

VINAL SQUARE STRATEGIC ACTION PLAN and VARNEY PLAYGROUND MASTER PLAN



January 22, 2015

Agenda

- Varney Playground Master Plan Update
- North Town Hall/Community Center Update
- Introduction to Vinal Square Strategic Action Plan
- Review Recommendations
- Discussion and Questions

Varney Playground Update



Resident and Community Requirements

- ❑ Fencing around the entire park perimeter was not desired
- ❑ Create more security through video surveillance
- ❑ Expanding the boathouse, or constructing a deck, was not desired at this time
- ❑ Do not lose the historic nature of the boathouse, but make it usable year-round
- ❑ Create one regulation sized tennis court
- ❑ Create one regulation sized basketball court and make it visible for police patrols
- ❑ Create additional features such as picnic areas, fitness trails, play areas, and seating
- ❑ Create additional parking

Varney Playground Master Plan



Initial Cost Estimates

\$1.7m excluding contingencies

SUMMARY

Item #	Item/Remarks	TOTAL
	General Conditions (5% of Items A through G)	\$70,206
	Police Details	\$80,000
A.	Demolition and Site Preparation	\$28,300
B.	Earthwork	\$64,463
C.	Pavements, Curbing and Walls	\$352,545
D.	Site Improvements	
	Chain Link Fencing	\$174,046
	Children's Splash Pad	\$45,000
	Baseball Field / Soccer Field	\$146,340
	Tennis Court	\$2,000
	Basketball Court	\$87,000
	Site Amenities	\$225,300
	Non-Motorized Boat Access	\$15,000
E.	Landscaping	\$108,000
F.	Drainage	\$41,300
G.	Utilities	\$5,000
H.	Electrical	\$109,825
I.	Building and Gateway	\$139,705
	SUBTOTAL	\$1,694,029
	Design Contingency (5%)	\$84,701
	Owner's Contingency during Construction (6%)	\$101,642
	Escalation Contingency (3%)	\$50,821
	ROUNDED TOTAL	\$1,931,194

Notes:

- 1 The estimate is for construction only and does not include professional service fees.
- 2 Unit prices are based on 2012 prices and will need to be escalated for future construction.
- 3 Estimate does not include work within the water (such as dredging, invasive species removal, etc.)
- 4 This estimate is conceptual. Additional cost estimates should be prepared during the construction documents phase of the project.

Project Phasing

- Given the significance of the cost and other existing town projects currently ongoing, a phased approach is suggested
- The Committee discussed a 3-phase approach
 - ▣ Phase I addresses ADA compliance and accessibility to all areas of the park. This includes creating additional parking on Adams Street, constructing the new basketball court, and renovating the field house.
 - ▣ Phase II would focus on the baseball field, tennis courts, fitness areas, and additional parking on Varney Ave.
 - ▣ Phase III would focus on the beach, picnic areas, and the addition of a splash pad.
- Future projects might include synthetic turf for the infield

Phase I Cost Estimate

\$450k excluding contingencies

Erosion control	200	LF	\$ 10.00	\$ 2,000.00
Construction fence	1	LS	\$ 2,500.00	\$ 2,500.00
Cut & Fill Basketball Court and Bleachers	400	CY	\$ 12.00	\$ 4,800.00
Reset granite curb	170	LF	\$ 8.00	\$ 1,360.00
New granite curb	225	LF	\$ 25.00	\$ 5,625.00
Curb ramps (including concrete & detectable warning tile)	2	EA	\$ 500.00	\$ 1,000.00
Handicap parking striping	2	EA	\$ 125.00	\$ 250.00

