



# NINIGRET PARK MASTER PLAN UPDATE

## DRAFT

For Parks and Recreation Commission Review , July 2, 2014



Town of Charlestown, Rhode Island

# Ninigret Park Master Plan

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## **Acknowledgements**

We recognize the residents of the Town of Charlestown, especially those representing the Ninigret Park Master Plan Committee, and the surrounding community whose participation at various public meetings helped forge this master plan. The recommendations and priorities that are established within this document address the needs of the Ninigret Park community, and the needs of various other stakeholders that make use of the important recreational amenities located at the property. Master plan solutions are intended to be pragmatic, and are intended to recognize the basic fact that municipal governments like Charlestown, must continue to provide a high level of service in a time of great financial uncertainty. To this end it becomes essential that residents, who enjoy the benefits of this important park, continue to advocate on its behalf and continue to be diligent custodians in a way that helps to encourage maximum appropriate use and in doing so discourages abuse by others.

When implemented, the improvements identified within the master plan will provide enhanced opportunities for public use and enjoyment. Ninigret Park will be a place where residents of the town and town sports league participants can come to enjoy passive and active recreational opportunities.

The Ninigret Park of the future will be filled with park patrons of all ages engaged in positive activities that help to maintain good health, good will, and good cheer within the community and larger society.

We also wish to express our appreciation to members of the Charlestown Town Council, Charlestown Parks and Recreation Commission, and other committed public and private servants who contributed to the development of this master plan.

Thank you,

**The Weston & Sampson Project Team**





# Introduction



# Ninigret Park Master Plan

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## Introduction

The Town of Charlestown has embarked on an important master planning initiative to guide long term development of Ninigret Park. In 2008, working closely with the Town of Charlestown Parks and Recreation Committee, Town officials and interested members of the public, Vanasse Hangen Brustlin (VHB), Inc. and Huntress Associates developed a comprehensive Ninigret Park Master Plan addressing both near and long term goals ascertained through a series of publicly held meetings and discussions with stakeholders.

In 2013, the town of Charlestown hired Weston & Sampson to update the comprehensive master plan. With input from the various stakeholders, the designers established a series of concept plans aimed at addressing the needs and priorities of those stakeholders and other known users of the park. The final preferred Master Plan, as represented in this document, is to be presented to the Charlestown Parks and Recreation Committee at a public hearing. The plan represents the preferred alternative, but might also be called the "consensus plan" as it matches the goals and aspirations of the majority of the individuals that participated in the planning process as well as the city administrations assessment of park and community needs.

This report represents the culmination of the master planning process. The document contains narrative and graphic depictions of the preferred master plan with relevant sections dedicated to identifying the full extent of potential improvements, potential phasing scenarios, and implementation strategies. The overarching goal was to improve facilities and programming opportunities, foster community interaction, improve park aesthetics, and improve environmental stewardship.

**It is important to note that a "Master Plan" is typically general and that recommendations are not "cast in stone". It is fully intended and anticipated that as particular projects are implemented the actual, detailed scope of improvements will generally follow the recommendations contained in this report, but they will be refined or adjusted in order to meet actual site conditions and funding availability.**

The Ninigret Park Master Plan brings together the findings of VHB's evaluation of expressed goals as related to actual site conditions in the form of clearly defined recommendations for improvements supplemented by Concept Plans and descriptive narratives for key program elements, now updated by Weston & Sampson.

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## Context

Ninigret Park is comprised of 227 acres of land in two parcels fronting upon Old Post Road. Of the total acreage, a 55 acre parcel is owned and managed directly by the Town of Charlestown while the remaining 172.4 acre parcel is owned by the Town but subject to restrictions by the U.S. Secretary of the Interior. These restrictions may be waived subject to review by the Town with the federal government provided the contemplated changes are in keeping with the spirit of park and recreation usage.

In addition to its frontage upon Old Post Road to the northwest, Ninigret Park is also bounded by the Ninigret Wildlife Refuge to the south and the Arnolda Residential Community to the northeast. Additionally, the Town of Charlestown Police Station, Ambulatory Service Station and Chamber of Commerce reside on the opposite side of Old Post Road from Ninigret Park's frontage.

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## Historical Overview

Ninigret Park is on the site of what was originally developed as a naval air training base. Vestiges of the former base are evident through-out the current built facilities, including portions of pavement from runways, service areas and access roads. Due to their military origins, this pavement infrastructure takes the form of a geometric grid layout comprised of long straight sections of pavement particularly evident in what is now the event parking area as well as in the access drives.

The Charlestown Naval Auxiliary Landing Field was built in 1942 on land purchased from the Hunter harbor summer colony as well as some 600 acres of farmland. It was primarily used as a training field for new pilots to learn night landing and takeoff techniques and also included a catapult and training deck to simulate carrier take-offs. President George H.W. Bush trained at "Charlietown" before being sent to the south Pacific theater of operations in World War II.

The base was closed in the early 1970's and the land transferred to the U.S. Fish and Wildlife Service. It was subsequently divided into the Ninigret Wildlife Refuge, maintained by the U.S. Fish and Wildlife Service, and the 220 acre Ninigret Park facility maintained by the Town of Charlestown.

Approximately 172.4 acres of Ninigret Park remain subject to covenants put in place by the Secretary of the Interior to be used "exclusively for public park or public recreation purposes in perpetuity by the Town of Charlestown." This land use compliments the U.S. Fisheries and Wildlife Refuge abutting the property to the southwest, which also served as a portion of the original Charlestown Naval Auxiliary Landing Field and still has the remnants of a major runway clearly evident in its landscape.

In the years following this change in ownership various public groups have implemented recreation improvements upon the land, albeit without a guiding Master Plan. Consequently, development has not been optimized from either a park or environmentally sensitive standpoint and clearly remains hostage to the original grid layout of the naval air base and the seriously deteriorated condition of many of the paved areas.

Another result of the naval air base origins of the site is that much of the site was originally cleared and, over the years since the base's closure, allowed to go unmaintained. This has resulted in major infestations of invasive plant species, particularly autumn olive, over the "scrub" portions of the site. Within these areas of scrub growth are numerous abandoned roads in condition of major disrepair.



# Existing Conditions



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## Current Site Uses

Ninigret Park is currently home to a diverse range of recreation, entertainment and land preservation uses. Some of the key existing permanent program features (refer to the Existing Conditions Aerial Photo) include:

- Park entrance
- Soccer fields and tennis courts along the Old Post Road site frontage
- The Criterium Bicycle Course with judge's stand (the former naval air base control tower) and the nearby Kimball Pavilion picnic shelter
- A major area of pavement central to the developed portion of the site utilized for event parking
- The summer recreation office, maintenance/storage building and restroom facility proximate to the tennis courts
- The Naval Air Memorial, also proximate to the tennis courts
- The Little Nini Pond swimming beach, bath house and picnic facility with associated parking
- The Kid's Place Playground proximate to Little Nini Pond
- Multi-purpose athletic fields and a baseball field (now being removed) proximate to Little Nini Pond
- The Frosty Drew Nature Center and Observatory
- The Town of Charlestown Senior Center located in the wooded area of the site
- Community gardens adjacent to the Senior Center
- A Disc Golf course sited in clearings behind Little Nini Pond
- Informal trails along abandoned stretches of interior drives

In addition to these permanent land uses, Ninigret Park is also the site for three regional summer entertainment events: the Big Apple Circus, the Charlestown Seafood Festival, and the Rhythm and Roots Festival. These are reviewed in a later section of this report.



**Ninigret Park**  
Charleston, MS 39406

*Existing Conditions Plan*

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## Existing Conditions of Permanent Facilities

### Ninigret Park Entrance



The existing Ninigret Park entrance is comprised of two stone piers supporting a metal gate on the property line. Since the property is set back substantially from the Old Post Road paved way, and the gate set along a brush line, it can be easily passed unnoticed.

An entrance sign is provided in the lawn area within the Old Post Road right of way. The sign identifies Ninigret Park and also includes a list of major on-site features. Since it is located in a long section of lawn area alongside the road it tends to get lost visually due to its small scale.

### Soccer Fields and Tennis Courts along Site Frontage



The existing soccer fields along the site frontage were constructed several years ago with the help of the U.S. Coast Guard in clearing and grading of the land. Based upon a site aerial photograph this area includes line striping for one full size soccer field, one junior soccer field (1/2 size) and two beginners soccer fields (1/4 size) with much additional level lawn area available for informal practice.

The fields appear level in gradient and are without a formal drainage or irrigation system. The lawn was of serviceable condition for municipal level play, but the turf exhibits thin areas and encroachment by undesirable turf invasive weeds.

Other amenities not evident at the time of site inspection included player seating, bleachers, sports lighting, as well as roadway and parking lighting. A concession stand is not provided for and bath facilities are restricted to the small facility adjacent to the tennis courts supplemented by portable johns for larger events.

The tennis courts have recently been expanded from four courts to the present eight courts. The earlier constructed courts are in serviceable condition and the new courts in excellent condition, as is the fencing surrounding the courts.

A new skating rink is located near the Criterium Bicycle Course and is maintained by park staff.

### **Criterium Bicycle Course**



The Criterium Bicycle Course, a 9/10<sup>th</sup> mile long closed circuit figure eight configuration bicycle track, was developed utilizing areas of the original naval air training runways. The pavement of the track itself exhibits deterioration evidenced by "alligatoring" (a network of cracks). These have been maintained by periodic crack sealing. Remaining paved areas surrounding the track and at the judge's stand which were part of the original Charlestown Naval Auxiliary Landing Field facility are seriously degraded due to their age.

The track is currently protected by placed boulders to restrict vehicles from entering it from the adjacent parking area along its northeast edge. The boulders present a potential hazard to riders. This parking area itself is also in poor condition evidenced by extensive alligator cracks.

The Judge's Stand reutilizes the original naval air training field control tower. This provides a slightly elevated platform from which judges may view race course activities. It is set in an area of seriously degraded pavement with placed boulders introduced to keep cars from entering the track.

Parking for the Criterium Bicycle Course events is provided for in the existing paved parking area alongside the course. This parking is also shared by users of the soccer fields on the opposite side of the course, resulting in some short-cutting across the course by soccer game attendees.

It was noted by the Criterium Bicycle Course secretary that their primary concern is this trespassing by soccer field users during race events, an activity posing hazard to bike racers and pedestrians alike. While they have tried to coordinate soccer events to not occur during bike races, this has not always been possible.

### **Central Paved Parking Area**



The large central paved area is utilized primarily for major event parking during the course of the summer. The parking areas are subdivided by the main site access drive, which is in fair to good condition. However the parking areas flanking the drive are characterized by seriously degraded bituminous pavement which appears to date back to the training field. This pavement presents serious pedestrian issues due to uneven settlement, major cracks and exposed lifted pavement infiltrated with weed growth, all of which present tripping hazards. It is also unsightly in appearance.

In terms of layout, the central parking area and drive again follow the grid layout of the naval air training facility. This, combined with large expanses of pavement, seriously compromise Ninigret Park's visual appeal as a pastoral park experience.

