

Capital Program Progress Report

By: Michael C. Wood, Town Manager

Roads and Infrastructure

East Avenue, Chapel Street and Route 107 to Union Avenue are scheduled for reconstruction/paving/sidewalks/improvements by the state starting in the summer of 2006. State/Federal monies estimated to be four (4) million and an additional \$500,000 Transportation Enhancement Grant have been secured by the Town for the roadway and infrastructure improvements, historic preservation, beautification and walkability projects in downtown Harrisville. The project, initially thought to begin in late 2005 was delayed because of funding freezes at the federal government level.

The second phase which is also a state project (Union Avenue to Route 100 in Pascoag) is in the final planning stage and construction will follow when the first phase is substantially complete.

Chapel Street Master Plan (Harrisville) - As an integral part of the major Route 107 reconstruction project, the Town Council has authorized a complementary project to make Main and Chapel Streets in Harrisville more pedestrian friendly while addressing long-term parking and traffic issues.

Laurel Hill, Grove Street and North Main Street Sidewalks - Sidewalk and curb work has been completed. Road repaving was completed in July of 2005.



Centennial Street - The curb, sidewalk, loam and seeding phases including the intersection realignment at Church Street and Laurel Hill Avenue has been completed and the road has been paved.

Sewer Line Expansions - The Glendale Pump Station, River Crossing and Gravity Sewer Project is estimated to be completed in September 2006. The Mohegan Pump Station and Gravity Sewer Project will be partially constructed based on available funds. The Sewer Commission is seeking additional funds to complete the original project. If funding is secured, the entire project as originally presented to the public will be completed by the spring of 2007.



Mapleville Bridge - The town secured \$1,035,000 in federal/state funding to replace Mapleville Bridge. The project was completed in the spring of 2005. Neighborhood sidewalk and physical improvements are expected to follow in 2006/2007.

Tarkiln Bridge and Culvert - Replacement of the bridge and culvert was completed by the Town's Public Works Department in 2004. The project won a national award. Department members are shown standing on the new bridge.



Gazza Road Bridge - The Town will be replacing the Gazza Bridge in the spring/summer of 2006. Town Public Works crews working under the Director of Public Works will coordinate construction with subcontractors and the bridge manufacturer. The Town has paved portions of Gazza Road west of the bridge to the Gloucester Line.

Mowry Road/Park - This \$1,000,000 road relocation and passive park construction project along Tarkiln Pond has been completed. Final plantings and relocation of the telephone poles along the edge of the pond will take place by the spring of 2006.



CVS Bridge - This bridge, with longstanding weight restrictions, is now scheduled for rehabilitation through the State Bridge Replacement Program. Pascoag Bridge, Bridge No. 198 on Route 100 near CVS is currently under design with RIDOT. Based on meetings with the Town, RIDOT will rehabilitate the bridge without a detour being required. This bridge is scheduled for construction in 2007, possibly 2008 because of federal funding problems.

Pulaski Road Construction - The town has accepted the roadways in this neighborhood. The Town is now obtaining three (3) additional easements so we can construct drainage and build the roadway. When the legal and administrative work is completed, a permanent road will be constructed and tailored to fit the characteristics of the neighborhood. Because of administrative set backs to acquire easements for the road and drainage work, the project is now scheduled to start in the summer of 2006. Utility pole relocations may also be required prior to any roadway or drainage work which may affect the schedule.

Spring Lake Road Culvert - This replacement project was authorized by the Town Council. The Town worked with the Sewer Commission to replace the culvert in conjunction with the sewer line installation in the area. The culvert replacement was completed in late 2005.



Conley Lane - Work on the road bed, curb and sidewalk is complete.

Harrisville Main & Steere Farm Road - The state completed repaving these roads to the Gloucester town line in late fall of 2005. Some reconstruction will be performed on Harrisville Main Street and Steere Farm Road intersection to accommodate the new housing project in this area.



Pascoag Parking Lot - The Town Council approved the construction of a Town owned parking lot behind the Pascoag Post Office. Public Works completed the construction of the facility in 2005.

Walling Road - As part of the Town's ongoing program to improve gravel roadways to reduce maintenance costs, the gravel roadway was reconstructed and drainage replaced prior to paving the segment of Walling Road from Douglas Pike.

