

## **PROJECT APPLICATION FORM – 2008**

---

**Applicant: Town of Acton**

**Submission Date: 02/12/2008**

**Applicant's Address, Phone Number and Email**

**Purpose: (Please select all that apply)**

John Murray, Temporary Town Manager

Open Space

472 Main Street

Community Housing

Acton, MA 01720

Historic Preservation

jmurray@acton-ma.gov

Recreation

**Town Committee (if applicable): Recreation Commission**

**Project Name: NARA Picnic Pavilion**

**Project Location/Address: 25 Ledge Rock Way, Acton, MA**

**Amount Requested: \$250,000**

**Project Summary:**

The Town of Acton seeks \$250,000 to purchase and install a permanent Picnic Pavilion on the grounds of NARA Park. The structure will be situated overlooking the beach in an area designated for a Picnic Pavilion in the original NARA design.

The Heartwood Timbercraft Home design quoted in this application has an overall footprint of 40' x 84' , with each covered area measuring about 15.5' x 25' long. The timber frame structure provides 1,500 square feet of space. The posts are Douglas fir fitted with 6-by-10 inch beams using mortise and tenon joinery with hidden metal connectors. The roofing material will be metal.

This design provides three separate roof clad "pods" for unrelated picnic groups, as well as having the ability to support a single large group. The three separate zones each accommodate 30-35 users, or provides a single covered space for a large group of 100. The two existing structures onsite, the bath house and amphitheatre, were uniquely designed with asymmetrical angles. A timber frame post and beam Picnic Pavilion design will be in keeping with the existing structures. The Pavilion will be surrounded by a concrete pad, providing additional gathering and seating space.

**Estimated Date for Commencement of Project: July 2008**

**Estimated Date for Completion of Project: October 2008**

## **Project Narrative:**

The Town of Acton seeks \$250,000 in CPA funds to purchase and install a permanent Picnic Pavilion on the grounds of NARA Park, overlooking NARA's beach. (See attached maps).

## **Background**

The approved NARA design called for a large Picnic Pavilion, however, for financial reasons, no design or construction was initiated. As a result, a Picnic Pavilion has appeared in the Natural Resources capital requests since 2003. This year, the Board of Selectmen have brought forward \$247,000 in funding for "NARA Improvements" in the FY09 budget, to include funding for SnackBar Renovations (\$42,000), Amphitheatre Changing Room/Storage Area (\$105,000), NARA Shade Structures (\$20,000) and NARA Landscaping (\$80,000). The Board of Selectmen have approved the consideration of this CPA application as a companion to these NARA capital improvements. Several other high priority Board of Selectmen recommended projects have recently been taken off the table for municipal funding this fiscal year, thus moving the Picnic Pavilion forward on the capital funding list. An opportunity to fund a Pavilion through CPA funds exists this year, as State matching funds are not expected to remain at 100% in future years.

With the Town's 275<sup>th</sup> anniversary approaching in 2010, creating this gathering space is especially urgent. Our existing "white tents" are used non-stop throughout the spring – fall to support Town and School programs, family and corporate events. These tents will require replacement within one - two years. The tents are currently placed where the permanent Picnic Pavilion will be located.

Since NARA's opening ten years ago, the community's use of park facilities has increased dramatically. Since 1999, the number of events run by Recreation increased from 4 to 23 in 2007. The NARA Youth Summer program supports 100 children weekly throughout the summer. In 2007, over 300 NARA Beach memberships were purchased. The picnic area is a central gathering space for all of these activities. It is estimated by the Recreation Department that visitors to NARA Park number close to 20,000 annually.

The timber framed Picnic Pavilion offers the following: three different picnic/covered areas; each area measures 15 ½ feet wide x 25 feet long, with an overall footprint of 40 feet x 84 feet; the ceiling of each building will feature T&G wood deck boards; the truss style is King Post Truss, one of the oldest and strongest trusses made.

An example of this Picnic Pavilion has been built in Bellevue, Washington and documentation about this installation is provided.

## **Review and Recommendation Criteria**

The following section reviews the applicability of installing a Picnic Pavilion in relation to the Review and Recommendation Criteria of the *Town of Acton Community Preservation Plan 2008* as presented on page 20 of the Plan.

