

I. INTRODUCTION

This memo presents the results of the site planning process of the Memorial Park Master Planning process, as well additional information relating to the subsequent implementation of the plan.

BRPD developed the site plan over a three month period with numerous points of input from the Project Advisory Committee (PAC), the public via public work sessions, and the Town of Stowe Selectboard at their regular meetings. BRPD began the process by developing a set of alternate layouts for the park based on the park program developed in earlier phases of the project. They also worked to meet a few additional goals that were established at the start of the project or that emerged as the PAC discussed the various alternative layouts:

1. Create a practical and pragmatic plan with a realistic chance of implementation.
2. Create a plan that is as non-sequential as possible – minimize or eliminate elements that require other elements to be completed prior to their own implementation;
3. Eliminate the need for children and park users to cross a road or parking area to go from the indoor recreation center (currently the Gale Center) to other park recreational facilities;
4. Keep the recreational facilities as close together as possible – don't isolate one recreational use from other uses;
5. Place the skateboard park in a highly visible area close to parking;
6. Minimize the ability of park users to access the bus drop off loop adjacent to the playground;
7. Eliminate the need for facilities added in earlier phases to be moved or disturbed in later phases,
8. Create a plan that encourages use of other parking areas besides the entry parking lot close to the school,
9. Include flexibility in the plan to meet future parking or expansion needs that may not be known now,
10. Maintain the potential for the incorporation of a second access in each of the phases.

Subsequent revisions and reviews lead to the development of a three phased plan that accommodated the uses in the program, met the other goals listed above and had the unanimous support of PAC members. **Attachment A** includes copies of the three phase plans.

As part of the initial analysis of existing conditions, BRPD reviewed deed restrictions on a portion of the property. BRPD and the town staff considered the plan to be in conformance with the deed restrictions. However, some of the descendents of the original donor of the land had concerns about the layout's compatibility with the deed restrictions, presented below:

UPON CONDITION, however, that the said grantee, and its successors and assigns which may hereafter by law provide for the operation of public schools and educational facilities, shall hold, keep and use the premises and rights aforesaid for school purposes including, but not by way of limitation, the use and control of said land for school buildings, school facilities, athletic grounds, play grounds and other activities which may now and hereafter be

commonly associated with supervised programs of education, youth training and youth activities;

Figure 5-1 shows the approximate limit of the portion of the park with this deed restriction.

The Selectboard, during their review of the three phased plan, deferred to the donor's descendants and requested revisions to the plan that met their concerns

Subsequent refinement to the layout led to several alternatives, of which two appeared to be most appropriate for the park. **Figures 5-2** and **5-3** depict these final alternatives, # 7 and #8. The significant difference between the two is that **Figure 5-2** did not eliminate the need for park users to cross the internal park drive but instead added numerous raised crosswalks to slow vehicular traffic and facilitate easier pedestrian crossings. **Figure 5-3** moved the internal road to eliminate the need to cross it to go between park facilities. To do this, however, this layout created a very large, tight, interconnected project that would need to be constructed at one time. In addition to the new road, the large project would include the new Gale Indoor Recreation Center, the relocated tennis courts, the consolidated maintenance area, the relocated basketball court, and the new skateboard park. It would also most likely shut down the park and cut the access to the ice arena for at least a portion of the construction process. Finally, it would likely delay the implementation of a skate park.

After detailed consideration, BRPD believes that the large interconnected project would greatly limit the community's ability to reasonably implement the plan and has advanced the layout that keeps the internal park drive in its current plan, as shown in **Figure 5-2**, as the final master plan. BRPD also believes the proposed master plan, which accommodates the proposed major uses in the park program, is practical and pragmatic.

The addition of a second access from Depot Street also creates the option of closing the interior drive between the front parking lot by the school with the back parking area and access to the ice arena. This change would then link the new Gale Center, basketball court and skateboard park with the most of the rest of the park facilities without an intervening road. While the closure of the interior road appears to be advantageous to the overall park design, the actual impacts of the closure on traffic should be studied in more detail if the second access becomes a certainty. Only if the study concludes that there would be no negative impacts or that they the potential impacts are acceptable to the community and the Environmental Commission should this change is made.

With these overall considerations, the layout in **Figure 5-2** meets most of the additional goals developed by the PAC. This plan was also endorsed by a majority of the PAC members, given the need to address the heirs' concerns.

