

MAGLARAS PARK RECREATION MASTER PLAN

City Of Dover, New Hampshire

Dover, NH

January, 2006



KAESTLE BOOS
associates, inc

ARCHITECTURE • LANDSCAPE ARCHITECTURE
INTERIOR DESIGN • STRUCTURAL ENGINEERING

This report was funded by a grant from the New Hampshire Coastal Program, as authorized by the National Oceanic and Atmospheric Administration (NOAA) pursuant to Section 306 of the Coastal Zone Management Act



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 - vi. November 21, 2005 – Development & Design Team Meeting Minutes
- D. References
 - i. Remedial Action Plan – Dover Public Works Facility, River Street, Dover, NH; prepared by GZA GeoEnvironmental, Inc.; August 2000.
 - ii. Supplemental Test Pits and Soil Gas Survey – Dover Public Works Facility, River Street, Dover, NH; prepared by GZA GeoEnvironmental, Inc.; July 2002.
 - iii. Open Space and Recreation Chapter, Dover Master Plan; prepared by Appledore Engineering, Inc. and Whiteman & Taintor; May 2000. (Available online at <http://www.ci.dover.nh.us/planning/master/masterplan.htm>)
 - iv. Cochecho Waterfront Design Charrette – 2005; prepared by the Cochecho Waterfront Development Advisory Committee. (Available online at <http://www.ci.dover.nh.us/planning/waterfront/Charrette1b.pdf>)
 - v. Maglaras Park Master Plan; prepared by TFMoran, 1990.
 - vi. Registration of Former Municipal Solid Waste Landfill – River Street, Dover, NH; prepared by GeoInsights; March 24, 2003.
 - vii. Downtown/Riverfront Redevelopment Traffic Circulation and Parking Plan – Dover, NH; prepared by Rizzo Associates, Inc.; February 14, 2005

EXECUTIVE SUMMARY

In 2004, the City of Dover received a matching grant from New Hampshire Department of Environmental Services Coastal Program, for a comprehensive study and master plan of Maglaras Park. The study would develop an overall improvement plan to guide potential renovations, expansions and new construction, with the goal of meeting the recreation needs of the City for the future. It is important to note that the study also explored issues pertaining to the Cochecho River dredging project as well as the Cochecho Waterfront Development Project.

Throughout the study process, many interactive meetings were conducted with members of City boards and commissions, City staff, community sports groups and organizations, and City residents. The investigations revealed the following about the current state of Maglaras Park:

1. Maglaras Park is in fair to poor condition, and is not currently used by a wide variety of community participants.
2. There is great desire within the City community to make Maglaras Park a major recreational destination area.
3. The number of athletic facilities at the park does not and will not meet the growing needs of the City.
4. Generally the park has insufficient accessibility for persons with disabilities. ADA accessibility upgrades will be required throughout the park.
5. Problems with inadequate parking and traffic flow continue to grow as more demands are placed on the park.
6. A balance between active and passive forms of recreation activity is desired but does not currently exist.
7. Public access from the park to the Cochecho River is undeveloped.

The Master Plan outlines the following proposed improvements to Maglaras Park:

1. The construction of a new competition baseball field. Playing dimensions of 400' to center field and 330' to right and left field. Field will include home and visitor dugouts, bull-pens and a 500-seat grandstand structure. Field is programmed to be lit.
2. The construction of a new 300' x 215' multi-purpose natural grass field.
3. The construction of a new fully developed entrance roadway off of Henry Law Avenue as well as multiple parking lots, totaling approximately 215-spaces. A turn-around/drop-off and parking for up to five (5) buses are also proposed. Also, a new developed roadway connecting Maglaras Park to the Cochecho Waterfront Development Project.

4. The construction of new paved pedestrian walkways and plaza space to connect all areas of the park and to meet current guidelines for accessibility.
5. The construction of walking trails and potential canoe and kayak picnic areas along the Cochecho River.
6. The construction of a new play structure and a more fully developed tot-lot area.
7. The construction of a public garden space and dog park.
8. The construction of one (1) storage building and a concessions/restroom building.

STUDY OVERVIEW

Introduction

In the spring of 2005, the City of Dover, NH acting through the Department of Planning & Community Development engaged the firm of Kaestle Boos Associates, Inc (KBA) to develop a master plan of Maglaras Park. KBA was charged with preparing a comprehensive master plan based on the scope of services as described in the grant approval from New Hampshire Department of Environmental Services. The master plan shall include narrative selections and diagrams inventorying existing fields, facilities and programs as well as identifying the existing park's deficiencies and summarizes future needs and improvements.

The scope also includes the evaluation of the land and recommendations and cost estimates based on utilizing the land more efficiently and constructing an expanded recreational park.

Through the process of examining the current conditions of Maglaras Park, and assessing the present and projected needs of the City's recreation facilities, the master plan will provide the City with a road map on how to take the best advantage of this valuable resource.

Given the ever changing and growing recreation needs of the City's residents and the inherent financial implications, any long term plan that attempts to fully address those needs will likely undergo significant revisions prior to its completion. Therefore, this study is intended to serve the City of Dover as an ongoing planning tool for evaluating and developing priority recreation projects.

Some of the identified goals of the master plan are to:

1. Improve and expand existing athletic fields.
2. Provide for additional athletic/recreation fields.
3. Improve pedestrian connection to the Cochecho River.
4. Create a vibrant cohesive waterfront for the City of Dover by intelligently developing City property along the Cochecho River.
5. Improve and expand pedestrian and vehicular circulation patterns.
6. Improve safety and security measures.
7. Provide a code compliant park, including adequate emergency access and accessibility.
8. Support all future maintenance, storage and concession operation needs.

The Master Plan Study Process

To develop the study in a thorough and understandable fashion, the study process was divided into three phases. Each phase was intended to have the active participation of various City boards and commissions, City staff, community sports groups and organizations and City residents.

A detailed scope of what was accomplished in each phase follows:

PHASE I: EXISTING CONDITIONS ANALYSIS & NEEDS ASSESSMENT

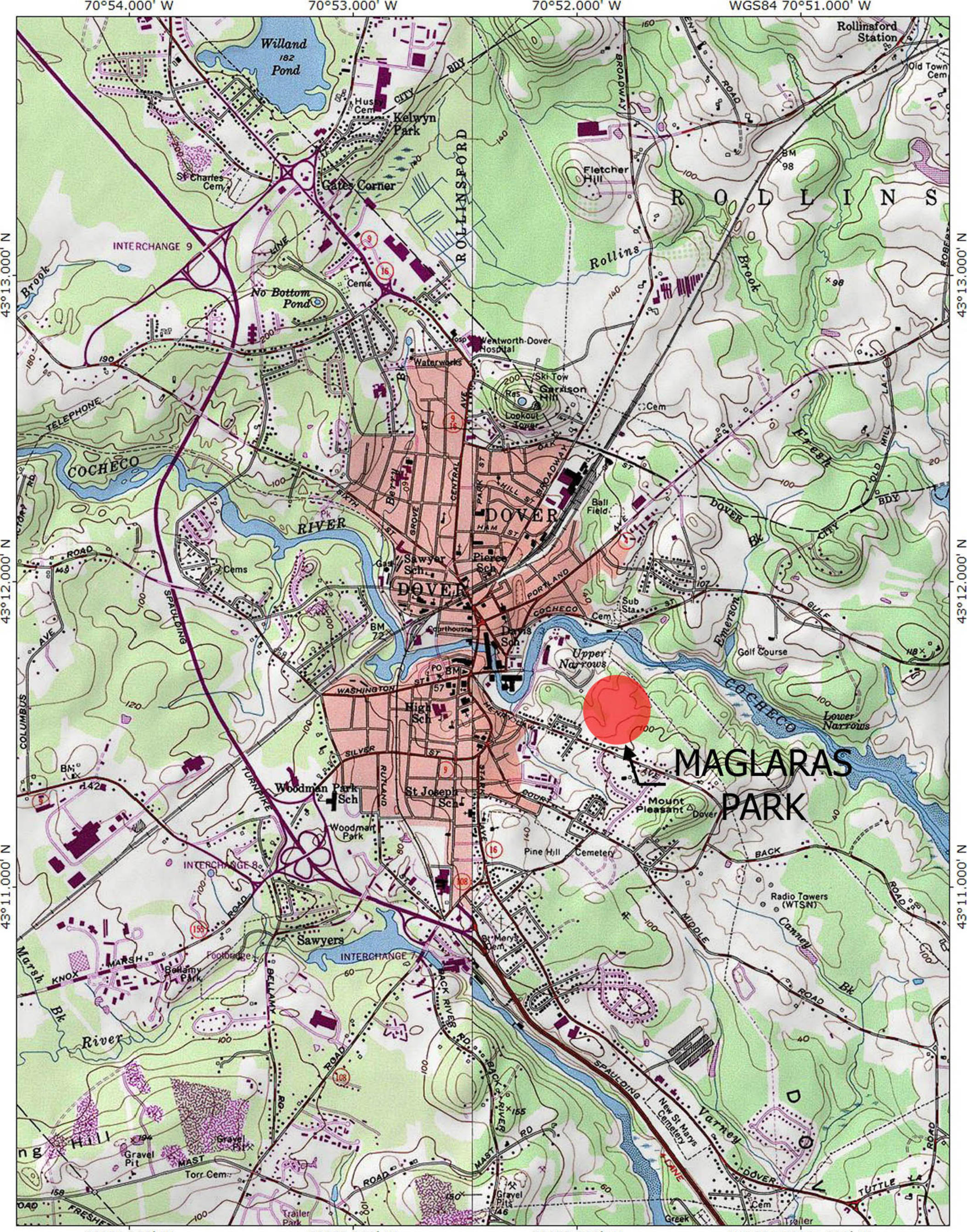
- Kickoff briefing meeting with City Department of Planning & Community Development, City Community Services Department and City Recreation Department staff.
- Kickoff public input session with City residents to assist in developing design recommendations for the park.
- Thorough site investigation and review of all existing documentation.
- Prepare drawings of the overall site from City provided documentation including topographic and boundary survey, coupled with on-site verification.
- Prepare site evaluation report that includes:
 - a) Site Analysis to determine assets and liabilities.
 - b) Site Studies to determine further recreational development opportunities.

PHASE II: MASTER PLAN DEVELOPMENT

- Develop project master plan and alternatives, including:
 - a) Preliminary site development plans.
 - b) Opinion of probable costs.
 - c) Advantages and disadvantages of each alternative plan.
 - d) Implementation/phasing plans.
- Conduct meetings with various City departments, boards, residents and commissions to discuss strengths and weaknesses of each alternative plan.

PHASE III: RECOMMENDATION/SUPPORT

- Compile final master plan with preferred option.
- Presentation of the final master plan.
- Submit hard copies and electronic copies to City and State.



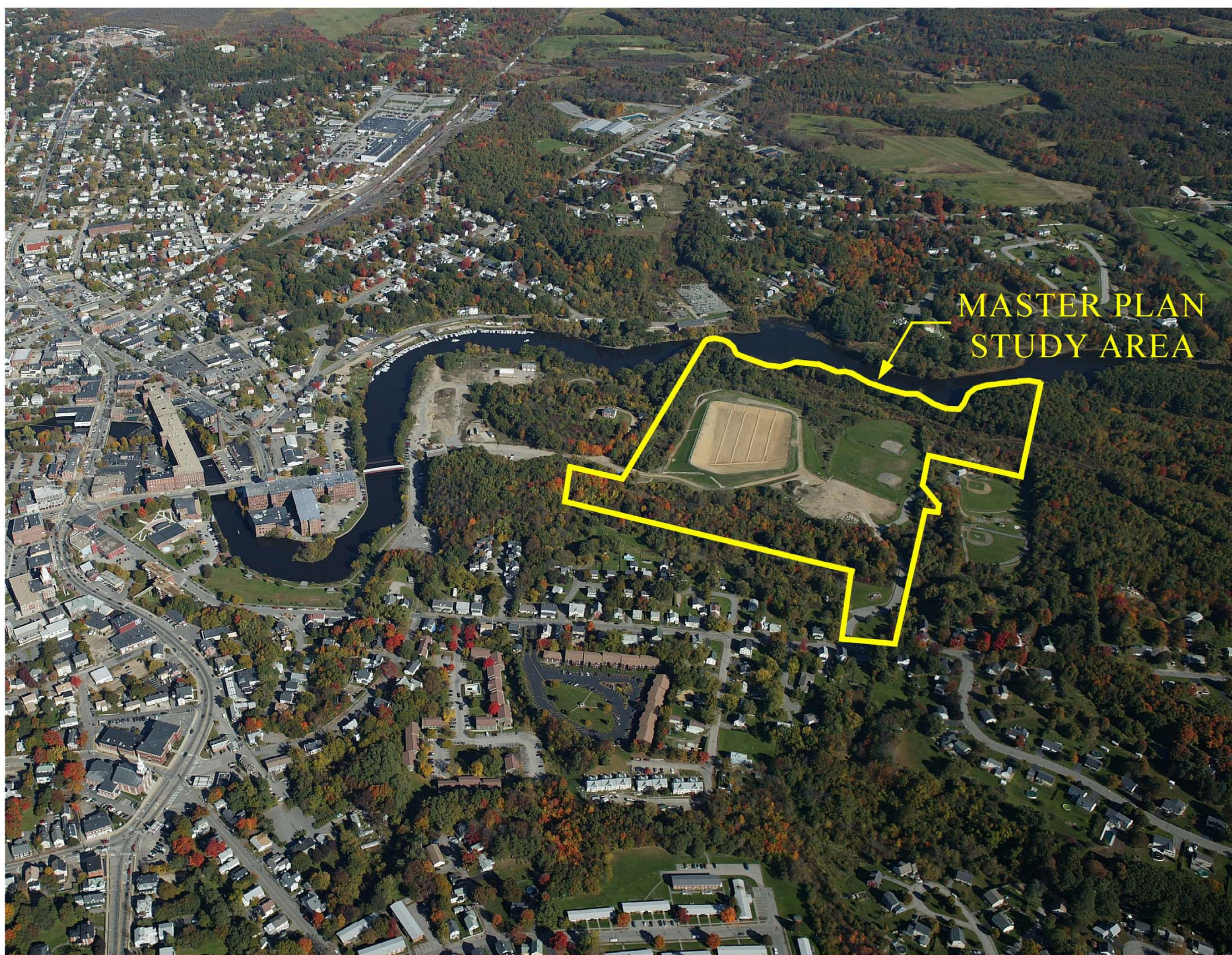
70°54.000' W 70°53.000' W 70°52.000' W WGS84 70°51.000' W

43°13.000' N
43°12.000' N
43°11.000' N

0 5 1 MILE
0 1000 FEET 0 500 1000 METERS

Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

CITY OF DOVER, NH



**MASTER PLAN
STUDY AREA**

Project Development Team

City of Dover Development Team:

City of Dover Department of Planning & Community Development

288 Central Avenue

Dover, NH 03820

Ph: (603) 516-6008

Fx: (603) 516-6007

Steven Stancel

Steve Bird

Christopher Parker

Bruce Woodruff

Director of Planning & Development

City Planner

City Planner

City Planner

City of Dover Recreation Department

6 Washington Street

Dover, NH 03820

Ph: (603) 516-6410

Fx: (603) 516-6431

Gary Bannon

Recreation Superintendent

City of Dover Recreation Advisory Board

Robert Carrier

Gil Hartman, Jr.

