



# Downtown Waterfront

Design Meeting for  
Marine Infrastructure – Preliminary Engineering  
December 20<sup>th</sup> , 2022

**PINNACLE HILL  
ENGINEERING**

**LANDMARK CORPORATION**  
SURVEYORS & ENGINEERS

  
**RS LEONARD**  
Landscape Architecture

  
THE  
MUSSON  
GROUP  
Planning & Economic Development · Permitting · Project Management

# Agenda

- Potential Retail Use of Public Spaces - Julie
- Recap of December 6<sup>th</sup> meeting
- Additional Comments
- “At Grade” Harbor Walk Considerations
- Design and Materials Review
  - Updated Designs Review
  - Materials & Furnishings Review

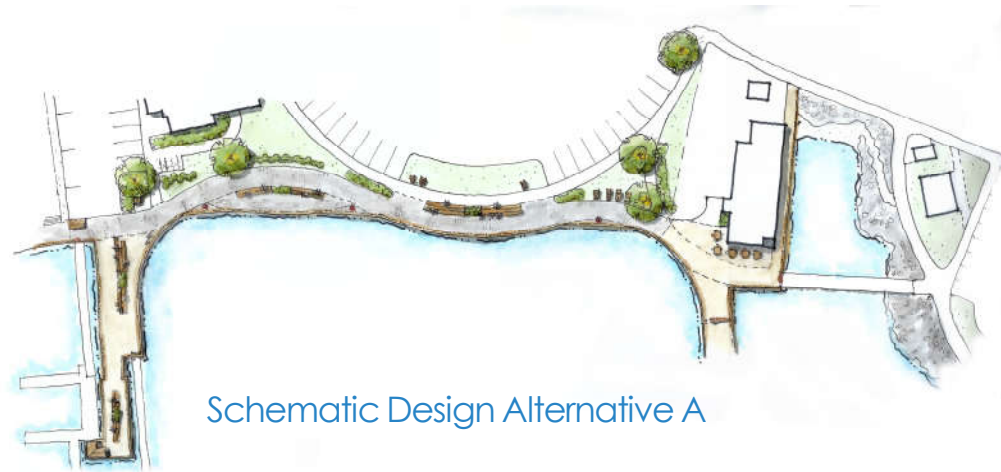
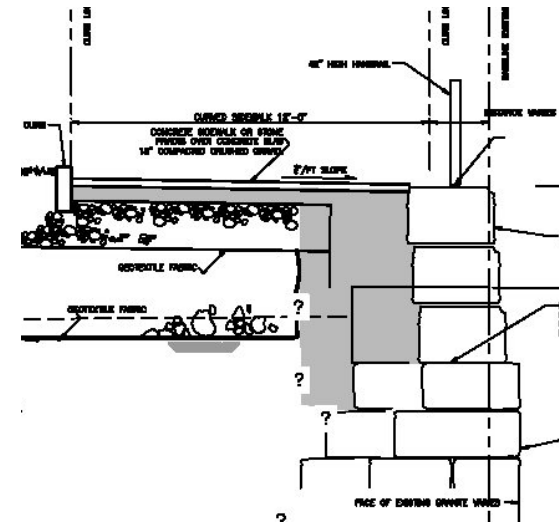
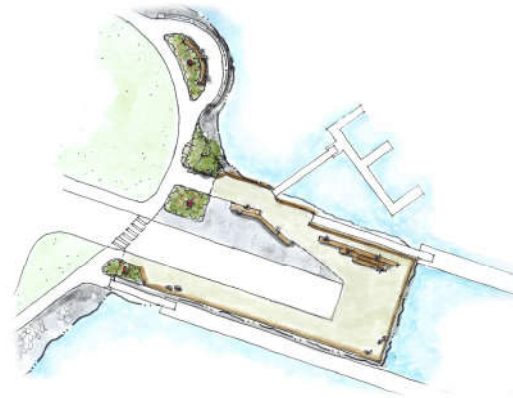




# Recap

# Recap from December 6, 2022 meeting

- Keep location of Buoy Park dinghy floats until regulators weigh in (water depth verified)
- Use granite blocks to raise seawall
- Shift building location on public landing
- Incorporate covered seating area at Public Landing, if possible
- Of the two designs options presented for the Harbor Park Boardwalk, Alternative A was preferred
- Movable furniture at end of Public Landing Pier preferred
- Boardwalk and Railing Materials
  - General Preference for Wood or Wood-like appearance
  - Low maintenance a must
  - More discussion and information needed
- Layout good for Middle Pier, but more discussion needed for surface material of vehicle access way





## Additional Comments

# Additional Comments:

- **Design Comments (paraphrased):**

- Granite veneer likely to be compromised by moisture
- Wood boardwalk will likely freeze prematurely due to separation from ground heat
- Accessibility should inform design language and decisions, generally. Recommend Institute for Human Centered Design ([www.humancentereddesign.org](http://www.humancentereddesign.org))
- Waterfront historically carries the linear character of edges. The curved passage that might be associated with a golf cart between holes suggest examination of an edgier, perhaps toothed passage, one edge parallel to the water, and the opposite side articulated that create spaces for seating and points of interest (like buoys)
- The curvilinear path dominating both schemes to me squanders limited width of space. The character of the waterfront is hard, with strong expression in materials that complements respect for the power of the waterfront. I am confident that an aesthetic that respects traditional forms and materials could be devised to echo and reinforce the rugged character of a maritime environment. People love to improvise usability from accidents of nature and manufacture--they even will sit uncomfortably on a hydrant and feel pleased to have found accommodation. A design language that builds on motifs of bollards, mooring blocks, even cobblestones, harbor buoys, etc.
- The High Line in southern Manhattan offers many examples of varied expression of transit space and pause space interacting
- Railings should consider spacing that are safe for all.