Bituminous concrete basketball court (3-1/2" bit on 1" stonedust / 3" dense / 12" gravel)	6,000	SF	\$ 6.00	\$ 36,000.00
Concrete pavement	5,000	SF	\$ 8.00	\$ 40,000.00
Basketball court textured acrylic painting (two colors, two coats each)	6,000	SF	\$ 1.25	\$ 7,500.00
Court line striping (1 basketball court)	1	LS	\$ 1,500.00	\$ 1,500.00
10' ht. CLF	206	LF	\$ 66.00	\$ 13,596.00
CLF gate, 7' ht. single leaf, 3'-6" wide	1	EA	\$ 1,500.00	\$ 1,500.00
Retaining wall	1	LS	\$ 30,000.00	\$ 30,000.00
Grand steps - concrete	1	LS	\$ 50,000.00	\$ 50,000.00
Basketball goal, backboard, net and concrete footing	2	EA	\$ 3,500.00	\$ 7,000.00
Stairs at Sherman / Adams Street	1	LS	\$ 15,000.00	\$ 15,000.00
Stairs with handrails beside building / overlook	1	LS	\$ 15,000.00	\$ 15,000.00
Stairs with handrails from building to beach	1	LS	\$ 25,000.00	\$ 25,000.00
Stairs with handrails at playground	1	LS	\$ 5,000.00	\$ 5,000.00
Retaining wall with railing at building / overlook / basketball	1	LS	\$ 30,000.00	\$ 30,000.00
Lawn seed and fine grade	2,500	SY	\$ 2.00	\$ 5,000.00
Transformer	1	EA	\$ 5,350.00	\$ 5,350.00
Concrete transformer pad	1	EA	\$ 3,500.00	\$ 3,500.00
Water service to Bathhouse, splash pad, site	1	LS	\$ 5,000.00	\$ 5,000.00
Renovated and Expanded Boathouse	1,329	SF	\$ 105.00	\$ 139,545.00

Total

\$ 453,026.00

Objective -To bring the parking, beach area and Bath House into ADA compliance. This will require some minor modification to the existing parking, sidewalk and curb ramps. A new accessible route from the parking to the beach and Bath House will require a ramp at the existing arch structure and removal of the basketball court. It makes sense to complete the seating and new basketball court at this time. New electric and water utilities will be installed to the newly renovated and accessible Bath House. This estimate is

Project Team

- Places Associates, Inc. –

 - Planners, Landscape Architects, Civil Engineers & Land Surveyors

 - William Murray, RLA, Project Manager**

- Haynes, Lieneck & Smith –

 - Architects

 - Paul S. Lieneck, AIA, Principal**

The Assignment

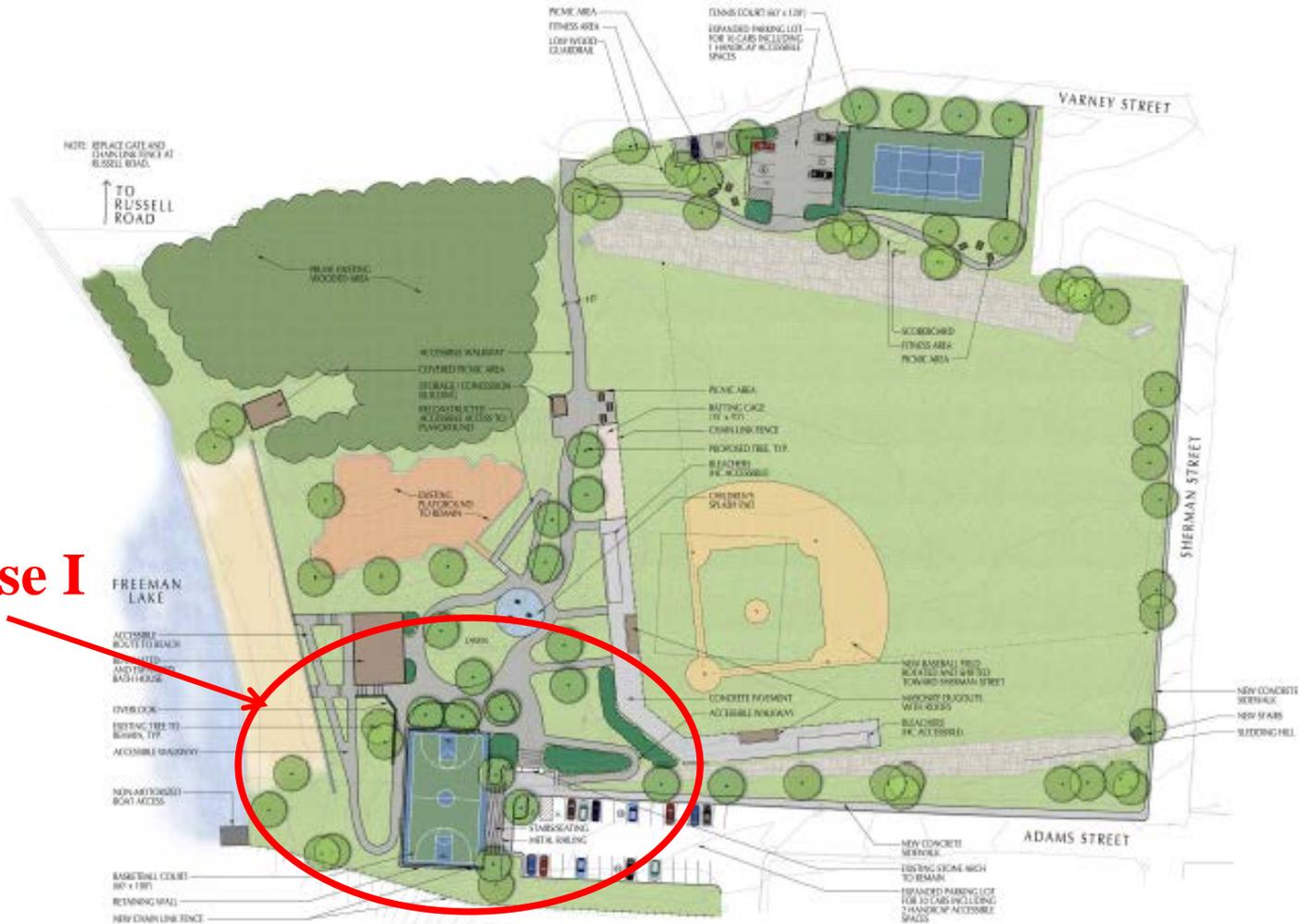
Using the Varney Park Master Plan, implement Phase I:

1. Provide ADA Accessibility from the parking area down to the boathouse and on to the existing beach/waterfront
2. Upgrade the existing bath/field house so that it is ADA compliant
3. Address existing grading and stormwater deficiencies

Varney Park, Phase I

Varney Playground Master Plan

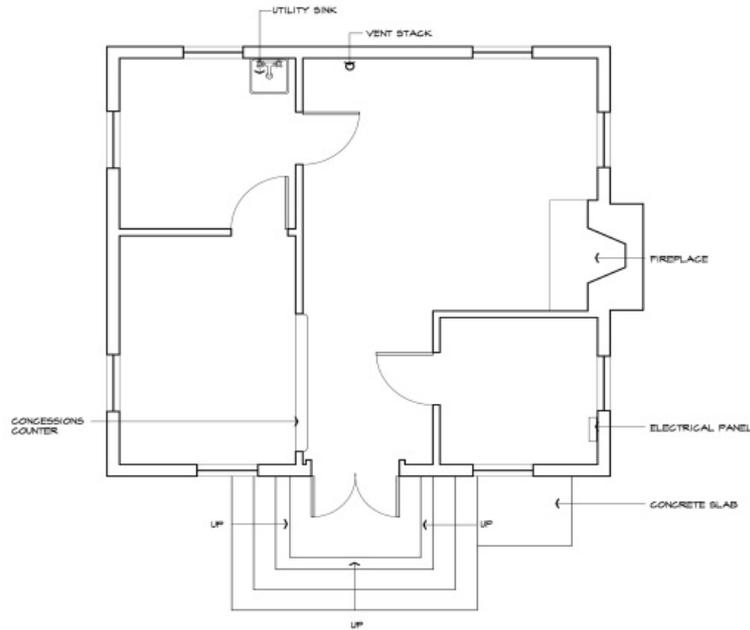
Phase I



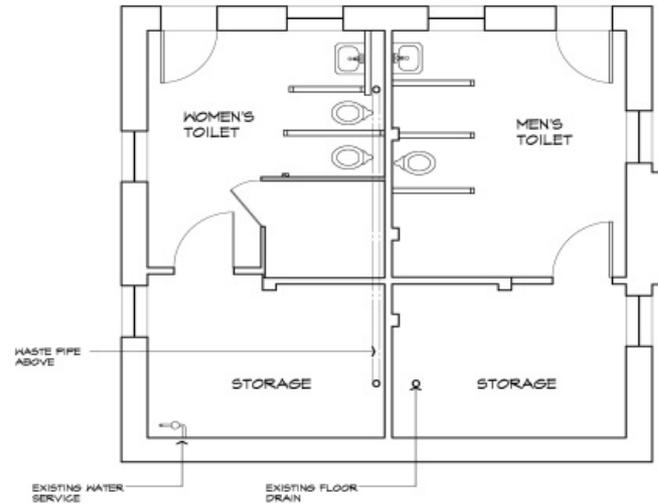
Existing Bath House



