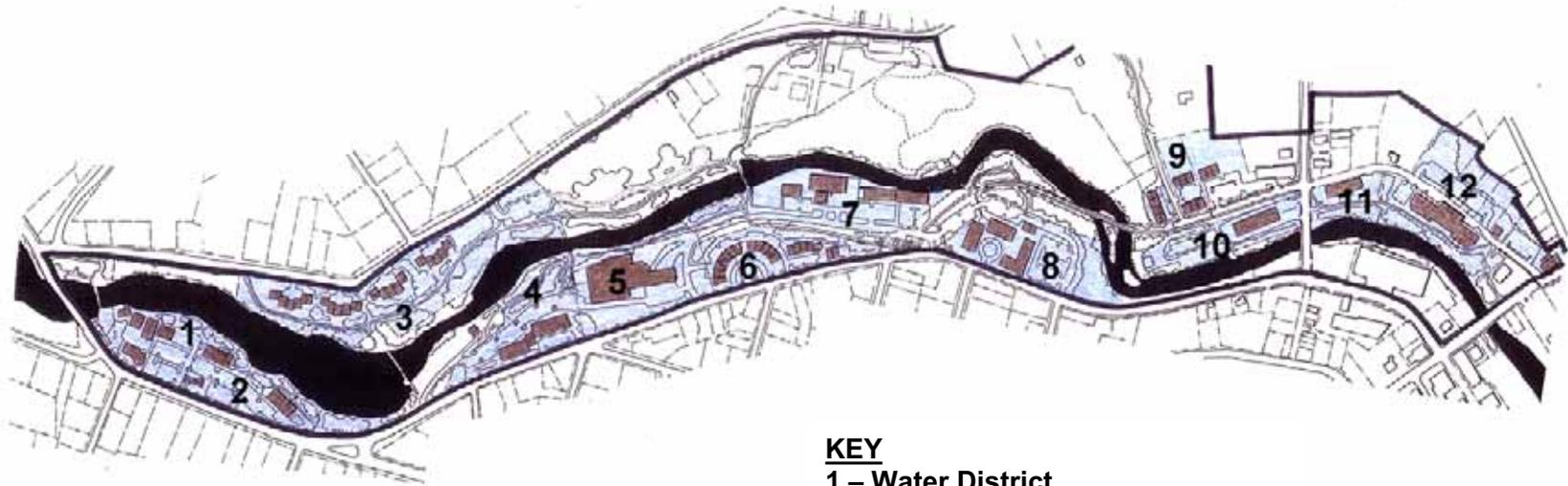

II: MASTER PLAN DESCRIPTION

Key Redevelopment Sites

Cobbossee Corridor
M.A.S.T.E.R. P.L.A.N



KEY

- 1 – Water District
- 2 – E.J. Prescott
- 3 – Usdan (west)
- 4 – Usdan (east)
- 5 – Standard Distributors
- 6 – D&H Motors
- 7 – Gardiner Paperboard
- 8 – Warren/ Purbeck Isle
- 9 – Maine Tourism
- 10 – Laundromat/Northern Micro
- 11 – Uplift
- 12 – T.W. Dick

