

Town of Stowe

Memorial Park Master Plan



Broadreach Planning & Design

In conjunction with

Heritage Landscapes LLC

&

Ambler Design

May 2010

ACKNOWLEDGEMENTS

The Stowe Selectboard initiated this project and helped in its completion through reviews of and comments on the materials generated during the development of the master plan.

A Project Advisory Committee provided invaluable assistance to the project team during the process of completing this project. The Project Advisory Committee consisted of:

- Ken Biedermann – Stowe Vibrancy
- Harry Hunt – Citizen-at-large
- Howard Merson – Skateboard Coalition
- Lynn Paparella – Stowe Performing Arts
- Don Post – Friends of Jackson Arena
- Paul Reed – Stowe Planning Commission
- Phil Scott – Stowe Recreation Commission
- Richard Smiles – Stowe Elementary School
- Anne-Marie Vespa – Citizen-at-large
- Charles Safford – Town Manager (Ex-officio)
- Marge McIntosh – Stowe Parks & Recreation Manager

The Stowe citizens and business owners also provided important input during the series of public work sessions and interviews the project team conducted during the course of the project.

Special Aid and Assistance were also provided by:

- Susan Moeck – Clerk to the Stowe Selectboard
- Evelyn Frey – Stowe Reporter

The project Team consisted included:

Broadreach Planning & Design

Jim Donovan, FASLA, AICP

Heritage Landscapes LLC

Patricia O'Donnell, FASLA, AICP

Sarah Graulty

Ambler Design

Ian Ambler

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I. OVERVIEW

A. Project Purpose

Over the years, the recreation demands have grown in Stowe and various uses and facilities have been proposed for Memorial Park to meet these demands. The Town of Stowe Selectboard decided to develop a Master Plan for Memorial Park with the help of a consultant to determine which uses and facilities are most appropriate. The Selectboard organized a Project Advisory Committee made up of representatives of various Town groups and commissions. The Project Advisory Committee (PAC) assisted the consultant by providing their ideas and feedback. The Town hired Broadreach Planning & Design to undertake the development of the Memorial Park Master Plan. The vision of a dynamic, comprehensive, year-round, multi-use, well planned and designed recreation complex in Memorial Park is part of the larger Town vision for the Stowe Village.

As part of the development of the Master Plan, Broadreach Planning & Design (BRPD) also explored three specific areas of Town concern:

- What is the future of Jackson Arena, a covered, unheated ice rink that operates in the winter months?
- Is it appropriate to add a new skateboard facility to the Park?
- What should the future of the David Gale Recreation Center in the Park be?

B. Project Development Process

BRPD began work on the Memorial Park Master Plan by conducting an extensive analysis of existing conditions, which included document research, interviews, PAC and public work sessions, and field work. **Appendix A** provides a summary of the information developed during this initial analysis, which was Task 3 in the overall project work plan. At the conclusion of this analysis, BRPD began to develop a list of facilities and buildings that would be included in the future Park. They reviewed and refined this list through another round of PAC and public work sessions. When the list was complete, they reviewed it with the Stowe Selectboard to gain their endorsement. **Appendix B** presents a synopsis of this process, which was Task 4 in the overall project work plan. Only when this work was completed did BRPD begin to develop potential layouts of these elements in the Park.

BRPD worked extensively with the PAC and the public to develop a Park layout plan that offered as many of the facilities in the Park program as possible, while also meeting other goals for the Park and respecting deed restrictions. **Appendix C** provides more details on this process, which was part of Tasks 5 and 6 in the overall work program.

Appendix D includes copies of important correspondence and other information relevant to the Master Plan.

C. Report Organization

BRPD has prepared this report to present the Memorial Park Master Plan. They have organized the report into four major sections after this introduction:

- Existing Conditions,
- Park Program,
- Site Plan Recommendations, and
- Implementation.

These sections are supported by figures and tables. Appendices contain copies of interim reports that focus in more detail on the specific aspects of the Master Planning Process.

The report is organized for double sided printing.

II. EXISTING CONDITIONS

A. Memorial Park

Up until 2008, Memorial Park, located at the southern end of Stowe Village, included 25.2 acres of land. A portion of the original parcel, not including the recent Ampersand land addition, was acquired by land donations to the town in 1945. A recreation master site plan for the property was prepared by F. Peter Scheuerman, but this plan has not, as of yet, been found. The Park now includes 35.7 acres.

As **Figure 1** shows, The Park property has three different sections:

- The more developed portion of the Park, consisting of 14.2 acres - the northwestern section;
- The more natural portion of the Park, consisting of 11 acres - the southeastern section; and
- The recently acquired Ampersand addition - 10.5 acres in the southwest portions of the Park.

The Stowe Elementary School lies directly to the north of the Park, and the Stowe Library and Helen Day Art Center are located directly north of the School. **Figure 1** shows the overall layout of the Park today and the adjacent land uses and context.

The Park's sole vehicular access point is from Park Place at the north end of the Park. It shares this access point with the Stowe Elementary School. The Park also has approximately 130 linear feet of frontage on School Street, approximately 90 linear feet of frontage on Stowe Hollow Road, and approximately 150 linear feet of frontage on Thomas Drive. Neither of these additional frontages is currently used for regular vehicular, pedestrian or bicycle access. Extremely steep slopes, wetlands, streams, and lack of urgent need have contributed to these potential access points remaining undeveloped.

The entire Park is open to the public from 5:30 AM to 11:30 PM. Restricted access is noted on signs that indicate use of the ball fields is by permit only. Use of the main playground structure is restricted to Elementary School use during school recess. The pre-school area of the playground is open during park hours.

There is an existing deed restriction on a portion of the property:

UPON CONDITION, however, that the said grantee, and its successors and assigns which may hereafter by law provide for the operation of public schools and educational facilities, shall hold, keep and use the premises and rights aforesaid for school purposes including, but not by way of limitation, the use and control of said land for school buildings, school facilities, athletic grounds, play grounds and other activities which may now and hereafter be commonly

associated with supervised programs of education, youth training and youth activities;

Figure 3 shows the portion of the Park subject to this deed restriction.

Development in the Park is subject to Act 250 review

B. Park Facilities

Figures 1 and 2 provide a graphic overview of the Park and the existing features. Memorial Park currently contains:

- Several Wetland Areas;
- An 11+ acre open rolling meadow in the southern portion of the property with a mowed walking path;
- A sloping area adjacent to the southern wetlands with mature forest;
- Simmons Brook which is partly channelized within the park;
- One baseball field and adjacent batting cages;
- One Little League field;
- One softball field and adjacent batting cages and practice areas;
- One recently constructed playground for ages three to 12;
- The David Gale Center Memorial building housing a recreation center, Park and Recreation Department offices, and storage;
- One lighted, paved basketball court;
- Two lighted paved tennis courts;
- The Old Congregational Church (the Rotary Barn);
- A gravel parking lot for approximately 60 cars;
- A paved roadway leading into the Park ending at a paved parking area adjacent to the Jackson Arena;
- The bus drop off area for the adjacent Stowe Elementary School;
- A small outdoor picnic area;
- The Jackson Arena, an unheated ice rink with support facilities;
- A paved parking area accommodating approximately 25 automobiles;
- The Parks and Recreation Department maintenance area consisting of three garage buildings and numerous outdoor storage and maintenance areas;
- A degraded skate park constructed of wooden forms on one corner of a paved parking area;
- A second gravel parking area between Simmons Brook and Jackson Arena accommodating approximately 35 automobiles;
- A snow machine trail; and
- Several other open grassed areas.

