

ARTICLE 16E: To see if the Town will vote to appropriate \$190,000 for the creation and/or restoration and rehabilitation of land for recreational use pursuant to the Community Preservation Program, which land is commonly known as Stephens Field, and is shown as Assessors Map 23, Lot 16b, 16c, 17c, 23, 24 and 26, and specifically for the creation of a recreational development plan for such land, including but not limited to design and permitting costs; and as funding therefor to appropriate said sum from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow pursuant to G.L. c.44B or any other enabling authority and to authorize the Treasurer, with the approval of the Board of Selectmen to borrow said sum and issue notes and bonds therefor; and, in connection therewith, to authorize the Board of Selectmen to grant to a nonprofit or charitable corporation a restriction in said land meeting the requirements of G.L. c.184, §§31-33; provided however, that prior to expenditure of the funds appropriated hereunder, the following steps shall be taken:

- (1) The Board of Selectmen shall establish a temporary committee to be known as the Stephens Field Planning & Design Committee consisting of two members appointed at large by the Board of Selectmen; the remaining members will be appointed by each of the following committees: one Town Meeting Member from Precinct 3 and one from Precinct 4, one member from the Open Space Committee, one member from the Friends of Stephens Field, one member appointed by the Department of Recreation, the committee will be required to work with the Department of Marine and Environmental Affairs concerning the design and final plan for Stephens Field.**
- (2) The Stephens Field Planning & Design Committee, in coordination with the Department of Marine and Environmental Affairs and the Department of Parks and Recreation, which will hold three public meetings for purposes of soliciting community input concerning the design; and**
- (3) The Stephens Field Design & Planning Committee in coordination with the Department of Marine and Environmental Affairs and the Department of Parks and Recreation will hold at least one public meeting prior to recommending a designer; and**
- (4) The Department of Marine and Environmental Affairs and The Department of Parks and Recreation will be required to get a majority vote from The Stephens Field Planning & Design Committee on the final design, designer firm and final plan by;**

or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

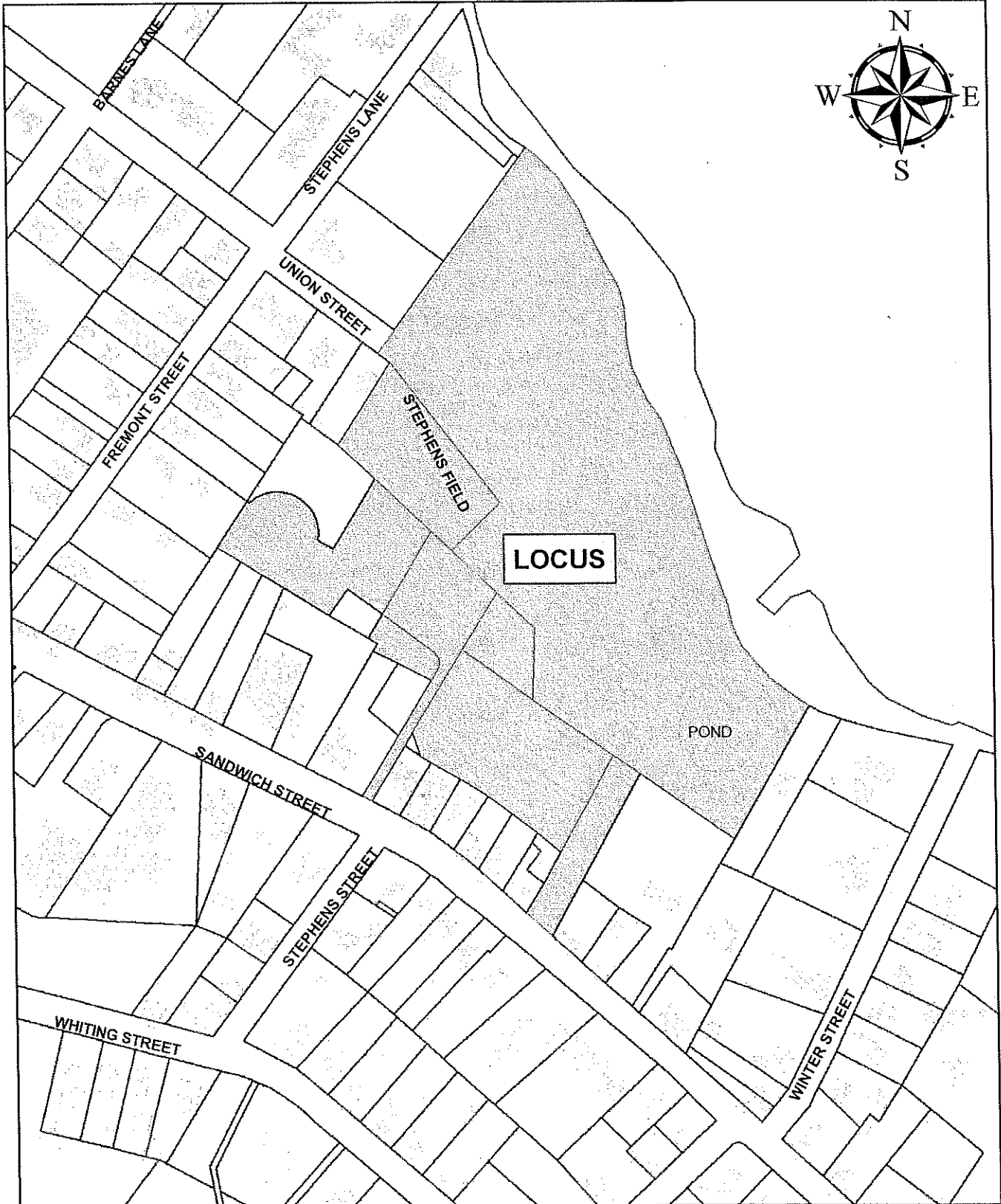
The Community Preservation Committee voted unanimously in favor of Article 16E at its meeting held Thursday December 20, 2012.