A portion of the main drive has parking areas and new light poles that are dark skies compliant. Evidence of a rudimentary piped drainage system was also found, but its condition is questionable.

A basketball court is located along the southern edge of this central paved area. It is in very poor condition, characterized by highly degraded bituminous pavement with weed filled cracks, older basketball backboards.

### **Recreation Office and Adjacent Facilities**



The Recreation Office which services summertime use of Ninigret Park is provided for in a small wood frame shingled structure. Adjacent to it are a small wood frame garage and a nearby small bathroom facility servicing the tennis courts. The structures appear in acceptable, albeit dated, appearance.

### **Charlestown Naval Auxiliary Landing Field Memorial**



The Charlestown Naval Auxiliary Landing Field Memorial includes an attractive granite monument memorializing those who gave their lives in training at the Charlestown NAAF, now Ninigret Park. The memorial is flanked by landscaping and has a flagpole behind it. It is unfortunately not immediately seen from the entrance drive due to its location. It has, however, been located on the site of one of the training plane crashes which it honors.

### Little Nini Pond Park



Little Nini Pond features a swimming beach along its northern shore supported by a restroom/changing facility, picnic shelter, two small storage sheds by the beach, and paved parking area. Some items:

- The swimming beach has areas of thin sand and some portions overgrown with weeds, general annual maintenance items.
- The picnic shelter and concrete pavement within it appear in good condition. The five barn red-painted picnic tables are freestanding, so some were scattered, while two barbecues are in fixed positions.
- The paved parking area is in fair condition, having numerous cracks.

### The Kid's Place Playground



The Kid's Place Playground is of recent construction and in very good condition. It includes a large pre-manufactured children's play system including slides, climbers, and platforms at various levels protected with railings. Being of plastic/resin construction it shows little degradation from weather.

Wood chips are used as a safety mat in fall areas surrounding the play structure. These have been confirmed to meet standards for depth and material for cellulose engineered fiber used for this purpose. The structure was not reviewed for compliance with current ADA accessibility standards.

In addition to the major play structure, the Kid's Place Playground also provides two adjacent swingsets, spring toys and a see-saw are set in informal areas with a sand/fine crushed stone ground plane.

Numerous picnic tables and trash receptacles of the same manufacturer lend the play area a professional appearance. The furnishings appear to be manufactured using recycled wood/plastic material in keeping with sustainable design practices.

Shade trees have also been planted in the area of the playground, offering increasing levels of shade as they mature.

### **Athletic Fields and Baseball Field proximate to Little Nini Pond**

The two large lawn areas adjacent to the Little Nini Pond area are currently used for two summer concert events, open informal play and also include striping for two multi-purpose fields and a ballfield (now planned for removal). They are reasonably level in gradient and of serviceable condition for municipal level play, but the turf exhibits thin areas and encroachment by undesirable turf invasive weeds. They do not have drainage or irrigation systems.

### **The Frosty Drew Nature Center and Observatory**



The Frosty Drew Nature Center comprises a single story wood-frame shingled building which houses display, meeting and office areas dedicated to educating the public on natural systems of the area. It includes a concrete walkway and accessible ramp leading to the entrance and large deck to the rear, all in satisfactory condition. A bench is also provided for viewing of Little Nini Pond.

The Frosty Drew Nature Center uses the same parking area as Little Nini Pond, the pavement being in fair to poor condition as evidenced by widespread cracking.

The Frosty Drew Observatory, located across the road from the Frosty Drew Nature Center, is set in an open lawn area free of obstructions to nighttime viewing. The structure appears in good if a bit dated condition. The only site improvements include a concrete walk to the entrance (fair condition) and a fence along its frontage on the drive. The remaining area is finished in lawn which is in fair condition.

## Town of Charlestown Senior Center



The Charlestown Senior Center is located towards the rear of the site in an area best described as being covered with small trees and scrub. The clearing in which the center is situated is comprised of lawn and a parking lot. Access to the Senior Center is indirect, utilizing an extension of the main access road traversing areas of heavily deteriorated pavement and confusing side roads, not all of which are blocked off. There is no roadway lighting, so access in the evening is confusing at best.

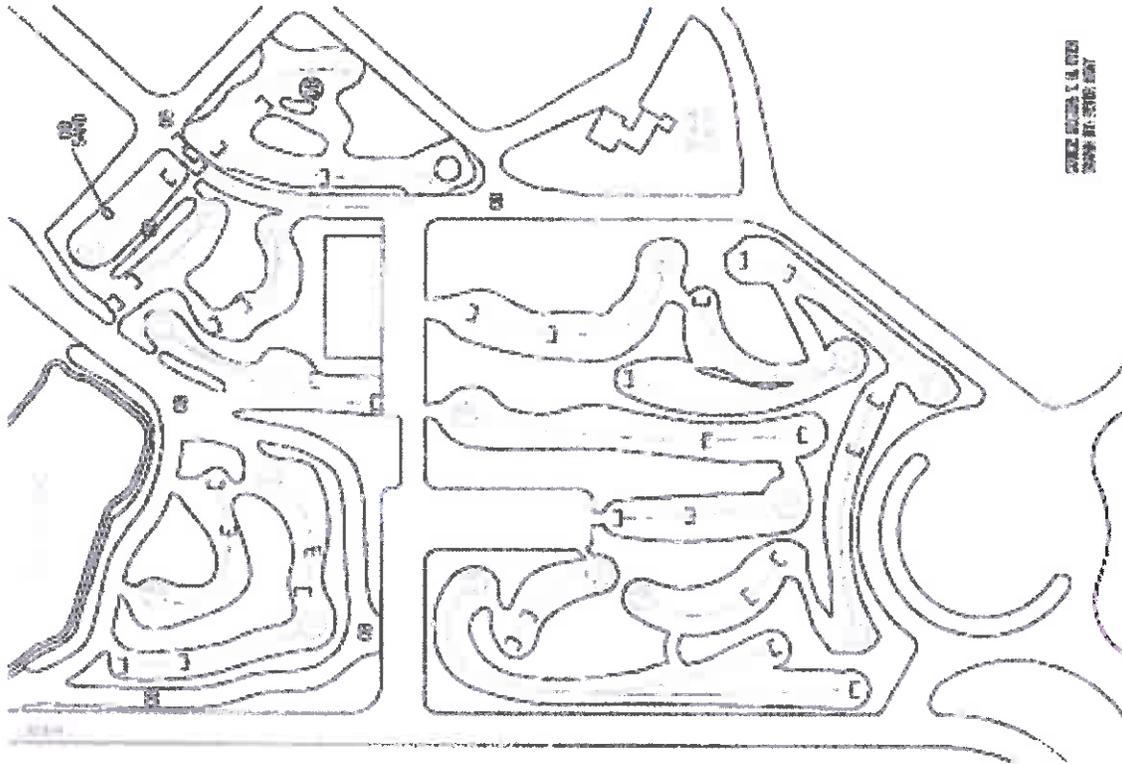
The Senior Center building is of woodframe construction finished in clapboard siding. It comprises of an older existing structure offering kitchen, gathering and office space, and an addition providing a large community space for meetings, arts and crafts classes and similar events.

The parking area is in fair condition, having some pavement cracks. Two of the entrance walks are handicapped accessible ramps, one constructed of pressure treated wood, the other of concrete. The emergency exit from the newer addition comprises a wooden stair and landing with no walkway connection to the parking lot.

What is most striking about the Senior Center is its secluded location. It is challenging to find for newcomers and this may have impact upon current attendance.

An extensive rehabilitation project of the North East area of the building has been recently completed.

## Disc Golf Course



An 18 hole “Frisbee” disc golf course has been constructed in a series of clearings to the southwest of Little Nini pond. The course presents little impact to the landscape, being designed for purely aerial use by Frisbees, thereby avoiding the maintained turf required by traditional golf courses. Brush is largely left in place, only an aerial clear area being provided to many of the “holes” (actually raised cylinders of mesh used as targets for throwing).

The course was designed, installed, and maintained by its organizer. It is one of only three disc golf courses in Rhode Island, the other being only a nine hole course. Given the popularity of the sport elsewhere in the country, this may become a growing attraction within Ninigret Park.

## Trails



Existing trails at Ninigret Park frequently take the form of abandoned drives, in sharp contrast to those of the Ninigret Wildlife Refuge (photo). Consequently, they tend to follow the grid of the original naval training base and do not lend themselves to enjoying the natural experience. Additionally, no hierarchy of trails is present to serve the varied needs of walkers, joggers, cyclists and those seeking nature interpretation signage.

## **Vegetation**



The existing vegetative cover at Ninigret Park is largely comprised of:

- Large areas of lawn at the existing recreation fields along Old Post Road, in the cleared area west of the Criterium Bicycle Track, in the open field areas west and north of Little Nini Pond and in the area surrounding the Senior Center.
- Areas of introduced tree and shrub plantings, primarily at the tennis courts, the entry drive, the Naval Auxiliary Landing Field Memorial, the Kid's Place Playground, the Senior Center and areas adjacent to the Little Nini Pond and Frosty Drew Nature Center facilities.
- Much of the remainder of site is vegetated with pioneer and secondary tree and shrub growth over portions of the one-time cleared naval air base facilities which are no longer in active use.

The lawn areas are in serviceable condition, however, since they are not irrigated and growing in very well drained soils they are typically thin and have weed growth (clover, crabgrass, etc.) evident in many of the areas.

Introduced trees include pines partially screening the tennis courts with mixed shrubs (roses, spiraea and juniper), red oak and ornamental trees at the Memorial. Shade trees introduced at the Senior Center, Little Nini Pond and Frosty Drew Nature Center facilities include red and white oak, Norway maple (an invasive species no longer recommended), sugar maple, red maple and white pines.

Remaining areas of the site are comprised of native species including atlantic white cedar, red and white oaks, red maple, black cherry and some eastern white pine. Recent plantings include Lindens, Sycamores, and Crab apple Trees.

There are additionally some weeping willow (not native) along the shores of Little Nini Pond.

Much of the vegetated areas of the site are, however, heavily overgrown with invasive autumn olive trees as well as bittersweet vines in select areas. Both of these species should be eradicated to avoid further damage to native plant varieties in the wooded areas.

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## Regional Summer Entertainment Events

Ninigret Park currently hosts three major summer entertainment events which present regional draws. These include the Big Apple Circus, the Charlestown Seafood Festival, and the Rhythm and Roots Festival. VHB attended each of these events and our observations are provided below.

### Big Apple Circus



The Big Apple Circus has now been a major feature of Ninigret Park's summer event calendar for a number of years. It is set up in the paved parking area located south of the tennis courts and east of the Criterium Bicycle Course and uses a portion of the major parking field to the east for patron parking.

Patrons enter the circus area via a canopied ticket area alongside the Kimball Pavilion. Temporary fencing is installed surrounding the entertainment area and temporary lighting provided for evening activity. The fenced in open space between the ticket canopy and the main Big Apple tent utilizes the existing pavement as an activity plaza which provides for vendor booths/tents as well as temporary sanitary facilities.

