

Mary Dennison Park Remediation & Renovation

Presentation to Finance Subcommittee

By

The Division of Parks Recreation & Cultural Affairs, Department of Public Health, &
Department of Public Works

November 26, 2019



Mary Dennison Park
FRAMINGHAM, MA
November 2019

Weston Sampson
transform your environment



EXISTING CONDITIONS
Mary Dennison Park
Framingham, MA



SCALE: 1"=50'

0' 50' 100' 150' NORTH



Mary Dennison Park

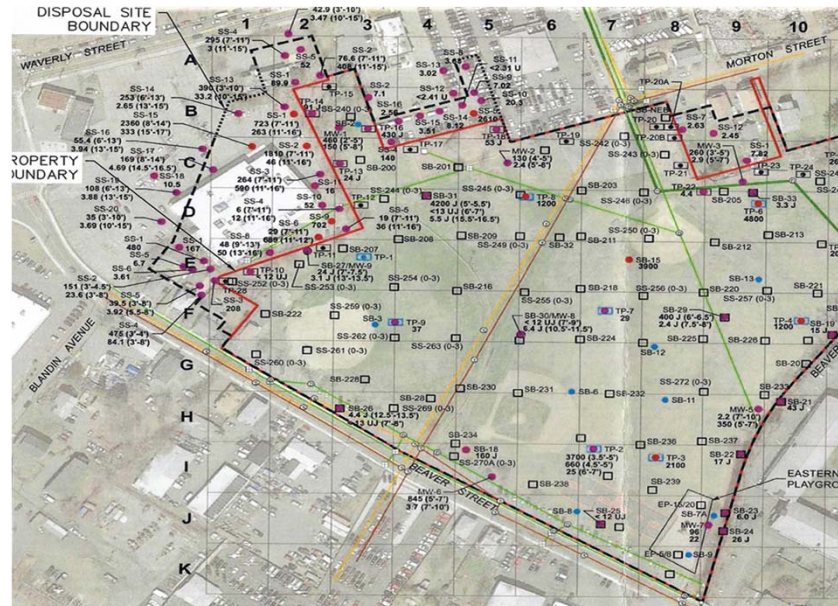
FRAMINGHAM, MA
November 2019

Initial Environmental Testing 2014

- Framingham Park & Recreation's consultant tested soil at park as part of overall planning for major renovation
- Lead and other metals contamination found in the soil
- Town notified the Massachusetts Department of Environmental Protection ("MassDEP") as required by law.
- MassDEP issued the Town a Notice of Responsibility for the testing and cleanup – additional soil, groundwater, sediment and surface water testing conducted
- MassDEP also later issued Avery Dennison a Notice of Responsibility

