

## **Parking Access and Accessibility at the Pines Recreation Area**

### **Applicant Information**

Name of Applicant: Rebecca Oldham, Town Administrator

Name of Co-Applicant, if applicable: Annie Schindler, Town Planner & Conservation Agent

Contact Name: Rebecca Oldham, Town Administrator

Mailing Address: 183 Main Street, Groveland MA

Phone: 978.556.7204

Email Address: [roidham@grovelandma.com](mailto:roidham@grovelandma.com)

### **Location of Project**

Name of Project: Parking Access and Accessibility at the Pines Recreation Area

Address of Project (or Assessor's parcel ID): 11-015-0 & 06-001-0

### **Funding Information**

CPA Category (include all that apply):

Open Space

Historic Preservation

**Recreation X**

Community Housing

### **Project Cost**

CPA Funding Requested: \$523,110

Total Cost of Proposed Project: \$523,110

### **Project Information**

#### **1. Description**

This project will provide additional parking and final paving and markings of parking spaces at the Pines to improve safety, enhance circulation and maximize space while offering accessibility to a town owned recreational facility. This project would also provide a pedestrian connection between the Town Hall complex parking lot and the Pines to increase parking and access between both areas.

#### **2. Goals**

One of the goals of the project is to complete the paving of the drive and parking spaces at the Pines. This completion would include adding a final coat of pavement, as well as stripping the parking spaces throughout the site, as currently many are either unlined or need a new coat of paint.

Additionally, this project will provide a real pedestrian connection between the Town Hall complex and the Pines. Currently, these two areas are fairly disconnected from a pedestrian

standpoint, as the sidewalk from Main Street does not enter the Pines until after the Dog Park. This project would provide pedestrian access directly from the Town Hall parking lot, near the library, to the Pines. The plan is to provide a ramp that would not only be ADA compliant, but also allow for people with strollers to easily go from one area to the other. Currently, when there is an overflow parking situation at the Town Hall Complex individuals will walk down the hill to the Pines, which can be dangerous.

The Town has made significant investments in the Pines Recreation Area, making it an attraction to residents and beyond. Improvements began in 2015 when an award of \$360,000 of CPA funds was approved by the Town. Enhancements to date include ball fields, a boat ramp, basketball courts, bathrooms, lighting, fencing, irrigation, dog park and so on. Recently, the Town approved use of CPC funds for a Skatepark, Splashpad and combination tennis/pickle ball courts. These last few recreational additions will complete the amenities planned for the site and provide something for all users.

All of those who visit the Pines will benefit, as well as those that attend special event days such as Groveland Day, Pines Speedway Reunion and PumpkinFest. On event days parking can be challenging as some parking spaces are blocked off for use at the event by either vendors and/or antique cars. These events produce crowds of over 200 people, so having a safe location to park and access these community events is a necessity.

Parks are beneficial to communities because they create a space for community members to congregate safely and enjoy both passive and active recreational opportunities. They act to define the shape and feel of the Town. Parks enhance property values, increase municipal revenue, bring in homebuyers and workers, and attract retirees. To gain the benefits of parks and recreation areas fully, these places must provide access and accessible amenities. This project aims to provide access to the Town's prime recreation area.

### **3. Community Need**

Overall, parking lot paving helps improve the appearance, safety, and functionality of the property. As the Pines Recreation Area has grown in attraction, a decision has to be made and look at the benefits of parking lot expansion. Since the square footage is limited at the site we look towards connecting to existing parking and maximizing the current space with proper lines and adding a few spots where possible. Expanding the parking lot to allow for more spaces and more room for cars to maneuver means creating a safe environment for all. The plan proposed to better mark the existing spaces, create a few more spaces that are currently used but not delineated and make a clear connection to over 200 parking spaces in the adjacent municipal lot. This approach is mindful of the footprint currently existing and maximizing that footprint without adding additional impervious area.

b. How does it address needs identified in existing Town plans?

Parking influences the character, form, function, and flow of our community. By managing the existing supply, this project is a cost-effective way to reduce demand and increase the attractiveness of underutilized parking spaces. We are proposing to find a balance between the two. In the most recent planning efforts, we talked a lot about parking and how it is a necessary

evil in a small rural community. We have minimal transportation options in Town and just recently secured a Fix Bus Route with MeVA that runs from Haverhill to the Town Hall Complex. Not everyone can walk to these recreational facilities and providing accessible parking is important in order for our planning efforts to be successful.

In the recently adopted Comprehensive Plan, the visioning statement includes “expanded recreational opportunities at The Pines”, and the Open Space & Recreation Plan has a goal to “Maximize the use of current facilities”. This project is a clear reflection of these two goals. Additionally, the ADA Self-Evaluation and Transition Plan for the Town of Groveland notes various issues with the parking lot at the Pines, this project would assist in fixing some of those.

