



**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, October 9, 2020**

Applicant: Town of Concord

Co-Applicant (if applicable): Town Manager's Office & Recreation Department

Project Name: White Pond Beach Improvements

Project Location/Address: 90Y Plainfield Rd. 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:      \$ 1,094,498 FY20/21 Capital; \$250,000 CPC (FY19)  
Total Project Budget:      \$ \$1,644,498 - Phase I  
(If multi-year project, note current phase only)

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary *             | <input checked="" type="checkbox"/> Timeline *   |
| <input checked="" type="checkbox"/> Map (if applicable)                         | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs<br>(if appropriate)       |
| <input checked="" type="checkbox"/> Narrative *                                 | <u>N/A</u> Copy of Audit or most recent Financial<br>Information ( <u>Non Profit Organizations Only</u> )* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment     | <u>      </u> Letters of Support (if any)  |
| <input checked="" type="checkbox"/> Detailed Project Budget *                   |  |
| <u>N/A</u> Feasibility Assessment   |  |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) |  |

\* Required Documentation

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

All Correspondence should be mailed to: Kate Hodges, 22 Monument Square Concord, MA 01742

The Contact Person can be reached by phone at: 978-318-3013 or by email at: khodges@concordma.gov

Signature of Applicant: 

Signature of Property Owner (if different): N/A

**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.





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ASSISTANT TOWN MANAGER  
22 MONUMENT SQUARE  
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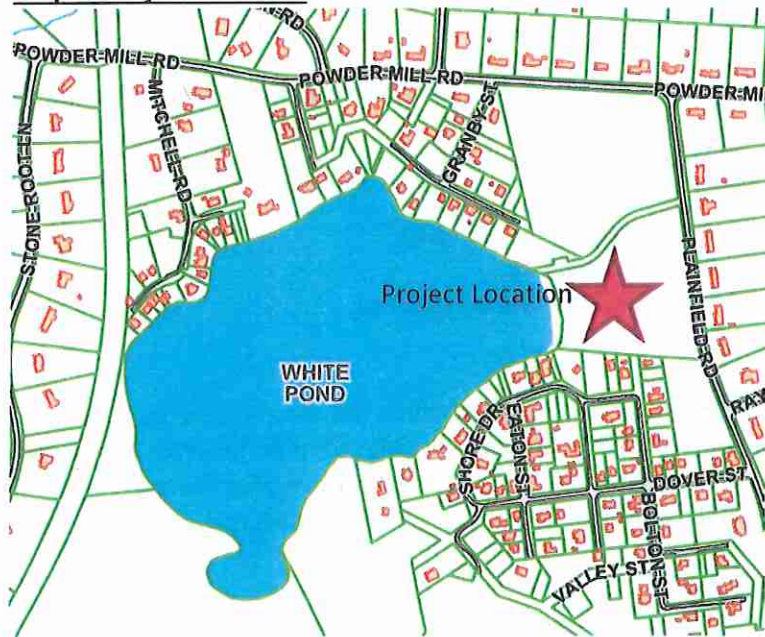
# MEMO

TO: Community Preservation Committee  
FROM: Kate Hodges, Deputy Town Manager  
DATE: September 21, 2020  
RE: FY2021 CPA Application – White Pond Beach Improvements, Phase I

## Project Summary:

The Town is requesting \$300,000 from CPC in FY21 to supplement the Phase I improvements for the White Pond Beach Area. The Town was gifted the beach in 2018 from White Pond Associates, Inc. We have taken time over these past two years to study and develop landscape and management plans for the waterfront and hillside which enhance the property and create a more sustainable and accessible environment.

## Map & Project Location:

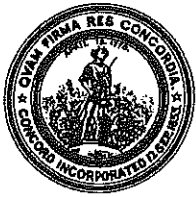


## Narrative:

In FY19, CPC granted the Town's request for \$250,000 to be used for accessibility improvements for the property. This amount was added to the FY20 Capital appropriation, approved in September 2020, of \$600,000. The project covers two CPA categories: Open Space and Recreation. Currently, White Pond's waterfront and hillside areas are not accessible and contain insurmountable barriers for those with mobility issues. The Town has worked with Landscape Architects and Engineers to devise several varying universal design concepts which we plan to reveal to the community for discussion in late October of this year. Additionally, the Town has worked diligently over the past fourteen months to

identify and study the various resource areas in throughout the property including the vegetative buffer located along the waters' edge and the densely forested hillside leading from the pond to the upper parking lot. Throughout the past two seasons, under the supervision of the Recreation Department, patrons have been able to utilize the beach, albeit differently this past summer with the new COVID requirements enacted. Regardless of how the beach area has been used, it is clear that accessibility remains an enormous challenge. The Town team has also observed a great deal of erosion and washout stemming from the property's inadequate and undersized storm water infiltration system – this poses an equal challenge and risk to the area. The existing catch basin at the base of the boat ramp is undersized and frequently clogs making pre-treatment of runoff impossible; a new system is required if we are to preserve the pond's overall health.

