



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday, August 19, 2022
Re: ANNUAL FALL TM 2022: CPA Article 9C

ARTICLE 9C: CPC- Purchase of Open Space- off Stephens Lane

To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land being a portion of lots 38C and 38A comprising 0.64 acres more or less, shown on Assessors' Map 23, located off Stephens Lane in Plymouth, described more particularly in a deed recorded with the Plymouth County Registry of Deeds in Book 37999, Page 150, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate \$30,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c. 44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously Article 9C at its meeting held Thursday, August 22, 2019

SUMMARY & INTENT:

The Community Preservation Committee is recommending this Article to Fall Town Meeting 2022 to utilize CPA Open Space Fund for the acquisition of land off Stephens Lane. The Property is significant for its requiring drinking water, aquifer protection and estuary protection.

NATURAL RESOURCE VALUES AND CHARACTERISTICS: The Property's landscape context is favorable. It directly abuts the Town's Stephens Field, and abuts Plymouth Harbor. The property includes a wetland system designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program as "Brackish Tidal Wetland", and further designated by the Massachusetts Department of Environmental Protection as a Salt Marsh. Salt Marshes are some of the most productive ecosystems on earth, and also help to buffer inland areas for storm surges that often occur in the winter months. The property possesses considerable wildlife habitat values. It is closely proximate to areas designated by NHESP as Bio Map 2 "Critical Natural Landscape", Tern Foraging.. Lands situated within said areas are high priorities for permanent preservation. The proposed acquisition meets several of the "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee Application, is consistent with several of the goals and objectives articulated in Plymouth's 2017 Updated Open Space and Recreation Plan, and is also consistent with the vision expressed in the 2009 Stephens Field Park Master Plan.

APPLICATION
to the
PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

AUGUST, 2021

**PROJECT: STEPHENS FIELD ESTUARY PROTECTION
PROJECT**

LOCATION: SOUTH SIDE OF STEPHENS LANE

CURRENT ACREAGE: 0.7

**PROPOSED ACREAGE FOR ACQUISITION:
approximately 0.5**

CURRENT OWNER:

**NATHAN E. BEKEMEIER TRUST
NATHAN E. BEKEMEIER AND ALICE P. BREWER,
TRUSTEES**

Map 23, Lot 38C

CURRENT ASSESSED VALUE: \$24,400

PROJECT SUMMARY:

Wildlands Trust ("WLT") hereby submits an application to the Plymouth Community Preservation Committee, pursuant to the possibility of the Town acquiring approximately one-half acre located off of the south side of Stephens Lane (hereafter, the "Property").

The Property's landscape context is favorable. It directly abuts the Town's Stephens Field Complex, and is closely proximate to Plymouth Harbor. The Town's acquisition of the Property would serve to expand Stephens Field, one of the Town's most visible, frequented, and cherished open space and recreation holdings.

The Property includes a wetland system designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP") as "Brackish Tidal Wetland", and further designated by the Massachusetts Department of Environmental Protection ("DEP") as a Salt Marsh. Salt Marshes are some of the most productive ecosystems on earth, and also help to buffer inland areas from storm surges that often occur in the winter months.

The Property possesses considerable wildlife habitat values. It is closely proximate to areas designated by ("NHESP") as Bio Map 2 "Critical Natural Landscape", "Tern Foraging". Lands situated within said areas are high priorities for permanent preservation.

The proposed acquisition meets several of the "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee Application, is consistent with several of the goals and objectives articulated in Plymouth's 2017 Updated Open Space and Recreation Plan, and is also consistent with the vision expressed in the 2009 Stephens Field Park Master Plan.

OWNERSHIP/PROJECT HISTORY:

Alice Brewer's family began acquiring land along Stephens Lane in 1919, when her grandfather William Hedge acquired what is now known as 7 Stephens Lane. This initial purchase was followed by acquisitions in 1921 and 1943 that collectively extended the family's ownership all the way to Union Street. The family sold the lot now known as 1 Stephens Lane in 1955 to the Cappannari Family, but has continued to own the balance of the land to the present time.

Because the Property directly abuts Stephens Field, it is a high priority for preservation. Community Preservation Committee Chair Bill Keohan has from time to time engaged the landowners/trustees in conversations about possibly selling the Property to the Town. Those discussions have recently intensified, and as a result WLT is preparing and submitting this application on behalf of the landowners.

