



Emery Estate Grounds Improvements

Department of Planning & Community Development
Town Council • Public Hearing • Measures 16-147 & 148
December 5, 2016



Agenda

- Background
- Goals & Purpose
- Grant Opportunity
- Scope & Concept
- Cost Estimate
- Other Details





Brief History

- 24-acre property
- Purchased in 2011
- \$1.9M in Community Preservation funds approved by Town Council
- Preserved for open space
- Mayor Kay appointed 11-member Advisory Committee
- Kay Administration reuse report released in 2012





Steps Taken

- Commercial St access study
- Site visit by Massachusetts Commissioner of Agricultural Resources
- Soil testing by USDA Natural Resource Conservation Service
- Multiple site visits by Trustees of the Reservation
- RFP issued for buildings and grounds manager (Sep 2015)





New Goals

- Take advantage of open space, hilltop views, and seclusion
- Passive recreation
- Programmed events
- Links to Legion Field





Project Purpose

- Largely unused at present
 - No parkscape
 - Not accessible
 - No amenities
- Need to create something usable and serviceable
- Focus on grounds as functional outdoor space





In-House Work Completed

- Grant research
- Conceptual design
- Cost estimate
- Public meeting
- Grant application
- Site survey





Grant Opportunity

- Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) program
- Funding to develop land for park and outdoor recreation purposes
- Max grant amount is \$400K (reimbursement)
- \$0.64 reimbursed for every eligible \$1.00 spent (64% rate)



Why a PARC grant?

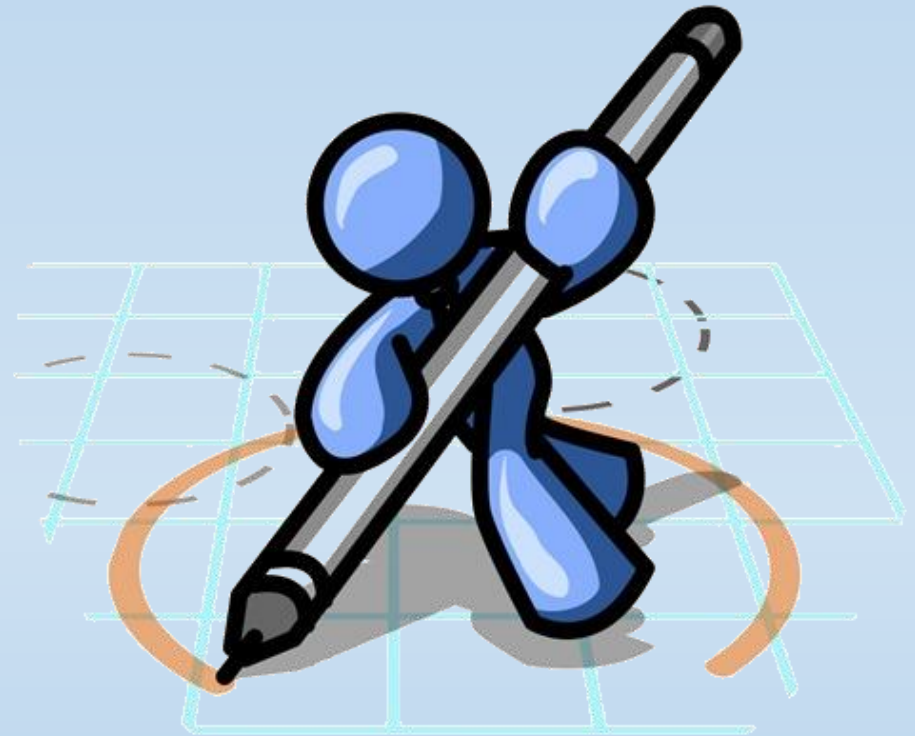
- Sizable award
- Emery would be competitive
- Covers a lot of expenses:
 - Parking
 - Bathrooms
 - Lights
 - Paths
 - Seating
 - Shelter





