

Westbrook



WATER TALK

public engagement series



Water Talk Public Engagement Process

Meeting #1	August 15	Where We Are Now
Meeting #2	August 28	What Do You Think?
Survey	Aug 28 – Sept 29	What Do You Think?
Meeting #3	November 14	Leading Options Feedback

Agenda

6:00pm	Welcome & Overview
6:05pm	Meeting #1 – Themes & New Information
6:20pm	What We Value
7:00pm	Public Comment
7:50pm	Next Steps & Final Comments
8:00pm	Adjourn

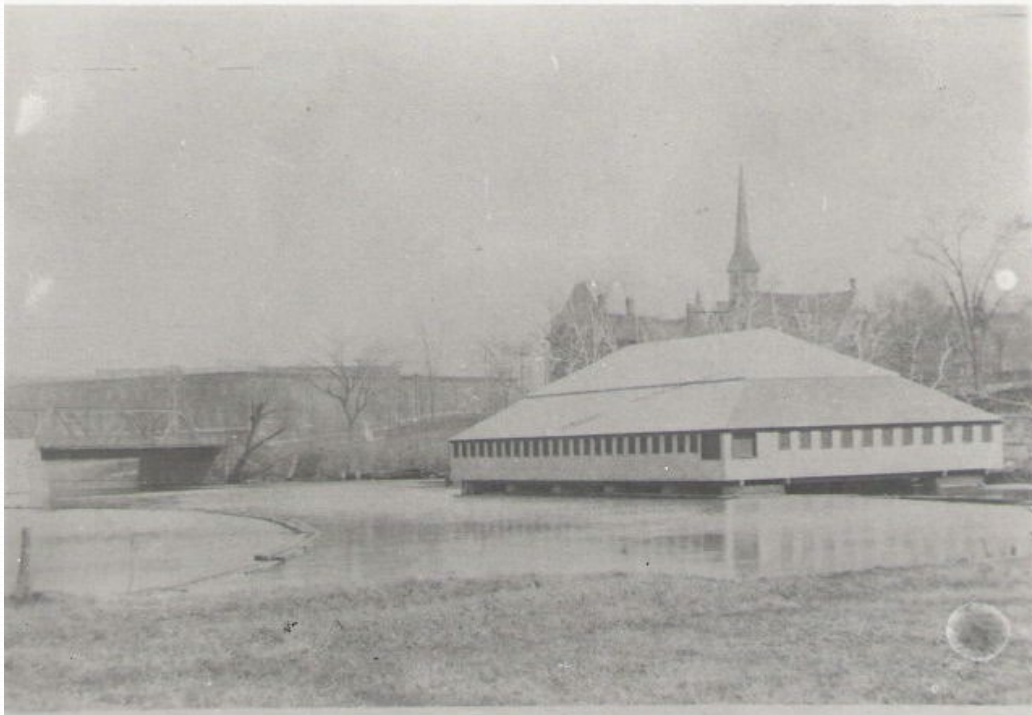
Questions from Meeting #1

Information Learned So Far...



River-Based Amenity

Question: Is some kind of river-based amenity an option? Tank 2.0?



Photos courtesy of [The Westbrook Historical Society](#)

River-Based Amenity

Answer:

- Unsure
- Intent of law is to limit impact to the resource – limit permanent interference.
- Would require:
 - City, State & Federal permitting
 - Start with hiring a firm to conduct a feasibility study
 - Floodway/flow analysis
 - Time

River-Based Amenity

Question: Have we looked at what is being built in the East River (NY) or Charles River (MA)?

River-Based Amenity

Answer:

- East River – NYC Floating Pool Project
- Pool filled with cleaned/filtered river water
- \$16 million (shared between NYS & NYC)
- Series of testing phases/projects with the new filtration system, from 2010-present
- Smaller version to be constructed & tested in 2025



River-Based Amenity

Answer:

- Swim Park Project – Boston, MA
- Space would allow for permitted seasonal in-river swimming.
- Project started in 2017
- Feasibility study & hydro survey conducted
- Design TBD
- \$25,600 fundraised so far
- Costs unknown