ZONING/DEVELOPMENT POTENTIAL:

The Property is situated within the "WF" Zoning District. Per the Plymouth Board of Assessors Property Record Card included herewith as an attachment, the Property is classified as Unbuildable.

PLANS OF LAND:

The most recent deed for the Property does not reference any recorded plans of land that depicts it in its entirety. A 1955 plan depicts a portion of the Property.

As referenced elsewhere herein, a new survey plan will be needed to advance the project. The new plan will subdivide the Property as follows:

- The landowners will retain approximately 0.2 acres, and annex that acreage to their adjacent property at 7 Stephens Lane.
- The Town will purchase the remaining 0.5 acres, and annex that acreage to Stephens Field

ACQUISITION PLAN/TIMELINE:

The "Project Timeline" page found later in this application provides additional information about the acquisition plan's anticipated steps. In summary, primary steps include:

- Discussions with the CPC and the landowners to help define the project scope
- Preparing and submitting this application to the CPC
- The joint commissioning of a draft subdivision plan for the Property.
- The joint commissioning of an appraisal for the subject Property. Note that the CPC seeks to include the property owner in all phases of the approval process, including the vetting and hiring of an appraiser, and sharing the cost of the appraisal.
- Review of the appraisal by all parties
- Negotiations toward finalizing a purchase price
- Advancing the project to Plymouth Town Meeting for approval. The earliest that could occur for this project would at the October 2021 Plymouth Town Meeting.
- Closing: If Town Meeting approval is obtained, and subject to the satisfactory completion of all required due diligence, then the closing could occur as soon as possible thereafter, ideally within two to four weeks.

NATURAL RESOURCES SUMMARY:

The portion of the Premises available for purchase consists primarily of a coastal wetland with level topography.

NHESP designates the Property's wetland system as "Brackish Tidal Wetland", and it is further designated by the Massachusetts DEP as a Salt Marsh. Salt Marshes are some of the most productive ecosystems on earth, and also help to buffer inland areas from storm surges that often occur in the winter months.

The Property is closely proximate to multiple areas identified by NHESP as containing important wildlife habitats, including:

- "Bio Map 2 Critical Natural Landscape", "Tern Foraging".

BioMap2, published in 2010, was designed to guide strategic biodiversity conservation in Massachusetts over the next decade by focusing land protection and stewardship on the areas that are most critical for ensuring the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems.

Said Critical Natural Landscape areas complement and often overlap Bio Map 2 "Core Habitat" areas, including large natural Landscape Blocks and buffering uplands around coastal, wetland and aquatic Core Habitats to help ensure their long-term integrity.

LANDSCAPE CONTEXT:

The Property's landscape context is favorable. It directly abuts the northern edge of the Town's Stephens Field Complex, and is closely proximate to Plymouth Harbor. The landowners' property known as 7 Stephens Lane is directly adjacent to the east, Stephens Lane abuts to the north, and a lot known as 1 Stephens Lane is directly adjacent to the west. Across Stephens Lane to the north is a condominium complex built in the 1980's.

The Town's acquisition of the Property would serve to expand Stephens Field, one of the Town's most visible, frequented, and cherished open space and recreation holdings. Given the development density in the vicinity of Stephens Field, opportunities to expand its extent are rare, and the Town affords a high priority to such opportunities.

ACCESS/IMPROVEMENTS:

The Town will have access to the Property through the Stevens Field complex. The Property does not include any improvements.

LONG-TERM MANAGEMENT PROGNOSIS:

The Property should not pose any significant long-term operational burden on Town natural resources staff or budgets, as it would be managed as a "passive" open space component of the Stephens Field Complex. Such passive open space components generally require little in the way of active management.

Should the Town acquire the Property, it will have the opportunity to pursue wetlands and ecological restoration projects on the site and on portions of the adjacent Stephens Field. Such opportunities to restore coastal wetland systems are always of great interest, but are particularly compelling at the present time given ongoing climate instability and associated sea level rise projected over the next several decades. The Town has established numerous successful precedents for wetlands and ecological restoration projects, including the Eel River Headwaters Area and Town Brook Corridor projects, and the acquisition of the Property will offer great potential for adding to that distinguished inventory of restoration projects.

ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE

GOAL 2: *Protect rare, unique and endangered plant and wildlife habitat.* The Property is closely proximate to multiple areas identified by NHESP as containing important wildlife habitats, including Bio Map 2 Critical Natural Landscape; Tern Foraging. As described elsewhere herein, Bio Map-designated areas contain some of the Commonwealth's best remaining biodiversity, and are high priorities for preservation.

GOAL 4: *Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits.* Acquired by the Town in 1930, Stephens Field is situated within a densely developed part of Plymouth that offers few opportunities to physically expand the Field. In addition to expanding the Field's extent, the proposed project would protect a significant portion of a critical coastal wetland system, and allow for future wetlands restoration opportunities.

GOAL 6: *Increase the Town's ability to protect environmentally sensitive, historic, and culturally significant properties.* The proposed project would expand Stephens Field, thereby enhancing one of the Town's oldest open space and recreation reserves, and one of its few waterfront parks.

OTHER SUPPORTING INFORMATION: The proposed acquisition would be consistent with several of the identified resource protection needs and goals, objectives, and strategies enumerated in the updated 2017 Town of Plymouth Open Space and Recreation Plan, including:

Section VIII, GOALS AND OBJECTIVES, MASTER PLAN GOALS

Pg. 204-205, Open Space: Preserve open space parcels within or near every village and residential neighborhood. The proposed project will preserve land within a densely developed area on the periphery of Downtown Plymouth.

Section VIII, OPEN SPACE AND RECREATION GOALS & STRATEGIES:

Pg. 206-207, Objective 2: Create town-wide Green Networks of linked open space and wildlife habitats. Protect sensitive ecosystems and wildlife corridors while providing recreational opportunities and alternative transportation on those lands which can accommodate human impacts.

STRATEGY: *Acquire parcels and use conservation restrictions to develop town-wide Green Networks.*

- Stephens Field is the southern terminus of the proposed Pilgrim Necklace, an envisioned network of connected parklands in the Town of Plymouth.

Pg. 208, Objective 5: Protect and restore ocean waters and coastal zones.

STRATEGY: *Prevent harm to life and property from coastal flooding.*

STRATEGY: *Implement other strategies to maintain ocean health.*

- The proposed project will protect land in a coastal zone that includes a coastal wetland/salt marsh system. Such coastal wetlands help to buffer inland areas from the impact of storm surges and associated flooding.

The proposed acquisition is also consistent with the vision articulated on pg. 1 in the **Stephens Field Park Master Plan** prepared for the Town in 2009 by the Conway School of Landscape Design, as follows:

- *"The expansion of the park is a unique opportunity to re-envision the park and balance the social and recreational needs of the community, while restoring ecological function and enhancing the natural features and beauty of this waterfront park"* (Note: this statement specifically refers to the recent acquisition of the old bus depot/DPW facility, but is also applicable to the acquisition that is the subject of this application).

PROJECT BUDGET

Proposed Sales Price \$ TBD

Funding Sources

Town of Plymouth CPC Funds \$ TBD

Project Costs

Appraisal \$TBD

Due Diligence \$ 5,000 (estimated: to potentially include EHA, closing and legal costs, title exam)

Survey Plan \$TBD

Stewardship Endowment \$10,000*

Project Total \$ TBD

* As the presumptive Conservation Restriction (“CR”) holder, Wildlands Trust will require a stewardship endowment contribution. Said contribution is a one-time fee that the Trust will invest in a stewardship endowment fund to ensure that it will always have the financial capacity to perform its obligations as the CR holder. It is standard practice for nonprofit conservation organizations to require stewardship endowment contributions when acquiring CR’s. The indicated contribution is an estimate, and will need to be verified by a property-specific stewardship endowment calculation.

