



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

Co-Applicant (if applicable): Recreation Division

Project Name: Gerow Recreation Area Improvements

Project Location/Address: 369 Commonwealth Ave. Concord, MA 01742

Purpose: (Select all that apply)

☒ Open Space ☒ Community Housing ☐ Historic Preservation ☒ Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 300,000

Amount from Other Funding Sources: \$ _____

Total Project Budget: \$ _____

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

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

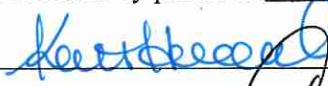
☒ One Paragraph Project Summary *	☒ Timeline *
☒ Map (if applicable)	☒ Architectural plans, site plans, photographs
☒ Narrative *	(if appropriate)
☒ Selection Criteria and Needs Assessment	_____ Copy of Audit or most recent Financial
☒ Detailed Project Budget *	Information (<u>Non Profit Organizations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

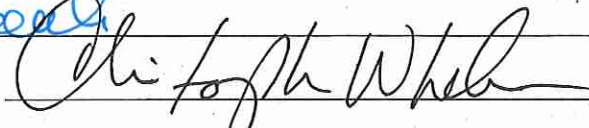
* Required Documentation

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

All Correspondence should be mailed to: Town Manager's Office, PO Box 535, 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 of Property Owner (if different):  9/10/18

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: September 10, 2018
RE: 2019 CPA Application – Gerow Park Area Improvements

Project Summary:

Town Meeting in 2018 authorized the Town to negotiate and purchase of 7.03 acres of land located at 369 Commonwealth Ave. in West Concord. The Town took ownership of the land in July 2018 and immediately began a design and feasibility study process to develop the parcels for open space and recreational purposes.

Narrative:

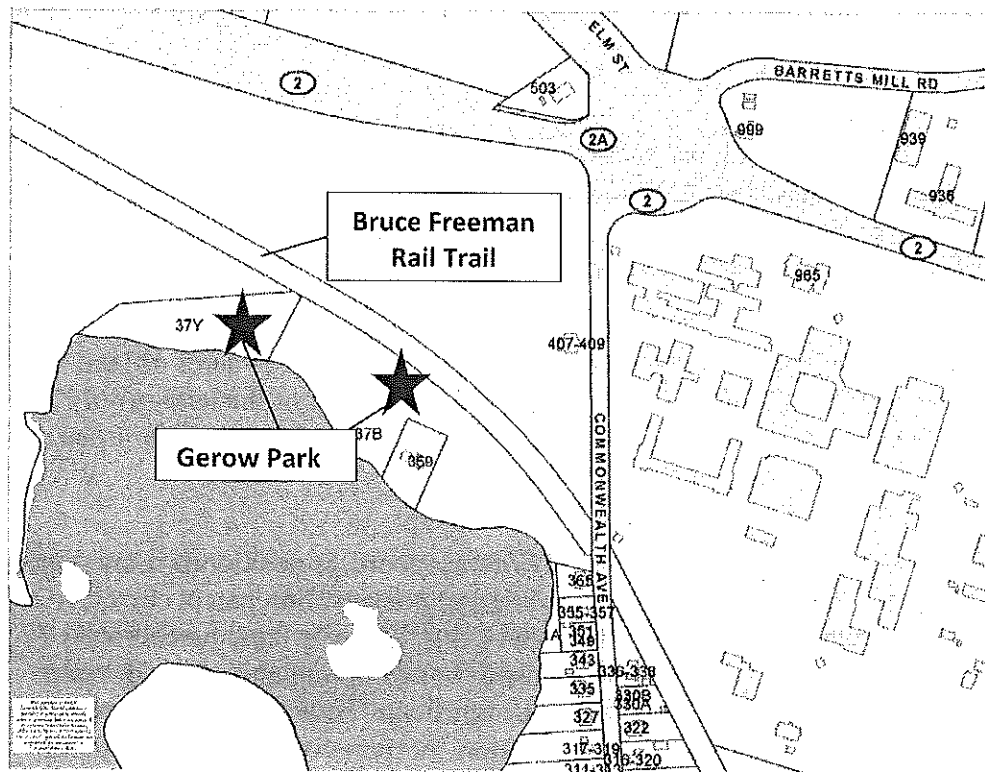
Warner's Pond, a 54-acre body of water also located in West Concord, is positioned immediately south of the Gerow Park Area. The pond resides within a larger conservation parcel currently held by the Town's Natural Resources Division. The total area of the Warner's Pond parcel totals 77 acres. In the late 1800's and early 1900's the pond was used for swimming and no-wake water craft activities. Over the years, Warner's Pond has been a significant Town natural resource and popular recreation area. Its ecosystem has provided habitation for numerous species of aquatic plants and animals which continues today. Since the 1980's; however, the pond has undergone eutrophication and sediment deposition, leading to a decrease in use and swimming. The average depth of the pond is approximately 4 ½ feet; however there are sections of the pond which reach 12 feet in depth. Sediment excess has led to an increase in the amount of weed growth and invasive exotic plant species in the shallow areas which the Town is committed to remedying.

