





## 2012 General Application Questions Town of Gray - Village Traffic & Pedestrian Improvements

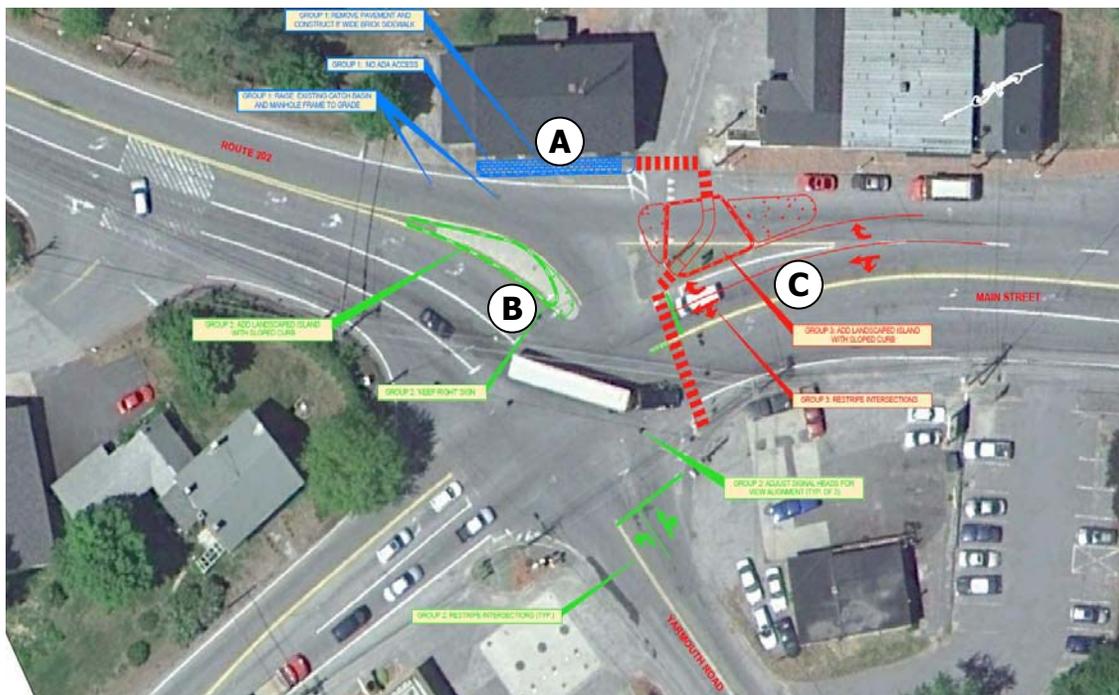
1. Provide a **brief summary** (400 words maximum) of the proposed project.  
- 10 Points.

**Focus your answer on issues such as: What will be built? What will happen? Where will it happen? Who's in charge? Who will be served?**

### Durgin Corner Intersection

Improvements to Durgin Corner (Routes 100, 115, & 202), the Town's busiest intersection that will upgrade traffic, pedestrian, and aesthetic conditions in three parts of the intersection:

- A. Along the curb of the Historical Society Building to complement and protect recent façade improvements to the building and tie in with the rest of historic Clark Block;
- B. To the rumble island and eastbound travel lanes in front of the building to better channel traffic; and,
- C. To the pedestrian crossing, refuge island & WB 202 through lane on Main Street to calm traffic and improve pedestrian safety.



### Main St. Mid-Block Crossing

Upgrade the mid-block crosswalk on Main Street. This crossing daily serves large numbers of school-aged children on a numbered State route (100 & 202) in the Village and relies primarily on paint and small signs to warn vehicles to yield to pedestrians needing to cross. The Village Master Plan recommends physical enhancements such as curb bump outs to call driver attention to the crosswalk and to slow vehicle speeds.

Duratherm crosswalk striping will be installed to maintain highly visible crosswalk markings year round. Pedestrian activated flashing lights are needed due to the extremely heavy traffic volumes & high percentage of trucks.



Census Block Group 5 in Gray Village qualifies for project funding on an area-wide basis with 45 percent LMI households. The Town has completed a Village Master Plan identifying needed property, pedestrian, and bicycle improvement projects that will enhance the quality of life and employment opportunities for these families.

The Community Economic Development Committee identified these improvements from the community-generated Village Master Plan, the Town Council authorized the application and project, and Town staff will carry it out.

**2. Provide a response to the four questions below defining and justifying the need for the activity. - 20 points**

**a. Convey the magnitude and severity of the issue to be addressed.**

Gray Village, like most historic Maine downtowns, has suffered from the effects of suburbanization and regional shopping malls. Struggling business owners could ill-afford improvements and maintenance on historic buildings with lots of design character that once lined the streets. Many of them were torn down in past decades to make way for new utilitarian building shells with parking lots in front that were paved from the curb to the front door.

