



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding
Due no later than 4:00pm on Friday, September 21, 2018

Applicant: Town of Concord, Office of the Town Manager

Co-Applicant (if applicable): Concord Recreation, Natural Resources

Project Name: White Pond Beach Access Improvement & ADA Compliance

Project Location/Address: White Pond Beach Area, Plainfield Rd. Concord, MA

Purpose: (Select all that apply)

☒ Open Space ☐ Community Housing ☐ Historic Preservation ☒ Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 250,000

Amount from Other Funding Sources: \$ 515,500

Total Project Budget: \$ 765,500

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

☒ One Paragraph Project Summary *	☒ Timeline *
☒ Map (if applicable)	☒ Architectural plans, site plans, photographs
☒ Narrative *	(if appropriate)
☒ Selection Criteria and Needs Assessment	☐ Copy of Audit or most recent Financial
☒ Detailed Project Budget *	Information (<u>Non Profit Organizations Only</u>)*
☒ Feasibility Assessment	☒ Letters of Support (if any)
☐ Statement of Sustainability (if applicable)	

* Required Documentation

The Contact Person for this Project is: Kate Hodges, Assistant Town Manager

All Correspondence should be mailed to: PO Box 535, 22 Monument Square, Concord, MA 01742

The Contact Person can be reached by phone at: 978-318-3000 or by email at: khodges@concordma.gov

Signature of Applicant: [Signature]

Signature of Property Owner (if different): [Signature]

For Historic Preservation Projects Only – please check the box below left and acknowledge:

☒ I/We have read the **U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties** and understand that planning for and execution of this project must meet these standards.



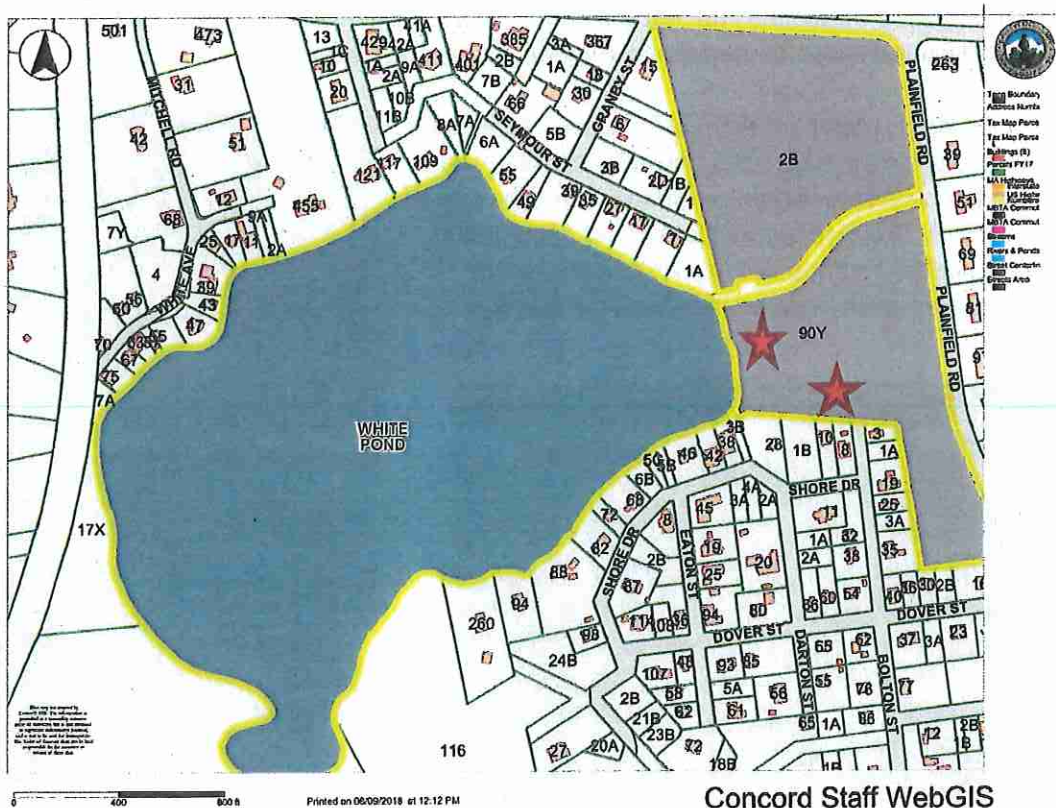
TOWN OF CONCORD
ASSISTANT TOWN MANAGER
22 MONUMENT SQUARE
CONCORD, MA 01742

MEMO

TO: COMMUNITY PRESERVATION COMMITTEE
FROM: KATE HODGES, ASSISTANT TOWN MANAGER
DATE: AUGUST 9, 2018
RE: 2019 CPA APPLICATION FOR FUNDING – WHITE POND ADA ACCESS

