

Cumberland County Community Development Program
2013 CDBG General Program Application
Community Cover Page

Project Title Heart of Downtown Westbrook Streetscape Program

Lead Community City of Westbrook

Additional Communities _____

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Program Category

Public Infrastructure/Facility _____ Downtown Revitalization x

Public Service _____ Housing _____ Economic Development _____

CDBG "National Objective"

Low/Moderate Income: Area-Wide x Limited Clientele _____

Direct Benefit: Presumed Group _____ (Identify Group)

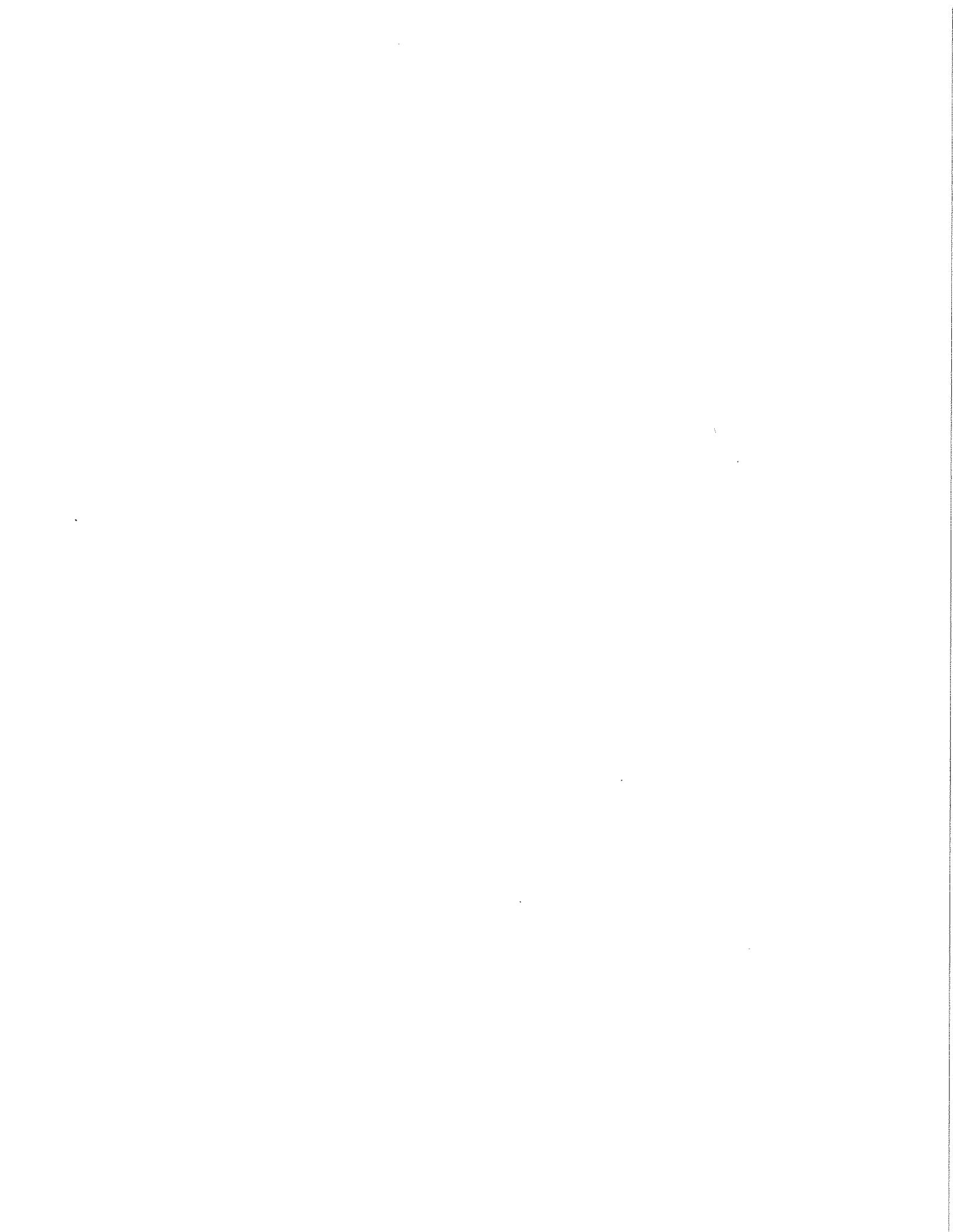
Slum/Blight: Area-Wide _____ Spot Basis _____