### **Consistency with the Town of Acton Community Preservation Plan**

A permanent 3-season picnic area would fulfill the original design of NARA Park. The installation of the Pavilion represents the creation of a new recreational use within NARA Park, creating 3-season all-weather picnic opportunities for families, and particularly the elderly and small children. The inclusion of a large concrete pad at the Picnic Pavilion is designed to provide handicapped accessibility to this new structure.

### **Consistency with the Town of Acton Planning Documents**

In the town wide survey for both the Master Plan Update and the most recent Open Space and Recreation Plan, of highest importance to those responding was the need for safe, public walking areas, parks, and a community gathering space. We feel that the installation of a permanent Picnic Pavilion is consistent with each of these goals.

### **Economic Feasibility**

The initial development cost of NARA Park in the late 1990's was \$1.8 million. The initial investment created a 40-acre park which includes a 3000-seat amphitheatre, a 7-acre ball field, a 9-acre pond with 500 feet of beach, a bath house, a children's playground and an amphitheatre stage. It is conservatively estimated that the current value of this 40-acre recreation facility is approximately \$20 million. Inclusion of a \$250,000 Picnic Pavilion is a wise investment for the future.

### **Population Served**

1,500 square feet of shaded Pavillon will provide the community, particularly seniors, a safe and enjoyable way to fully utilize our community park. In addition, the Picnic Pavillon will be used on a daily basis by over 100 children attending the NARA Summer Youth Program. Community events, such as the Recreation Department's Summer Concert Series and Special Events will make full use of this new facility. Families, schools and community groups are expected to increase demand for its use. The Town of Acton's 275<sup>th</sup> Anniversary celebration in 2010 is planned to be held at NARA and the Picnic Pavillon will be a central gathering space for the Acton community at the Anniversary event.

### **Multiple Needs and CPA Focus Areas**

The project serves multiple needs and populations and addresses more than one Focus Area for CPA by creating a recreational opportunity at NARA Park. In its short

existence, NARA Park has become not only a local community gathering space, but one of regional importance. For example, we estimate that on any given July 4<sup>th</sup> celebration, we have in attendance more than 10,000 people. Within a few years, the Bruce Freeman Rail Trail will pass within a few feet of NARA Park, providing a recreational gateway to the park, further necessitating a covered picnic area.

#### Leverage of Funding

An opportunity to fund a Pavilion through CPA funds exists this year, as State matching funds are available at 100% match. Town staff will initiate the design of a landscaping plan to complement the new Pavilion at no cost to the taxpayers. Existing NARA landscaping gift funds are available for plant material. It is also anticipated that water utility installation for a water fountain and water spigot at the Pavilion will be provided at no additional cost.

#### Relation to Town Assets

The installation of a permanent Picnic Pavilion is a significant enhancement to the existing infrastructure at NARA Park. As noted above under Economic Feasibility, the investment of \$250,000 will provide a significant return on investment in the future. Not only does it provide a new recreational opportunity, but it also completes the vision of NARA Park as presented to the public for funding in 1997. The entire community stands to benefit.

#### Consistency with Past Town Meeting Actions

In recent years, Town Meeting has funded a number of significant recreational proposals. Three examples are the funding of the Bruce Freeman Rail Trail, the acquisition of the Morrison Farm, and funding of the very popular T.J. O'Grady Skate Park.

#### Competency to Implement

The Natural Resources Department has been responsible for the development of NARA Park from day one, through construction to day to day park maintenance. Our Recreation Division is responsible for the NARA Summer Youth Program, NARA Concerts and Special Events, etc.

#### Site Control

NARA Park is a municipally owned property, overseen by the Town of Acton Natural Resources Department.