South Brook & Fredrick Streets - As part of the Town's ongoing program to improve gravel roadways to reduce maintenance costs, the gravel roadways were reconstructed and drainage installed prior to paving the roadways.

Economic Development and Redevelopment



Daniele Proscuitto The international specialty meat company has built a new plant and is maintaining it's corporate headquarters in Burrillville. Between 86,000 and 400,000 square feet of new commercial/industrial facilities is expected to be built over a five (5) to twenty (20) year period. The Town has acquired 256 acres, has built the basic infrastructure and is completing the planning, etc. for expansion of the new industrial park named Commerce Park. This will help increase the Town's industrial/commercial tax revenue over the same 15 to 20 year period. (www.danielefoods.com/)



Asiago Foods Ground breaking for a 5,900 square foot facility in Commerce Park occurred in August 2005. Asiago Foods is a producer and distributor of top quality porcini mushrooms, wild berries, grilled and battered vegetables and ready-cooked dishes for both retail and foodservice trades. (www.asiagofood.it)

Stillwater Heights - 53 units of housing for seniors and handicapped is currently under construction on Central Street adjacent to the Stillwater Mill Complex. Community Builders of Providence is coordinating the project estimated to cost over 10 million dollars. The facility is expected to open in the spring/summer of 2006. (www.communitybuilders.com)



International Ventures Inc. - Formally known as the Village Plaza, located at the corner of Route 102 and East Avenue (Route 107) was purchased by Robert H. Branchaud. The main building which primarily manufactures wall panels for international embassies is now operating. The business mall comprised of 7 units has been renovated and is available for lease. The plaza is named Bronco Crossings.



Supreme Mid-Atlantic - A 20,000 square foot truck assembly plant has recently opened for business on property located on Route 7. Supreme is a well-known company with manufacturing and assembly sites located throughout the United States. Formally a superfund site, the productive use of this property is a credit to the company, state and federal governments as well as the Town. (www.supremeind.com/)

Crystal Lake Golf Course - Course construction was completed in 2003. The 23,000 square foot clubhouse features the golf pro shop, the tavern and restaurant, a large outside patio overlooking the course and a large multi-purpose banquet facility. Crystal Lake is located off of Bronco's Highway between Route 102 and Steere Farm Road abutting the Town of Glocester. (www.crystallakegolfclub.com/)



Golf Learning Center and Driving Range - Crystal Lake is developing land next to the course for a driving range and state of the art teaching/learning center.

Stillwater Mill Master Plan - The master plan is in place and has become the catalyst for redevelopment that we hoped it would be. Work is continuing to redevelop the clocktower building and to encourage existing business to upgrade/improve their facilities.

An interesting footnote, Stillwater Mills was owned and operated by the Austin T. Levy family until its closing in the early 1960's. When the Town began its efforts to rehabilitate the Mill Complex, it was the A.T. Levy Foundation that provided the funds to pay for the initial master plan, which has been the catalyst for the Mill's redevelopment.

Stillwater Mills Housing Rehabilitation Project - The clocktower complex, known locally as Stillwater Mill #4, is targeted for housing redevelopment.

A variety of state, federal and private financing sources will be used to finance the redevelopment of the Clocktower Building. The Town has received \$910,000 in BEDI funds to be used primarily for site cleanup. A matching Section 108-guaranteed loan (approximately 1.8 million dollars) has been secured to match BEDI.

The Town has utilized approximately \$50,000 in already-awarded EPA assessment funds to prepare a Phase II Environmental Assessment Report for the site. The Town or the developer may have to apply for additional EPA cleanup funds depending on site conditions.

The bulk of the project's funding will be from private equity raised through the syndication of federal and state tax credits, including programs such as the Low-Income Housing Tax Credit, Federal & State Historic Tax Credits, and the Rhode Island Historic Mill Tax Credit program. The developer has also applied for approximately \$500,000 in HOME funds from the Rhode Island Housing and Mortgage Finance Corporation.

Redevelopment Agency - The Agency has been empowered by the Town Council. The Agency has completed the general planning for redevelopment districts which was presented to and approved by the Town Council. The Town Council approved the associated redevelopment plan (for Stillwater) and the Agency can start proactive activities in this district. Downtown Pascoag is the next area under consideration and master planning activities are ongoing. A Redevelopment plan for the first phase of Pascoag's revitalization will be the product of these activities and is expected to be introduced, considered and adopted by the summer of 2006.