Amount of CDBG Funds Requested \$330,000

Total Estimated Project Cost \$680,000

Name of Authorized Official Colleen Hilton, Mayor

Signature of Authorized Official Colleen Hilton



2013 General Application Questions

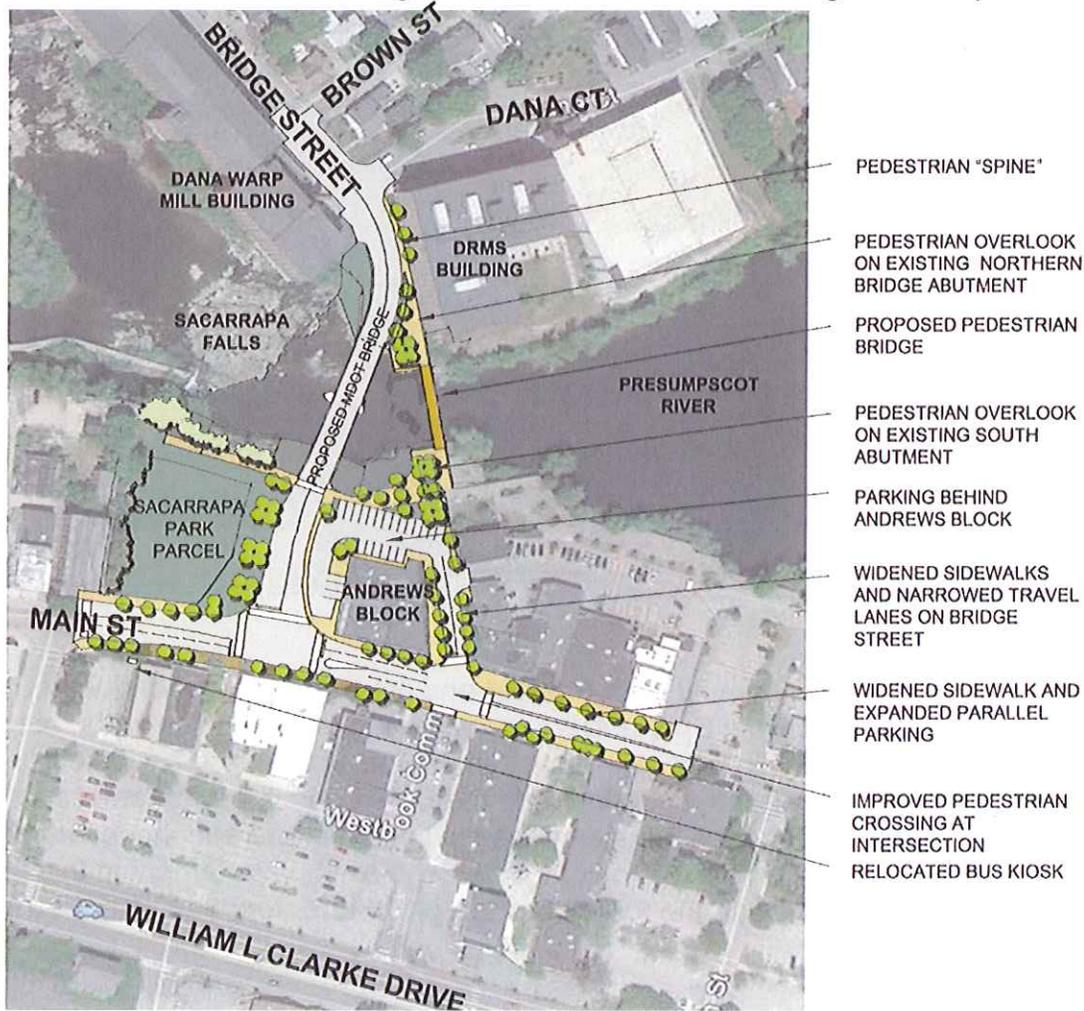
1. Provide a brief summary of the proposed project. - 10 points.

Purpose and Need. Westbrook is partnering with the Maine DOT in their rebuild of the Bridge Street bridge in the heart of downtown Westbrook. This area includes the Downtown Riverwalk, the Presumpscot River, a publicly financed parking garage, and the office, retail and restaurant core of downtown. This area also includes the most densely populated residential neighborhoods in Westbrook. The project is intended to build upon public and private investments to revitalize the downtown and will serve residents, workers and visitors. The project will be managed by Westbrook and the DOT.