Table 1 shows approximate levels of use of the various different parks and recreational facilities in Stowe.

The David Gale Center currently includes about 1,800 SF of usable interior space for recreational activities and the Recreation Department offices. It also includes restrooms that can be made accessible to the public when the rest of the building is closed.

The Jackson Arena is a steel framed open air structure housing an ice rink, locker rooms, and other small ancillary functions. The main Arena building is approximately 120 feet by 220 feet. The Arena has a conditional occupancy permit from the Vermont State Department of Labor and Industry predicated on the continued snow removal from the roof when accumulations exceed 16 inches.

The Old Congregational Church was placed in the Park by the Town for temporary storage in 1993 and has remained there closed and boarded up since then with no assigned use. The building is 35 feet x 65 feet and contains approximately 2675 SF.

There are two garage structures in the maintenance area to the southeast of and lower in elevation than Jackson Arena. The older garage structure contains three bays and is 24 ft x 40 feet. It is partially heated and is approximately 23 years old. The newer garage contains six bays and an office area. It is approximately 100 feet x 40 feet, is unheated, and has no bathroom facilities.

Electrical and telephone services for Jackson Arena enter the Park underground from Stowe Hollow Road, skirt the eastern edge of the baseball and softball fields, pass under Simmons Brook and feed a distribution box on the east end of Jackson Arena. Electrical service for the Gale Center, as well as water and sewer for the whole Park, enter the Park underground from Park Place.

C. Recent Studies & Plans

There have been numerous studies and plans completed over the years that have some relevance to the preparation of a Memorial Park Master Plan. **Appendix A** contains excerpts of those portions of cited documents that are relevant to the development of the Memorial Park Master Plan.

In general, these reports and plans indicate a continuing need for active recreation in the Park. They also highlight the growing maintenance needs of the existing recreational buildings, which appear to be reaching the limits of their usefulness without significant new investments for rehabilitation and upgrading.

D. Interviews

Numerous individuals in the Town, who have been associated with Memorial Park or some of the activities within it, provided information, ideas, or suggestions on the current and future uses of Memorial Park and/or its facilities. In addition to general remarks on the Park, their comments focused on:

- Vehicular traffic and Park access - potential conflicts between vehicles and pedestrian should be addressed, another vehicular access point would benefit the Park, better pedestrian access is a must;
- Future changes in the Park;
- The fate of the Old Congregational Church - save it, demolish it;
- The David Gale Recreation Center - it is good as it is, it's too small, it needs to be replaced;
- The Jackson Arena - It needs to be upgraded or replaced;
- Parking - the Park needs more parking;
- The ball fields - the ball fields take up a lot of room for minimally used facilities, they do not appear to be open to the general public, the fields need to remain as they are; and
- The proposed skate park - definitely needed in the Park.

The existing conditions of the Park were also examined through an extensive public involvement process, which yielded many of the same comments as those brought out in the interview. **Appendix A** includes more details on the specific results. **Figure 3** provides a summary of the overall issues and opportunities associated with Memorial Park.

III. PARK PROGRAM

A. Overview

In order to help in evaluating the relative appropriateness of the various facilities proposed for Memorial Park, BRPD developed an evaluation system. The system, which included some weighting to reflect the relative importance of the various elements, was reviewed and accepted by the PAC. It evaluated the following aspects of each proposed use or facility:

- The support for the use by residents of the Town (Up to 2 Points);
- The overall need for the use in the Town (Up to 4 Points);
- The difficulty of locating the use elsewhere in the Town (Up to 3 Points);
- The desirability of having the use in the Village center (Up to 3 Points);
- The ease of realizing the use based on costs (Up to 10 Points);
- The ease of realizing the use based on permitting (Up to 10 Points);
- The ease of realizing the use based on other factors (Up to 4 Points);
- The overall amount of space required for the use (Up to 3 Points for small area requirements);
- The compatibility of the use with other proposed Park uses (Up to 3 Points);
- The support for such a use in other official Town plans or recommendations (1 Point);
- The current existence of such uses in the Park (Up to 7 Points);
- Historical/memorialized importance or value of the use in the Town (1 Point);
- The expected frequency of use (Up to 5 Points);
- The value of the use to the Town residents (1 Point), and
- The historic availability of the use in Memorial Park (Up to 2 Points).

The results of the evaluation, along with local PAC and public discussion, BRPD's professional recommendations, and the Selectboard's final opinions served as the basis for the final list of prioritized uses to be included in Memorial Park as part of the Master Plan. **Appendix B** provides the specific results of the evaluation.

B. Necessary Park Features

No matter which uses are eventually added, maintained, or deleted from Memorial Park, there are certain facilities that should be provided. These facilities include some that are already there and others that BRPD believes should be there due to either users' needs or Park history. These necessary features are:

- Parking;
- Permanent restrooms;
- A welcoming entrance sign with map at each entrance;
- A very small concession stand and/or vending machines;

- A Memorial Garden to Veterans;
- The existing Youth Sports Memorial;
- A clear, comfortable pedestrian and bicycle access point at the Stowe Elementary School;
- The existing playground;
- User amenities (benches, drinking fountains, trash cans, bike racks, etc.)
- Additional shade trees;
- Lighting;
- Internal pedestrian circulation system;
- Good signage;
- Inviting access to the “back” portion of the Park;
- Recreation Department storage; and
- Some maintenance equipment facilities (not necessarily the primary parks maintenance facility).

C. Proposed Park Uses and Activities

Based on the information contained in **Appendix A**; current recreational standards and trends; discussions with the Project Advisory Committee, the public, and Stowe High School students; and our professional opinion, BRPD suggests that the following uses and/or activities be included in Memorial Park within the next five to 20 years. These uses are presented in alphabetical order:

- Basketball *
- Indoor Ice Rink *
- Indoor Active & Passive Recreation Space (Larger than existing Gale Center)
- Little League Field *
- Natural Areas and Nature Trails
- Open Air Pavilion (or Small Rain Shelter)
- Open Playing Fields
- Outdoor Ice Skating (as possible with alternate summer use of the space)
- Outdoor Passive Recreation Features
- Outdoor Skate Park *
- Outdoor Theater (as a future potential only with development of a second access point)
- Parks & Recreation Department Office *
- Picnic Area
- Sledding Hill *
- Tennis *
- Volleyball/Sand Volleyball
- Water Play Feature/Fountain

* Already exists in or close to the Park.

The BRPD team made the decision as to which uses to include in the recommended list based on:

- The results of the evaluation system developed as part of Task 3,
- The data and opinions summarized in the Task 3 Memo (see **Appendix A**),
- Discussions of the potential uses with various groups of interested individuals, and
- The professional opinion of BRPD.