For CPA projects, the Town provides this contribution, and not the landowner/seller

PROJECT TIMELINE (conditional)

- Initial Discussions/Onsite Meeting with Landowners—August 2021
- Preparation and Submission of Application to CPC—August 2021
- Hiring of Surveyor/Field Work to Delineate Proposed Subdivision Commissioning of Draft Subdivision Plan—August/September 2021
- Appraisal commissioned—following agreement on the delineation of the proposed subdivision
- CPC Deliberations on Application/Vote—September 2021
- Execution of P+S—Fall 2021
- Due Diligence Initiated/Completed—Fall 2021
- Town Meeting Vote on Warrant Article Authorizing CPC Expenditure on Project—October 2021*
- Closing—Pending completion of due diligence, within two to four weeks after Town Meeting vote authorizing project
- Completion of WLT CR—Within six months after Closing

*The earliest the project could receive Town Meeting approval is October 2021, and is contingent upon multiple factors, including obtaining an agreement on a sales price between the parties.

ATTACHMENTS/EXHIBITS

- ASSESSORS FIELD CARD FOR SUBJECT PROPERTY
- MOST RECENT DEED FOR SUBJECT PROPERTY (*the subject property is Parcel III*)
- WETLANDS AND OCEAN BUFFERS AND SOILS MAP TAKEN FROM THE 2009 STEPHENS FIELD PARK MASTER PLAN (*the subject property is shown as "Coastal Wetland"*)
- LANDSCAPE CONTEXT MAP DEPICTING SUBJECT PROPERTY AND ADJACENT PROTECTED OPEN SPACE
- CLOSE-UP MAP DEPICTING SUBJECT PROPERTY

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	023-000-038C-000	Account Number	46247
Prior Parcel ID	9100 -G01 -023*0020*	Property Location	STEPHENS LN
Property Owner	NATHAN E BEKEMEIER TRUST BEKEMEIER NATHAN E	Property Use	UNBUILDBL
Mailing Address	77 FOREST ST	Most Recent Sale Date	12/7/2009
City	NEW BEDFORD	Legal Reference	37999-150
Mailing State	MA	Grantor	BREWER,ALICE PINE
Zip	02740	Sale Price	0
ParcelZoning	WF	Land Area	0.779 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features	0	Value	Land Value	24,400	Total Value	24,400
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Building Description

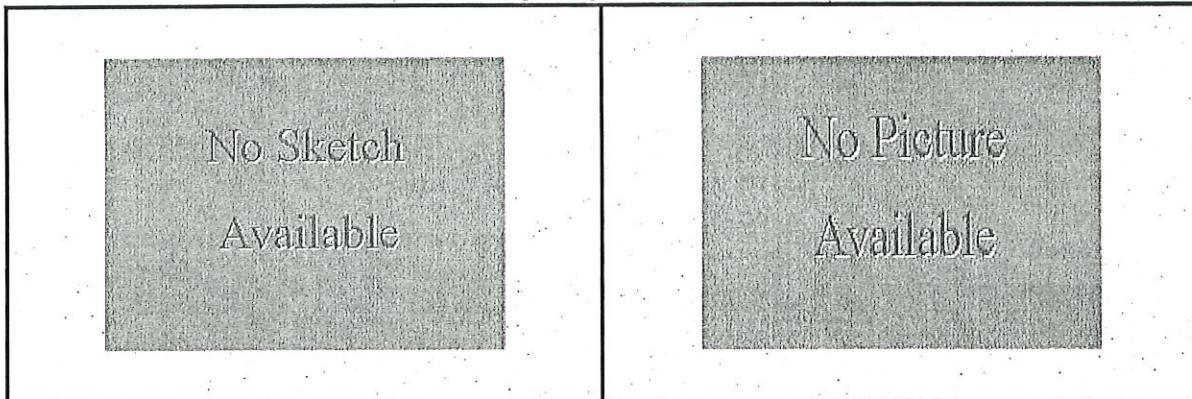
Building Style	N/A	Foundation Type	N/A	Flooring Type	N/A
# of Living Units	N/A	Frame Type	N/A	Basement Floor	N/A
Year Built	N/A	Roof Structure	N/A	Heating Type	N/A
Building Grade	N/A	Roof Cover	N/A	Heating Fuel	N/A
Building Condition	N/A	Siding	N/A	Air Conditioning	0%
Finished Area (SF)	N/A	Interior Walls	N/A	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.779 acres of land mainly classified as UNBUILDBL with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

108570
 Received & Recorded
 PLYMOUTH COUNTY
 REGISTRY OF DEEDS
 07 DEC 2009 09:18AM
 JOHN R. BUCKLEY, JR.
 REGISTER
 Bk 37999 Pg 150-154