Ed Murphy

Mike Myers

Joe Tenuta

Richard Thorpe

Mark Hyson

John Sibik

Suzanne Meadows

Peter Michel

Robert Keays

Charles Maglaras

City of Dover Community Services Department

288 Central Avenue

Dover, NH 03820

Ph: (603) 516-6094

Fx: (603) 516-6463

Dean Peschel

Environmental Project Manager

City of Dover Cochecho Waterfront Development Advisory Committee

Dana Lynch

Jack Buckley

Jack Mettee

Joyce El Kouarti

Frank Torr

Dean Trefethen

Steve Brewer

Wendy Scribner

Earle Goodwin

Art Corte

Chris Wyskiel

Norm Fracassa

Peter Hamblett

Design Team:

Kaestle Boos Associates, Inc.
1 New Hampshire Avenue, Ste. 125
Portsmouth, NH 03801
Ph: (603) 766-1965
Fx: (603) 766-4965

Architecture & Landscape Architecture

Richard Webb, ASLA, CSI, LEED AP
Kenneth Costello, ASLA
John McMeeking

HTA\Kimball Chase
29 New Hampshire Avenue #4
Portsmouth, NH 03801
Ph: (603) 431-2520
Fx: (603) 431-8067

Civil & Environmental Engineering

Dirk Grotenhuis, P.E.

Rist-Frost-Shumway Engineering
71 Water Street
Laconia, NH 03246
Ph: (603) 524-4647
Fx: (603) 528-7653

Mechanical & Electrical Engineering

Bruce Shumway, P.E.
Christopher Shumway, P.E.

White Engineering, Inc.
The Sugar Warehouse
410 The Hill
Portsmouth, NH 03802
Ph: (603) 436-4205
Fx: (603) 436-6008

Irrigation Consultant

James White, P.E.

Daedalus Projects, Inc.
112 South Street
Boston, MA 02111
Ph: (617) 451-2717
Fx: (617) 451-2679

Cost Estimator

Richard Marks
Neal Fontana

EXISTING CONDITIONS

Site Narrative



Maglaras Park is located within walking distance to downtown Dover. The site is located in a coastal zone and contains a stream, some limited wetlands and over one thousand four hundred (1,400) feet of shoreline along the Cochecho River (tidal). The site is bounded by the Cochecho River to the north and a New Hampshire Fish and Game parcel and the Dover South Side Little League – Red Murray and Pete Gabarro fields to the east. Henry Law Avenue and residential land use abuts the south of the site, and the City owned Cochecho Waterfront Development Project parcel and a private residence border the west. The master plan study area is approximately forty (40) acres in size. The study area encompasses the entire Maglaras Park parcel, and also includes an adjacent vacant City owned parcel on the north east side of the park, and approximately 2.8 acres of City owned land on the west side of the park. This 2.8 acre parcel is currently part of the Cochecho Waterfront Development Project parcel. The City is currently in the process of soliciting proposals from developers to develop mixed use and river access on the Cochecho Waterfront Development Project parcel. Once the Development parcel and park are completed, this mixed use development will extend the downtown to Maglaras Park, creating a large, developed waterfront for recreation, shopping, living and work. Also located within walking distance is the City’s skateboard park located on River Street.

The park can be broken up into 3 distinct areas based on existing improvements. The areas include: the *northern portion* which contains PSNH transmission line easements, and steep slopes leading down to the Cochecho River. Historically, this area was a former City landfill and there is substantial evidence of dumping and debris still apparent in the northwest corner of the site. There are also large quantities of old tanning hides located along the steep embankment down towards the river. The *central portion* contains two (2) baseball fields, numerous ledge outcroppings, an undefined gravel parking area, a dredge spoil cell and historic landfill deposits. The park site had been used as both a landfill site and an incinerator site for the City. The Cochecho River dredging project began in 2004 and is slated to be complete in April 2007. The dredge spoil cell is slated to be capped by June 2007. The *southern portion* of the park contains the main entrance road, a small parking area, stream, wetlands and a play structure.



The entrance road to the site is accessed from Henry Law Avenue. The road is paved and is in fairly good condition. The entrance road travels north into the site and terminates in a large unpaved, dirt and gravel parking area approximately 0.5 acres in size. The entrance road is twenty four (24) feet wide with a five (5) foot wide detached sidewalk on the west side. The parking area is undefined and there are no designated parking spaces or signage. The entrance road also provides access to a paved drive to the Dover South Side Little League fields. There is a gravel service vehicle entrance road located to the west of the parking area that connects down to the Cochecho Waterfront Development Project parcel. This road is currently being used as a haul road for the dredging project. Parking for Dover Southside Little League fields occurs in the gravel parking lot and along the access drive to fields. No sidewalks are present from the parking lot to the little league fields.



Steep slopes and substantial grade changes occur throughout the site and consequently create serious limitations on actual developable space. The southern and central portions of the park sit approximately seventy (70) feet above the Cochecho River. Access to the river from the park is extremely difficult. There are a few informal pathways carved into the slope that lead towards the river, but they are poorly defined and graded, and in no way meet accessibility guidelines. There are also steep slopes located along the southern property line which drop close to thirty (30) feet in elevation. These slopes then go back up to the elevation of the unpaved parking area. Slopes along the west property line are a bit less severe, but still drop approximately twenty (20) feet in elevation down towards the Cochecho Waterfront Development Project parcel.



Existing athletic and recreation facilities at the park include two (2) baseball fields and a children's play structure. The fields are currently only used for practice purposes and both play approximately 225' to center field. Both fields have fully skinned infields and are only fenced down the right and left field lines. The fields are in poor condition, with overgrown infields, decrepit fencing, insufficient and unsafe dugout and team areas and no defined spectator viewing areas. The play structure appears to be in fairly good condition, however the surfacing does not meet current codes for accessibility and it is sited in a low point which collects significant stormwater run-off. The structure is over five (5) years old and does not conform to current accessibility and safety codes. According to City resident comments, the structure does not receive a great deal of usage due to its presence and close proximity to Henry Law Avenue.





On-site vegetation is quite substantial. To the north of the site, in proximity to the Cochecho River, mature, dense stands of mixed deciduous and evergreen trees are present. The trees provide a distinct screen between the river and the park, and help to stabilize the steep slopes in this area. Mixed deciduous vegetation inhabits the entire southern and eastern property lines, with exception of the clearing that allows access to the Dover South Side Little League fields. There are an abundance of wetland indicator plants in these areas, with apparent stream courses running east to west terminating in a defined wetland along the western property line, due south of the haul road. The vegetation along these property lines is very dense, requiring substantial clearing if any master plan improvements were to occur in these areas.



There are few site amenities at the park (benches, signage, trash receptacles, scoreboards, bleachers etc.) and what is provided is in poor condition. The entrance drive to the park does not have a sign identifying the park. There are two (2) signs at the entrance drive for Dover South Side Little League fields. If City-wide park usage is to increase, then site amenities must be provided for true functionality and aesthetic value.

The dredge spoil cell, which is the permanent storage area for river sediments from the river dredging project, will be capped with an impermeable membrane at completion of the dredge project. Any park improvements to be located on the capped dredge spoil cell will need to respect the cap and cannot penetrate into the cap or membrane. Final elevations of the cap will be dependant on the total volume of material that is dredged. According to the City's Engineering consultant for the dredge spoil cell, the final cap grading can be between five percent (5%) minimum and thirty three percent (33%) maximum.

Supporting Infrastructure Narrative

Water, Storm Water & Drainage:

A waste water treatment plant used to operate west (now Cochecho Waterfront Development Project parcel) of the park, but has been replaced by a sewer pump station that pumps sewage to an offsite treatment plant. The pump station lies at the north end of River Street and has the capacity to accept additional flows from the proposed park redevelopment.

To the south of the site, an existing 6-inch water main runs down Henry Law Avenue and a 6-inch main runs in Wallingford Street. An 8-inch water main extends up River Street past the existing pump station to the former sewer treatment plant site. A 4-inch water main tee's off the main in River Street and extends east to the privately owned parcel on the west side of the study area (old county jail/administration building). There is an existing water service (size to be verified) to the existing concession stand at the Little League fields.

The existing stormwater drainage on the northern portion of the site sheet flows to the Cochecho River. The remainder of the site sheet flows to an existing stream that flows along the southern edge of the site. The stream flows in natural channel and in storm sewer pipe under some parking and roads (adjacent to the sewer pump station), and ultimately discharges into the Cochecho River. There are no detention ponds or stormwater treatment systems on the site.

Electrical:

The existing electrical service to the park is a single phase 240/120v service that provides power for several cobra head light fixtures along the existing entrance roadway from River Street. PSNH electric utility lines extend across the north end of the site in a utility easement. The easement is approximately 135 feet wide and encompasses a 115 KV line and a 34.5 KV line. Grading within the easement is allowed as long as access to the poles and guy wires is permitted and the required ground clearances are maintained. There is an existing electrical connection from the easement to the Southside Little League building. The park currently has no telephone service.

Environmental:

This site and the adjacent Cochecho Waterfront Development Project parcel have been the subject of several environmental studies. The adjacent Riverfront development parcel was used for several industrial uses including soap manufacturing, a velvet mill, a coal shed, and more recently a municipal landfill, waste water treatment facility, and City of Dover Public Works department (GZA 2000). The park parcel was used as a landfill site and an incinerator site. The limits of the municipal waste landfill encroach on the western edge of Maglaras Park.

Numerous test pits and soil bores have been undertaken within the master plan study area and the adjacent Cochecho Waterfront Development Project parcel. While some of the soil samples on the Riverfront development parcel had contaminated soils, the samples taken from test pits and soil bores on the Maglaras Park site have not been fully tested for contamination. The soil borings and test pits on the site were used to confirm the vertical and horizontal limits of municipal solid waste, but were not compared with NHDES soil contamination standards. The soil tests confirmed that the municipal solid waste encroaches on the western portion of the site (see limits on plan), but were not analyzed for other contaminants. Further soil testing on the study site is needed to determine if construction and land use activities may be restricted.

Currently, the Cochecho River maintenance dredge project is disposing dredged spoils (river sediment) in a lined disposal cell located on the western portion of the site. The spoil cell is planned to be graded, capped and reused as described in the master plan. According to the City's engineering consultant (*GeoInsights*), final grading of cap is somewhat flexible and can be

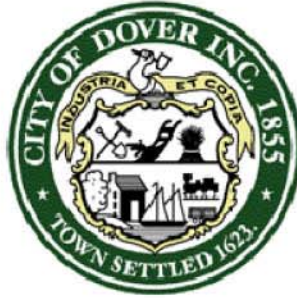
coordinated with master plan to provide most useable grading. Final elevations of cap can not be determined at this time.

Traffic:

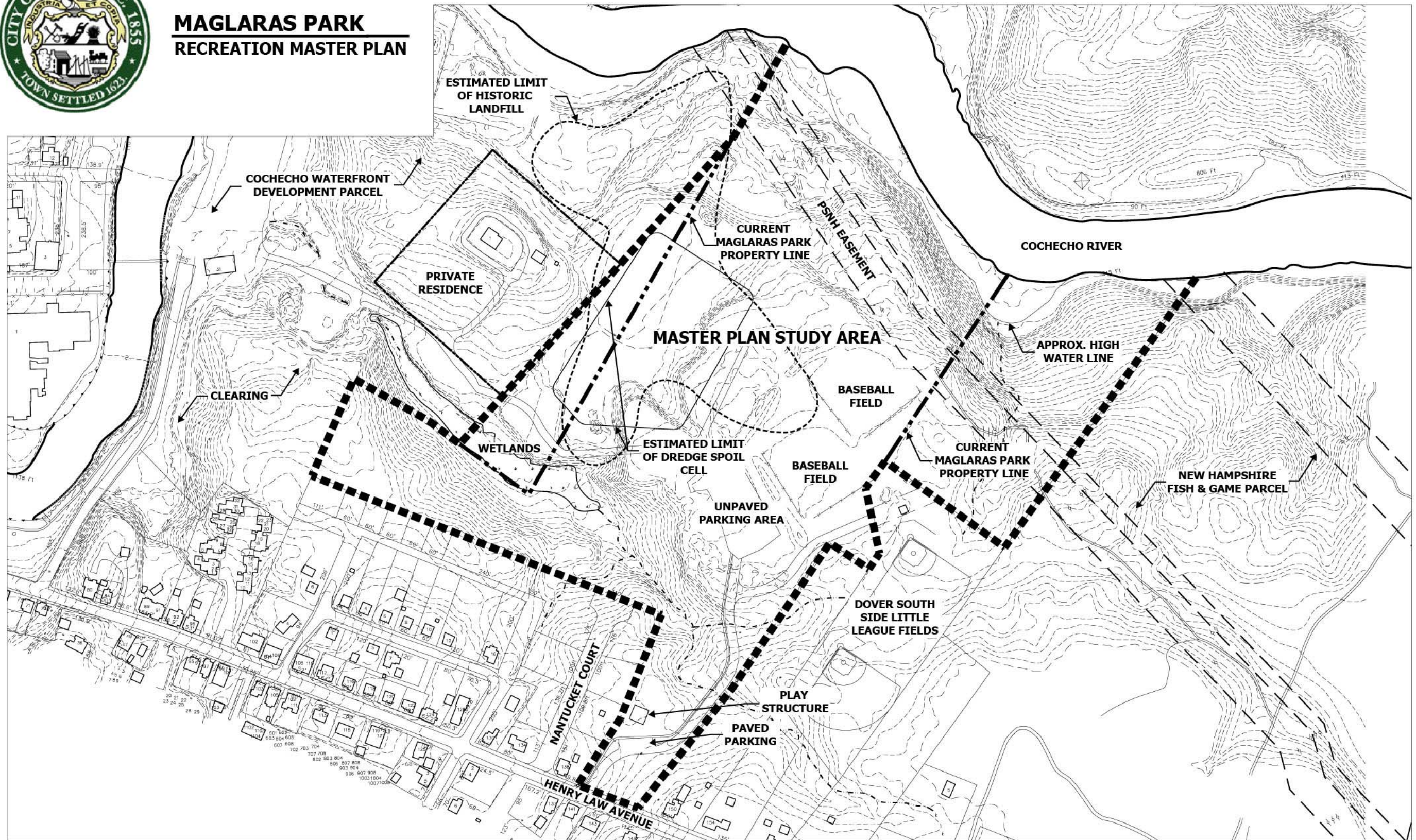
The park is currently accessed from the south on Henry Law Avenue. The site can be accessed from the west through the adjacent municipal land, but this access is currently restricted to the Cochecho River maintenance dredge project. Henry Law Avenue is a major east-west street and has a single lane in each direction and on-street parking on both sides of the street. Currently, the main access is a paved road that intersects Henry Law Avenue just east of the intersection of Henry Law and Wallingford.

River Street is two-way and has a single southbound approach lane that is under stop control at the intersection of Henry Law Avenue and River Street. A haul road has been constructed as a part of the Cochecho River maintenance dredge project. The haul road extends off the north end of River Street near the sewer pump station and heads east to access the dredge spoil pile, which lies just west of the existing park parking lot. A pedestrian bridge extends across the Cochecho River from the east end of Washington Street to the north end of River Street. The new Washington Street vehicular bridge is expected to be completed in the near future, along with relocation of the pedestrian bridge.