What will be built. The DOT will rebuild Bridge Street and the Bridge Street bridge in the area of the current Bridge Street Spur and a separated pedestrian bridge in the area of the current bridge. The City will build streetscape improvements to replace critical pedestrian and transportation infrastructure lost with the DOT project, new streetscape and open space amenities to enhance the experience in this area and enhancements to the DOT standard level materials in order to compliment the existing treatment in this area. The City project would include the following (See graphic below and attached):

- a. Crosswalk from south side Main Street to Old Bridge Street. This is the most utilized crosswalk in the downtown. The DOT project will remove crosswalk because traffic signal will move west, to new intersection. (100% City cost)
- b. Public parking lot replacement. The DOT project would demolish an existing public lot. (100% City cost after State reimbursement)
- c. Main Street sidewalk widening – Widen sidewalk and add additional on-street parking in front of shops and restaurants (100% City cost)
- d. Old Bridge Street between Main Street and Riverwalk – Rebuild as a driveway to include wider sidewalks and new streetscape treatment. (100% City cost)
- e. Enhanced pedestrian safety and visual connection to the river, north of the new bridges, where they merge. (City to pay for enhancements)
- f. Riverwalk connectivity across the new Bridge Street. Enhance and maximize this area for views to the Sacarrappa Falls given that the view of the falls will be obstructed on the pedestrian bridge, which will be down stream of the vehicular bridge.
- g. Ornamental railing and lighting on both bridges and throughout the project area, to match the Riverwalk. (100% City cost for new components and enhancements)
- h. New 5-foot sidewalk along the west side of the new Bridge Street. (100% City cost)



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. There are several components of the City project which are not optional. The DOT project would eliminate a public parking lot which serves a mixed-use historical building that has no land for parking. The DOT project would eliminate the crosswalk in the downtown that experiences the highest use and provides safe pedestrian crossing from the residential neighborhoods and large office buildings on the north side of the river to the retail and office district on the south side of Main Street. These components of the public infrastructure must be replaced. Also, the DOT construction project provides the City of Westbrook with a unique and timely opportunity to promote visibility of the Presumpscot River and expand on its investment in the public realm in the heart of Downtown Westbrook.
- b. Identify the total number of people affected by the issue. There are approximately 5,000 residents within a 5-10 minute walk of the project area. The entire area is designated as low/moderate income households. There are also thousands of people who work in the area and hundreds who visit the area to dine, shop and recreate.
- c. Describe to what extent the project makes in the long-term measurable difference in the economic and social health of the region and (d) convey how the project relates to the communities long-range planning and capital improvement needs.

The City of Westbrook adopted a Downtown Revitalization Study in January, 1999. This plan was completed during a much different era in the City, as is clear from reviewing two quotes from the plan's introduction: "Like many city centers in Maine and New England, Downtown Westbrook has seen better days." ... "The streets are more or less empty and there is little of the activity associated with Downtown life."

In 2007, the City adopted an updated Downtown Revitalization Plan. That plan highlighted many changes in the downtown, mostly for the better. Among other things:

- The closure of the Sappi pulp mill has removed a longstanding odor problem; rising prices in Portland have driven many artists and young professionals to find studio and office space in the Dana Warp Mill, as well as housing in the City;
- Construction of the Disability RMS building and a parking garage on the north side of the Presumpscot River has dramatically changed the face of downtown;
- A Riverwalk trail and related open space improvements have reclaimed the riverfront as a social, cultural and health amenity for the downtown area;

- A complete rebuild of William Clarke Drive from the Westbrook Arterial to Mechanic Street, incorporating ornamental lighting and pedestrian-friendly streetscape treatment consistent with the Riverwalk; and
- Many new retail and dining establishments have opened in the downtown and new multi-family structures have been constructed.

Despite all of these accomplishments, the City of Westbrook acknowledges that there is much more to do to continue to revitalize this historically great downtown that has a Community Distress Score of 10. We must continue our efforts to improve this area that directly serves a very large low/moderate income population.

The City of Westbrook is in the process of adopting a new Comprehensive Plan. During the initial six-month public outreach component of this planning process, we conducted a questionnaire that included questions about priorities for spending on capital improvements. The questions gauged interest in three areas, pedestrian improvements in the downtown (51 votes), municipal buildings (38 votes), road and bridge improvements (31 votes) and extending sewer to more areas of the City (13 votes). Time and again, residents, employees and business owners have stressed the importance of public investment in the downtown streetscape.

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

- Define *who* will manage the grant funded project and *how* they will manage it. The City Planner will be the primary manager of the grant funded project. The City Planner will coordinate directly with the DOT project manager and the design and construction firms to ensure that the project remains on schedule and on budget. The City Planner will have on hand the technical expertise of our City Comptroller and City Engineer
- Explain the experience of the applicant in undertaking projects of similar complexity. The City of Westbrook has initiated, managed and completed similar projects such as the Riverwalk and the parking garage. The City recently worked with the DOT on the reconstruction of William Clarke Drive.
- Demonstrate that an ongoing commitment exists to continue the maintenance and operation of the activity or facility. The continued success and ongoing maintenance of the Riverwalk and the parking garage are demonstration of the City's capacity and ability to maintain and operate public infrastructure and facilities.

4. Demonstrate that the project is ready to proceed – 20 points

- Describe the steps that have *been* completed or must *be* completed to bring the project to construction start.