IV. SITE PLAN RECOMMENDATIONS

A. Overview

BRPD developed the site plan over a three month period with numerous points of input from the PAC, the public via public work sessions, and the Town of Stowe Selectboard at their regular meetings. BRPD began the process by developing a set of alternate layouts for the Park based on the Park program developed in earlier phases of the project. They also worked to meet a few additional goals that were established at the start of the project or that emerged as the PAC discussed the various alternative layouts:

1. Create a practical and pragmatic plan with a realistic chance of implementation;
2. Create a plan that is as non-sequential as possible – minimize or eliminate elements that require other elements to be completed prior to their own implementation;
3. Eliminate the need for children and Park users to cross a road or parking area to go from the indoor recreation center (currently the Gale Center) to other Park recreational facilities;
4. Keep the recreational facilities as close together as possible – don't isolate one recreational use from other uses;
5. Place the skateboard park in a highly visible area close to parking;
6. Minimize the ability of Park users to access the bus drop off loop adjacent to the playground;
7. Eliminate the need for facilities added in earlier phases to be moved or disturbed in later phases;
8. Create a plan that encourages use of other parking areas besides the entry parking lot close to the school;
9. Include flexibility in the plan to meet future parking or expansion needs that may not be known now; and
10. Maintain the potential for the incorporation of a second access in each of the phases.

B. Master Plan

After discussing over 20 different layout options with the PAC, BRPD eventually developed an overall Master Plan for the Park. This plan accommodates almost all of the programmed uses and facilities and most of the additional goals. **Figure 4** shows the proposed Master Plan for the Park. (**Figure 4** appears both with and without color.) **Figure 4-1** provides a more detailed look at the park area around the indoor recreation area and indoor ice arena. **Table 1** provides an overview of the proposed locations for each of the facilities in the program as well as the rationale for both its inclusion in the Park and its specific location.

The Master Plan also includes a future phase. This portion of the Master Plan includes a few additional recreational facilities that may be good additions to the Park, but the actual need or wish for the facilities by the community has not been clearly established. This portion of the Master Plan would also need additional permits as described in the next section. Before implementation, this

portion of the Master Plan would need further community discussion and planning. **Figure 5** shows the future phase of the Master Plan.

C. Probable Construction Costs

Table 2 provides an overview of the initial estimate of probable construction costs of several of the park facilities with the exception of the ice arena and the skate board park. BRPD developed or gathered these initial estimates based on information shown on the Master Plan, which is based on an aerial photograph.

D. Phasing

The Town of Stowe can implement the Memorial Park Master Plan, for the most part, in whatever order most accurately addresses the community's most pressing needs or desires at a specific time. The exception is the skateboard park, which can only be added after the new tennis courts are constructed, which in turn cannot be relocated until the maintenance area in the back portion of the park is reconfigured. It is anticipated, however, that the new ice arena may be the first element of the park Master Plan that gets implemented, because local and State permits are already in place to build this structure.

The Town should modify the plans for the ice arena before it is constructed to remove the second floor space except for a small viewing area. Other modifications on the first floor may reduce the size or number of locker rooms and other support facilities to help reduce the overall cost of construction. Additionally, the Town should hold the square footage removed from the building "in reserve" and add it to the existing square footage of the Gale Center to allow the construction of a larger indoor recreation center that would not also require a major revision to the existing permits for the park. Alternately, the Town may opt to construct the two facilities at the same time to eliminate the need to hold the additional "permitted" square footage in reserve for future construction.

E. Permits

The Master Plan, as shown in **Figure 4**, should not require major permits to be implemented:

- The reduction in the size of the new ice arena and the transfer of the square footage to a new recreation center could most likely be accomplished with a minor amendment to the existing Land Use Permit as long as the Town submits a well documented application that addresses potential changes in the anticipated impacts of the development.
- The Town can most likely proceed with the relocation of the tennis courts with a minor or administrative amendment to the existing Land Use Permit assuming that the new location does not impact wetlands or buffers, does not include or minimizes removal of significant trees, does not significantly increase the amount of impervious surface in the Park, maintains the ability to provide overflow parking, and does not involve excessive earth moving.

- The addition of a skateboard facility could most likely be accommodated by a minor amendment to the Land Use Permit, assuming there is no significant increase in vehicular traffic generated in the Park and the Town's application clearly outlines the changes to anticipated impacts described in the existing permit.
- The resurfacing of the basketball courts should not require an amendment to the Land Use Permit.
- The upgrading of the pedestrian and bicycle circulation system can also most likely proceed with an administrative amendment to the permit.

It would be beneficial if the Town pursued these changes at one time and the District 5 Office of the Environmental Commission endorsed this approach. They believe that it would be most appropriate for the Town to submit the Master Plan, even without detailed information for each element, either on its own or as part of the initial request for a specific amendment to the existing Land Use Permit. This allows the Commission to see the anticipated changes together and allows them to discuss potential cumulative impacts for those criteria that can be reviewed from the initial Master Plan information included in the submission. This review would most likely be considered a minor amendment. Subsequent Land Use Permit amendment applications by the Town could supply more detailed information on specific aspects of the Master Plan as the Town proceeds with subsequent implementation. The Commission would most likely allow administrative approval of these amendment requests, assuming a positive review of the initial Master Plan.

Section V of this report provides more information on recommendations for how the conceptual Master Plan should be refined prior to submitting it to the Environmental Commission.

If the Town is not ready to proceed with the construction of the ice arena by the end of 2010, it should let the Environmental Commission staff know that the Town will most likely need an extension of the permit, which should be requested before the existing permit for the new ice arena expires on October 1, 2011.

The additional recreational facilities shown in the future phase would most likely require the construction of a second access point, which would trigger a major amendment to the Land Use Permit. Whether the new access comes from Depot Street or Stowe Hollow Road, it will require a Conditional Use (wetland) Determination (CUD) from the State. While it is likely that obtaining a CUD from the Vermont Agency of Natural Resources would address issues related to wetland and habitat impacts, there is no guarantee that the District Commission that grants the Land Use Permit will agree with their conclusions in granting the CUD.

V. Implementation

Table 3 highlights several of the Park elements, with further information about what general steps need to be taken to implement them. Many of the activities have the same first step, which suggests that it should be one of the first activities undertaken by the Town – obtaining a topographic and surface element survey to augment the existing property boundary survey for at least those portions of the Park that are proposed to be modified. With the more accurate base map of the Park, the Conceptual Master Plan, which is based on aerial photos, can be fine tuned to the next level of detail. The more detailed base map and updated Conceptual Master Plan (Schematic Master Plan) will also aid in securing the amendment to the Land Use Permit. Survey work for Memorial Park could potentially cost up to \$6,000 and the fine tuning work could be expected to cost up to an additional \$4,000.

With the completion of the survey work, the Town can implement various actions simultaneously to begin the implementation of the Master Plan. First and foremost of these is installation of the raised crosswalks and additional sidewalks and other pedestrian features that make the Park much more accessible to the users. Even with the completion of the Schematic Master Plan, some additional detailed design work would be needed before these elements could be constructed. The potential costs of this design work can be better estimated when the Schematic Master Plan is completed.

The construction of the new ice arena can occur at any time in the future after the revisions described in Section IV are completed and the Town secures the necessary Land Use Permit amendment. The Town can also work with their designers to examine modifications to the ice arena to transfer some of the square footage to the future new indoor recreation center and to lower overall costs. The work of obtaining the initial Land Use Permit amendment, which would include the changes to the Jackson Arena, as well as an overall approval of the Schematic Master Plan, could cost up to approximately \$7,000.