Project Summary:

This request is for accessibility improvements to the newly acquired White Pond beach area. The project covers two CPA categories: Open Space and Recreation. Currently, White Pond's waterfront and green space areas are not accessible to those with mobility barriers. There are also several non-complaint amenities which pose safety and accessibility hazards for the public including restroom and parking challenges. The Town has begun a phased construction and renovation program which will increase accessibility and usefulness for the amenities at the Park. The overall project calls for: repaving and striping the parking lot to include a minimum of three (3) van-accessible ADA spaces; creation of a sloped and accessible walking pathway connecting the parking area to the waterfront, replacement of the existing restrooms with fully accessible facilities, improving site drainage and access slope/grades for open space preservation and erosion control. This request for \$250,000 in funding is for a portion of the project which we are calling Phase 1: construction of the new access path and renovation of the current restroom facilities.



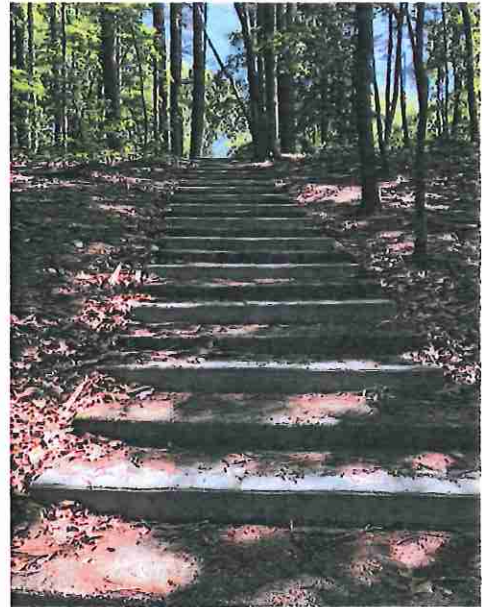


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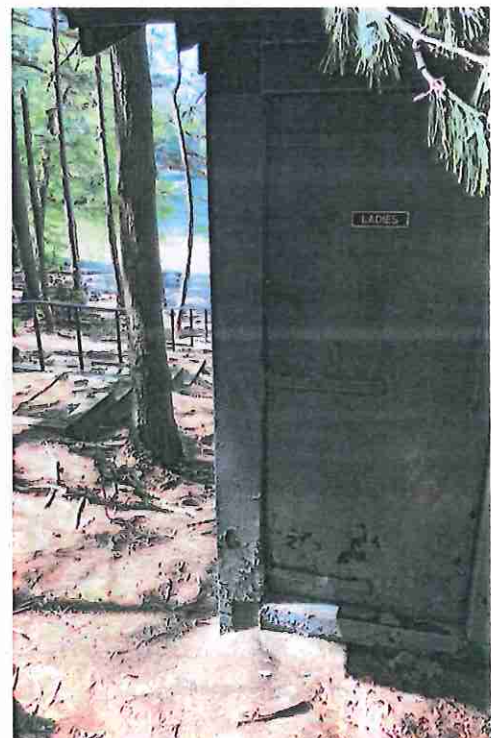
Narrative:

The White Pond Beach Associates have graciously offered to gift their 13+ acre parcel to the Town subject to acceptance at STM in October of 2018. The acquisition of this property as a Town asset will be a source of tremendous excitement and opportunity for the residents. Currently, swimming is permitted from the beach area accessible off Plainfield Road. There is also a state-owned boat ramp adjacent to the swimming area as well as two separate, fairly rudimentary, restrooms which have been built into a hillside with a steep incline. Under the current conditions, the beach, waterfront areas, parking and restrooms are neither accessible nor compliant with current ADA, AAB and building codes.

The current access route to the beach amenities (shown in the photo to the right) includes a set of stairs which vary in size, rise and depth. Access to the beach area, at this time, is via a set of 42 concrete steps which have an approximate riser height between 10"-12". The steps are set back into a steep embankment which at its highest point, registers an elevation of approximately 193 feet. The steps end at the sanded beachfront which has an elevation of 147 feet. In short, under the current configuration, beachgoers access the park by navigating an 260 feet of concrete steps with a decline of about 50-feet. Creating a streamlined, accessible and modern pathway which is complaint with all ADA and AAB standards will likely increase the usage of this wonderful natural resource.



The public restrooms (shown to the right & below) at the park are also non-compliant or accessible. Currently the restrooms are housed in two separate buildings fashioned into the side of a 30' embankment. They are accessible via a set of concrete steps. There is limited room to access in interior; a great number of barriers – both in accessibility and compliance exist.