This project involves the City of Westbrook project working in tandem with the Maine DOT project, which is scheduled for construction beginning in 2014. The nature of the DOT project, which includes utility relocation and bridge construction, results in the City project being constructed in the second year of the DOT project. However, the City project is designed, bid and constructed as part of the DOT project, they will operate in tandem.

Completed:

- Traffic Studies
- 40% Design
- Cost Estimates
- MDOT and Local Public Hearings
- City Contract with Design Firm, Stantec Consultants

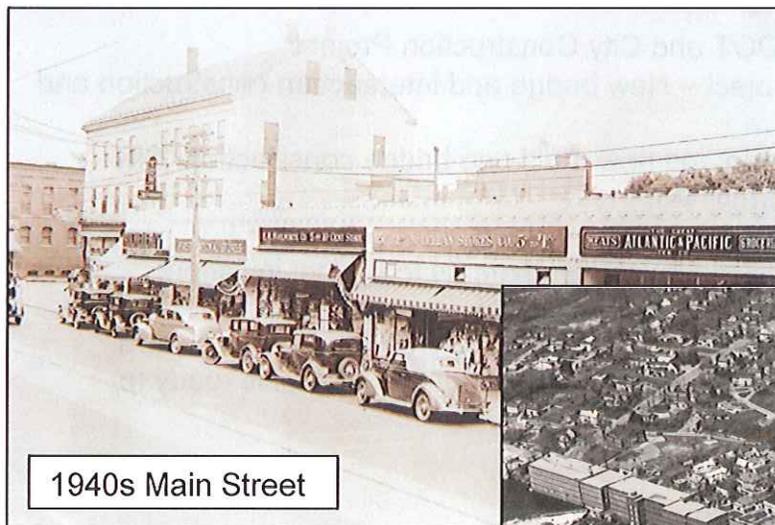
To Be Completed

- July Planning Board approval
 - July 80% Design
 - October 100% Design
 - November Advertise MDOT and City Construction Project
 - 2014 – Begin MDOT Project – New bridge and intersection construction and utility relocations
 - 2015 Existing bridge demo and new multi-use bridge construction. City project begins and is completed.
- Describe any existing and/or potential impediments to project initiation.
The DOT project has not yet been funded as the Governor has not issued the bonds approved by voters for such activities. The DOT is moving forward aggressively with the timeline shown above so that this project is ready to proceed the moment funding is approved.

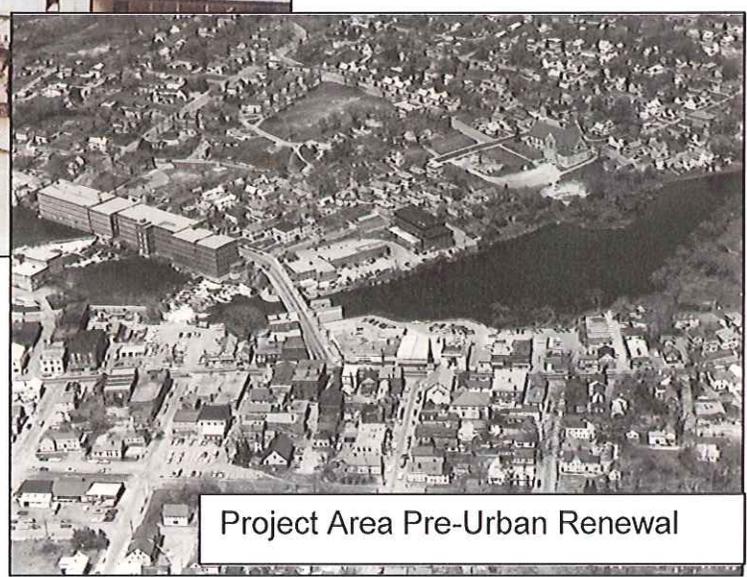
For projects requiring a match:

Community sponsored applicants require a threshold 20% match in cash, donated land or building materials, or contracted project development services. Westbrook will provide a 48% match in order to show its level of commitment to completing this project. The source of the match will include State reimbursement for public right-of-way used for the DOT project. It will also include available City accounts, such as the Riverfront Fund, the Redundant Power Fund and other Downtown Capital Improvement Funds. The match has not yet been secured as the grant funding has not been secured. Once this happens, the City Council will authorize the expenditure of the aforementioned available funds.

5. **Budget for project.** (See Appendix IV and preceding paragraph). - 5 points
6. **Implementation schedule** for project: (See Appendix III). - 5 points
7. **Provide a response to the three 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 CDBG program is uniquely applicable to this project. The CDBG program is intended to provide investment in low/moderate income areas. This award will be used to leverage public and private investments to revitalize a downtown that was once a thriving "Main Street" community but, as with many former mill towns, and due to the ravages of Urban Renewal, is working to couple public and private investment to return the downtown to a *new* glory.
 - b. Have you, or will you, seek funds from other sources? We plan to fund this project with a mix of CDBG and local funds.
 - c. What is the impact on the project if CDBG funds are not received or if only partial CDBG funds are received? If CDBG funds are not received the project will not move forward. If a partial award is received then it may move forward, depending on the amount of the award.