- **Material Comments (paraphrased):**

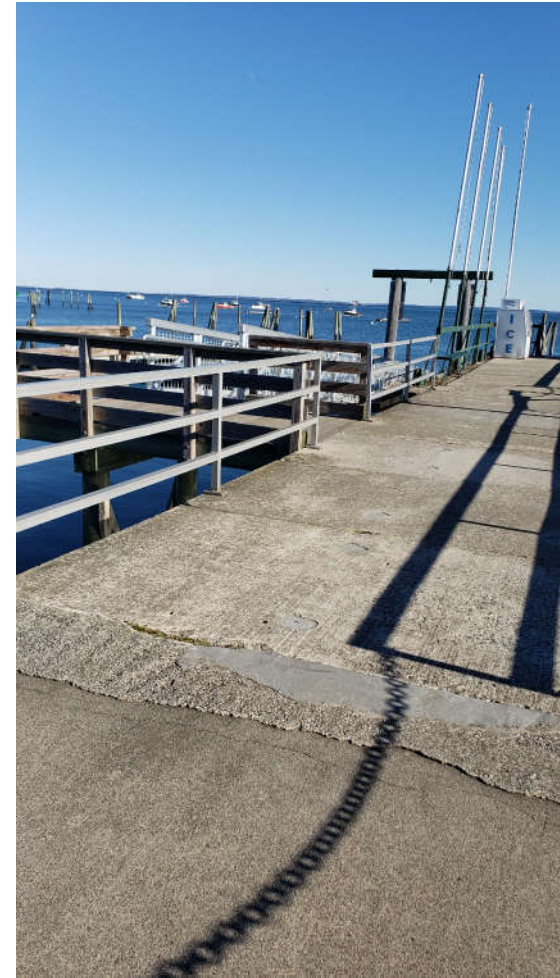
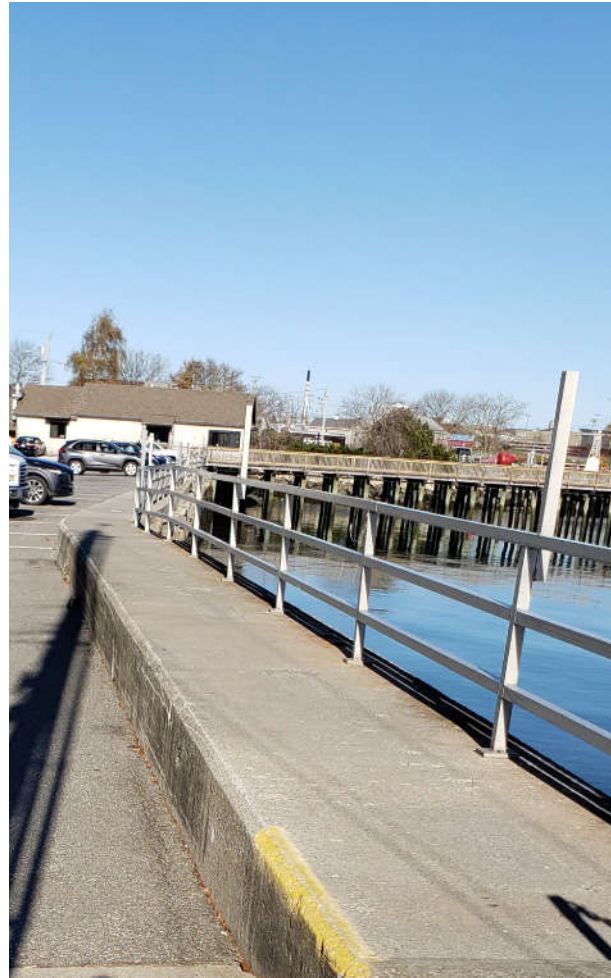
- Concrete is harder to maintain, wood can be repaired by City Staff
- Can gaps be provided to allow “at grade” wood to dry and not rot?
- Plain concrete is not aesthetically pleasing
- What is the relative cost between concrete and wood?
- What is more slippery concrete or wood?



# “At Grade” Harbor Walk Considerations

## Wood vs Concrete/Paver

# Concrete



**Approximately 50-year useful life**



# Wood Examples

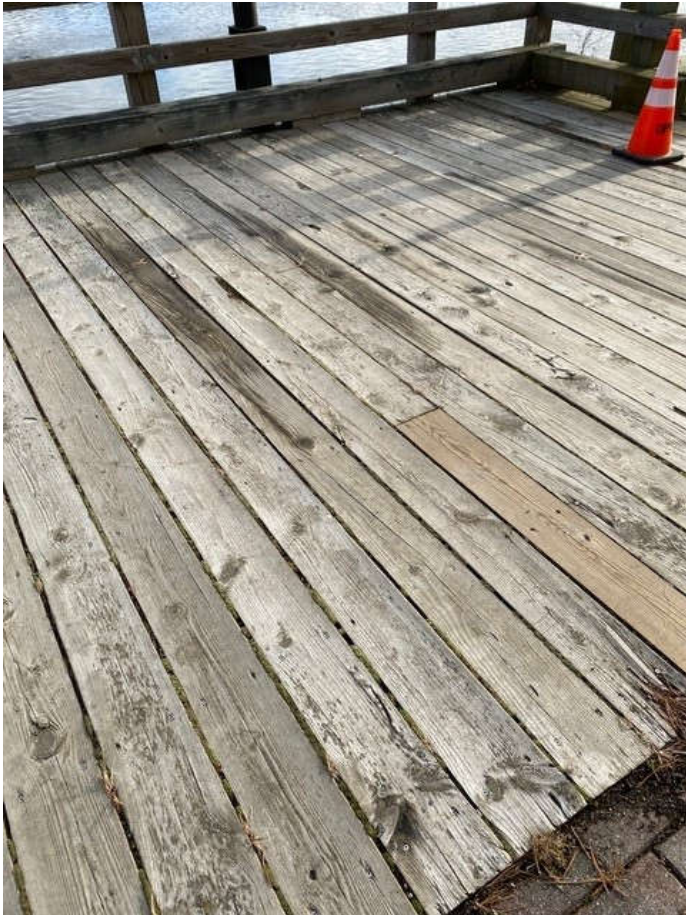
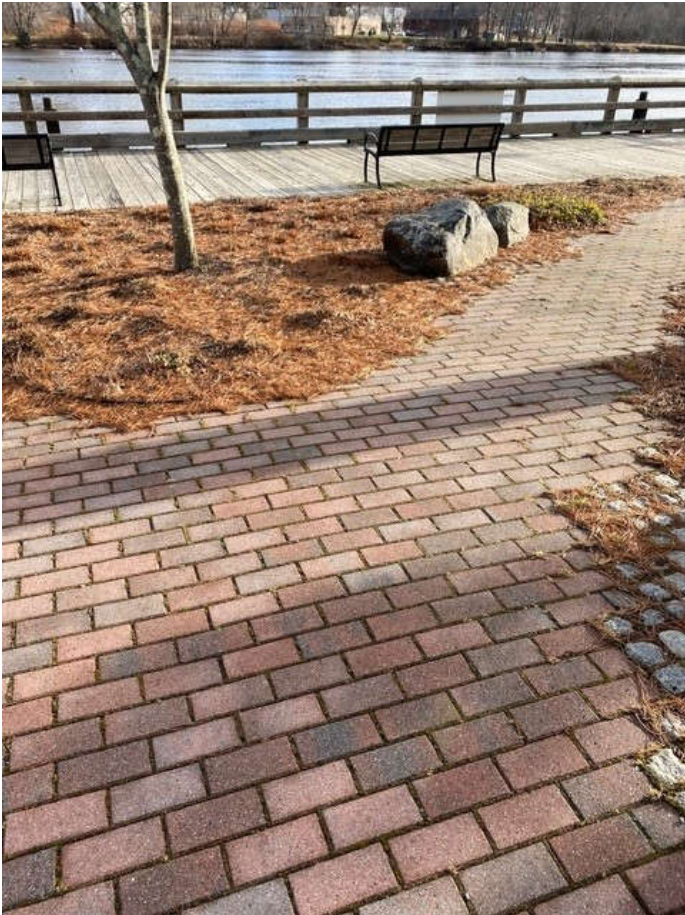


