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Underwood Playground Concept

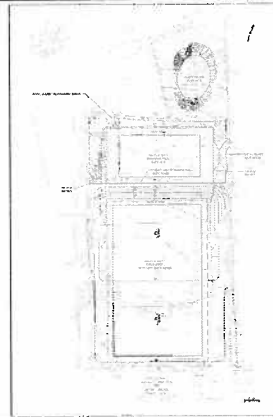
Presented to the Board of Selectmen
July 16, 2012
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Director of Public Works

Three Things Connected and Provided This Idea

- Community Preservation Act (CPA) Town Meeting discussion
- Recent CPA legislation provides a possible funding source for pool
- Library Siting Working Group discussion
- If we could move the pool to a better area of the site would there be enough space for a multipurpose field to replace the field across Concord Ave potentially moving 3 or 4 projects forward?

Concept Plan

- There appears to be enough space to replicate the multipurpose field across Concord Ave. and possibly add parking
- There appears to be enough space to provide a new pool & bath house – specific design to be determined
- The existing Tot Lot could be eliminated or moved up towards School St.



Positives

- Provides location to replace the soccer field for proposed Library Site
- Soccer field would have preferred North – South orientation
- Replaces the Underwood Pool possibly with CPA funds
 - Maintains the intention of the Underwood gift to the Town to use the site for a public playground and pool
 - Eliminates "past useful life" pool & filtering system creating a modern pool that meets today's standards and is more enjoyable for residents
 - Replaces bathhouse creating a modern bathhouse that is both functional, handicap accessible and enjoyable
 - Creates handicap parking lot for pool
 - Utilizes site to relocate the Underwood Pool to a more appropriate location that will eliminate the current groundwater issues that continuously damage existing pool and filtering system

Positives (cont.)

- More fully utilizes the Underwood Site as an asset for Town benefit
- Utilizes the site for a much needed sports field adjacent to the High School Athletic Complex as well as youth soccer, lacrosse, etc.
- Eliminates High School Title IX concerns
- Eliminates High School athletes transportation issues
- Creates a field that is more efficient to maintain because of the proximity to the High School Athletic Complex
- Allows the incinerator Site to be used for other Town benefits

Concerns

- Challenging site because of topography
- Eliminates the current open space
- Impacts neighbors adjacent to site with potential noise, parking and visual esthetics from both athletic field and pool
- Requires the removal of mature trees
- Tot Lot would have to be relocated or eliminated
- Eliminates occasional outdoor ice skating
- Requires Conservation Commission approval for area around the Wellington Brook
- Address potential historical significance of the Underwood Pool

Next Steps

Develop RFP to retain Landscape Architect to do the following:

- Update the topographic survey of the site
- Development of alternatives for the site
- Provide conceptual alternatives for field, alternative pool types and layouts, bathhouse, playground, parking, accessibility and security
- Provide conceptual cost estimates for various alternatives
- Estimated study cost \$30,000