The changes would also need the approval of the Stowe Design Review Board. Assuming that there are no significant issues raised during the review process that have not already been discussed and examined during the development of the Master Plan itself, the cost of obtaining local approvals could be up to \$2,000.

The construction of a new recreation center can begin after the completion of the more detailed survey work, design of the new facility, and permit amendment. The Master Plan allows for the incorporation of the Old Congregational Church into the new indoor recreation center if it meets the actual needs of the recreation center and sufficient funds can be found to finance the moving, reconstructing and adopting the structure to a usable portion of the indoor recreation center. Efforts to reuse the Old Congregational Church should not be allowed to unduly delay the upgrading of the Park's indoor recreation space.

The construction of the skateboard park can also begin after the completion of the more detailed survey work, as long as the tennis courts are relocated and the appropriate Land Use Permit

amendment are secured. The relocation of the tennis courts, in turn, is tied to the consolidation of the maintenance facilities in the Park. Consequently, the Town and the Parks and Recreation Department should begin to implement the consolidation as soon as is reasonably possible. This effort should not require significant funds; it is more dependent on the labor of the existing staff, which must work the additional consolidation process into their normal work routines.

Smaller elements of the Park, such as the new Memorial Garden, the trails, the volleyball court, and plantings can proceed as possible, often within existing operational or maintenance funding limits.

Table 1: Park Features

| Park Element | Rationale for Inclusion | Location | Rational for Location |
|--|---|--|---|
| Basketball | Existing court is continually popular with most age groups. | Remains in its existing location; expands to full size if space is available when reconstructed | Allows maximum flexibility in this portion of the park |
| Indoor Ice Rink | Community support to keep ice rink in Memorial Park | Located in current location of Jackson Arena | Site can easily accommodate new arena; uses existing designs and permits which would be expensive to redo if ice arena were to be located elsewhere |
| Indoor Active & Passive Recreation Space (± 5,000 SF) | Updates and expands existing facility; community support; need for existing indoor recreation space has been previously documented. | Remains in its existing location with expansion mostly to the north | Allows maximum flexibility in this portion of the park |
| Little League Field | Existing field is well used; community support | Remains in its existing location; regraded if possible to a higher elevation | Addresses concerns of donor's descendents |
| Softball Field | Existing field is well used by the community | Remains in its existing location; relocated to the High School in the future if possible; regraded if possible to a higher | Addresses concerns of donor's descendents |
| Baseball Field | Existing field is used by the high school teams | Remains in its existing location; relocated to the High School in the future if possible | Addresses concerns of donor's descendents |
| Natural Areas and Nature Trails | The existing nature of much of the back portion of the park lends itself to these low cost recreational activities | Primarily in the back portion of the park | Existing natural areas |
| Open Air Pavilion or Small Rain Shelters | Minimal existing facilities for outdoor shelter from rain; usable for individual or small group picnics | Two small shelters close to Little League field and playground | Allows parents to use shelter while monitoring children at both the playground and Little League field |
| Open Playing Fields | Community support to provide open grass playing area in the park | In location of existing ball fields | Existing grass is available for use if gates are added to the fences or they are removed |
| Outdoor Ice Skating (as possible with alternate summer use of the space) | Popular activity that is not always available within the ice rink | Not yet determined | |
| Outdoor Passive Recreation Features | Existing natural and scenic aspects of the park have not been used to their full capacity | In the back area, close to Simmons Brook, adjacent to the ice arena, and along the edge of the wetland. | Tied to locations of outstanding, existing features and views |
| Outdoor Skate Park | Community support to include a well-designed skate park in a highly visible location | In the current location of the tennis courts. | In a visible location, close to parking, separated from playground; can use existing foundation material of tennis courts |
| Parks & Recreation Department Office | Maintains existing location in the park rather than in other Town offices; allows monitoring of multiple facilities with smaller staff. | Remains in its existing location inside the recreation center | Most practical location |
| Picnic Area | Requested by numerous groups and individuals; a logical addition to other park facilities | Near open air pavilions | Allows use of picnic shelters |
| Sledding Hill | Existing use that is very popular and difficult to eliminate; privately owned hill with run-out in park | In existing location - explore methods of insuring the continuation of this facility into the future through purchase of or easement on the sled hill property | No need to relocate |
| Tennis | Existing facilities are well used | In rear area of park next to the maintenance building; specific location could be refined when a more detailed land survey is available | Shifting tennis to the rear opens up the front area for the skateboard park |
| Volleyball/Sand Volleyball | Recreational activity is popular with all ages, uses little room, and is inexpensive to install | Several possible locations including east of the softball field, adjacent to the recreation center, or close to the Little League field | Small facility can be located in one of several locations |
| Water Feature | Consistently needed during summer recreation programs | Close to playground and picnic shelter | Located close to other facilities used by young age groups; highly visible location; close to picnic shelter |

| Park Element | Rationale for Inclusion | Location | Rational for Location |
|---|--|--|--|
| Parking | An obvious need now and into the future | In existing location; current parking is adequate but it is not all directly adjacent to facilities | Minimizes new construction costs |
| Permanent restrooms | Year round access to restrooms is a necessity in a park the size of Memorial Park | Within new recreation center; existing portable toilets to remain until new recreation center is built. | Eliminates the need for a free standing building; allows multiple use of restrooms, easy ADA access, in central location |
| A welcoming entrance sign with map at each entrance | Helps visitors locate the park and the park entrance | At entrance to parking area | Provides immediate orientation for new visitors to the park |
| A small concession stand and /or vending machines | The current vending machines are well used; a small area that does not compete with stores in the village would be welcome amenity for park users. | Incorporated into new recreation center and ice arena | Provides a secure, central, protected location. |
| A Memorial Garden to Veterans and park donors, and another to youth sports contributors | Provides on-going reminders of why the park started and who helped to create and maintain it. | Adjacent to the new ice arena with views over the park | Close to highly used area, along an existing sidewalk, and in a spot with wonderful views |
| A clear, comfortable pedestrian and bicycle access point at the Stowe Elementary School | Critical for on-going use of the park | Throughout the park in locations where pedestrian or bicycle access is needed. | To accommodate easy pedestrian and bicycle circulation in the park |
| The existing playground | New facility that is well used; no change to existing facility | In current location | NA |
| User amenities (benches, drinking fountains, trash cans, bike racks, etc.) | Helps make the park more user friendly | Located in areas where the amenities are most needed | NA |
| Additional shade trees | There is currently little tree shade in the park; trees enhance existing natural beauty & help blend buildings into landscape | Throughout the park | In locations where they are most needed |
| Lighting | Creates better conditions for night time use | Where needed. Different types of lighting facilities are used for different conditions. | Focuses light on the facilities that need them and not throughout the park or onto adjacent properties. |
| Internal pedestrian circulation system | Places the internal park circulation on park users rather than on vehicles. | Throughout the park | Located in places where pedestrians want to walk |
| Good signage | Helps park users make better use of the park | Throughout the park | Located in places where information is needed or useful |
| Inviting access to the "back" portion of the park | A major portion of the park now looks as if it is off limits to the public due to gate and lack of welcoming signage | Along existing access drive to the rear | Uses existing road across wetland that divides the back area from the front area |
| Recreation Department storage | Equipment that is used as part of the Recreation Department's programs should be stored in as accessible a location as possible | Included in new Recreation Center | Minimizes efforts to put in or take out equipment from storage |
| Maintenance facilities | Current location does not constitute the best use of park land | In existing location but consolidated; move maintenance out of the park in the future if a sensible alternate location becomes available | Minimizes overall intrusion into the park and uses existing facilities |