**Approximately 25-year useful life**

# Lincolnville Town Pier – 30 years old

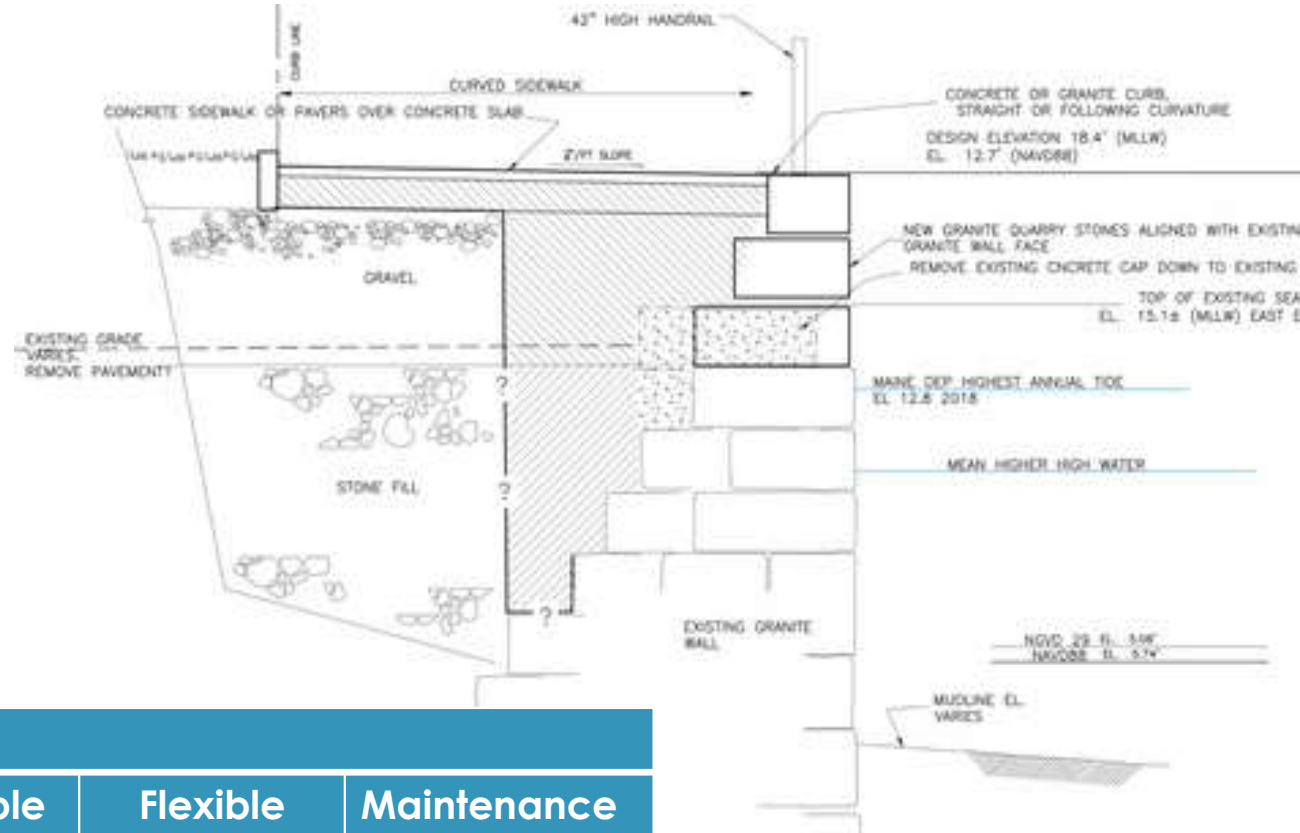


# Gardiner Landing – 16 years old



# Concrete/Pavers “At Grade” Walk

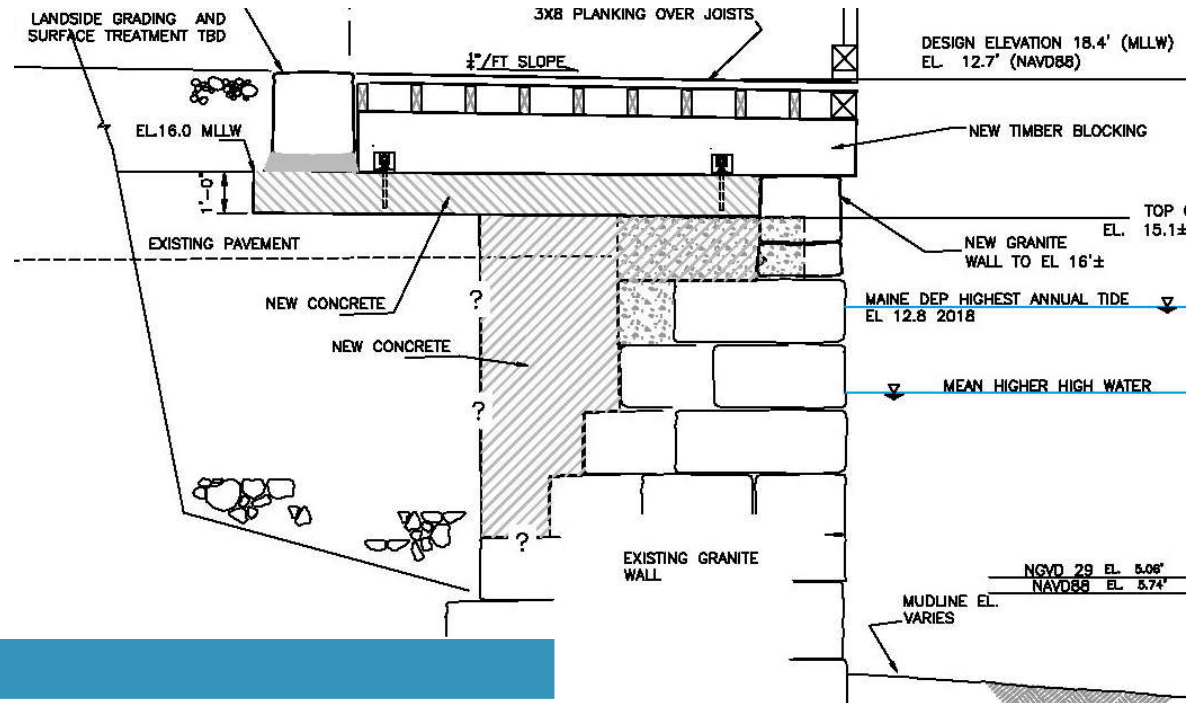
- Accommodates curved geometry
- Durable
- Resilient



Concrete/Pavers Evaluation				
Cost	Aesthetics	Sustainable	Flexible Resiliency	Maintenance
✓	✗ / ✓	✓	✗	✓