According to the Downtown/Riverfront Redevelopment Traffic Circulation and Parking Plan prepared by Rizzo Associates, the intersection of Henry Law Avenue and River Street operates at Level of Service A in the AM peak hour and Level of Service B in the PM peak hour. Henry Law Avenue mainly carries local traffic accessing adjacent neighborhoods and businesses. Major traffic traveling through Dover uses parallel routes such as NH Route 9/108.



MAGLARAS PARK RECREATION MASTER PLAN



EXISTING CONDITIONS SITE PLAN

DOVER, NEW HAMPSHIRE



Public Input Session
Maglaras Park Recreation Master Plan
Dover, NH

June 7, 2005

Requested modifications and desired amenities for Maglaras Park (no specific order).

- Concession Stand
- Lighting (for better security)
- Restrooms
- Parking for park and adjacent little league fields
- Active and passive uses
- Full Sized Baseball field
- Little league/ Softball field
- Open play field (soccer/ lacrosse, etc.)
- Tot lot near athletic fields
- Remove or relocate existing play structure
- BMX park (paved, approximately size of basketball court)
- Lighting (athletic field(s) and/or courts)
- Tennis Court(s)
- Basketball Court(s)
- Continuation of riverwalk
- Connection to river from park
- Public Gardens
- Walking path to City downtown and adjacent NH Fish and Game parcel
- Bicycle trails
- Maintain woodlands along river
- Sitting and picnic area
- Fountains
- Passive use areas with a view
- Climbing wall
- Synthetic turf field to extend season and playability
- Use of dredge spoils site (capped landfill) for landscaped sitting area
- Utility connections (phone service)
- Relocated City Mounted Patrol stables (would increase security of site)



June 7, 2005

Re: Maglaras Park Recreation Master Plan
Public Input Session
Dover, NH
KBA# 05012

Dear Citizen:

Thank you for attending this public input session for the proposed Maglaras Park Recreation Master Plan.

The City Planning Department and Parks and Recreation Department along with Kaestle Boos Associates, Inc. are looking for your assistance to shape the future look of Maglaras Park. Please take a few moments to complete the short questionnaire below and deposit it in basket provided.

Name (Optional):

What you like most about the Park?

Community Use

What you like least about the Park?

Play area disconnected

Do you currently use the park? If so, for what and how often?

No

What would you like to see included in the Park? (eg. Softball fields, etc.)

Sports fields, Restrooms, Gardens, walking paths that connect to town

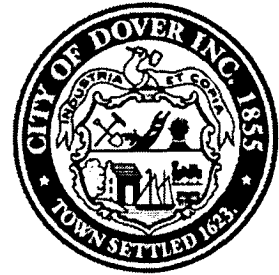
Other Comments?

Please put your completed questionnaire in the basket provided. Thank you for your input.

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Pease International Tradeport, One New Hampshire Avenue, Suite 125, Portsmouth, NH 03801
Phone: 603-766-1965 Fax: 603-766-4965

Additional offices located in Massachusetts and Connecticut
Email: kba@kba-architects.com Web: www.kba-architects.com



June 7, 2005

Re: Maglaras Park Recreation Master Plan
Public Input Session
Dover, NH
KBA# 05012

Dear Citizen:

Thank you for attending this public input session for the proposed Maglaras Park Recreation Master Plan.

The City Planning Department and Parks and Recreation Department along with Kaestle Boos Associates, Inc. are looking for your assistance to shape the future look of Maglaras Park. Please take a few moments to complete the short questionnaire below and deposit it in basket provided.

Name (Optional): Susan Dromey Heeter
What you like most about the Park? really, not a great deal
What you like least about the Park? It's unappealing and seems a waste of space.
Do you currently use the park? If so, for what and how often? No
What would you like to see included in the Park? (eg. Softball fields, etc.) Tennis Court! Use for children and teenagers and young adults and middle age - like long sport. Rest rooms, public gardens - A park people use!
Other Comments? Thank you!

Please put your completed questionnaire in the basket provided. Thank you for your input.

I:\Dover_NH\Maglaras Park Master Plan\Arch-Int-Land-Struct\Meetings\Public Input Questionnaire.doc

Pease International Tradeport, One New Hampshire Avenue, Suite 125, Portsmouth, NH 03801
Phone: 603-766-1965 Fax: 603-766-4965
Additional offices located in Massachusetts and Connecticut
Email: kba@kba-architects.com Web: www.kba-architects.com

Ken Costello

From: Bird, Steve L. [S.Bird@ci.dover.nh.us]
Sent: Wednesday, June 08, 2005 10:50 AM
To: Ken Costello (kcostello@kba-architects.com)
Cc: Bannon, Gary
Subject: FW: Attention: Jackie Freeman

I received this e-mail and wanted to forward onto you to add to the list of comments. Thanks.

Steve Bird
City Planner
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
e: s.bird@ci.dover.nh.us
p: 603.516.6008 f: 603.516.6007

Dover: First in New Hampshire, First with you!
<http://www.ci.dover.nh.us>

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-----Original Message-----

From: Stancel, Steve
Sent: Tuesday, June 07, 2005 4:11 PM
To: Bird, Steve L.
Subject: FW: Attention: Jackie Freeman

-----Original Message-----

From: Stephen Scribner [mailto:oldmuskox@earthlink.net]
Sent: Tuesday, June 07, 2005 4:00 PM
To: Stancel, Steve
Subject: Attention: Jackie Freeman

Steve and Wendy Scribner
130 Henry Law Avenue
Dover, NH 03820

RE: Maglaras Park Recreation Master Plan
Public Input Session

Dover Planning Department:

We are close neighbors to Maglaras Park and interested in the future development of the Park. Although we cannot attend tonight's Public Input Session we would like to send you this note to convey our input for the future of the park.

6/8/2005

We would like to see a green belt connection from the waterfront up to the park. This would encourage foot traffic (rather than automobile traffic) in the vicinity and provide a riverside walk for public enjoyment. A riverside walk would also keep the river bank green which would present a more undeveloped view from the river itself.

We are aware that some historical contamination may exist along the riverside between Henry Law Park and Maglaras Park. We believe that removing some of the contamination would be well worth the time, effort, and money when taken in the context of the long term public benefit of a riverside green way that would serve the City of Dover and the public for years to come.

Sincerely

Stephen and Wendy Scribner
oldmuskox@earthlink.net

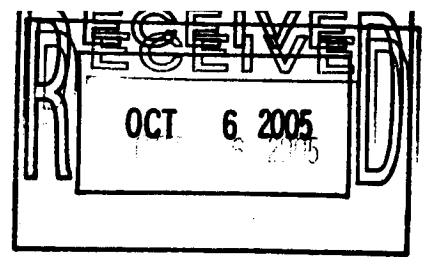
**Public Input Session
Maglaras Park Recreation Master Plan
Dover, NH**

October 6, 2005

- Project introduction by Steve Bird of the Dover Planning Department.
- Project context described by Richard Webb of Kaestle Boos Associates, Inc. (“KBA”)
- Three (3) Conceptual Master Plan Options (Option A, C & E) were presented in detail by Richard Webb.
- Comments, questions and responses from City residents are listed below (in no particular order).
 - Inquiry was made on where and how the overall park program was developed. Mr. Gary Bannon of the City of Dover Recreation Department explained the process, including the Open Space & Recreation chapter of the Master Plan that was performed in the year 2000, which highlighted recreation deficiencies, and recommended State standards for recreation areas within a City. Mr. Bannon also briefly explained which groups play on which fields throughout the City, as well as the current restrictions and limitations that face sports and athletic groups throughout the City.
 - Inquiry was brought up regarding the quantity of parking spaces on all three options and how the number was derived. KBA explained that the parking space quantity was determined by the number of seats in the potential baseball grandstand structure, and that one (1) space is provided for every three (3) seats.
 - Inquiry regarding the square footage of BMX space and how it was determined to be sufficient. KBA explained that the quantity was determined by research on product literature for BMX parks and by a City resident who is knowledgeable in BMX racing and competitions.
 - Inquiry pertaining to vehicular access to the South Side Little League fields, and if parking quantities shown on all three options would be adequate. Numerous individuals stated the concern of a lack of designated parking in this area, and the congestion and safety issues that currently exist. KBA to further study this area and attempt to provide more parking within the immediate vicinity of the little league fields.
 - Inquiry regarding park lighting, and the recommendations of KBA. KBA stated that the park will at the minimum, have security lighting around walkways and parking lots, with the potential to fully light the competition baseball field and softball fields in the future.

- Inquiry as to the location of the tot-lot, and if the existing play structure is to stay in its current location. KBA stated that the design intent is to utilize and potentially expand the existing play structure, but to bring it into the main core of the park and away from vehicular circulation routes.
- Inquiry regarding the intended user groups of the proposed softball fields on all three options. Mr. Bannon explained that it is the City's wish to try to develop softball fields with at least a 300' center field playing dimension. This way, the fields are large enough for adult recreation leagues and have the ability to be made smaller with the use of portable fences for younger age groups. Mr. Bannon also expressed the City's desire for two (2) softball fields in one location to allow for the possibility of tournament play and multiple user groups participating simultaneously.
- Inquiry regarding optimal field orientations, and the benefits to what has been proposed. KBA explained that the optimal layout for baseball and softball is a north-east, or north-northeast orientation from home plate through center field.
- Inquiry regarding the quantity of storage space, and the need for field maintenance storage at each field (rakes, shovels, mowers, weed whackers etc.). City resident stated that currently the fields are maintained by volunteers only, and to have ready access to maintenance equipment would be an advantage. KBA stated that the storage facility that is shown on all three options could easily be expanded depending on final storage program requirements. KBA also stated they would allow for small storage areas around each field, or attempt to combine storage areas and locate them as to provide easy access from all fields.
- Inquiry as to who would profit from the proposed concessions building. Mr. Bannon explained that it would be worked out with all user groups, or perhaps a private concessions company would run it some point in the future.
- Inquiry as to which option would be the most expensive and how the project was to be funded. KBA explained that it was too early to develop any real cost comparisons due to the unknowns associated with the dredge spoil cell. KBA did explain that Option C had the most developed program and would more than likely have a slightly elevated cost associated with it. Mr. Steve Bird, the City Planner for Dover, explained that a big part of recreational funding comes from a City owned gravel pit and funds from that resource would be utilized in the master plan development. Mr. Bannon explained that the master plan will be presented to the City Council and it will then be determined if the project has the financial capability to move forward. Mr. Bannon also stressed the need for public support of the project.
- KBA explained how the project could be phased over a given number of years depending on the available funds.
- Inquiry as to the safety of the dredge spoil cell and if it would be safe to allow small children near it. KBA explained the detailed process for capping the dredge cell and confirmed that the cell would be safe for all user groups. Mr. Bird and Mr. Bannon both expressed the City's intent to make the park safe and secure.

- A member of the Recreation Advisory Board commented on their initial approval of Option-C due to its overall program layout, and the positive safety and security up-sides.
- One resident expressed the desire to see two (2) softball fields in the final plan.
- One resident expressed the desire to see some paved walkways near the river that would connect to any future river-walks that may potentially be developed.
- One resident likes Option-C, particularly the location of the basketball and tennis courts near the front of the park and the ability to monitor these activities with ease.
- One resident expressed the desire to see a better distribution of parking in the final master plan, particularly in proximity to the existing little league fields.
- One resident particularly liked the idea of public garden space and would like to see it incorporated into the final master plan.
- One resident would like to ensure that there are paved pedestrian walkways from all parking lots to all the fields. Resident is concerned with any potential safety issues with a park of this size.
- One resident expressed the need for bus drop-off and pick-up area, and an area to stack team buses during games and events.
- One resident would like to see public payphones and other safety amenities incorporated into the design.
- One resident commented on the need to provide ambulance and emergency access to all the fields.
- One resident would like to use the capped dredge spoil cell as a place for picnics, a gathering space for small or large groups or as an elevated space to watch sporting events.
- The Owner of the South Side Little League parcel expressed his willingness to work with the City and KBA to successfully develop the corner of his property in the creation of a cohesive and unified area of the park master plan.
- Mr. Bird read a letter from a City resident who could not be in attendance, which expressed her desire to see public gardens, tennis and basketball courts and ample walking trails.



6 October 2005

To: The City of Dover Planning Department and Kaestle Boos Associates

From: Susan Dromey Heeter

Re: Maglaras Park Recreation Master Plan Public Meeting

As I am unable to attend tonight's meeting, I write to include ideas I had communicated with you during the previous Planning Meeting for Maglaras Park:

- a **tennis court/basketball court** would be wonderful. These are LIFELONG sports not limited to teenagers and would encourage people of ALL AGES to use the park.
- **community gardens** would be ideal, especially since Henry Law Avenue is home to many residents who do not have private backyards and garden spaces.

Your memo mentioned "Special attention will be paid to coordinate with the ongoing waterfront redevelopment efforts." Please ensure that **SIDEWALKS** are given major consideration. Certainly parking is important, however, as our society growing more obese by the moment, let us encourage and support **WALKING**. It's simple, it's healthy and vitally important to this park and especially to the neighborhood at large.

Thank you for considering my suggestions and please keep me in the loop in the development of our neighborhood park.

Susan Dromey Heeter
Susan Dromey Heeter

15 Browning Drive

Dover, NH 03820

742-7976

dromehet@verizon.net

PROJECT MASTER PLAN

Site Narrative

The Maglaras Park Master Plan contains recreation, utility, circulation and architectural recommendations for improvements to the Park based on City Staff/Boards and Citizen input. In the development of the master plan, many of these improvements are interrelated and contingent upon others. The phasing and budget considerations are addressed in the Master Plan Implementation section. Alternatives and options considered, but not included in the final master plan design are outlined in the Considered Options section.

In the Study Overview section, eight (8) project goals were identified, that were the driving factors of the master plan design. In order to successfully accomplish the project goals, and accommodate for all desired program elements, a simple and functional design theory/intent was implemented. The intent of the master plan is to centrally locate an active park core and radiate desired program elements in a functional manner around it. The strength of this central core allows for the ability to clearly separate vehicular and pedestrian circulation patterns; allows for the creation of effective spatial relationships by carefully and appropriately siting recreational improvements around the periphery, and away from vehicles; limits amount of required infrastructure; and the ability to provide maximum safety and security measures for all park users.

Entrance & Circulation Improvements:

Existing vehicular and pedestrian circulation patterns throughout and around the park have raised several safety concerns. The existing vehicular access to the park is from Henry Law Avenue, and will continue to serve the park as the primary access point. The intersection of the entry road and Henry Law Avenue is proposed to remain in same location due to optimal sight lines for vehicles entering and exiting the park. The entrance road is proposed to be reconstructed and slightly realigned. As the road reaches the central portion of the park it splits east to allow access to the existing South Side Little League field access point and to the west to provide new paved access that will eventually connect with the Cochecho Waterfront Development Project parcel. The access road to the west will require a large retaining wall due to the existing steep slopes and to avoid any impact on the existing wetlands. The entrance road will provide access to a small fifteen (15) space parking lot in the southern portion of the site (in proximity to the main entrance off Henry Law Avenue), an eighty (80) space parking lot to the east (in proximity to the South Side Little League fields), a nineteen (19) space parking lot to the northeast (also in close proximity to the South Side Little League fields) and a one hundred and three (103) space parking lot to the west (in proximity to the dredge spoil cell). A designated drop-off/pick-up area is provided in the 103-space parking lot and a bus drop-off/turn-around is provided due east of the 80-space parking lot. Parking for five (5) buses is provided south of the drop-off/turn-around. The defined parking lots and designated drop-off areas for parents and buses will provide access to all park amenities and allow for safe traffic flows upon full park build out. A future expansion area for the western parking lot is proposed in the southern portion of the multi-purposed athletic field located on the dredge spoil cell. This expansion may be required in the future to meet increased parking demand and will result in a smaller multi-purposed athletic field.