Existing Bath House Configuration



FLOOR PLAN: UPPER LEVEL: EXISTING CONDITIONS
1/4" = 1'-0"



FLOOR PLAN: LOWER LEVEL: EXISTING CONDITIONS
1/4" = 1'-0"

ISSUE DATE: OCTOBER 15, 2014

SCHEMATIC DESIGN

FLOOR PLAN: EXISTING CONDITIONS: LOWER LEVEL
FLOOR PLAN: EXISTING CONDITIONS: UPPER LEVEL

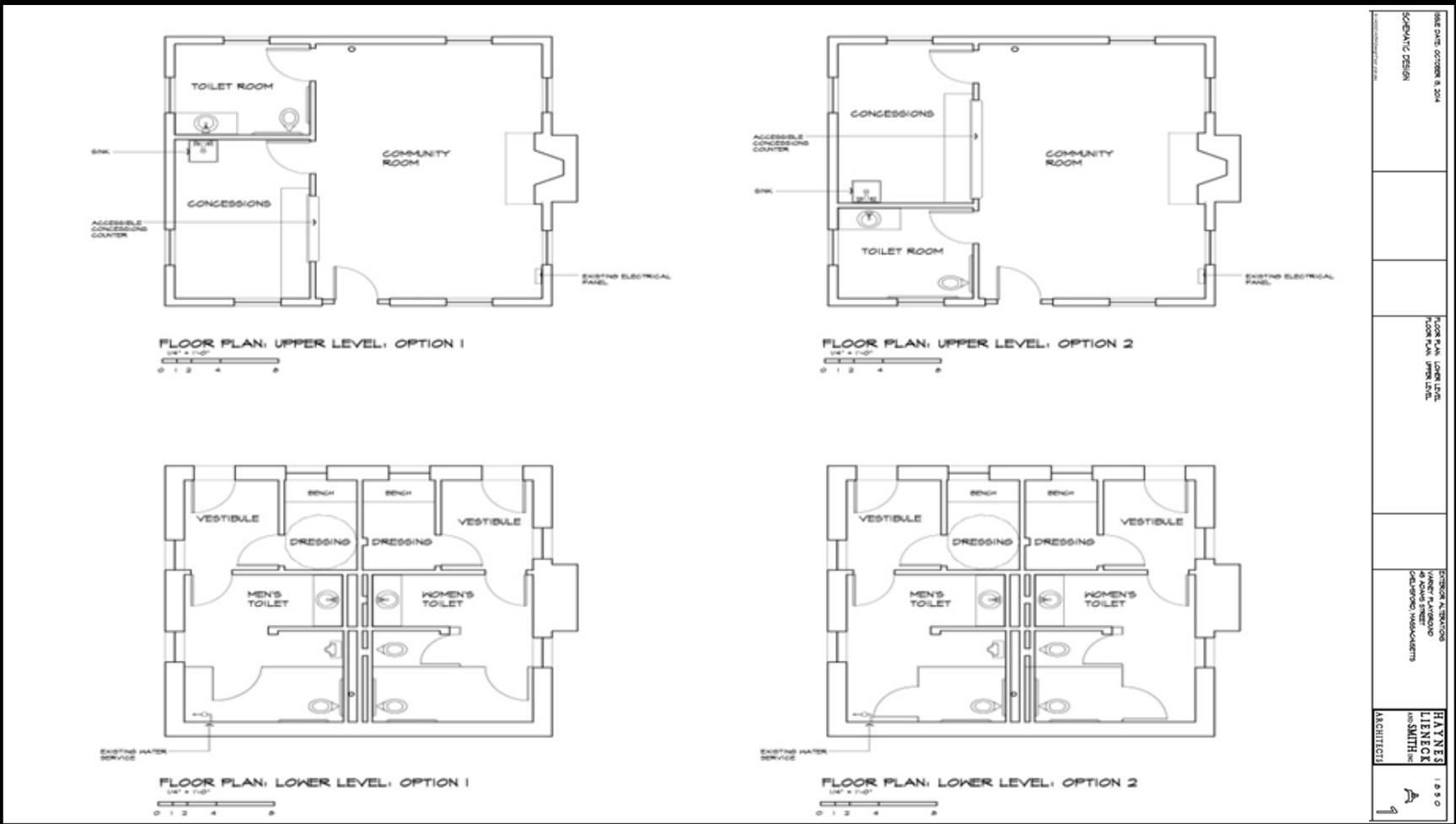
EXTERIOR ALTERATIONS
VARNEY PLAYGROUND
45 ADAMS STREET
CHELMSFORD, MASSACHUSETTS