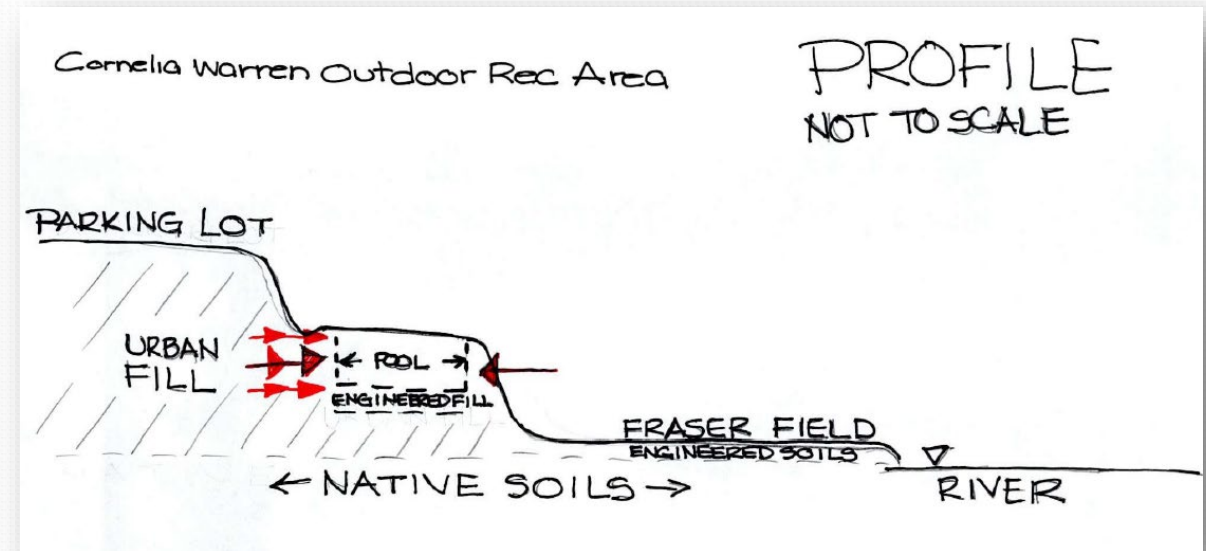
Soil Conditions

Question: Given the presence of unstable soils and urban fill at the Cornelia Warren Outdoor Recreational Area, can a splash pad be built at that location?

Soil Conditions

Answer:

- Yes
- All soil-issues are site-specific.
- This site would require:
 - Potential future soil remediation
 - Special foundation considerations due to steep slope
 - Geotechnical investigation
 - Coordination with Maine DEP



Soil Conditions

Question: Given the known soil conditions at the Cornelia Warren Outdoor Recreational Area, would the Riverbank Park area face the same issues, given their proximity to one another and to the river?

Soil Conditions

Answer:

- No, not entirely
- All soil-issues are site-specific.
- This site:
 - Does not have the same steep slope/hillside
 - Does have a high groundwater table
 - Potential flooding/drainage considerations

Schools

Question: Is there an option to coordinate with the schools for funding of a water-based amenity?

Schools

Answer:

- Possibly.
- Scope of the project would determine compatibility with school operations.
- Scope must be determined before we can seek potential funding sources.
- Potential funding sources available through collaboration with the school are unknown at this time.

Schools

Question: What is happening with the 3rd grade swimming program?

Schools

Answer:

- This program was suspended during COVID.
- Transportation issues delayed restarting this program
- Scheduled to start again this school year