Existing pedestrian circulation is essentially undefined throughout the park. By locating the parking areas around the periphery of the park core, it allows for the majority of all pedestrian circulation to avoid any and all conflict with vehicles. It is recommended that paved handicap

accessible walkways be installed throughout the park, to provide efficient and safe pedestrian movement for all users. Walkways will connect parking areas to the park core, to basketball and tennis courts, to athletic fields, to the South Side Little League fields and to additional walking/hiking trails. The walking/hiking trails will lead and connect to the proposed extension of the Cochecho River walk. The river walk will be a paved surface to continue the formal walk that exists in the City and expected to be continued through the Cochecho Waterfront Development Project parcel. The river walk will allow for bicycle, pedestrian and handicap access. The master plan proposes to create space for a picnic area at the eastern end of the walk which could possibly be accessed from the river via canoe or kayak. The extent of the paved Cochecho River walk would terminate at the eastern edge of the park. The walk could connect into existing walks on the NH Fish and Game parcel, but due to conservation regulations, all walks on that parcel must remain unpaved. The majority of the walkways and trails in the northern section of the park that lead to the river are proposed to be a stone dust or other pervious material to maintain a more natural aesthetic. A large hardscape plaza will be constructed at the heart of the park core and will provide ample space for meeting, gathering and sitting as well as acting as the main thoroughfare for pedestrian circulation from parking lots to park amenities.

To more formally enhance the entry/arrival sequence of the park, new signage is proposed to be installed at both vehicular entrances. Signage shall be similar to standard signage throughout the City of Dover parks system. One sign will be installed in proximity to the main entrance off Henry Law Avenue and one sign will be installed near the new access route to the proposed Cochecho River Waterfront Development Project parcel. Landscape plantings are also proposed at entry sign locations to add to the overall aesthetic value.

Site lighting is recommended around the entire park to provide safety for evening usage. At the minimum, all parking lots and major pedestrian access routes shall be lit. Pole heights for parking lot lighting to be twenty (20) feet high, lighting along walkways to be pedestrian scale, approximately twelve (12) feet high (unless bollards are used) and potential field lighting poles are approximately eighty (80) to ninety (90) feet high. Due to the park's proximity to downtown and the Cochecho Riverfront Development, it is envisioned that the new park amenities will be used most of the day and through all of the seasons, so having appropriate lighting is necessary to ensure adequate safety for all users.

Athletic Field Improvements:

Master plan park improvements include extensive athletic field development. The master plan proposes to install one (1) full size competition baseball field, and one (1) multi-purpose field. The competition baseball field is proposed to be located in the *central portion* of the site, and will have playing dimensions of 400' to center field and 330' to right and left field. The field will be complete with home and visitor dugouts and bull pens, a new scoreboard, foul poles and a five hundred (500) seat grandstand structure. Potentially the seating for the baseball field may need to be expanded up to 800 seats. The competition baseball field is intended to be synthetically surfaced to allow for more flexibility and use. An alternate cost to develop this field as a high performance natural grass field instead of synthetic has been included in the opinion of probable cost. The City is also interested in the potential use of the outfield as an all purpose open field, when available. It is recommended that this field be fully lit to allow for evening use. The Dover Recreation Department has also noted that future baseball locker rooms may be desired. Any locker room facilities should be located in close proximity of the baseball field. The locker rooms could potentially be located under the proposed grandstands. Program requirements for the locker rooms

would be necessary before determining final location. The multi-purpose athletic field is proposed to be installed on the dredge spoil cell upon completion of the cell capping procedure. The field will be natural turf and be approximately 300' x 215'. The field is intended to be used for junior soccer and as an all purpose open field. A portion of this field is also slated as an expansion area for the west parking lot, if at some point the park use outstrips parking capacity.

Hard Surface/Court Games:

The master plan includes various hard surface and court games including basketball, tennis and BMX park. These particular sports allow the park to appeal to user groups of all ages, and add to the diverse range of activities that the park will offer. Two (2) basketball courts and two (2) tennis courts are proposed to be installed west of the eighty (80) space parking lot in the southern area of the central portion of the site. The courts will be a key focal point upon entering the main part of the park, and the location is ideal as it provides easy access from all parking lots. The location also provides the opportunity to easily monitor for security, safety and emergency needs. A ten thousand (10,000) square foot hard surface area for a BMX park is proposed to be installed west of the one hundred and three (103) space parking lot, and due south of the dredge spoil cell. A portion of the BMX area may be on the dredge spoil cell. Depending on final cell elevations and slopes, the cap grades may be able to be incorporated into the final BMX park design. Again, the proposed location allows for simple access from the parking lot and the ability to monitor for security, safety and emergency needs.

Structure Improvements:

There are currently no existing on-site storage and facility structures associated with the park. Structures would be required to adequately meet the needs of the City recreation groups and athletic teams. The master plan proposes a number of new structures. As previously highlighted, the competition baseball field will include a five hundred (500) seat grandstand, complete with a four hundred (400) square foot press box with open air, covered filming platforms on each end. In order to accommodate for the amount of athletic equipment and maintenance equipment that will need to be stored on-site, one (1) twenty five hundred (2,500) square foot storage structure will be installed. The structure is proposed to be installed on the end of the bull pen located down the right field base path. This proposed location allows easy maintenance access to all athletic fields. The storage structure would contain all required athletic/recreation equipment, utility equipment and irrigation and electrical controls required to serve the park. A concessions and restroom building (estimated size of sixteen hundred (1,600) square foot) will also be installed to provide basic conveniences to all park visitors and desired amenities to baseball spectators. The concessions/restroom building is proposed to be installed on the south end of the home side dugout, to provide simple and easy access. All buildings are to be built of durable materials, conforming to City standards and all applicable codes. All building square footages are based on conceptual programs and may need to be modified at the time of final building program development.

Miscellaneous Site Improvements:

The master plan also proposes to engage and highlight passive forms of recreation that will add to the overall aesthetic and community feeling of the park. Appropriate passive recreation activities include gardening, strolling, picnicking, dog walking and educational activities. The installation of

public garden space is proposed in the southern portion of the site in close proximity to the main entrance off Henry Law Avenue. The garden space will be open to any residents who wish to plant fruits, vegetables or other plant material. It is intended that this garden space will be maintained and supported by those residents who wish to use it. The City will need to develop basic rules and regulations for the garden and may want to consider rental fees for garden plots to assist in maintenance of the area. Numerous walks and paths are proposed for the park to allow for pedestrian connections to the adjacent land uses and park amenities. Along with the walks/trails, there is a potential to add an educational component to the park to explain the historic use of the site as it supported the City of Dover along with the natural environments (tidal river, wetlands, stream and geology) found in the park. A few of the ways that educational components can be incorporated into the park include signage (similar to historic signage in Downtown), way finding markers associated to notes on trail maps or class trips for local school children. The master plan also proposes to create a dog run area. This amenity is in direct response to various city resident comments that there isn't a great deal of space within the proximity of the downtown area for open play space for dogs. The fully fenced dog run area will be located due north of the public garden space and could include open lawn and wooded area. The dog run area shall be divided into two (2) separate spaces, allowing for separate areas for small and large breeds.

Other active uses of the park include a new tot lot/play structure and potential for marine sports interaction. The existing on-site play structure will be removed and a new, expanded structure will be installed in the core of the park, due north of the eighty (80) space parking lot. The play structure will encompass approximately five thousand (5,000) square feet, will be surfaced with a handicap accessible safety surfacing, meet all applicable codes, and will be fully fenced. As the potential for more river traffic is realized as the dredge project is completed, the potential for water sports interaction with the park increases. As the extension of the river walk is developed along the northern edge of the park, some consideration needs to be given to providing an indication to river traffic that they are passing Maglaras Park. Similar signage used throughout the park is one way to notify river users that shoreline is publicly owned and may be accessed if done in a way respective to the existing landscape or a formal access could be developed.

Landscape plantings (a combination of native trees and shrubs) will also be installed throughout the park to provide seasonal interest, scale, shade during the summer months and an overall greater aesthetic value to the park. Labeling the landscape plant's genus, species and common name would also provide a possible educational activity at a very minimal cost.

Proposed grading of all site improvements in the area of historic landfills and dredge spoil cell shall be designed to maintain a fill condition at all times, to avoid any conflicts with the landfill or spoil materials. Initial conversations with NHDES suggest that wide scale remediation of historic landfills may be required if the historic material is disturbed.

Supporting Infrastructure Narrative

Water, Storm Water & Drainage:

To serve the proposed athletic fields and concession and restroom building, the site will need domestic water, irrigation water and sewer service. A looped water system is needed to provide adequate flow and good water quality. To provide a looped water system, connections should be made at the existing 8-inch main in River Street and the existing 6-inch water main in Henry Law

Avenue. The City is currently attempting to eliminate the use of municipal potable water for irrigation proposes. This is being achieved with the installation of wells. Due to the historic landfills on the site, the drilling of irrigation wells will need to be fully investigated prior to committing to this option. Other potential irrigation water sources to be investigated should include use of river water, detention pond water and/or storm water collection.

There are two (2) potential options to serve the proposed improvements with sanitary sewer. To serve the site with a gravity central sewer system, a sewer main would have to be constructed between the site and the sewer pump station on the adjacent Cochecho Waterfront Development Project parcel. The other option is a force main system that would be required if sanitary sewage is routed to the existing main in Henry Law Avenue.

The park improvements will require new collection, conveyance and detention facilities for the stormwater runoff due to the development and integration of impervious surfaces. Storm water flows will increase with the added impervious area from additional paved parking, roadways, and building roofs. Stormwater flows need to be analyzed for both existing and proposed conditions in order to design appropriate storm water Best Management Practices (BMP's) into the facility. This will help to minimize negative impacts during construction as well as in the completed project. Stormwater flows need to be intercepted before they reach the existing wetlands or the Cochecho River. BMP's shall be designed in accordance with the NHDES Site Specific requirements and the *Storm water Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire*, August 1992.

Stormwater management will be done through a combination of roadside swales, closed drainage systems, and detention ponds. The collected flows will be directed to treatment systems consisting of vegetative measures, prior to entering the proposed detention ponds. The north half of the site, consisting mostly of athletic fields, will sheet flow over grass and through the trees to the Cochecho River. The south half of the site will sheet flow into roadside swales and storm inlets. The new detention pond is proposed to be constructed in proximity to the new BMX area in the central portion of the site.

The proposed detention ponds will consist of a flow control outlet device and an overflow weir or a concrete V-shaped weir. The flow control outlet device may consist of a horizontal culvert barrel connected to a riser. The top of the riser is a horizontal orifice, which restricts a portion of the Stormwater flow to replicate the pre-development discharge rates at each existing discharge point. The ponds will also include a broad-crested weir as an emergency spillway. The weir elevation will be designed so that the ponds will detain the flow of Stormwater for the ten (10) year design storm, while allowing for the flow of larger storm events to pass through the control structures. The down gradient slope will be protected from erosion with the placement of rip rap or other appropriate BMP's.

The proposed closed storm drainage system will be composed of piping connected with precast concrete structures. Piping will be designed for the State of New Hampshire Department of Environmental Services Regulations twenty five (25) year design storm, using the SCS TR-55 method with Type-III, 24-hour storms.

Roadway cross-culverts would convey the existing stream under the planned access road and a storm pipe is planned under the northeast softball field to convey runoff from a natural draw. The culverts would impact some wetlands and wetland permits and mitigation will be required.

Electrical:

The proposed electrical improvements to the park will require three-phase power that is available from Henry Law Avenue or possibly from the existing PSNH utility easement in the northern portion of the site. The new electrical services will be run overhead, on poles from Henry Law Avenue to the T-intersection of the new entry roadway. From the T-intersection, the service will drop to underground duct banks and be distributed to proposed locations. The field layouts will require multiple services to reduce the need to run secondary power distribution at 208/120v. The proposed storage buildings and concessions/restroom building provide locations adjacent to fields to locate electrical service equipment.

The proposed lighting will include the new entrance roadway, all parking areas, the competition baseball field, two (2) softball fields, two (2) tennis courts and two (2) basketball courts. The recommended illumination levels are based on standards set forth by the Illumination Engineering Society of North America (IESNA). The recommended illumination level of the entrance roadway should be 0.3 FC (Foot Candles), the parking lots should all average 1 FC, the competition baseball field should be 70 FC, the tennis courts should be 60 FC, and the basketball courts should be 30 FC. Illumination levels can be adjusted at time of final design to reflect the City's desired level of play. Currently, the competition baseball field lighting level is based on proposed semi-professional use. All other court and field lighting levels are based on recreational uses.

New telephone service is proposed for the park. The service will originate from Henry Law Avenue and will be routed overhead and underground to follow the new electrical service routing. Telephone service will provide a secure phone line for emergency use, and communication for a fire alarm system in the concessions/restroom building and/or storage buildings.

Environmental:

Environmental issues/constraints on the site depend on the risk posed to human health and the environment, by the former municipal solid waste landfill and the dredge spoil cell. The risk will depend on the final grading planned for these areas, and the level of contamination observed in these soils. This site has to meet the most stringent soil classification, S-1, because of the 'intensity of use' and 'accessibility' proposed for the site. The soil will need to be tested when constructing improvements within the limits of the landfill to determine the proper course of action. Examples of actions that may need to be undertaken include, limiting construction activity in these areas (especially cutting into soil); excavating out contaminated soil and replacing with clean soil; capping and filling over contaminated areas; or a combination of these actions. Appropriate environmental steps shall be determined during construction document development for proposed improvements.

Other environmental considerations include the existing wetland resource areas and the stream located within the study area. All streams and wetlands will need to be accurately delineated per State standards prior to the development of the design of the proposed amenities.

Traffic:

The proposed improvements will generate additional vehicular trips to and from the site and will require additional parking areas and upgraded circulation patterns. The traffic and circulation design is constrained and guided by the Downtown/Riverfront Redevelopment Traffic Circulation Plan and Parking Study, as well as by the proposed Cochecho Waterfront Development Project.

The proposed access road alignment off Henry Law Avenue will be slightly different than the existing alignment, to accommodate the new planned parking layout, but the road will generally serve the same function it does today. The proposed access road to the west will provide a future connection through the Cochecho Waterfront Development Project parcel to River Street and the new Washington Street Bridge access point. The final alignment of this roadway will be coordinated with the Cochecho Waterfront Development. Appropriate traffic calming measures should be installed to maintain pedestrian safety and to control vehicles that are using the park for traveling between the new Washington Street Bridge and Henry Law Avenue. This roadway will provide a direct access from downtown Dover, and has the ability to mitigate increased traffic volumes experienced on Henry Law Avenue if it is done in a way that respects the pedestrian use of the park.



MAGLARAS PARK RECREATION MASTER PLAN



PROPOSED MASTER PLAN

DOVER, NEW HAMPSHIRE



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MASTER PLAN IMPLEMENTATION

The Maglaras Park Master Plan total construction cost is estimated at approximately \$6,950,000.