Table 2: Initial Estimates of Probable Park Feature Construction Costs

| Item | Quantity | Units | Unit Cost | Sub-Total Cost | 12% Design Cost | 20% Contingency | Total Cost |
|--------------------------|----------|------------------|-----------|----------------|-----------------|-----------------|--------------------|
| Indoor Recreation Center | 5,000 | SF | \$200 | \$1,000,000 | \$120,000 | \$200,000 | \$1,320,000 |
| Tennis Courts | 2 | Courts | \$40,000 | \$80,000 | \$9,600 | \$16,000 | \$105,600 |
| Basketball Court | 1 | Courts | \$20,000 | \$20,000 | \$2,400 | \$4,000 | \$26,400 |
| Raised Crosswalks | 1 | 6 FT x 18 Ft | \$3,500 | \$3,500 | \$420 | \$700 | \$4,620 |
| Concrete Sidewalks | 1 | LF - 5 FT wide | \$90 | \$90 | \$11 | \$18 | \$119 |
| Asphalt Sidewalks | 1 | LF - 5 FT wide | \$55 | \$55 | \$7 | \$11 | \$73 |
| Memorial Garden | 1 | Lump Sum | \$10,000 | \$10,000 | \$1,200 | \$2,000 | \$13,200 |
| Shade Trees | 1 | 2 Inch Tree | \$100 | \$100 | \$12 | \$20 | \$132 |
| Benches | 1 | 5 Foot Bench | \$800 | \$800 | \$96 | \$160 | \$1,056 |
| Picnic Shelters | 1 | 10 Ft x 10 Ft | \$10,000 | \$10,000 | \$1,200 | \$2,000 | \$13,200 |
| Water Feature | 1 | Simple Shower | \$10,000 | \$10,000 | \$1,200 | \$2,000 | \$13,200 |
| Entry Sign | 1 | 4 FT x 4 FT Sign | \$750 | \$750 | \$90 | \$150 | \$990 |
| Total | | | | | | | \$1,498,589 |

Table 3: Initial Implementation Steps

| Park Element | Next Steps |
|--|--|
| Basketball | Prepare a survey of the existing conditions; develop a more detailed layout plan of the skateboard park, basketball court, and indoor recreation center footprint based on the more detailed information; obtain Land Use Permit amendment |
| Indoor Ice Rink | Revise the existing plan to eliminate the upstairs recreation and office space; redesign the façade to reflect both the smaller second floor and the other issues associated with the existing façade; obtain Land Use Permit amendments |
| Indoor Active & Passive Recreation Space (± 5,000 SF) | Prepare a survey of the existing conditions; develop a more detailed layout plan of the skateboard park, basketball court, and indoor recreation center footprint based on the more detailed information; obtain Land Use Permit amendment |
| Little League Field | Prepare a survey of existing conditions; review the existing grading to explore what options for raising the field exists given existing infield, wetland, and stream buffer constraints |
| Softball Field | Prepare a survey of existing conditions; review the existing grading to explore what options for raising the field exists given existing infield, wetland, and stream buffer constraints |
| Baseball Field | Prepare a survey of existing conditions; review the existing grading to explore what options for matching more closely the grades of the adjacent fields exists given existing infield and wetland constraints |
| Natural Areas and Nature Trails | Conduct a visual survey of the park to identify and flag potential trail locations; obtain a Land Use Permit amendment to allow development of the trails |
| Open Air Pavilion or Small Rain Shelters | Identify and mark potential locations for picnic shelters in the field; discuss potential locations, size and design of the shelters with the school and community; obtain Land Use Permit amendment to allow construction of the shelters. |
| Open Playing Fields | Remove existing signs calling for permits for use of the playing fields; add gates along the perimeter of the playing fields that can be opened when organized games are not being played on the fields |
| Outdoor Passive Recreation Features | Add additional shade and flowering trees as possible; add additional benches along the stream and new trails |
| Outdoor Skate Park | Prepare a survey of the existing conditions; develop a more detailed layout plan of the skateboard park, basketball court, and indoor recreation center footprint based on the more detailed information; obtain Land Use Permit amendment |
| Picnic Area | Add additional picnic tables in and around the location of the picnic shelters |
| Sledding Hill | Initiate discussions with the landowners to determine the most appropriate way to bring the sledding hill into Memorial Park |
| Tennis | Prepare a survey of the existing conditions; examine potential locations of the tennis court in the back area in more detail to find the most appropriate location; obtain Land Use Permit amendment |
| Parking | Prepare a survey of the existing conditions; develop a paving and striping plan to maximize use of the existing space; obtain a Land Use Permit amendment |
| A Memorial Garden to Veterans and park donors, and youth sports contributors; | Work with local veterans groups to organize concepts for the memorial; sponsor a design competition, hire a consultant, or work with local volunteers to design the layout; obtain a Land Use Permit amendment if appropriate |
| A clear, comfortable, pedestrian and bicycle access point at the Stowe Elementary School | Finalize layout with the Stowe Director of Public Works and the Stowe Elementary School Principal |
| Additional shade trees | There is currently little tree shade in the park; trees enhance existing natural beauty & help blend buildings into landscape |
| Lighting | Work with Stowe Director of Public Works and lighting specialist/representative to finalize location and type of light fixtures; obtain Land Use Permit amendment |
| Internal pedestrian circulation system | Prepare a survey of existing conditions to finalize alignments based on Master Plan layout; obtain Land Use Permit amendment |
| Good signage | Review the overall layout of the park and determine what specific signs may be useful for pedestrians, automobile drivers, bus drivers, and bicyclists to help them move through and use the Park better |
| Maintenance facilities | Review the overall layout of the maintenance area with the maintenance staff and determine how the uses can be consolidated, relocated to other Town parcels for storage, or otherwise reorganized in coordination with the layout work for the tennis courts; |

