

Town Building and Pool Site

Site Analysis & Planning Workshop

Thursday, September 28, 2017

6 PM



Goals for Tonight's Workshop

- Welcome and background
 - Why are we here?
 - What work has been done so far?
 - What has been budgeted and spent toward this work?
- Introduction of project team
- Presentation of updated designs and cost estimates
- Public comments, discussion
- Review of next steps



Background: Why are we here?

- The 2015 Hampden Recreation Plan priorities include:
 - Develop additional parking for LHP complex including permitting. Formalize plans for potential future development of additional field space.
 - Ensure adequate indoor recreation space either through the Skehan Center or an alternative recreation space.
 - Develop a Facilities Maintenance Plan to gain understanding of tasks, fees, and department responsibilities for parks, Skehan Center, and sports fields/facilities. (*in process*)

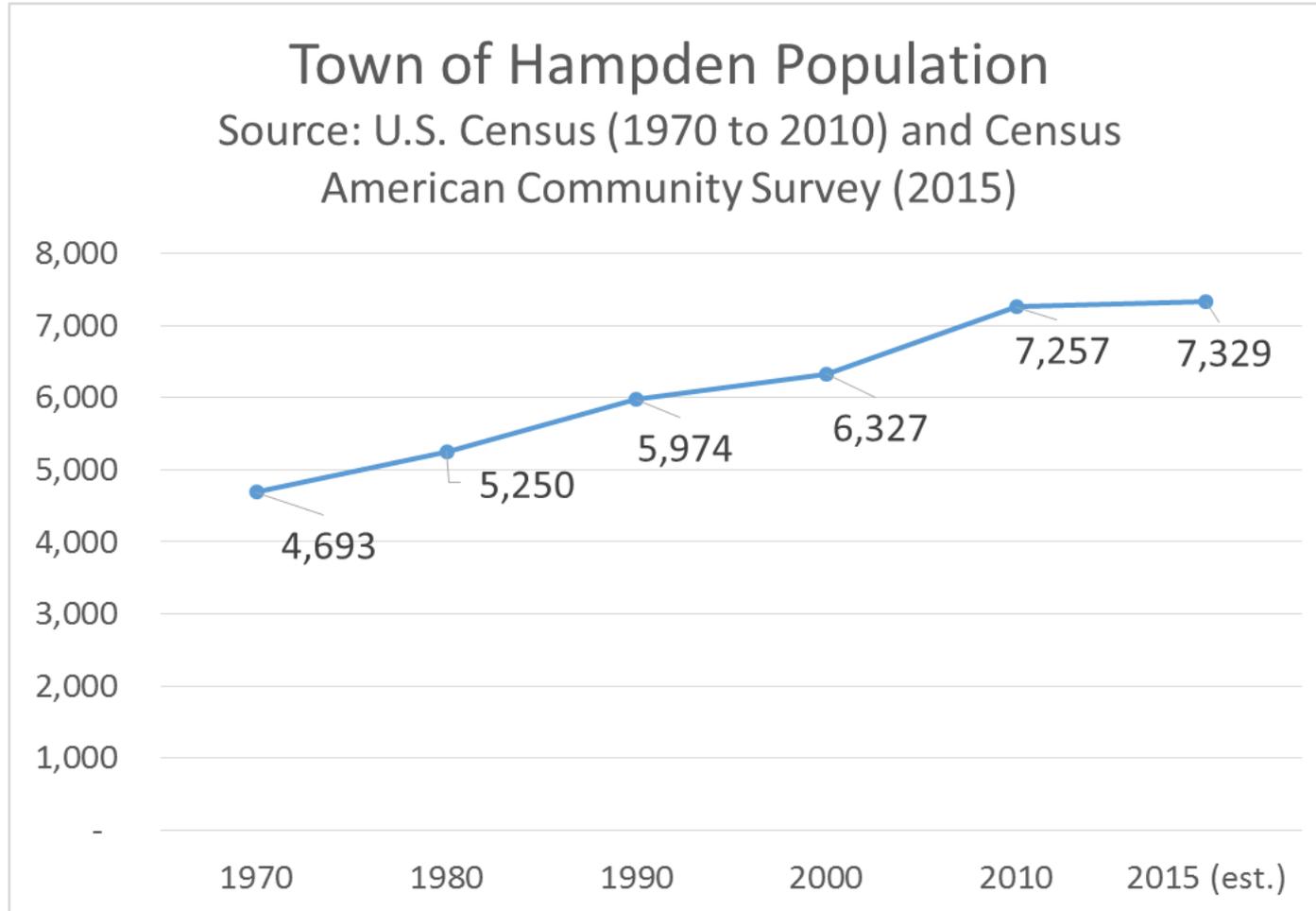


Background: Why are we here?

