The Bangor Waterfront Master Plan evolved from a lengthy public input process, market feasibility studies, and recommendations from waterfront consultants and design professionals. The plan sets aside more than half of the 36 acres of City owned land, including the City’s one mile long riverfront, for public recreation and open space use such as walking and biking trails, performance venues and a 12 acre public riverfront park.

Bangor’s waterfront plan sets the stage for successful private development on the Penobscot River in an area that provides connectivity between downtown and the Bass Park recreation complex. Significant infrastructure, landscape, streetscape, and parking improvements are underway and will further strengthen the relationships between the waterfront and downtown ... already a 24/7 neighborhood and cultural hub for eastern, central, and northern Maine.

The Bangor Waterfront was critical to Bangor being chosen as host community for the 2002, 2003, and 2004 National Folk Festival, and to its successor, the American Folk Festival, which began in 2005. Throughout the year, residents of Bangor and surrounding communities demonstrate their excitement for the waterfront by using it for a variety of entertainment and recreational purposes.

The waterfront development will create year round visitor attractions and accommodations, conference facilities, residential complexes, unique retail shops, and offices in a waterfront park atmosphere. The City of Bangor invites your interest by contacting its Department of Community and Economic Development.
The City of Bangor’s Waterfront Redevelopment Project is in the final phase of a 20 year and over 15 million dollar process to reclaim the waterfront.
The 36 acre Project area acquired by the City was occupied by leaking fuel oil tank farms, unused or underutilized industrial warehouses and distribution facilities, rail yards, vacant manufacturing buildings and coal yards.
So how did Bangor’s waterfront go from this to this?
Bangor developed a Waterfront Master Plan which includes a large 11 acre riverfront park with 3.3 acres of programmable event space and a river walk. The plan also called for:

- Front Street and Railroad Street improvements
- Water’s Edge improvements
- A new heavy vessel dock and
- Open space improvements
MASTER PLAN FEATURES

- Conceptual new buildings on available building sites shown blue, existing buildings shown in red
- Large 11 acre riverfront park with 3.3 acres of programmable event space and a Riverfront Walk
- Summer Street connection to Railroad Street terminated, through traffic rerouted to Cedar Street
- Main Street gateway to Waterfront
- All walkways and park areas universally accessible with parking distributed
COMPLETED WORK

• Open space improvements, 2003
• Front Street Improvements, 2003
• Railroad Street Improvements, 2004
• Water’s Edge Improvements, 2005
• Heavy Vessel Dock 2006
FRONT STREET DEVELOPMENT

- New surface parking
- Three commercial building sites with street level entertainment/restaurant use
- New floating heavy vessel dock
- Water’s edge plazas and landscaping
Front Street and Railroad Street: Past
Bangor Waterfront Master Plan

Front Street & Railroad Street Present

Brick walkways, public seating, lighting, streetscapes and landscaping.
Front Street, National Folk Festival
Front Street, National Folk Festival
Kinetic Sculptures and Gateway to Waterfront: Railroad Street

Railroad Street completed Fall 2004
Railroad Street
Realignment, sidewalks, lighting, landscaping completed
WATER’S EDGE Completed 2006

- New bulkhead and walkway along water’s edge completed
- New heavy vessel, handicap assessable, floating dock installed for use by cruise lines and visiting larger vessels
- Improved access to floating dock system serving seasonal and transient boaters
Water’s Edge Completed: New metal railing, walkways and public areas
Water’s Edge Completed: New metal railing, walkways and public areas
Water’s Edge Completed
New metal railing, walkways and public areas
Bangor Landing, the City's harbor on the Penobscot, provides seasonal docks and moorings for the boating public.
Bangor Landing features include:

- Federal Channel with a depth of 16 feet
- Access to vessels with vertical clearance of up to 79 feet
- Fully ADA compliant New Heavy Vessel Docking facility

American Glory docked at Bangor Landing’s heavy vessel docking facility
Bangor Waterfront Master Plan

- Bangor Landing serves as the summer homeport for the American Cruise Lines vessels *American Glory and American Star*.