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Funding Mechanisms:

GF Capital Plan:	\$100,000
General Fund Gift:	\$300,000
CPC Allocation:	\$250,000
State ADA Grant (pending)	\$118,500

Subtotal: \$768,500
Cost Estimate: \$765,500

Project Timeline:

Initial phases of the construction project are to begin in April 2019 and run through the fall season. We anticipate the access and development of the initial Phase I to be completed first. Additional renovations and phases will be dependent upon finding and availability of capital monies through the Town's General Fund appropriations for park improvements during future Fiscal Years.

Phase I of the renovation plan includes the following timeline of events and milestones:

2019	Milestone/Activity
March	Walkway Design & Bid Process
April	Walkway Notice of Award and Construction Timeline Set
May-June	R&D Existing Conditions
July	Walkway Construction
	Restroom/First Aid Design & Bid Process
August	Walkway Complete
	Restroom/First Aid Notice of Award
Sept.-Nov.	Restroom Construction

Future: April-May, 2020 - Restroom Inspection, ADA Paving, Parking Spot Layout; Discuss future phases (pending additional funding)

Staffing & Maintenance Plan:

Regular cleaning of the pathway including sweeping, debris removal and general repairs will be completed twice daily (at a minimum) during the peak operating season during the months of June through September. Work will be completed by members of the Town's Recreation Staff who will be located on-site daily.

During off-peak times such as the months of October, March, April and May, the members of the facilities team shall walk the site weekly to assess conditions, clear debris and make repairs as needed. During the winter months when the facility is closed, the area will be visited by the facilities team on a bi-weekly basis to assess conditions and provide routine maintenance tasks. The area will be checked after all major storms including high wind, snow and/or ice events. Funding for repairs and maintenance will be paid for through the Town's Facilities Maintenance Budget approved at Town Meeting each year.

Plans, Photos, Etc.:

See attached.

Thank you for your consideration. Please feel free to contact me directly should you require any additional information or further backup materials.



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Phase 1 of the project has two goals:

- (1) Construct a new access path from the upper parking lot to the beach area (Appendix A)

Design Criteria for this project is based on the following:

- Usable for families with young children, strollers and those with limited mobility;
- Maximum grade equal to 12% (Walden Pond is 12.5%);
- Maximum Length is 12% path before break in grade equal to 133' (Walden is 230');
- New 18' wide overlook area at a grade equal to +/- 5% along path's edge;
- Width of path from upper parking lot to restrooms is equal to 8', thereafter 5' walkway and 4' ramps to restroom;
- Maximum side slope, including cut and fill, equal to 3 to 1; and
- Increased beach access for all patrons regardless of physical ability and/or limitations.

- (2) Construct a new First Aid/Rest Room Building including terrace, stairs and beach access

Design Criteria for this project is based on the following:

- Restrooms with the same layout, footprint and dimensions of Town's Information Center (Appendix B) that are ADA accessible and include two fixtures in both the men's' and ladies' toilet rooms as well as diaper changing stations with a gross floor area of appx. 550 sq.ft.
- 11' x 12' first aid and office area for seasonal lifeguards and park rangers;
- 7' x 11' storage and utility room;
- Code compliant stairs to beach;
- code complaint accessible walk and Handicapped Parking spaces immediately adjacent to restroom facility; and
- Accessible walkway from Handicapped parking spaces (via ramp) to beach/waterfront.

Needs Assessment:

The project pieces outlined above are part of the White Pond Master Plan which was commissioned by the White Pond Associates in 2012. Additionally, the West Concord Master Plan and the Open Space and Recreation Plan both reference the need to improve and maintain the White Pond area, including the beach, boat launch and open space areas. Most recently, the Town's Updated Master Plan made several references to preserving the Town's natural greenspaces as well as its rural character. The inclusion of a fully accessible public bathing beach more than meets those requirements and suggestions.

Budget:

Walkway & Access

Design/Permit: \$ 8,000
R&D: \$15,000
Materials: \$65,700
Installation: \$25,000
Contingency: \$12,800