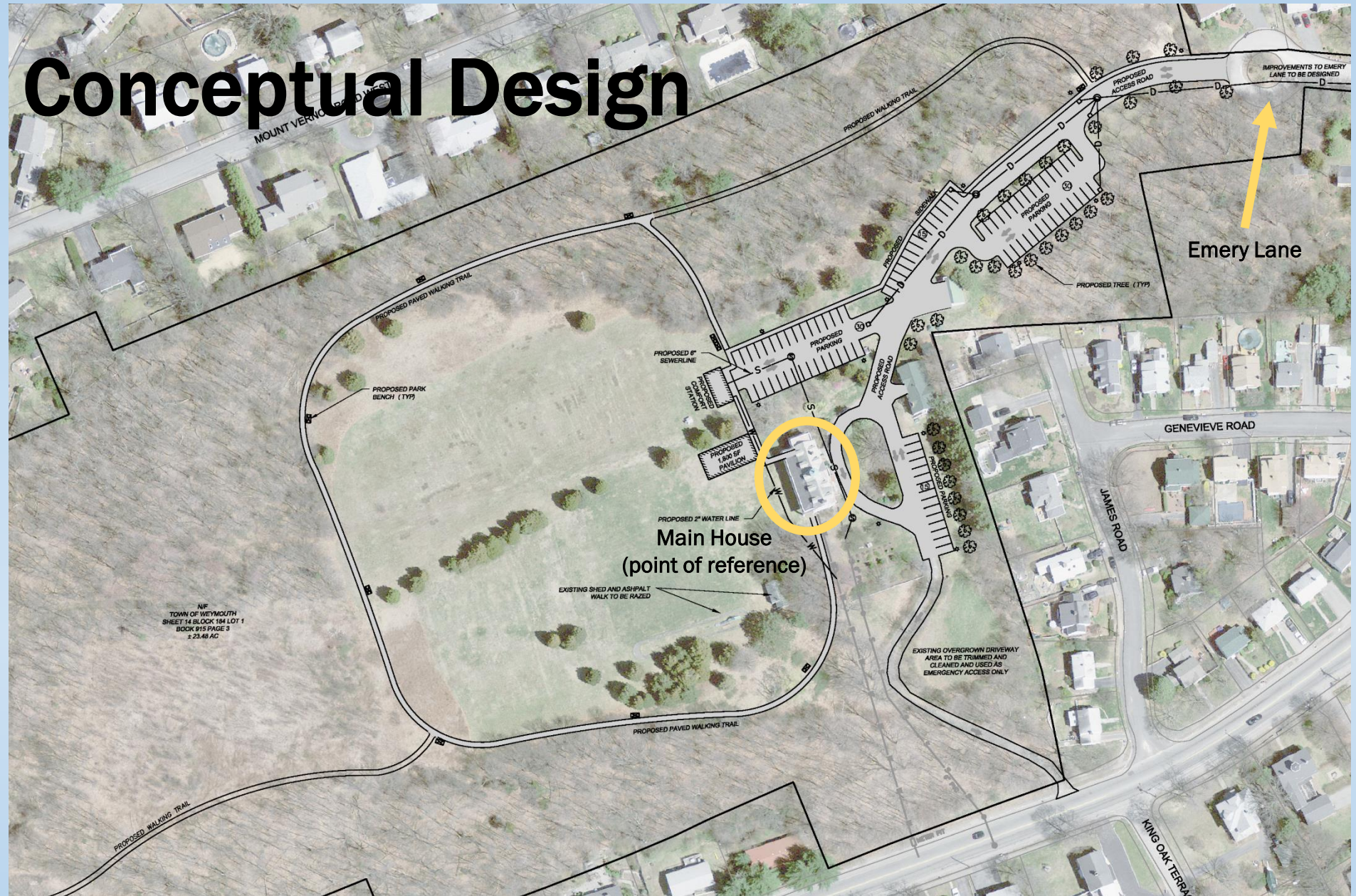
Project Scope

- Improve the grounds to support passive recreation and outdoor events:
 - Parkscape
 - Vehicle and pedestrian access
 - ADA accessibility
 - Amenities
- **NO** active recreation facilities
- **NO** maintenance to buildings