2014-2019 Testing/Remediation

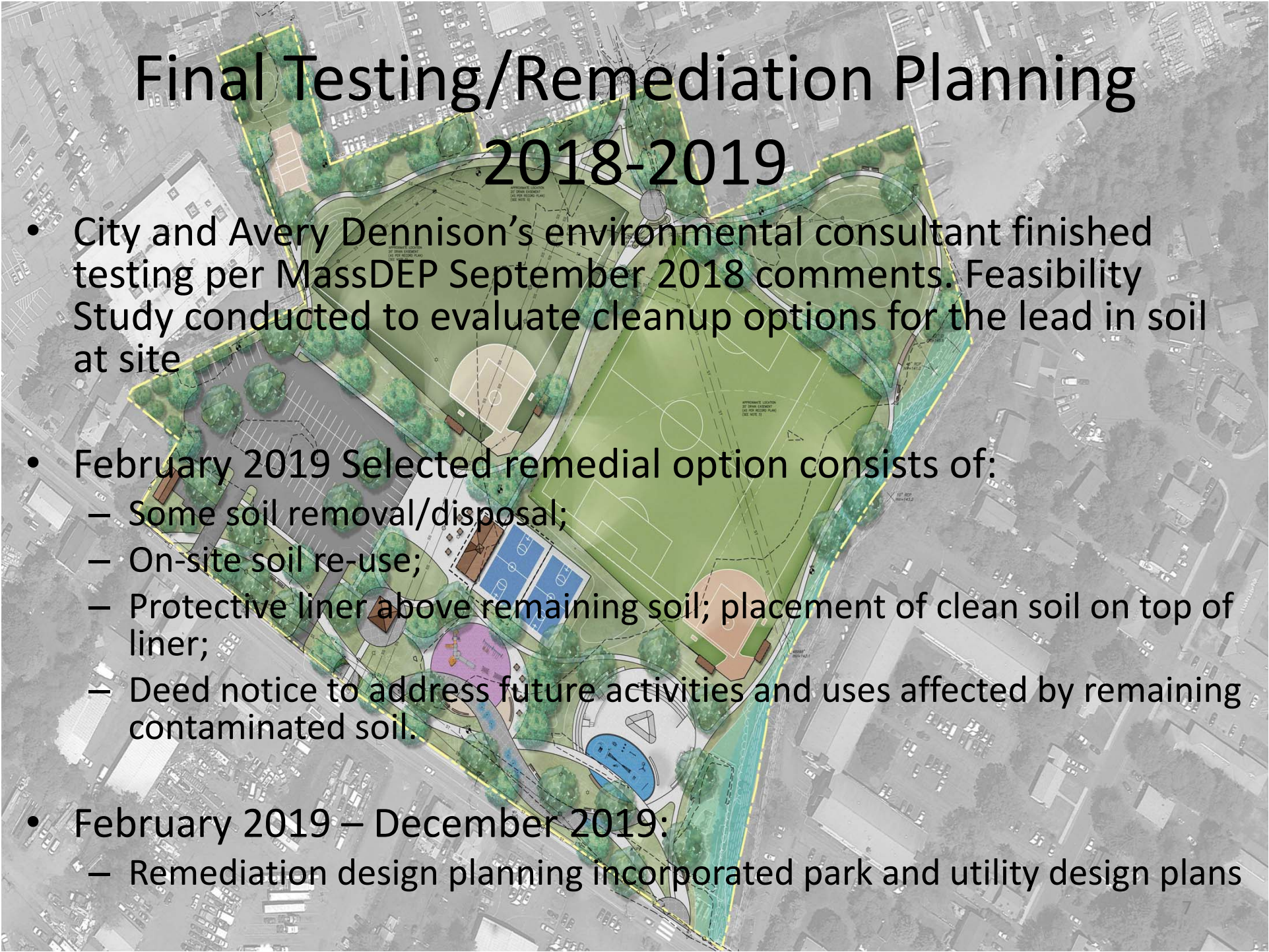
- 2015 – Participation Agreement finalized between two parties, reserving rights
- 2015-2019 - City and Avery Dennison jointly funded soil, groundwater, surface water, and sediment testing; tested 9 off-park properties;
- Lead in soil/waste fill material, approximately 8 feet deep, identified as primary issue requiring remediation
- MassDEP reviewed all work; agreed that park could remain open during testing activities.



2015 – 2018 Interim Cleanups

- 2015: City and Avery Dennison conducted short-term remedial measures in original Eastern Playground
- 2018: City and Avery Dennison conducted short-term remedial measures at two off-park properties





Final Testing/Remediation Planning 2018-2019

- City and Avery Dennison's environmental consultant finished testing per MassDEP September 2018 comments. Feasibility Study conducted to evaluate cleanup options for the lead in soil at site
- February 2019 Selected remedial option consists of:
 - Some soil removal/disposal;
 - On-site soil re-use;
 - Protective liner above remaining soil; placement of clean soil on top of liner;
 - Deed notice to address future activities and uses affected by remaining contaminated soil.
- February 2019 – December 2019:
 - Remediation design planning incorporated park and utility design plans

2016 Park Design Community Engagement

PRELIMINARY RENOVATION DESIGN ELEMENTS - PARK DESIGN WORKSHOP

- Softball /baseball fields (2-3)
- Soccer field
- Multi-purpose synthetic field
- 2 outdoor basketball courts
- Playground(s) – Tot lot, 5-7yrs and 8-12yrs
- Spray water structures
- Lighted fields and courts
- Irrigation
- Pathways with safety lighting
- Shade shelter
- Bathroom
- Trees

Help us plan the next phase of your park!

MARY DENNISON PARK NEIGHBORHOOD MEETING

Join officials from the Town of Framingham
at
Mary Dennison Park
(Beaver Street)
on
Saturday, May 14, 2016
11:00am - 1:00pm

- Learn the history of the park site
- Hear an update on the current conditions
- Open discussion for future park plans
- Children's activities will be provided
- Refreshments will be served
- Event will be RAIN or SHINE

Reunião da Vizinhança do Parque Mary Dennison

Junte-se aos funcionários da
Cidade de Framingham no Parque
Mary Dennison, Beaver Street,
no Sábado, dia 14 de Maio de
2016, das 11:00hs às 13:00hs.