1940s Main Street



Project Area Pre-Urban Renewal

8. **Distress Score** The Community Distress Score for Westbrook is 10.

Appendix III: Project Implementation Schedule

Project Implementation Schedule									
Activity	Q #1 J – S 2013	Q #2 O – D 2013	Q #3 J – M 2014	Q #4 A – J 2014	Q #5 J – S 2014	Q #6 O – D 2014	Q #7 J – M 2015	Q #8 A – J 2015	
Contract/ Environmental Review	X								
Reporting		X	X	X	X	X	X	X	
Project Survey and Local Approval	X								
Project Design	X								
Release of Bid		X							
Receive Bid		X							
Construction of DOT Project				X	X	X	X	X	
Construction of City Project							X	X	
Project Completed:									N 2015

Type of Funding	Match Amount	Source of Match	How is the match calculated?	Is the match secured? Please circle yes or no.	If no, please outline and attach future steps to secure match.
Cash	\$350,000	State reimbursement for public right-of-way used for DOT project. Fund Balance Accounts from downtown projects such as the Riverfront Fund, the Redundant Power Fund and Downtown Capital Improvement Funds	Westbrook will provide a 48% match in order to show its level of commitment to completing this project.	Yes / No	Once the grant has been awarded the City Council will vote to release the necessary funds.
In-Kind/ Donation	\$	Municipal In-Kind & Donation		Yes / No	
	\$	Other In-Kind & Donation		Yes / No	
	\$	Other In-Kind & Donation		Yes / No	
	\$	Other In-Kind & Donation		Yes / No	
TOTAL MATCH	\$350,000				