<b>Work Plan:</b>	<b>Town Labor</b>	<b>Contracted Services</b>	<b>Estimated Cost</b>
<b>Design of Footings / Site Engineering</b>		<b>Y</b>	<b>\$10,000</b>
<b>Contract Bidding Process – Modular Picnic Pavilion Legal Review</b>		<b>Y</b>	<b>\$ 2,000</b>
<b>Landscape Design</b>	<b>Y</b>		<b>0</b>
<b>Contract Awarded – Modular Picnic Pavilion</b>		<b>Y</b>	<b>\$170,000</b>
<b>Footing Installation - Contract</b>		<b>Y</b>	<b>\$5,000</b>
<b>Utility Installation – Water</b>	<b>Y</b>		<b>0</b>
<b>- Electric</b>		<b>Y</b>	<b>\$5,000</b>
<b>Concrete Slab Installation - Contract</b>		<b>Y</b>	<b>\$20,000</b>
<b>Finished Landscaping, Additional Hardscaping</b>	<b>Y</b>		<b>0</b>
<b>Purchase Picnic tables, benches 18 Tables @ \$1,000 per</b>		<b>Y</b>	<b>\$18,000</b>
<b>Roofing - Contract</b>		<b>Y</b>	<b>\$20,000</b>
<b>Totals</b>			<b>\$250,000</b>

**Project Scope:**

- Form Bid Review Committee
- Design Landscape Plan (In House)
- Define Parameters of Modular Structure for Bidding Process
- Engineer Concrete Slab and Footing Requirements
- Advertise Modular Structure
- Select Preferred Modular Design and Cost
- Bid Concrete and Footings Work
- Install Utilities (Water and Electric)
- Award Construction Contracts
- Construct Modular Picnic Pavilion
- Complete Landscaping
- Purchase Associated Tables

**Cost Estimate:**

Install Footings and Concrete Pad	\$35,000
Contract Preparation/Legal Review and Advertising	\$2,000
Install 40' x 84' Timber Frame Structure and Roof	\$190,000
Install Utilities	\$5,000
Install Landscaping	\$ 0
<u>Install Picnic Tables</u>	<u>\$18,000</u>
<b>Total</b>	<b>\$250,000</b>

**Funding Sources:**

CPA Grant	\$250,000
Town Funds (NARA Landscaping Gift Fund)	\$4,000
<u>Labor (Landscaping 20 hours design, 64 hours installation) 84 man hours</u>	
<b>Total</b>	<b>\$254,000 + 84 man hours</b>

**Maps:**

See attached maps

**Photographs:**

See attached photos

**Attachments:**

Deed

NARA Park Photo – Location of New Picnic Pavilion

Aerial Site Map

Heartwood Timbercraft Picnic Pavilion Photo

1-6-75 955 033RE \*A11.75

pl 11.75

BK 12918

PG-397

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

TOWN OF ACTON

At a meeting of the Board of Selectmen of the Town of Acton held on the 12th day of May, 1975, it is:

ORDERED: Whereas by a vote adopted at a Town Meeting duly called, warned and held May 12, 1975, in accordance with the provisions of law applicable thereto, the Town authorized the acquisition by eminent domain or otherwise of the two parcels of land hereinafter described: the parcel, shown as Lot 1 on a plan hereinafter described, to be used as the site for a sanitary landfill, and the parcel shown as Lot 2 on such plan to be used as the site for a septage disposal area.

NOW, THEREFORE, we the undersigned, being a majority of the Board of Selectmen of the Town of Acton, duly elected, qualified and acting as such, do hereby pursuant to said vote and under and by virtue of the provisions of Chapter 79 of the General Laws of Massachusetts, and all acts in amendment thereof and in addition thereto, and of any and every other power and authority us hereto in any way enabling, take in fee simple in the name and on behalf of the Town

of Acton, two parcels of land situated in the north-easterly part of Acton, Middlesex County, Massachusetts, on the northeasterly side of Quarry Road, and shown as Lot 1 and Lot 2 on a plan entitled, "Plan of Land in Acton, Massachusetts, owned by the Kennedy Land Corporation", dated March 3, 1975, revised December 5, 1975, drawn by the Town of Acton Engineering Department and recorded with Middlesex South District Deeds, as Plan #1371 of 1975 at the end of Book 12912, together with all privileges and appurtenances thereto belonging, including all trees, buildings and structures thereon or affixed thereto, said two parcels being together bounded and described as follows:

Beginning at a bound in the easterly sideline of Quarry Road at land now or formerly of James H. and Miriam M. Wallie, thence running