*Ajude-nos a planejar a
nova fase do seu parque!*

- Aprenda sobre a história do local do parque
- Ouça sobre as condições atuais
- Discussão aberta sobre os planos futuros do parque
- Atividades infantis serão providenciadas
- Refrescos serão servidos
- O evento acontecerá faça sol ou chuva

Reunión de Barrio del Parque Mary Dennison

Reúnase con funcionarios de la
ciudad de Framingham en el
parque Mary Dennison en Beaver
Street, el sábado 14 de mayo de
2016, de 11:00 am - 1:00 pm

*¡Ayúdenos a planificar la
próxima fase de su parque!*

- Aprenda sobre la historia del sitio del parque
- Reciba un actualización sobre las condiciones
- La discusión sobre los futuros planes del parque será abierta
- Habrán actividades para los niños
- Se servirán refrescos
- El evento se llevará a cabo con lluvia o sol

2017-2018 Park Design Community Engagement

Updated in 2017-2019 Public Meetings & Special Events

- Exercise area for adults
- Picnicking area with tables and shade shelters
- Skate spot
- Walking paths
- Enlarged playground area
- Video surveillance
- Outside electrical outlets for events

www.FraminghamParks.com

PARKS
DEVELOPMENT
& RECREATION

www.FraminghamRec.com

**MARY DENNISON PARK
NEIGHBORHOOD MEETING**

Join officials from the City of Framingham
at
Mary Dennison Park
(Beaver Street)
on
Saturday, May 12, 2018
10:00am - 12:00pm
(Portuguese & Español also offered)

FRAMINGHAM
MASSACHUSETTS

Children's Games!

Open Discussion!

Current Conceptual Design
Projeto conceitual atual -- Projeto conceitual atual

(Locations and locations may change)
(Localidades e locais podem mudar)

Connect with Us!
Check out our large selection of preschool, youth, and adult programs!

Like us on Facebook

City of Framingham
Parks and Recreation Department
Bowditch Athletic Field and Cultural Complex
475 Union Ave
Framingham, MA 01702
508.532.5960

**MARY DENNISON PARK
NEIGHBORHOOD
MEETING**

Join officials from the City of Framingham
at
Mary Dennison Park
(Beaver Street)
on
Saturday, May 12, 2018
10:00am - 12:00pm

Learn the history of the park site.
Hear an update on the current conditions.
Open discussion for future park plans.
Children's activities will be provided.
Snacks will be served.
Event will be RAIN or SHINE.

**Reunião da Vizinhança do
Parque Mary Dennison**

Junta-se aos funcionários da Cidade de Framingham no
Parque Mary Dennison
Beaver Street
no Sábado, 12 de Maio de 2018
das 10:00hs ao meio-dia

Aprenda sobre a história do local do parque.
Ouça sobre as condições atuais.
Discussão aberta sobre os planos futuros do parque.
Atividades infantis serão providenciadas.
Aperitivos serão servidos.
O evento acontecerá seja qual for o clima.

**Reunión de Barrio del
Parque Mary Dennison**

Reúnase con funcionarios de la ciudad de Framingham en
el parque Mary Dennison
en Beaver Street
el sábado, 12 de mayo de 2018
de 10:00 am - mediodía

Aprenda sobre la historia del sitio del parque.
Reciba un actualización sobre las condiciones.
La discusión sobre los futuros planes del parque será abierta.
Habrá actividades para los niños.
Se servirán aperitivos.
El evento se llevará a cabo con lluvia o sol.

Help us plan the final design of your park!

Ajude-nos a planejar a nova fase do seu parque! ~ ~ ¡Ayúdanos a planificar el diseño final de tu parque!

Conceptual Design Phases



3 Interrelated Project Components

- Park Remediation
 - The City and Avery Dennison Corporation have an obligation to address the existing environmental issues while creating a healthy and safe park.
 - Supplemental appropriation needed to complete Phase IV – Remediation Design and close out of the off-park properties.
- Utility Rehabilitation
 - Upgrade and update a major utility (sewer main).
- Park Renovation
 - The goal is to create an updated, vibrant park that meets the social, physical, and economic needs the community in this environmental justice neighborhood.
 - Park elements have been designed with stormwater drainage in mind.
 - Parks & Recreation Commission voted 5-0 in support of the Mary Dennison Project funding.