- The Pool site typically supports the following uses:
 - Spring Tee/Baseball May to June
 - Fall Soccer Sept. to October
- Field maintenance has been “as needed” but has required more resources to handle increased use and to avoid grubs
- Lack of water infrastructure to facilitate ongoing fields maintenance



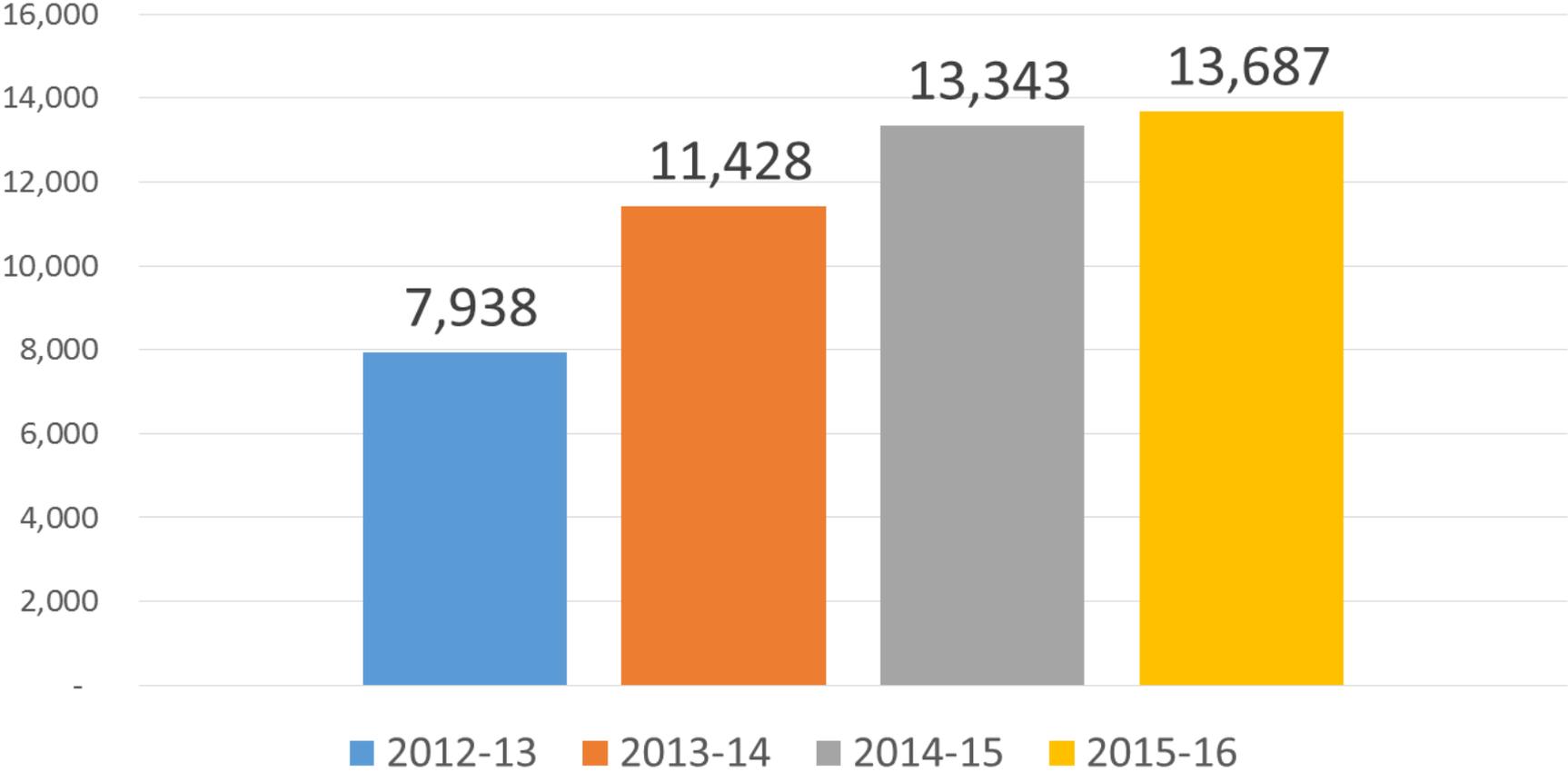
Hampden Demographic Trends



An estimated 35.4% of Hampden households have children under 18.