# Wood, “At Grade” Walk

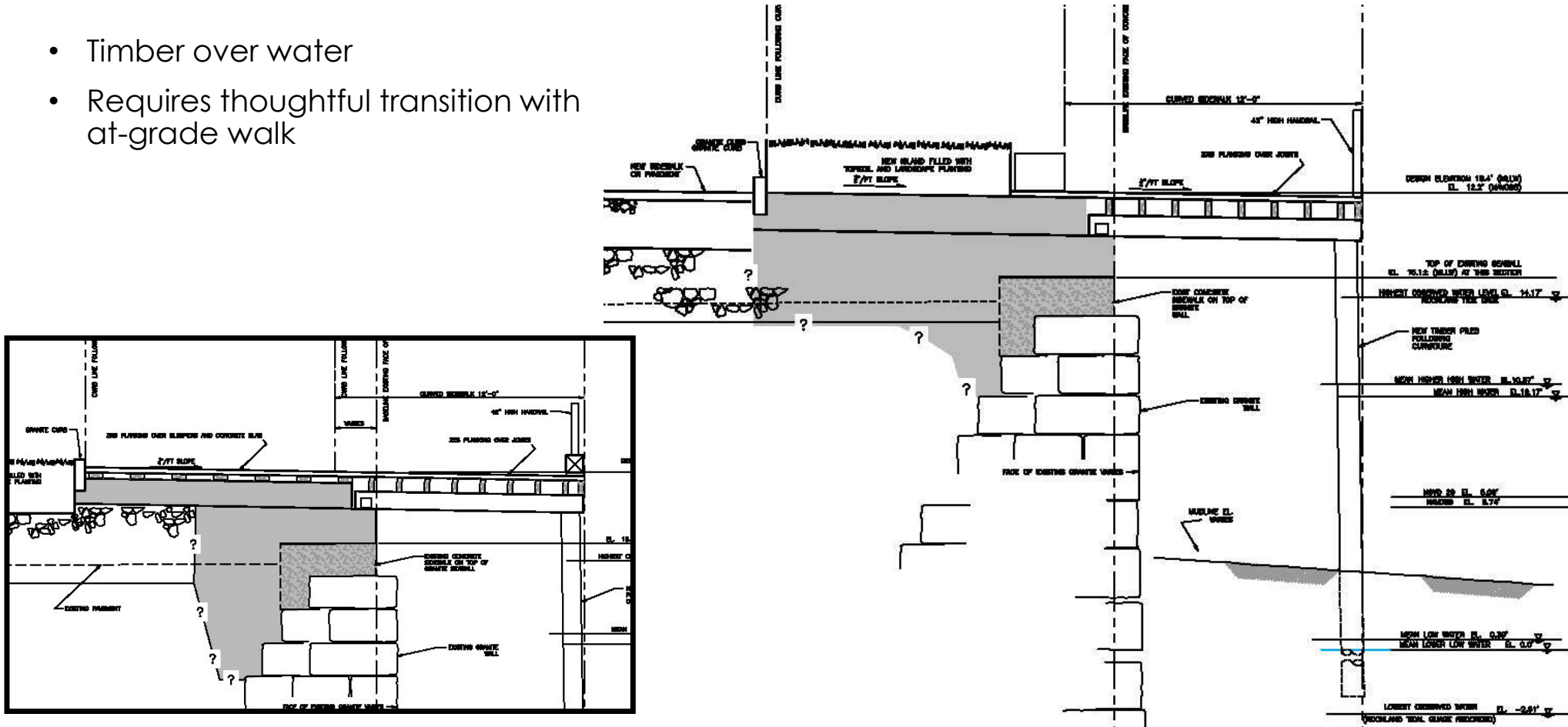
- Costly due to need for concrete slab to hold wood in place
- Pushes resilient elevation to back of walk
- Curved geometry more difficult



Wood Evaluation				
Cost	Aesthetics	Sustainable	Flexible Resiliency	Maintenance
✗	✓	✓	✓	✓

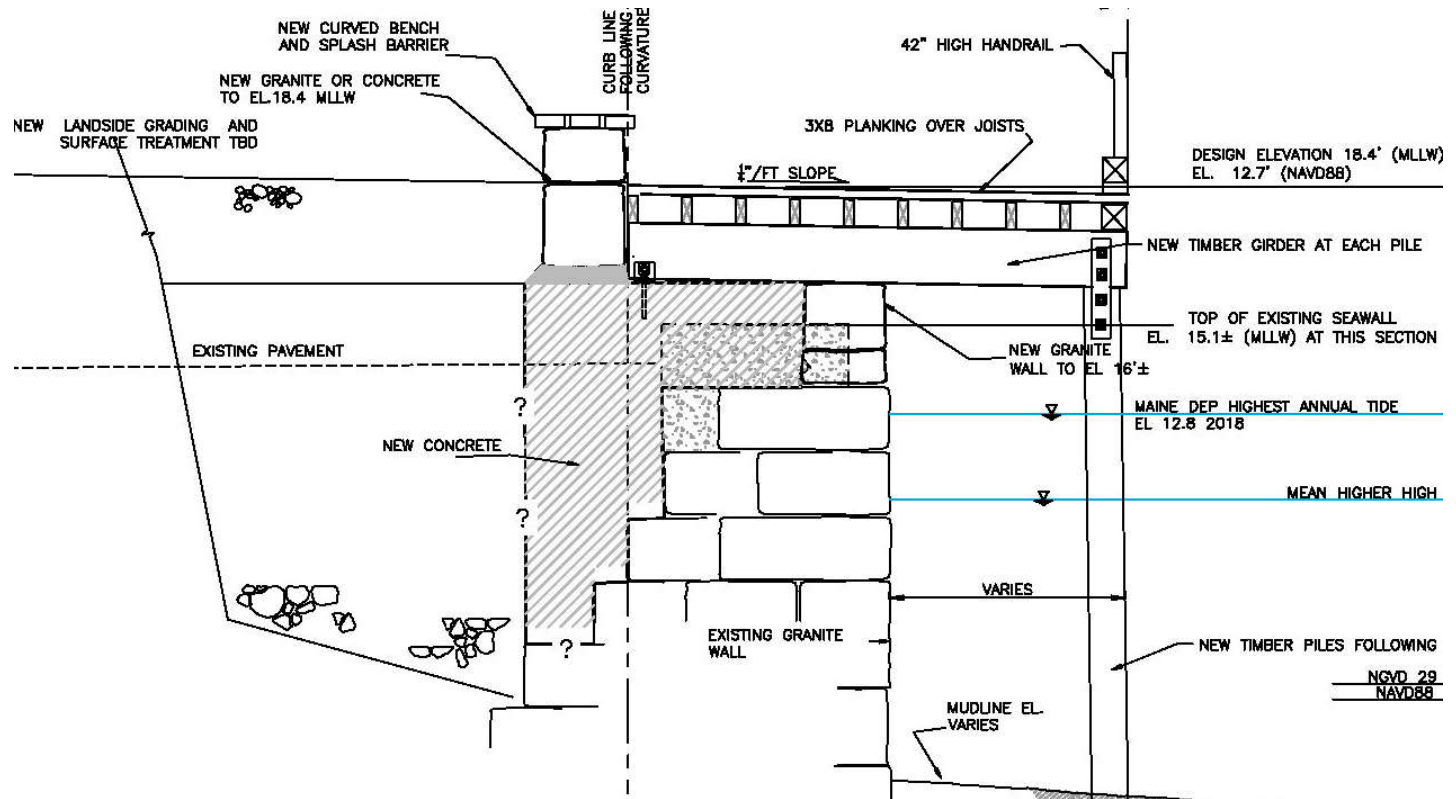
# Concrete/Pave "At Grade" and Wood Pier