Record and return to:

Tracy A. Craig, Esq.
 Mirick O'Connell
 100 Front Street
 Worcester, MA 01608

DEED

This space reserved for Recorder's use only

We, ALICE PAIN BREWER AND NATHAN E. BEKEMEIER, for good and valuable consideration paid of LESS THAN ONE HUNDRED DOLLARS (\$100.00), grant to NATHAN E. BEKEMEIER AND ALICE P. BREWER, TRUSTEES OF THE NATHAN E. BEKEMEIER TRUST, under an Agreement of Trust dated November 23, 2009, said Trust being described in a Trustees' Certificate recorded with the Plymouth County Registry of Deeds in Book _____, Page _____, with a mailing address of 354 Huttleston Avenue, Fairhaven, Massachusetts 02719, with quitclaim covenants, three parcels of land in Plymouth, Plymouth County, Massachusetts; bounded and described as follows:

PARCEL I

A certain parcel of land with the summer cottage or bungalow thereon, situated on the easterly side of Fremont Street or the continuation thereof, known as Stephens Lane in said Plymouth, bounded and described as follows:

Beginning at a point on the easterly line of said Fremont Street at the ending line between the granted premises and land now or formerly of Mary S. Baker et al; thence the line runs easterly by said land of Baker et al and land formerly of said Baker et al, now of the Town of Plymouth, used as a playground, to the post and corner of said Town land, this lane being marked by a row of posts; thence turning at or nearby a right angle and running in a northerly direction by said playground land across the shore and flats to the channel, or as far as the land now or formerly of Alice P. Hedge extends; thence turning and running westerly by said channel or by the extreme northerly boundary of the land now or formerly of Alice P. Hedge until it reaches a point where said line would intersect the easterly line of said Fremont Street extended northerly; thence turning and running southerly along said extended line of Fremont Street and along said easterly line of said Fremont Street till it reaches the point of beginning.

Parcel I is subject to the restrictions contained in a deed from George Stephens, Jr. to Alice Paine Hedge recorded with said Deeds at Book 1318, Page 600, insofar as said restrictions are now in force and effect and without reimposing the same.

PARCEL II

Land situated in said Plymouth on the easterly side of Fremont Street, adjoining Parcel I hereinabove described at the foot of said Street and bounded and described as follows:

Northwesterly by said Fremont Street, twenty-five (25) feet; Northeasterly by said Parcel I about one hundred ninety (190) feet; Southeasterly by Parcel III hereinafter described by a line parallel to and ten (10) feet distant Northwesterly from land of Town of Plymouth, known as Stephens Field, twenty-five (25) feet; and Southwesterly by said Parcel III about one hundred and ninety (190) feet to Fremont Street and the point of beginning.

Parcel II is subject to the restriction contained in a Deed from Edward B. Stephens, et al to Alice Paine Hedge recorded with said Deeds in Book 1394, page 598, insofar as said restriction is now in force and effect and without reimposing the same.

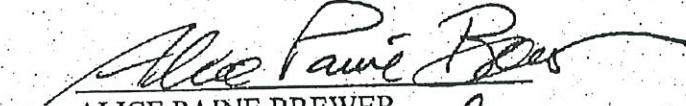
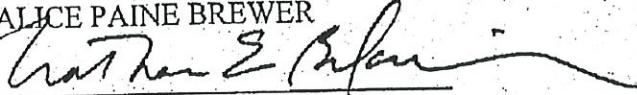
PARCEL III

The land on the southeasterly side of Stephens Lane, so-called, bounded and described as follows:

Beginning at a point in the southerly line of Stephens Lane, formerly called Fremont Street, at the northerly corner of land of the Town of Plymouth, and thence running by said land of the Town of Plymouth South $39^{\circ} 45'$ East, two hundred (200) feet; thence turning and running by said land of the Town of Plymouth North $50^{\circ} 45'$ East, three hundred ten (310) feet, more or less, to Parcel I hereinabove described; thence turning and running in a northwesterly direction by said Parcel I, ten (10) feet; thence turning and running South $50^{\circ} 45'$ West by Parcel II hereinabove described, twenty-five (25) feet; thence turning and running in a northwesterly direction by said Parcel II, one hundred ninety (190) feet to Stephens Lane; thence turning and running South $50^{\circ} 45'$ West, two hundred eighty-five (285) feet, more or less, by said Stephens Lane to the point of beginning at said land of the Town of Plymouth, excepting therefrom so much thereof as was conveyed by deed of Alice P. Hedge to David A. Cappannari et al dated September 12, 1955 and recorded with said Deeds in Book 2448, Page 264, but together with the benefit of the restriction imposed in said last mentioned deed, but without reimposing the same.