Route 102 Rezoning - The Route 102 Development Committee has completed its work and the Town Council has approved the Committee's plan. This plan is, effectively, a master plan for development of Route 102 and this corridor. Implementation of the various elements of the plan started in the summer of 2003. The most important objective of the plan was the rezoning of Route 102 which was approved by the Town Council in 2003. The final initiative was to address zoning inconsistencies and irregularities in the corridor and that was completed in late 2005. The town-wide zoning map, incorporating these changes was adopted in 2006.

Downtown Pascoag Master Plan - The master plan is in place and has become the catalyst for redevelopment that we hoped it would be. Plans for the Downtown Pascoag Riverwalk Project are now complete. The small parking lot across from the old music hall site is available for downtown businesses and the larger parking lot behind the post office abutting the river was constructed in the spring of 2004. Renovation of the old "Laundromat" building will begin in June 2006. The town believes the rehabilitation and resale or lease of this building will lead to a new mixed use business section of Downtown Pascoag further enhancing the redevelopment initiatives in the downtown area.

Tennessee Valley Gas/Ocean State Power - This facility is a multi-million dollar plant which compresses natural gas for use at the Ocean State Power plant and for all of Rhode Island. It is basically a non-intrusive, safe facility that will increase our commercial tax base.

Industrial Parks



Commerce Park (Town's Industrial Park) - Daniele Proscuitto has completed construction of its building which became operational in the fall of 2004. The new roadway including water and sewer service is complete. The entranceway to the park has new signs and landscaping. A request for proposals for park planning, management and development of the balance of the 256 acre site will be issued in the spring of 2006.

Clear River Drive Industrial Park - Owned and managed by private developers (Adler Properties L.L.C. of Greenville, RI) and the Town's Industrial Foundation, this park is now open for business and is in development. There are four (4) lots available sized between 69,000 and 170,000 square feet. For information regarding the Adler property, Mr. Scott Adler (949-2727) of Adler Properties should be contacted. For information regarding the Industrial Foundation property, Mr. Scott Gibbs (401-334-0665) can be contacted.

Recreation and Parks

Hauser Field/Branch River Park - The upgrade to our athletic fields is continuing into 2005. The town is building the project in phases. Phase one, which is now complete, was the upgrade of the playing fields themselves which was the core objective. The 1.1 million dollar project is supplemented by a three hundred thousand dollar (\$300,000) State Recreation Grant.

Phase II which is now underway consists of building a walking path, a restroom/utility room, a basketball court, lights and additional parking at Hauser. The Recreation Department secured \$350,000 in grant money to pay for portions of these projects and a \$100,000 legislative grant through Congressman Kennedy. We are currently seeking new grant sources to fund lights at Branch River Park.

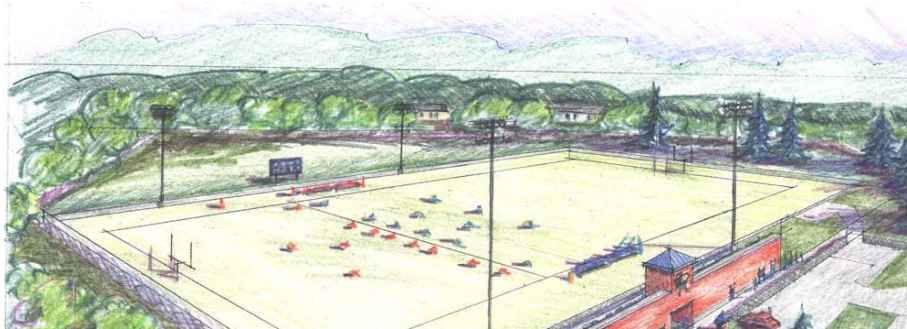
Police Station Fields - The open area behind the police station has been properly researched for wetlands and a plan to relocate and/or work within the wetlands has been approved by DEM. The Town will be able to maximize the use of this current open space for recreation fields/facilities or for other municipal uses. A planning study to determine the best use of this area has been authorized.

Spring Lake Bike Path - The project is on hold pending funding. The concept is to build a bike/walking path on Town owned land connecting the two (2) paved sections of Spring Lake Road proximate to Spring Lake Beach.