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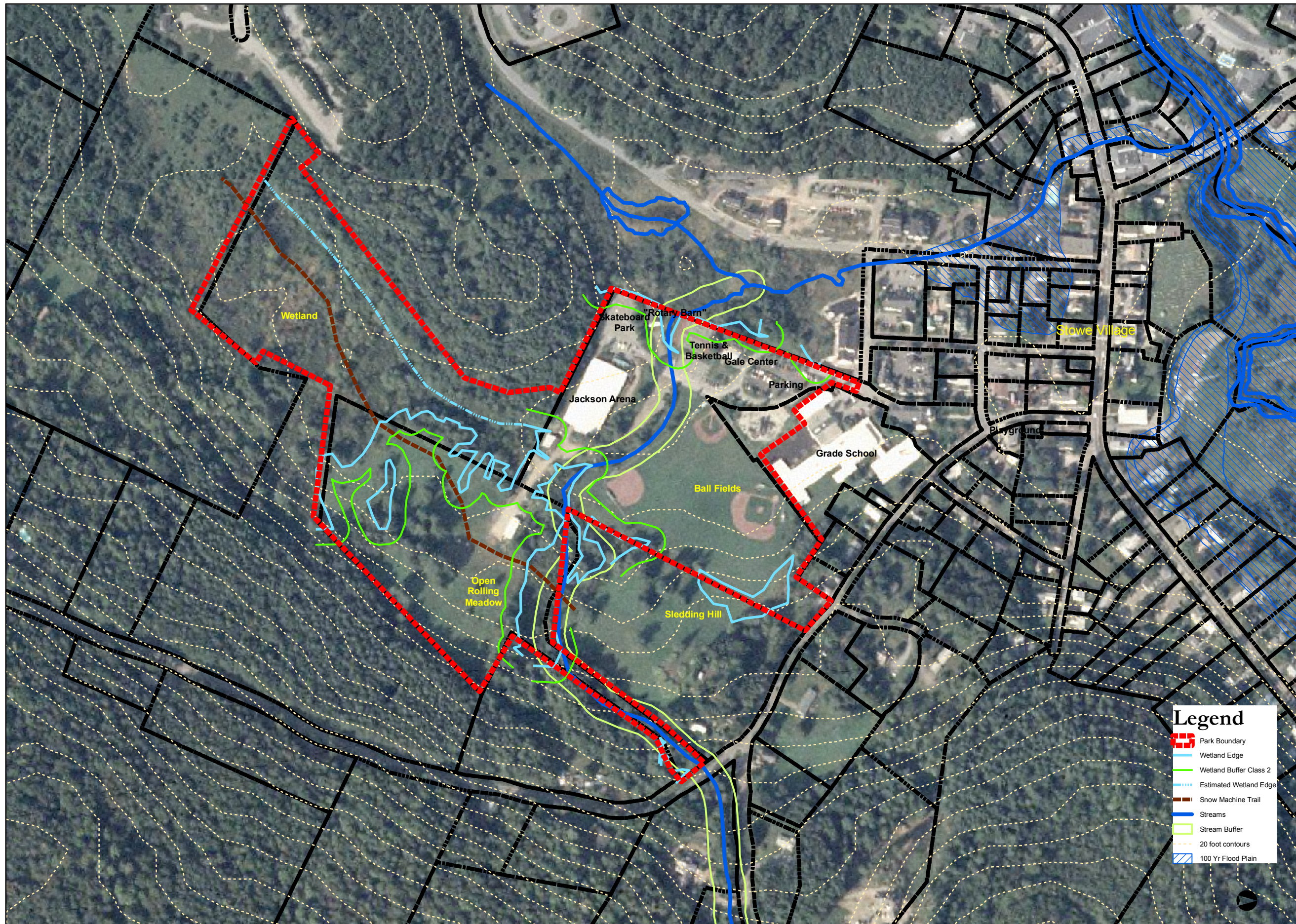
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Ambler Design



Heritage Landscapes LLC



- Legend**
- Park Boundary
 - Wetland Edge
 - Wetland Buffer Class 2
 - Estimated Wetland Edge
 - Snow Machine Trail
 - Streams
 - Stream Buffer
 - 20 foot contours
 - 100 Yr Flood Plain

Park Location & Features
Memorial Park Master Plan

Stowe, Vermont 05672

April 2010

| Revision: | Date |
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Preservation Landscape Architects & Planners