REDEVELOPMENT SITES: DESCRIPTION & RECOMMENDATIONS

KEY REDEVELOPMENT OPPORTUNITIES

1) GARDINER WATER DISTRICT/E.J. PRESCOTT

Site Description & Issues

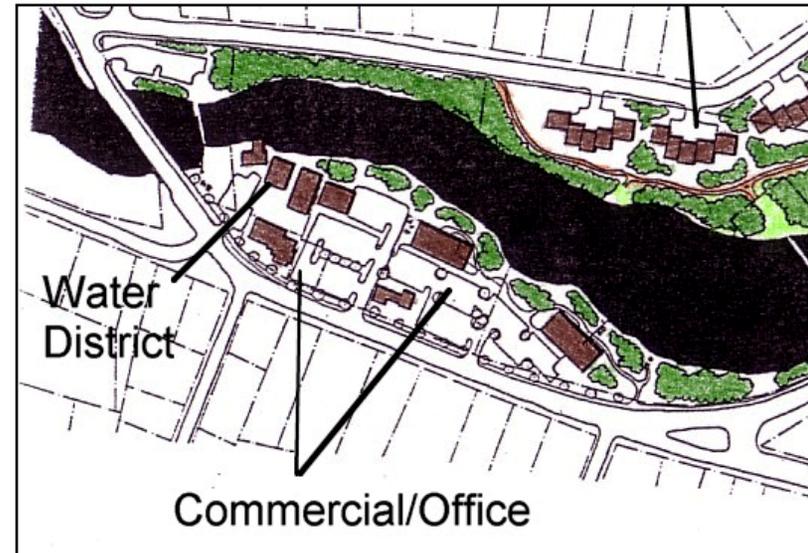
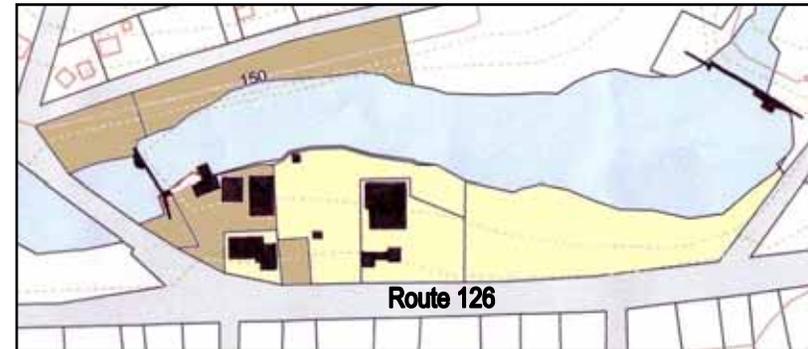
- Water District: Historic Brick building, two new metal waterworks buildings, active sand filter, and limited parking. Historic water raceway and equipment
- E.J. Prescott: Prescott family historic house (now offices), limited parking, 3 old sand filters
- All buildings in good condition.

Redevelopment Options

- Water District has no space to expand
- E.J. Prescott wishes to lease space as offices but lacks parking
- Opportunity to trade land, increase Water District ownership and/or add parking
