

Community Preservation Act Committee- Proposal Request Form for FY 2017

Project Title:

_____ Modernization of Groff Park—Spray Park, Playground and Pavilion _____

CPA funding category: Check all that apply

<input type="checkbox"/>	Community Housing
<input type="checkbox"/>	Open Space
<input type="checkbox"/>	Historic Preservation
<input checked="" type="checkbox"/>	Recreation

Amount of CPA Funds Requested:

\$ \$600,000.00 _____

Submitting Entity:

_____ Town of Amherst _____

Contact Person:

_____ David Ziomek, Assistant Town Manager _____

Phone: 259-3002 _____

Email: ziomekd@amherstma.gov _____

Please complete this form in its entirety and include the following in your proposal.

Overview of Proposal: Please describe your project and your feasibility analysis.

This funding request is for improvements to help modernize Groff Park and make it more user friendly. Town staff have worked with Berkshire Design Group to develop preliminary cost estimates to construct a new splash park, playground and pavilion at Groff Park, and complete capital improvements to the existing pavilion. The modernization project is divided into two phases based on priority, community need and condition of existing facilities: 1) complete overall design of project, remove wading pool and install a spray park, and fix existing pavilion and 2) construct a new playground and pavilion. The plan is to use CPA funds for phase 1 and submit applications for additional funding in 2016 to the PARC grant program and other funding opportunities for phase 2.

The design of the park will be done as a comprehensive modernization project with phased construction in order ensure that the facilities and amenities are fully accessible, share the same aesthetics and have connections between the elements that would be difficult to achieve if designed piecemeal.

Describe how your request meets the CPA criteria:

- 1. Description of funding needed, including:**
 - a. Documentation of cost estimates, budget**
 - b. Other sources of funding, e.g., grants, self-funding, fund-raising**
 - c. Timeline on how CPA funds would be spent, including over multiple years**

The budget for this request is \$600,000.00. The total project cost for the modernization project—spray park, playground and pavilion—is approximately \$1.2 million. At this time, the priority is to remove the wading pool and replace it with a spray park, add an accessible pathway to this amenity, and make improvements to the existing pavilion with a new roof and structural supports. The Town is applying for CPA funds for design of the modernization project, construction of the spray park and associated amenities (seating, accessible walkway), and capital improvement to the pavilion. A PARC grant will be

submitted in July 2016 to implement the new playground and pavilion. The Town's DPW will provide in-kind contribution of labor and water and electrical work, and will help oversee the project. The CPA request is necessary to complete the update of the spray park whether or not the Town receives a PARC grant because the wading pool is failing. The project has been designed in these discrete phases in order to make it feasible for development.

Berkshire Design Group developed the estimate based on over a dozen comparable projects that they have recently designed, managed and completed. The spray park has been designed to meet the expected demand it will have from local residents and from the programs and groups that use Groff Park. Many neighboring communities—Agawam, Greenfield, Hampden, Holyoke, Northampton, South Hadley, Turners Falls, Westfield (see attached images)—have installed spray parks because they require little to no staff oversight during operation (i.e. no lifeguards), the parks are durable and long-lasting, and they can be enjoyed by a wide range of users.

Similarly, the playground area is envisioned as a safe, accessible space with equipment and elements that meet current codes and standards and will provide endless fun for a range of users. The new pavilion will be accessible and can accommodate various user groups and gatherings. See the attached report from Berkshire Design Group showing possible elements and features that will be added to the park.

The CPA Coalition's project database lists similar projects, with a few listed below:

Community	Year	Project Name	Project Description	Cost
Salem	2015	Mary Jane Lee Park Improvements	Construction of a new splash pad, rubberized playground surface, site plantings, fencing, small pavilion, pathway and basketball court.	\$ 396,531.00
Westfield	2014	Sadie Knox Spray Park	New water spray park facility and renovations (with reimbursement through Our Common Backyards Grant)	\$ 500,000.00
Agawam	2013	Second phase of School Street Park	splash park and associated amenities	\$ 498,000.00
Wilbraham	2013	Spray Park	building a spay Park next to spec Pond	\$ 450,000.00
Bedford	2005	Spray Park	sprinkler park, pond work, site improvements and pedestrian and vehicular circulation	\$ 1,400,000.00

