

*Town of Weymouth
Massachusetts*

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189



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2016 NOV - 9 AM 9:25

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

MEMORANDUM

#16 147

TO: TOWN COUNCIL

FROM: ROBERT L. HEDLUND, MAYOR *[Signature]*

**RE: BORROWING AUTHORIZATION FOR IMPROVEMENTS TO THE
GROUNDS OF THE EMERY ESTATE**

DATE: NOVEMBER 9TH, 2016

I hereby submit the following measure to Town Council for its consideration and action:

"That the Town of Weymouth appropriate the sum of \$1,700,000.00 to pay costs associated with improvements to the grounds of the Emery Estate, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(6) of the General Laws, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project."

This measure requires a legal notice, public hearing, and a two-third vote.

Referral Dto. _____ PM Dto. _____

Comm. Referral _____ TC Vote _____

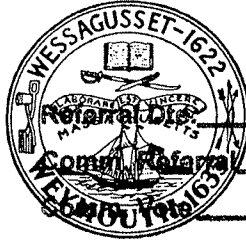
Comm. Vote _____ TC Vote Dte. _____

Comm. Vote Dte. _____

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PH Dte. _____

TC Vote _____

TC Vote Dte. _____

Comm. Vote Dte. _____

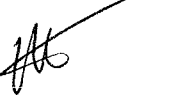
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MEMORANDUM

#16 148

TO: TOWN COUNCIL

FROM: ROBERT L. HEDLUND, MAYOR 

RE: A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR IMPROVEMENTS TO THE GROUNDS OF THE EMERY ESTATE

DATE: NOVEMBER 9TH, 2016

I hereby submit the following measure to Town Council for its consideration and action:

- Whereas: The property known as the Emery Estate, identified as Block 184, Lot 1 on the Town Atlas, is a public asset previously acquired with Community Preservation Funds for the preservation of protected open space; and
- Whereas: The Emery Estate is dedicated to park and recreation purposes under the M.G.L. Chapter 45, Section 3; and
- Whereas: Improvements to the grounds of the Emery Estate will enable the general public to better use and enjoy the outdoor space for passive recreation and programmed events; and
- Whereas: The Executive Office of Energy and Environmental Affairs is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities grant program (301 CMR 5.00); and
- Whereas: Improvements to the grounds of the Emery Estate will cost a total of \$1,700,000 (One Million Seven Hundred Thousand Dollars) and the Town has authorized borrowing of said amount according to M.G.L. Chapter 44 for purposes of improving the property;

NOW, THEREFORE, BE IT

1. That the Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. That the Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Parks and Recreation Department; and
3. That this resolution shall take effect upon passage.



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?

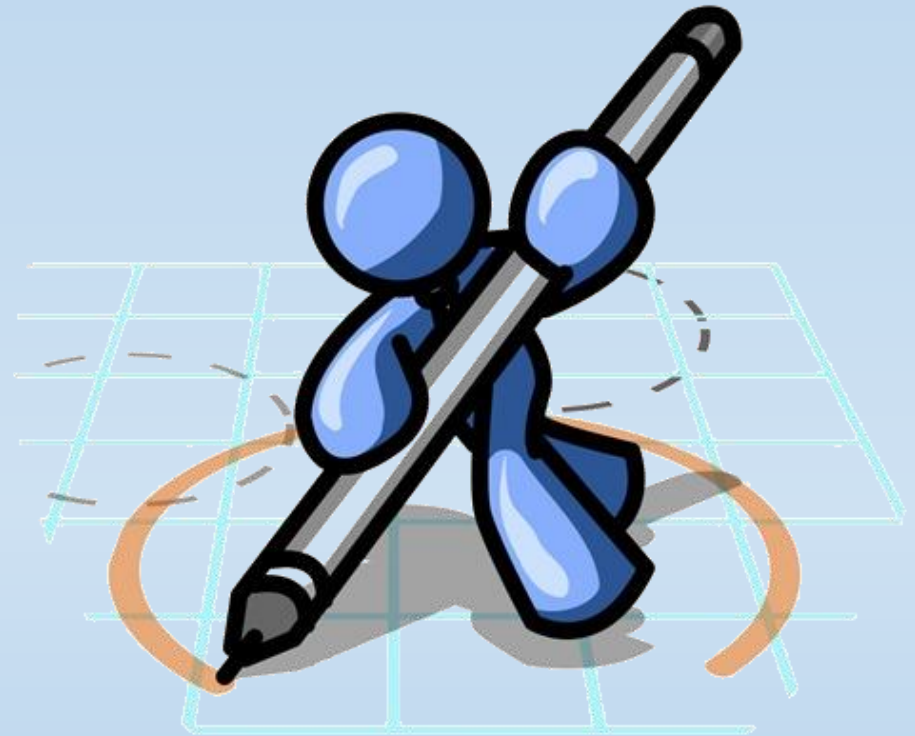
- Sizable award
- Emery would be competitive
- Covers a lot of expenses:
 - Parking
 - Bathrooms
 - Lights
 - Paths
 - Seating
 - Shelter