- Opportunity to treat Water District historic elements as visitor center/museum or newly refurbished Water District office space

Next Steps

- Investigate land trade options between E.J. Prescott and the Water District
- Find new office/medical tenants for E.J. Prescott
- Remove the old sand filters for parking



2) E.J. PRESCOTT

Site Description & Issues

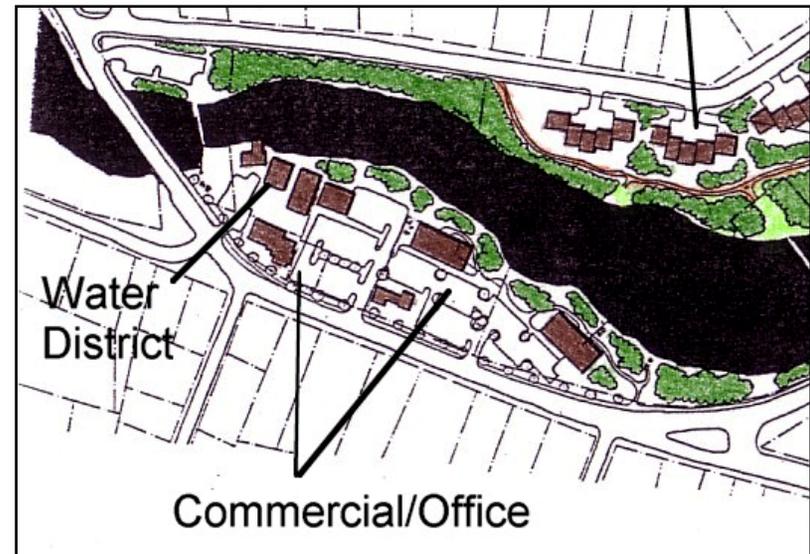
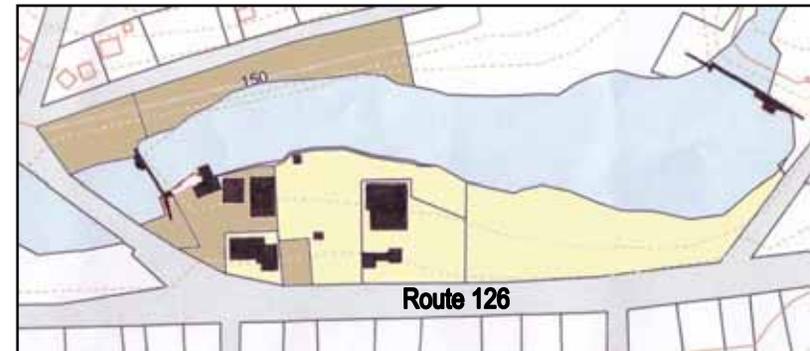
- Mix of building types and parking/outdoor storage
- Old house in good condition used for administration for E.J. Prescott Transportation
- Large, metal warehouse/workspace used by Prescott racing team in fair condition
- Large, level, gravel (400' x 100') open space (was old Oakes recreation area)