Environmental Remediation

- Combination of excavating soil for off-site disposal and reusing soil on-site on north side of park;
- Placing a protective liner on top of the remaining soil;
- Covering the protective liner with a layer of clean backfill, loam and seed; and
- Constructing park amenities on top of the clean soil
- Deed Notice for restricting access to soils beneath protective liner

Note: Remediation funding is contingent upon funds from Avery Dennison Corp. per the settlement-in-principle between City and Avery Dennison Corp., which will cover the majority of remediation costs.

Utility Upgrade (Sewer)

- Two major sewer lines run from Beaver Street to Coolidge Street
- Rehabilitate and/or replace 930 linear feet of 18-inch sewer pipe
- Rehabilitate and/or replace 790 linear feet of 42-inch sewer pipe
- Project was originally submitted for the FY21 Capital Improvement Plan
- Included with park work to coordinate implementation – more cost-effective to conduct work as one project

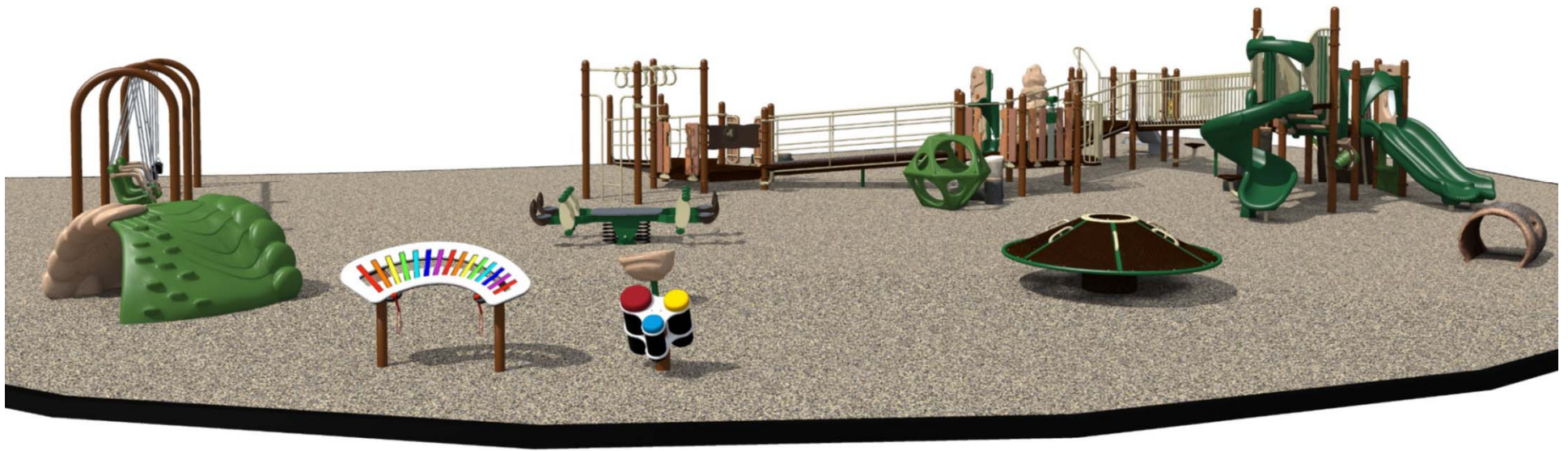
Park Renovation Plan Components – North Side of Park

- Softball field (Natural turf)
- Multiuse field (Synthetic turf)
 - Demand for increased use
 - Allows multiple sports (soccer, lacrosse, softball) to utilize the field in the same day or season
- Volleyball Court
- Walking paths

Park Renovation Plan Components – South Side of Park

- Parking area – southwest corner (110 spaces)
- Playground for ages 4-7 and ages 8-12
- Pavilion – Restrooms, concessions, utilities and storage
 - Provides a covered space for activities in inclement weather
 - Provides a place for larger public events and picnics
- Basketball courts
- Splash pad
- Skate spot (smaller than skate park)
- Fitness equipment