- American Cruise Lines passengers embark on a scenic 6-day cruise from Bangor Harbor and travel down the Penobscot River to the bay.

Charles Robertson, CEO of American Cruise Lines:

*“We currently operate in 126 locations on the East Coast and Bangor is ... one of the best of them.”*
Bangor’s waterfront is home to Maine’s first and only slots facility, Hollywood Slots Hotel and Raceway

The building covers 7.8 acres on Main Street and represents a $132 million investment. Hollywood Slots employs 500 workers with an annual payroll of $15.6 million

The Hollywood Slots complex includes:

- 1,000 slot machines
- Epic Buffet, nearly half a mile long
- Take 2 Snack Bar
- Hollywood Gifts Shop
- The Sound Stage featuring live music and broadcast sports via a 15-by-15 foot screen
- A seven story 152 room hotel
- Meeting and conference facilities
- Four story 1,500 space parking garage
Hollywood Slots Hotel and Raceway
aerial view from Main Street
NEXT STEPS

• Begin waterfront park improvements
• Attract residential development on Railroad/Summer Streets
• Attract entertainment development on Front Street
• Attract commercial and/or office space development on Main Street
• West Market Square redesign with blue paver walkway to the water
Design examples of developed Public Space
Bangor Waterfront Master Plan

Design examples of developed Public Space
Design examples of developed Public Space
Bangor Waterfront Master Plan

Bangor Waterfront Parcels Available for Private Development
Front Street Development Area ready for private development!

Front Street Development Parcels

Parcel #3

Parcel #2

Parcel #1
Bangor Waterfront Master Plan
Front Street Development Parcel #2

CITY OF BANGOR
WATERFRONT DEVELOPMENT (WDD)

LOT SIZE ............................................. 27,348 SF (63 AC)
MAX. DISTRICT HEIGHT .................... 65' (35' IN SHORELAND ZONE)
MAX. LOT COVERAGE ......................... 19,143.6 SF (43 AC)
MAX. FLOOR TO LOT AREA RATIO ........ 2.0
MAX. FLOOR AREA - 54,695 SF
MIN. SIDE YARD DEPTH ..................... 20'
MIN. REAR YARD DEPTH ..................... 20'
FRONT YARD DEPTH .......................... 0'

OTHER STANDARDS MAY APPLY
DEPENDING ON SPECIFIC USE

FRONT STREET PARCEL #2
MARCH 23, 2010
SCALE: 1"=40'

<Diagram showing property layout with dimensions and setback lines>
Front Street Development Parcels 2 & 3 Disposition Plan
Main Street Development

Main Street Development Area
Ready for private development!
Main Street Development Parcel Disposition Plan

[Image of a map showing the development parcel disposition plan for Main Street in Bangor, Maine.]
SUMMER STREET DEVELOPMENT PARCEL

LOT SIZE: 48,145 SF (1.11 AC)
MAX. DISTRICT HEIGHT: 65'
MAX. LOT COVERAGE: 33,701.5 SF (7.7 AC)
MAX. FLOOR TO LOT AREA RATIO: 2.0
MAX FLOOR AREA: 96,290 SF
MIN. SIDE YARD DEPTH: 20'
MIN. REAR YARD DEPTH: 20'
FRONT YARD DEPTH: 20'

OTHER STANDARDS MAY APPLY DEPENDING ON SPECIFIC USE

SUMMER STREET LOT
MARCH 23, 2010
SCALE: 1"=50'

[Diagram of Summer Street Development Parcel]
Improvements include roadway modification, seatwalls, lighting, planting and a fountain at West Market Square.

Interpretive materials are extensive.

Can be programmed for City events, including parades.

Is beginning of walk to the water with the continuous blue paver.