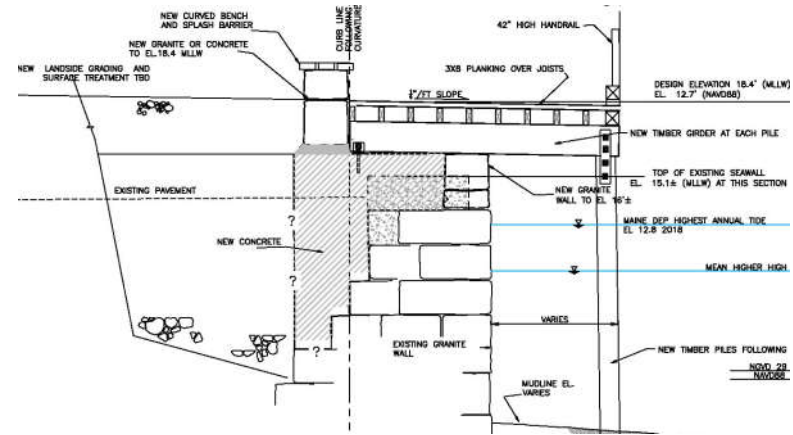
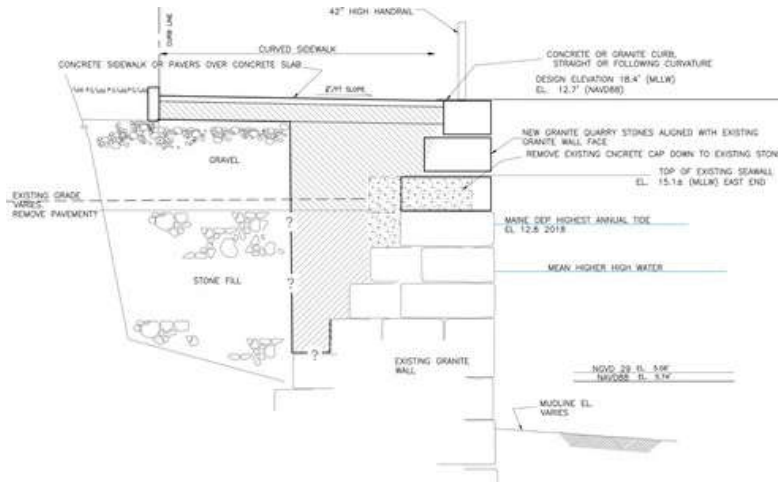
- Timber over water
- Requires thoughtful transition with at-grade walk



# Wood Pier (extended “at grade”)

- Wood Pier over water and wood boardwalk “at grade”
- “At grade” portion can be extended to accommodate curved geometry





## Concrete/Pavers Evaluation

Cost	Aesthetics	Sustainable	Flexible Resiliency	Maintenance
✓	✗ / ✓	✓	✗	✓

## Wood Evaluation

Cost	Aesthetics	Sustainable	Flexible Resiliency	Maintenance
✗	✓	✓	✓	✓

What do you think?





# Design and Materials Review

- Updated Designs Review
- Materials & Furnishings Review

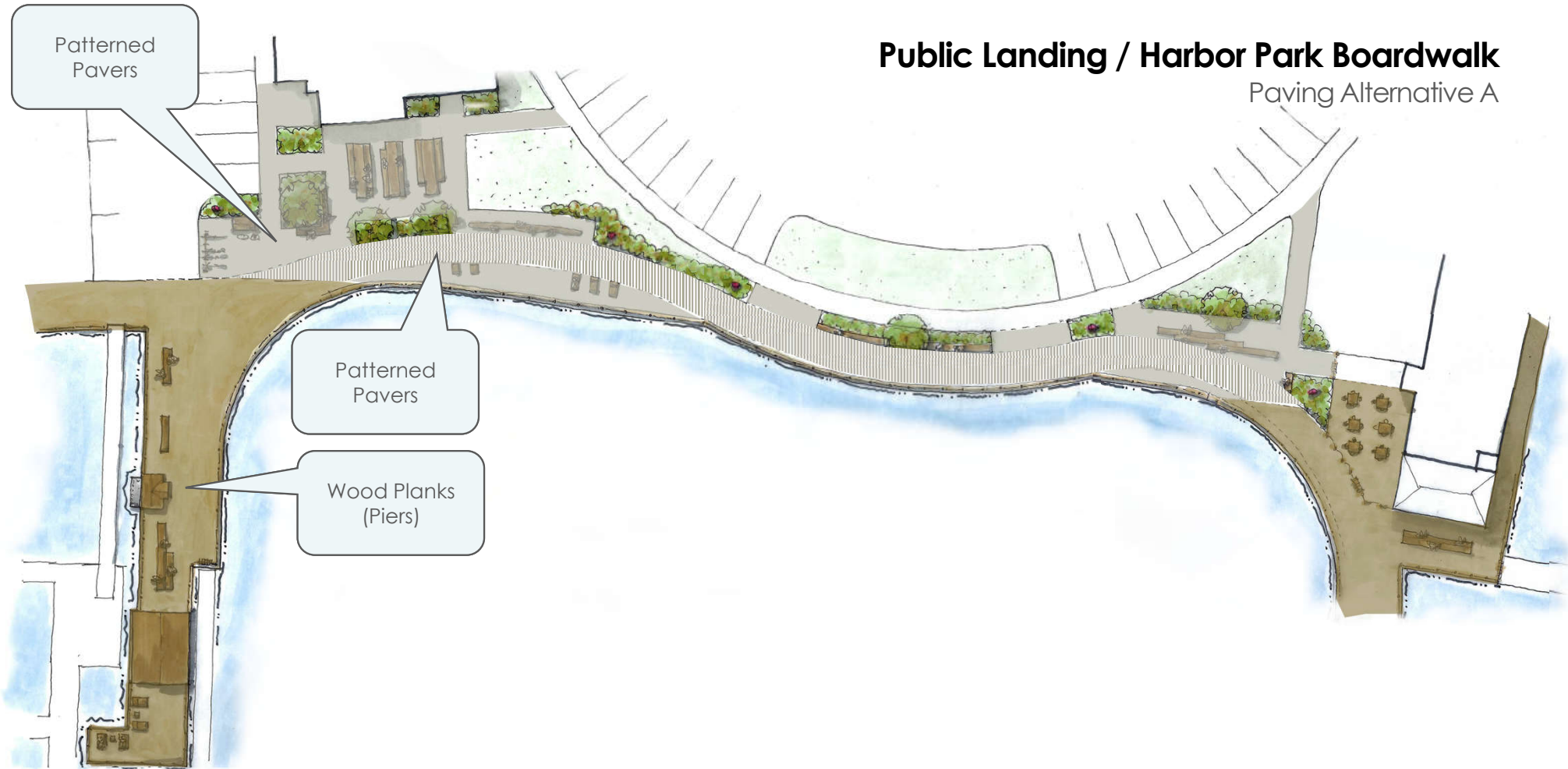
# Public Landing / Harbor Park Boardwalk