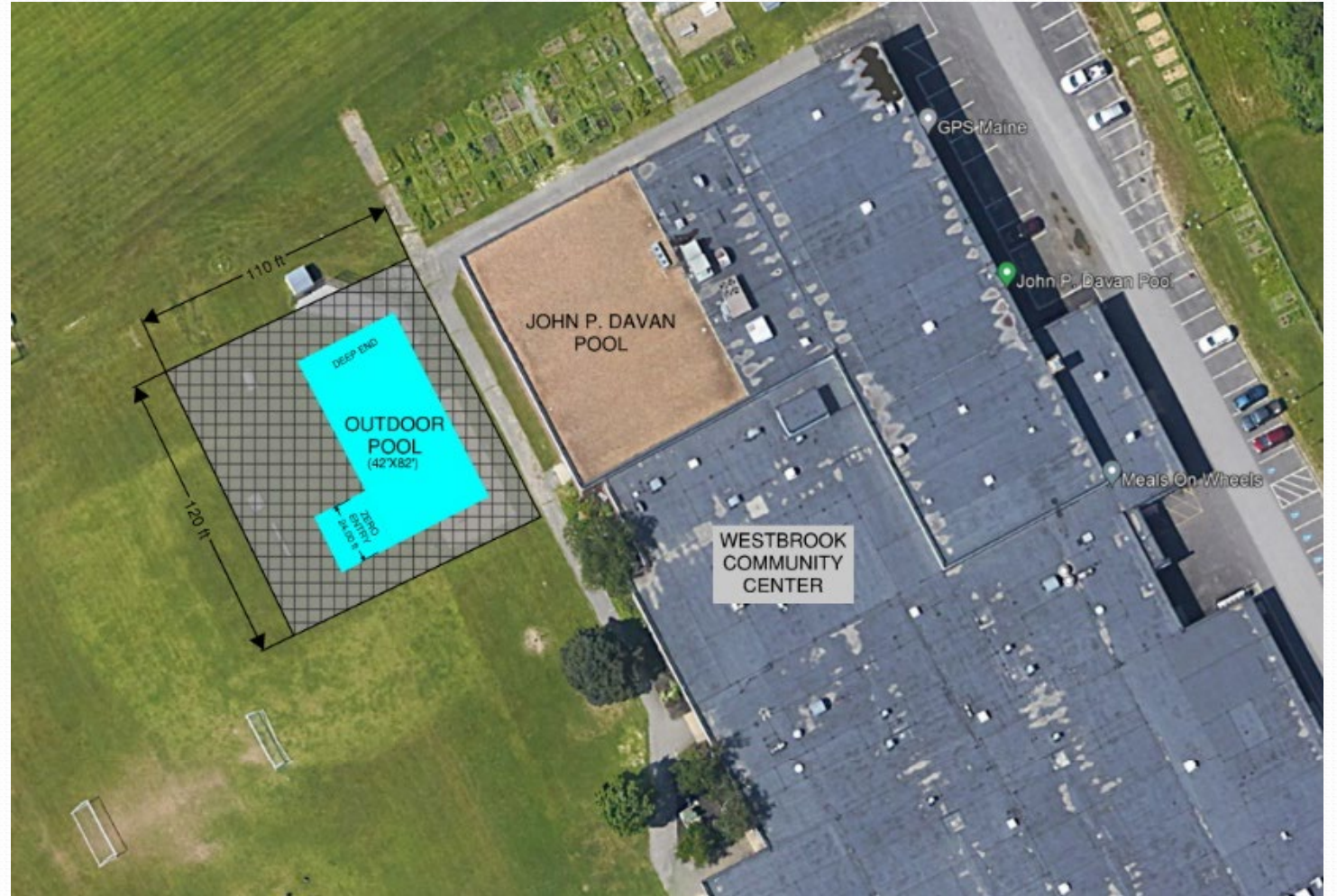
Schools

Question: Does the proposed Congin School expansion conflict with the space studied for a potential location of an outdoor pool at the WCC?

Schools

Answer:

- No
- Congin & WCC are located on separate parcels



Tax Impact

Question: What would the “cost per million” be for the average taxpayer?

Tax Impact

Answer:

- Can use the FY 25 tax rate & median assessed value of a single-family (SF) home in Westbrook as an example
- Given today's market, the median SF home would experience a \$6.82 annual increase in the property tax bill for every \$1 million in project costs.
 - \$5 million project → \$34.10/year for life of bond
 - \$10 million project → \$60.82/year for life of bond
 - \$15 million project → \$102.30/year for life of bond

Outdoor Pool – Locations Considered

Question: What were the 16 locations considered for the potential construction of a new outdoor pool?

Outdoor Pool – Locations Considered

- 1. Cornelia Warren Pool Site**
2. Warren Athletic Field
3. Saccarappa School
4. Hardy Road (Vacant Land)
5. High School Athletic Fields
6. Congin School
- 7. Foster Street (Westbrook Housing)**
8. Riverbank Park
9. Rock Hill Park (Methodist Road)
10. Westbrook Heights Business Parking Lot
11. E. Bridge Street Steep Lot
12. Canal School & High School
- 13. Community Center**
14. 629 East Bridge Street (Vacant Land)
15. City Forest
16. Athletic Field Near High School