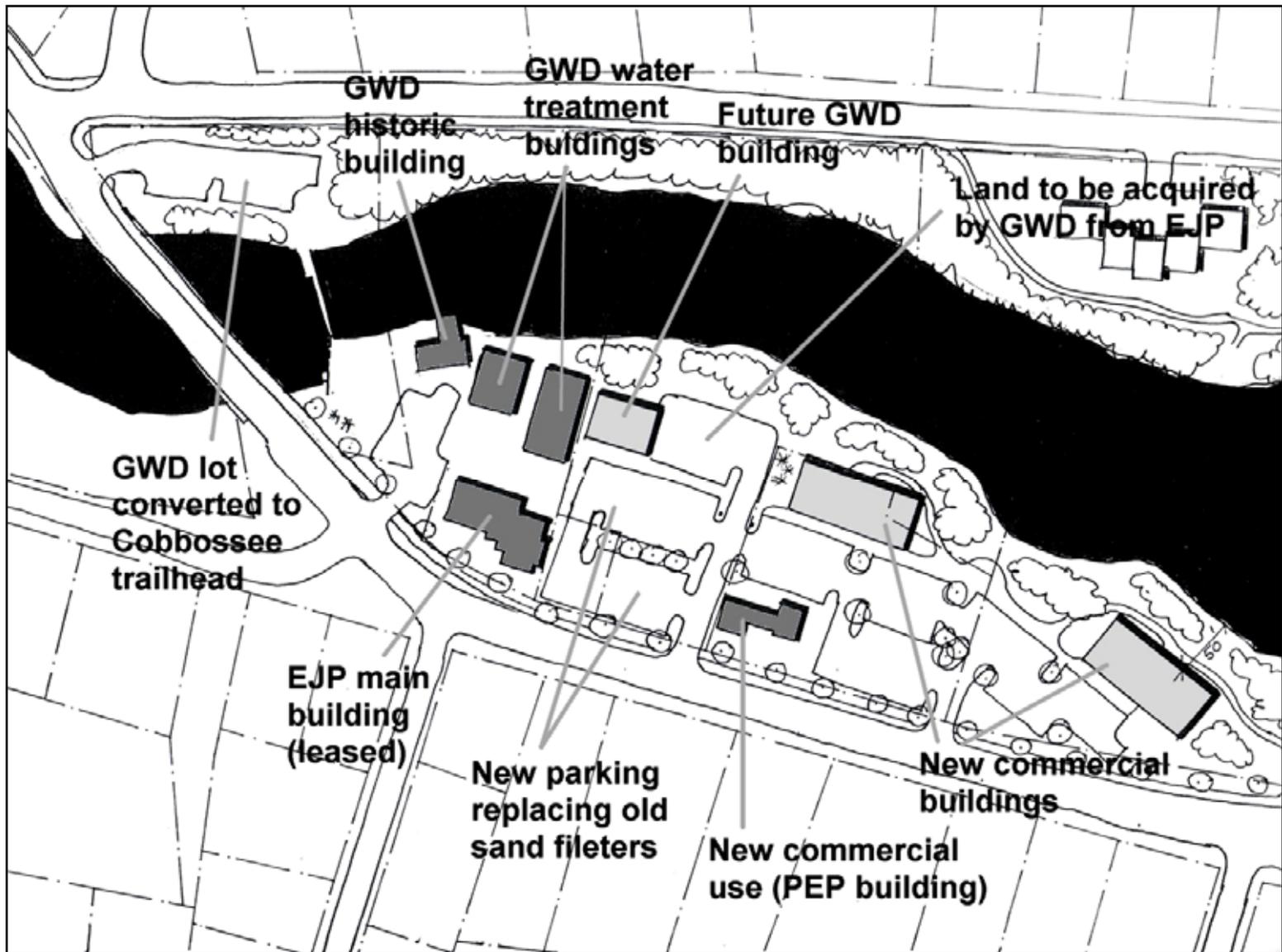
Redevelopment Options

- E.J. Prescott Transportation will move to Libby Hill
- Racing team will stay on site in short term
- Long term the site has redevelopment potential for housing/offices (with views to water); warehouse could be demolished

Next Steps

- Work with owners to explore options based on market analysis - emphasize office development
- Sketch out design options for housing and/or offices





3) USDAN PROPERTY, WEST SIDE OF COBBOSSEE, AND ADJACENT PRIVATE LAND
(Note: City has option to buy, pending resolution of contamination of land on the other side of the stream in same ownership.)

Site Description & Issues

- Site is bounded by Harrison Avenue, with good access, and potential park land and trail
- No structures on site (there is a single family house, on a separate parcel, in the center of the area)

Redevelopment Options

- Options include retaining as open space or housing (in keeping with adjacent residential area)
- Housing could be elderly and/or market rate
- Housing would benefit from views, good solar access, and proximity of open space, trails, and schools

Next Steps

- Need to resolve contamination issue (on southeast side of Stream)
- City should exercise option to purchase
- Undertake market, public opinion and design studies to explore development feasibility



4) USDAN PROPERTY, EAST SIDE OF COBBOSSEE
(Note: City has option to buy, pending resolution of contamination issues with DEP.)

Site Description & Issues

- Site was the location of American Tissue that burned
- Site is a series of terraces, the footprints of old buildings and service areas
- Part of the site, below retaining wall, is floodplain
- Access to the lower terraces is through the hydro access road
- Contaminated area may need to be capped

Redevelopment Options

- Vehicular access may be a problem to lower areas unless access is off adjacent properties
- Views to stream and woods make site attractive for housing, offices, mixed uses
- Consider extending public trail through site

Next Steps

- Need to resolve contamination issue
- City should exercise option to purchase
- Undertake market and design analysis to determine future land uses – offices, with views to the dam and stream, may offer the best potential



