

October 7, 2019

Mr. Matthew Sturgis  
Town Manager  
Town of Cape Elizabeth  
320 Ocean House Road  
Cape Elizabeth, ME 04107

**RE: Portland Head Light Pedestrian Improvements**

Dear Matt:

On behalf of the town of Cape Elizabeth, we would like to request Town Council's review of the Portland Head Light Pedestrian Improvements' project.

In 2001, the pedestrian area around Portland Head Light underwent a site improvement project, including walkways, stone paver viewing areas and plantings. Since the 2001 restoration, the number of visitors has significantly increased, partly due to the large number of tour buses visiting Fort Williams Park and the Head Light, but also by the introduction of cruise ships visiting Portland.

This current site improvement project focuses on enhancing the viewing areas to accommodate the crowds. As shown on the enclosed photos, the grass within the viewing areas has worn to bare ground causing an unstable condition, and in some cases, soil erosion.

A review of the State's "Standards for Preservation" has been made and taken into consideration in the design of the pedestrian circulation and viewing spaces. The following is a list of site improvements that are proposed in the high pedestrian traffic area of the Portland Head Light:

- 1. Stone Pavers.** Due to a consistently high volume of visitors, stone pavers are being added in the three viewing areas that are currently worn bare ground.
- 2. Wood Bench.** A six foot long wood bench will be located along the easterly wall of the Museum Gift Shop building. This wood bench is consistent with the benches used in other parts of the park, including the central parking lot.
- 3. Granite Curb.** Vertical granite curb will replace an existing 4"x4" wood timber located along the southerly edge of viewing area #1. The granite curb will be imbedded in concrete.

- 4. Bollard and Chain.** Two foot high bollards and chain will be used in five separate areas to help control pedestrian circulation and discourage visitors from walking on lawn and planting areas.
- 5. Plantings.** A variety of shrubs and perennials are proposed to be located in an area adjacent to the ledge outcrop on the north side of the Light House.
- 6. Horn Relocation.** The existing horns which are currently located on the top edge of the cliff within viewing area #1, are being relocated to an enclosed fenced-in area. It is our understanding that this new area is the original location of the horns.

Please find enclosed a site plan of the proposed improvements and a preliminary cost estimate.

We believe we have prepared a well thought-out plan that addresses the needs of the project while adhering to the historic character of the property.

Should you have any questions or would like to discuss any aspects of the design, please do not hesitate to contact me.

Sincerely,  
Mitchell & Associates

John D. Mitchell, Principal  
Maine Licensed Landscape Architect

Enclosures

cc: Kathleen Raftice, Director of Fort Williams Park

## Portland Head Light

Cost Estimate

10/7/2019

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>
<b>Site Demo</b>				
Mobilization & Site Demo	1	ls	\$4,000.00	\$4,000.00
Site Preparation	1	ls	\$2,000.00	\$2,000.00
				<b>Subtotal</b>
				<b>\$6,000.00</b>
<b>Landscape Posts &amp; Chains</b>				
Snug Cottage Central Park Landscape Post	50	ea	\$250.00	\$12,500.00
Snug Cottage Chain	252	lf	\$8.00	\$2,016.00
Snug Cottage Starter Kits for End Posts	10	ea	\$25.00	\$250.00
				<b>Subtotal</b>
				<b>\$14,766.00</b>
<b>Bench</b>				
Wood Bench	1	ea	\$700.00	\$700.00
				<b>Subtotal</b>
				<b>\$700.00</b>
<b>Pavers</b>				
Stone Flagging	2410	sf	\$22.00	\$53,020.00
Granite Curbing	30	lf	\$90.00	\$2,700.00
				<b>Subtotal</b>
				<b>\$55,720.00</b>
<b>Relocate Horn</b>				
Relocate Horn	1	ls	\$3,000.00	\$3,000.00
				<b>Subtotal</b>
				<b>\$3,000.00</b>
<b>Planting</b>				
Small Shrub	6	ea	\$70.00	\$420.00
Perennials	12	ea	\$25.00	\$300.00
Lawn (Sod)	750	sf	\$0.55	\$412.50
				<b>Subtotal</b>
				<b>\$1,132.50</b>
				Subtotal
				\$81,318.50
				Contingency (10%)
				\$8,131.85
				<b>Total</b>
				<b>\$89,450.35</b>