The identified costs represent traditional public works construction, including competitive general contractor bidding and prevailing wage rates/labor costs. The costs do not reflect savings associated with civic group donations, labor, materials or fund raising. The estimate of probable costs also assumes that the project will be phased and will encompass three (3) years until full build out. A longer implementation/phasing schedule will increase project costs.

Refer to the enclosed Estimate of Probable Cost and Phasing Plan for more detailed information and scope of each phase of construction. The master plan is divided into three (3) phases. The initial decisions regarding the phasing and priorities for development of the master plan were based on the following criteria:

- Programmatic improvements, concentration on development of new recreational and athletic opportunities that respond to the active, varied City needs.
- Maintenance considerations: assessment of conditions at the existing park, with recommendations for expansion, conversion or reconstruction.
- Understanding of minimum City recreational requirements and State of New Hampshire standards, as well as additional desired program elements.

Improvements currently assigned to different phases can be combined if deemed necessary and appropriate by the City. Certain improvements must be sequenced in the established priority order to allow for proper sequencing of infrastructure and support facilities. Combination of phases of construction could provide efficiencies to the City.

Specific dates for approval on each phase are to be determined by the City.

Project Phasing

The implementation of the master plan is broken down into three (3) distinct phases for the express purpose of defining smaller projects within the overall master plan that may be more financially feasible for the City to implement. This breakdown into phases in no way restricts the City from implementing a few of the phases, or all of them at one time. The phases were the results of reviewing the constructability sequence of the site along with the most desired improvements of the project. Phasing also considers construction sequencing so the disruption to existing park users and South Side Little League participants is minimized as much as possible. Even if the City were to fund the entire project for construction at one time, phases of construction would still need to be established. For purposes of the master plan, the budget assumes that complete construction would take three (3) years for complete funding and build out, if the project was done in phases rather than at one time.

Phase I:

Phase-I consists of the construction of the main entrance drive and bus drop-off and parking area, the 80-space parking lot, the 19-space parking lot, pedestrian walkways, hardscape plaza space, and the competition baseball field and associated components. The entrance drive will be constructed up to the T-intersection, as space to the west will be required for staging and for temporary Phase-I parking. Associated components of the baseball field include: dugouts, bull pens, one (1) storage building, concessions/restroom building and a 500-seat grandstand.

This phase also includes the complete underground main utility infrastructure to service the entire park. This is included in Phase-I so that disturbance to later improvements is minimized. Installation of utilities should follow normal construction procedures of being installed before above-grade improvements are constructed.

Phase II:

Phase-II consists of the construction of the remainder of the main entrance drive to the west of the T-intersection (connecting to the waterfront development project), the 103-space parking lot, pedestrian walkways, basketball courts, tennis courts, BMX area and the tot-lot.

Upon completion of Phase-II, the central portion of the site will have been fully developed and the active park core will begin to function as the design intended.

Phase III:

Phase III consists of the construction of the multi-purpose natural grass field and pedestrian walkways on the dredge spoil cell, upon completion of the cell capping procedure. The schedule of the river dredging project will be the determining factor of when Phase III can be completed. This phase of construction does have the ability to be pushed back if conditions so require.

This phase also consists of the construction of the River Walk and other walking and hiking trails. The walking and hiking trails will connect the river walk to the park improvements and also includes the construction of the riverfront picnic area. All walkways are to connect to walkways constructed in previous phases.

Construction of the public garden space in the southern portion of the site and the dog park in the central portion site, are also proposed to be included in Phase III.

Permitting Requirements

FEMA Floodplain:

The planned improvements are outside the FEMA mapped floodplain, with the possible exception of the riverfront picnic area that may have access directly from the river. This picnic area is intended to allow for both walking and river access. A development permit must be obtained from the City of Dover and all construction must comply with the regulations set forth in the Dover Code Floodplain Development, Chapter 113.

US EPA NPDES:

This Project will require permit coverage under EPA's Phase II Stormwater Regulations, Construction General Permit (CGP). The National Pollutant Discharge Elimination System (NPDES) program is administered by EPA in New Hampshire. The permit requires both the contactor (with day-to-day control of the site) and the owner (with control over the plans and specs) to submit a separate Notice of Intent (NOI) form that includes general information and a certification that the activity will not impact endangered or threatened species. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared showing the application of appropriate Best Management Practices (BMP) to prevent erosion, control sediment loss, and keep other pollutants from running off the site. Then within 30 days after the project is done and completely stabilized (or transferred to another permit holder or the homeowner after temporary stabilization), a Notice of Termination is filed with EPA.

NHDES Site Specific:

All developments that disturb 100,000 square feet of more of surface area require a "Site Specific" permit for the NHDES to ensure the adequacy of the stormwater management system and erosion control features. In general, no net increase in runoff to off site discharge points is allowed. All stormwater runoff must be treated to remove urban pollutants before discharging into ponds, streams, or wetlands. This project increases the amount of runoff due to the increased amount of impervious area being added to the site. The stormwater runoff will be controlled through the design and construction of detention ponds. These ponds will have outlet controls that detain the proposed flows to that of pre-development conditions. "Site Specific" permit application and review process can be lengthy depending on NHDES work load.

Dover Wetlands Buffer:

The City of Dover has a 100 foot setback from rivers and a 50 foot setback from streams and wetlands for construction improvements. Conditional Use Permits may be granted by the City of Dover Planning Board for construction activity within a Wetland Protection District or a Conservation District. Conditional Use Permits will be required for construction activity associated with the entrance roadway, river walk and the riverfront picnic area.

NHDES Dredge and Fill (Wetlands):

Wetland impacts are closely regulated in New Hampshire by the NHDES acting on behalf of the EPA and Army Corps of Engineers, as well as the local Conservation Commission. Any wetland fill, however small, must be addressed by permit, and will require some form of “mitigation”, either by replacement (generally a multiple of the area filled) or by donation of land to a conservation easement to prevent future development in the mitigated area. A Wetlands Dredge and Fill Permit will be required for construction activity associated with the riverfront picnic area and walking trails and potentially for entrance drive realignment.

NHDES Shoreland Protection Act:

The New Hampshire Department of Environmental Services (DES) regulates construction activities located within 250 feet from the shoreline of waterways. Most of the planned improvements are outside this 250 foot buffer, but the planned river walk and trails fall within the “protected shoreland.” Within 150 feet of the shoreline over a 20-year period, at least 50% of the natural woodland buffer must be maintained. A Shoreland Protection Permit will be required, separate from the Site Specific Permit, for construction activity associated with the riverfront picnic area and walking trails.

<p>Maglaras Park Master Plan Dover, New Hampshire Opinion of Probable Cost KBA No. 05012.00</p>	
Opinion of Probable Cost	Subtotals
Phase I	
Roadway, Walking & Parking Upgrades	
Including: site preparation, earthwork, heavy and light duty bituminous pavement construction and installation, parking striping, light duty bituminous walkway construction and installation, vertical and sloped granite curbing installation, all associated storm drainage systems, water and sewer systems, site lighting and electrical work.	\$981,395.00
Competition Baseball Field	
Including: site preparation, earthwork, synthetic infill turf construction and installation, infield surfacing, containment curbing, drainage, irrigation, backstop and field fencing, benches and bases, 35' 0" fiberglass flagpole, field lighting system and scoreboard with all associated electrical utilities, dugouts and 500-800 seat grandstand structure.	\$1,637,149.85
Concessions & Restroom Building	
Including: site preparation, minor earthwork, construction of 1,664 S.F. concessions/restroom building and all associated equipment and utilities.	\$311,631.00
Storage Building	
Including: site preparation, minor earthwork, construction of one (1) 2,500 S.F. storage building and all associated equipment and utilities.	\$384,500.00
Miscellaneous Site Work	
Including: general lawn development (topsoil spreading and seeding), swale treatment development and seeding, site plantings, slope stabilization, construction and installation of new entrance signage (Henry Law Avenue), installation of site/directional signage, installation of exterior trash receptacles.	\$93,760.00
Subtotal	\$3,408,435.85
Contingency 10%	\$340,843.59
Project Costs 15% (Soft Costs)	\$562,391.92
Total Projected Cost - Phase I	\$4,311,671.35

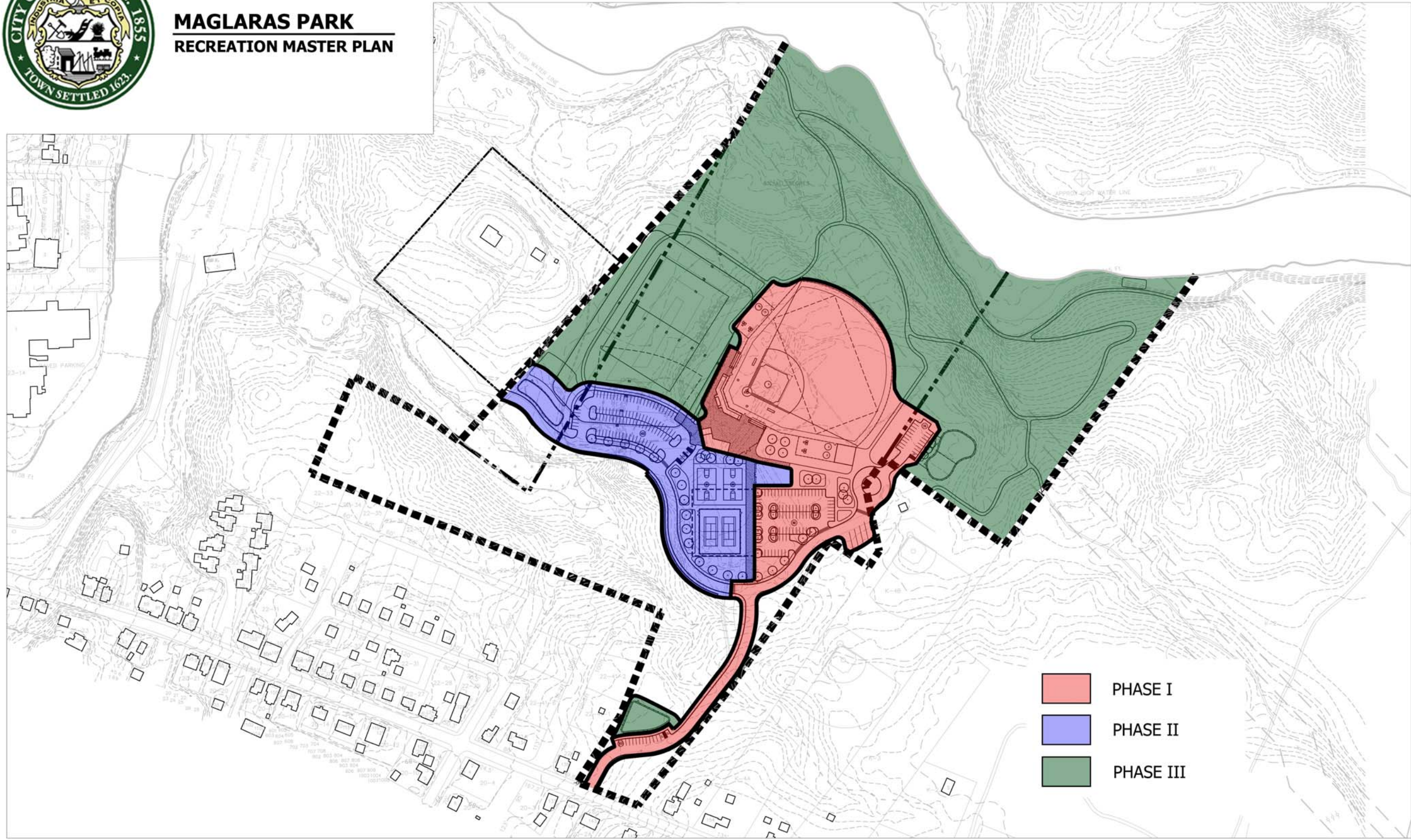
<p>Maglaras Park Master Plan Dover, New Hampshire Opinion of Probable Cost KBA No. 05012.00</p>	
Opinion of Probable Cost	Subtotals
Phase II	
Roadway, Walking & Parking Upgrades	
Including: site preparation, earthwork, heavy and light duty bituminous pavement construction and installation, parking striping, light duty bituminous walkway construction and installation, vertical and sloped granite curbing installation, unit paver construction and installation, segmental retaining wall construction and installation, guide rail installation, all associated storm drainage systems, water and sewer systems, site lighting and electrical work.	\$1,113,766.00
Tennis Court Construction	
Including: site preparation, earthwork, construction of two (2) tennis courts, installation of 12' high fencing, installation of two (2) exterior benches and one (1) ADA compliant drinking fountain, site lighting and electrical work.	\$134,170.00
Basketball Court Construction	
Including: site preparation, earthwork, construction of two (2) basketball courts and all associated equipment, installation of 8' high fencing and installation of one (1) ADA compliant drinking fountain, site lighting and electrical work.	\$105,974.00
BMX Area Construction	
Including: site preparation, earthwork, light duty bituminous pavement construction and installation, concrete ramps, all associated storm drainage.	\$69,836.00
Tot-Lot & Play Area Construction	
Including: site preparation, new play structure, installation of 4' high fencing and gates, installation of safety surfacing.	\$75,825.00
Miscellaneous Site Work	
Including: general lawn development (topsoil spreading and seeding), swale treatment development and seeding, site plantings, slope stabilization, construction and installation of new entrance signage (Redevelopment parcel side), installation of site/directional signage, installation of exterior trash receptacles.	\$70,200.00
Subtotal	\$1,569,771.00
Contingency 10%	\$156,977.10
Escalation 6%	\$103,604.89
Project Costs 15% (Soft Costs)	\$274,552.95
Total Projected Cost - Phase II	\$2,104,905.93

Maglaras Park Master Plan
Dover, New Hampshire
Opinion of Probable Cost
KBA No. 05012.00

<i>Opinion of Probable Cost</i>	<i>Subtotals</i>
Phase III	
Multi-Purpose Field (Dredge Spoil Cell)	
Including: site preparation, earthwork, fill, stone base (8" avg. depth), topsoil (6" avg. depth), athletic field seeding.	\$234,675.00
Walkway & Trail Upgrades	
Including: site preparation, light duty bituminous pavement construction and installation, stone dust surfacing and placement.	\$107,491.50
Public Gardens & Dog Park	
Including: site preparation and installation of 4' high chain link fencing and gates.	\$20,040.00
Miscellaneous Site Work	
Including: general lawn development (topsoil spreading and seeding), swale treatment development and seeding, slope stabilization.	\$32,700.00
Subtotal	\$394,906.50
Contingency 10%	\$39,490.65
Escalation 9%	\$39,095.74
Project Costs 15% (Soft Costs)	\$71,023.93
Total Projected Cost - Phase III	\$544,516.83

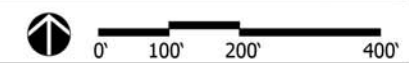


MAGLARAS PARK RECREATION MASTER PLAN



- PHASE I
- PHASE II
- PHASE III

PROPOSED PHASING PLAN
DOVER, NEW HAMPSHIRE



CONSIDERED OPTIONS

During the master planning process, numerous alternatives, issues, different configurations/locations of improvements and additional improvements were considered. The following descriptions review some of the considered options.