The paved area behind the main tent is used for RV and trailer parking as well as animal care tents. This area had many electrical lines crossing the paved areas, typically with vinyl covers as an attempt to minimize tripping hazards, and with orange safety cones to identify their locations for pedestrians. There were also numerous water hoses run through this location, these being largely kept on lawn areas to the degree possible.

The noise of electrical generators was very much evident, adequate power for the many uses not being available on site. Lighting was provided by large floodlights generally mounted on the tops of surrounding trailers.

Parking was estimated at approximately 250 vehicles at the time of the evening visit during a main performance. Parking lot attendees did a good job of directing traffic during the attended event. Vehicular access to the event from U.S. Route 1 was also not found to be an issue.

The primary safety issues related to potential tripping hazards posed by the various above ground temporary utility lines as well as to holes in the bituminous pavement which appear to be from tent tie-down stakes used at earlier events. In the evening these conditions weren't always easily visible.

### **Charlestown Seafood Festival**



The Charlestown Seafood Festival has long been the largest summer event at Ninigret Park. It is set up utilizing the easterly long straight section of the Criterium Bicycle Course as a pedestrian promenade featuring vendor booths flanking both sides of the walking area. In addition, an RV parking area is located beyond the north end of the vendor booth area and an amusement park at the south end.

Vehicular access to the Charlestown Seafood Festival from U.S. Route 1 was found to be free of back-ups on the date of observation (August 5<sup>th</sup>). To assure smooth traffic flow from Route 1 is recommended that improved event signage be provided to assure patrons can easily find their way to the Ninigret Park entrance. During peak periods it is also advisable to have a police detail available in the event of an accident to reduce possibility of related delays.

Patrons park in all three major parking fields with overflow onto the multi-purpose field by Little Nini Pond. Patrons then enter the promenade by way of a ticket booth alongside the Kimball Pavilion.

A large number of volunteers directed traffic into the site, to the parking areas and then to the ticket booth. This effectively controlled parking patterns to assure each lot was filled in an orderly manner. Traffic cones and volunteers also assured clarity for pedestrians in finding their way safely to the promenade entrance.



Emergency vehicles and a temporary emergency care station were located at the other paved area leading to the promenade located further south along the Criterium Bicycle Course. The station was well staffed and easily visible.

Parking for employees of the amusement park, vendors and performing acts was accommodated in a paved area immediately west of the Criterium Bicycle Course. Water hook-ups as well as temporary generator hook-ups were located in this area as well as at the water and storage building across from the Kimball Pavilion.

A lawn concert area was situated in the large open lawn area west of the Criterium Bicycle Course with the soundstage set up centrally in this space. This allowed for a large area for chair set-up as well as picnic areas and several large tents for sitting in the shade. Temporary toilet facilities were provided between the lawn concert area and the promenade of vendor booths.

The Kimball Pavilion saw continuous use as a shaded dining area. Some 36 picnic tables were counted within the pavilion along with an additional 13 tables in a spillover area alongside the pavilion. A children's park area was also provided in the vicinity of the Kimball Pavilion.



The area used for the promenade and amusement park was enclosed by extensive temporary fencing with gate openings for the entrance area, the temporary emergency care station and for controlled RV and employee access.

Power for the amusement park, stage and other activities was provided for by portable generators with temporary panels. Vendors provided their own temporary generators, adding to noise levels. Lighting was provided for using several tall temporary floodlights with generators built into their trailer bases.

Consequently, there were numerous electrical lines crossing the paved areas. While many these lines were kept out of active pedestrian areas to the degree possible, some were required to cross major walking areas. These were typically covered with vinyl safety caps and orange safety cones to identify their locations for pedestrians, but still presented a possible tripping hazard.



There were also numerous water hoses run through-out the Sea Festival area. While these were kept on lawn areas and behind vendor booths as much as possible, there were still some cases where they had to cross pedestrian walking areas. While again covered with vinyl safety caps and marked with orange safety cones, they still presented potential tripping hazards.

Perhaps the most significant tripping hazard was the condition of the bituminous pavement itself. While the portion of the promenade which uses a portion of the Criterium Bicycle Course is free of major cracks, paved areas beyond the track are in poor condition. Alligator cracks are widely present and holes can be observed in numerous locations, particularly where the children's play area was set up, in the area of the judges booth and through-out the parking areas. These all represent potential liability.

### **Rhythm & Roots Festival**



The Rhythm & Roots Festival is held in the open field adjacent to Little Nini Pond, with the temporary concert stage located in the northern corner of the field.

Vehicular access to the Rhythm & Roots Festival from U.S. Route 1 was found to be free of delays during the date of observation (September 1<sup>st</sup> and 2<sup>nd</sup> ). It is, however, recommended that improved event signage be provided to assure patrons can easily find their way to the Ninigret Park entrance.

Temporary fencing was provided surrounding the performance area. Vendor booths and temporary sanitary facilities were set up on the opposite side of the field from the stage.

Power for the performing stage, staff operations tent, stage lighting and refrigeration was provided by a transformer and supplementary generator with a temporary panel. Vendors provided their own temporary generators, adding to noise levels. Lawn seating area lighting was provided for using temporary floodlights with generators built into their trailer bases.



Electric lines were run across the concert area between power supplies and various equipment, and while covered in many places, still posed potential tripping hazards to patrons.

Parking was located in the central paved parking field with some overflow parking placed on the adjacent multi-purpose field. These areas were found to comfortably exceed parking demands on the date of observation.

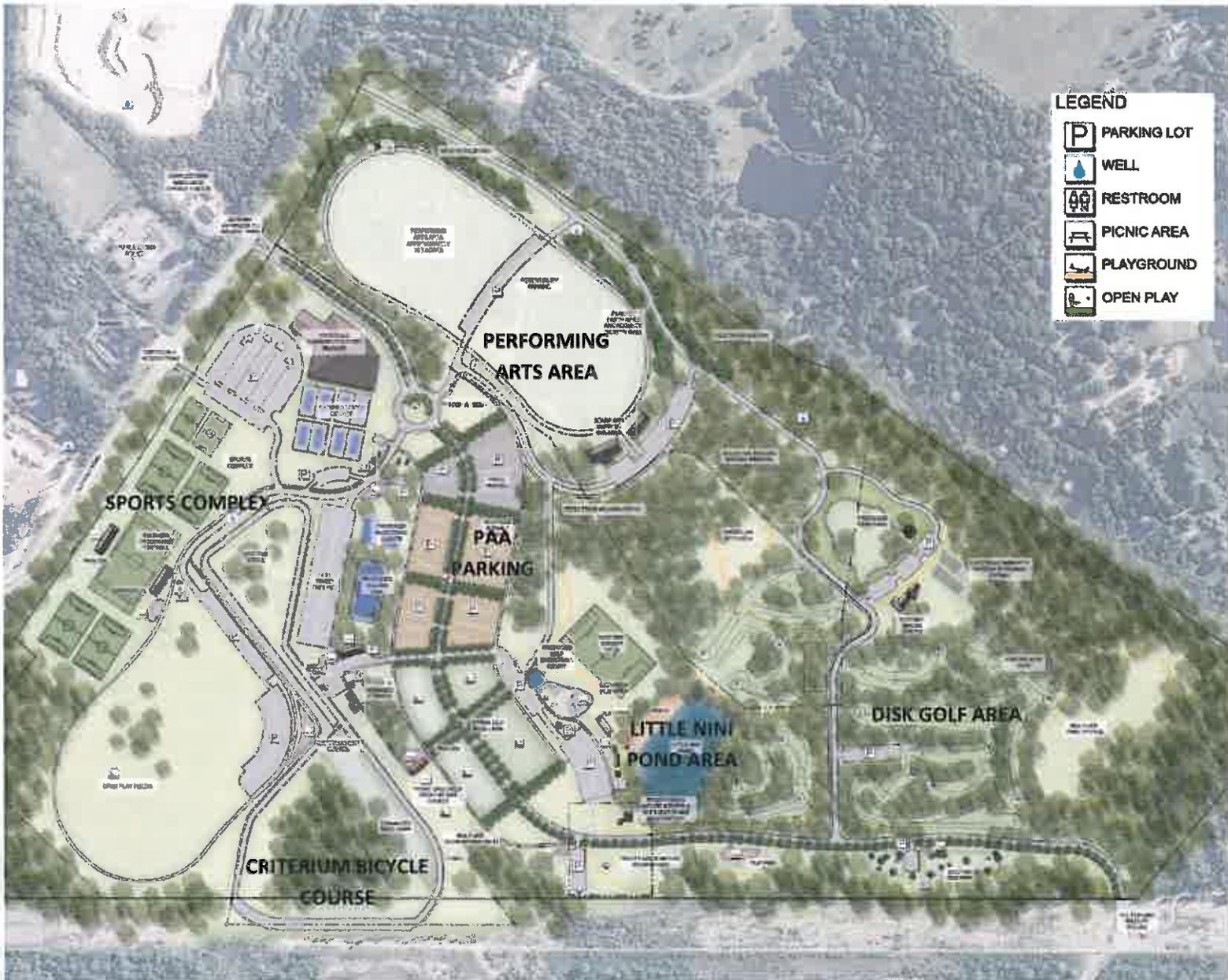
Camping was provided for in the open field west of the Criterium Bicycle Course, approximately ¼ mile and a 5 minute walk from the concert area. Portable toilets were provided for the campers as were temporary shower facilities. Approximately 1500 tickets were sold for camping at this event.

Issues relating to this year's Rhythm & Roots Festival included some complaints about noise generated by the concerts.





# Master Planning Process



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## Master Planning Process

The Final Master Plan for Ninigret Park is the culmination of a process which began in June of 2007 when the VHB team of landscape architects, planners, and engineers in association with Huntress Associates recreation designers commenced work on the project.

The VHB team's project approach to the Master Planning of Ninigret Park involved working closely with the Charlestown Parks and Recreation Commission, its Director and the Town Administrator as principle liaisons. This assured that the team stayed on target towards achieving principle goals of the project in a manner carefully tailored to the needs of the community. We also reached out to the general public and specialized interest groups via open meetings and during our on-site observation of major summer events.

In order to fully understand the Town of Charlestown's goals, current active uses upon the site and physical site characteristics, the project team initiated the study with a meeting with key Town officials in late June of 2007. At this meeting goals and concerns were expressed and local knowledge shared followed by VHB gathering available site information and performing a detailed walk of the site with the Director of Parks and Recreation.

The Charlestown Parks and Recreation Commission additionally provided a comprehensive summary of current and desired Ninigret Park uses, including the results of a Town-wide survey performed in 2004. This served as a starting point for refinement of a program of uses optimally suited to Ninigret Park based upon prospective user needs juxtaposed with the site's natural characteristics.

VHB traffic engineers also reviewed available Town and RIDOT traffic count data, roadway improvement plans and other relevant information towards determining adequacy of existing roadway conditions at a Master Planning level. Their findings concluded that the existing roadway dimensions and configuration along with existing entrance and exit locations and conditions from Ninigret Park were adequate for the larger event capacities provided unforeseeable accidents do not occur. Improved temporary event identification signage was recommended for the duration of major events to eliminate confusion regarding access to Ninigret Park from U.S. Route 1.