Schematic Design Alternative C



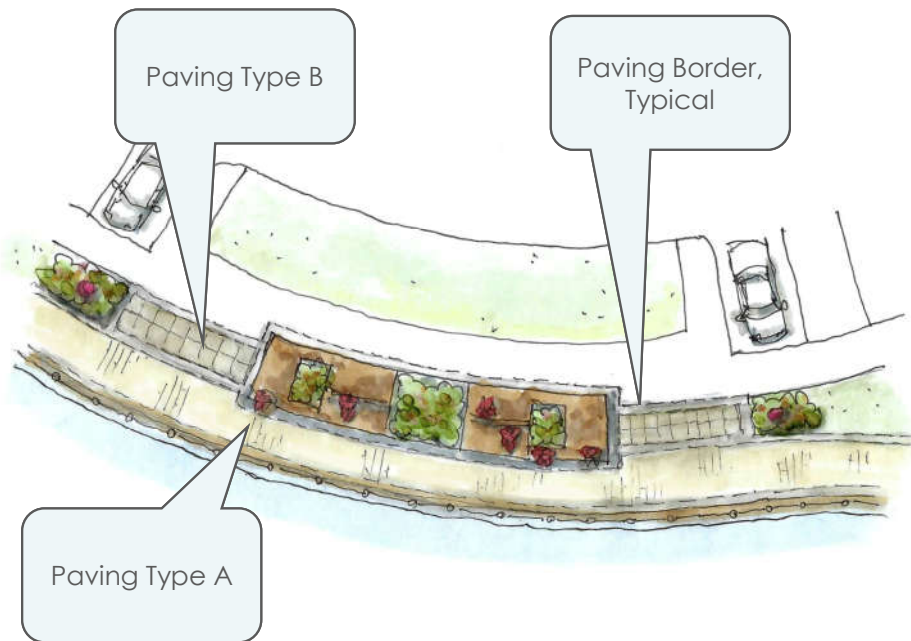
# Public Landing / Harbor Park Boardwalk

Paving Alternative A

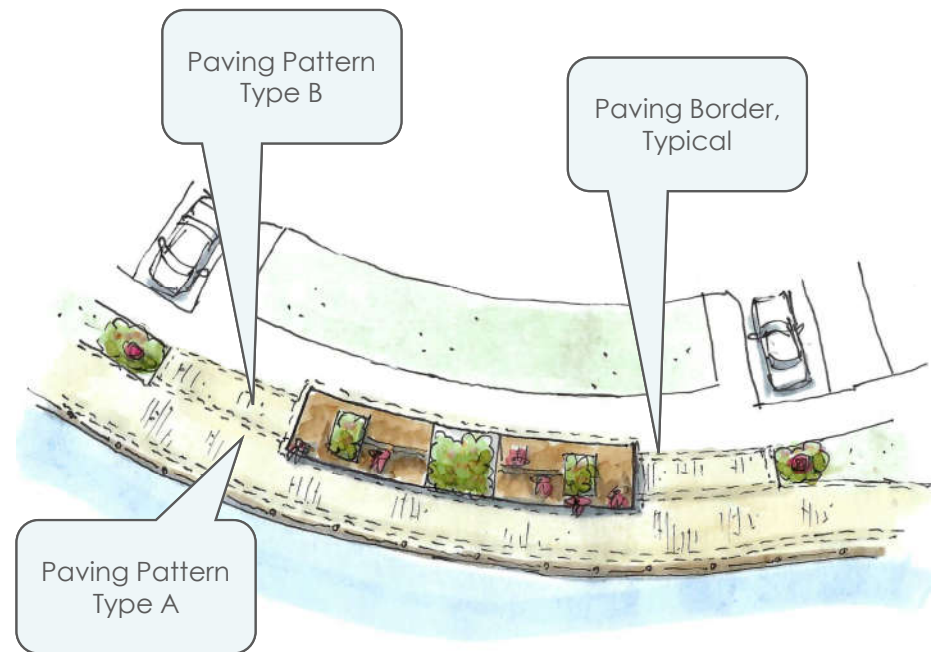


## Public Landing / Harbor Park Boardwalk

Paving Examples



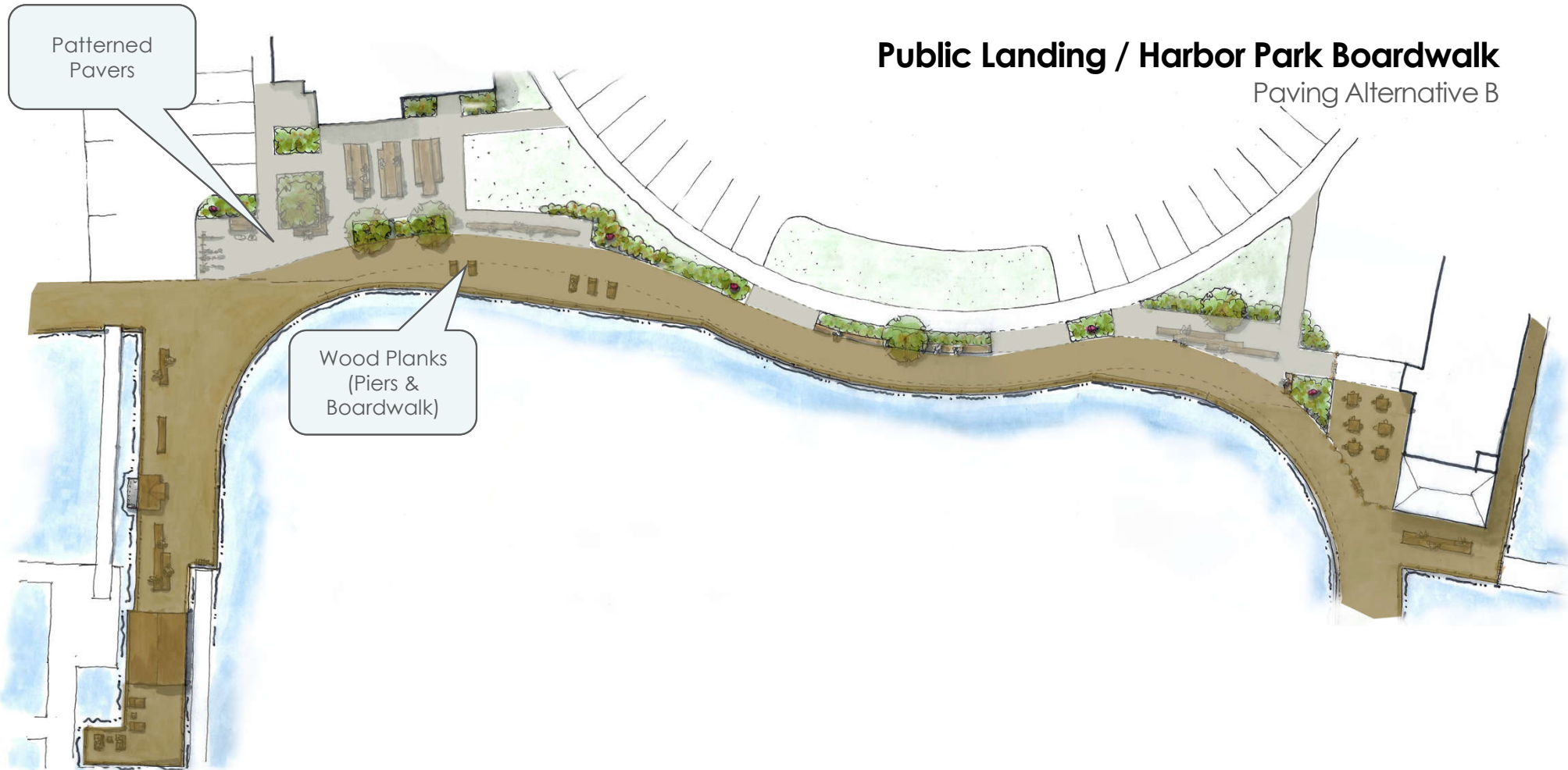
Different Paving Materials and Borders to Highlight Spaces