NORTH 7°52'51.5" WEST by Quarry Road 209.87 feet to a point; thence

NORTHERLY by the road by a curved line of 447.55 feet of radius 135.047 feet to a point; thence

NORTH 25°10'11.5" WEST by the road 510.57 feet to a point; thence

NORTH 12°31'3.5" WEST by the road 41.60 feet to a point; thence

NORTH 1°46'18.5" EAST by the road 51.516 feet to a point; thence

NORTH 88°13'41.5" WEST by the end of the public way layout of Quarry Road, 40 feet; thence

SOUTH 27°59'15.5" WEST by said land of Wallie  
60 feet to a point; thence

NORTH 64°15'45" WEST by land of North Acton  
Granite Co. 166.015 feet to a point; thence

WESTERLY by a curved line of 140 feet of radius  
by said Granite Co.'s land 69.677 feet, to a  
point; thence

SOUTH 87°13'18" WEST by the Granite Co.'s land  
103.953 feet to a point; thence

NORTH 55°16'42" WEST by land of the Estate of  
T. Leo McCarthy 75 feet to a stone bound;  
thence

NORTH 23°43'30.5" EAST 327.445 feet to a stone  
bound; thence

NORTH 87°23'51.8" EAST 89.659 feet to a stone  
bound; thence

NORTH 13°43'48.7" EAST 150 feet to a point; thence

SOUTH 89°57'56.7" WEST 352 feet to an iron pipe;  
the last four bounds being by land of said  
Granite Co., thence

NORTH 39°15'56.4" EAST 577.103 feet to an iron  
pipe; thence

NORTH 19°36'1.6" EAST 289.327 feet to a stone  
bound; thence

NORTH 53°52'5.7" WEST 196.501 feet to an iron  
pipe; thence

NORTH 31°38'16.5" EAST 615 feet across a septage  
lagoon to a point; thence

NORTH 32°57'37.8" WEST 312 feet on a line between  
a septage lagoon and two sludge drying beds  
to an angle of a stone wall, the last five  
bounds being by land of the Town of Acton;  
thence

NORTH 35°04'7.6" WEST 32.634 feet to a drill hole;  
thence

NORTH 32°25'57.6" WEST 39.012 feet to a drill hole;  
thence

NORTH 31°17'1.5" WEST 136.14 feet to a drill hole;  
thence

NORTH 38°53'3.4" WEST 11.723 feet to a drill hole;  
thence

NORTH 27°38'35" WEST 30.334 feet to a drill hole;  
thence

NORTH 32°54'6.4" WEST 71.518 feet to a drill hole;  
thence

NORTH 41°52'28.3" WEST 11.824 feet to a stake set  
in an angle of the stone wall; thence

NORTH 39°50'33.4" EAST 22.839 feet to a drill hole;  
thence

NORTH 46°35'47.3" EAST 51.847 feet to a drill hole;  
thence

NORTH 36°34'16.4" EAST 19.338 feet to a drill hole;  
thence

NORTH 44°29'24.8" EAST 36.234 feet to a drill hole;  
thence

NORTH 43°28'32" EAST 136.834 feet to a drill hole;  
thence

NORTH 49°17'37.9" EAST 34.842 feet to a drill hole;  
thence

NORTH 45°51'42.1" EAST 59.403 feet to a drill hole,  
the last fourteen bounds being by stone walls  
by land of Rose Di Stefano and Bettina  
Antonia Norton; thence

SOUTH 32°59'4.5" EAST 450 feet to a point; thence

SOUTH 71°59'4.5" EAST 139.833 feet to a point;  
thence

SOUTHEASTERLY

and SOUTHERLY by a curved line of 120 feet of  
radius 183.922 feet to a point; thence

SOUTH 15°49'53.3" WEST 141.081 feet to a point;  
thence

SOUTH 36°19'53.3" WEST 260 feet to a point; thence

SOUTH 3°45' WEST 358.448 feet to a point; thence

SOUTHERLY AND

SOUTHEASTERLY by a curved line of 300 feet of  
radius 337.794 feet to a point; thence