Being the same premises conveyed by deed of Alice Hedge Brewer to Alice Paine Brewer and Nathan E. Bekemeier dated December 19, 1989 and recorded at the Plymouth County Registry of Deeds in Book 9534, Page 339.

Executed as a sealed instrument this 23 day of November, 2009.

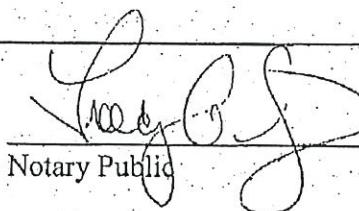

ALICE PAINE BREWER

NATHAN E. BEKEMEIER

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On NOVEMBER 23, 2009, Alice Paine Brewer (the "Principal") personally appeared before me and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- The following evidence of identification: _____



Notary Public

Printed Name: TRACY A. CRAIG

My Commission Expires: 9/3/2015

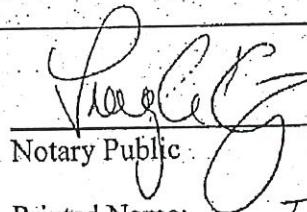
[Seal]

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On NOVEMBER 23, 2009, Nathan E. Bekemeier (the "Principal") personally appeared before me and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- The following evidence of identification: _____



Notary Public

Printed Name: TRACY A. CRAIG

My Commission Expires: 9/3/2015

[Seal]

WETLAND AND OCEAN BUFFERS

Four distinct types of wetlands and waterbodies—coastal wetland, oceanfront land, surface waterbody, and a vegetated area—are in or adjacent to Stephens Field. These valuable areas require protection and restoration. Historically, much of Stephens Field has been a coastal wetland. Any construction that may disturb soil within a hundred feet of wetlands will require a special permit per Article 27 of the town Conservation Commission.