II. MASTER PLAN

Figure 5-4 shows the proposed master plan for the park; **Figure 5-5** shows the future phase of the Master Plan. **Table 1** provides an overview of the proposed locations for each of the facilities in the program as well as the rationale for both its inclusion in the park and its specific location.

III. PROBABLE CONSTRUCTION COSTS

Table 2 provides an overview of the initial estimate of probable construction costs of several of the park facilities with the exception of the ice arena and the skate board park.

IV. PHASING

The Town of Stowe can implement the Memorial Park Master Plan, for the most part, in a manner that addresses the community's most pressing needs or desires. The exception is the skateboard park which can only be added after the new tennis courts are constructed and the maintenance area reconfigured in the back portion of the park. It is anticipated, however, that the new ice arena may be the first element of the park Master Plan that gets implemented, because local and State permits are already in place to build this structure.

The Town should modify the plans for the ice arena before it is constructed to remove the second floor space except for a small viewing area. Other modifications on the first floor may reduce the size or number of locker rooms and other support facilities to help reduce the overall cost of construction. Additionally, the Town should hold the square footage removed from the building "in reserve" and add it to the existing square footage of the Gale Center to allow the construction of a larger indoor recreation center that would not also require a major revision to the existing permits for the park. Alternately, the Town may opt to construct the two facilities at the same time to eliminate the need to hold the additional "permitted" square footage in reserve for future construction.

The Master Plan also includes a future phase. This portion of the Master Plan includes a few additional recreational facilities that may be good additions to the Park, but the actual need or wish for the facilities by the community has not been clearly established. This portion of the Master Plan would also need additional permits as described in the next section.

V. PERMITS

The Master Plan, as shown in **Figure 5-4**, should not require major permits to be implemented. The reduction in the size of the new ice arena and the transfer of the square footage to a new recreation center could most likely be accomplished with a minor amendment to the existing Land Use Permit as long as the Town submits a well documented application that addresses potential changes in the anticipated impacts of the development. The addition of a skateboard facility could most likely be accommodated by a minor amendment to the Land Use Permit, assuming there is no significant increase in vehicular traffic generated in the park and the Town's application clearly outlines the changes to anticipated impacts described in the existing permit. The resurfacing of the basketball courts should not require an amendment to the Land Use Permit and the relocation of the tennis courts should be able to be accomplished with a minor amendment.

If the Town is not ready to proceed with the construction of the ice arena by the end of 2010, it should let the Environmental Commission staff know that they will most likely need an extension of

the permit, which should be requested before the existing permit for the new ice arena expires on October 1, 2011.

The additional recreational facilities shown in the future phase would most likely require the construction of a second access point, which would trigger a major amendment to the Land Use Permit. Whether the new access comes from Depot Street or Stowe Hollow Road, it will require a Conditional Use (wetland) Determination (CUD) from the State. While it is likely that obtaining a CUD from the Vermont Agency of Natural Resources would address issues related to wetland and habitat impacts, there is no guarantee that the District Commission that grants the Land Use Permit will agree with their conclusions in granting the CUD.

VI. IMPLEMENTATION

The Town can implement various actions simultaneously to begin the implementation of the master plan. First and foremost of these is installation of the raised crosswalks and additional sidewalks and other pedestrian features that make the park much more accessible to the users. Prior to this work, however, the Town will need to prepare a more detailed park design that is based on a recent topographic survey of at least those portions of the park that are proposed to be modified. The more detailed base map will also aid in securing the amendment to the Land Use Permit.

Another action that can begin immediately would be the securing of funds to build the new ice arena, to build a new recreation center, to build the new skateboard park, and to relocate the tennis courts. Private groups that are already interested in advancing these features exist for the ice arena and the skatepark. They can initiate or continue private fund raising efforts for construction. Additionally, a private group interested in advancing the use of the Old Congregational Church as part of the new recreation center or as a picnic pavilion exists.

The construction of the new ice arena can occur at any time in the future when funds are finally available and the Land Use Permit amendment is secured, but the longer it takes to begin the work, the more money may need to be put into the existing building and facilities to keep them operational. The Town can also work with their designers to examine modifications to the ice arena to transfer some of the square footage to the future new indoor recreation center and to lower overall costs.