The VHB team subsequently prepared an overall annotated Existing Conditions Plan utilizing available aerial photography as a base and a survey base plan compiled from available sources. These resources, along with comprehensive site photographs and GIS mapping, provided a sound basis upon which planning could proceed.

To further frame design goals for the Master Plan, the VHB team met with the Charlestown Town Council in mid-June of 2007. This meeting further focused efforts to include a permanent home for summer concerts and festivals on a portion of the Town controlled 55 acre parcel within Ninigret Park.

Over the course of the summer of 2007, VHB attended the four major entertainment events held at

Ninigret Park: the Big Apple Circus, the Ocean State Reggae Festival, the Charlestown Seafood Festival and the Rhythm & Roots Festival. At each of these events VHB, in addition to performing our own independent observations, we met with the Director of Parks and Recreation as well as the organizers of the events to receive feedback on how they perceive the events operating.

The VHB team developed an Opportunities and Constraints Plan summarizing findings from our site and event observations as they related to the survey base for use as a working tool in subsequent planning efforts. Using this as a basis, a Conceptual Master Plan was then prepared illustrating initial ideas on how desired program needs might best be expressed in the site development.

These two plans, the Opportunities and Constraints Plan and the Conceptual Master Plan, accompanied by a photo inventory of site features served as a springboard for discussion at a follow-up meeting with the Charlestown Town Council in late August of 2007. Informed by our observations at summer festival events, the Conceptual Master Plan provided a framework for understanding how program elements best fit both desirable linkages and site conditions.

Comments from the Town Council, Parks and Recreation Commission and the attending public were used to refine Ninigret Park planning as it was brought up from freehand concept level to a CAD prepared Draft Preliminary Master Plan rendering. This plan was first presented to the Charlestown Parks and Recreation Commission in a work session in early October 2007 followed by a public presentation sponsored by the Parks and Recreation Commission in mid-October 2007.

Town representatives and the public further informed the direction of the Master Plan through the October 2007 meetings. As a result new program features were added (a Dog Park), configuration of the combined events/concert facility revised, and a new event campground introduced proximate to the events/concert facility.

A follow-up working meeting was held in early December 2007 with the Charlestown Parks and Recreation Commission to review the Draft Preliminary Master Plan refinements. Adequacy of the events/concert facility area to accommodate larger events such as the Seafood Festival was revisited, as was the sizing of the stabilized based lawn area to accommodate major event parking.

Circulation was also reviewed to assure pedestrian conflicts were significantly reduced during events relative to current operations.

This meeting further served as a forum to discuss anticipated construction costs for the various projects identified within the Master Plan and for the sharing of ideas on possible value engineering approaches towards cost reductions during Master Plan implementation.

In early January 2008 a publicly held meeting with the Charlestown Parks and Recreation Commission served to share the Preliminary Master Plan with the public for additional comments. The plan was very well received and it was agreed the VHB team should proceed on the Final Ninigret Park Master Plan.

A follow-up working meeting was held in mid-February 2008 with the Charlestown Parks and Recreation Commission to review a draft of the Final Ninigret Park Master Plan. The VHB team presented overlays demonstrating how larger events could be laid out within the proposed events/concert facility. The proposed dedicated event campground was also confirmed to match the size of the existing open field currently being used for this purpose.

Based upon the findings of this meeting, VHB was authorized to complete the Final Ninigret Park Master Plan towards public presentation to the Charlestown Parks and Recreation Commission in early April 2008 followed by the Charlestown Town Council later that month.

In July of 2013 the Town of Charlestown hired Weston and Sampson to update the master plan. Members from the project team met with the Parks and Recreation commission, town council members and members of the committee at Ninigret Park on October 8<sup>th</sup> 2013. The purpose of the meeting was to discuss the existing master plan, review of park features introduced subsequent to the 2008 Master Plan, and discuss possible improvements to the master plan. As part of the meeting a site walk took place to make the project team familiar with the site.

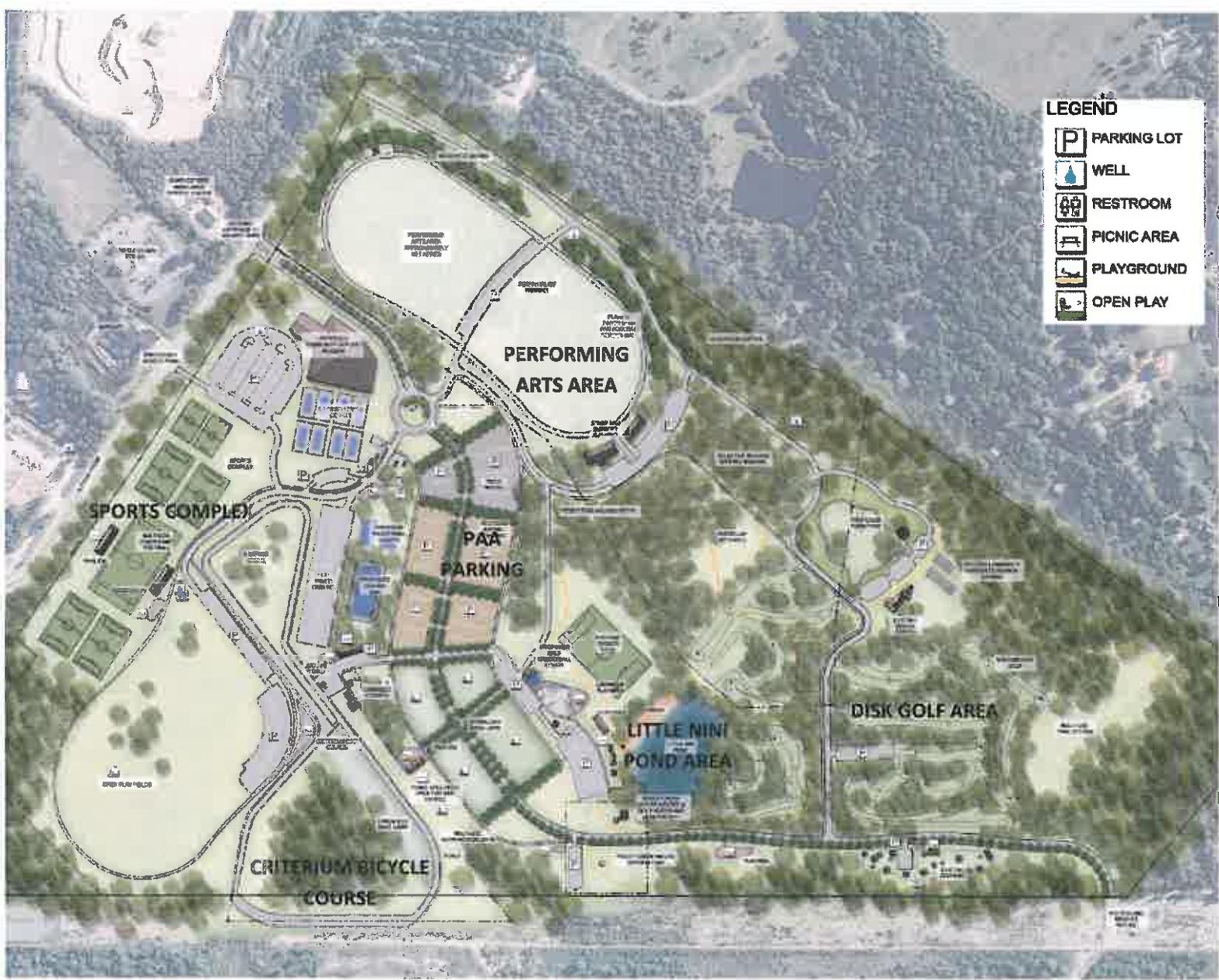
Following this site meeting members of the project team made additional site visits to gather more information about the park. After these initial site meetings there were multiple meetings held to discuss the potential improvements to the existing master plan. As the meetings progressed, a draft of the master plan was produced and work began on editing and modifying the plan to bring it in line with the concerns of the committee members and the community.

The project team worked collaboratively with the community and the parks and recreation commission through the winter to refine the master plan. On March 17<sup>th</sup> 2014 a meeting was held at the town hall with representatives from the town council, parks and recreation commission, and the community to present the draft master plan. The meeting was helpful in determining areas that were successful and areas that needed further revisions.

On March 24<sup>th</sup> Members from the project team presented the final updated master plan to members of the parks and recreation commission and the community. The presentation was successful and questions that were brought up during the presentation were addressed along with those concerns that were emailed shortly thereafter.



# Executive Summary of Recommended Improvements



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## Executive Summary of Recommended Improvements

### Overview

The Town of Charlestown Parks and Recreation Committee master planning initiative was introduced to guide the long term development of Ninigret Park as a regional center for public recreation, entertainment, and land preservation. Working closely with the Parks and Recreation Committee, Town officials and interested members of the public, Vanasse Hangen Brustlin (VHB), Inc. and Huntress Associates (the "VHB Team") developed this comprehensive Final Master Plan, now updated by Weston & Sampson for Ninigret Park which addresses the community's near and long term goals in a clearly defined manner.

The community's vision for Ninigret Park was originally conveyed as comprising use areas for an outdoor sports complex, a festival center and a performing arts center. As the project proceeded forward, it was realized that significant site efficiencies would be realized by combining the festival center with the performing arts center without compromise to their functional abilities. This approach freed up additional areas of the site for complimentary uses while minimizing overall disturbance.

This approach was but one part of a stewardship approach to site development at the heart of the master planning process for Ninigret Park. A principle of "appropriate development of the land" was adopted as a guiding principle as contrasted with the all too common "overdevelopment of the land", this ethos of respect for natural systems being drawn upon through-out the planning process.

A balance was struck in the planning of active use areas such as the Sports Complex and the Performing Arts Area to maximize utilization of existing open areas and areas currently overrun by invasive plants in order to assure preservation of major portions of the site. Connectivity of major tracts of wooded land was also respected in planning layout of new facilities, thereby assuring maintenance of wildlife corridors through the park.

Generous designated conservation areas were further preserved within the park as vegetated buffers lending visual and noise mitigation qualities to abutting residential properties. Vegetated buffers have also been preserved along Ninigret Park's frontage on Old Post Road and alongside the Ninigret Wildlife refuge.

Principles focusing upon sustainable design become evident through-out the Ninigret Park Master Plan upon detailed review. The measure of success is that the Town's programmatic goals for Ninigret Park have been met in a manner which also maintains the integrity of the park as a natural preserve.

All permanent lighting throughout the park will be dark sky compliant. It is important to note that the town has a light ordinance which is available on line on the town website at <http://www.charlestownri.org/> under the Charter and Ordinances section entitled Ordinance NO. 347 Amending Chapter 218 Zoning and Lighting.