Hampden Recreation Department Program Participation, 2012 to 2016



Background: Why are we here?



- Increasing usage of fields at Lura Hoit Pool
- Parking concerns arose in Fall 2015, leading to staggered scheduling (to reduce parking shortages) since then
- Periodic (election related) parking shortages at Town Bldg

Background: Why are we here?

- The Rec Department also offers indoor programs, many at the Skehan Center:
 - Full-day programming options, including programming for many demographics
 - Busiest season November to March
- The Town leases the Skehan Center
- Limitations include parking, office space, building overhead costs
- Current initiative includes the question: does the Town need/want a community center?



Background:

What has been done so far?

- Current impervious site cover will require Maine DEP permitting for any new paving
- Survey of site wetlands and environmental constraints – summer 2016
- Topographic survey – fall/winter 2016-17
- Periodic conversations with Maine DEP to understand permitting requirements
- Engaged Woodard & Curran spring 2017 to advance site planning and begin permitting



Budgeted Projects Costs

Budget Year	Amount	Purpose(s)
FY16	\$2,779.58	Council authorized funds from Conservation/Rec reserve account for wetlands delineation
FY17	\$80,000.00	Soft costs for Pool site wetlands delineation and DEP permitting (\$30k). Add'l field space (\$50k).
FY18	\$10,000.00	Toward add'l parking for Pool site
TOTAL:	\$92,779.58	



Projects Costs – Incurred To Date

Vendor	Amount	Purpose
Moyse Environmental	\$2,779.58	Wetlands delineation
CES, Inc.	\$9,801.60	Site and topo survey
Bangor Daily News	\$277.00	Legal ad for eng. RFP
Woodard & Curran	\$8,417.75	Eng. Work (paid to date)
U.S. Postal Service	\$646.89	Postage for town-wide and neighbor mailings
Snowman, Inc.	\$568.50	Printing of town-wide mailing
Woodard & Curran	\$7,052.25	Eng. Work (contracted but not yet invoiced)
TOTAL (expended):	\$22,491.32	Actually paid
TOTAL (committed):	\$29,543.57	Contracted
Budgeted (prior slide):	\$92,779.58	
Budgeted, not incurred:	\$63,236.01	Reserve Funds – require Council authorization



Introduction of Project Team

- Town Council
- Recreation Committee
- Town Staff
 - Shelley Abbott, Recreation Director
 - Sean Carrier, DPW Director
 - Angus Jennings, Town Manager
- Consultants
 - Jim Wilson, P.E.
 - Sarah Nicholson, P.E.



Presentation of Updated Site Plans

- Revised based on feedback at/since last workshop
- Plan concepts provide range of scenarios:
 - Parking and traffic flow improvements only
 - Future “full build” potential
 - Future “full build” potential with connector road
- Plans break out sections that could be stand-alone projects, or phase(s) of larger project



Public Comments

- Verbal comments presented tonight
- Comment cards
- Correspondence received at Town Office – via email, phone calls, social media
- Contact Town Office and/or your elected Town Councilors





Review of Next Steps

- Listen to comments received tonight
- Town Council Services Committee on Tuesday, Oct. 10 at 6 PM to review tonight's meeting and discuss next steps
- Continuation of work on engineering and permitting will require Council authorization
- Prior to consideration by the Town Council, recommendations would be forward by a Committee (Services; and Finance)



Review of Next Steps (cont'd)

- If the Town Council endorses a direction for site permitting, a specific scope and budget would be determined. Permitting could begin this fall and continue into the winter
- Goal is to improve parking next year (2018)
- MDEP permitting expected to include requirements for stormwater infrastructure for new impervious cover, as well as prior development on the site



Review of Next Steps (cont'd)

- Periodic public updates will be provided at meetings of Town Council, Services Committee and Recreation Committee
- Updates also via email list, Town website, Facebook



Questions? Comments? Concerns?

Contact information for Town Councilors included on handouts

Angus Jennings, Town Manager

862-3034 or townmanager@hampdenmaine.gov

Shelley Abbott, Recreation Director

862-6451 or recreation@hampdenmaine.gov