5) STANDARD DISTRIBUTORS

Site Description & Issues

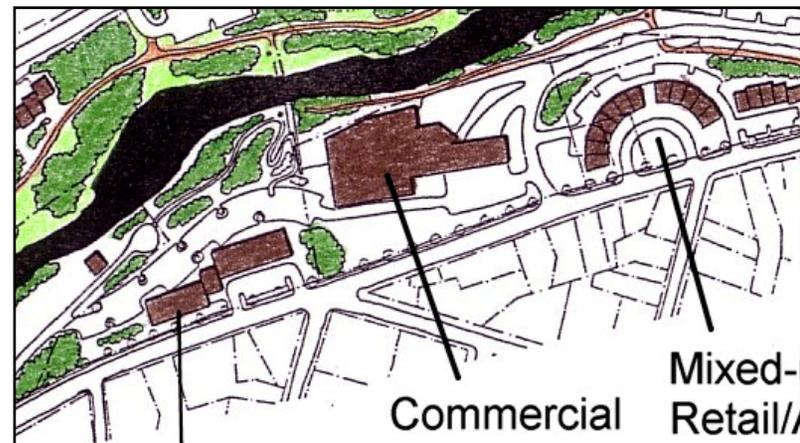
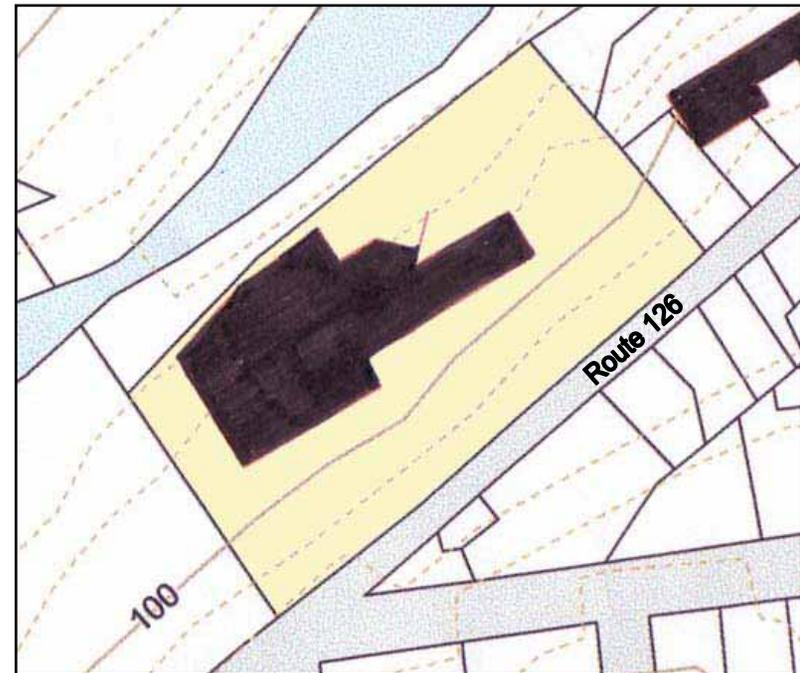
- Various buildings, all joined, in good condition and accessed off Rt. 126
- Loading docks serve upper and lower level warehouse space ($\pm 40,000$ s.f.)
- Lower level ($\pm 20,000$ s.f.?) is for lease
- Remnants of dam #6 and railroad line (MDOT R.O.W.) on site
- Evidence of old pedestrian bridge crossings at stream
- Paperboard access road crosses site

Redevelopment Options

- Property is in good repair and existing uses are appropriate – no need for short/medium-term change
- Consider public access across site
- Consider R.O.W. at upper level to gain access to adjacent Usdan property

Next Steps

- Determine location of MDOT R.O.W. and review need to maintain R.O.W.
- Review Paperboard R.O.W.
- Work to assist owner to lease available commercial space