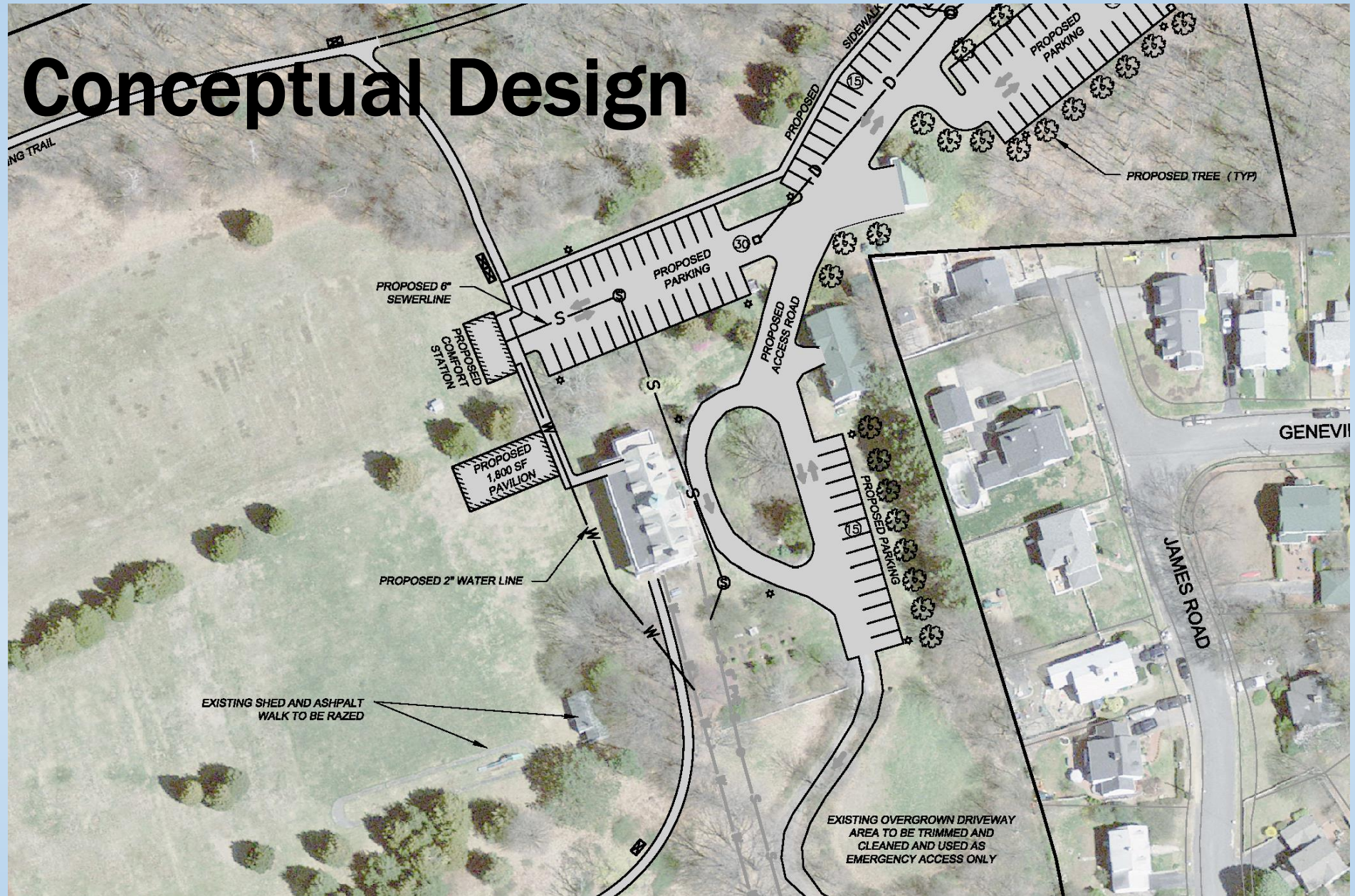




- Paved looped paths
- Parking for up to 90
- New trees for screening
- Vehicle access from Emery Lane
- Pedestrian links from Emery, Commercial, and North
 - Connections to Legion and Abigail Adams Green



- Comfort station (restrooms)
- Pavilion large enough for 100
- Lighting for parking and along paths to structures
- Utilities extensions
- Raze playhouse and asphalt tot circle





Budget

- Cost estimate prepared by Engineering staff
- Submitted with PARC grant application
- \$1.27M net cost, if PARC grant awarded
- PARC grant would cover 24% of total cost

Project Element	Cost Est.
Emery Lane & Parking	\$ 337,415
Commercial Street Pedestrian Access	\$ 120,000
Drainage & Utilities	\$ 221,190
Comfort Building	\$ 240,000
Pavilion	\$ 240,000
Lighting	\$ 288,000
Walking Paths & Park Furniture	\$ 130,440
Tree Planting & General Landscaping	\$ 96,000
Interpretive Panel	\$ 4,900