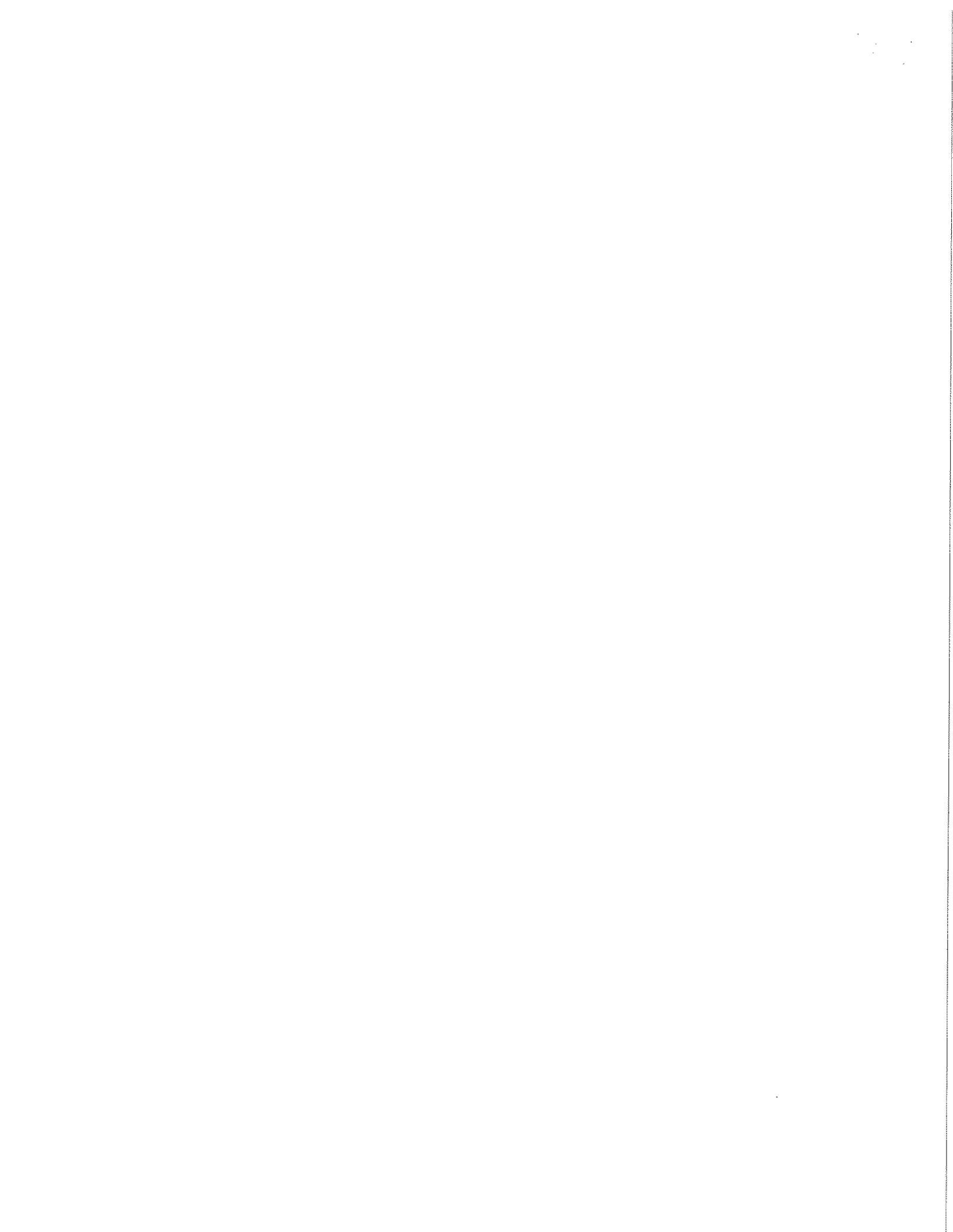
Appendix IV: Budget

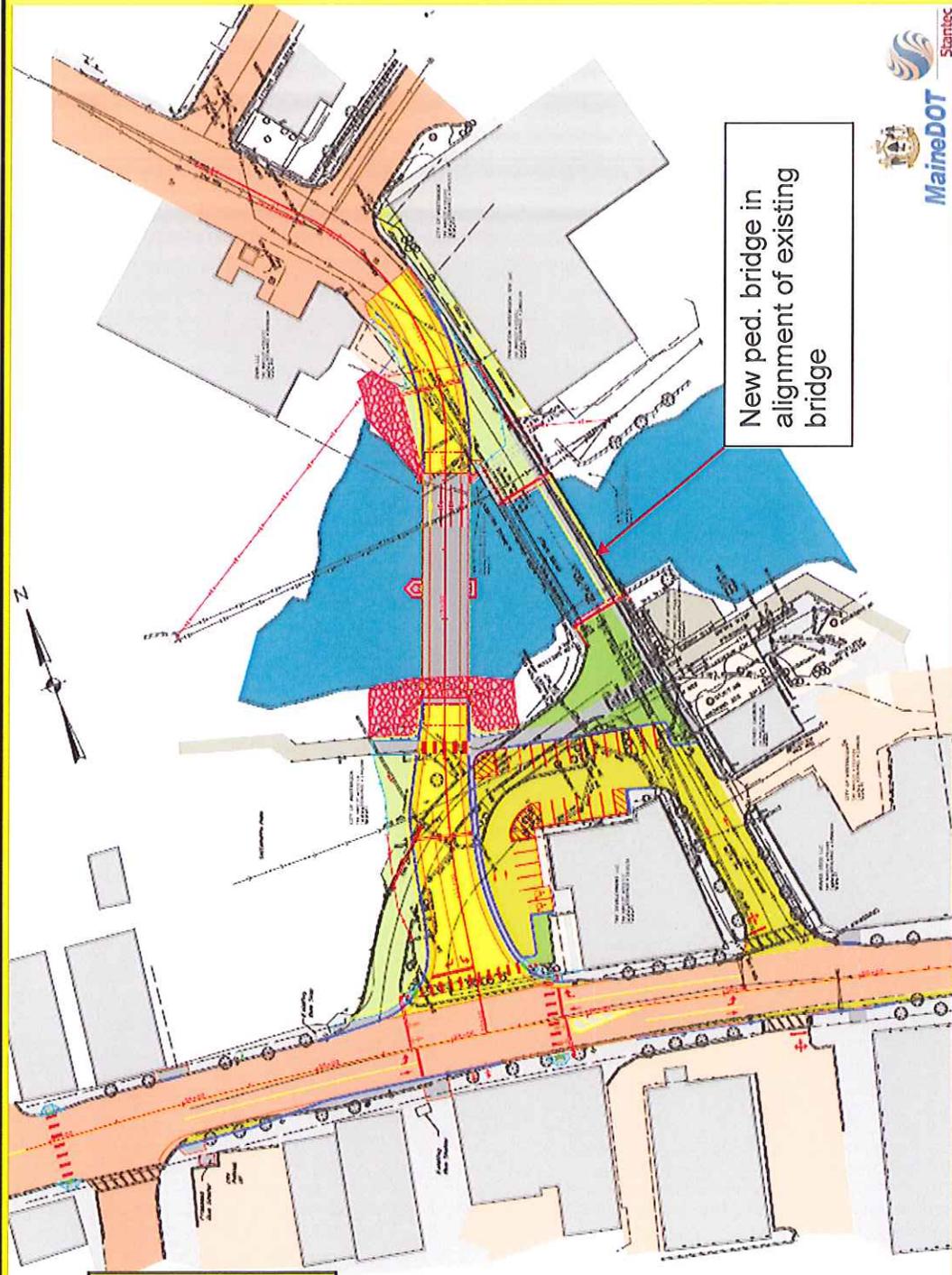
Construction Projects				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Design/Engineering		72,000		72,000
Land Costs				
Materials/Supplies				
Construction Costs	330,000	278,000		
Project Management				
Other				
1.				
2.				
3.				
4.				
Total Costs	330,000	350,000		680,000

Provide the basis for determination of budget amounts:

City design budget provided by DOT/City project engineering firm, Stantec Consultants.