NEW EXTERIOR POOL SITE - PROPERTY LISTING - CITY OF WESTBROOK

Jul-21

SITE INDEX	SITE DESCRIPTION	ADDRESS	PROPERTY ID	OWNER	LOT SIZE (AC.)	WATER	SEWER	GAS	3-PHASE POWER	COMMUNICATIONS	ROAD ACCESS	RESTRICTIONS	DIST. FROM EXISTING POOL (MILES)
1	CORNELIA WARREN POOL SITE	489 Main St.	040*000*197	City of Westbrook	6.60	Y	Y	Y	Y	Y	Y	Existing Site	0
2	WARREN ATHLETIC FIELD	25 Stevens Ave.	039*000*004	City of Westbrook	5.84	Y	Y	Y	Y	Y	Y	Lack of unutilized space	0.1
3	SACARAPPA SCHOOL	110 Huntress Ave.	007*000*019	City of Westbrook	7.23	Y	Y	Y	Y	Y	Y	Developed	1.8
4	HARDY ROAD VACANT LAND	Hardy Road	023*000*008	City of Westbrook	19.82	N	N	N	?	?	N	Wetlands	5
5	HIGH SCHOOL ATHLETIC FIELDS	125 Stroudwater	030*000*034	City of Westbrook	17.95	Y	Y	Y	Y	Y	Y	Lack of unutilized space	1.3
6	CONGIN SCHOOL	410 Bridge St.	010*000*029C	City of Westbrook	6.00	Y	Y	Y	Y	Y	Y	Lack of unutilized space	0.9
7	FOSTER ST. WESTBROOK HOUSING	22 Foster St.	033*000*145	City of Westbrook	3.00	Y	Y	Y	Y	Y	Y	Leased for 99 years	0.65
8	RIVERBANK PARK	21 Dunn St.	033*000*192	City of Westbrook	4.60	Y	Y	Y	Y	Y	Y	Lack of unutilized space	0.4
9	ROCK HILL PARK (METHODIST ROAD)	Methodist Road	020*000*014	City of Westbrook	22.00	N	N	N	?	?	Y	topo	4.3
10	WESTBROOK HEIGHTS BUS. PARK LOT	31 Spiller Drive	004*000*301	City of Westbrook	3.25	Y	Y	Y	Y	Y	Y	Business Park	2.5
11	E. BRIDGE ST. STEEP LOT	East Bridge St.	013*000*007	City of Westbrook	6.00	Y	Y	Y	Y	Y	Y	topo/wooded	2.3
12	CANAL SCHOOL AND HIGH SCHOOL	102 Glenwood Ave.	030*000*035	City of Westbrook	37.96	Y	Y	Y	Y	Y	Y	Lack of unutilized space	1.4
13	COMMUNITY CENTER	426 Bridge St	010*000*029B	City of Westbrook	12.50	Y	Y	Y	Y	Y	Y	May reduce field space	1.1
14	629 EAST BRIDGE ST. VACANT LAND	629 East Bridge St.	052*000*202A	City of Westbrook	17.58	Y	Y	Y	Y	Y	Y	unused space is wooded	2.2
15	CITY FOREST	Bridge St	010*000*029/030	City of Westbrook	66.94	N	N	N	N	N	Y	Wooded	1.1
16	ATHLETIC FIELD NEAR HIGH SCHOOL	Stroudwater St	030*000*033	City of Westbrook	14.54	Y	Y	Y	Y	N	N	unused space is wooded	1.4

Indoor Pool

Question: What upgrades will be needed at the John P. Davan Indoor Pool?

Indoor Pool

Answer:

- New deck in 2-4 years
- Structural repairs sometime within next 20 years

LWCF Site

Question: Is the Cornelia Warren Outdoor Recreational Area the only Land & Water Conservation Fund site in the City?

LWCF Site

Answer:

- No
- Other sites approved or in the midst of the approval process include:
 - City Forest
 - East Bridge Street park complex
 - Westbrook Community Center
 - Saccarappa School
- Can seek to have additional sites designated as LWCF sites, but should do carefully. Once designated, must adhere to LWCF regulations.

Saco Splash Pad

Question: What's going on with the Saco splash pad, and is there anything we can learn?

Saco Splash Pad

Answer:

- City of Saco partnering with Rotary Club of Biddeford-Saco
- Rotary approached City with proposal
- Municipality suggested potential locations
- Municipality is paying for all engineering & site plans/studies
- Rotary has raised approx. \$100,000
- Businesses sponsored splash pad elements
- Rotarians donated time & services at cost - plumbing, electrical & concrete
- Municipality will cover remaining expenses
- Going to Planning Board next week

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