This prominence of parking lots combined with a radical engineering preference for motorists that led to road widening to allow free flow of commuter and truck traffic through the heart of the Village on the multiple State-numbered routes. These modifications for the convenience of automobiles created an environment that had opposite effects on pedestrians in the Village. Increases in traffic on the main streets and the lack of safe and adequate sidewalks and crosswalks along them make it

dangerous to walk and even more dangerous to cross. Gray Village is bisected by Route 100 & 202, leaving neighborhoods on either side separated by the traffic flows from the elementary school, Library, recreation facilities, stores, and the services at the Pennell Municipal Complex.

The normal challenge of enforcement of speed limits and pedestrian crossings is exacerbated by the lack of a Town police force and the diversion of truck traffic from the Maine Turnpike to avoid tolls at the New Gloucester regional toll barrier. These conditions strongly support the structural safety improvements being pursued by the community.

**b. Identify the total number of people affected by the issue.**

**i. Out of the total number of people affected, identify the number of people from low/moderate income households.**

Gray Village has a high percentage of households with low to moderate income. The two census block groups that make up the Village contain a population of about 2500 people of which just over 1000 meet the HUD guidelines for low to moderate income households. The downtown revitalization projects currently underway will provide services and employment opportunities for those households within walking distances, thereby reducing dependence on automobiles, financially and environmentally.

In order for downtown revitalization to work for low and moderate-income families, they must be able to access the new and redeveloped facilities being pursued by the Town and private development interests. Improving the Durgin Corner intersection to calm traffic and improve pedestrian access and upgrading the mid-block crossings on Main Street and Shaker Road will encourage private investment and redevelopment efforts while directly benefiting LMI households in the Village.

**c. Describe to what extent the project makes in the long-term measurable difference in the economic and social health of the region.**

For small projects like these public facilities improvements, it is difficult to make claims of measurable regional benefits. The overall revitalization of Gray Village is a needed catalyst for economic development in the community. Gray is becoming a sub-regional service center and its downtown revitalization will support surrounding communities. Gray's revitalization of the Village is an integral part of an overall economic development strategy designed to attract new businesses to the community and encourage the expansion of existing ones, creating jobs for LMI households. The successful revitalization of Gray's downtown will also serve as a model for other communities in the County.

**d. Construction related activities: Convey how the project relates to the community's long-range planning and capital improvement needs.**

In addition to the Village Master Plan the Town has a Capital Improvements Plan (CIP). In recent years the Town has built a sand/salt shed, a new public works building, a new fire station, and has renovated the former Pennell Institute historic building as a municipal center. The CIP calls for an annual allocation of \$30,000 for sidewalk

improvements, and the Town rebuilt 1700 feet on the west side of Main Street 7 years ago. The sidewalk in front of Clark Block was rebuilt two years ago, and the east side of Main Street will be rebuilt in the spring of 2012. The proposed improvements to the Durgin Corner intersection and the mid-block crossing will supplement and enhance those Town investments in the Village pedestrian system.

**3. Provide a response to the three questions concerning management of the proposed activity – 10 points**

**a. Define *who* will manage the grant funded project and *how* they will manage it.**

The Town Engineer will provide design services and construction oversight of the project. The Town's Director Economic of Development and accounting staff will provide administrative support for the grant funding.

**b. Explain the experience of the applicant in undertaking projects of similar complexity.**

The Town of Gray successfully completed the Clark Block project on Main Street, where the existing sidewalk was upgraded, overhead utilities placed underground, and five building facades revitalized. Another sidewalk project has been designed and put out to bid for spring 2012 construction.

**c. Demonstrate that an ongoing commitment exists to continue the maintenance and operation of the activity or facility.**

Since 2007, Gray has been pursuing implementation of the Gray Village Master Plan, and this will be the third revitalization project involving maintenance and upgrading of pedestrian facilities in the Village. The Town has purchased sidewalk snow removal equipment and budgets annually for that service.

**4. Demonstrate that the project is ready to proceed – 10 points**  
**For construction related projects:**

- **Describe the steps that have *been* completed or must *be* completed to bring the project to construction start. These may include: site control, matching funds, design, engineering, cost estimates, procurement of permits, testing, consultations concerning life safety, ADA, or other special requirements, traffic studies, zoning, Planning Board approval.**

The Town Engineer has reviewed the Durgin Corner and mid-block crossing project goals and has designed conceptual improvements to achieve them with engineering cost estimates. Once funding is approved by the County, taxpayers will be asked in the June election to appropriate \$50,000 in local matching funds.

Upon approvals of all necessary funding, the Town Engineer will prepare survey and construction design plans and bid documents and will apply for necessary approvals from the Maine Department of Transportation. No local permits are required for the construction.

- **Describe any existing and/or potential impediments to project initiation.**

The geometry of the Durgin Corner Intersection is extremely difficult due to the need to accommodate tractor trailers at extreme angles per the historic intersection layout and MDOT requirements. The Town Engineer will work closely with MDOT staff to ensure that the reconfiguration of the islands and travel lanes meets state requirements. This may require modifications to the alignments shown on the conceptual plans.