RECOMMENDATIONS

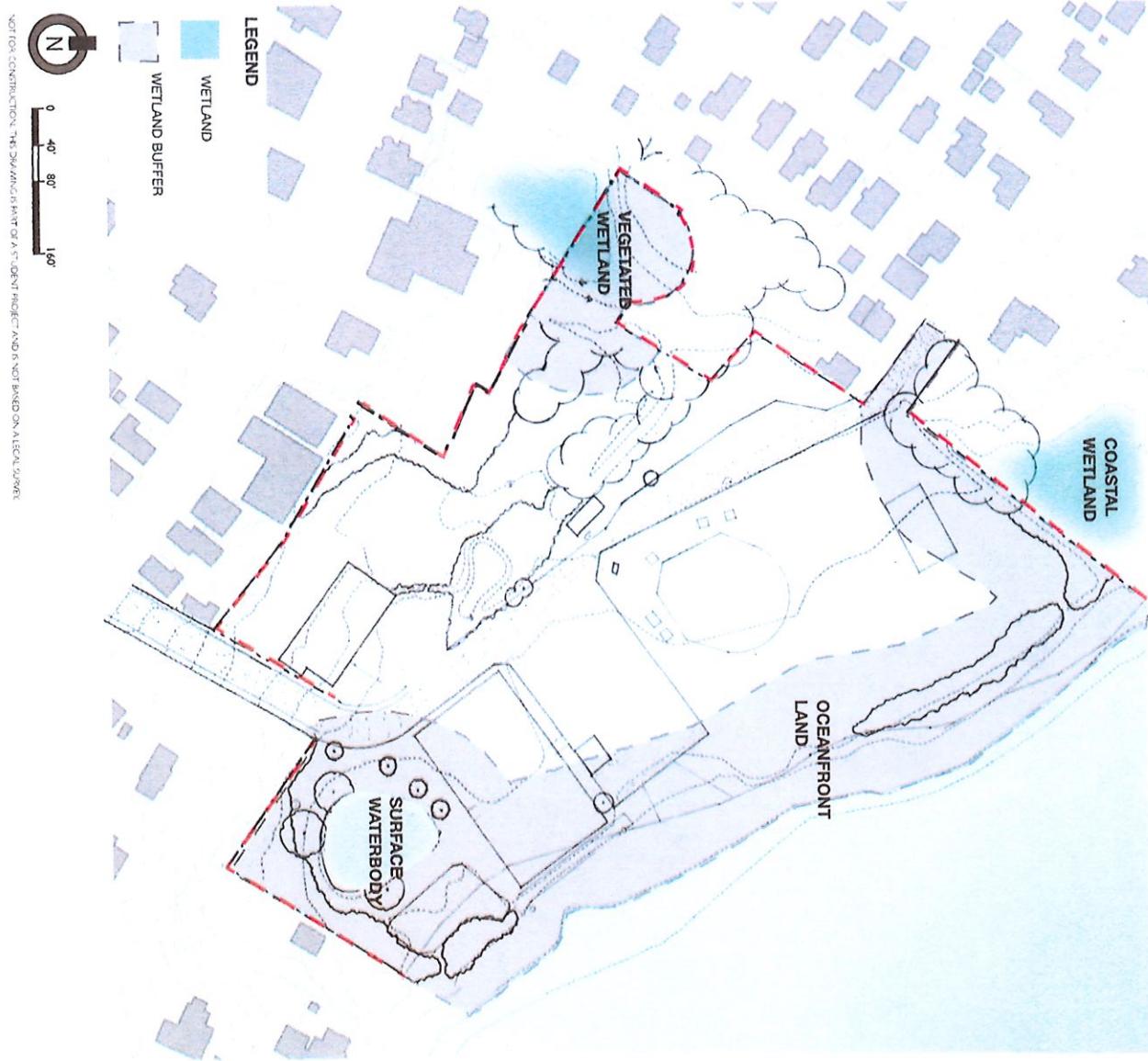
- Avoid locating buildings and parking in the wetland buffer.
- Minimize disturbance and access to valuable and fragile areas.
- Increase vegetative buffer to protect area and filter water.
- Add diversity to existing vegetation to increase system health.

SOILS

Carver soil series, which is found in undisturbed areas of Stephens Field, is slightly weathered glacial out-wash from mixed igneous, metamorphic and sedimentary rock. Carver soils are particularly well drained, coarse grained sandy soils that rapidly leach nutrients. A private dump was operated in what is now Stephens Field. Urban fill, common around disturbed sites after construction, lies in several areas of the park, most notably near former and existing buildings. Soils are likely to be compacted in parking areas and beneath buildings and playing fields.

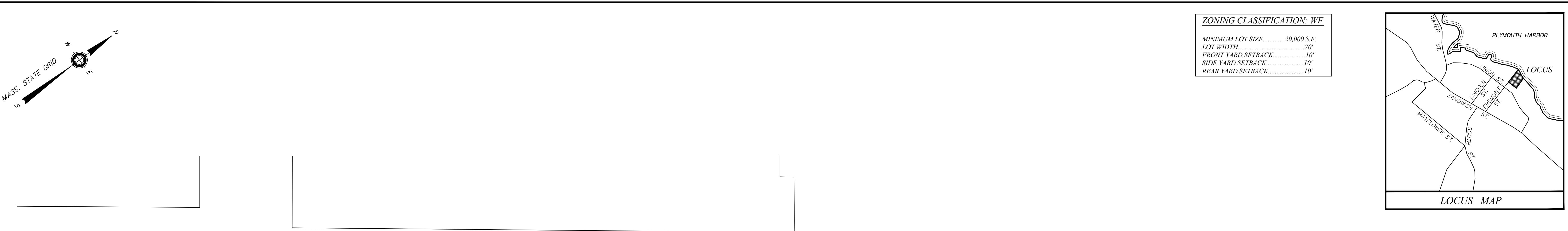
RECOMMENDATIONS

- Use vegetation that can be established without artificial fertilizers.
- Limit use of fertilizers because of proximity to ocean.
- Establish plants adapted to sandy, low nutrient soils.
- Employ infiltration basins that will work well in Carver soils.
- Remediate and aerate compacted soils.









FREMONT STREET