SUMMARY & INTENT: The intent of the CPC is to appropriate \$190,000.00 from the Community Preservation Fund for the creation of a recreational design plan and permits for Stephens Field. Please reference the CPC memo dated December 5 2012, Stephens Field CPA to Melissa Arrighi, Town Manager, David Gould, Director of Marine and Environmental Affairs regarding the formation of a temporary committee to be known as the Stephens Field Planning & Design Committee. The Department of Marine and Environmental Affairs will be required to manage the project and work with the Stephens Field Planning and Design Committee. Prior to selecting a design, the Stephens Field Planning & Design Committee must approve the design firm and final plan for the field. The Stephens Field Plan & Design Committee will also be required to have no less than four public meetings - one to vote on the choice of a design firm and three to receive community input regarding the design and plan for Stephens Field. The Stephens Field & Design Committee may have such additional public meetings, as it deems appropriate.

2013 ANNUAL TOWN MEETING LOCUS MAP

ARTICLE 16E:
DPW ENGINEERING - Stephen's Field Recreational Restriction

PLAT 23



PREPARED BY THE PLYMOUTH ENGINEERING DIVISION

200 0 200 400
SCALE IN FEET

PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

FALL 2011 / SPRING 2012 APPLICATION

Project Name: Stephens Field Park Rehabilitation

CPA Funding requested: \$ 250,176 (REQUIRED)

Total project cost: \$ 295,176 plus construction

Category (check all that apply): ☒ Open Space / Recreation ☐ Historic ☐ Housing

Lot and Plat: Plat 023 Lots 026, 024, 023, 017C, 016B

Assessors Map #: 023-000-026-000, 023-000-024-000, 023-000-023-000, 023-000-017C-000, 023-000-016B-000

Number of acres in parcel: 9.15 acres

Number of proposed housing units: 0

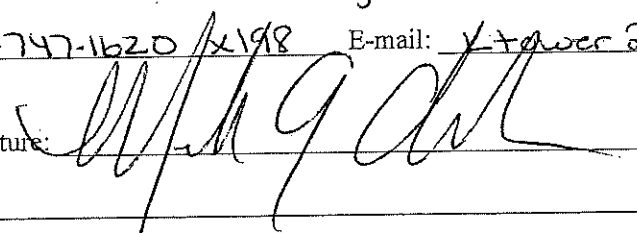
Are there any existing deed restrictions on this property? ☐ Yes (please describe) ☒ No ☐ Don't know

Project Sponsor/ Organization: Town of Plymouth

Contact Name: Kim Tower

Address: Environmental Management 11 Lincoln St., Plymouth MA 02360

Phone #: 508-747-1620 x198 E-mail: ktower@townhall.plymouth.ma.us

Applicant Signature: 

Date Submitted: 6/28/2012

Application Requirements:

A complete application consists of this application page (the specific amount of CPA funding is *required*), along with the following:

1. A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet. Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
2. A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
3. A project timeline.
4. Additional supporting information such as photographs, plot plans, and maps (if applicable).