The construction of the skateboard park can also begin at any time in the future when funding is secured and the appropriate Land Use Permit amendment is secured, but its start is tied to the ability to move the tennis courts. This is, in turn, tied to the consolidation of the maintenance facilities in the park. Consequently, the Town and the Parks and Recreation Department should begin to implement the consolidation as soon as is reasonably possible. This effort should not require significant funds; it is more dependent on the labor of the existing staff, which must work the additional consolidation process into their normal work routines.

The reconstruction and integration of the Old Congregational Church into the new recreation center should be tied to the ability of the structure to meet the needs of the recreation center and to the

ability to adequately fund the work. Historic Stowe II is currently raising funds for the project. The Town should establish a deadline for the fundraising, so that the planning and design of the indoor recreation facility can proceed within a logical time line and with the knowledge of whether the Old Congregational Church will or will not be a part of the structure. Realistically, it is unlikely that the Town will be ready to move forward with the new recreation center for at least two years. This could serve as the deadline for the fundraising, or some other deadline developed by the Town after reviewing its overall planning and developing priorities to see how soon work on planning and designing the indoor recreation center may begin.

Planning can also begin on the Gale Center replacement. It may be wise to develop plans for the Gale Center replacement in conjunction with the ice arena, so that the Town has the option of undertaking both projects at one time.

Smaller elements of the park, such as the new memorial garden, the trails, the volleyball court, and plantings can proceed as possible, often within existing operational or maintenance funding limits.

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Table 1: Park Features

Park Element	Rational for Inclusion	Location	Rational for Location
Basketball	Existing court is continually popular with most age groups.	Remains in its existing location; expand to full size if space is available when reconstructed	Allows maximum flexibility in this portion of the park
Indoor Ice Rink	Community support to keep ice rink in Memorial Park	Located in current location of Jackson Arena	Site can easily accommodate new arena; uses existing designs and permits which would be expensive to redo if ice arena were to be located elsewhere
Indoor Active & Passive Recreation Space (± 5,000 SF)	Updates and expands existing facility; community support; need for existing indoor recreation space has been previously documented.	Remains in its existing location with expansion mostly to the north	Allows maximum flexibility in this portion of the park
Little League Field	Existing field is well used; community support	Remains in its existing location	Addressess concerns of donors descendents
Softball Field	Existing field is well used by the community	Remains in its existing location; relocated to the High School in the future if possible	Addressess concerns of donors descendents
Baseball Field	Existing field is used by the high school teams	Remains in its existing location; relocated to the High School in the future if possible	Addressess concerns of donors descendents
Natural Areas and Nature Trails	The existing nature of much of the back portion of the park lends itself to these low cost recreational activities	Primarily in the back portion of the park	Existing natural areas
Open Air Pavilion or Small Rain Shelters	Minimal existing facilities for outdoor shelter from rain; usable for individual or small group picnics	One large or several small shelters close to Little League field and playground	Allows parents to use shelter while monitoring children at both the playground and little league field
Open Playing Fields	Community support to provide open grass playing area in the park	In location of existing ball fields	Existing grass is available for use if gates are added to the fences or they are removed
Outdoor Ice Skating (as possible with alternate summer use of the space)	Popular activity that is not always available within the ice rink	Not yet determined	
Outdoor Passive Recreation Features	Existing natural and scenic aspects of the park have not been used to their full capacity	In the back area, close to Simmons Brook, adjacent to the ice arena, and along the edge of the wetland.	Tied to locations of outstanding, existing features and views
Outdoor Skate Park	Community support to include a well designed, skatepark in a highly visible location	In the current location of the tennis courts.	In a visible location, close to parking, yet separated from playground; can use existing foundation material of tennis
Parks & Recreation Department Office	Maintains existing location in the park rather than in other Town offices; allows monitoring of multiple facilities with smaller staff.	Remains in its existing location	Most practical location
Picnic Area	Requested by numerous groups and individuals; a logical addition to other park facilities	Near open air pavilions	Allows use of picnic shelters
Sledding Hill	Existing use that is very popular and difficult to eliminate; privately owned hill with runoff in park	In existing location - explore methods of insuring the continuation of this facility into the future through purchase of or easement on the sled hill property	No need to relocate
Tennis	Existing facilities are well used	In rear area of park next to the maintenance building	Shifting tennis to the rear opens up the front area for the skateboard park
Volleyball/Sand Volleyball	Recreational activity is popular with all ages, uses little room, and is inexpensive to install	Several possible locations including east of the softball field, adjacent to the recreation center, or close to the Little League field	Small facility can be located in one of several locations
Water Feature	Consistently needed during summer recreation programs	Close to playground and picnic shelter	Located close to other facilities used by young age groups; highly visible location; close to picnic shelter