Prepared for:  
**TOWN OF CAPE ELIZABETH**  
 320 Ocean House Road  
 Cape Elizabeth, ME 04107

Prepared By:  
**Mitchell & Associates**  
 LANDSCAPE ARCHITECTS  
 The Staples School  
 70 Center Street  
 Portland, Maine 04101 207.774.4427

**PORTLAND HEAD LIGHT  
 PEDESTRIAN IMPROVEMENTS**  
 Cape Elizabeth, Maine  
 12 Captain Strout Circle

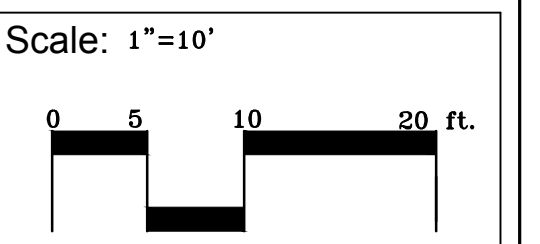
Date:  
**OCTOBER 31, 2019**

Issued For:  
**REVIEW**

Revisions:

Reproduction or reuse of  
 this document without the  
 expressed written consent of  
**Mitchell & Associates is prohibited.**

Title:  
**SITE PLAN**



North: Sheet No.:  
2

**VIEWING AREA #3**

4  
L3  
 SNUG COTTAGE CENTRAL PARK LANDSCAPE POST W/  
 CHAIN 6' O.C., TYP. COLOR: BLACK  
 LIMIT OF EXISTING STONE  
 PAVERS TO BE REMOVED

1  
L3  
 STONE PAVERS-  
 DOVE GRAY FLAGGING (510 SF.)

STONE EDGE COURSE

2  
L3  
 WOOD BENCH (1)

4  
L3  
 SNUG COTTAGE CENTRAL PARK LANDSCAPE POST W/  
 CHAIN 6' O.C., TYP. COLOR: BLACK

**VIEWING AREA #2**

STONE EDGE COURSE

LIMIT OF EXISTING STONE  
 PAVERS TO BE REMOVED

1  
L3  
 STONE PAVERS-  
 DOVE GRAY FLAGGING  
 (760 SF.)

1  
L3  
 STONE PAVERS-  
 DOVE GRAY  
 FLAGGING  
 (29 SF.)

SEDUM (12)  
 M.PN (3)  
 J.PN (3)

LEDGE  
 OUTCROP

RELOCATED HORN ON 4' X 4' X 12"  
 REINFORCED CONCRETE BASE

**VIEWING AREA #1**

STONE PAVERS-  
 DOVE GRAY FLAGGING  
 (1065 SF.)

1  
L3

1.8" GRANITE CURB  
 EMBEDDED IN CONCRETE

3  
L3

\*PLEASE KEEP OFF GRASS\* SIGN-  
 NOT IN CONTRACT

4  
L3  
 SNUG COTTAGE CENTRAL PARK LANDSCAPE  
 POST W/ CHAIN 6' O.C., TYP. COLOR: BLACK

STONE PAVERS- DOVE GRAY FLAGGING  
 (9 SF.)

4  
L3

1  
L3

**PLANTING SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
J. PN	3	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	# 2
M. PN	3	PINUS MUGO SLOWMOUND	SLOWMOUND MUGO PINE	# 2
S	12	SEDUM	STONECROP	# 1

**PLANTING NOTES (NORTH SIDE)**

PREPARE PLANTING BED AS FOLLOWS:

1. LOOSEN COMPACTED SOIL TO A DEPTH OF 12 INCHES.
2. MIX IN 9 INCHES OF COMPOSTED LOAM.
3. FINISH GRADE SHALL BE 6 INCHES ABOVE EXISTING GRADE.

**LAYOUT NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. STAKE LAYOUT PRIOR TO CONSTRUCTION FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. DO NOT SCALE DRAWINGS, ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS. SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY WORK PROCEEDS.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.