HAYNES
LIENECK
AND SMITH INC
ARCHITECTS

1850



Proposed Bath House Configuration



Proposed Site Plan



Project Status

1. On-Site Survey of property and area to be altered completed.
2. On-Site Architectural assessment of the Bath House completed.
3. Schematic Design (as presented) completed.
4. Using input from the public and regulatory agencies, revise designs and proceed to the next level of design subject to:
 - a) Construction budget of \$173k for bath house
 - b) Phase I work funding via a State Grant of \$496k
5. Revise designs: Start construction and permitting documents
6. Initiate State and Local Permitting
7. Advertise and release for bidding
8. Provide construction support to completion of Phase 1.

Varney Park, Phase I

North Town Hall/Community Center



North Town Hall/Community Center

BEFORE



AFTER



Vinal Square Strategic Action Plan



Committee Members

- William J. Gilet, Jr., Resident and Committee Chair
- Ryan Donaher, Resident and Committee Vice Chair
- Karen K. Mahoney, Business Representative and Committee Secretary
- John P. Crane, Business Representative
- George R. Dixon, Jr., Board of Selectmen Representative
- Robert P. Joyce, Planning Board Representative (March 2013 – April 2014)
- George Zaharoolis, Planning Board Representative (April 2014 – plan completion)
- Laura A. Lee, Historical Commission and North Town Hall/Community Center