TOTAL PROJECT COST	\$ 1,677,945
FY18 PARC Request	\$ 400,000



Main House

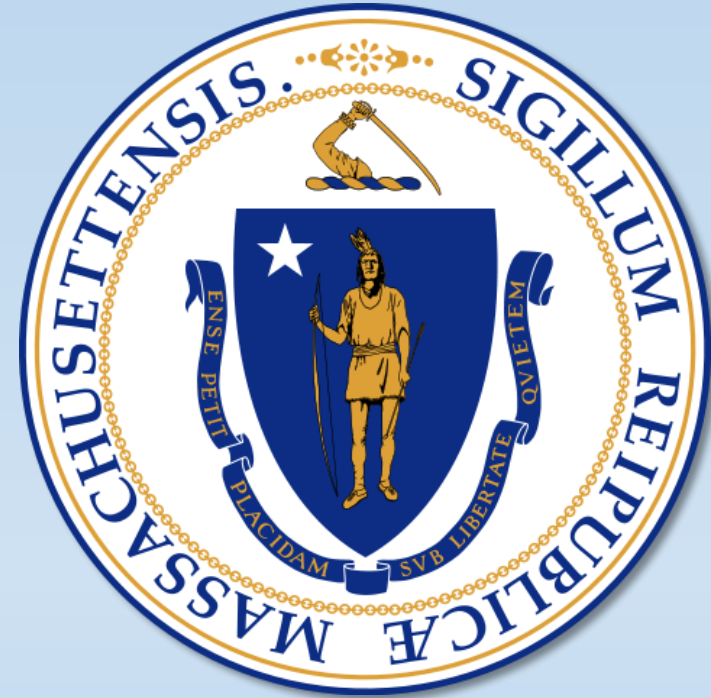
- Future use needs to be addressed
- Mayor appointing new Advisory Committee to make final determination of viability
- 4-month sunset term
- Mayor supports preservation but only with fiscally responsible plan
- Grounds improvements necessary with or without the Main House





PARC Requirements

- Dedicate land for permanent park protection
 - OK to separate buildings from project site
- Fair fee policy (state review)
 - Can't charge non-residents more than 2x as much as residents
- Town Council vote needed by Dec 31
 - Appropriate 100% of project cost
 - Authorize accepting PARC grant





Public Outreach

- Project concept presented in televised public meeting Jun 21
- Two public meetings during design phase
- Meetings as necessary between Town staff and residents of Emery Lane and James Road





QUESTIONS?