5. **Implementation schedule for project:** See the attached schedule form. - **10 points**
6. **Budget for project.** See the attached budget form. - **10 points**
7. **Economic Development/Job Creation Related Projects Only** – 10 points (N/A)
8. **Provide a response to the four questions demonstrating the need for CDBG program funds.** - 15 points

**a. Why are CDBG funds critical for the commencement and ultimate success of the project?**

The purpose of CDBG funds is to address the special needs of LMI families through services, facilities, and public infrastructure. The availability of this funding enables the Town to address these special needs while fulfilling its obligations to provide facilities and services for the general population. The continual reduction of State and Federal funding on many fronts and corresponding shifting of financial burdens onto local taxpayers indicates the critical importance of this funding source.

**b. Have you, or will you, seek funds from other sources? If so, what are those funding sources?**

The Town will be seeking voter approval for the 27 percent local match. The Town considered applying to the Communities for Maine's Future program but could not meet its stringent requirements.

**c. What is the impact on the project if CDBG funds are not received or if only partial CDBG funds are received?**

If no CDBG funds are approved, the project will not go forward. The project has been organized with four discreet project components that could go forward with partial CDBG funding, but disaggregation will affect the estimated costs, as smaller projects affect contractor bids.

**9. Distress Score**

The distress score for Gray is 3 points.

**10. Multi-Jurisdictional Bonus (N/A)**



**Project Implementation Schedule**

| <b><u>Activity</u></b>            | <b>Q #1<br/>J – S 2012</b> | <b>Q #2<br/>O – D 2012</b> | <b>Q #3<br/>J – M 2013</b> | <b>Q #4<br/>A – J 2013</b> | <b>Q #5<br/>J – S 2013</b> | <b>Q #6<br/>O – D 2013</b> | <b>Q #7<br/>J – M 2014</b> | <b>Q #8<br/>A – J 2014</b> |
|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Contract/<br>Environmental Review | X                          |                            |                            |                            |                            |                            |                            |                            |
| Reporting                         |                            | X                          | X                          | X                          | X                          | X                          | X                          | X                          |
| Project Survey                    | X                          |                            |                            |                            |                            |                            |                            |                            |
| Project Design                    | X                          |                            |                            |                            |                            |                            |                            |                            |
| Release Project for Bid           |                            | X                          |                            |                            |                            |                            |                            |                            |
| Receive Bids                      |                            | X                          |                            |                            |                            |                            |                            |                            |
| Council Award of Contract         |                            | X                          |                            |                            |                            |                            |                            |                            |
| Construction                      |                            |                            |                            | X                          |                            |                            |                            |                            |
|                                   |                            |                            |                            |                            |                            |                            |                            |                            |
|                                   |                            |                            |                            |                            |                            |                            |                            |                            |
|                                   |                            |                            |                            |                            |                            |                            |                            |                            |
|                                   |                            |                            |                            |                            |                            |                            |                            |                            |
| <b>Project Completed:</b>         |                            |                            |                            |                            | X                          |                            |                            |                            |



## Appendix IV: Budget

| <b>Construction Projects</b> |                   |                        |                    |              |
|------------------------------|-------------------|------------------------|--------------------|--------------|
| <b>Cost Category</b>         | <b>CDBG Funds</b> | <b>Municipal Funds</b> | <b>Other Funds</b> | <b>Total</b> |
| <b>Design/Engineering</b>    | 8500              | 8500                   |                    | 17,000       |
| <b>Land Costs</b>            |                   |                        |                    |              |
| <b>Materials/Supplies</b>    | 37,772            | 17,748                 |                    | 55,520       |
| <b>Construction Costs</b>    | 81,548            | 22,932                 |                    | 104,480      |
| <b>Project Management</b>    | 2180              | 820                    |                    | 3000         |
| <b>Other</b>                 |                   |                        |                    |              |
| <b>1.</b>                    |                   |                        |                    |              |
| <b>2.</b>                    |                   |                        |                    |              |
| <b>3.</b>                    |                   |                        |                    |              |
| <b>4.</b>                    |                   |                        |                    |              |
|                              |                   |                        |                    |              |
| <b>Total Costs</b>           | 130,000           | 50,000                 |                    | 180,000      |

**Provide the basis for determination of budget amounts:**

Engineering cost estimates provided by Gorrill-Palmer Consulting Engineers based on conceptual design study.



# GRAY CDBG GENERAL PROGRAM APPLICATION 2012

## Village Traffic & Pedestrian Improvements



- A. Create a park
- B. Combine entrances
- C. Extend sidewalk
- D. Brick sidewalks
- E. Upgrade crossing(s)
- F. Pedestrian signal
- G. Inventory paths
- H. Install bike lanes
- I. Install bike signs
- J. Put out for RFP
- K. Develop master plan

### VILLAGE MASTER PLAN RECOMMENDATIONS



Property



Pedestrian



Bicycle

**GRAY CDBG GENERAL PROGRAM APPLICATION 2012**  
**Village Traffic & Pedestrian Improvements**



**Durgin Corner  
Intersection**

**Main Street  
Mid-Block  
Crossing**