#### **4. Community Support**

a. What is the nature and level of support and/or opposition for this project?

This project has support from residents, sports teams, dog park users, town department heads, event organizers and those who utilize the Pines. Whether it is people visiting the area or for a community event, a better parking situation is ideal for all.

A great example is those attending Groveland Day. Hundreds of people attend the event, and with some of the Pines parking lot being used for food trucks and activities, attendees must park in the Town Hall complex parking lot. This leads to people traversing the steep slope between the library and basketball courts, sometimes with strollers. This will also benefit those who attend games at the fields at the Pines when they are particularly busy. Additionally, with new amenities being added at the Pines (a splashpad and skate park), there will be a larger demand for parking, and this will help to alleviate that without having to construct parking.

#### **5. Timeline**

a. What is the schedule for project implementation?

The project would begin as soon as funding is available. We would work with both the Highway Department and engineers to help finalize design and secure estimates. Once finalized, we would work with the procurement agent to select contractors. The contract would be managed by the Highway Superintendent and Town Administrator. The work would be planned to minimize any impact on the various activities at the Pines.

b. Include a timeline for all critical milestones.

The timeline for this project would be to secure funding, engage an engineer to design a set of plans for a ramp that would be ADA compliance and coordinate with the ADA compliance officer to confirm that the proper requirements are being met. Once a plan has been agreed to, a contractor would be engaged, and work would begin. Throughout the process the ADA compliance officer and engineers would be kept up to date on the progress to ensure compliance and that the ramp is being built to all the proper standards.

Additionally, other milestones would include working with the Town paving contractor for the topcoat as well as parking markings. We would confirm with the ADA compliance officer that all

ADA requirements are met. Then the paving and stripping will take place and the project will be complete.

## **6. Implementation**

a. Who will be responsible for implementing the project?

The Town Administrator, Highway Superintendent and selected contractors will be responsible for implementing the project.

b. Who will be the project manager?

The Highway Superintendent and Town Administrator will be managing the project.

c. What relevant experience does the project manager have?

The Highway Superintendent manages all other paving projects throughout Town and is well versed in how projects such as this must be conducted. The Town Administrator has over 10 years of managing various grant projects and construction projects. She is well versed in project management, financial reporting, and procurement requirements.

## **7. Success Factors**

a. How will the success of this project be measured?

The success of this project would be measured by reviewing the project scope, evaluating project specifications, analyzing the project budget, and reviewing the new functionality and use of the parking areas in conjunction with recreational activities.

b. Please provide specific examples.

We can see how people use the additional parking spaces - do they use them during the games, to frequent the boat ramp, to visit the dog park? Are they stopping in at the library and parking and walking down to the playground? Can we add programming that ties events at Town Hall Complex down to the Pines? These are all ways in which we can measure the success of the project.

## **8. Budget**

See attached estimates. All funds are for construction and not for maintenance. There is a \$500 allocation for signage.

Item	Cost
Ramp/Walk Way Engineering	25,000
Ramp/Walk Way Construction	203,700
Parking Pavement & Equipment	260,000
Parking Markings	6,000
Construction Monitoring	3,000 *
Signage	500
Subtotal	498,200
Contingency	24,910
	523,110

\*This fee is proposed by the Highway Superintendent for his time helping to facilitate the project.

**9. Other Funding / Matching**

N/A

**10. Maintenance**

N/A

**11. Additional Information**

N/A



# TOWN OF GROVELAND

HIGHWAY DEPARTMENT

TOWN HALL  
183 Main Street  
Groveland, MA 01834



Renny S. Carroll  
Highway Superintendent

## **Finish coat paving of Pines Recreation area**

- 1. \$7500.00/ Prep and finish grade all gravel parking areas (45,000SQFT) with D-6 Bulldozer and compact with 2-ton roller.**
- 2. \$5000.00/Reset to grade steel structures including catch basins and manholes.**
- 3. \$247,500.00Finish pave 290,000 (sq-ft) of pines area with 2” of super pave state asphalt.**
- 4. 6000.00/ line painting the entire parking lot including HP and EV spots.**
- 5. 3000.00/Project construction monitor**
- 6. This project will create at a minimum 25 new designated spots near the two ball fields and will complete “The Pine’s Recreation area” for the town’s crown jewel.**

**Total project cost 269000.00**



**Preliminary Cost Estimate**  
**Groveland - Pines Recreation Area**  
**Pedestrian Ramp**

282 Merrimack Street, 2nd Floor, Lawrence, MA 01843  
 978-794-1792 "TheEngineeringCorp.com"

**Project:** Groveland Pines Recreation Pedestrian Ramp  
**Location:** Groveland, MA  
**Title:** Preliminary Cost Estimate  
**Estimated By:** SNL