2. Urgency of the Project, if any.

The existing conditions of the wading pool, playground and pavilion are poor and continue to deteriorate (see attached existing conditions images and site assessment report). Although the Town has maintained the pool, there are serious structural problems (i.e. leaking) related to its construction and material that are costly to fix on an annual basis and often reduces the times it is open for use. Due to the pool's age and condition it is becoming more difficult to operate and is questionable whether it can remain open much longer. DPW has spent \$3,000 from last year's CPA appropriation to purchase the automatic controller, which helps maintain the chemical levels in the water, but it does not help maintain the overall system or structure. The wading pool built in the 1960s was originally designed as a drain way system and was converted to a standard pool filtration system to conserve water use. In 2014 a more thorough inspection to bring the pool up to code lead to the removal of the spray feature in the center of the pool, installation of a shower spray and some temporary patches to cover the crumbling surface.

The playground, installed nearly 20 years ago, also needs new equipment and surface to make it accessible and safe for users. The playground area is bounded by 6"x6" timber that restricts access and is also rotting. The wooden retaining wall on two sides of the playground is failing. The two significant play elements, each for a different age group (2-6 years and 6 plus) are primarily wooden structures that are rotting and need constant maintenance to keep users from getting hurt. See the existing conditions assessment for evidence of this deterioration.

The pavilion located down the hill near the river remains a popular spot for groups and users because of its proximity to the water and its rustic character. However, its metal roof is rusting and beginning to fail and its wooden frame needs structural reinforcement. The goal is to make it safe and usable for another 25 years while maintaining its current character.

3. Estimated timeline from receipt of funds to Project completion.

The Town intends to apply for a PARC grant in July 2016, with awards typically announced in November. The Town would apply for a one-year construction grant, with the expectation that project would be completed by June 30, 2017.

4. Acquisition or preservation of threatened resources.

Groff Park is one of the most widely used recreation areas in Town, serving much of Amherst and nearby communities. The park offers formal recreation fields, concession area with bathrooms, hiking trails, open space for passive recreation, wading pool, playground, and picnic areas with grills. The park is used year round for organized activities as well as passive recreation.

The demand and use of the park, combined with the age of some amenities, places pressure on the Town to maintain its safety and functionality. Put frankly, areas and elements of the park are reaching their useful life and need replacement.

5. Population(s) to be served by the Project.

All Amherst, particularly residents of South Amherst and East Hadley Road. Within one mile of Groff Park are environmental justice populations that would benefit greatly from improved facilities (see attached map). The project will make the spray park, playground and new pavilion fully accessible to serve diverse population and range of users.

The following is an list of estimated users of Groff Park during 2015

Spring Programs

Flag Football	440
Adult Softball	1800

Summer Programs Daily Visits Per Season

Adult Softball	4,300
Ultimate	1,200
General Day Camps	960

Fall Programs

Ultimate	500
Football	3,360

Wader (Summer)

Children 2,500-3,000 est.

Pavilion Rentals, April thru November

Rented to: 56 groups for a total of 2,000 - 2,500 est.

Sample of Renters:

Individuals for Family Gatherings and Birthday Parties

UMass Departments

Public Policy Dept	Graduate History Dept
Microbiology Dept	Integrative Learning Dept
Education Dept	Chinese Studies Dept

Schools

ARMS	Montessori
Wildwood	

Community Groups and Non-Profit Organizations

Big Brothers Big Sisters	Community Action
Boy Scouts	Community Emergency Response Team
Center for New Americans	Jewish Community Center

Notes:

- * Sports and Camps utilize the pavilion for shelter, lunches, playground, and programs.
- * Winter usage includes residents who hike, walk dogs, picnic, use playground and snow shoe.
- * Spring - Fall usage also includes residents who hike, walk dogs, use playground and picnic.
- * Pavilion rental groups often use playground and wader.
- * The park, pavilion, playground and wader are heavily used by residents of South Amherst.

6. How will the CPA investment in your property, facility or project be maintained over time?

Groff Park will be maintained by the Town, through seasonal and annual maintenance, and through volunteer efforts coordinated by DPW, LSSE, and the programs that use the park. The Tree & Grounds Division of DPW is responsible for the maintenance and care of all the towns' parks, commons, athletic fields, cemeteries and public shade trees. An example of volunteerism is Mass Impact Day—each year in the fall, UMass students help with seasonal maintenance through this event. This past year they helped weed, spread mulch on the playground, paint and repair seating and tables.

7. Which relevant Town committees and/or commissions are you working with?

The Conservation Commission and LSSE Commission will be involved in the improvements to Groff Park.

