

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

Project Title      Westbrook Neighborhood Riverwalk - Design

Lead Community      City of Westbrook

Contact Information      Name Molly Just

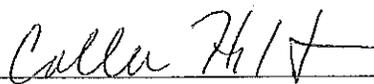
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Amount of CDBG Funds Requested      \$25,000

Total Estimated Project Cost      \$87,000

Name of Authorized Official      Colleen Hilton, Mayor

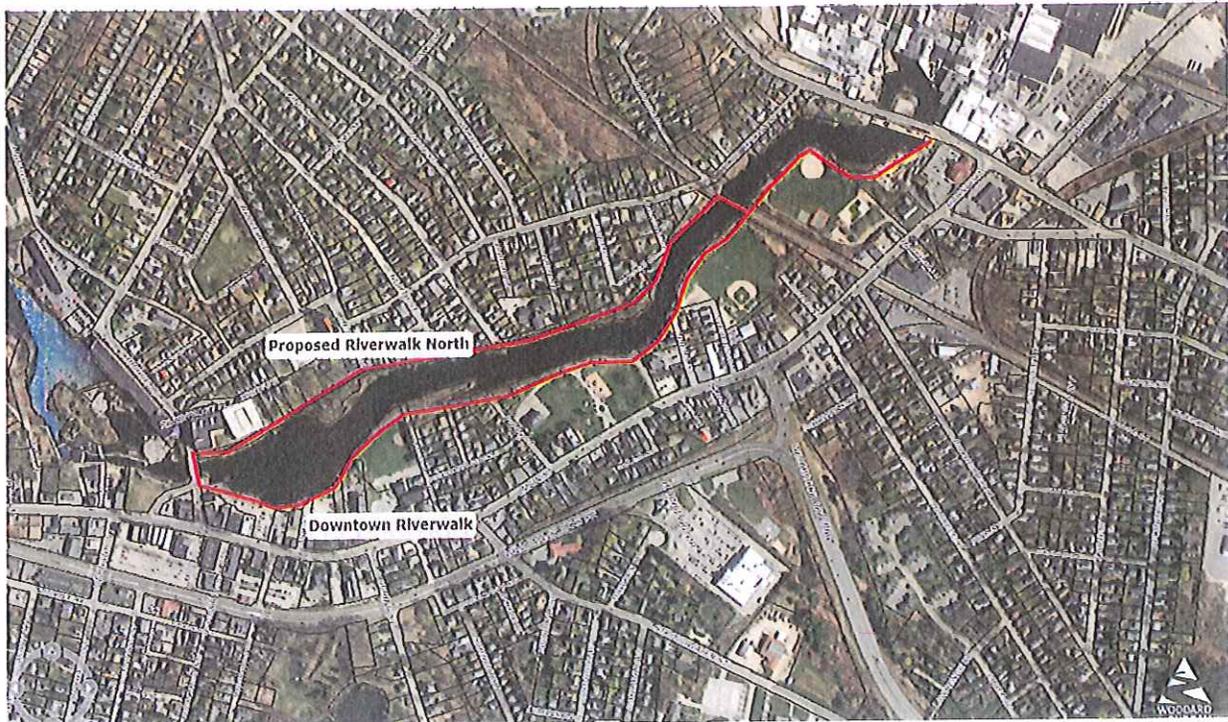
Signature of Authorized Official      

## 2013 Planning Application Questions

Respond to the narrative questions in a maximum of three pages.

### 1. Describe the community problem or needs you wish to address with Community Planning funds. - 35 Points.

**a. Describe the scope, magnitude, and severity of the problem.** The purpose of this project is to enhance the opportunities for healthy outdoor activities in an area identified as low/moderate income, with a Community Distress score of 10. The intent is to construct the north side of the Westbrook Riverwalk, on the Brown Street neighborhood side of the Presumpscot River. We are currently in the design phase of the project. The scope of this planning grant application includes the topographical survey necessary to design the trail. Topographic surveys are eligible for planning grant funding.



**b. Describe past efforts, if any, to address the problem.** Approximately 10 years ago, the City of Westbrook constructed the Downtown Riverwalk as part of an overall strategy to increase economic development activity in the downtown and to attract visitors and residents to enjoy the river and the downtown. The Downtown Westbrook, Downtown Vision document first articulated the need and benefits of a Riverwalk connecting the Brown Street neighborhood to the downtown, via Bridge Street bridge and Black Bridge. In the 10+ years since the construction of the Downtown Riverwalk, the residential section of the Riverwalk, Riverwalk North, was never constructed as it could not be clearly identified as a strategy to boost

economic development. The following planning documents identify the need for a full Riverwalk “loop”, the downtown and neighborhood sections, joined by Bridge Street bridge and Black Bridge. The Riverwalk North is intended to serve as an opportunity for enjoyment of the outdoors and the Presumpscot River by residents in an economically distressed area.