Please send 11 copies (double-sided) of your application to: The Community Preservation Committee, Plymouth Town Hall, 11 Lincoln Street, Plymouth, MA. 02360. Applications may also be dropped off at the Town Clerk's office or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is twelve weeks before Spring or Fall Town Meetings.

Plymouth Community Preservation Committee Application

Project Name: **Stephens Field Park Rehabilitation**

NARRATIVE

The Town of Plymouth is requesting funding assistance from the Community Preservation Committee for the design and permitting of an improved park and the demolition and disposal of the now vacant A.K. Finney building as part of the rehabilitation of Stephens Field Park. Stephens Field Park is located in downtown Plymouth off of Sandwich Street and is situated in an ideal setting along the coastline. This project will enhance active and passive recreational activities and accessibility for all age groups as well as the connectivity with the downtown waterfront. As described in this application, a Licensed Site Professional has conducted an Environmental Site Assessment for the park and the contamination of the site will be a determining factor for aspects of the design. The proposed project will meet several goals of the Plymouth Public Space Action Plan, Downtown Village Center Area Master Plan and the Community Preservation Committee's Open Space and Recreational Goals & Criteria.

In conjunction with the Community Preservation Committee's Goals & Criteria, active and passive recreational opportunities for the rehabilitation at Stephens Field Park are unique and improvements will provide downtown Plymouth with the southern "bookend" park along with Nelson Park as the northern "bookend". Existing amenities at the 6.24 acre park include a small playground, basketball court, baseball diamond, four tennis courts, boat launch and a concession stand. The rehabilitation of the park will include a 2.91 acre expansion to include the area where the former DPW facility resided. The Town will work closely with a qualified consultant to utilize the full 9.15 acres in providing a functional park design for this beautiful waterfront location.

The rehabilitation of this park will provide the interaction with the waterfront both through active and passive recreational opportunities. Enclosed in this application is a conceptual plan which aids in visualizing the potential opportunities at this site. The Town will work closely with the Friends of Stephens Field and other interested parties during the design of the project. The recreational components will likely include a boat ramp, kayaking launch, ball field, tennis courts, basketball court, picnic areas with grills, walking trails and meandering paths and quiet reflective areas with benches near the water. The design will include activities for all age groups and be accessible for those with disabilities. These recreational components will also keep the neighborhood park rural character,

meeting the Community Preservation Committee's Goals & Criteria, as well as providing a beautified and balanced park along the waterfront in the downtown area.

Connectivity will be improved by creating appropriate sidewalks for pedestrian use and parking for 100 vehicles. This coincides with the vision of 2020 through the linkage to the downtown shops and restaurants adding to functions and celebration activities. The parking improvements will allow for overflow for downtown activities, celebrations and parades. The park links to the historic Pilgrim Trail thereby meeting the Community Preservation Committee's Goals & Criteria.

In addition to the connectivity, aesthetics and recreational improvements, the project will contribute to improving the health of the coastal ecosystem. Stormwater improvements will be made to treat runoff generated on site by utilizing bio-swales and rain gardens which will ultimately improve habitat and water quality in Plymouth Harbor and thereby meet the Community Preservation Committee's Goals & Criteria. Plymouth Harbor is listed under the Natural Heritage & Endangered Species Program Priority Habitat of Rare Species. The permitting process for this project will include an USACOE Jurisdictional Determination, Notice of Intent Application and Chapter 91 RDA which will be completed by the consultant on the behalf of the Town. There are not any deed restrictions nor does the Town foresee any impediments or legal ramifications to this project.