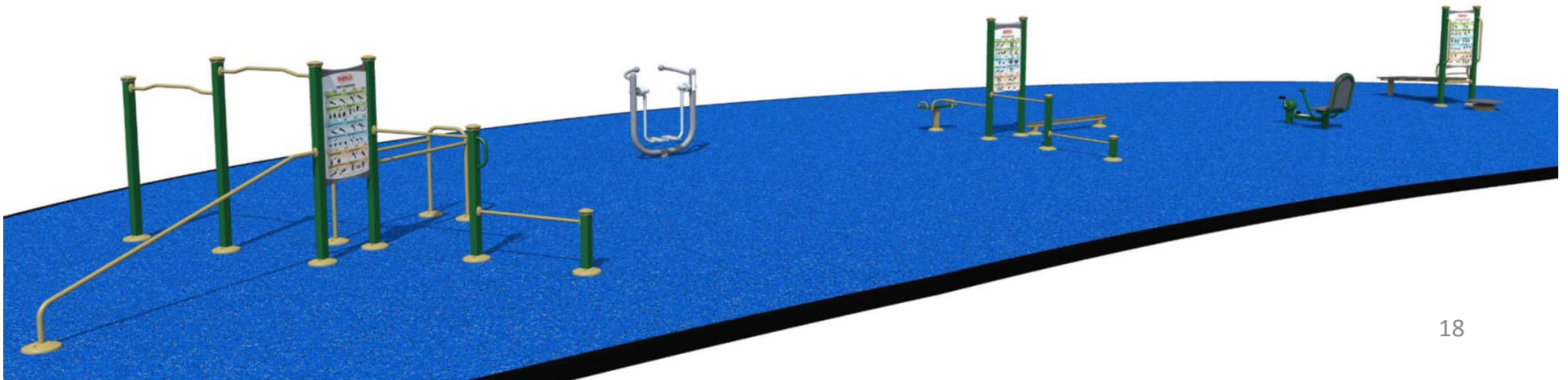
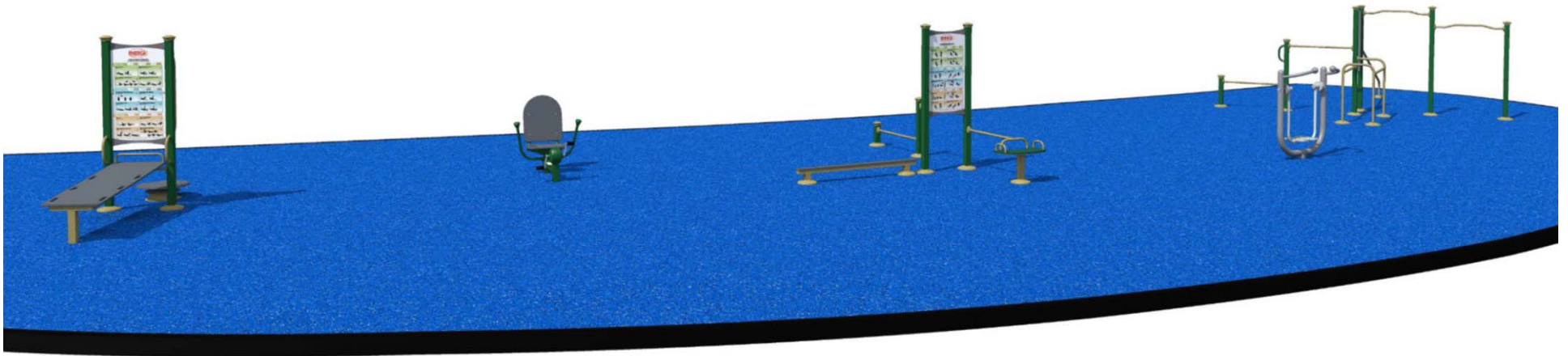
Conceptual Renderings