SOUTH 60° EAST 223.448 feet to a point; thence

SOUTH 11°28'8.7" EAST 362.116 feet to a point;  
thence

SOUTH 18°5' EAST 429.154 feet to a point, the last  
ten bounds being by land of Kennedy Land  
Corporation; thence

SOUTH 55°52'39.1" EAST by land of Joseph M. Britt  
559.58 feet to a point; thence

SOUTH 10°53'51.7" WEST 622.017 feet to a point;  
thence

SOUTH 20°32'35.5" WEST 207.255 feet to a point,  
these last two bounds being by land of  
Margaret L. Britt which was on the location  
of the Nashua, Acton and Boston Railroad  
(later Boston and Maine Railroad) now  
abandoned; thence

SOUTH 65°14'50.1" WEST by land of Joseph M. Britt  
494.504 feet to a bound at land of the  
Wallies; thence

NORTH 59°38'29.9" WEST by said land of the Wallies  
353.636 feet to the bound on Quarry Road  
which was the point of beginning.

According to said plan, Lot 1 contains 46.40 acres,  
more or less, and Lot 2 contains 14.89 acres, more or  
less.

For title, see two deeds of John T. Kennedy and others to Kennedy Land Corporation both dated 28 June 1965 and recorded with said Deeds, in Book 10871 at Page 478 and 487 respectively.

Lot 1 is to be used as the site for a sanitary landfill. Lot 2 is to be used as the site for a septage disposal area.

There is EXCEPTED from this Taking a right of way, for the benefit of land of the Kennedy Land Corporation adjacent to the land hereby taken, running over a portion of Lot 1 shown on Sheet No. 4 of 6 of said plan as "60' Wide Right of Way" and thence running from the westerly end of the 60' Wide Right of Way to a private way shown on said plan as Quarry Road and over the entire length of said private way shown as Quarry Road, to the public way shown as Quarry Road on Sheet No. 2 of 6 of said plan. Said way may be used for all purposes for which ways are commonly used in the Town of Acton.

There is also EXCEPTED from this Taking the rights of the public to pass over said public way shown as Quarry Road.

We have awarded damages by reason of the taking hereby made to Kennedy Land Corporation, a Massachusetts corporation with its principal office in said Acton,

in the sum of One Hundred Forty Seven Thousand and Ninety Six (147,096) Dollars (\$111,360 for said Lot 1 and \$35,736 for said Lot 2).

In so awarding damages, we have awarded them to the supposed owner of record of the land hereby taken as of the date hereof, but if the name of the owner of any interest in said land is not stated or is not correctly stated, it is to be understood that such interest is owned by an owner or owners unknown to us, and in such case our award is made to the lawful owner or owners thereof.

WITNESS our hands and seals in said Town of Acton this 29th day of December, 1975.

Town of Acton

By

[Signature]  
John H. Lewis  
John H. Lewis  
John D. Stevens  
[Signature]  
[Signature]  
Majority of the Board of  
Selectmen

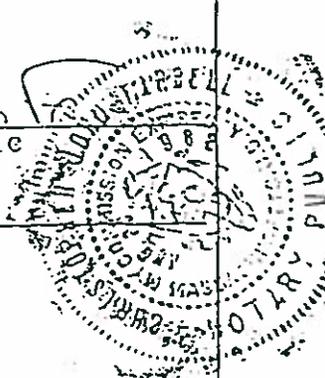
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 29, 1975

Then personally appeared the above named persons, known to me to be a majority of the duly elected, qualified and acting Selectmen of the Town of Acton, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Town of Acton, before me,

*Christopher J. Bell*  
Notary Public

My commission expires: *12/31/78*



## **NARA Park Photograph**

### **Location of New Picnic Pavilion**



***Long View from the Amphitheatre Hill toward the Bath House  
The Picnic Pavilion will be situated where the cluster of white  
tents are located***



TOWN OF ACTON ENGINEERING DEPARTMENT	
<b>NARA PARK</b>	
ACTON, MA	
CPC APPLICATION - LOCUS PLAN	
SCALE: AS NOTED	DATE: 11/28/2007

PROPOSED LOCATION  
FOR THE  
PICNIC PAVILION



# NARA Park Picnic Pavilion Proposal

*Today*



*TOMORROW*