Recognizing the threat to this valuable resource, the Town of Concord commissioned a watershed analysis and dredging feasibility plan which was recently completed in August of 2018. The plan calls for a number of immediate and long-term actions to be conducted which will ensure the health and viability of the Pond for years to come. Activities related to Biological Control, Water Level Drawdown, Hydroraking, and Rotovation have been budgeted-for and will take place over the next twelve to eighteen months. Long term, the Town has committed to a series of robust management plans including nutrient control and sediment loading efforts in addition to the dredging of targeted pond areas which will allow for greater and more diverse recreational activities to take place. The addition of the 7+ acres of land we now call "Gerow Park" has reinvigorated the community's desire to improve pond access, usage and overall health.

The Town committed a sum of \$200,000 at Town Meeting in 2018 for the initial design work and clean-up efforts related to the Park's creation. Greenman-Peterson, Inc. (GPI) was chosen by the Town after an extensive RFP process, contracted in July of 2018, to conduct full topography and boundary surveys and develop several concept design schematics for accessible and open public recreational facilities to be voted-upon by members of the public.



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As seen on the conceptual plan to the left, the former rail line located to the North of the Gerow Park property is currently under construction as Phase 2B of the Bruce Freeman Rail Trail project. The rail-trail bike path, once complete, will run approximately 27-miles in length extending from Framingham to Chelmsford.

Having a public

park property located in such close proximity to the trail will likely increase the public's interest and use. Additionally, the park's close proximity to West Concord Center will undoubtedly have a positive impact on the downtown businesses and shops; folks biking or walking through Concord may choose to 'rest' at the park and walk into the center for food, drink or simply to explore the shops. The development of the park will be a benefit not simply to those who reside in Concord, but also business owners and members of the adjacent communities.

Needs Assessment:

Exhibit A attached hereto shows a number of existing conditions which, left untreated or improperly maintained, will lead to further Pond-health deterioration and a greater loss of parkland and/or open space from invasive species. Additionally, ESS Group, Inc. has completed an updated feasibility assessment related to the Warner's Pond Dredging Project; we expect to have the final copy of that report, and the applicable data and graphs regarding the pond's overall health, by October of this year.

Budget:

GPI has not yet completed the community outreach portion and design schematics for Gerow Park; however, it is understood that the develop of the park will have to be a phased project which will, likely, be spread out over a period of several fiscal years. The complete drafted discussion plan which was presented at a public forum held on-site August 30, 2018 can be seen as Exhibit B attached hereto. While changes will likely be made as we move forward with the planning and outreach process, we can safely say that Phase I of the project will likely include the following actions and elemental design improvements:

- Recycle the existing 1950's cape-cod style single-family home and prepare the site for a new public restroom and changing facility to be constructed during a later project phase.



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- Design and engineer a new park entrance driveway and parking areas immediately adjacent to the BFRT Parking Lot off Commonwealth Ave. Moving the existing driveway into the park will allow for approximately one quarter to one-half of an acre of land along Commonwealth Ave. to be used as an affordable housing site set back from the park envelop and close to a main roadway for utility and safety access.
- Construct new walking paths and connecting pathways from the Rail Trail to the parking areas and amenities.
- Design and construct fishing and canoeing launch areas including removable docks off the west-end of the property.
- Develop a waters-edge dock system for walking, bird watching and fishing which provides increased erosion control and helps to stop the spread of invasive species.
- Create accessible and blazed paths through densely wooded areas at the west-end of the park; include new drainage and filtration systems for storm water runoff.

Future Phases of the park development will include the creation of newer and expanded amenities such as: a Natures' Classroom style learning center, a community band-shell, gazebos, fishing piers, playgrounds, a beach swimming area and additional parking.

The projected cost estimate for all park improvements outlined above, excluding pond dredging and beach development, total approximately \$1.5 Million. As stated, the Town will be exercising a phased approach for construction and funding. We are actively looking for alternative funding sources including grant opportunities.

Project Timeline:

Community Meetings Complete:	by October 30, 2018
Top Design Schematic Chosen:	by November 15, 2018
Construction Design Plans Complete:	by February 15, 2019
Recycle Existing Home:	by March 2019
Town Meeting – Funding Allocations:	April 2019
Public Bid Process (pending funding):	May 2019
Contract Awarded:	June 2019
Demo, Site Prep, Clearing:	July 2019
Phase I Substantially Complete:	by December 1, 2019

Staffing & Maintenance Plan:

Regular cleaning of pathways including debris removal and general repairs will be completed weekly (at a minimum) during peak operating seasons. Park Maintenance would will be completed by members of the Town's Park and Tree, Recreation and Facilities' crews. During off-peak times such as the Winer months, members of the facilities team shall check the site bi-weekly to assess conditions, clear debris and make repairs as needed. Funding for repairs and maintenance will be paid for through the Town's Parks and/or Facilities Maintenance Budgets approved at Town Meeting annually.

Plans, Photos, Etc.:

See Attachments.



Feasibility Study &
Landscape Design Services
GEROW RECREATION AREA

GPI Greenman-Pedersen, Inc.

0 50 100 200

Discussion Plan

- 1 OPEN MEADOW
- 2 SHORELINE WALK
- 3 FISHING PIER
- 4 FIRE RING / TURN AROUND
- 5 BATHHOUSE / RESTROOMS
- 6 RELOCATED HOUSE
- 7 KAYAK / BOAT LAUNCH
- 8 SWIMMING / WADING AREA
- 9 BEACH
- 10 PARKING
- 11 BRUCE FREEMAN RAIL TRAIL



Warner's Pond