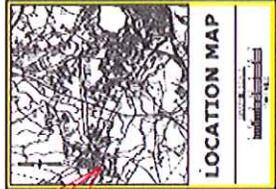
City construction budget provided by DOT/City project engineering firm, Stantec Consultants.



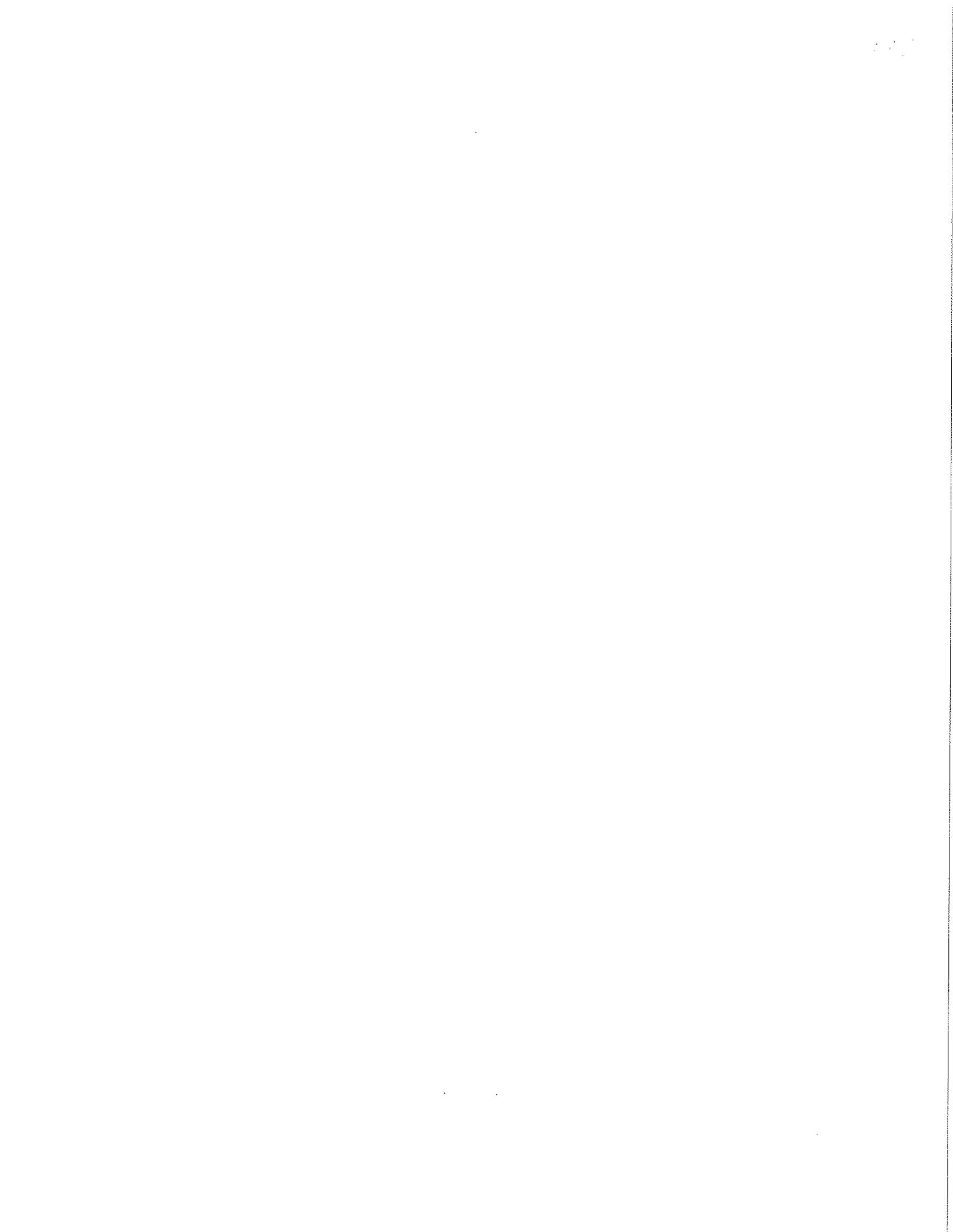


New ped. bridge in alignment of existing bridge

CITY PARKING CONCEPTS & PROPOSED IMPROVEMENTS TO BRIDGE STREET BRIDGE TOWN OF WESTBROOK CUMBERLAND COUNTY PROJECT 19282 PROJECT LENGTH 0.10 MILES SCALE 1" = 20' DECEMBER 30, 2012 PUBLIC MEETING