In 2011, the Town commenced an Environmental Site Assessment with a Licensed Site Professional for the Stephens Field Park to provide information of any potential risks associated with the rehabilitation of the park. During this assessment an Underground Storage Tank (UST) from the prior owner of a busing company was discovered at the former DPW facility. In early summer of 2012 the Town will be removing and properly disposing the UST and surrounding material. The remaining 6 acres of the existing park facility was also assessed for environmental risks. In the late 1800s this existing park area was a wetland and was likely filled in the late 1800s or early 1900s. As was typical at that time, the fill consisted of a mix of materials including borrow soil from properties, household waste (consisting of bottles, ceramics and paper), ash and coal wastes, and construction debris such as brick and wood. This type of material is referred to as urban fill or historic fill. In 2011-2012, this area of the park was extensively sampled and historic fill with debris was found to exist under almost the entire park with a cover of several inches of top soil. The levels of contaminants in the soil did not constitute a Massachusetts Contingency Plan. However, the urban fill influences the design of the park as an additional two feet of top soil will be placed over the existing park as assurance the public will not be in

contact with the urban fill. Also, the proposed paved parking area would be situated over the former DPW facility so as not to come in contact with the contamination.

The rehabilitation of Stephens Field Park will provide substantial passive and active recreational benefits to residents as well as providing opportunities for increased tourism. The rehabilitation of the park is consistent with both the Plymouth Public Space Action Plan and the Downtown Village Center Area Master Plan. In 2007, the Department of Public Works worked with Carlone & Associates to prepare the Plymouth Public Space Action Plan. The purpose of this plan was to identify ways to better connect and enhance the existing social, environmental, historic and economic fabrics of the community that, when implemented, will benefit all – neighborhood and town. The plan focuses on improving existing public spaces and their linkages to each other. The rehabilitation of Stephens Field Park will be consistent with several of the goals articulated in the Plymouth Public Space Action Plan including;

- Restore environmentally sensitive areas and enhance beach area;
- Retain and enhance existing features that are useful, attractive and properly located;
- Remove or replace features that are un-useful, unattractive and poorly located;
- Coordinate improvements with redevelopment of town owned, former DPW lands;
- Improve links to community (Sandwich Street, Plymouth Harbor and Union Street);
- Knit together the adjacent residential neighborhood edges by transforming area image, use, and safety; and
- Improve perimeter views and overview of Stephens Field.

The proximity of the Downtown Village Center / Waterfront Area to these natural resources helps make it a truly unique site. Where else can you go boating, fishing or nature watching within such close proximity to public parks, restaurants, stores and neighborhoods? The challenge is to protect and enhance the Downtown's natural resources for the benefit of the Town's present and future residents, while creating a vibrant and accessible downtown where people can live, work and play. The rehabilitation of Stephens Field Park is consistent with several of the recreation and open space goals of the Downtown Village Center Area Master Plan including;

- Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds;
- Improve, enhance and maintain existing recreational facilities; and

- Preserve and expand open space areas.

In addition to the action plans listed above, as described in this narrative the project will meet several of the Community Preservation Committees Open Space and Recreational Goals & Criteria including;

- Goal 1 - Preserve Plymouth's rural character;
- Goal 2 - Protect rare, unique and endangered plant and wildlife habitat;
- Goal 4 - Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits;
- Goal 6 - Increase the Town's ability to protect environmentally sensitive, historic and culturally significant properties;
- Goal 7 - Improve public access and trail linkages to existing conservation, recreational and other land uses; and
- Goal 8 - Enhance the quality and variety of passive and active recreational opportunities for all age groups and for people with disabilities.

In conclusion, the rehabilitation of Stephens Field Park will meet the Community Preservation Committees Open Space & Recreational Goals and Criteria. This rehabilitation will revitalize the southern "bookend" park and provide increased connection to the downtown area. With the funding from the Community Preservation Committee the Town will be able to complete the design, permitting and launch the rehabilitation with the removal of the vacant A.K Finney building. Construction cost estimates will be provided during this phase of the project and the Town will apply in the spring of 2013 for \$500,000 in funding from Parkland Acquisition and Renovations for Communities (PARC) grant administered by the Executive Office of Energy and Environmental Affairs. The Town will also explore other funding mechanisms for the construction of the project. To close, the Town looks forward to working with the Community Preservation Committee in this unique and beneficial rehabilitation of recreational use along the waterfront.