# NINIGRET PARK

## Final Master Plan



## **Main Entrance Drive**

A new Gateway Entrance has been introduced to Ninigret Park in the lawn area along Old Post Road. The new entrance features major fieldstone sign walls in a rich setting of native trees, shrubs and perennials to announce one's arrival at Ninigret Park. This is a radical departure from the existing entrances almost hidden condition in the line of scrubby growth alongside Old Post Road. It will require easements for extending into the existing broad lawn panel flanking Old Post Road, but will accomplish a signature statement in introducing Ninigret Park to visitors.

The entrance drive has been redesigned to present itself more strongly as the entrance to a major park through introduction of a tree planted median leading to a roundabout park. This accomplishes two objectives: it provides extensive on-site cueing area for cars arriving at festivals and it also utilizes an attractive roundabout as a traffic calming device with directory signage. Pavers at the roundabout further enhance its visual appeal as a park space.

It is at the roundabout that arrivals are directed to major facilities within the park. Take a right upon reaching the roundabout and one comes to the Proposed Community Center, the Sports Complex, and the Criterium Bicycle Course. One also arrives at the major event parking area, thereby avoiding conflicts with townspeople going straight through to Little Nini Park during major festival events.

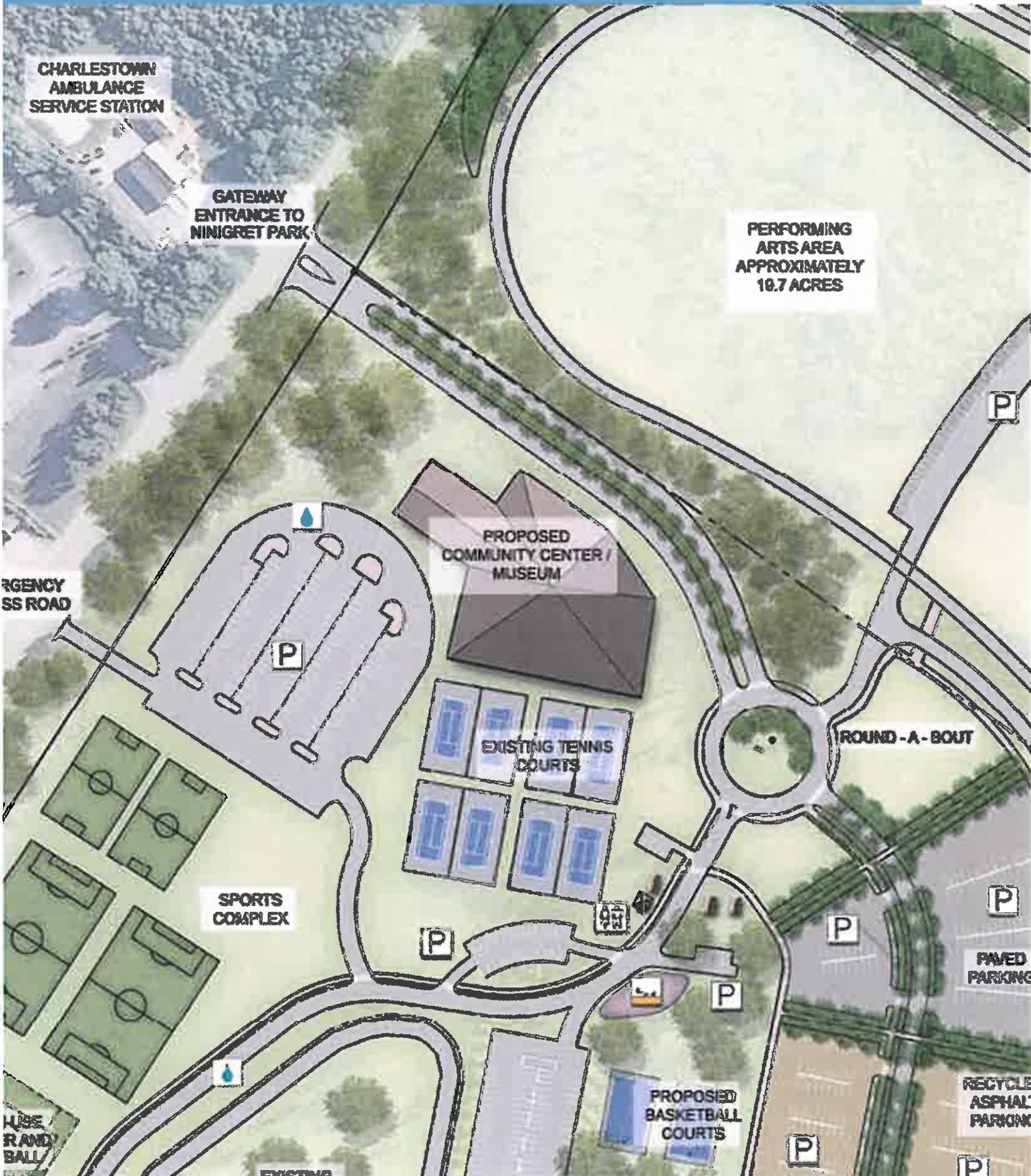
By going straight through the roundabout one also proceeds to the Dog Park, the Frosty Drew Nature Center and Observatory, the Kid's Place playground, main parking lots with paths that access the whole site, the Disc Golf Course, and the Senior Center. Finally, by taking a "left" at the roundabout one easily accesses the Festival Campground, the Performing Arts Area, or can quickly exit the site.

All lighting for the vehicular circulation and parking areas will be dark sky compliant.

## **Interior Drives**

Roadways have been designed to present an informal pastoral park experience to drivers through the introduction of a series of gracious curves. This approach offers an ever-changing sequence of interesting views to the "outdoor rooms" presented in the landscape by the many informal open play areas juxtaposed against treed edges. This approach replaces the many long straight sections of road which hark back to the original naval air training station's severe grid plan which is out of character with a park and preserve.

One way event circulation for performing arts events is designed to allow free through traffic by local residents to Little Nini Pond facilities to occur even during events and reduces the need for volunteers directing traffic. It also greatly reduces pedestrian/vehicular conflicts at the roadway crossing to the Concert and Festival center during events.



The heavily deteriorated existing roadway and parking areas, many dating back as much as 60 years, are long overdue for replacement given bituminous concrete pavement's typical lifespan of some 20 years. The roadways would be ground down, stockpiled and then reused as a base for the newly configured park drives.

Lighting for all drives and parking areas should be "dark skies compliant" to prevent skyglow which might interfere with the Frosty Drew Observatory and pose a nuisance to residential abutters.

### **Parking Areas**

Low Impact Development (LID) principles have been built into the master plan, introducing design techniques to reduce paved surfaces through introduction of stabilized base lawn areas for major festival and concert parking. This approach allows major areas of the site used for intermittent event parking to appear as pastoral lawn fringed with shade trees, replacing the current sea of deteriorated pavement blighting the heart of the parkland experience. During events the stabilized base lawn system will support vehicle loads without settlement due to a compacted gravel base set below the visible lawn. Existing pavement may be used as part of this base after being ground to the proper gradation and blended with compacted gravel.

Such an approach also minimizes the need for piped drainage and detention systems, not having a paved surface with its associated high rate of concentrated stormwater runoff, but rather presenting a vegetated surface which takes advantage of the naturally well drained soils prevalent on the site. This approach helps to ensure a sustainable and low maintenance development as the Master Plan is implemented. It also assures simplified upkeep for years to come, not being prone to the degradation over time which is so prevalent in the existing paved areas of the site.

Porous bituminous pavement is recommended for smaller parking areas such as those serving the Sports Complex, Criterium Bike Track and Little Nini Pond's parking facility.

All lighting for the vehicular circulation and parking areas will be dark sky compliant.

These parking areas generally see three-season usage, rarely being used during winter months. Consequently, they are free of winter sanding and salt de-icing practices and therefore not prone to clogging by fines of their drainage porosity properties. This approach again minimizes the need for structural drainage systems, allowing for the use instead of low impact water quality enhancing infiltration swales.





## **The Sports Complex**

Athletic fields have been maximized utilizing primarily existing open and level areas of the site to minimize impacts upon natural systems. This approach has yielded a new competition level multi-use soccer and football field with bleachers, three additional junior level soccer fields, open fields, and two basketball courts. The result is a comprehensive sports field program comprising:

- One competition level multi-use soccer and football field with bleachers
- One multi-purpose soccer or lacrosse field
- Two full size soccer fields
- Four junior level soccer fields
- Two youth soccer fields
- Open play fields
- Two basketball courts
- Eight tennis courts
- A site for a possible future enclosed skating rink

It is recommended that the competition level multi-use soccer and football field utilize synthetic turf in order to allow continuous use for regional athletic events.

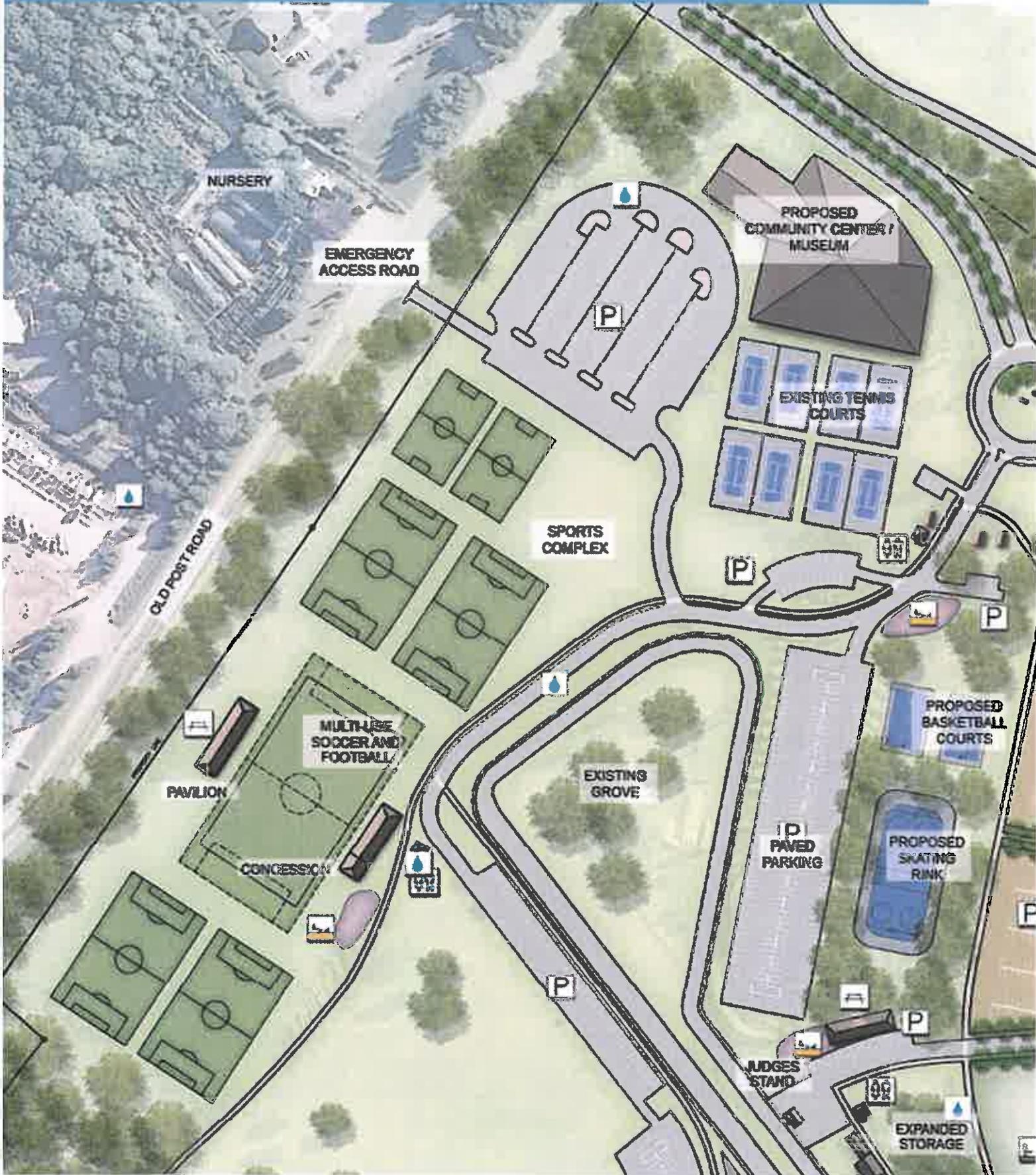
Other fields are recommended to utilize turf. Those fields located in existing level sports field areas are recommended to be tilled, aerated, topdressed with additional loam and leveled prior to reseeding. This will assure a good quality municipal level playing surface.