8. Other information regarding the Project deemed necessary for CPAC

Groff Park



- Property Map
- Property Lines
 - - - Easements
 - Adjacent Towns Parcels
- Basemap
- ... Trails
- Streets
- Local Roads
 - Major Roads
 - State Routes
- Mesa/DOT Roads
- Limited Access Highway
 - Multi-lane Hwy, not limited access
 - Other Numbered Highway
 - Major Road, Collector
 - Minor Road, Arterial
 - Ramp



Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, NAD83, Feet; Vertical Datum: NAVD88, FT
 Planimetric & topographic basemap compiled at 1"=40' scale from April, 2009 Aerial Photography, Parcels compiled to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures & underground utility locations are approximate & require field verification.

The Town of Amherst makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of these data, & does not assume any liability associated with the use or misuse of these data.



1" = 150 ft

Groff Park



- Property Map
- Property Lines
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- Basemap
- Trails
- Streets
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Groff Park

Site Assessment



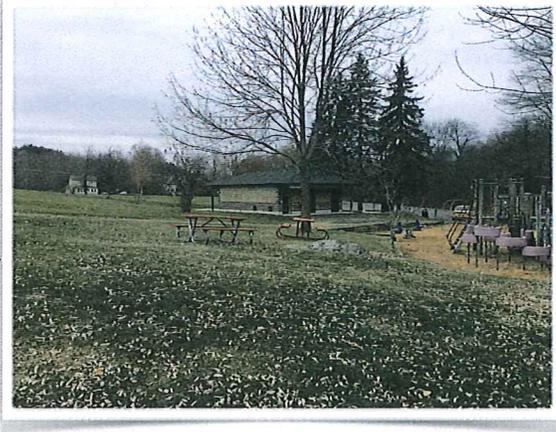


Upper playground was updated almost 20 years ago in 1997 and is showing it's age. The landscape timber wall and other wood components of the play structures have reached the end of their life cycle and are in need of replacement. With exception of the bathrooms built 2005 none of play structures or pavilion are handicapped accessible.

The wading pool built in the 1960s was originally designed as a drain way system and was converted to a standard pool filtration system to conserve water use. In 2014 a more thorough inspection to bring the pool up to code lead to the removal of the spray feature in the center of the pool, installation of a shower and some temporary patches to cover crumbling surface.



Going Forward



Updating the infrastructure; spray park, playground and building a new pavilion near the playground will make the park more accessible and improve visitor experience while reducing current maintenance challenges.

GROFF PARK—EXISTING CONDITIONS





Images of Local Spray Parks and Playgrounds

Beachgrounds Park, South Hadley



Source: <http://valleykidstuff.blogspot.com/2009/08/beachgrounds-park-south-hadley-ma.html>

School Street Park, Agawam



Source:

http://photos.masslive.com/4502/gallery/spray_park_at_school_street_opens_in_agawam/index.html#/2

Springs Brook Park, Bedford



Source: http://www.playgroundhunt.com/blog/bedford-water-park-spring/img_2490-2/

Groff Park Playground Renovation



Prepared For:

December 9, 2015

Town of Amherst



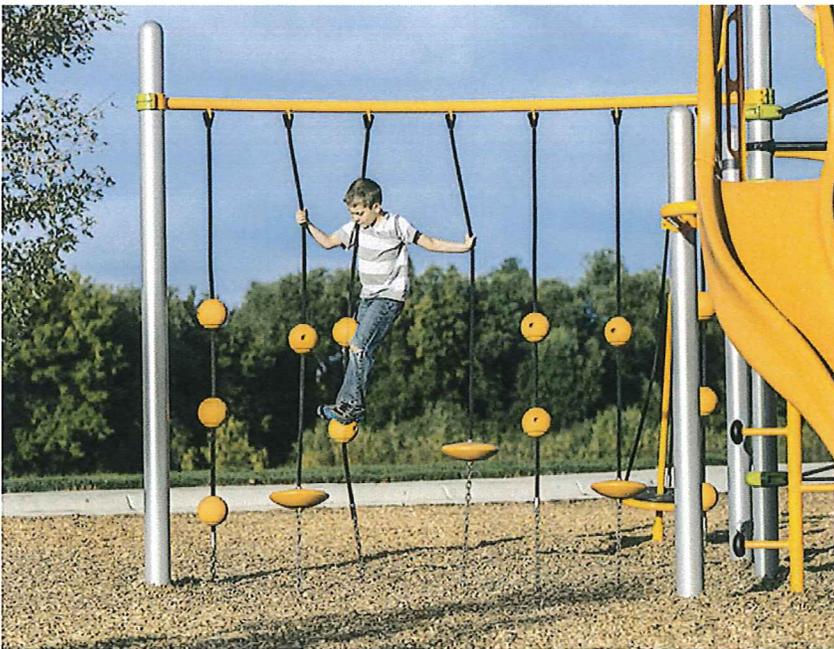
Prepared By:



PLAYGROUND ELEMENTS



SwiggleStix Bridge



SwiggleKnots Bridge



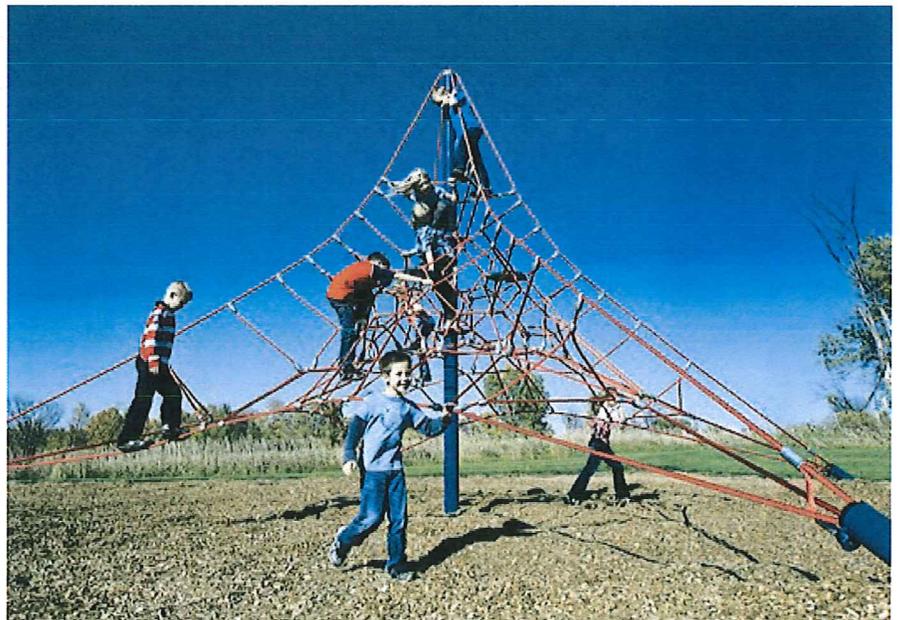
Adventurescape



PlayBooster Play Structure



PlayShaper Play Structure



Lunar Blast Net Climber



Embankment Slide



SPRAYPARK ELEMENTS

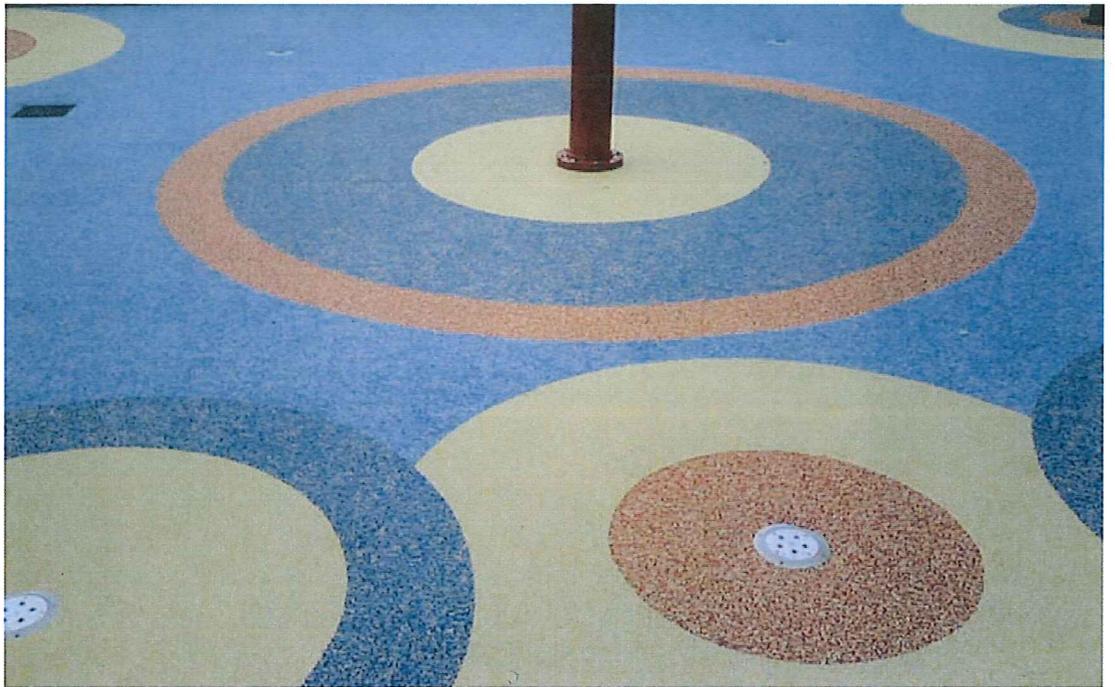


vortex-intl.com





AquaFlex Surfacing



SITE ELEMENTS



Inground

Portable