Plymouth Community Preservation Committee Application

Project Name: **Stephens Field Park Rehabilitation**

Two cost estimates for Design & Permitting are enclosed for review. The lower cost estimate is noted below. The cost estimates for the Demolition & Asbestos Inspection are enclosed for review. The Asbestos Disposal was estimated from familiarity with asbestos disposal at the Plymco building demolition.

BUDGET OUTLINE

<u>Task</u>	<u>Town Funding</u>	<u>CPC Funding</u>
Environmental Site Assessment	\$50,000 FY12 (90% Complete)	
Design & Permitting (Tighe & Bond) o Base Mapping & Existing Conditions		\$17,886
Design & Permitting (Tighe & Bond) o Conceptual Design Refinement		\$11,976
Design & Permitting (Tighe & Bond) o Preliminary Design		\$67,358
Design & Permitting (Tighe & Bond) o Permitting & Approvals		\$37,423
Design & Permitting (Tighe & Bond) o Final Design / Construction Documents		\$25,492
Design & Permitting (Tighe & Bond) o Bidding / Construction Phase Services		\$37,986
Demolition of Stephens Field Building / Former DPW Facility (Costello Dismantling)		\$20,000
Demolition Asbestos Inspection (RI Analytical)		\$2,055
Asbestos Disposal – Estimated based on Plymco Building Cost of Asbestos Disposal		\$30,000
Contingency Funding for Demolition as Required (Soil Disposal, Additional Asbestos Disposal, Material Disposal)		\$25,000
TOTAL	\$50,000	\$275,176

The Town is providing an 18% match for the portion of the project noted above. Once the Tasks above are completed, the Town will be applying for the \$500,000 PARC grant similar to the Nelson Park Project as well as acquiring any additional funding necessary for construction.

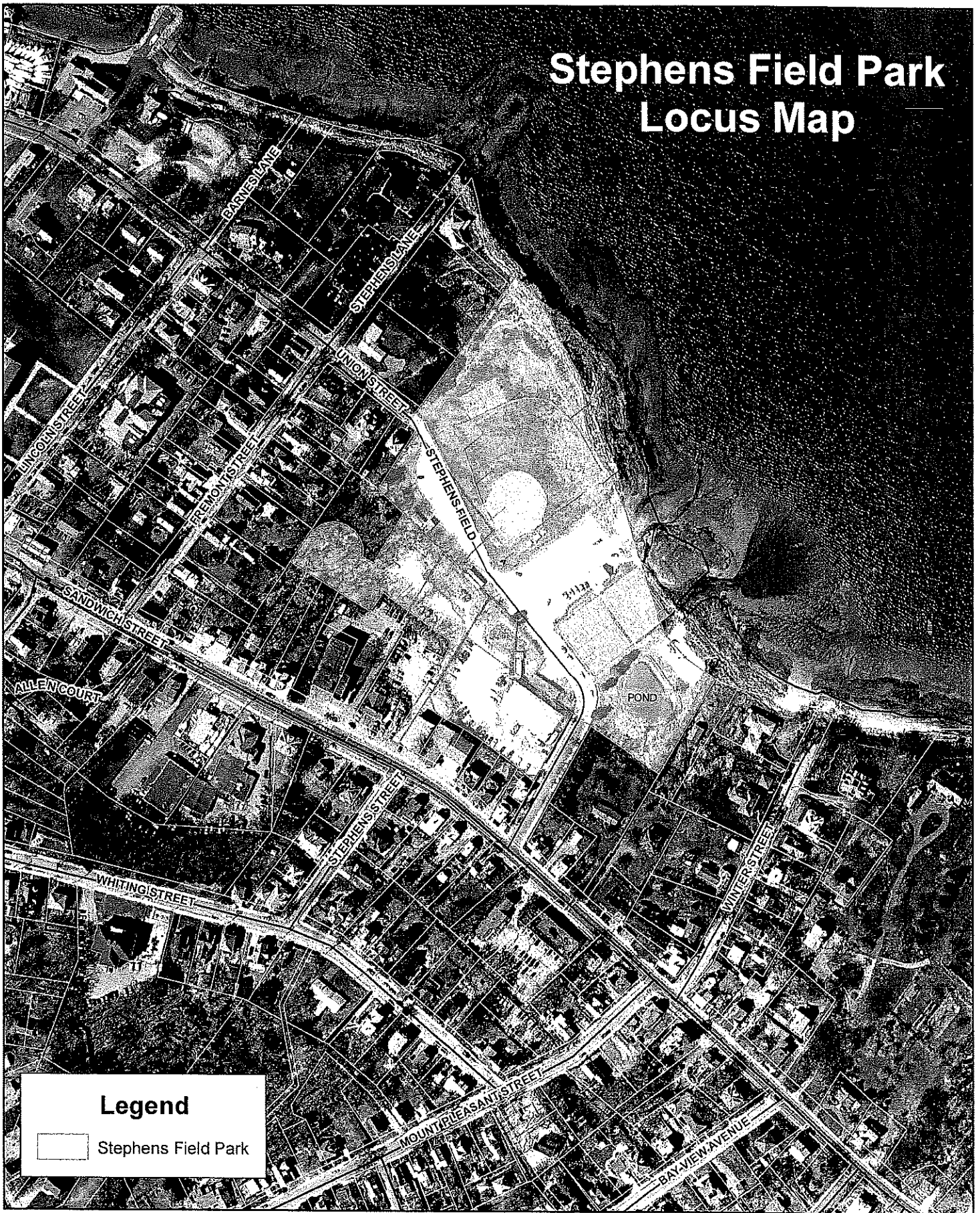
Plymouth Community Preservation Committee Application