After two seasons, we are confident that the highest and best use for both CPC and Capital funding is to address BOTH accessibility and environmental sustainability in one comprehensive design. As Phase I of a possible three phase project, the Town will work to address both access and stormwater management. The



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total amount for these improvements, outlined within the budget section below, totals approximately \$1.65 Million. To date, we have \$850,000 allocated to this project with funding secured from CPC in FY19 and the FY20 Capital Plan. Our hope is to secure an additional \$300,000 from CPC and \$500,000 from Capital this coming Fiscal Year, 2021. These amounts, in aggregate, will ensure the total amount needed to complete the access and stormwater plans depicted in the artistic rendition of the plan on page 4.

**Needs Assessment:**

The Town commissioned Weston and Sampson in the early summer of 2019 to complete a full ground and tree survey; this included initial soil and groundwater saturation tests. Weston and Sampson also developed a *draft* phased conceptual plan which we have been using internally to guide discussions and planning relative to State and Federal Bathing Beach code compliance, Town-wide budgetary guidelines and Concord's Natural Resources regulations. Since the Town acquired the property in 2018, we have been clear that while the Recreation Department has some programmatic goals for the parcel, the Town's main area of focus is on environmental and access improvements. We want to ensure that whatever design is ultimately brought to fruition creates a benefit to the resource areas while ensuring access to all persons regardless of their age or physical abilities.

*To that end, and upon further study and research, the updated Phase I action items and site improvements include:*

1. Site Preparation, Vegetation Management & Invasive Removals *(FY20 Capital)*
2. Earthwork & Stormwater Mgmt. *(FY20 Capital)*
3. Access & ADA Modifications *(F19 CPC; FY21 CPC & Capital, pending)*
4. Site Amenities, Replanting Plan, Utilities *(FY21 CPC, pending)*
5. Construction Oversight, Inflation, Contingency *(FY21 Capital, pending)*

**Project Timeline:**

Taking into consideration the COVID-related delays within the construction industry and the interruption to several facility supply chains, work on the initial part of the project was delayed until the FY20 Town Meeting could take place. Pending approval of the FY21 Capital and CPC Budgets, the Town plans to begin construction on Phase I of the project in earnest starting in the spring of 2021. The updated Phase I schedule, as adjusted, is listed below:

- |  |                      |                       |
|--|----------------------|-----------------------|
| 1. Public Forums, construction drawings & bid            | <i>between</i>       | 10/20 – 2/21          |
| 2. Storm Water Management Plan finalized and approved    | <i>pending as of</i> | 2/21                  |
| 3. Design plans and construction bid documents completed | <i>target date</i>   | 3/21                  |
| 4. Local and State permits researched/received           | <i>between</i>       | 4/21 – 6/21           |
| 5. Bid documents out and bid process begun               | <i>target date</i>   | 6/21                  |
| 6. Construction  | <i>target dates</i>  | Fall 2021-Spring 2022 |

**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 will be completed by members of the Town's Park and Tree, Recreation and Facilities' crews. During off-peak times such as the winter months, members of the facilities team shall check the site daily to assess pathway conditions, clear debris and make repairs as needed. Funding for repairs and maintenance will be paid for through the Town's Park and playground budget which is a division of the Facilities Department under the office of the Deputy Town Manager.



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Budget – Phase I (anticipated costs are estimated at FY20 dollars and rounded.)

Item/Phase	Cost	CPC19	CPC20	CPC21	CAP20	CAP21	COST	
Construction Development, Oversight, Etc.	\$140,000	\$250K	\$0	\$300K	\$600K	\$500K	\$140,000.00	
Site Preparation, Vegetation Management & Invasive Removal	\$133,100				\$92,000.00	\$48,000.00	\$133,100.00	
Earthwork & Stormwater Management	\$368,200				\$368,200.00		\$368,200.00	
Access & ADA Modifications	\$457,800			\$250,000.00		\$34,800.00	\$457,800.00	
Site Amenities, Emergency Signage, Safety Requirements	\$127,500			\$173,000.00		\$34,800.00	\$127,500.00	
Utilities, Plumbing, Water	\$60,000			\$37,000.00		\$127,500.00	\$60,000.00	
Replanting Plan & Hydroseed	\$90,000			\$90,000.00		\$23,000.00	\$90,000.00	
Contractor O/P & Contingency	\$220,000				\$6,700.00	\$213,300.00	\$220,000.00	
FY21/22 Escalator (3%)	\$47,898					\$47,898.00	\$47,898.00	
<b>Total</b>	<b>\$1,644,498</b>						<b>\$0.00</b>	
		<b>Totals</b>	<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$300,000.00</b>	<b>\$600,000.00</b>	<b>\$494,498.00</b>	<b>\$1,644,498.00</b>



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**DRAFT Site Plan:**  
**Discussion Image – For Illustrative Purposes Only**  
**Not for Construction or Bidding Use**

