

Cumberland County Community Development Program
2016 CDBG Planning Program Application
Community Cover Page

Project Title Mitchell Field Pier Planning

Lead Community Harpswell

Additional Communities _____

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Amount of CDBG Funds Requested \$15,000

Total Estimated Project Cost \$30,000

Name of Authorized Official Richard Daniel, Chairman, Harpswell Board of Selectmen

Signature of Authorized Official 

2016 Planning Application Questions

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

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

Mitchell Field was the site of a former Navy fuel storage facility. Prior to the property being transferred to the Town, the oil tanks were removed and contamination was remediated. However, the deep-water pier was turned over to the Town as part of the conveyance (see photo) in an as-is condition. Over the past 15 plus years the pier has deteriorated to the point where it is unsafe to use. One of the mooring dolphins has partially collapsed and last year a portion of the pier containing the former pump house collapsed into the ocean. The condition of the pier is both a safety hazard and an impediment to development in the adjacent Mitchell Field Marine Business District (see condition photos). The Town needs to decide what to do with the pier. The Town is looking at alternatives that include partial or complete removal of the pier and/or the renovation of a portion of the pier for boating use or the construction of a replacement facility. The preliminary cost estimates for all options involve several million dollars.

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

In 2013, the Town completed an assessment of the condition of the pier. This assessment evaluated a number of options for the partial or complete demolition and/or renovation of the pier. The Town's Mitchell Field Committee recently reviewed the various background studies on the Mitchell Field waterfront and prepared a report with its recommendations for how the Town should proceed. Their report includes a recommendation that the Town consider demolishing some or all of the existing pier and develop a replacement facility to serve both small-moderate scale commercial and recreational boating needs (see preliminary concept sketch). As part of their recommendations, the Committee proposed undertaking some additional studies to evaluate the potential for using the inert demolition debris to construct an artificial reef and to design the replacement facility.

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

Mitchell Field provides an opportunity for community residents especially those who do not live on the waterfront to have access to the water. In addition, resolving the future of the pier is essential to attracting marine-related uses to the Marine Business District that will create jobs.

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

The potential costs for removing or renovating the pier and creating a usable pier facility is estimated to exceed several million dollars. Determining the best course of action (total demolition with a replacement facility or partial demolition with renovation of the remaining pier) will require sound information to allow the Town Meeting to make an informed decision in March of 2017. The CDBG Planning Grant will help the Town evaluate the best options for dealing with the situation.

2. What is the strategy to complete the planning project?

a. Describe the planning tasks to be undertaken

The strategy consists of two related tasks. Task 1 involves conducting detailed habitat studies to determine the impacts and benefits of developing an artificial reef versus removing the inert material from the water and disposing of it on land. Preliminary estimates suggest that an artificial reef would be much more cost effective and could have habitat benefits. However these benefits need to be carefully documented. Task 2 involves evaluating potential users of a replacement or renovated pier facility and developing a tentative design and cost estimates for the preferred approach.

b. Outline the project's schedule

Both tasks will be undertaken over 6 to 9 months to allow consideration of the future of the pier at the March 2017 Town Meeting. Task 1 will begin in July with determination of the appropriate scope of work in conjunction with the appropriate state and federal agencies. This will be followed by the hiring of a consultant to complete the necessary studies with completion anticipated by end of 2016. Work on determining the requirements for a replacement facility will begin in July by Town staff and will then be turned over to a consultant for preliminary design by the fall of 2016 with completion anticipated by the end of 2016.

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

The Mitchell Field Committee is an established Town Committee that has been in existence for over a decade. The Master Plan for Mitchell Field was developed in 2007 with extensive public involvement. Since the adoption of the Master Plan the Town has worked on implementing various components of the plan. There has been an ongoing discussion and a number of technical studies that have looked at the use of the waterfront. The Mitchell Field Committee held a series of workshops in 2014-15 to get input on the use of the waterfront including the possible construction of a boat launch.

3. Convey your community's readiness to proceed.

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

The Board of Selectmen recently held a workshop with various Town committees and community groups about Mitchell Field. The Mitchell Field Committee is now in the process of meeting with Town committees and community groups about their recommendations for the waterfront.