6) D & H MOTORS

Site Description & Issues

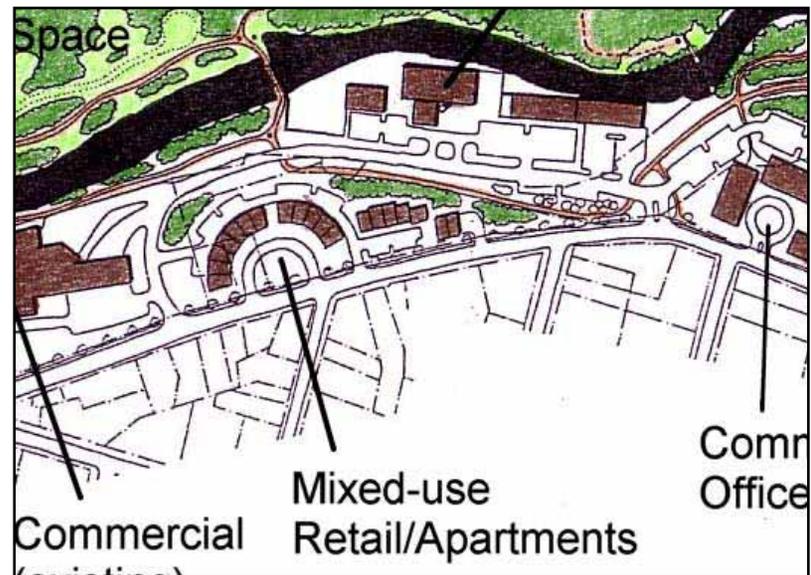
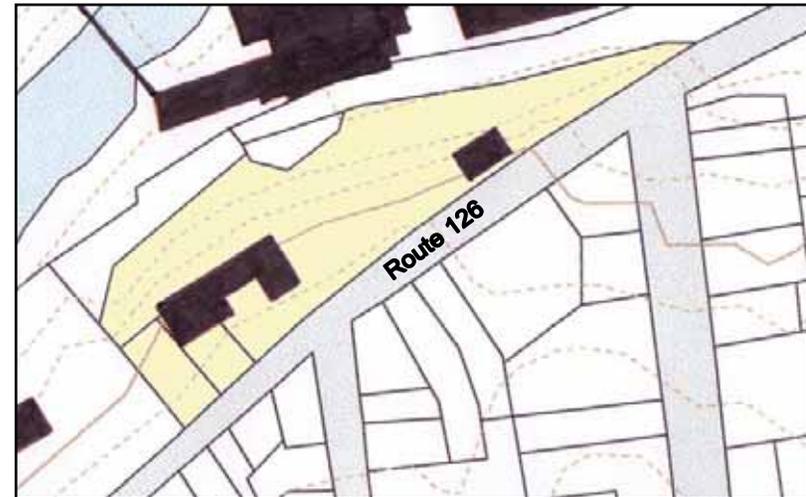
- Site borders Rt. 126 with significant, valuable frontage
- Buildings: garage service bays (on upper and lower levels), and sales & service (upper level); plus separate 2-level garage (20' x 20')
- All buildings old, poorly insulated, fair condition
- Site slopes steeply on stream side
- Views to north overlook Gardiner Paperboard
- Auto sales and service business is marginal and owner is near retirement

Redevelopment Options

- Site offers good redevelopment potential with ± 500 ft. of frontage
- Options could include a range of uses: mixed-use, retail, offices, residential, and/or commercial

Next Steps

- Retain current use while examining options for future redevelopment
- New uses should fit with neighborhood, have good access management, and fit with overall corridor themes



7) GARDINER PAPERBOARD

Site Description & Issues

- Site is tucked into the valley bottom and served by two R.O.W.s off Rt. 126
- Site has had a series of buildings, dams, and cut/fill operations on it; i.e. a rich, complex history
- As many as 12 interconnected, mostly wooden, buildings cover the site; all are old
- Buildings in poor or very poor condition include: a large shed, two maintenance buildings, some lean-to like sheds and the administrative building
- Buildings in fair condition include: the boiler house and chimney, the paper machine building, and three large warehouses
- The fire department is very concerned about fire/safety
- Some building sections that should be demolished will be expensive to remove
- The buildings crowd-in on the stream with zero setback, and possible floodplain issues
- The #5 dam is to be removed