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PROJECT NO: 0915

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FIGURE 1



Existing Conditions
Memorial Park Master Plan

Stowe, Vermont 05672

April 2010

| Revision: | Date |
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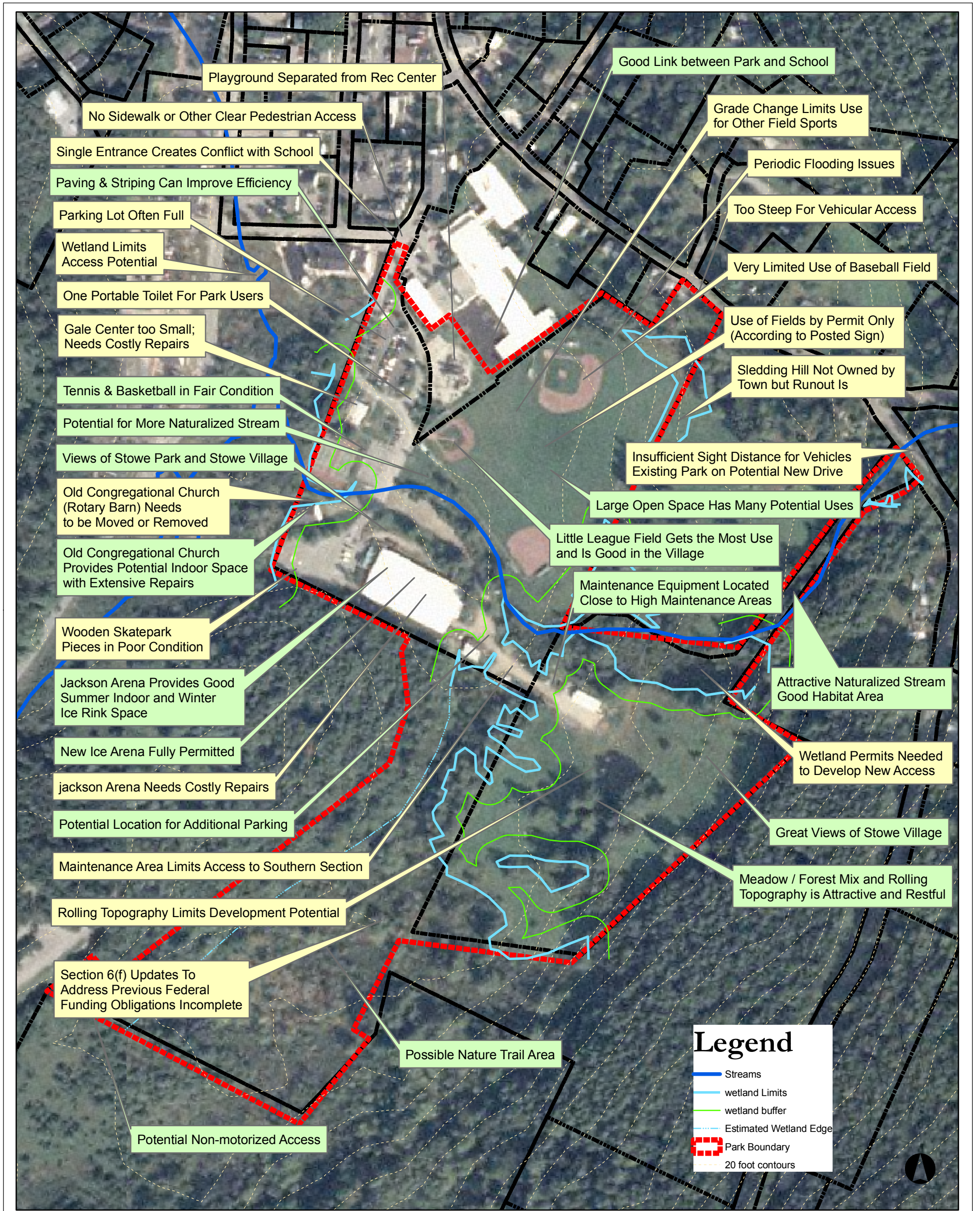
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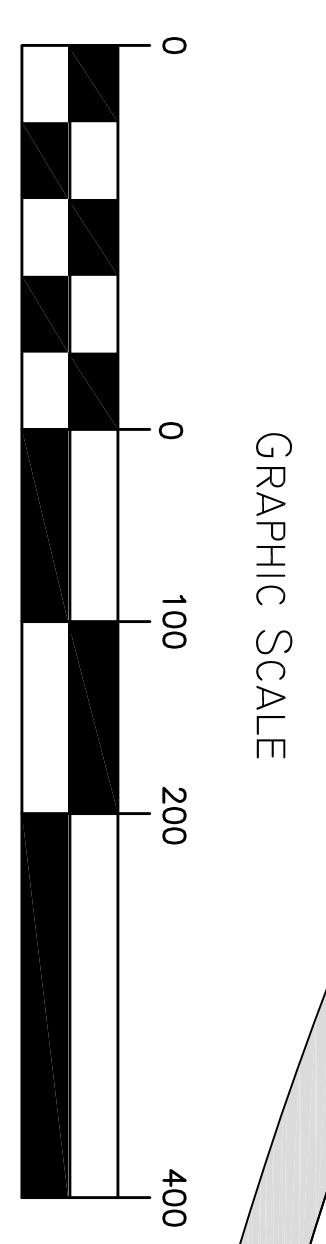
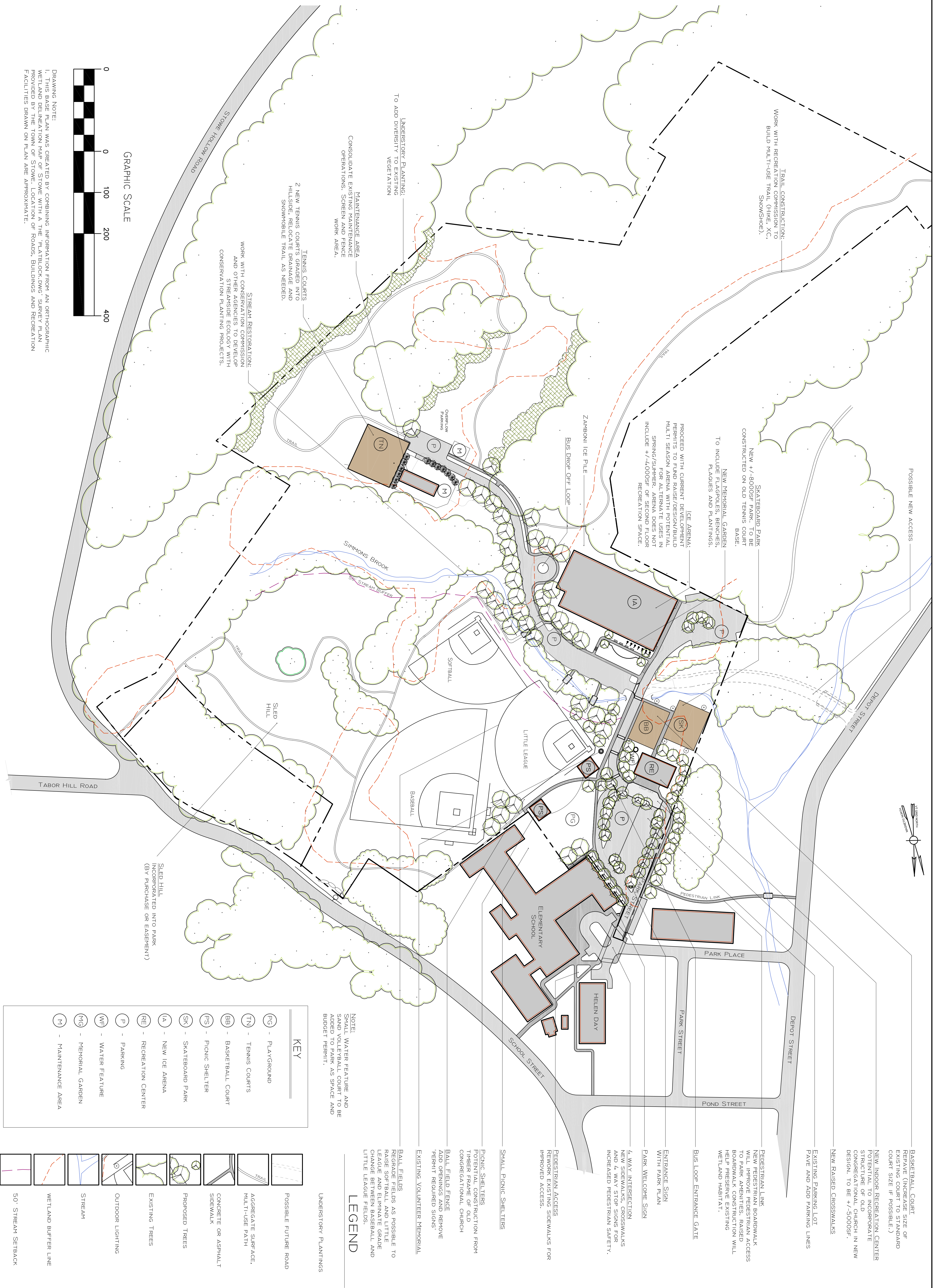
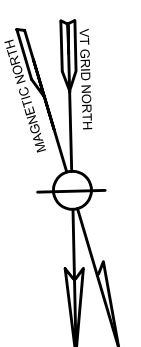
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FIGURE 2





DRAWING NOTE:
 1. THIS BASE PLAN WAS CREATED BY COMBINING INFORMATION FROM AN ORTHOGRAPHIC WETLAND DELINEATION MAP OF STOWE WITH A THE 'PLATBOOK.DWG' SURVEY PLAN PROVIDED BY THE TOWN OF STOWE. LOCATION OF ROADS, BUILDINGS AND RECREATION FACILITIES DRAWN ON PLAN ARE APPROXIMATE.

TRAIL CONSTRUCTION:
 WORK WITH RECREATION COMMISSION TO BUILD MULTI-USE TRAIL (HIKE, XC, SNOWSHOE).

SKATEBOARD PARK
 NEW +/-8000SF PARK TO BE CONSTRUCTED ON OLD TENNIS BASE.
 NEW MEMORIAL GARDEN TO INCLUDE FLAGPOLES, BENCHES, PLAQUES AND PLANTINGS.

ICE ARENA:
 PROCEED WITH CURRENT DEVELOPMENT FROM TO HOLD RENESE/RECREATION MULTI SEASON ARENA WITH POTENTIAL FOR ALTERNATE USES IN SPRING/SUMMER. ARENA DOES NOT INCLUDE +/-4000SF OF SECOND FLOOR RECREATION SPACE.

BUS DROP OFF LOOP

UNDERSTORY PLANTING:
 TO ADD DIVERSITY TO EXISTING VEGETATION

MAINTENANCE AREA
 CONSOLIDATE EXISTING MAINTENANCE OPERATIONS, SCREEN WORK AREA.

TENNIS COURTS
 2 NEW TENNIS COURTS GRADED INTO HILLSIDE, RELOCATE DRAINAGE AND SNOWMOBILE TRAIL AS NEEDED.