- Downtown Westbrook, Vision 1998: A Plan for the Future of Westbrook.
- Comprehensive Plan – 2000
- Downtown Development Plan – 2001
- Riverfront Master Plan – Final Plan 2002
- Downtown Revitalization Study Update – 2007
- Comprehensive Plan – 2012
  - a. Vision for West Westbrook
  - b. Capital Investment Plan

**c. Does the problem have specific impacts on low/moderate income households or low/moderate income neighborhoods?** The project would directly benefit the low/moderate income neighborhood of Brown Street, historically known as the “Frenchtown” neighborhood, by providing a walking path along the Presumpscot River. Public investment in this neighborhood is intended to spark private investment in the upkeep of residential properties and perhaps new investment in the area.

**d. Why are CDBG funds critical to the planning activity’s success?** The project is in the design phase. Design will cost \$87,000. Funding is being sought through CDBG funds for the topographical survey necessary for the design (\$25,000) and through Portland Area Comprehensive Transportation System (PACTS) for the balance of the funding.

## 2. What is the strategy to complete the planning project? - 30 points

**a. Describe the planning tasks to be undertaken:** Conduct a topographical survey of the area planned for the construction of a 4,000 linear foot pathway (paved, boardwalk, ramps, stairs). The full design work is to include:

1. Design of a 4,000 linear foot path from Bridge Street along the riverfront and then joining with the Black Bridge.
2. Topographical survey of the entire area.
3. Wetland delineation.
4. Municipal Site Plan permitting.
5. DEP permitting (NRPA) – path is within 25' of protected natural resource
6. Identify need for easements (much of the path follows SAPPI power lines)
7. Majority of path would be paved. May need some boardwalk/elevated areas, steps to Bridge St, as accessible as possible. Maybe railings, soil retainment needed in some areas. Topographical survey information would help to identify such needs.

**b. Outline the project's schedule:** Begin June 2013 with completion by October 2013.

**3. Are community partnerships established and engaged in the project?**

1. The Riverwalk is part of the Sebago to the Sea regional trail that runs from Casco Bay to Sebago Lake. The Downtown Riverwalk is an urban off-shoot of the trail.
2. The Westbrook Environmental Improvement Corporation has funded the installation of a ramp, dock and float into the Presumpscot River near the Brown Street Community Garden, adjacent to the proposed trail.
3. Portland Trails owns and maintains trails downstream of the proposed trail and is invested in expanding trail ownership and maintenance along the Presumpscot and Stroudwater Rivers in Westbrook.

**4. Convey your community's readiness to proceed. – 30 points**

**a. How has the project been conveyed to community residents?** Through the public planning processes that generated the following planning documents:

- Downtown Westbrook, Downtown Vision 1998: A Plan for the Future of Westbrook
- Comprehensive Plan – 2000
- Downtown Development Plan – 2001
- Riverfront Master Plan – Final Plan 2002
- Downtown Revitalization Study Update – 2007
- Comprehensive Plan – 2012

**b. Are matching funds available for the project?** The total project cost for design of the Riverwalk North is \$87,000 and the request to CDBG is \$25,000, which would fund the topographical survey, which is eligible for planning grant funding.

**c. Are staff and/or consultants available to complete the project?** Yes. The same consultants that provided the design work for the Downtown Riverwalk are available to complete the design work for the Riverwalk North project, including the topographical survey, which is the subject of this planning grant application.

## Appendix II: Budget

<b>Planning Grant – Program Budget</b>				
<b>Cost Category</b>	<b>CDBG Funds</b>	<b>Municipal Funds</b>	<b>Other Funds</b>	<b>Total</b>
<b>Consultant Services</b>	<b>\$25,000</b>			<b>\$25,000</b>
<b>Advertising</b>				
<b>Public Meetings</b>				
<b>Printing</b>				
<b>Mailings</b>				
<b>Other</b>				
<b>1.</b>				
<b>2.</b>				
<b>3.</b>				
<b>4.</b>				
<b>Total Costs</b>	<b>\$25,000</b>			<b>\$25,000</b>
<b>Provide the basis for determination of budget amounts:</b>				
<p>Budget estimate for technical services by Mohr &amp; Seredin Landscape Architects</p>				

