

Agenda
Neighborhood Meeting
Sohier Park Master Plan
December 16, 2004

1. Welcome & Introduction
2. Process & Purpose of Meeting
3. Assessment of Existing Site
4. Project Goals & Considerations
5. Master Plan
6. Discussion
7. Next Steps
8. Conclusion

Sohier Park Master Plan Project
NEIGHBORHOOD MEETING

Notes

Re: Site Planning Observations / Questions

Date: 12/16/04

ATTRIBUTES:

1. Significant cultural and historic landscape
 - Nubble Light
 - The "Maine Experience"
 - Tourist attraction
 - Destination spot
2. Views of coast
3. Shore access for passive and active recreation
4. Existing amenities:
 - Visitor center
 - Lobster house
 - Benches
 - Viewing platforms
5. Vibrant place: people and activity

ISSUES:

1. Sense of the park being "loved to death"
 - Worn and eroded areas
 - Low spots and puddles
 - Soil compaction
2. No defined separation between vehicles and pedestrians
3. Impact of vehicles on site
 - Vehicle congestion
 - Ill-defined parking area
 - Parking encroaches on viewing area
 - Buses
4. Site elements lack overall unity and order
 - Benches
 - Gardens
 - Boulders
5. Minimum handicapped provisions
6. Need for more informed use patterns
7. Surface treatments needs clarification
8. Relationship to abutting uses

1. Provide an overall sense of unity and order
2. Improve overall identity of park
3. Improve visual quality within park
4. Clarify circulation and use areas
5. Improve parking - efficiency and relationship to other site uses
6. Stabilize and protect the landscape
7. Provide a space for gathering
8. Address key issues and considerations:
 - Vehicular & pedestrian safety
 - HC accessibility
 - Drainage & erosion control
 - Preserve existing parking

1. Site elements and amenities are arranged in relation to the master plan that helps to establish and improve the overall identity and visual qualities of the park.
2. The proposed site improvements provide separation between vehicles and pedestrians and clarify parking and traffic circulation while preserving the number of existing parking spaces. The plan also preserves the overflow parking along the entrance drive.

Existing parking

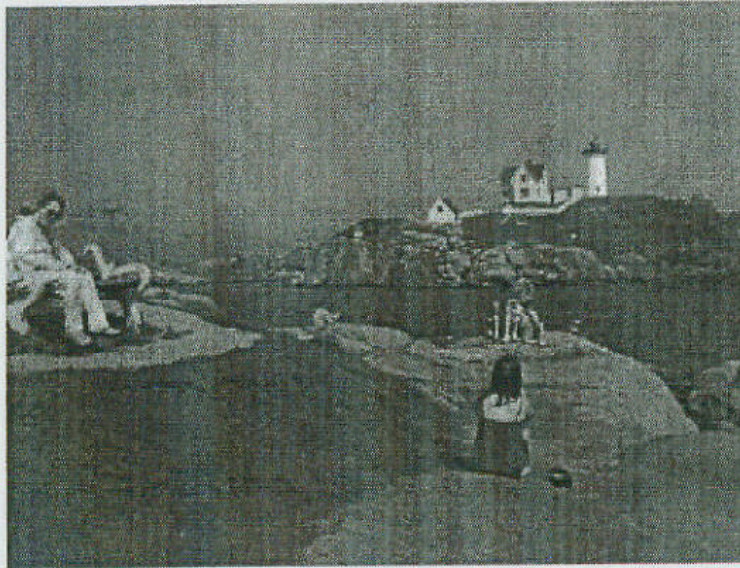
Main parking lot	49 spaces
Visitor Center	2 spaces
<u>Overflow parking</u>	<u>10 spaces</u>
Total	61 spaces

Proposed parking

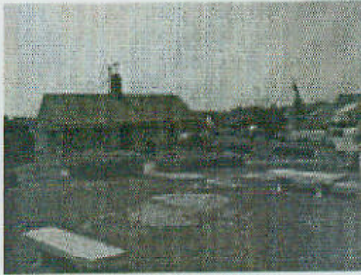
Main parking lot	51 spaces
Visitor Center	4 spaces
Overflow parking	10 spaces
<u>Bus Drop-off</u>	<u>1 space</u>
Total	66 spaces

3. The plan proposes mass native plantings along steep slopes and disturbed areas to prevent soil erosion and to define desired circulation patterns on the site. Drainage basins will be reinforced with sumps to allow settlement of sediments from outflow.
4. Large areas of lawn serve as gathering spaces and provide opportunities for picnics, temporary seating and sunbathing. A new seating area adjacent to the Visitor Center provides a shaded seating area.