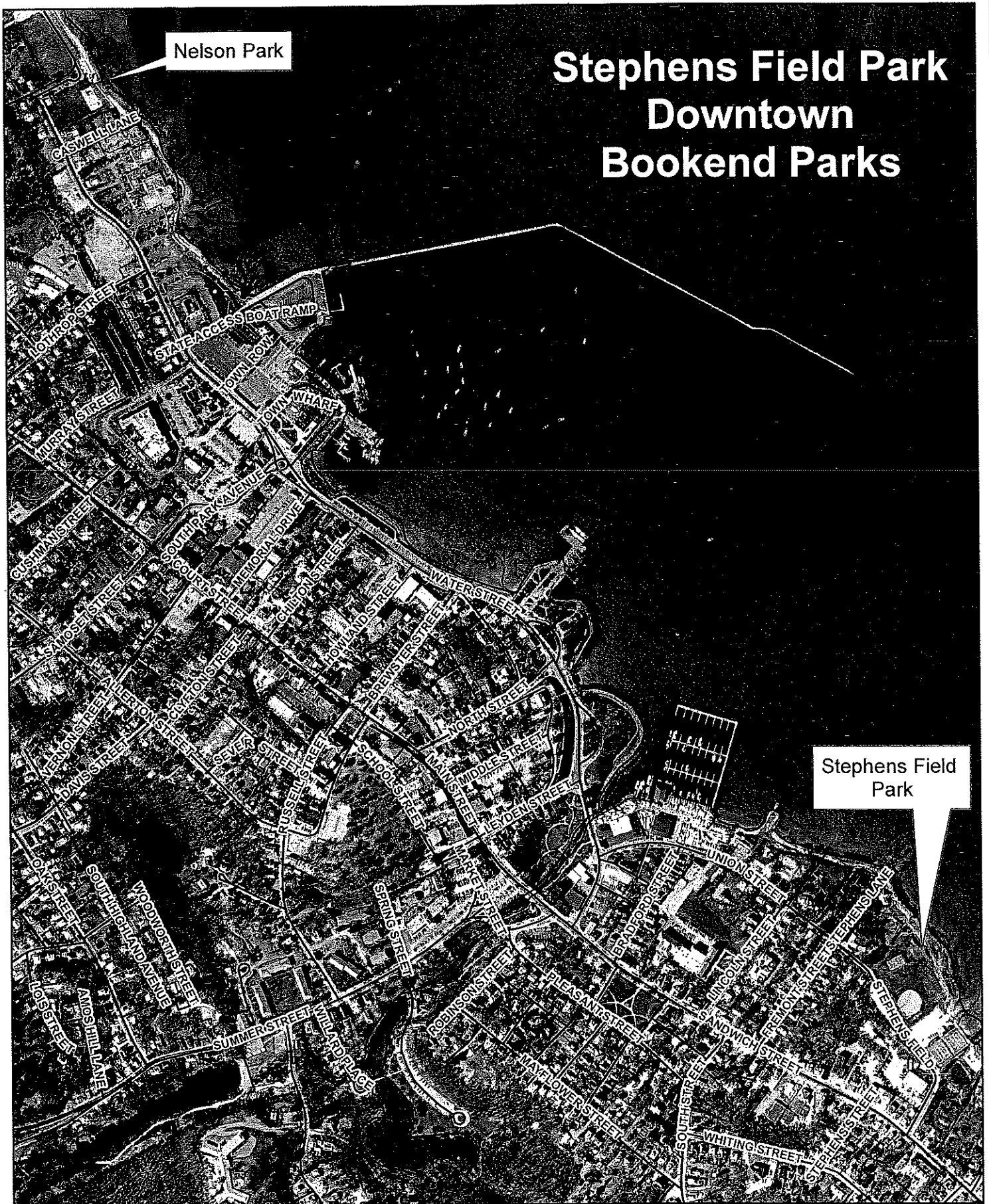
Project Name: **Stephens Field Park Rehabilitation**