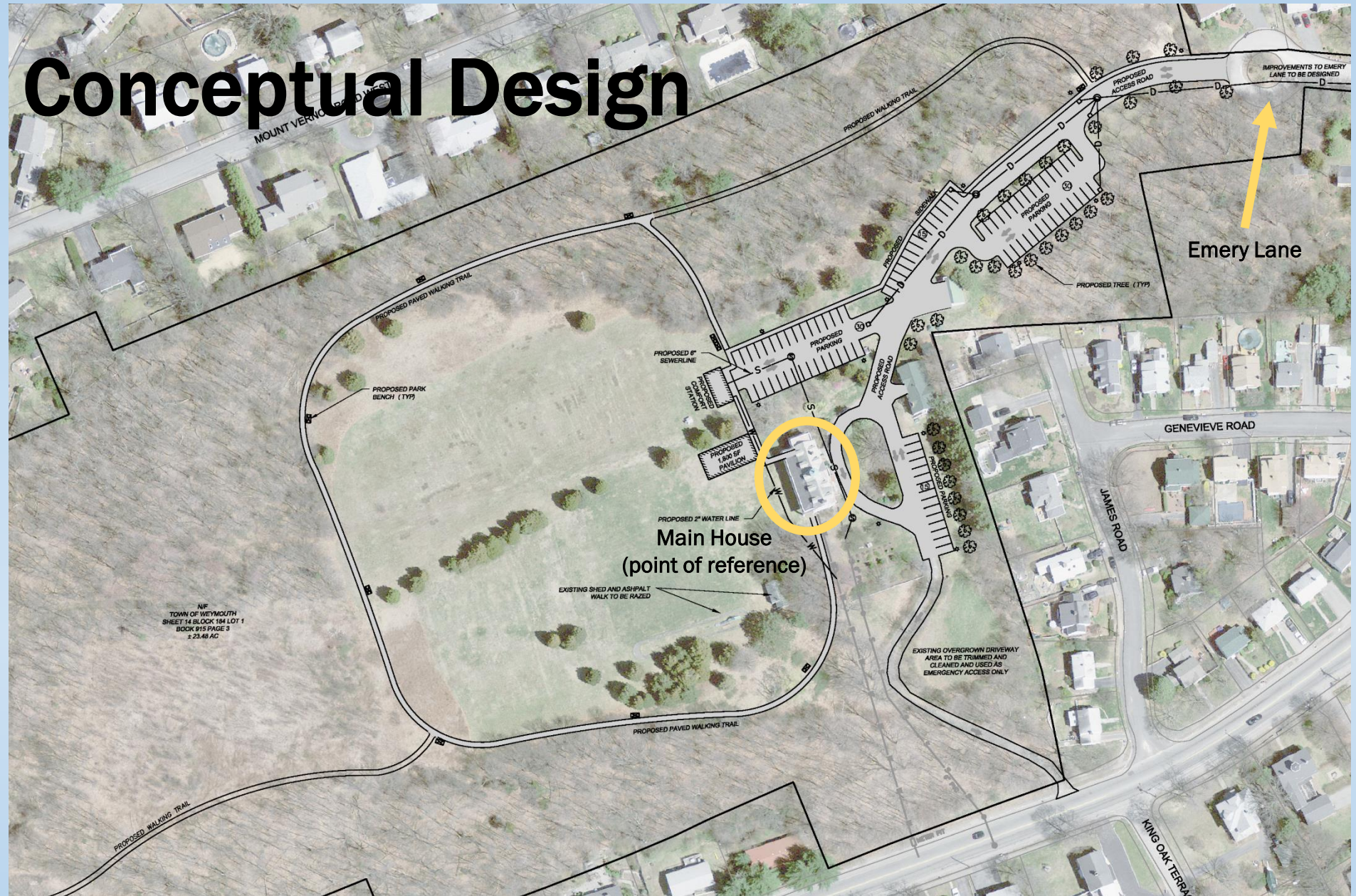
Project Scope

- 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

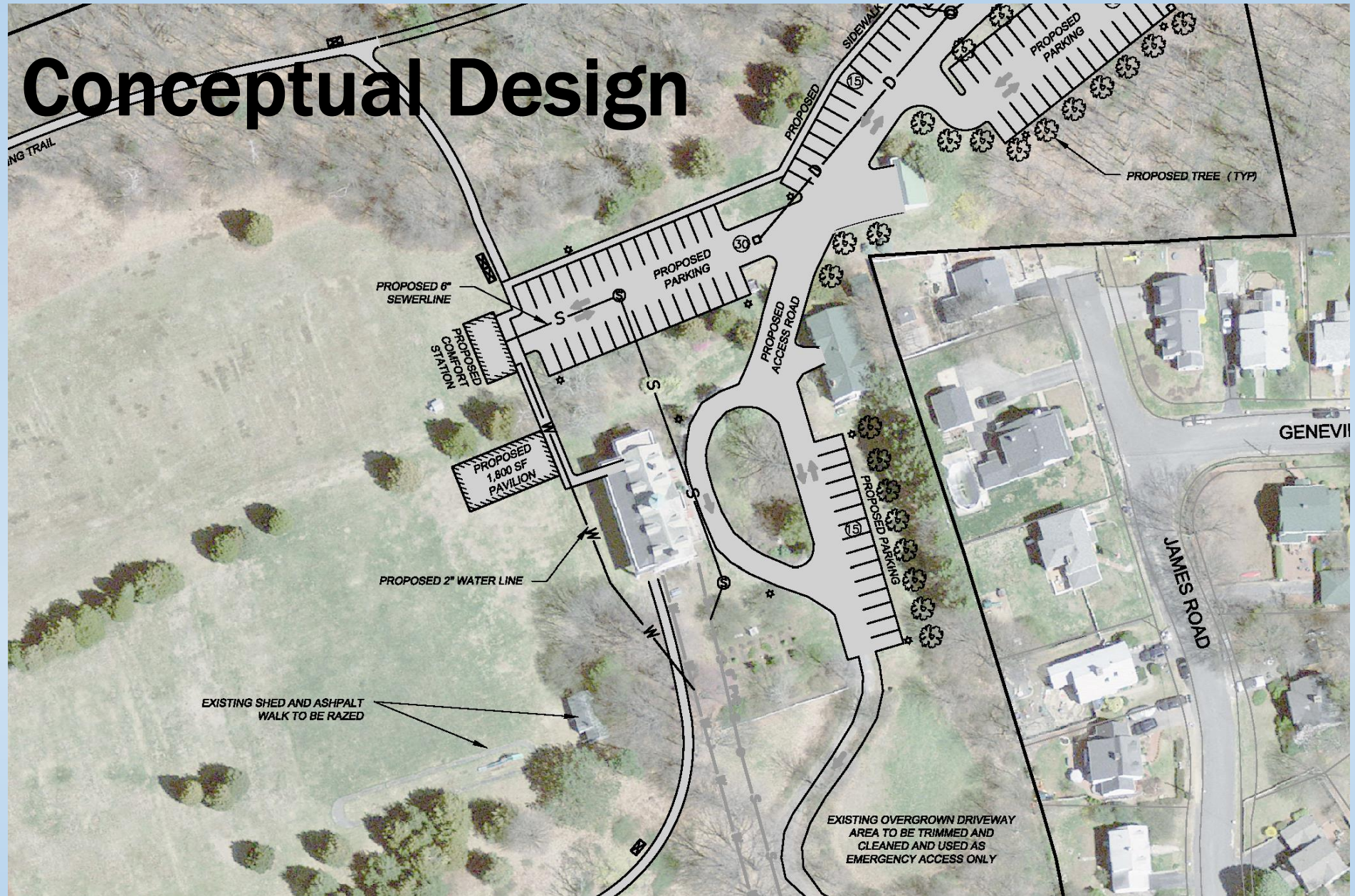




- Paved looped paths
- Parking for up to 90
- New trees for screening
- Vehicle access from Emery Lane
- Pedestrian links from Emery, Commercial, and North
 - Connections to Legion and Abigail Adams Green



- 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