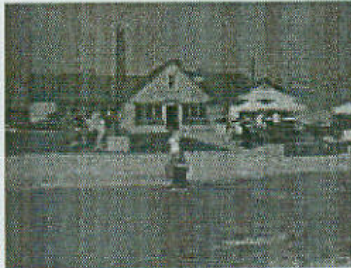
EXISTING CONDITIONS IMAGES



The views of Nubble Light and the Maine coast from Somer Park make it a unique cultural and historic destination.



The Visitor Center is an important park amenity.



Fov's Lobster House adds to the life of the Park.



The worn granite rocks bordering the point invite visitors to sit and enjoy the views.



Lack of separation between pedestrians and vehicles creates a less than desirable park experience and poses safety risks.



Views of Nubble Light are often obscured by the visual impact of cars on site.



The current parking configuration allows vehicles physically encroach upon the edges of the site, where people gather and sit.

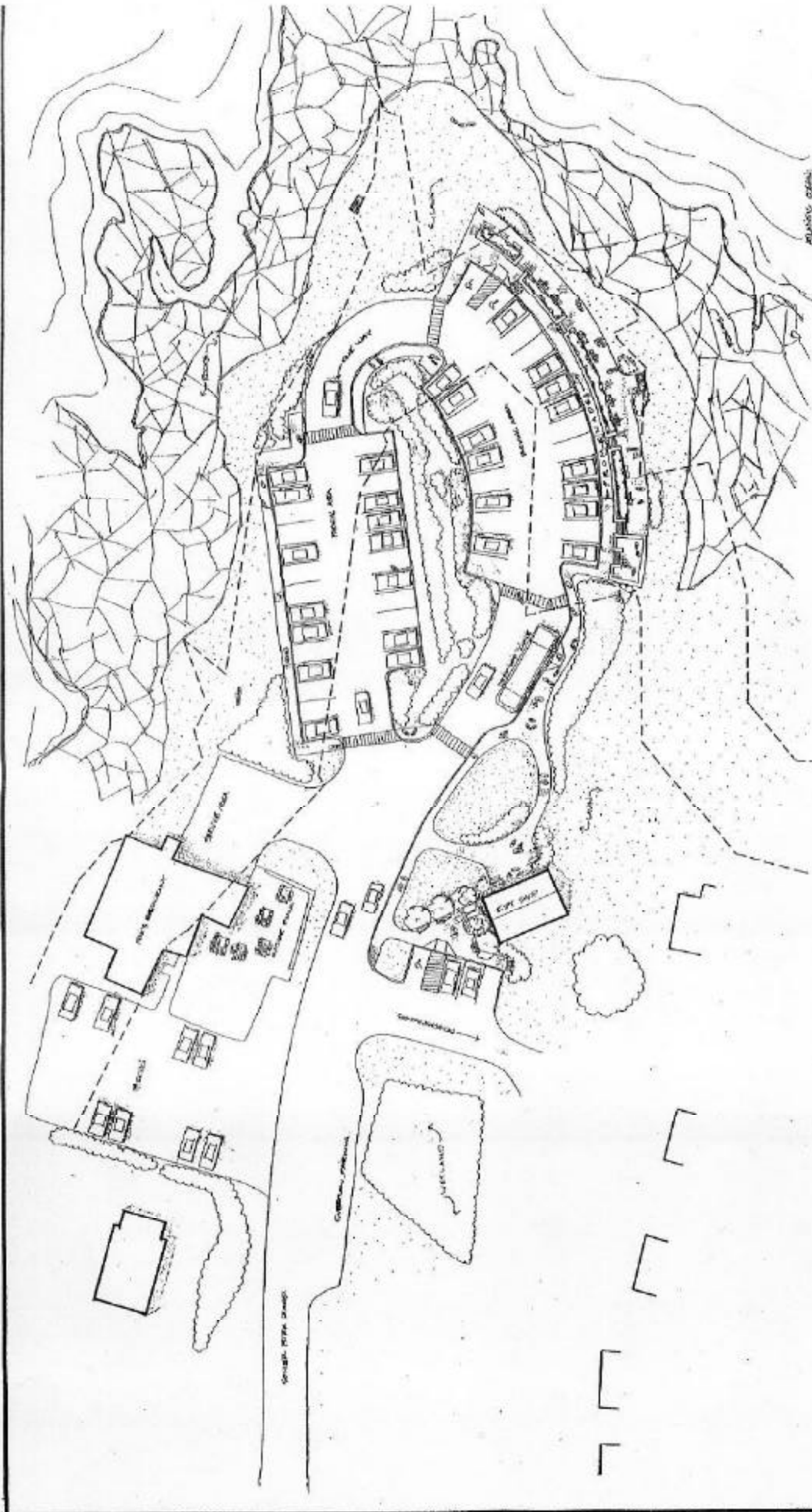


The random placement of site elements on site.

Sohier Park/Nubble Light York, Maine

Richardson & Associates
Landscape Architects

December 2004



PLANNING DESIGN



SOHIER PARK
 MASTER PLAN
 DECEMBER 16, 2004

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