➤ Option A:

The primary program elements of this option include, a centrally located competition baseball field with a 400' center field and 330' right and left field playing dimensions. A new little league field with an outfield playing dimension of 225' located due north of the existing South Side Little League fields in the northeast corner of the central portion of the site. Basketball courts, tennis courts and a BMX hard surface area are located due north of the dredge spoil cell, in the northwest corner of the central portion of the site. A large parking lot is proposed for the dredge spoil cell and a smaller lot is proposed west of the South Side Little League fields. A full size (360' x 225') competition multi-purpose field is located in the southern most area of the central portion of the site. Positive advantages for this option include good view sheds and site lines upon entering the park, optimum baseball field orientation, and the prominent location of the competition multi-purpose field. Disadvantages and rationale for elimination include minimal parking adjacent to the South Side Little League fields, and the basketball courts, tennis courts and BMX area located to the northwest of the park, making them visually distant to the park user/visitor and a potential security concern.

➤ Option B:

The primary program elements of this option include, a centrally located competition baseball field with a 400' center field and 330' right and left field playing dimensions. A new little league/softball field with an outfield playing dimension of 275' located in the southern most area of the central portion of the site. Basketball courts and tennis courts are located due north of the existing South Side Little League fields in the northeast corner of the central portion of the site. A BMX hard surface area is located due north of the dredge spoil cell, in the northwest corner of the central portion of the site. Three (3) equal sized parking lots are proposed for the dredge spoil cell, north of the basketball and tennis courts and east of the new little league field. This option provides a paved vehicular loop around the entire park. Advantages for this option include the active core of the park being adjacent to the shared uses of the South Side Little League fields, the dispersion of parking lots throughout the park and the positive safety and security of having a full loop road connection. Disadvantages and reasons for elimination include the lack of a multi-use field in the program elements, the locations of the basketball courts, tennis courts and BMX area are visually distant to the park user/visitor, less than optimal orientation for the competition baseball field and little league/softball field, and the associated cost impacts of constructing a full loop road.

➤ Option C:

The primary program elements of this option include, a centrally located competition baseball field with a 400' center field and 330' right and left field playing dimensions. A new little league/softball field with an outfield playing dimension of 275' located due north of the existing South Side Little League fields in the northeast corner of the central portion of the site. Basketball courts and tennis courts are located in the southern most area of the central portion of the site. A BMX hard surface area is located south of the dredge spoil cell, in the eastern most

area of the central portion of the site. Parking lots are proposed for the southern portion of the dredge spoil cell, south of the basketball and tennis courts and west of the existing South Side Little League fields. An advantage of this option includes the active core of the park located at the front of the site, resulting in good spatial relationships for all program elements. Other advantages include strong pedestrian linkages and a distinct separation from vehicular circulation, as well as optimal orientation for baseball and little league/softball field. Disadvantages to this option include the lack of a multi-purpose field and excessive quantities of fill that would be required for little league/softball field construction. This option was selected as the preferred option and is the basis of the final master plan. Some modifications were made to the option to address disadvantages and other comments.

➤ Option D:

The primary program elements of this option include: a full size competition multi-purpose field (360' x 225') located in the southern most area of the central portion of the site. Basketball courts and tennis courts are located due west of the multi-purpose field. Two (2) softball/little league fields with outfield playing dimensions of 275', are located in the northern area and northwest area of the central portion of the site. A multi-purpose field (330' x 215') is overlapped with the northern little league/softball field. A BMX hard surface area is located south of the dredge spoil cell, in the eastern most area of the central portion of the site. A large parking lot is proposed for the dredge spoil cell and a smaller lot is proposed west of the South Side Little League fields. Advantages of this option include good view sheds and site lines upon entering the site, large and varied amount of program elements (due to the lack of a competition baseball field) and optimum orientation for little league/softball fields. Disadvantages and reasons for elimination include the lack of a competition baseball field, the majority of parking is located a considerable distance from the multi-purpose field, and land acquisition would be required to construct the parking lot west of the South Side Little League fields.

➤ Option E:

The primary program elements of this option include, a centrally located competition baseball field with a 400' center field and 330' right and left field playing dimensions. A new little league/softball field with an outfield playing dimension of 275' is located in the northern area of the central portion of the site. This area also provides space for a multi-purpose field (330' x 215'), overlapping the outfield of the little league/softball field. Basketball courts and tennis courts are located due north of the existing South Side Little League fields in the northeast corner of the central portion of the site. A BMX hard surface area is located south of the dredge spoil cell, in the eastern most area of the central portion of the site. Parking lots are proposed for the southern portion of the dredge spoil cell, south of the competition baseball field and west of the basketball courts and tennis courts. Advantages of this option include the cooperative use of the South Side Little League parcel and the ability to provide parking near walking trails to the Cochecho River. Disadvantages and reasons for elimination include the lack of a full size (360' x 225') competition multi-purpose field, the location of basketball and tennis courts in the northeast portion of the park, making them visually distant to the park user/visitor and a potential security concern.

➤ **Miscellaneous:**

The draft version of the master plan originally proposed two (2) softball fields with 300' outfield playing dimensions, in the northern most area of the central portion of the site. The slopes in this area are quite severe. The fields would be able to be constructed in this area, as previously described in Option D, but the quantity of fill required to construct them would be very large and cost prohibitive. These proposed fields would also require PSNH approval, as well as potential pole relocation and considerable drainage work. It has been determined and recommended by the Development Team, that these fields be omitted from the final proposed recreation master plan.

Maglaras Park Master Plan

Dover, New Hampshire

Program Comparison Matrix

KBA No. 05012.00

	<i>Option A</i>	<i>Option B</i>	<i>Option C</i>	<i>Option D</i>	<i>Option E</i>
Program Element					
Competition Baseball Field with 500-Seat Grandstand (400' Center Field, 330' Right & Left Field)	X	X	X		X
Competition Multi-Purpose Synthetic Field (360' x 225' playing dimension)				X	
Competition Multi-Purpose Natural Grass Field (360' x 225' playing dimension)	X				
Multi-Purpose Natural Grass Field (330' x 215' playing dimension)				X	X
Softball/Little League Field (275' Center Field, 275' Right & Left Field)		X	X	X (2)	X
Softball/Little League Field (225' Center Field, 225' Right & Left Field)	X				
BMX Area (10,000 SF)	X	X	X	X	X
Tennis Courts (2)	X	X	X	X	X
Basketball Courts (2)	X	X	X	X	X
Parking Spaces - 166 Required (1 space for every 3 grandstand seats)	185	131	188	210	190
Tot Lot (1,968 SF)	X	X	X	X	X
Concessions/Restroom Building (1,664 SF)	X	X	X	X	X
Storage Building (2,500 SF)	X	X	X	X	X
Handicap Accessible Picnic Area with Shade Structure		X		X	
Kayak/Canoe/Picnic Area			X		
Dog Run Area				X	
Public Gardens (5,600 SF)	X	X	X	X	X
Walking Trails	X	X	X	X	X
Potential Sledding Hill			X		

Maglaras Park Master Plan
Dover, New Hampshire
Pros & Cons Comparison
KBA No. 05012.00

	<i>Pros</i>		<i>Cons</i>
Option A			
	Optimum orientation for competition baseball field		Tennis & Basketball & BMX are located to the northwest of the park, making them visually distant to the park user/visitor
	Ample parking provided for all park users/visitors		Orientation of multi-purposed field is not optimal
	Good view sheds & site lines upon entering the park		Entire dredge spoil cell cap used for parking. Steep slopes of cell cap adjacent to private residence
	Potential for synthetic multi-purpose field at entry to park. Prominent location.		Minimal parking adjacent to South Side Little League fields
	Additional little league/softball field adjacent to South Side Little League fields		Large quantities of fill required to construct Softball field
Option B			
	The active core of the park adjacent to South Side Little League fields (shared uses)		Minimal amount of parking for the required program elements (dredge cell parking could be enlarged)
	Full loop road connection; good for safety and security measures		Full loop road requires a great deal of pavement and results in a higher cost
	Provides parking near trails to river		No multi-use field included in design concept
	Allows for additional vehicular access point to riverfront development parcel		Tennis and basketball courts in back portion of site
			Less than optimal orientation for competition baseball field and little league/softball field
			Large quantity of fill required for construction of tennis courts
Option C			
	The active core of the park is located at the front of the site; good spatial relationships		Large quantities of fill required to construct Softball field
	Ample parking provided for park users/visitors, spread out throughout park		No multi-use field
	Strong pedestrian linkages; good for safety (separation from vehicular traffic)		
	Minimal development on dredge spoil cell		
	Optimum orientation for competition baseball field and softball/little league field		
	BMX area at front of park		
	Allows for additional vehicular access point to riverfront development parcel		

	<i>Pros</i>		<i>Cons</i>
<i>Option D</i>			
	Good view sheds and site lines upon entering the site		No competition Baseball field
	Large and varied amount of program elements (due to no Baseball field)		Majority of parking is located a considerable distance from multi-purpose field
	Significant parking adjacent to South Side Little League fields		Land acquisition is required in this design concept
	BMX area at front of park		
	Potential for synthetic multi-purpose field at entry to park. Prominent location.		
	Optimum orientation for softball/little league field		
<i>Option E</i>			
	BMX area at front of park		Requires PSNH approval for backstop fencing w/i easement
	Provides parking near trails to river		Minimum amount of parking for the required program elements
	Cooperative use of South Side Little League parcel		No full size (360' x 225') multi-purpose field
			Tennis and basketball courts in back portion of site



The State of New Hampshire
Department of Environmental Services



Michael P. Nolin
Commissioner

P.O. # 970761

September 9, 2004

His Excellency, Governor Craig R. Benson
and The Honorable Council
State House
Concord, NH 03301

APPROVED G & C

DATE 22 Sept 04
ITEM # 48

REQUESTED ACTION

Authorize the Department of Environmental Services to enter into an agreement with the City of Dover, Vendor Code #21051, Dover, NH, in the amount of \$32,000.00 to develop a recreation master plan for a downtown waterfront park, effective upon approval of Governor and Council through December 31, 2005. 100% Federal Funds.

Funding is available for this contract as follows, subject to budget approval:

010-044-3642-090-0415 \$32,000.00

EXPLANATION

The New Hampshire Coastal Program issued a Request For Proposals (RFP) for the 2004 Coastal Zone Management Grant Competition. The proposals were received and were ranked based on the criteria established under NH Code of Administrative Rules, Chapter PLN 900. All proposals, including the City of Dover, were approved for funding.

The purpose of this project is to develop a comprehensive master plan for the redevelopment and reuse of the recreation area known as Maglaras Park on the municipally-owned parcel located along the Cocheco River in downtown Dover. The City of Dover will hire a consultant to develop the Maglaras Park Recreation Master Plan, prepare preliminary drawings of the preferred redevelopment plan, establish a phased construction plan, and provide cost estimates of the proposed improvements.

The total project costs are budgeted at \$64,000.00. DES will provide \$32,000.00 (50%) of the project costs through a federal grant and the City of Dover will provide the remaining costs through cash and in-kind services. A budget breakdown is provided in Attachment A. As required by Section 306 of the Coastal Zone Management Act, federal funds provided to this project must be matched by a local, state, or private share at least equal to the federal funds. In the event that Federal funds become no longer available, General funds will not be requested to support this program.

Michael Walls, Ass't Comm.
for Michael P. Nolin, Commissioner

Exhibit A
Scope of Services

The Maglaras Park Recreation Master Plan project is intended to develop a comprehensive master plan for the redevelopment and reuse of the recreation area of the municipally-owned parcel located along the Cocheco River in downtown Dover. The 38-acre parcel has over 875 feet of shoreline along the Cocheco, and contains two baseball fields and a small playground.

The plan will examine the potential realignment of the two ball fields and will assess the feasibility of constructing a building on the site that would house public restrooms, storage space for maintenance equipment and a concession stand. The plan will also propose a trail layout to extend the existing Cocheco Riverwalk through Maglaras Park, and will consider the addition of park amenities such as a picnic area, park benches, picnic shelter, landscaping and the development of a trail system for walking and biking. The City of Dover will hire a consultant to develop the Maglaras Park Recreation Master Plan, prepare preliminary drawings of the preferred redevelopment plan, establish a phased construction plan, and provide cost estimates of the proposed improvements. The City of Dover shall perform tasks 1 and 2 below and the consultant shall perform tasks 3 through 5 below:

1. Prepare Request for Proposals and select consultant to develop Maglaras Park Recreation Master Plan.
2. Organize, schedule and conduct at least two public meetings in which stakeholders will discuss options for the redevelopment of the park. The consultant will use information from the first public meeting to formulate the master plan. Later meetings will provide an opportunity to review and comment on the draft plan.
3. Prepare draft master plan document after reviewing existing plans and relevant data pertaining to Maglaras Park and the recreation needs of the city. Sections of the plan will include existing conditions, environmental limitations, options for improvements, cost estimates of improvements, recommended redevelopment plans and an implementation plan.
4. Develop maps with the assistance of the Dover Planning Department for inclusion in the plan.
5. Develop preliminary drawings and cost estimates of the preferred development plan.
6. Prepare and submit semi-annual progress reports to the New Hampshire Coastal Program on December 31 and June 30 each year during the grant period.
7. Prepare the final Maglaras Park Recreation Master Plan after receipt of input from all stakeholders. Copies of the master plan will be provided to all interested parties and made available for public inspection at City Hall, the City Library and on the City's web site.
8. Submit the final Maglaras Park Recreation Master Plan to the New Hampshire Coastal Program (3 print copies and an electronic version). The Plan shall be double-sided and bound, either in a three-ring notebook or spiral-bound, and an electronic copy shall be provided; and shall include a citation that funding was provided by NOAA, through DES, along with the DES and NOAA logos.

Exhibit B
Method of Payment and Contract Price

The Department of Environmental Services shall pay to the Grantee the total reimbursable program costs in accordance with the following requirements:

Reimbursement requests for program costs shall be made by the Grantee using a payment request form as supplied by DES, which shall be completed and signed by the Grantee. The payment request form shall be accompanied by proper supporting documentation in the amount of each requested disbursement and required matching funds. Documentation of reimbursable and matching costs may include invoices for supplies, equipment, services, contractual services, and a report of personnel, travel and indirect costs. Payments shall be made to the Grantee no more frequently than monthly. For projects that demonstrate progress solely through the submission of interim progress reports, payments shall be made upon receipt, review and approval of the interim progress report and accompanying payment request form.

The total reimbursement will not exceed the grant award of \$32,000. Matching funds provided by the City of Dover will total \$32,000 of non-federal cash and in-kind services.

MAINTENANCE CONSIDERATIONS

The proposed improvements at Maglaras Park will require various types of maintenance activities to protect this investment made by the community. The following guidelines are intended to address these maintenance operations.

Natural Grass Athletic Fields:

The proposed improvements to Maglaras Park are intended to produce a competition grade, high-performance natural grass athletic playing surface.

Scheduling of event play and overall usage must be closely monitored to avoid deterioration of the natural grass plants. Even the most developed, intensively maintained natural grass system cannot withstand the pressures of continuous activity throughout the year.

A site specific turfgrass management program for the athletic fields should be developed in conjunction with a Turfgrass Specialist. The goal of the program will be to reduce unnecessary applications of fertilizers and pesticides, promote sound cultural practices for healthy turfgrass maintenance, and minimize future costly field reconstructions.