Park Element	Rational for Inclusion	Location	Rational for Location
Parking	An obvious need now and into the future	In existing location; current parking is adequate but it is not all directly adjacent to facilities	Minimizes new construction costs
Permanent restrooms;	Year round access to restrooms is a necessity in a park the size of Memorial Park	Within new recreation center; existing portable toilets to remain until new recreation center is built.	Eliminates the need for a free standing building; allows multiple use of restrooms, easy ADA access, in central location
A welcoming entrance sign with map at each entrance	Helps visitors locate the park and the park entrance	At entrance to parking area	Provides immediate orientation for new visitors to the park
A small concession stand and /or vending machines	The current vending machines are well used and the need for a small area that does not compete with stores in the village would be welcome amenity for park users.	Incorporated into new Recreation Center and ice arena	Provides a secure, central, protected location.
A Memorial Garden to Veterans and park donors, and youth sports contributors;	Provides on-going reminders of why the park started and who helped to create and maintain it.	Adjacent to the new ice arena with views over the park	Close to highly used area, along an existing sidewalk, and in a spot with wonderful views
A clear, comfortable, pedestrian and bicycle access point at the Stowe Elementary School	Critical for on going use of the park	Throughout the park in locations where pedestrian or bicycle access is needed.	To accommodate easy pedestrian and bicycle circulation in the park
The existing playground	New facility that is well used; no change to existing facility	In current location	NA
User amenities (benches; drinking fountains; trash cans; bike racks; etc.)	Helps make the park more user friendly	Located in areas where the amenities are most needed	NA
Additional shade trees	There is currently little tree shade in the park; trees enhance existing natural beauty & help blend buildings into landscape	Throughout the park	In locations where they are most needed
Lighting	Creates better conditions for night time use	Where needed. Different types of lighting facilities are used for different conditions.	Focuses light on the facilities that need them and not through out the park or onto adjacent properties.
Internal pedestrian circulation system	Places the internal park circulation on park users rather than on vehicles.	Through out the park	Located in places where pedestrians want to walk
Good signage	Helps park users make better use of the park	Through out the park	Located in places where information is needed or useful
Inviting access to the "back" portion of the Park	A major portion of the park now looks as if it is off limits to the public due to gate and lack of welcoming signage	Along existing access drive to the rear	Uses existing road across wetland that divides the back area from the front area
Recreation Department storage	Equipment that is used as part of the recreation Department's programs should be stored in as accessible a location as possible	Included in new recreation center	Minimizes efforts to put in or take out equipment from storage
Maintenance facilities	Is currently located there but does not constitute the best use of the land	In existing location but consolidated; move maintenance out of the park in the future is a sensible alternate location becomes available	Minimizes overall intrusion into the park and uses existing facilities

Table 2: Initial Estimates of Probable Park Feature Construction Costs

Item	Quantity	Units	Unit Cost	Sub-Total Cost	12% Design Cost	20% Contingency	Total Cost
Indoor Recreation Center	5,000	SF	\$200	\$1,000,000	\$120,000	\$200,000	\$1,320,000
Tennis Courts	2	Courts	\$40,000	\$80,000	\$9,600	\$16,000	\$105,600
Basketball Court	1	Courts	\$15,000	\$15,000	\$1,800	\$3,000	\$19,800
Raised Crosswalks	1	6 FT x 18 Ft	\$3,500	\$3,500	\$420	\$700	\$4,620
Concrete Sidewalks	1	LF - 5 FT wide	\$90	\$90	\$11	\$18	\$119
Asphalt Sidewalks	1	LF - 5 FT wide	\$55	\$55	\$7	\$11	\$73
Memorial Garden	1	Lump Sum	\$10,000	\$10,000	\$1,200	\$2,000	\$13,200
Shade Trees	1	2 Inch Tree	\$100	\$100	\$12	\$20	\$132
Benches	1	5 Foot Bench	\$800	\$800	\$96	\$160	\$1,056
Picnic Shelters	1	10 Ft x 10 Ft	\$10,000	\$10,000	\$1,200	\$2,000	\$13,200
Water Feature	1	Simple Shower	\$10,000	\$10,000	\$1,200	\$2,000	\$13,200
Entry Sign	1	4 FT x 4 FT Sign	\$750	\$750	\$90	\$150	\$990