Given the strong yield of existing on-site wells, it is also recommended that the sport fields, with exception of the synthetic turf, be irrigated. This will strengthen the turf's root system and lengthen the period between their having to be "rested" from play.

Any fertilizers applied must be natural based fertilizers to meet sustainable design criteria for the overall park.

Parking utilizing porous pavement design has been introduced proximate to the athletic fields, eliminating existing pedestrian conflicts with the Criterium Bicycle Course. A concession stand has also been introduced as a centerpiece of the new Sports Complex.

Any lighting for the vehicular circulation and parking areas will be dark sky compliant.



## **Performing Arts Area**

A new outdoor Performing Arts Area has been introduced along Old Post Road just east of the Ninigret Park entrance drive. This location on the unrestricted Town controlled 55 acre portion of Ninigret Park allows the soundstage to be positioned further from the Arnolda Residential Community and oriented away from it as well. A planted earth berm topped with a pre-engineered wooden sound barrier is additionally introduced surrounding the facility to significantly reduce concert sound levels from the residential community. The proposed location allows for the remainder of the park to be used during events.

Parking for concert and festival organizers and performers has been sited alongside Old Post Road behind a screen of preserved vegetation. An EMT shelter has also been located here for quick access to Old Post Road for ambulances. This location minimizes noise from these activities upon the residential community. Any permanent lighting for the Performing Arts area will be dark sky compliant.

The Performing Arts Area has also been designed to accommodate the Charlestown Seafood Festival, the largest event currently held at Ninigret Park, and is almost twice the size of the existing lawn area by Little Nini Pond currently used for concerts. This provides flexible space for different scale events to assure long term usability.

Potable water sources will be provided within the Performing Arts Area. Portable toilets will be provided by event organizers for concert and festival attendees. The introduction of a wastewater treatment facility is not considered viable due both to operational constraints posed by intermittent use by the Concert and Festival Center and to major cost impacts.

A new primary electrical feed will be required from Old Post Road to service the soundstage, EMT shelter, event lighting, vendor booths and other event related operations. This will eliminate the need for electrical generators and their attendant noise. Any permanent lighting will be dark sky compliant. Efforts will be taken to mitigate sound at the Performing Arts Area. These would include mounded earth, sound barrier walls, and potentially depressing the performance area.

It is important to note that the town has a nuisance ordinance. Below is an excerpt from the ordinance pertaining to town sponsored events. The entire ordinance is available on the town website at <http://www.charlestownri.org/> :

### § 152-1 Policy, purpose and title.

The Town Council finds and declares that:

- A. Excessive noise is a serious hazard to the public health and welfare and quality of life in the town.
- B. Each person has a right to an environment reasonably free from noise, which jeopardizes health or welfare or unnecessarily degrades the quality of life.
- C. The purpose of this chapter is to establish standards for the control of noise pollution in the town to protect the public health, safety and general welfare.
- D. This chapter may be cited as the "Noise Control Ordinance of the Town of "Charlestown."

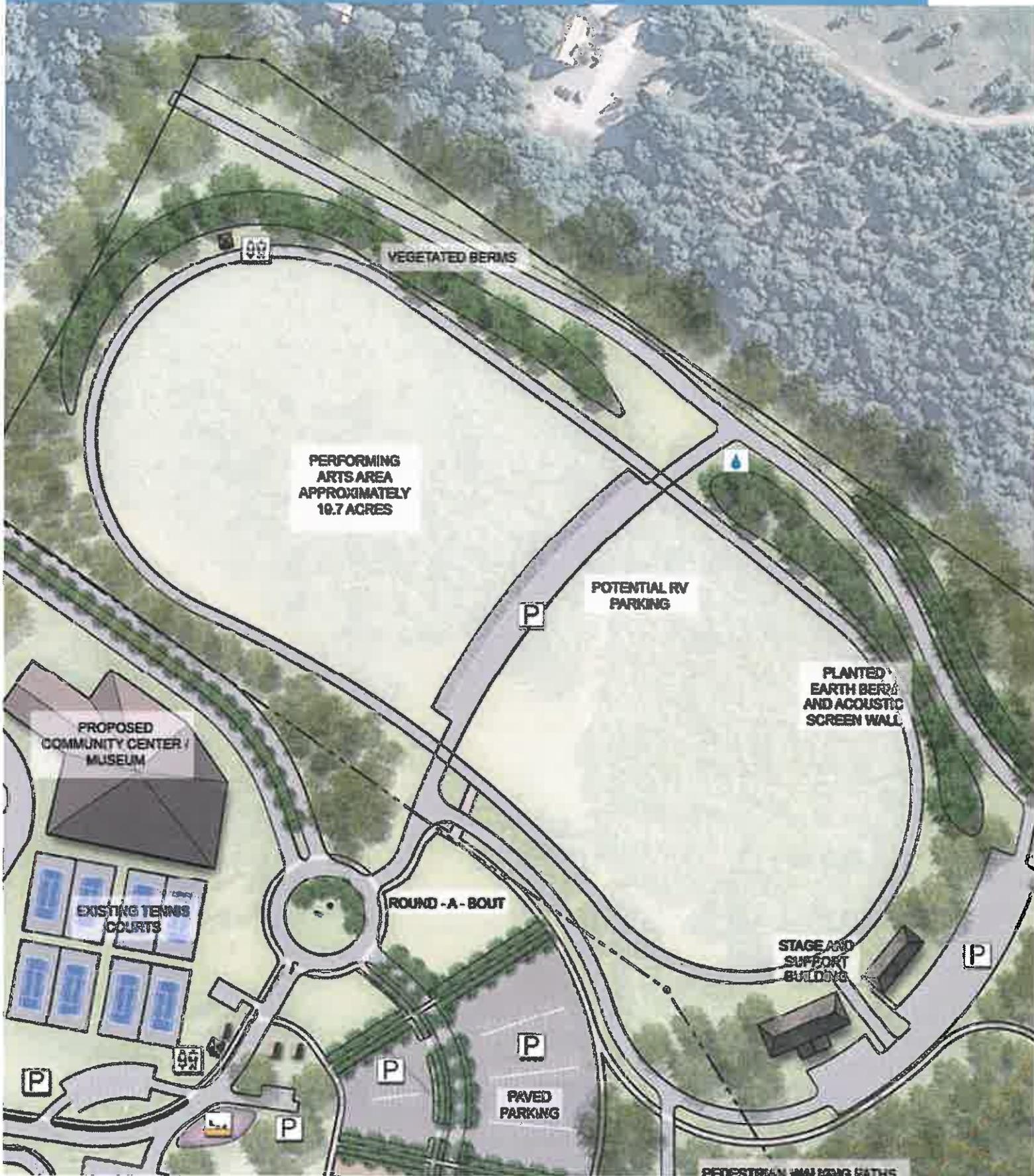
### NOISE DISTURBANCE

Any use, process, operation, operative or activity, which causes or creates noise which exceeds reasonable persons' standard for loudness, duration or repetitiveness.

### § 152-4 Exemptions.

The provisions of this chapter shall not apply to: A, D

The emission of sound from municipally sponsored, approved or licensed celebrations, events, or activities.



### **Festival Campground**

A dedicated area has been planned for use as a short-term camping facility for performing arts permanent campground. Rather, this area is instead designed to provide an additional open informal play, potential future baseball diamonds, and events by agreement only. While located for convenience to the Performing Arts Area, this facility is not intended or planned as a picnic facility open to the public for the majority of time when festivals are not being held.

Consequently, drives and parking are of a mix of asphalt or permeable crushed stone depending on the use and treed groves are introduced to lend shade and visually reduce the scale of the open area. This approach to the design adds another facet to the pastoral parkland experience of Ninigret Park.

Potable water sources will be provided in the picnic areas of the campground. Portable toilets will be provided for campers during concert and festival events. Electrical outlets will only be provided at the concession stand, this area being intended for temporary tent camping only.