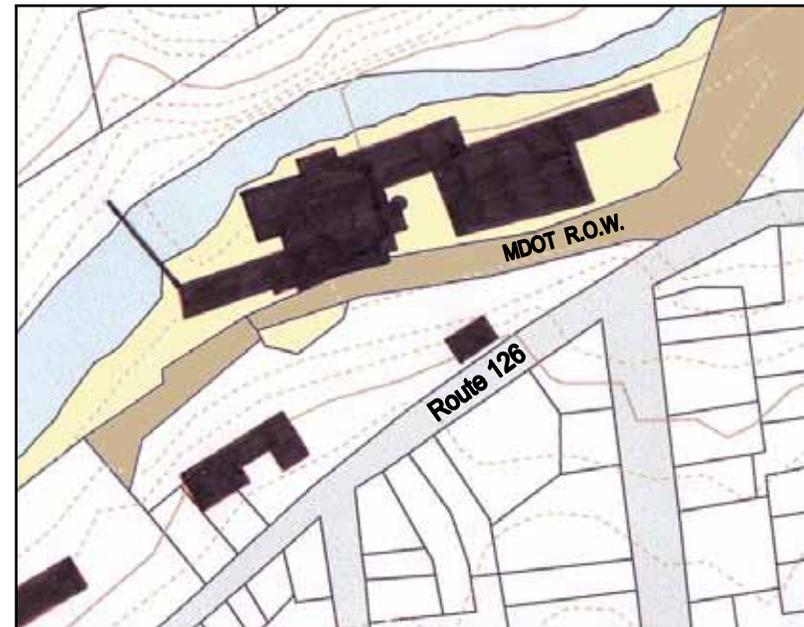
Redevelopment Options

- Selective removal of the worst buildings may improve fire/safety and could open up redevelopment opportunity
- Alternatively, the entire complex could be razed – at considerable expense
- Reuse options are difficult to assess but uses that can utilize the large open spaces may be best

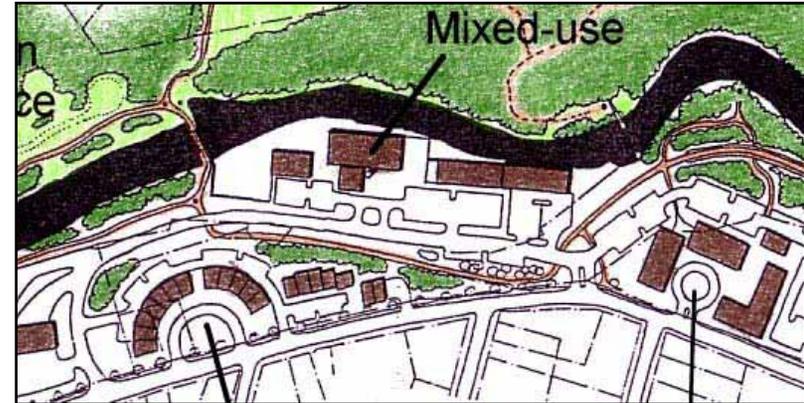
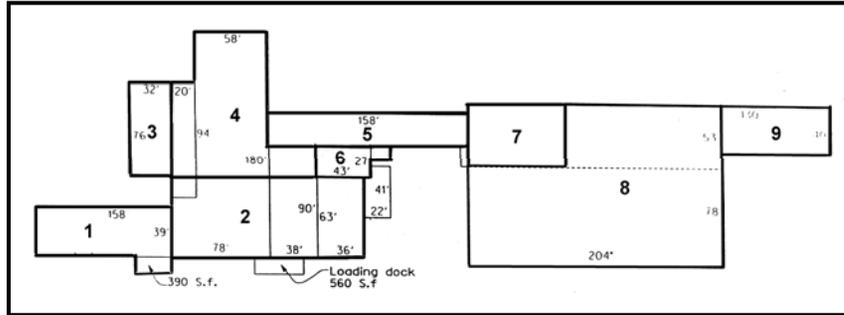
- If the complex is partially or completely demolished, the options expand, from recreation, to hotel, housing, offices, retail/commercial, etc.

Next Steps

- Short-term: ownership may change or the City may acquire thru back-taxes; a pedestrian crossing just south of the #5 dam should be explored
- Significant public intervention may be needed to make this a viable development site



GARDINER PAPERBOARD MILL OVERALL CONDITION



Buildings currently abandoned.

Building #1 - Covered Storage	Poor Condition
Building #2 - Carpenter Shop	Poor Condition
Building #3 - Shop	Poor Condition
Building #4 & 5 - Paper Mach.	Fair Condition
Building #6 - Boiler	Fair Condition
Building #7 Office	Fair Condition
Building #8 - Storage	Fair Condition
Building #9 Warehouse	Fair Condition