Spring Lake Walking Park - The Town recently completed construction of a walking trail with campsites adjacent to Spring Lake Beach and the proposed Spring Lake bike path.

High School Football and Soccer Field - The Public Works Department is coordinating the construction of a new high school football and soccer field to be located on high school property abutting Whipple Avenue. Public Works will do the lion's share of the work to build the field and the Town will subcontract work on the majority of the structures planned. The project is

designed so that a base or core field will be constructed. Additional phases or project alternatives will be considered based on fundraising efforts and as interest from the private sectors of our community may dictate. The goal is to first use the field for the homecoming game in 2006.



Buildings and Grounds

Town Library/Municipal Complex - The Town has acquired property within the Stillwater Mill Complex for expansion of Town services. The parcel is located at the East Ave end of the Stillwater Mill complex. Acquisition of this property will give the entire redevelopment effort a major boost as well as providing the Town with a site to build a “state of the art” library and to provide meeting space for other municipal services not currently having a home.

The Town has retained architectural services (Newport Collaborative) to prepare plans for the library complex. (www.ncarchitects.com). The bids for the project are going out in April 2006.

The Town has been very successful to date in receiving supplemental funds which will be needed to build the facility and remedy difficult site conditions and Brownfields contamination. To date, we have qualified for approximately 3.6 million dollars in state library matching funds and monies from private charities such as the Champlain and Levy Foundations.

The follow-up plan is to relocate part of the administration currently housed in Town Hall, Harrisville to what is now the Jessie Smith Library once the library project in Stillwater is completed and Jessie Smith Library services are relocated.

The Town has begun to address a number of its major objectives. The library will have a versatile multi-use site, redevelopment of the Mill Complex continues, senior and affordable housing projects are starting, and the Planning Department envisions establishment of mixed use development (both residential and small business) within the complex.

Pascoag Grammar School - This 87 year old school vacated in 1995, was offered to the Burrillville Housing Authority by a vote of the Town Council in 2000. The Housing Authority could not find funding nor a use for the building.

In 2003, the Town put the sale of the building out to public bid. The objectives were to save the building and restore the exterior to its original condition, not to use taxpayer money to renovate the building because we do not have a cost justified use for the building and to help the Town meet the new state mandated housing requirements.

Proposals were reviewed and an award made. Renovations are now underway and 20 units of housing for Burrillville residents are expected to be ready in the summer of 2006.

School Administration Building - A 5,000 square foot school administration building located at the Middle School was completed in the spring of 2006.



Salt Storage Facility – The Town DPW has completed construction of a salt storage facility in Town. Along with funds authorized by the Council, a grant from RIDEM (\$60,000) will fund the facility. This project was recently recognized for its innovation by Rhode Island Public Works Association. This is another example of our Public Works Department finding great solutions to difficult problems. Our thanks to Richard and Kevin for finding cost effective solutions.

Miscellaneous Projects

Granite Mill Bridge - Bridge No. 308 on Chapel Street has been included with the Route 107 1R project by Rhode Island Department of Transportation (RIDOT) as requested by the Town to minimize traffic impacts.

Shippee Bridge - Bridge No. 307 on Sherman Farm Road had a safety fence installed by RIDOT Maintenance Section. The bridge is currently under design for reconstruction in 2008.

Stockwell Road – A drainage system was installed on Stockwell Road by DPW as part of the sewer separation project in the Glendale Village. DPW will prepare this area of the roadway for a pavement, patch to be installed by Lynch in September. The roadway will be resurfaced in the spring of 2006.

Camp Dixie Road - A longstanding drainage problem is being corrected this spring by Public Works. Pooling water creating safety hazards, especially in the winter when the water freezes, should be minimized by the project.

Music Hall Building – A project has been proposed by Excel Management of Lincoln, RI to build a new multi-use building on the site of the burned down “Music Hall” on Pascoag Main Street. The project has been endorsed by the Redevelopment Agency and is going before the Planning Board in the spring of 2006. Construction, if approved, will depend on DEM approvals but could start in late summer of 2006.

Public Works road projects tentatively scheduled for 2006 and 2007:

- Peach Orchard Road
- Zenon Street
- Jackson Schoolhouse Road – partial
- East Ironstone Road
- East Wallum Lake Road – partial
- Cooper Hill Road
- Log Road

Please call Public Works for questions or scheduling information 568-4440.