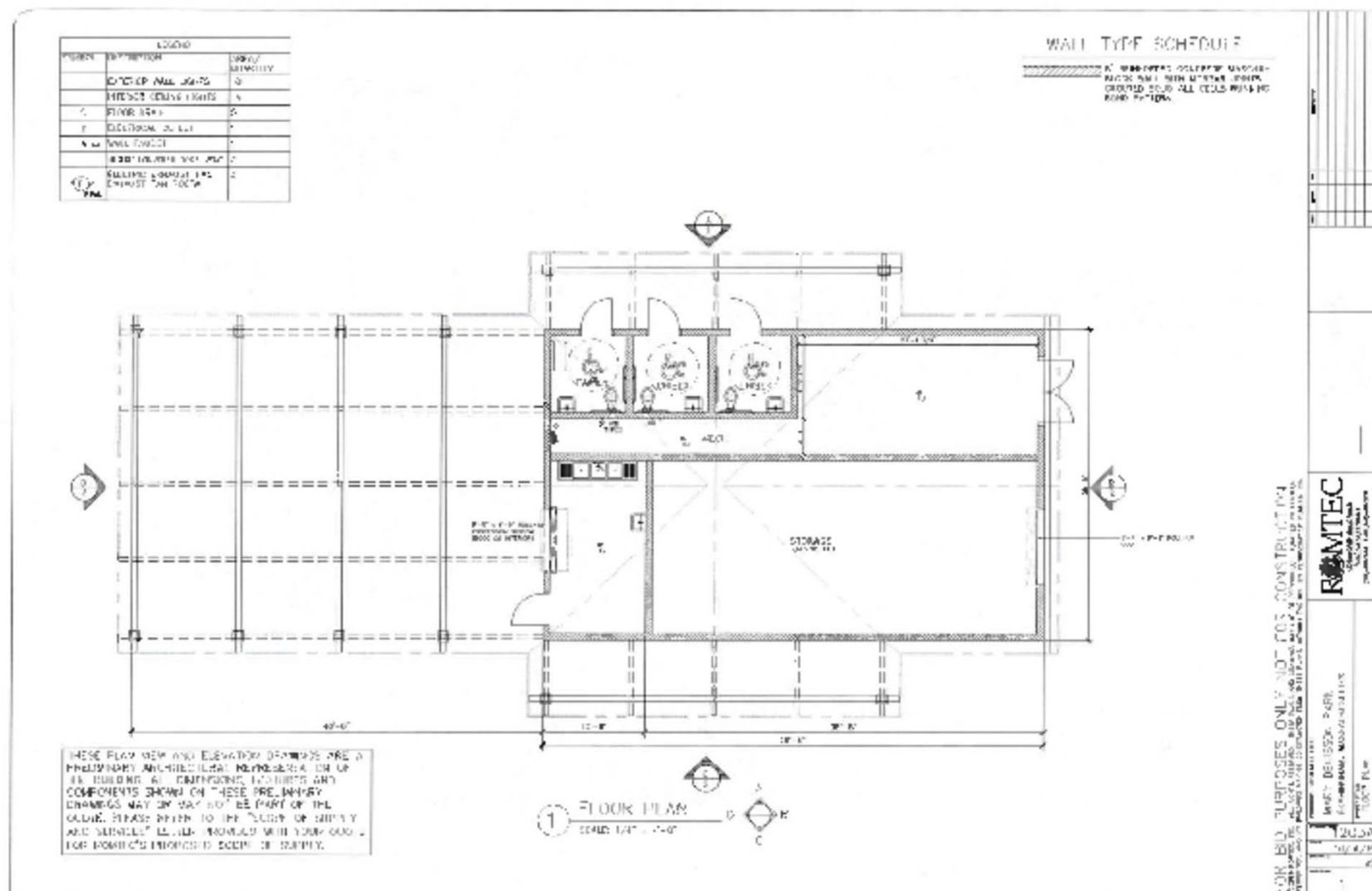
Conceptual Renderings



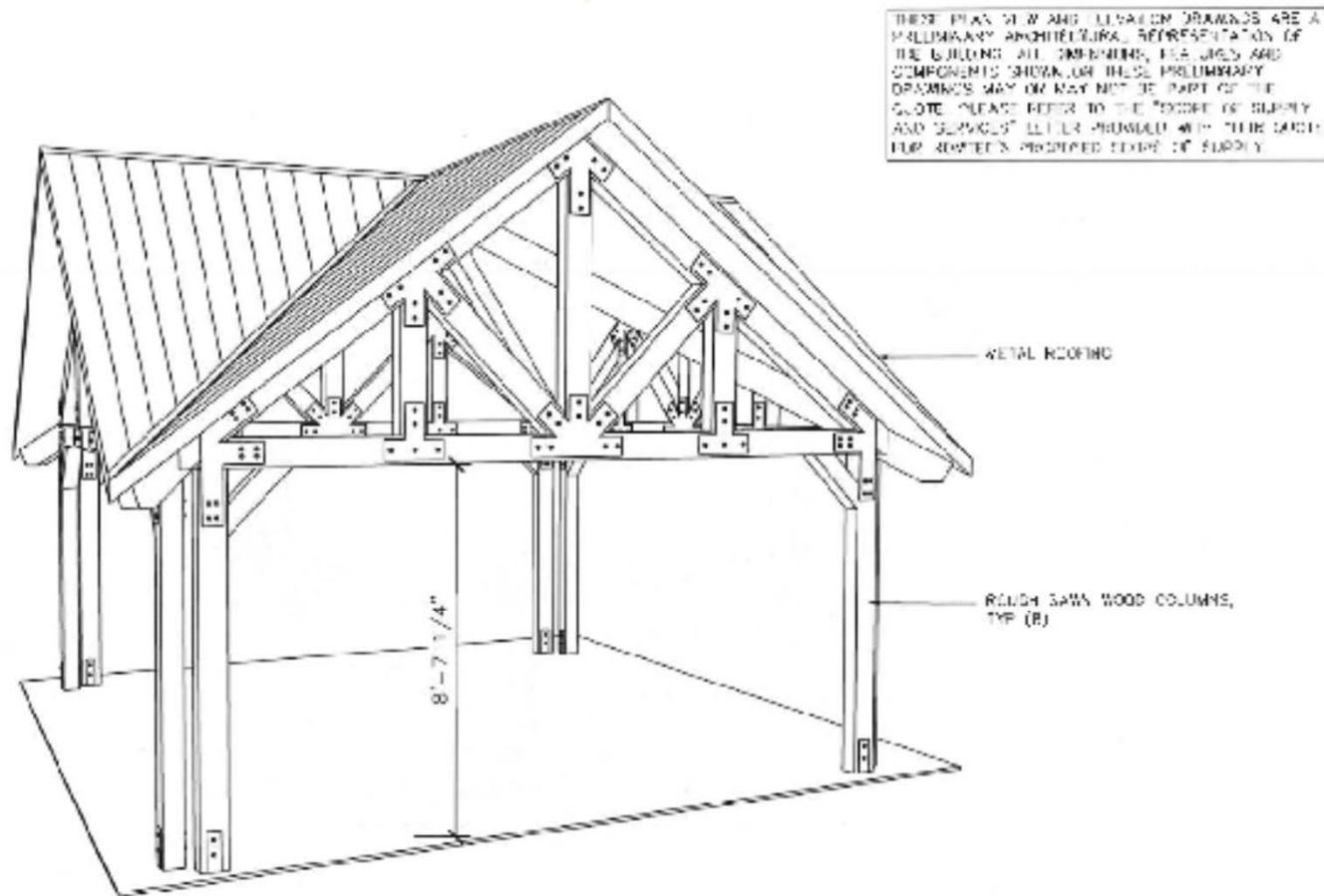
Conceptual Renderings



Pavilion



Shade Shelter



ELEVATION VIEW

SCALE: 1/4" = 1' 0"

Estimated Costs – Renovation, Remediation, & Utility

Component	Base cost	Contingency(ies)	Total
Park Renovation	\$7.4 M	\$2.8 M	\$10.2 M
Park Remediation	\$5.7M	\$0.8 M	\$ 6.5 M* (see note)
Utility Repair/Upgrade	\$2.9 M	\$0.1 M	\$ 3.0 M
TOTAL	\$16.0 M	\$3.7 M	\$ 19.7 M

- * Does not include the supplemental appropriation of \$697,391 needed to complete the Phase IV – Remediation Design and closeout of off-park properties.
- * Majority of remediation costs will be paid by Avery pursuant to settlement-in-principle.
- * Funding contingent upon funds from Avery Dennison Corporation per the settlement-in-principle between City and Avery Dennison Corp.

An aerial photograph of a park site with overlaid design plans. The plans show a large green field, a baseball field, a basketball court, and a playground area. The site is surrounded by urban development, including parking lots and buildings. The design plans are color-coded: green for the main field, orange for the baseball field, blue for the basketball court, and purple for the playground. The site is bounded by a yellow dashed line.

Cost Saving Opportunities

- We anticipate opportunities for cost savings by utilizing an economy of scale for all three components.
- Majority of remediation costs will be paid by Avery pursuant to settlement-in-principle.
- \$500,000 brownfield settlement can be applied to the park's construction.
- Grant, discount, and rebate opportunities.



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