Similar Materials with Different Patterns and Borders to Highlight Spaces

# Public Landing / Harbor Park Boardwalk

Paving Alternative B

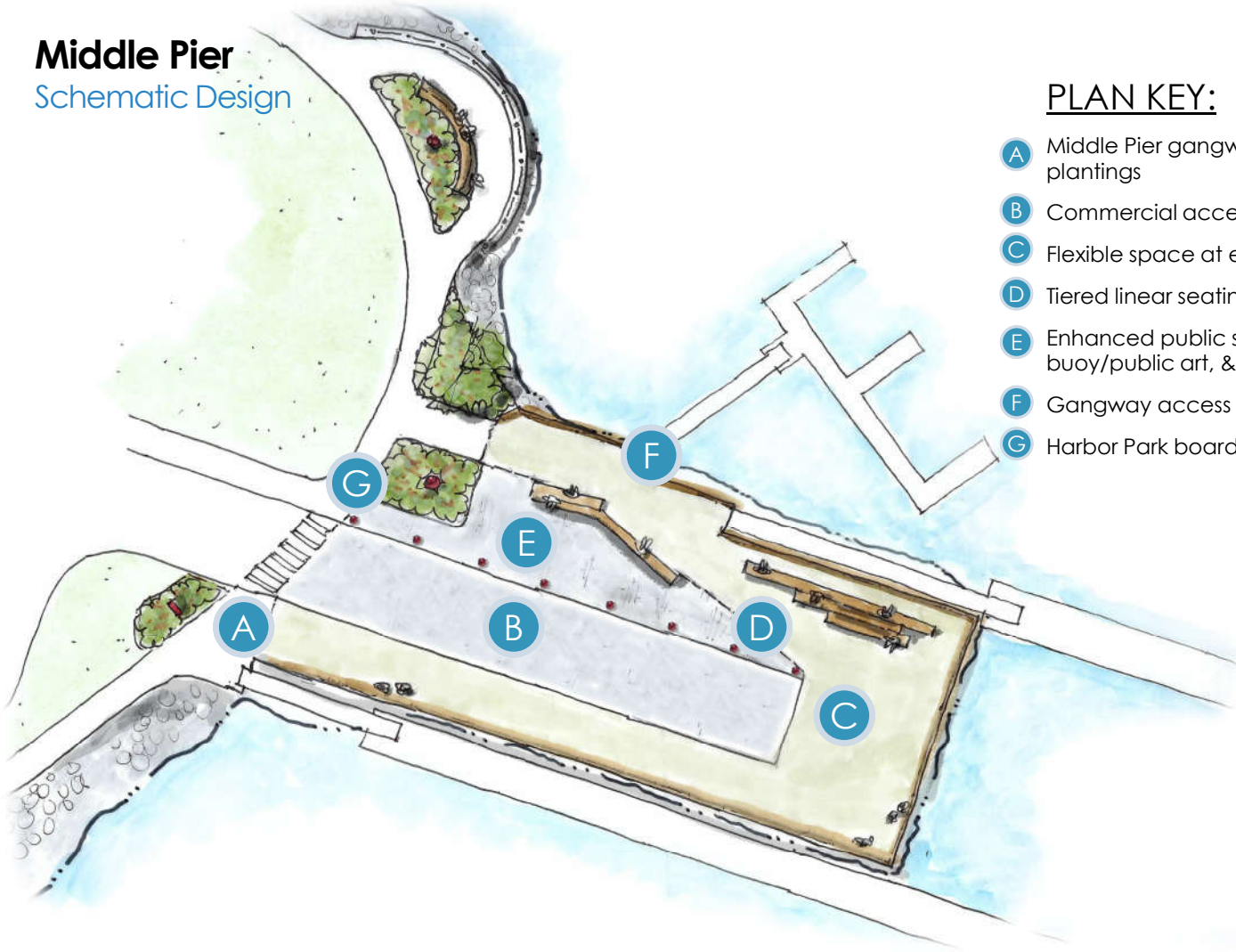


Patterned  
Pavers

Wood Planks  
(Piers &  
Boardwalk)