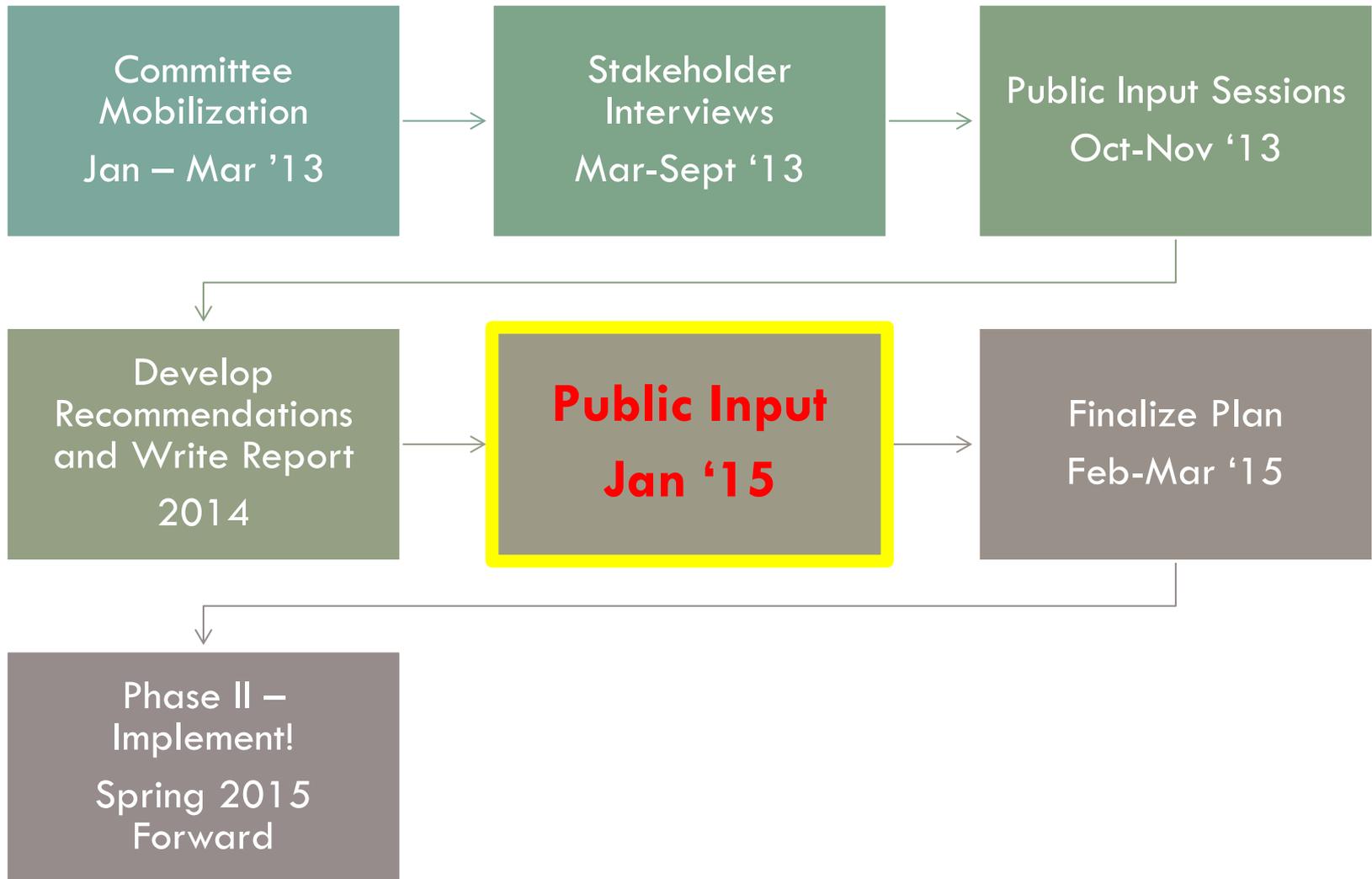
Vinal Square Strategic Action Plan

- Master plan for the Vinal Square Area
- Provides vision and direction for future development and improvements in the area
- Neighborhood has a diverse population with differing needs
 - ▣ Many young adults (ages 20-45) and older adults (80+)
 - ▣ Many families with children
 - ▣ Many local businesses

Study Area



Project Approach and Timeline



Key Committee Findings

- Need to address and define historic preservation goals
- Lack of visual markers or signs to indicate historic or important properties
- Capital improvements are necessary for both Varney and Southwell
- Lots of support for new and expanded recreational programming
- Need to develop and define economic development goals
- More branding and marketing initiatives are needed to keep residents involved and aware of what Vinal Square has to offer

Recommendations

- 30 Recommendations in five categories
 - Historic and Cultural
 - Recreation and Programming
 - Economic Development and Revitalization
 - Regulatory and Procedural
 - Traffic and Infrastructure
- Recommendations developed by Committee with community input

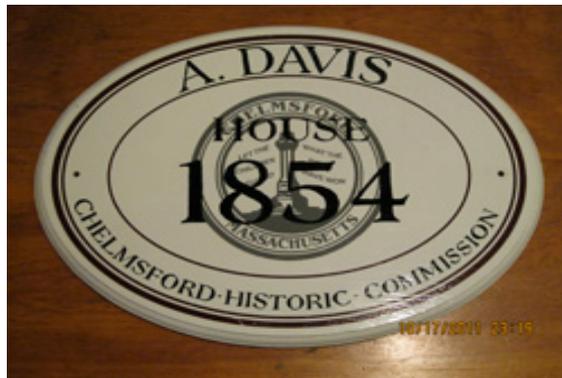
Historic & Cultural

- Document historic resources
- Promote the area's heritage and culture through collaborative activities with local businesses and organizations
- Pursue the Cultural District Application

Historic & Cultural

Encourage the use of historic signs

Signage builds community pride and teaches residents about the area's history. It also creates a way for visitors to learn about the community.



Historic and Cultural



Further investigate the establishment of a National Register Historic District that includes Vinal Square as well as surrounding residential and industrial areas

The creation of a National Register District alerts people to the area's historical significance and makes property owners eligible for certain programs and funding opportunities.