Total: \$126,500

Restroom/First Aid Building

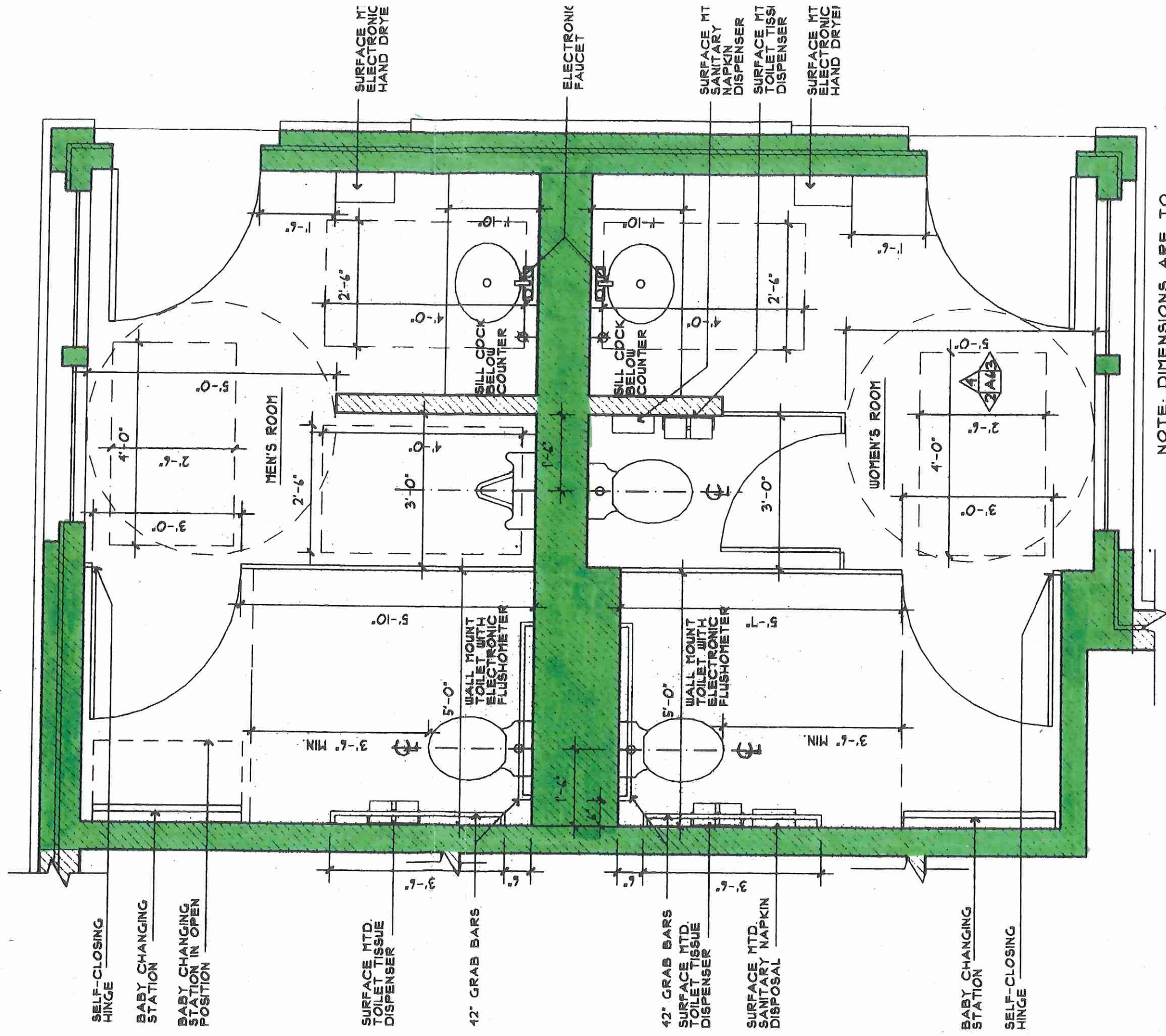
Design/Permit: \$ 13,000
R&D: \$ 28,000
Materials: \$235,000
Construction: \$108,000
Contingency: \$ 20,000

Total: \$404,000

Land Work:

Clearing: \$ 20,000
Paving: \$ 40,000
Drainage: \$135,000
Design: \$ 25,000
Misc. \$15,000

Total: \$235,000



Parcel 3303 & Parcel 3304
Book 54424 Page 338
Right of Way (Parcel 3303)

N. or F.
Alan Beveridge
& Marya Plaseck
#28 Shore Drive
Parcel 3302-1
& Parcel 3302-2
Book 22589 Page 539

N. or F.
Patricia A. Solio
#10 Shore Drive
Parcel 3285
Book 37406 Page 411

N. or F.
Nancy S. Crowther
& William R. Crowther
#8 Bolton Street
Parcel 3285
Book 50189 Page 350

N. or F.
Jeanmarie
Spezzafaro
Parcel 3283
Book 23744
Page 450

N. or F.
Anne K. Foley
#3 Bolton Street
Parcel 3284
Book 14954 Page 559

CONCEPTUAL PLAN PROPOSED SITE IMPROVEMENTS

SCALE: 1" = 20'

DATE: 5.22.13