Yellow – New parking and roadway
 Green – New open space
 Gray – Bridges, Riverwalk and buildings



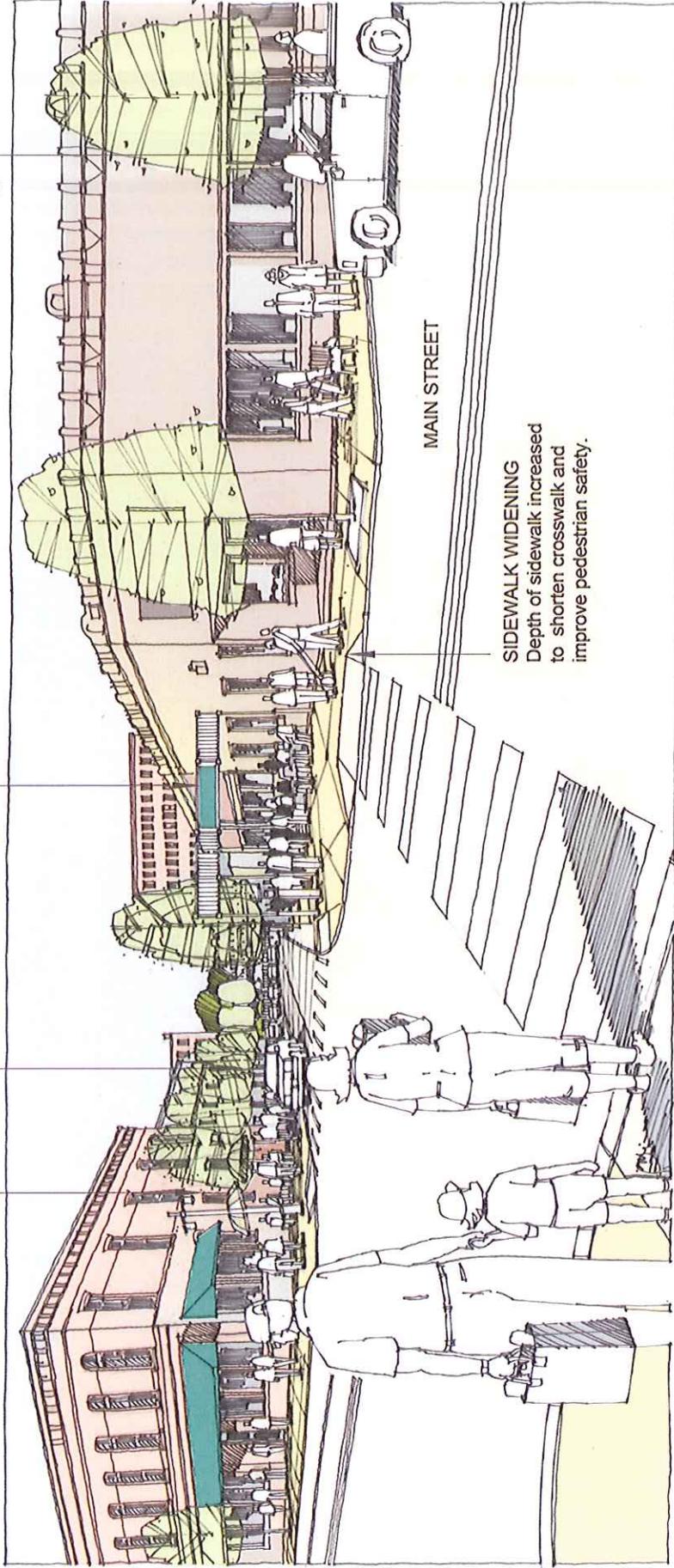
CONCEPTUAL ILLUSTRATION REVISED INTERSECTION AT MAIN AND BRIDGE STREETS

WEST SIDEWALK
Sidewalk width increased to approximately 20' width.

BRIDGE STREET
Roadway width reduced to 22' wide.

EAST SIDEWALK
Sidewalk width increased to approximately 15' width.

ON-STREET PARKING SPACES
Right hand drive lane converted to parallel parking spaces (8' wide x 22' long).



SIDEWALK WIDENING
Depth of sidewalk increased to shorten crosswalk and improve pedestrian safety.

BRIDGE STREET PUBLIC IMPROVEMENTS

Presumpscot River in Westbrook, Maine