Recreation & Programming

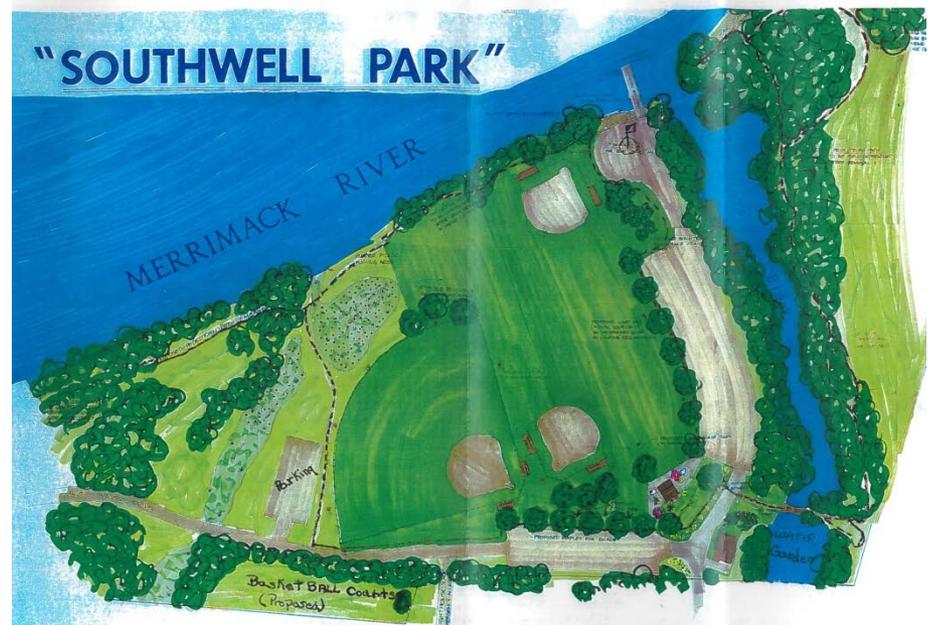
- Update and distribute a self-guided walking tour brochure for Vinal Square
- Implement the Varney Playground Master Plan and explore additional programming at Varney Park
- Investigate the possibility of charging resident and non-resident fees for use of Varney Park and the beach at Freeman Lake

Recreation & Programming

- Increase utilization of the North Common for community events and for marketing the businesses and cultural resources within Vinal Square
- Link community events at the North Town Hall/Community Center, the North Common, the MacKay Library, local parks, and the Senior Center to businesses within Vinal Square
- Establish a collaborative focus on improving water quality in Freeman Lake

Recreation & Programming

Work with community organizations and the Department of Conservation and Recreation to improve Southwell Field, including the boat ramp located on the Merrimack River



Recreation & Programming

Organize special events similar to Doors Open Lowell and Art, History, Architecture in New Bedford and take advantage of the MA Historical Commission's On the Road Program

Events and trainings encourage people to spend time in the area and learn more about the community. They also bring more customers and improve local business.



REVITALIZING A CITY THROUGH ART



Economic Development & Revitalization

- Review potential revitalization programs, such as the National Trust for Historic Preservation's Main Street Program, and determine the level of interest among the various potential stakeholders
- Seek technical assistance through available state programs such as the Department of Housing and Community Development's Massachusetts Downtown Initiative
- Forge a strong partnership between the local business community and the Town

Economic Development & Revitalization



- Create and implement targeted economic development and marketing initiatives, partly focused on services for young adults and young families
- Pursue Community Development Block Grant funding for housing and business improvement projects within the study area

Economic Development & Revitalization

Establish a façade improvement and streetscape program



Regulatory & Procedural

- Refine and adopt the *Mixed Use Overlay Zoning Bylaw and Design Guidelines for Vinal Square*
- Consider amending the Zoning Bylaw and/or Regulations to guide the character and appropriateness of single-family residential construction
- Investigate the creation of a Neighborhood Conservation District Bylaw

Regulatory & Procedural

Modify the Community Enhancement and Investment Overlay (CEIOD) Bylaw to include requirements and design criteria specific to Vinal Square

The CEIOD allows for more flexible zoning in exchange for applicants following specific design guidelines. These guidelines should be customized to Vinal Square to encourage consistency with existing structure and character.