### **Criterion Bicycle Course**

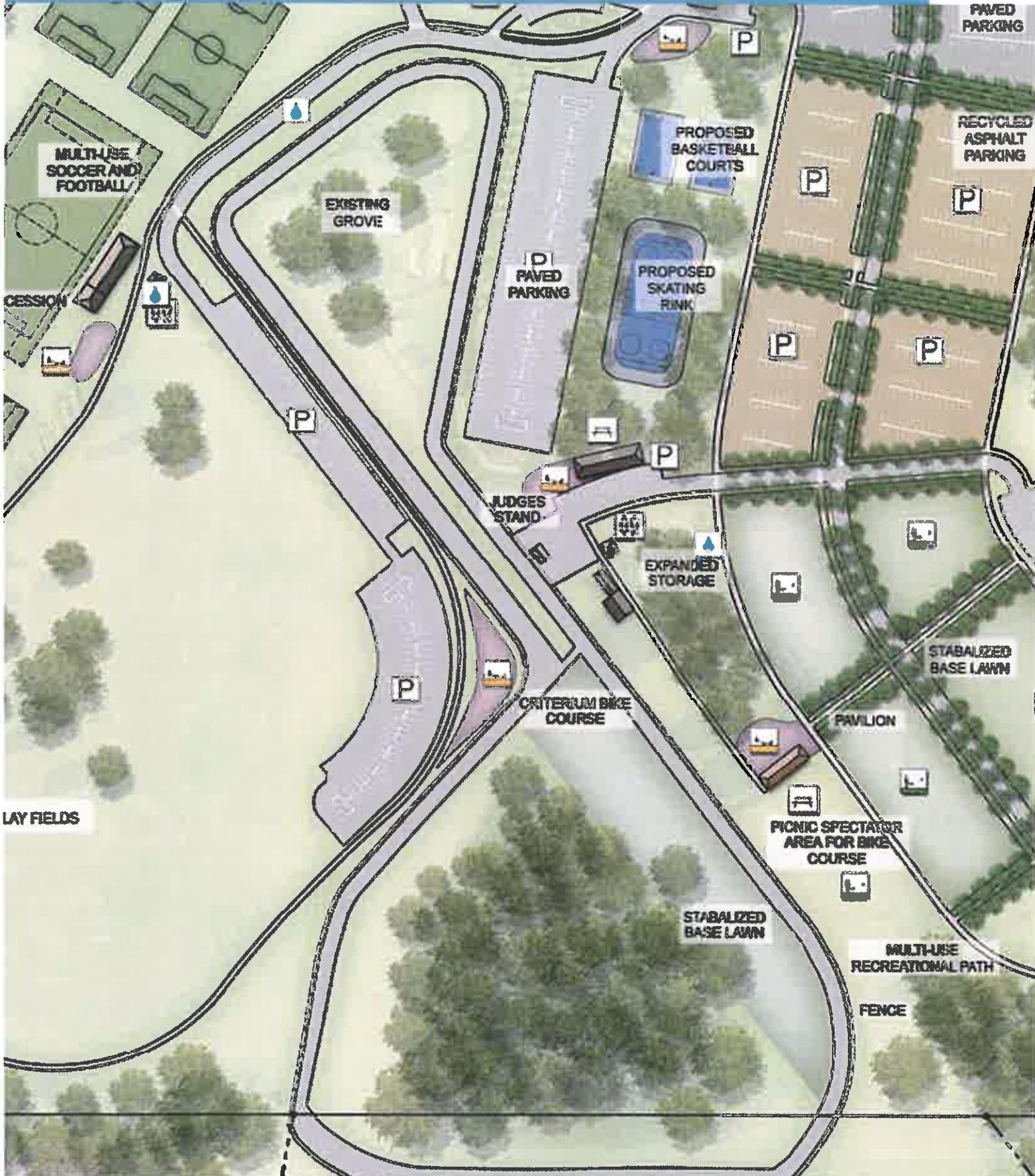
The Criterion Bicycle Course has been maintained in its current configuration. Discussion with a course representative demonstrated the high level of design parameters which the course was originally laid out to, so deviation from this layout was deemed both undesirable and unnecessary.

The principle concern of Criterion Bicycle Course users was short-cutting across the course by soccer players and their fans during races, posing potential for very serious accidents. It was agreed the best remedy was twofold: provision of potential safety capped fencing, berm barriers, or a combination surrounding easily accessed portions of the track combined with provision of sufficient parking in close proximity to the athletic facilities, thereby eliminating the desire to cross the track. Both measures are reflected in the Master Plan.

Parking for the Criterion Bicycle Course is recommended to replace the existing deteriorated bituminous pavement with porous pavement. By the same measure, relocation of the festival area from the Criterion Bicycle Course will allow the heavily deteriorated bituminous pavement surrounding the track itself to be removed and replaced with walkways and landscaping. Finally, the boulders lining the track might also be removed.

### **Potential Community Center and Charlestown Naval Auxiliary Landing Field Memorial**

At the request of the Client, in addition to the Senior Center the Master Plan also introduces a site for a potential future Community Center near the main entrance to Ninigret Park. This is intended as a placekeeper for municipal development which must first pass review by the U.S. Secretary of State in accordance with restrictions on the 172.4 parcel of land. It is located proximate to the new athletic field parking area, its anticipated use hours generally being deemed not to be in conflict with those of athletic events. This parking area will also be available for RV parking during major festival events.



The Charlestown Naval Auxillary Landing Field Memorial has been upgraded in the Master Plan to provide a true destination attraction at the entrance to Ninigret Park speaking to its origins as a naval air training field. The existing granite monument is preserved, but by relocating the entrance drive a major new space is opened up befitting the memorial's historic significance. Within the community center the master plan provides for an exhibition building to display historic artifacts and educational material relating to "Charliewtown".

### **Little Nini Park**

Little Nini Park receives a facelift through redesigned parking and access reflecting the pastoral park theme.

A large picnic shelter is also introduced to tie the Kid's Place playground in with the Little Nini beach facility, serving as an attraction for large family gatherings.

An improvement project is planned for the flagpole area adjacent to the playground within Little Nini Park.

The multi-purpose field for soccer or lacrosse has been preserved in the existing open field area. This clearing might be expanded to accommodate an additional multipurpose athletic field in replacement of one lost to the recommended pastoral park drive reconfiguration.

### **Frosty Drew Nature Center and Observatory**

The Frosty Drew Nature Center has been shown on the Master Plan with the Frosty Drew Sky Theater addition, expanding the facility's presence within Ninigret Park. This is befitting the Frosty Drew Nature Center's recommended additional role as gateway to an expanded Ninigret Park nature interpretation trail system. This trail will feature views to scenic areas such as Little Nini Pond while also providing educational signage describing ways in which the landscape has been disturbed and is being healed through eradication of invasive plants and reforestation with native varieties.

The Frosty Drew Observatory, located across the road from the Frosty Drew Nature Center, has been upgraded through introduction of the aforementioned new parking area. It has also been enhanced as a public space through the informal introduction of picnic tables in a radial array surrounding the observatory. A small plaza area is also indicated highlight the observatory's significance in Ninigret Park. Informative signage might also be introduced to describe astronomic features of the night sky which can be viewed from the observatory.

### **Dog Park**

In response to requests during the master plan's public review process, a Dog Park has been built along the park drive adjacent to the USFL trail.



## **Disc Golf Course**

The disc golf course has been preserved within the Master Plan largely in its current configuration. Since maintained lawn is not required within the course, native vegetation can also be gradually reintroduced to replace invasives through-out the disc golf course. It is the planner's opinion that this is an appropriate low-impact recreational land use which may in the long term attract new visitors to Ninigret Park. In discussions with its operator there also appears to be opportunity for charging users to supplement the operating fund for the larger park.

## **Senior Center**

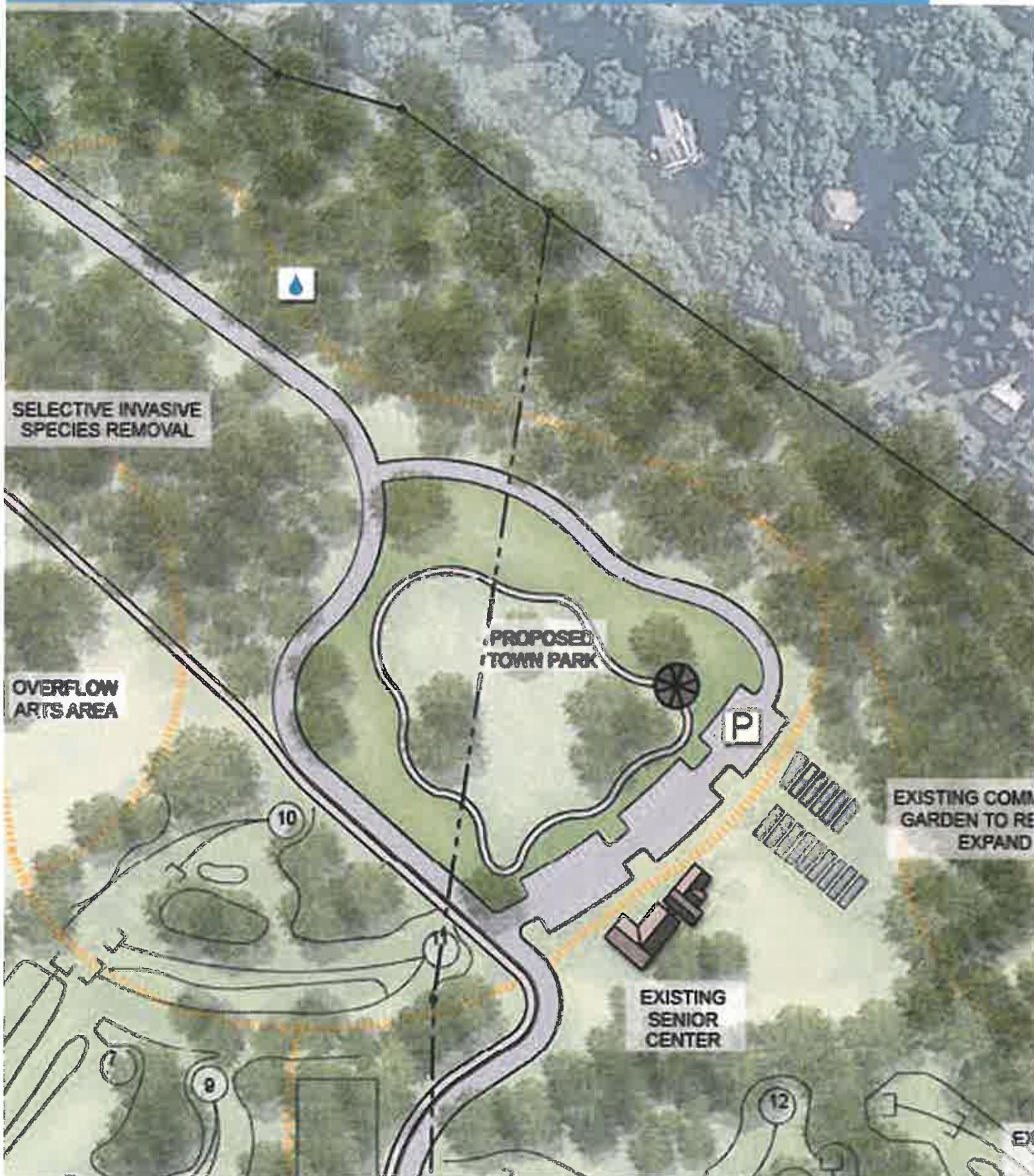
At the request of the town a new park has also been introduced in front of the Senior Center. This Town Park is envisioned as a quiet area for walking and sitting. It is indicated with treelined walks, small seating plazas and a gazebo for possible outdoor activities even in inclement weather. A new drive has been provided surrounding the park and upgraded parking is indicated at the Senior Center. A broad buffer of existing vegetation has been preserved and is intended to be supplemented with additional native evergreen trees alongside the Arnolda Residential Community.

As part of the upgrades to the Senior Center a new dedicated entrance drive has been introduced as a key part of the proposed new pastoral drive system redefining Ninigret Park. Currently, patrons of the Senior Center must find their way on a seriously deteriorated and poorly signed roadway devoid of lighting. This is a challenge by day and a true deterrent to use at night. The new drive will provide direct access from Old Post Road and introduce dark sky compliant lighting to illuminate the roadway at night without causing light pollution to the sky. These improvements will allow the senior center to more successfully fulfill its mission as a major destination and valuable resource to the Town of Charlestown. Community gardens are located adjacent to Senior center.

## **Landscape Restoration**

A key part of returning Ninigret Park to a more natural park experience will also be the replacement of deteriorated abandoned roads formerly associated with the naval air training base. Portions of the corridors for these roads might be replaced with meandering hiking trails, other sections simply reforested over time.

