

CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM

CDBG PLANNING GRANT PROGRAM APPLICATION – 2010

Community(s) Town of Harpswell

Contact Information: Name: Carolyn Tukey; Tel. 833-5771

Address: P.O. Box 39 Harpswell, Maine 04079

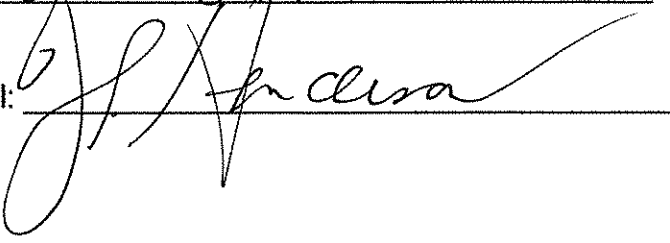
E-mail: ctukey@town.harpswell.me.us

Project Title: Mitchell Field - Pier Assessment

Amount of CDBG funds requested \$ 25,000

Total estimated project cost \$30,250

Name of Authorized Official: JAMES S. HEWDERSON

Signature of Authorized Official: 

COMMUNITY PLANNING GRANT APPLICATION - 2010

1. Describe the community problem or needs you wish to address with Community Planning Program funds. **35 points**

a. Describe the scope, magnitude and severity of the problem

Mitchell Field and its associated pier are off Route 123 in south Harpswell along the eastern shore of Middle Bay. The pier, prior to town ownership, was utilized by the Navy in connection with the Brunswick Naval Air Station. The parcel and pier have remained vacant for approximately 10 years and the pier has deteriorated such that it may become a hazard to navigation and is not useable in its current state for business or recreation.

At this time, the town is well positioned and committed to implement the adopted Mitchell Field Master Plan. The Mitchell Field Implementation Committee (MFIC) was formed in the spring of 2009. The Plan calls for a mixed use facility including marine business, affordable housing, recreational fields and trails as well as conservation land.

The most promising waterfront development model that emerged from the 2007 Master Plan combined commercial development with Town waterfront access (boat ramp, pier, floats, swimming) and shore-side facilities (parking, restrooms, harbor master building) for the Town.

In order to better determine the costs of demolition, rehabilitation, or replacement of the existing pier, a field investigation must be undertaken to determine the condition of the existing infrastructure. In order to better assess the cost of new construction, a more comprehensive survey of the shorefront area particularly the pier needs to be completed.

b. Describe past efforts, if any, to address the problem.

The town just passed the Mitchell Field Master Plan three years ago, and the MFIC has recently placed the pier onto the list of projects to work on for 2009 and 2010. The MFIC members have spent time cleaning and clearing the pier of obvious hazards over the past 6 months. However, a field investigation by an engineering professional of the overall condition of the pier and the actual cost to rehabilitate or replace certain structures is necessary and beyond the abilities of the committee members or town staff.

c. Does the problem have specific impacts on low/moderate income households or low/moderate income neighborhoods?

It is the marine business element and its connection with the pier that may have a direct benefit to the low/moderate income households within the town and region. Increasingly, marine businesses find themselves in conflict with the growth in recreational and residential development, especially in Harpswell. The Master Plan identifies boatbuilding, fishing, research, education, boat accessories and aquaculture as possible businesses to attract to the site. The pier in association with the marine business site may create additional support for the marine business economy within the Town and region. Since the announcement of the closure of Brunswick Naval Air Station (BNAS),

the region has been planning for strategic business opportunities. Marine businesses are one of the strategic business entities that are being targeted.

In addition, this economic development effort may have the potential to provide for low to moderate income households. The marine businesses that are identified in the Master Plan as potential candidates all support low to moderate income employees. Harpswell has one of the highest concentrations of commercial fishing on the Maine coast. This piece of economic development on Mitchell Field may support this industry.

Also, utilization of the pier will enhance the viability of the marine business area which will have an impact on the ability to build the workforce housing, which is another goal within the Mitchell Field Master Plan and the Town's Comprehensive Plan.

d. Why are CDBG funds critical to the planning activity's success?

The Town received an estimate for assistance in the planning process from a consultant. The estimate received totals \$25,000. The town staff and volunteer time is estimated at \$5,000. Also, transportation costs to and from the site have been estimated at \$250. The total project is estimated to be \$30,250.

The Town will not be in a position to implement this aspect of the Plan without this funding source.

2) What's the strategy to complete the planning project? **30 points**

a. Describe the planning tasks to be undertaken and the project's schedule

A. Background Data Collection

1. Site Meeting and Discussion - Meet on site with Town Planner and consultant team to review condition survey goals and expectations. Meet to discuss final report and make presentation to Town officials as required.

2. Document Review - Review existing information that the Town has on file that relates to the original construction of the pier facility and maintenance. Attempt to locate construction documents and maintenance files from Brunswick NAS.

B. Survey Plan Development

1. General Survey Control - Develop a grid for the structures that can be used to record condition information. Provide a benchmark on the site referenced to NGVD29 or an NGS equivalent datum.

2. Topographic Survey - Provide a topographic survey. Coordinate with the divers to locate significant features below the water surface. Take soundings. Locate distance to nearest property line and the location, limits and elevation of the pier on the adjacent property. Provide the survey information in an AutoCAD compatible electronic format for base plan development and a 'stamped' copy of the plan.

C. Structure Condition Assessment - Topside Condition and Dive Condition Survey

D. Summary Report - Provide a summary of the work undertaken and rate the condition of the structures within a set of definable parameters. Develop a cost matrix for a hierarchy of repairs to the structure and any associated environmental concerns. The report would include updated 2007 Master Plan cost estimates that applied to the waterfront structures.

b. Outline the project's schedule

The outlined components of a Work Plan are envisioned to unfold in a fairly intensive manner over the course of about six to eight months after receipt of the grant funding.

The schedule is:

- *January, 2010 –Town requests \$25,000 for consultant*
- *Feb/Mar, 2010 – MFIC and Town Planner to write RFP*
- *Apr/May, 2010 – MFIC and Town Planner to send RFP out to consultants after BOS approval*
- *August, 2010 – receipt of CDBG grant funding*
- *September/October, 2010 – MFIC to receive proposals from consultants*
- *October/November, 2010 – MFIC to interview and recommend consultant to BOS*
- *November/December, 2010 – first meeting with consultant and staff/MFIC*
- *January, 2011 – document review*
- *February – June, 2011 – survey plan development*
- *June - August, 2011 – structure condition assessment*
- *September, 2011 – summary report provided to town*

c. Are community partnerships established and engaged in the project?

The Master Plan and its implementation have the support of the MFIC, Board of Selectmen, and majority vote at Town Meeting in November, 2007. Also, the Town has the full support of the Mid-Coast Council of Governments (MCOG).

3) Convey your community's readiness to proceed. **30 points**

a. How has the project been conveyed to community residents?

The MFIC has informed the community about the many different implementation projects that are ongoing, including this one. The MFIC has and will continue to utilize the Town website; Town TV channel; newspaper articles; and monthly meetings.

b. Are matching funds available for the project?

There are no matching funds for this project at this time.

c. Are staff and/or consultants available to complete the project?

The Town Planner will be the administrator from the staff for this project. The MFIC has been told by its previous engineering consultant that he would be available to assist with this implementation of the Master Plan planning effort. However, because of the overall cost, the project must be put out to bid. The Town has identified several well qualified consultants that have expressed interest in assisting with this project.