## Middle Pier

Schematic Design

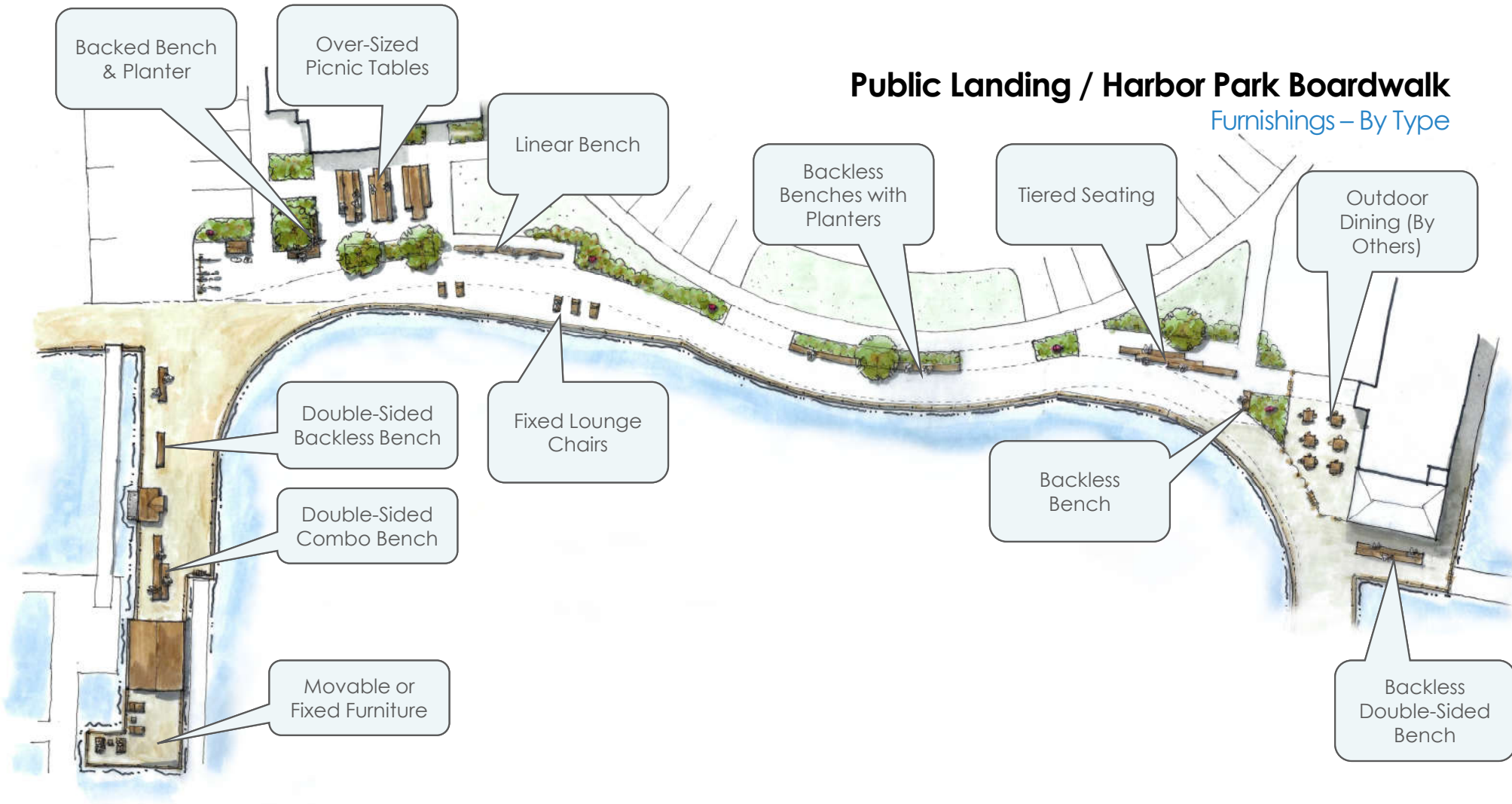


### PLAN KEY:

- A Middle Pier gangway to commercial floats / entrance sign with plantings
- B Commercial access (loading/unloading) separated by bollards
- C Flexible space at end of pier for working waterfront uses
- D Tiered linear seating at end of pier
- E Enhanced public space with specialty paving, linear seating, buoy/public art, & plantings; Separated by bollards
- F Gangway access to dinghy docks
- G Harbor Park boardwalk access with plantings

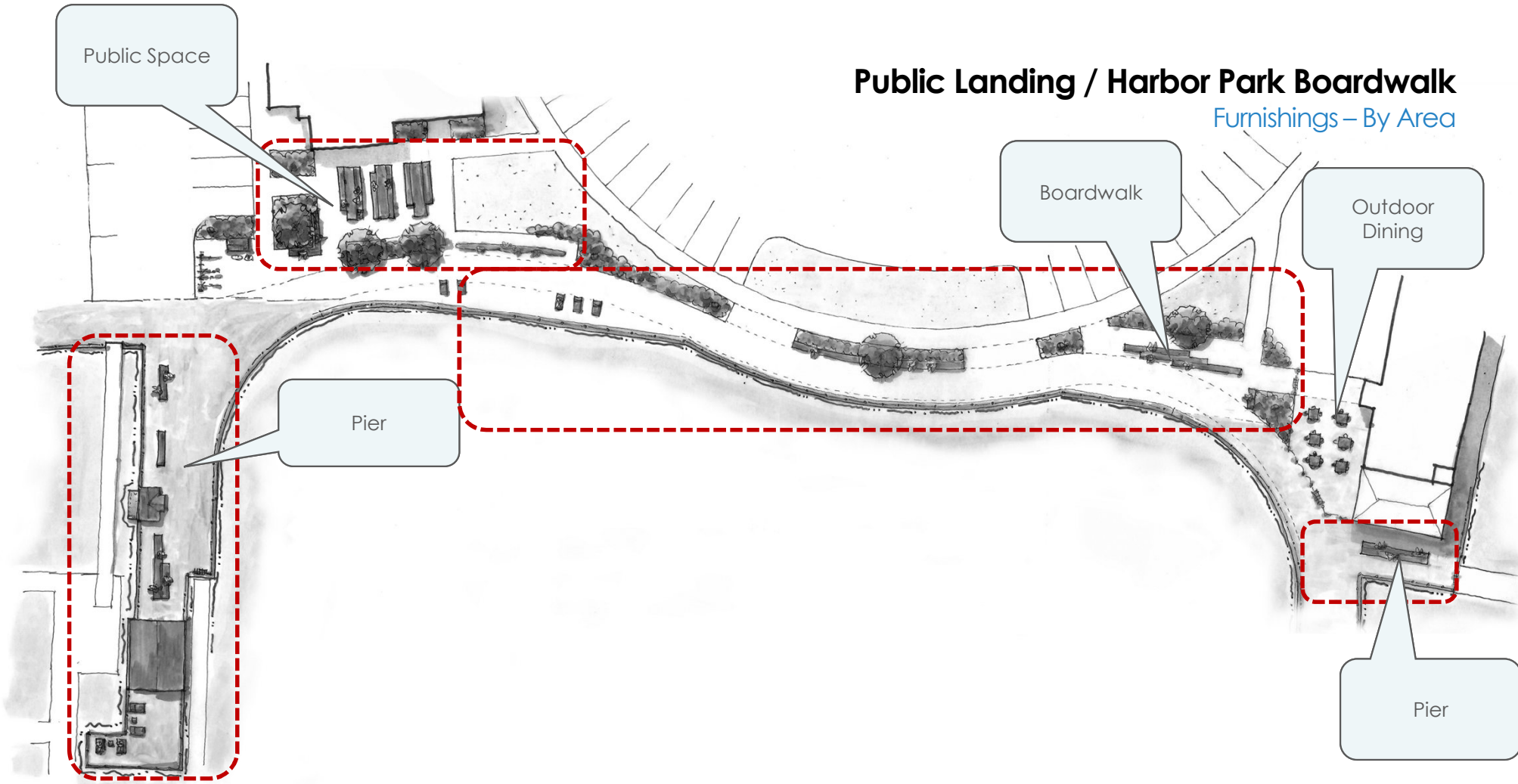
# Public Landing / Harbor Park Boardwalk

Furnishings – By Type



# Public Landing / Harbor Park Boardwalk

Furnishings – By Area





# Tunnel Tops – San Francisco

Furnishings Example

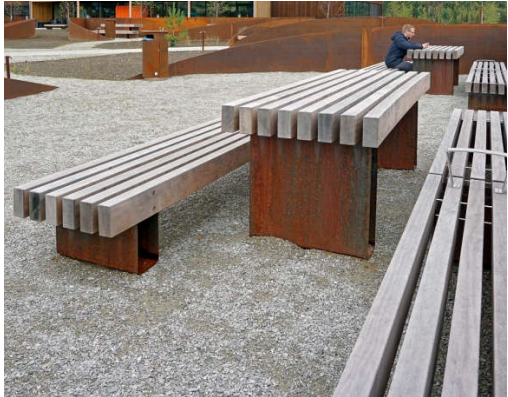
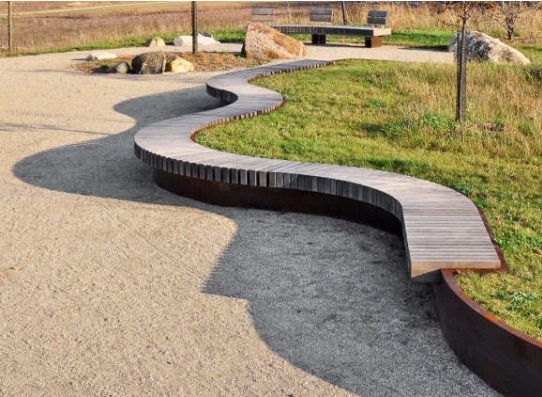


# Rockland Downtown Waterfront Furnishings Discussion – Group A



# Rockland Downtown Waterfront

Furnishings Discussion – Group B



# Rockland Downtown Waterfront Furnishings Discussion – Group C