PROJECT TIMELINE

<u>Date</u>	<u>Task</u>	<u>Funding Source</u>
2011-2012 - Complete	Environmental Assessment	Town
Summer 2012	Underground Storage Tank Removal	Town
Fall 2012 – Spring 2013	Design, Permitting & Demolition of Building	CPC
Spring 2013	Apply for \$500,000 of PARC grant for construction. Town meeting article for additional funding.	PARC, Town
Winter 2013	Begin Construction	

Stephens Field Park Locus Map





Nelson Park

Stephens Field Park Downtown Bookend Parks

Stephens Field
Park

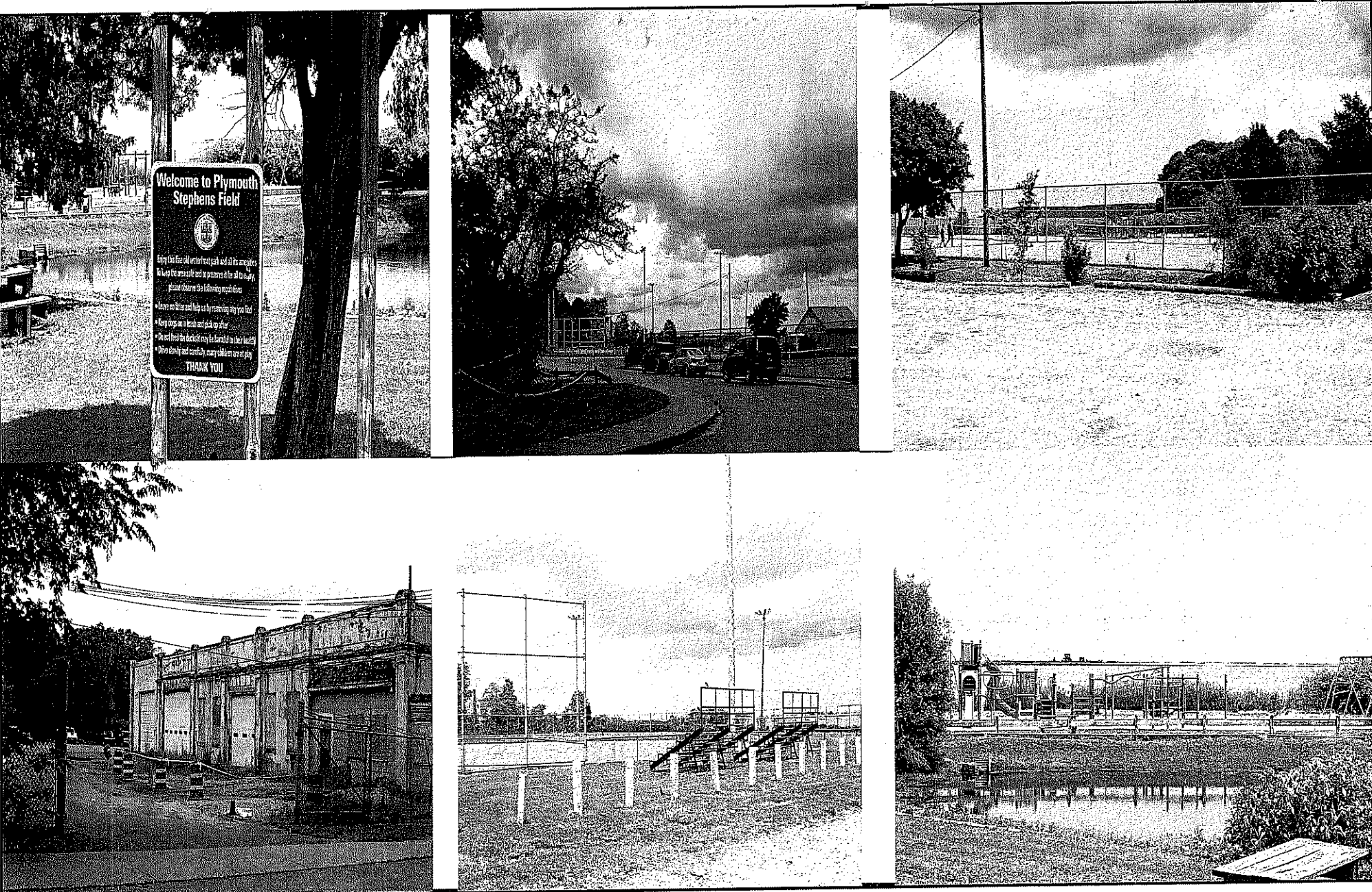


Town of Plymouth
GIS Representational Use

48

1 in = 650 ft





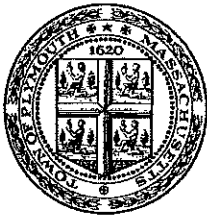
Stephens Field Rehabilitation Project

June 26, 2012



Figure

1



Memo

To: Melissa Arrighi, Town Manager, David Gould, Director, of Marine and Environmental Management

From: Community Preservation Committee

Date: Wednesday December 5, 2012

Re: Stephen's Field CPA Application

Thank you for submitting an application for Community Preservation Act (CPA) funding. The CPC reviewed the application and voted to table the application and request clarification on the application.

The Planning Process:

The CPC would like the applicant to begin the community planning process for the future design and use of Stephens Field in advance to sending an Article to Town Meeting. The CPC believes this can be achieved by working with the Department of Marine & Environmental (DME) to facilitate the planning process. The CPC would recommend the formation of a temporary committee to be appointed by the Board of Selectmen to serve for a one-year term. The CPC proposes a seven member committee: three members at large, two members appointed from Precinct 3 Town Meeting members and two members appointed from the Friends of Stephens Field. This committee would have two charges. One to work with