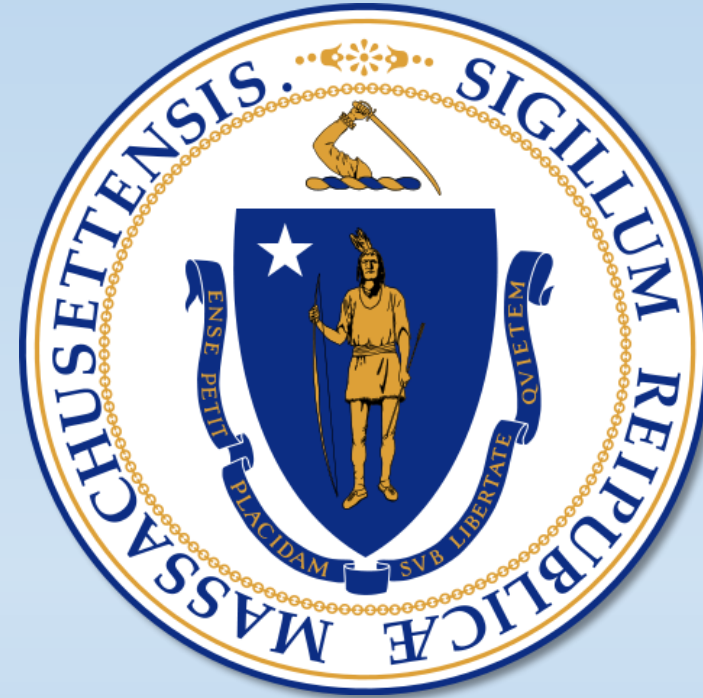
- Future use needs to be addressed
- Mayor appointing new Advisory Committee to make final determination of viability
- 4-month sunset term
- Mayor supports preservation but only with fiscally responsible plan
- Grounds improvements necessary with or without the Main House





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?