**Project No.:** T0845  
**Date:** 12/21/2023  
**Sheet:** 1 of 1  
**Checked By:** PFE

Item	Quantity	Units	Unit Price	Total
Mobilization / General Conditions	1	LS	\$ 5,000	\$ 5,000
Demolition/Site Clearing	1	LS	\$ 7,500	\$ 7,500
Precast Ramp - Materials	1	LS	\$ 44,500	\$ 44,500
Precast Ramp - Shipping	1	LS	\$ 10,000	\$ 10,000
Precast Ramp - Installation	1	LS	\$ 7,500	\$ 7,500
<sup>1</sup> Precast Ramp Handrail	1	LS	\$ 50,000	\$ 50,000
Stone Retaining Wall	40	CY	\$ 700	\$ 28,000
Concrete Footings	15	CY	\$ 1,000	\$ 15,000
Concrete Walks	150	SF	\$ 15	\$ 2,250
Subtotal				\$ 169,750
Engineering				\$ 25,000
20% Contingency				\$ 33,950
Total				\$ 228,700
<b>Say</b>				<b>\$ 229,000</b>



# Groveland Police Department

**JEFFREY T. GILLEN**  
*Chief of Police*

181 MAIN STREET  
Groveland, MA 01834



Tel. (978) 521-1212  
Fax (978) 374-7676

[jgillen@grovelandpolice.com](mailto:jgillen@grovelandpolice.com)

December 21, 2023

Groveland Community Preservation Committee  
183 Main Street  
Groveland, MA 01834

RE: Application for a Ramp to Connect Town Hall to the Pines

Dear Mr. Dempsey,

Please find this letter as a show of support from the Groveland Police Department for the application to create a ramp that would connect Town Hall to the Pines Recreation area. It would be beneficial to connect these two resources and expand the parking at the Pines to allow more users to take advantage of what it has to offer daily and for special events.

As a member of the Police Department for more than 33 years, I have observed the use and attraction associated with the Pines Recreational area (Pines) grow each year. With more attractions planned for this location, I anticipate the amount of visitors to increase. Also, I have seen the amount of visitors to the Municipal Buildings increase over the years. This at times is problematic as far as parking and access to the Pines. The Town Hall parking lot is monitored and well-lit. This connection would allow visitors to the Municipal Buildings or the Pines the ability to park at either location and have access to both locations safely. It would also provide the opportunity to safely access both locations without being near Rt. 113.

We are hopeful that the Town receive this grant to improve this great resource. If you have any questions or require any further information, please do not hesitate to reach out.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey T. Gillen'.

Jeffrey T. Gillen  
Chief of Police



**December 28, 2023**

Groveland Community Preservation Committee  
183 Main Street  
Groveland, MA 01834

RE: Application for a Ramp to Connect Town Hall to the Pines

Mr. Dempsey,

Please find this letter as a show of support from the Groveland Day Committee for the application to create a ramp that would connect Town Hall to the Pines Recreation area. As a user of the Pines for Groveland Day it would be a great benefit to connect these two resources and expand the parking at the Pines to allow for more users to take advantage of what it has to offer daily and for special events.

Over the past 5 years, Groveland Day has grown to be a very well attended community event, with last year's event bringing almost 1000 visitors. We utilize the parking located behind Town Hall as additional parking, so having a ramp that allows for attendees to safely make it to the event would be an incredibly useful feature. The library also hosts their annual book sale during Groveland Day, so it will also allow for Groveland Day patrons to check out the book sale throughout the day.

We are hopeful that the Town receive this grant to improve this great resource. If you have any questions or require any further information, please do not hesitate to reach out.

Sincerely,



Lisa Chandler  
Chairperson  
Groveland Day Committee

December 28, 2023

Groveland Community Preservation Committee  
183 Main Street  
Groveland, MA 01834

RE: Application for Paving and Striping/Creation of Parking at the Pines

Mr. Dempsey,

Please find this letter as a show of support from the Groveland Day Committee for the application to do a final coat of pavement and stripe/create parking spaces at the Pines. As a user of the Pines Groveland day, having the parking lot be in optimal condition and having parking spaces clearly delineated would be a great improvement.

Over the past 5 years, Groveland Day has grown to be a very well attended community event, with last year's event bringing almost 1000 visitors. As you can imagine with this many attendees, parking is at a premium. As amenities at the Pines continue to evolve, we've reconfigured the way the event is laid out and operates. Any steps that can be taken to optimize the layout of spaces would be very beneficial to the event. We've moved some operations to the far end of the parking lot to increase ADA accessibility for the event, so having the pavement condition as pristine as possible is another benefit to all attendees.

We are hopeful that the Town receive this grant to improve this great resource. If you have any questions or require any further information, please do not hesitate to reach out.

Sincerely,



Lisa Chandler  
Chairperson  
Groveland Day Committee