Surface Mount

Gullwing



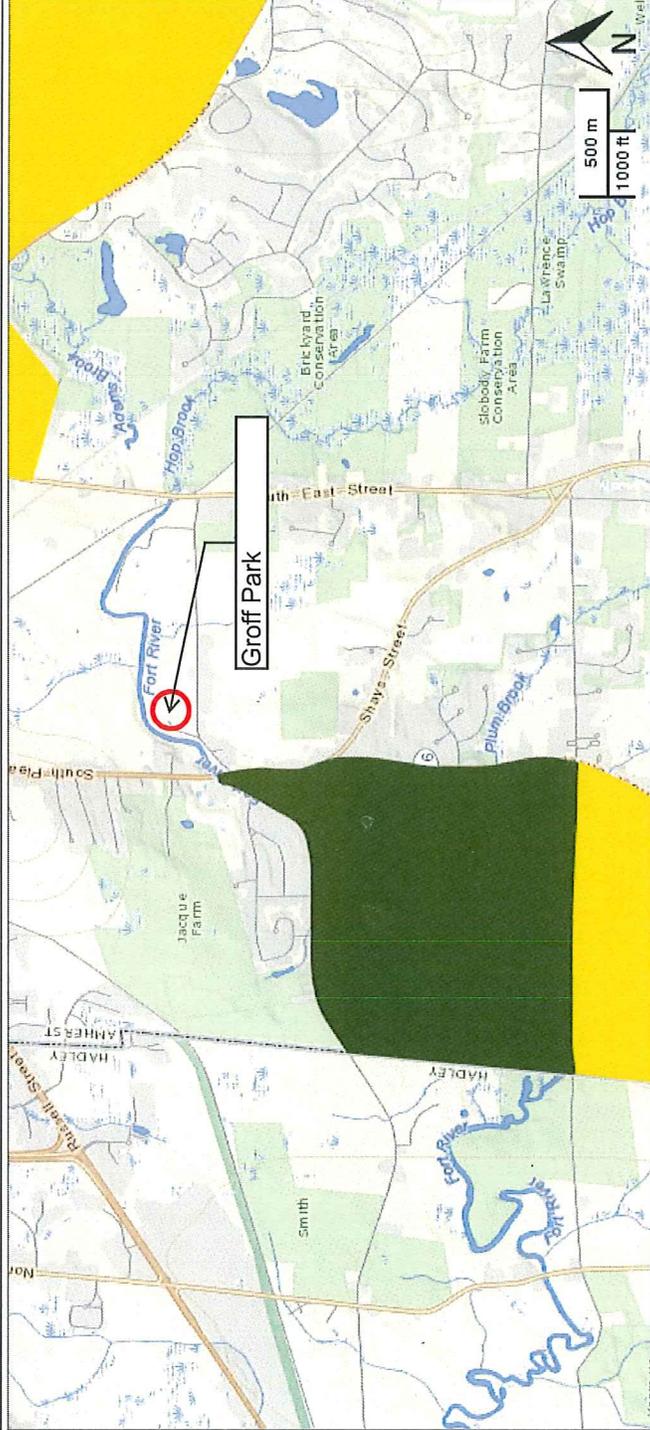
Trash Receptacle / Benches



Picnic Shelter



Groff Park-EJ Populations



Census 2010 Environmental Justice Populations

- Minority
- Income
- English Isolation
- Minority and Income
- Minority and English Isolation
- Income and English Isolation
- Minority, Income and English Isolation

Detailed Features