The following outline is offered only as a guide. Depending on weather fluctuations and localized conditions, this schedule may vary as much as plus or minus 2 to 4 weeks, especially regarding the timing of operations and application of materials. This outline is suggested for use on general athletic fields and may be modified as required or recommended by the Turfgrass Specialist.

Late February to Early March:

- Overseeding on honeycomb (where feasible). Apply seed in early morning when soil is frozen and is expected to thaw during the day. Divide total amount of seed to be sown into three to four equal lots and apply on three to four different mornings. Use a certified variety of turf type perennial ryegrass or a blend of certified turf type perennial ryegrass. Seeding rate may vary from 1 to 5 pounds per 1,000 square feet depending on existing turf density.
- Soil Test: prepare a soil test that is representative of the entire area. Conduct complete test for fertility levels (both macronutrients and micronutrients).

April to Early May:

- Clean Up. Collect any debris that has collected over the winter months such as leaves, paper, and other trash.
- Aerate. Conduct heavy aeration with a spoon type or hollow tine type aerator that removes soil cores. Do not use spiker. Minimum penetration 4".
- Overseed or reseed. Overseed (where some turf exists) immediately following aeration. When available, use a disk type turfgrass seeder to cut the seed into the soil. If a disk seeder is not available broadcast seed evenly over the area. Immediately follow either seeding method with some form of covering operation. Use a drag mat, flexible tine harrow, or weighed piece of chain link fence. Use same seed and rate as recommended for seeding on the honeycomb.
- Reseed where no turf exists. Lightly disk the area to provide a seedbed. Then broadcast seed, rake or drag lightly to cover seed, and roll lightly to put seed in firm contact with the soil. Use same seed as above at full 5 pounds per 1,000 square foot rate.

- Mow as needed. Cut at height of 2" to 2 1/2". Keep mowing equipment sharp and properly adjusted.
- Never remove more than 1/3 of the leaf blade at any one time. Clippings should not be removed from the grass surface, as they contribute to the development of healthy thatch layers. Vary the mowing patterns on the fields to encourage upright growth.

Mid April to Early May:

- Crabgrass control, preemergence (if required). Application date for preemergence crabgrass control materials varies greatly with weather conditions. Apply material when soil temperature in the surface inch reaches 60°F (16°C). If area has been overseeded or reseeded, siduron is the only preemergence material that may be used.
- Mow as needed.

Early to Late May:

- Fertilize: Fertilization should be withheld until leaf-spot conditions (cool, wet weather) subside and should be based on soil test results.
- Mow as needed.

May:

- Weeds, Disease, and Insect Control: It may be necessary to apply an herbicide or insecticide at this time. Refer to IPM Guidelines.
- Mow as needed.

Throughout Summer:

- Crabgrass control, postemergence: If preemergence control was not applied it may be necessary to apply a postemergence herbicide. Materials should be applied only when there is adequate soil moisture and air temperatures do not exceed 80°F. Do not apply if area has been spring seeded.
- Mow as needed.
- Irrigate: Amount of water applied and frequency of irrigation depend upon soil type and natural rainfall. If drought occurs and irrigation is initiated, continue to water throughout the drought period.

Late August to Early September:

- Aerate lightly and drag to break up cores. Irrigation may be necessary prior to aeration to obtain maximum spoon or tine penetration.
- Weed Control. Broadleaf weeds can be controlled at this time.
- Mow as needed.
- Irrigate as needed. It is suggested the field be kept low in soil moisture for specific events, and more heavily irrigated after use. This practice also assists in the recovery of the grass plants.
- Fertilize. Apply fertilizer in accordance with soil test results.

Mid September to Mid October:

- Aerate and overseed. It may be beneficial to lightly aerate and lightly overseed with turf type perennial ryegrass during the fall playing season, especially just prior to or just following game use.
- Mow as needed.
- Irrigate as needed.
- Fertilize: apply fertilizer *before November 1* in accordance with soil test results.
- Lime. If a soil test indicates the need for lime, apply the required amount of ground agricultural limestone just prior to or immediately following aeration.

Mid November to Early December:

- Aerate heavy with a spoon type or hollow tine type aerator at the close of the fall playing season

Parking Areas/Pavements:

Pavements should be kept clean of accumulated debris. Spring sweeping should be conducted on all pavements (including stairs and walks). Drain structure sumps should be cleaned yearly to maintain siltation control and downstream water quality. Pavements are designed for standard 20 year bituminous life spans; crack control and resurfacing may be required as the bituminous material ages and loses its ductile character.

Restrooms/Concession Facilities:

Restrooms and concession facilities will require cleaning on a periodic schedule based on the use of the facilities. The City should consider including this additional cleaning as part of the current janitorial contract, or through the services of a dedicated staff member from the City Recreation Department.

Bleachers/Grandstands:

The proposed grandstands are a closed deck system, which allow for drainage but do not allow debris to fall between rows. Cleaning with hand-held blowers is typically the preferred methodology to clean the grandstands after events.

Synthetic Infill Playing Surface:

The synthetic playing surface is comprised of two components – underlying base/drainage stone and synthetic fibers/infill material.

- The synthetic fibers/infill material is rated to require replacement approximately every 8-12 years. The specific replacement schedule will depend primarily on intensity of use and site specific factors, including exposure. When replacement is required, the infill material is removed, the synthetic carpet is replaced, and new infill provided. Replacement of base/drainage stone is not required.

- After installation, one of the most important maintenance considerations is to keep the surface free of dirt, debris, and other contaminants as much as possible. Leaves shall be promptly removed to avoid disintegration into the infill material. Clippings from adjacent lawns should never be directed onto the synthetic surface.
- Gum and other debris shall be removed per specific manufacturer recommendations. Avoid use of chemicals that could damage the synthetic grass fibers.
- The turf and infill material shall be groomed occasionally to correct migration of the infill. This migration will most likely occur in the 'goal creases' and other areas of concentrated play.
- Impact testing should be conducted yearly to ensure continued function of the infill material from a safety perspective. This testing should be coordinated with the product installer, as the infill system is guaranteed to maintain acceptable shock attenuation values for a minimum of 8 years.

Synthetic Field Maintenance vs. Natural Turf Grass:

The maintenance of proposed infill synthetic surfaces is significantly reduced in comparison to natural grass surfaces. It should be clearly understood that synthetic surfaces are not NO maintenance systems.

Depending on the specific type of infill surfacing system installed, the infill material [sand/rubber] will need to be combed and groomed to maintain an even playing condition. As the fibers do not structurally support themselves, brushing and cleaning of the surface is also required. Both of these activities generally occur on a bi-weekly to monthly basis, dependent on the amount and intensity of play. Similar to natural grass, the fields will require to be cleaned of miscellaneous debris.

Painting/markings of play can be significantly reduced or eliminated, depending on the permanent striping program that is specified in the construction of the field. At a minimum, painted lines can be maintained for several months, avoiding weekly applications. Naturally, mowing and chemical applications [fertilizers, pesticides, and weed controls] are eliminated with the introduction of synthetic turf.

A general irrigation system may still be warranted on a synthetic surface, as it assists in the cleaning of the turf and assists slightly in temperature reductions of the surface in the warmer months. Typically, this system is more of a 'water cannon' approach, with a limited number of irrigation heads.

If the synthetic surface is to be played on through the winter/early spring, the surface will need to be plowed to remove the majority of the snow. This plowing does need to occur on a regular basis after significant snow events to prevent a thick layer of ice from developing.

Injury Occurrences: Synthetic Field vs Natural Turf:

A common concern of synthetic surfaces is the comparative assessment of injury rates to natural grass systems. As the infill synthetic surfaces are relatively new products, there are few long range studies, but one study is included in the appendix to this report. It should be noted that the 'infill' type synthetic surfaces are not similar to the nylon 'Astroturf' systems that cause abrasive and joint injuries due to the knitted construction. The infill systems are specifically designed to promote immediate drainage, so there is no accumulation of mud/poor traction conditions. In addition, as

the field does not 'freeze' as a natural surface, the impact readings are significantly lower compared to a frozen natural grass athletic field.

Generally, the injury studies indicate that while the overall quantity of injuries is consistent with natural grass, the severity of the injuries is greatly reduced. With the synthetic surfaces, there is a rise in the type of minor, abrasion type injuries, but a marked decrease in the severe joint and concussion type injuries.

Supplemental forces and specialty services will be required to completely address the recommended maintenance practices. Additional operational costs will include electrical service for the field sports lighting, concessions, restrooms and the costs associated with maintaining heat in some of the support buildings.



MEETING MINUTES

BRIEFING FOR MAGLARAS PARK

Dover, NH

KBA #

Prepared by: Ken Costello/John McMeeking

Meeting Date: February 9, 2005

Page: 1 of 2

PRESENT:

Steve Bird	City of Dover Planning
Daniel Kelly	City of Dover Purchasing Agent
Dean Peschel	City of Dover Environmental Programs
Gary Bannon	City of Dover Recreation Department
Ken Costello	Kaestle Boos Associates, Inc. ("KBA")
John McMeeking	KBA
Misc. professionals (Attendance sheet to follow)	

- City wide Open Space and Recreation Masterplan (May 2000) was completed by Appledore Engineering (Portsmouth, NH) and Whiteman and Taintor (Ashland, MA).
- Maglaras Park is a 29 acre "community park". Service area is defined as 1/2 to 3 miles. Staff considers the park to service the entire City.
- Site was a former landfill and incinerator. Both cinder and solid waste have been dumped on the site in the past. Site operated from 1915-1960. DES considers site an abandoned, capped landfill. City has investigated limits of landfill. Landfill materials may have limited cover as site slopes down to river. Investigation/remediation may be required. City does not want to get into a position with DES that if excavation is proposed for the park, then DES considers the landfill to have been opened and can require removal of all material.
- Areas toward river have also received fill/debris. This dumping was informal. Extents unknown.
- Site has minor frontage on Henry Law Ave. Park entrance signage has been removed.
- Portion of site is being used for river dredge spoils disposal. Spoils to be capped at end of dredging (Spring 2006). Proposed grades for capped spoils are available.
- Park also serves as access point to adjacent privately owned little league fields, east of park. These fields are not considered part of the master plan project.
- Current fields were developed in 1980's. There has been some settlement over the years.
- Current softball field layout creates conflicts during play.
- Lacrosse and Little League have used fields in the past. Staff mentioned that user groups have changed, often due to City Scheduling.
- City has extensive plans to develop the property due west of the project site (approx. 30 acres) for multi-use river front redevelopment (residential and commercial uses).



M E E T I N G M I N U T E S

BRIEFING FOR MAGLARAS PARK

Dover, NH

KBA #

Prepared by: Ken Costello/John McMeeking

Meeting Date: February 9, 2005

Page: 2 of 2

- Chosen design team must respond to whatever design intent is developed for above mentioned property. Key coordination components include utility runs and pedestrian and vehicular circulation/traffic patterns.
- The Recreation Advisory Committee (9 elected members) will be an active participant in the overall design process. They will be available for technical, research and critiquing assistance.
- City has good base data, including some topographic information and extensive GIS mapping.
- City is looking to have the master plan component complete by December 31st 2005. Upon final approval and review of funding, the City hopes to move immediately into document preparation (with same design firm) and construction.
- Some of the design elements and proposed uses for the park (as mentioned by Gary Bannon) include: re-constructed baseball/softball fields, any new fields that can fit on the site, dog park, BMX or skateboard park, potential boat launch, storage building, concessions building, ample parking, pedestrian friendly access, walking trails, clear site signage and any other forms of active and passive recreation that will enhance the site.



M E E T I N G M I N U T E S

MAGLARAS PARK MASTER PLAN

Dover, NH

KBA #

Prepared by: Ken Costello

Meeting Date: May 4, 2005

Page: 1 of 3

PRESENT:	Steve Bird	Planner, City of Dover
	Gary Bannon	Parks and Recreation, City of Dover
	Dick Webb	Kaestle Boos Associates, Inc. ("KBA")
	Ken Costello	Kaestle Boos Associates, Inc. ("KBA")
	John McMeeking	Kaestle Boos Associates, Inc. ("KBA")

COPIES: Attendees



M E E T I N G M I N U T E S

MAGLARAS PARK MASTER PLAN

Dover, NH

KBA #

Prepared by: Ken Costello

Meeting Date: May 4, 2005

Page: 2 of 3

ACTION BY	ITEM NO.	DISCUSSION
RECORD	01.01	General: Meeting was held as a kick-off for the start of the master planning process and to determine what materials the City has that are available for base information.
RECORD	01.02	Contact information: KBA distributed a contact list for the Owner and project team.
RECORD	01.03	Owner/Contractor contract: Purchase Order has been received by KBA, signed and sent back to the Finance Department via US Postal Service.
RECORD/ KBA/ OWNER	01.04	Schedule: KBA distributed a draft schedule. Schedule has been modified from schedule contained in original proposal to reflect later start date. Discussion took place to schedule the first public input session. Potential dates for initial public meeting are 6/2/05, 5/23/05 and 5/26/05 in order of preference. Mr. Bird to review City meeting schedules and availability of the auditorium and get back to KBA on a finalized date. KBA shall put together a one page flier for announcing the public meeting. City will do advertising and mailings for the public meetings. KBA must submit the first Project Progress Report to the City by 6/12/05.
KBA/ CONTRACTOR/ OWNER	01.05	Base/Background information: Mr. Bird provided KBA with a complete copy of the Rizzo Associates traffic study (February 14, 2005), GZA report of supplemental test pits and soil gas survey (July 2002), GZA report redial action plan Dover Public Works facility (August 2000), Geo Insight registration of former municipal solid waste landfill (March 24, 2003), DES Coastal program contract, a copy of DES Project Progress Report (December 31,2004), two 1992 master plan boards; Proposed plan of new ball fields (July 1, 1992), and Plan of Land, lots 22-1 and 22-42 (May 15, 1991). KBA to coordinate with Mr. Bird to set up an appointment with Chris Parker to discuss available electronic drawings and data. KBA directed to contact Mr. Dean Peschel to obtain latest dredge cell design and the plan associated with GeoInsight report. KBA to coordinate with Mr. Bannon for City park standards for equipment (i.e.