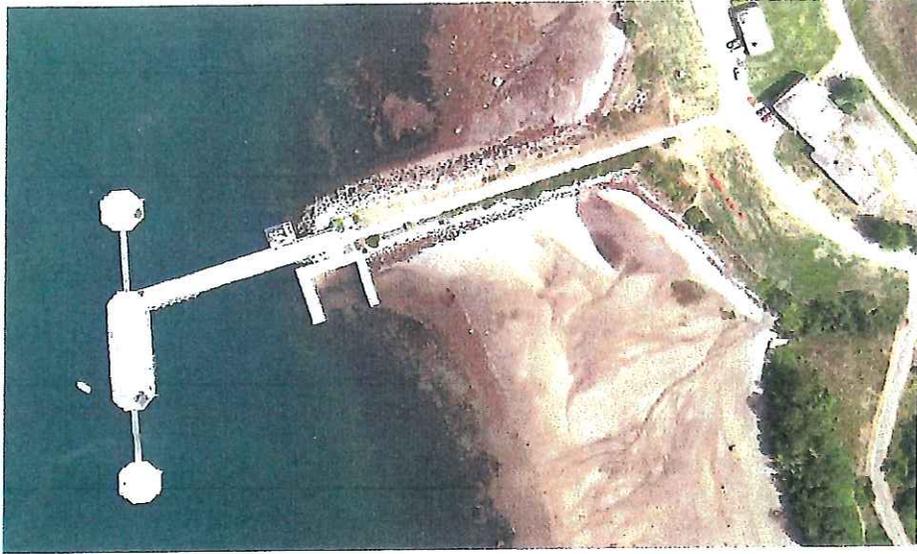
b. Are matching funds available for the project?

There will be an article on the March 2016 Town Meeting warrant to appropriate funds for this work.

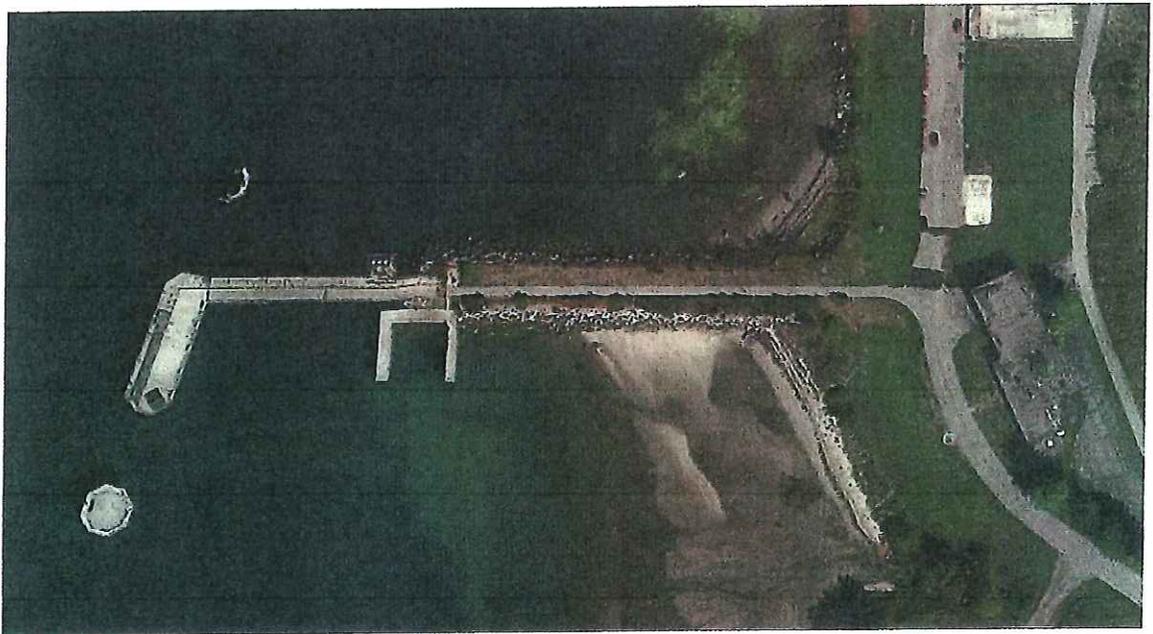
c. Are staff and/or consultants available to complete the project?