Regulatory & Procedural

Retain the existing Vinal Square Strategic Action Plan Committee to serve in an advisory capacity

The residents and businesspeople in Vinal Square are its best and strongest ally. This committee should be retained and transformed into an advisory committee to assist with the implementation of these recommendations and serve as an advocate for Vinal Square and surrounding neighborhood.

Traffic & Infrastructure

- Permanently secure the public parking area located at 40 Vinal Square and improve signage for the parking areas
- Work with MassDOT to optimize the phasing and timing of the Princeton Street/Wotton Street traffic signals
- Continue to monitor the proposed commuter rail extension project

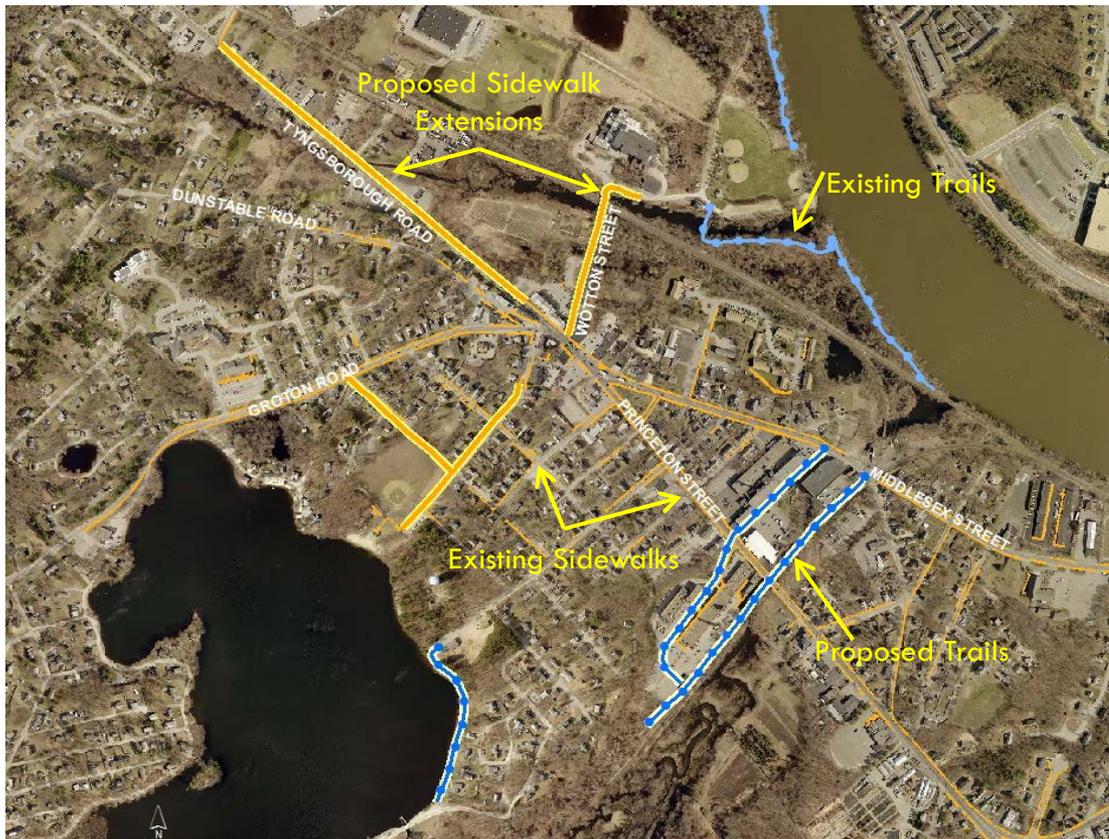
Traffic & Infrastructure

Study the possibility of assuming local ownership and control of the state-owned roadways within Vinal Square

Currently, the roadways within Vinal Square are owned and maintained by the state. It is possible for Chelmsford to take ownership of the roadways, but there are many positives and negatives so the idea needs to be thoroughly studied before any recommendation can be made.

Traffic & Infrastructure

Improve pedestrian facilities and connectivity within the study area



Sidewalks and other pedestrian amenities are key to creating a vibrant neighborhood.

Vinal Square Strategic Action Plan



Thank you for Coming!

Questions and Discussion