the DME to select engineering firms to render partial designs. The firm's renderings would be based on the community discussion regarding the design and use of Stephens Field. The second charge would be to work with DME to choose the firm to finalize the design and plan for the Park. The committee would be required to report back to the BOS within the year, on the final plan. The CPC feels to begin the planning in advance of an Article to Town meeting will serve to build wider community support for improving Stephens Field, and a better understanding of the cost and what will need to be included in the final design and build out.

The Phinney Building/Former DPW Barn & Parking area:

The CPC would like to see a demonstration of the Town's commitment for this project by first removing the Phinney Building/Former DPW Barn and grading the area as temporary parking area. Town Meeting voted to set funds aside for a 21e for the buildings and the area surrounding the building. The 21e was completed and as a result the DEM understands the requirements to remove the buildings. Demolishing the Phinney Building/DPW Barn will provide an improved landscape and move the planning process forward.

Preventive Maintenance Plan:

The CPC would like to have expanded information provided on how the Town could maintain the CPA funded improvements. The CPC's practice with applicants has been to request an economic performer to explain how the taxpayer's CPA investment would be protected from unnecessary deterioration due to a lack of a preventative maintenance plan. Will the Parks Department rely on funding sources other than a future line item in the Town of Plymouth's annual budget, and volunteers to maintain CPA improvements?

Grants:

Please indicate which grants will be applied for to pay for the final build out at Stephen's Field.

50