The contract Town Planner and the Harbor Master provide staff assistance to the Mitchell Field Committee and will be responsible for coordinating this project and working on the tasks. The Town has used Baker Design Consultants to evaluate the pier and the Town has an ongoing relationship with the firm for this type of work.

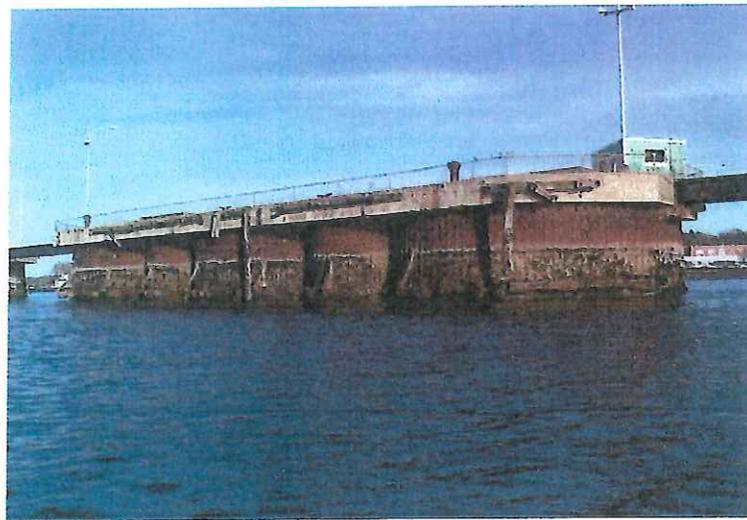
Aerial of pier prior to extensive deterioration



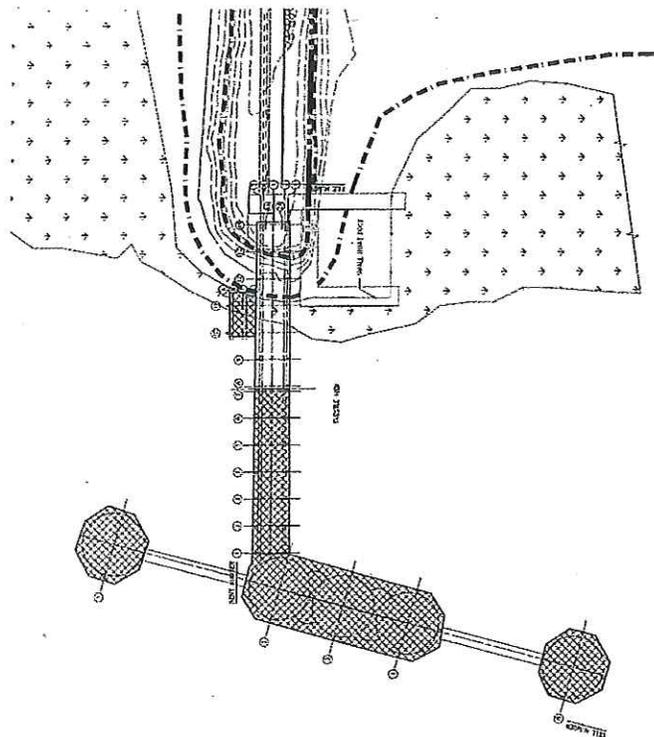
2014 aerial of pier



Deteriorated Condition of the Pier (2013)



Possible Alternative for Partial Demolition of the Pier



Appendix II: Budget

Planning Grant – Program Budget				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Consultant Services	\$15,000	\$13,000		\$28,000
Advertising				
Public Meetings		\$2,000		\$2,000
Printing				
Mailings				
Other				
1.				
2.				
3.				
4.				
Total Costs	\$15,000	\$15,000		\$30,000
Provide the basis for determination of budget amounts:				
<p>Consultation with potential consultant who might do the work as well as the Town's prior experience with other consultant work at Mitchell Field.</p>				