STREAM RESTORATION:
 WORK WITH CONSERVATION COMMISSION AND OTHERS TO RELOCATE DRAINAGE AND STREAMSIDE ECOLOGY WITH CONSERVATION PLANTING PROJECTS.

SLED HILL
 INCORPORATED INTO PARK (BY PURCHASE OR EASEMENT)

BASKETBALL COURT
 REPAVE (INCREASE SIZE OF EXISTING COURT TO STANDARD COURT SIZE IF POSSIBLE.)
 NEW INDOOR RECREATION CENTER POTENTIAL TO INCORPORATE STRUCTURE OF OLD CONGREGATIONAL CHURCH IN NEW DESIGN. TO BE +/-5000SF.
 NEW RAISED CROSSWALKS
 EXISTING PARKING LOT
 PAVE AND ADD PARKING LINES

PEDESTRIAN LINK
 NEW PEDESTRIAN BOARDWALK WILL IMPROVE PEDESTRIAN ACCESS TO PARK AMENITIES. RAISED BOARDWALK CONSTRUCTION WILL HELP PRESERVE EXISTING WETLAND HABITAT.

4-WAY INTERSECTION
 NEW SIDEWALKS, CROSSWALKS AND 4-WAY STOP SIGNS FOR INCREASED PEDESTRIAN SAFETY.

PEDESTRIAN ACCESS
 REWORK EXISTING SIDEWALKS FOR IMPROVED ACCESS.

SMALL PICNIC SHELTERS

PICNIC SHELTERS
 POTENTIAL CONSTRUCTION FROM TIMBER FRAME OF OLD CONGREGATIONAL CHURCH

BALL FIELD FENCE
 ADD OPENINGS AND REMOVE 'PERMIT REQUIRED' SIGNS
 EXISTING VOLUNTEER MEMORIAL

BALL FIELDS
 REGRADE FIELDS AS POSSIBLE TO RAISE SOFTBALL AND LITTLE LEAGUE AND ELIMINATE GRADE CHANGE BETWEEN BASEBALL AND LITTLE LEAGUE FIELDS.

NOTE:
 SMALL WATER FEATURE AND SAND VOLLEYBALL COURT TO BE ADDED TO PARK AS SPACE AND BUDGET PERMIT.

KEY

- PG - PLAYGROUND
- TN - TENNIS COURTS
- BB - BASKETBALL COURT
- PS - PICNIC SHELTER
- SK - SKATEBOARD PARK
- IA - NEW ICE ARENA
- RE - RECREATION CENTER
- P - PARKING
- WF - WATER FEATURE
- MG - MEMORIAL GARDEN
- M - MAINTENANCE AREA

LEGEND

- UNDERSTORY PLANTINGS
- POSSIBLE FUTURE ROAD
- AGGREGATE SURFACE, MULTI-USE PATH
- CONCRETE OR ASPHALT SIDEWALK
- PROPOSED TREES
- EXISTING TREES
- OUTDOOR LIGHTING
- STREAM
- WETLAND BUFFER LINE
- 50' STREAM SETBACK

Master Plan Memorial Park

Stowe, Vermont 05672

April 2010

| Revision: | Date |
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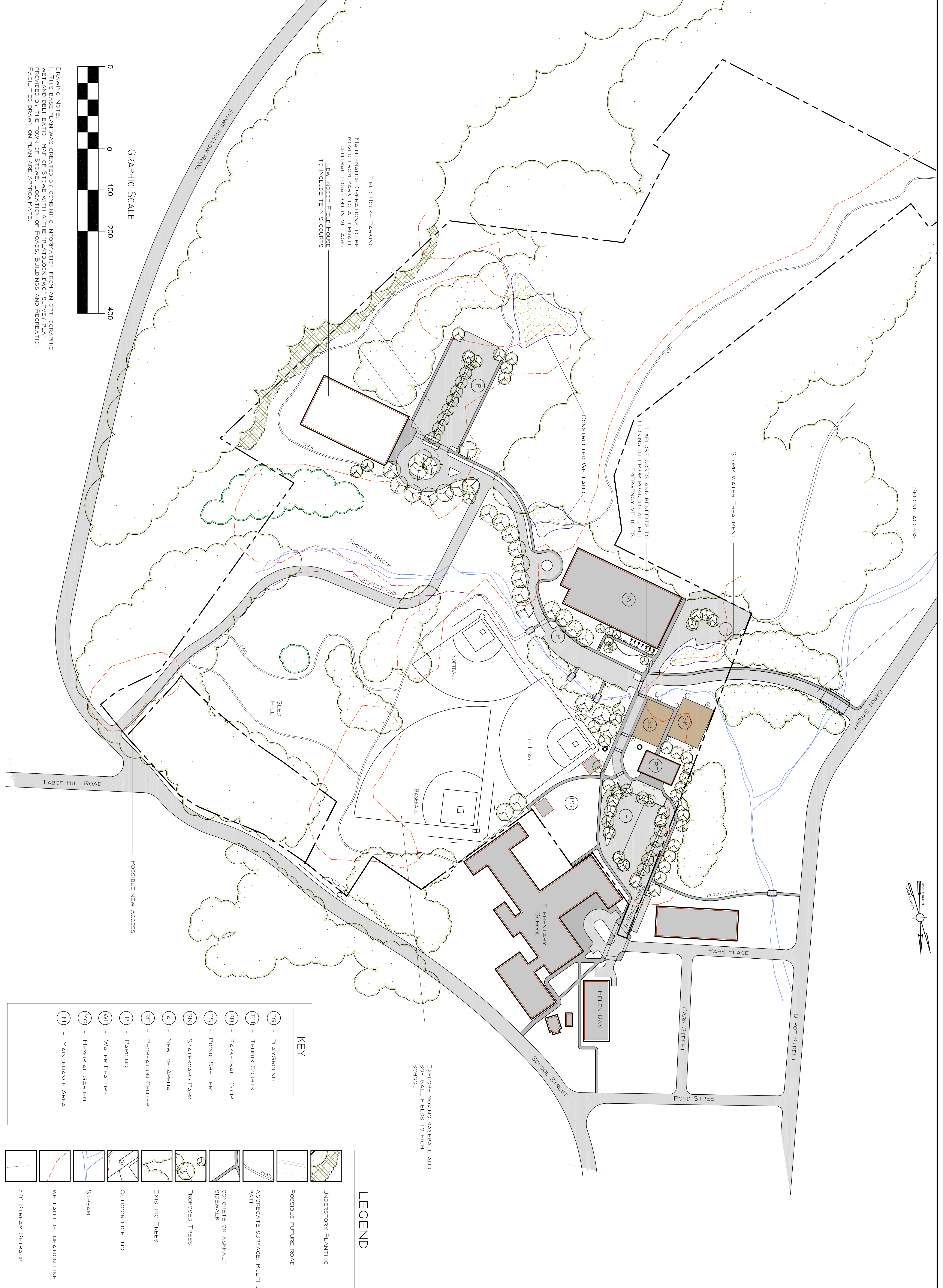
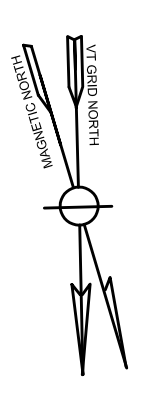
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FIGURE 4



Future Phase Memorial Park

Stowe, Vermont 05672

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FIGURE 5