I:\Dover_NH\Maglaras Park Master Plan\Arch-Int-Land-Struct\Meetings\Staff Meetings\Meeting-2005-0504.doc

M E E T I N G M I N U T E S

MAGLARAS PARK MASTER PLAN

Dover, NH

KBA #

Prepared by: Ken Costello

Meeting Date: May 4, 2005

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ACTION BY	ITEM NO.	DISCUSSION
RECORD / KBA	01.06	<p>lights, benches, etc). Other information available on the City web site includes: Cocheco Waterfront Design Charrette (2005 version), City of Dover Master Plan Open Space and Recreation (May 2000), and Citizens Survey.</p> <p>Other Organizations: Dover Recreation Advisory Board will be the sounding board for potential master plan options and proposed activities. Board's next meeting is May 9, 2005 at 7:00 pm. KBA to do short presentation to Board to kick off project. Cocheco Waterfront Development Advisory Committee (CWDAC) is managing the RFQ/RFP process for the development of the City owned property directly upstream of Maglaras Park. CWDAC's next meetings are 5/9/05 and 5/23/05. KBA must coordinate master planning process with CWDAC's efforts to ensure that projects compliment each other. Property directly downstream of Maglaras Park is a conservation property (Great Bay Megasite) managed by NH Fish and Game. KBA to check easements and deeds for land use restrictions. There are two historical groups in the City along with Dover Heritage Walk. Mr. Bird suggested KBA contact the Woodman Institute or the City Librarian for more information on the Historical groups/Heritage Walk.</p>
RECORD	01.07	<p>The City will be submitting a request to DES Coastal Program for a time extension for the construction document design portion of the park and a request for additional funding for the construction document design. Mr. Bird stated that requests will be submitted within the next month.</p>
KBA	01.08	<p>Mr. Bird mentioned that Mr. Peschel is currently researching grants to clean up exposed landfill materials on the Park Site. KBA to coordinate with Mr. Peschel to determine what the limiting factors are on the site, including excavation restrictions.</p>
RECORD	01.09	<p>Mr. Bannon mentioned that the City is need of a full sized baseball field.</p>



MEETING MINUTES

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: July 18, 2005

Page: 1 of 3

PRESENT:

Gary Bannon	Dover Parks and Recreation
Bob Carrier	Dover Recreation Advisory Board
Joe Tenuta	Dover Recreation Advisory Board
Pete Michel	Dover Recreation Advisory Board
Chuck Maglaras	Dover Recreation Advisory Board
Mark Hyson	Dover Recreation Advisory Board
Rich Thorpe	Dover Recreation Advisory Board
John Sibik	Dover Recreation Advisory Board
Ken Costello	Kaestle Boos Associates, Inc. ("KBA")

COPIES:

Gary Bannon	Dover Parks and Recreation
Steve Bird	Dover Planning Department
Richard Webb	Kaestle Boos Associates, Inc. ("KBA")
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M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: July 18, 2005

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- Ken Costello of KBA attended the Dover Recreation Advisory Board meeting to present the results of the June 7, 2005 public input session for the master planning of Maglaras Park. Ken handed out a list of the park amenities that the public stated would be desirable in the park. *Subsequent to meeting it was noticed that Basketball courts was inadvertently omitted from list and has been added.* Handout is attached.
- Ken noted that the 2000 Open Space and Recreation Master plan suggested the construction of two (2) more regulation fields (lit) for baseball/softball, four (4) tennis courts and two (2) basketball courts. Ken also mentioned that when the 2000 master plan was completed, the City had a deficiency of four (4) volleyball courts and one (1) soccer field per National Recreation and Parks Association standards. Mr. Bannon stated that the City will be constructing volleyball courts in another park in the City in the future. Mr. Bannon also stated that lit basketball courts and tennis courts are needed in the City, but that two (2) tennis courts may be all that is needed.
- Mr. Bannon and Members of the Board expressed that the following amenities are very desirable for inclusion in Maglaras Park, pending cost and space limitations:
 - Concession Stand (could be combined use with South Side Little League)
 - Restrooms (could be combined use with South Side Little League)
 - Lighting for security
 - Full Sized Baseball Field (330' right and left field, 400' at center, 375' in power alleys) with room for future grandstand structure.
 - Open play field (multi-use i.e. soccer, lacrosse, etc.)
 - Two Little league/Softball Fields (not as highly ranked as full size baseball field)
 - Lighting for baseball field
 - Tennis and basketball courts
 - Lighting for tennis and basketball courts
 - Synthetic field surfacing for baseball field
 - Synthetic field surfacing for the open play field
 - Storage structure for maintenance equipment.
 - Parking
- Other amenities that were noted as appropriate for the park were:
 - Walking trails and Bike trails that connect to the river and extend riverwalk from downtown to park and on into NH Fish and Game parcel.

M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

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Prepared by: Kenneth D. Costello

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- Play structure in vicinity of fields. Ken explained that there may be a possibility that existing structure could be relocated, pending review to determine if structure meets current safety codes. Some upgrades may be required.
- Picnic Areas
- Utility Connections (i.e. phone service to site and on to Little League parcel)
- BMX Park (paved, approximately size of basketball court)
- Other amenities that were submitted in the public input session that were noted to be less desirable included:
 - Climbing wall. Deemed not appropriate due to remoteness of park. It was noted by a Board member that climbing wall would be better suited to an indoor location.
 - Fountains, due to high level of maintenance requirements and prone to vandalism.
 - Relocation of City Mounted Patrol Stables, due to cost of construction of stables and compatibility with park uses.
 - Public Gardens. May not be appropriate with other park uses. Potential for vandalism.
- Ken described the potential for using the dredge spoil cell and its limitations. No penetration of the cap will be allowed, but fill and modifications of grades are acceptable. KBA will work with City's Environmental Engineer to further refine potential grading of cap.



MEETING MINUTES

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: September 12, 2005

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PRESENT:

Gary Bannon
Ed Murphy
Bob Carrier
Pete Michel
Bob Keays
Rich Thorpe
John Sibik
Ken Costello

Dover Parks and Recreation
Dover Recreation Advisory Board
Dover Recreation Advisory Board
Dover Recreation Advisory Board
Dover Recreation Advisory Board
Dover Recreation Advisory Board
Dover Recreation Advisory Board
Dover Recreation Advisory Board
Kaestle Boos Associates, Inc. ("KBA")

COPIES:

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Dean Peschel
Richard Webb
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Dover Parks and Recreation
Dover Planning Department
Dover Environmental Projects Manager
Kaestle Boos Associates, Inc. ("KBA")

M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: September 12, 2005

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Ken Costello of KBA attended the Dover Recreation Advisory Board meeting to present Conceptual Master Plans A-E.

- Mr. Costello explained to the board that KBA's response to the program of the park was based on the desired program expressed at previous Board and public meetings and what could fit onto the site. He went on to explain there is flexibility in the plans at this time and some amenities and their proposed locations are interchangeable through out the options.
- Mr. Costello described KBA's proposed use of the dredge spoil cell. Due to the potential for differential settlement, no athletic courts or other athletic improvements were proposed on the dredge cell. Parking has been proposed for the dredge cell area with lighting having to remain
- Mr. Costello explained to the Board that KBA made a few program assumptions based on field inspections and prior discussions with various City Staff and Committees. KBA proposes to maintain the existing curb cut for the park entrance due to potential sight line conflicts if it is moved east. KBA also proposes that there be one vehicular connection from the park to the adjacent Cocheco Riverfront Development parcel. Due to varied conceptual park programs, it may be possible for an additional vehicular connection for some of the Options.
- Mr. Costello handed out a matrix for the proposed site improvements broken out by Conceptual Plan Option, a list of pros and cons for each option and reduced plans of each of the options (all attached). Mr. Costello went through each option and described the proposed improvements. Board members asked numerous questions about each option and reasoning for solution. Some of the concerns and comments that Boards members expressed included:
 - Security issues with proposed court games and BMX park locations in northeast (back) of park.
 - Lack of multi-sport field in Option "C"
 - Lack of competition baseball field in Option "D"
 - Less than desirable orientation of softball field in Option "E"
 - No need for more little league fields, when Southside fields are right there.
- Board and Mr. Bannon selected Option "C" as the preferred option with a few minor modifications which included:
 - An additional full sized softball field (300' outfields) should be added north of the dredge spoil cell similar to option "D".
 - Softball field shown in northeast corner of park needs to be 300' to outfield fencing.
 - All baseball and softball fields should be proposed to be lit.
 - Easy access needs to be provided from parking to northwest softball field.



M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: September 12, 2005

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- KBA to investigate additional of natural grass multi-purpose field on dredge spoil site. No specific size provided. Field to be as large as constraints allow.
- KBA to investigate inclusion of dog park area.
- Members of the Board stated that the competition baseball field is number one priority and that the proposed grandstands (500 person capacity) should have seats, not benches.
- Mr. Costello explained the next steps that KBA will do as part of the master planning process. KBA shall begin refining Option “C” to respond to Boards comments. KBA will present a preliminary plan of the refined option to the public in early October to get any final public input before finalizing the plan. KBA will begin to compile a cost estimate for the developing master plan and will work with Planning and Recreation Departments to develop project phasing based on City’s funding. Master plan is scheduled to be completed in mid-November.
- KBA’s next tasks are to meet with Planning and Recreation Departments to develop phasing; develop more definitive concession, rest room and maintenance building programs and prepare for the public meeting. KBA also to coordinate with environmental consultants and meet with NH DES to discuss potential construction permitting and issues.



M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: John McMeeking

Meeting Date: October 6, 2005

Page: 1 of 3

PRESENT:

John McMeeking
Celine Bilodeau

Kaestle Boos Associates, Inc. ("KBA")
Public Service of New Hampshire

COPIES:

Kenneth Costello
Richard Webb
Steve Bird
Dean Peschel
Gary Bannon
file

KBA
KBA
City of Dover Planner
City of Dover Environmental Project Manager
City of Dover Recreation Superintendent

M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: John McMeeking

Meeting Date: October 6, 2005

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John McMeeking (“JM”) of KBA met with Celine Bilodeau (“CB”), Engineering Technician for Public Service of New Hampshire, to discuss the preferred master plan design option and the restrictions and limitations on the transmission line easement that traverses the property.

- JM explained the background of the master plan project and KBA’s role in the project development. JM also briefly described the recreational master plan vision of the City of Dover and how that relates to this project.
- JM explained the context of the project site, and it’s relation to the surrounding community and potential future development areas.
- JM noted that parts of the PSNH transmission line easement would potentially fall within areas of new recreational site improvements.
- CB explained that currently there is a 115 KV line and a 34.5 KV line within the easement.
- CB explained that work within the easements is allowed, as long as access to poles and guy wires is permitted and the required ground clearances are maintained. CB also noted it is very important to respect anywhere there is an angle in the easement pole layout and the difficulty of relocating poles in this condition.
- JM explained that the grades within the easements are very steep, and up to twenty (20) feet of elevation change occurs in some locations. JM also explained that presently, the proposed master plan calls for two softball fields to be located in the northern portion of the site, thus encroaching into the easement. It was noted that the construction of these fields will require a substantial amount of fill to create a safe, even, playing surface.
- CB stated that the structure poles are all pressure treated, and that in a fill condition around a pole you can add more treatment higher up the pole to add the necessary protection. The other option is to raise the pole so it meets and maintains the required elevations and clearances.
- CB stated that the relocation of structure poles is permitted, per review by PSNH engineering department. CB noted that the City should be aware of the associated costs and time frame associated with pole relocation.
- JM explained that there was potential to provide some sort of vehicular access from the park into the easement for PSNH utility vehicles. CB stated that any additional easement access would be advantageous for PSNH. CB also stated that any access into the easement should accommodate for H20 vehicle loading.

M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: John McMeeking

Meeting Date: October 6, 2005

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- JM stated that the softball fields would be fully fenced with six (6) foot high fencing. CB explained that fencing is permitted within the easement, but access to poles and guy wires is still required. JM mentioned the potential to provide gates in the outfield fencing (if necessary), but also explained that once a field is constructed it would be undesirable to provide access for H2O vehicle loading across it.
- CB explained that the easement deeds should be investigated to ensure that they match what is on record at PSNH. CB also explained that the pole numbers and ground elevations at each pole should be researched.
- KBA to meet with PSNH again, once grading is more defined and the actual design process is underway.



M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: November 21, 2005

Page: 1 of 3

PRESENT:

Gary Bannon
Steve Bird
Ken Costello

Dover Parks and Recreation
Dover Planning Department
Kaestle Boos Associates, Inc. ("KBA")

COPIES:

Gary Bannon
Steve Bird
Dean Peschel
Richard Webb
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Dover Parks and Recreation
Dover Planning Department
Dover Environmental Projects Manager
Kaestle Boos Associates, Inc. ("KBA")

M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

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Prepared by: Kenneth D. Costello

Meeting Date: November 21, 2005

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Meeting was held to discuss proposed phasing of the improvements at Maglaras Park.

- Mr. Bannon explained that he is requesting funding for the first phase of the project in the City's FY2008 CIP budget. If funding is approved, monies would be available to begin construction in 2007.
- The schedule for the river dredging project was discussed to evaluate impacts on park construction schedule. River dredging has been postponed for the 2005-2006 winter season due to a hold up on the federal funds necessary to do the project. Remaining dredging is now scheduled to take place November 2006 through April 2007. According to GeoInsights (City's Environmental Engineering Consultant), the schedule for capping would be to complete the cap 3 to 4 months after dredging is complete. With this schedule, the dredge spoil cell should be completed around the same time as proposed construction for the first phase of the park begins.
- Mr. Costello presented a plan that broke the improvements into 11 separate areas based on location and possible construction techniques. Discussion ensued on logical groupings of these areas to create 4 distinct phases. First phase includes entry road from Henry Law Avenue, baseball field improvements (including concession/restroom building, bullpens and storage buildings) and eastern parking lot. Mr. Costello noted that the eastern parking lot could be temporarily expanded to accommodate baseball field parking until west parking lot is constructed. Second phase would include west parking lot, tot lot, basketball, tennis, BMX park and west connection road to Riverfront parcel. Third phase would include river walk, multipurpose athletic field on dredge spoil cell and walking trails from upper portion of park to river walk. The fourth phase would include the two softball fields, dog park and public gardens. For estimating purposes it will be assumed that all phases will occur in subsequent years.
- The potential schedule for the development of the Riverfront parcel was discussed. Mr. Bird stated that due to the steps still remaining for the City to select a developer and the permitting that would be required for the project, it is likely that construction would not begin until the middle of 2007. It was noted that this ties into the potential schedule for the phase 1 construction and may provide some cost benefits or construction opportunities.
- A few other items were discussed pertaining to the proposed improvements and master plan.
 - Mr. Bannon noted that ultimately the baseball field seating may need to be expanded from the proposed 500 seats to 800 seats. He asked KBA to consider where expansion may occur.
 - Mr. Bannon asked if there would be separation within the dog park for large and small dog areas. Mr. Costello confirmed that this would be included in the master plan.

M E E T I N G M I N U T E S

RECREATION MASTER PLAN FOR MAGLARAS PARK

Dover, NH

KBA # 05012

Prepared by: Kenneth D. Costello

Meeting Date: November 21, 2005

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- Mr. Costello asked about the status of the topographical survey for the park parcel. Mr. Bird noted that the draft survey scope of work that KBA provided was very detailed and included a boundary survey. Mr. Bird noted that the City has already done a boundary survey and so this should be eliminated for the scope of work. Mr. Costello was to review scope and modify it to reflect available information and return revised reduced scope to Mr. Bird. Mr. Bird noted that the City has three pre-qualified surveyor's that he could solicit bids from.
- Mr. Costello asked if locker rooms would be required for the baseball field program. Mr. Bannon agreed that space for locker rooms need to be identified for future expansion. Currently locker rooms are not included in the master plan.
- Mr. Costello asked if it is the City's desire to have a synthetic field surface for the baseball field. Mr. Bannon requested that a synthetic athletic field surface be carried as base cost in the master plan with an alternate for eliminating the synthetic surfacing and providing high performance natural turf instead.
- Mr. Costello asked Mr. Bannon about the City's position for irrigation water supply. Mr. Bannon noted that there are City fields irrigated with municipal water, but they are trying to eliminate this and move to wells instead. The potential problems for well drilling on the park site due to historic landfills was discussed. Irrigation water supply would need to be further investigated.
- Mr. Costello stated that KBA intends to submit the finalized master plan 12/21/05.
- Mr. Bird requested that KBA provide a draft copy of the master plan prior to submission of the final.