A systematic removal of exotic invasive plant species should take place to allow for restoration of the native vegetation. Due to the original open layout of the site, and the many years of going unmaintained, infestations of invasive species, particularly autumn olive and bittersweet, have overgrown large areas, preventing the native vegetation from thriving.



### **Walkways, Trails, and Play Pods**

Implementation of a comprehensive network of walkways and trails with distinct use hierarchies will help reshape Ninigret Park as a more natural experience.

Walkways in finished park areas must provide accessibility for the disabled and elderly. Bike lanes should also be provided linking the various activity centers to Old Post Road, and bike parking facilities provided throughout the park.

Trails should include educational interpretive trails originating at the Frosty Drew Nature Center, accessible walking paths for relaxed enjoyment of the outdoors, exercise "fit-trails" at Little Nini Park (remnants of one still exist) and the Sports Complex, hiking trails tying into those at the Ninigret Wildlife Refuge and off-road bike trails which might someday tie into a regional bicycle trail system.

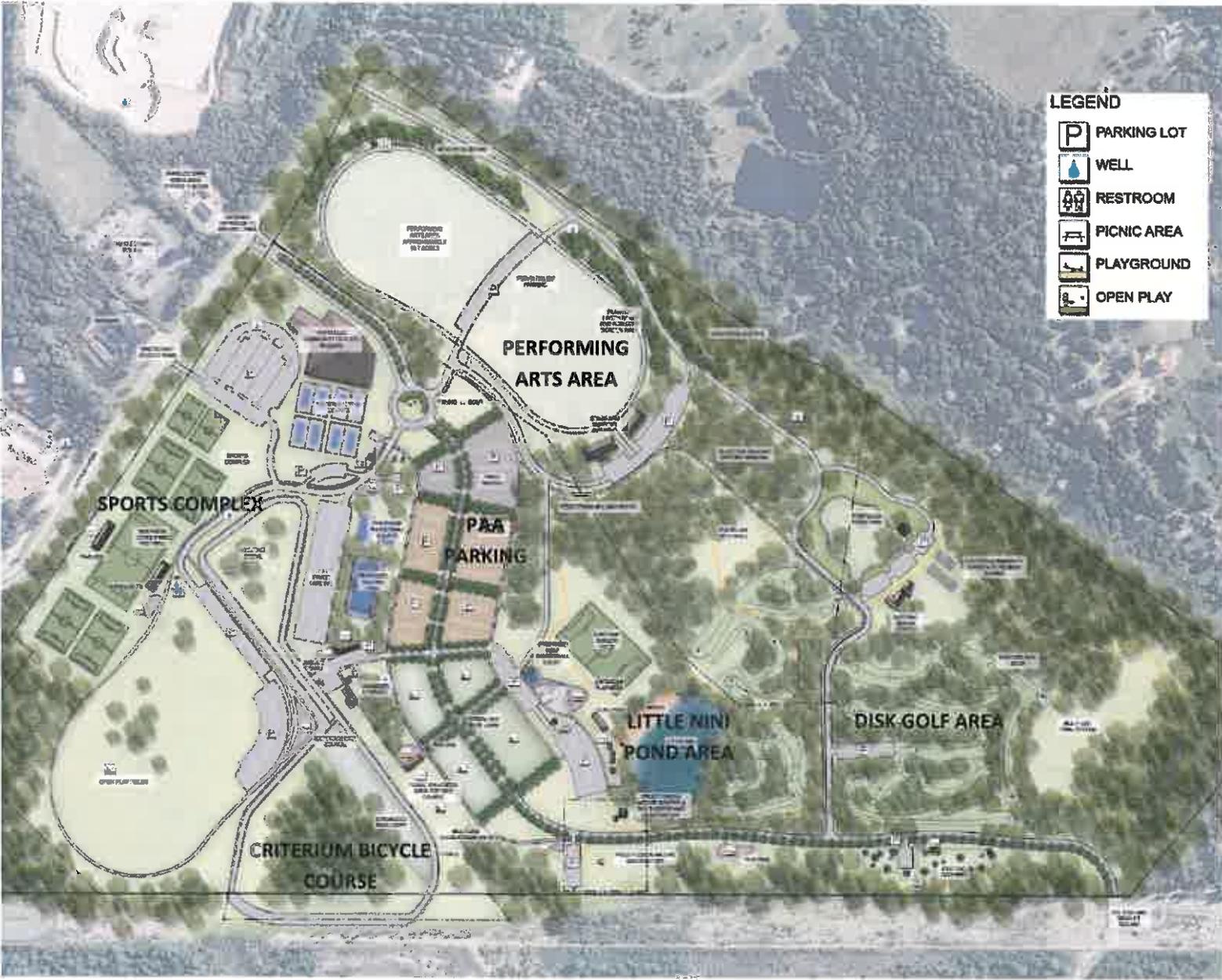
Nature interpretation trails are to be designed to inform the public on native plants and features which will be reintroduced as part of the sustainably designed park redevelopment. "Play pods" will be dispersed throughout the pathways and walking trails. Play pods encourage movement throughout the site, not just by children, but by adults also. Play pods may include play structures, fitness stations, or both.

### **Restroom Facilities**

The use of composting toilet facilities will be located throughout the entire site. Placement of these facilities will occur at the campground, Little Nini Pond, Performing Arts Area, Sports Complex, and the dog park. All facilities will be located in heavy pedestrian traffic areas and will be handicap accessible for adequate use by all. For larger events at the performing arts area, event organizers will provide extra portable toilets to accommodate for the attendees.



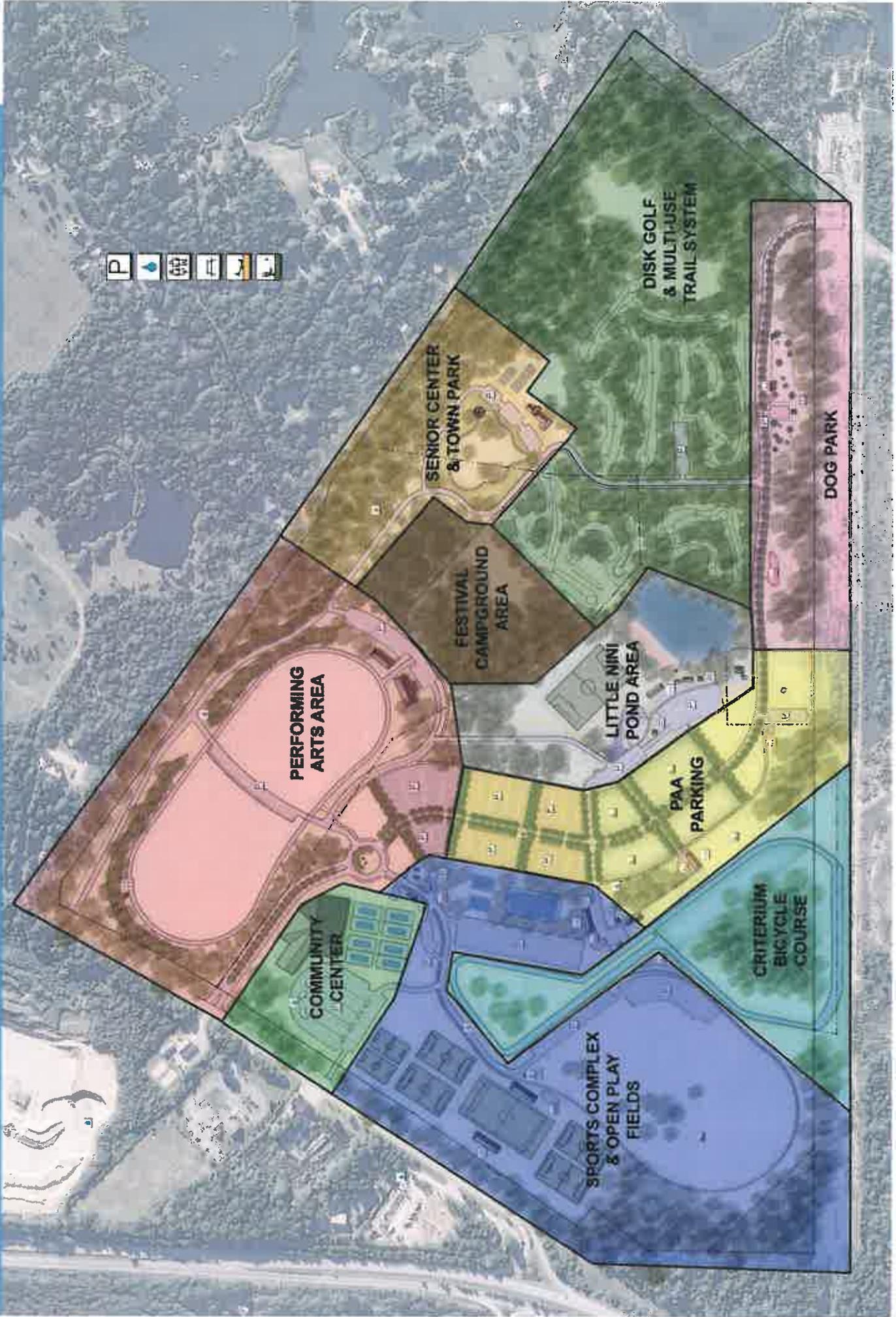
# Appendices





# NINIGRET PARK

## Master Plan Project Areas



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## Ninigret Park Project Area Plan

The Ninigret Park Project Areas Plan was developed at the request of the Charlestown Parks and Recreation Committee to illustrate discreet projects within the overall Master Plan. In a number of cases certain project areas have strong interrelationships with others in terms of operations.

One example of this is the Concert and Festival Facility project which should be constructed in conjunction with the Entrance Drive project and Egress Drive project for improved vehicular accessibility. Ideally it would also be constructed in conjunction with the Stabilized Base Lawn Event Parking project so patrons would no longer have to utilize the existing degraded bituminous parking lots, and with the Parking Area project to provide for RV parking.

The Event Campground/Open Play Area project could follow after construction of the Concert and Festival Facility project provided the Sports Center project has not been commenced (this would displace the existing open field currently used for festival camping).

The Community Center project requires construction of the Entrance Drive project to free up site area for its implementation.

The Sports Complex project ideally would include the Entrance Drive project and at least the linking roadway portion of the Stabilized Base Lawn Event Parking project for optimal accessibility. It should also ideally include the Parking Area project to assure adequate parking to eliminate present pedestrian conflicts during Criterium Bicycle Course events.

The Upgrades to Little Nini Pond project is largely independent of other project areas in terms of implementation, although it ideally would have the roadway relocation indicated for the Stabilized Base Lawn Event Parking project completed for best appearance.

Projects referenced in the 2008 master plan such as, The Frosty Drew projects and the Dog Park project have already been constructed. It should be noted, however, that the Drive Extension to the Senior Center project and the Egress Drive project ideally would be completed as part of the new Town Park project to properly direct patrons to the site, a major flaw of the existing roadway layout.

Enhanced Multi-Use Trail System and Reforestation Program projects can be implemented independently of all other projects.



**TOWN OF CHARLESTOWN**