Master Plan for EISENHOWER PARK

City of Milford, CT

Prepared for:

Eisenhower Park Study Committee

Prepared by:

Stantec Consulting Services, Inc.

April 18, 2007

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Acknowledgements

Acknowledgements

The Eisenhower Park Study Committee (EPSC) was appointed by Mayor James L. Richetelli, Jr., in April, 2003. The members of the Committee are residents of Milford who have volunteered countless hours toward the creation of this Master Plan for Eisenhower Park.

The Eisenhower Park Study Committee members include:

- Mark Lofthouse, Chairman
- Joanna Casey Piscitelli, Vice-Chairman
- Sheila Daniel
- Lewis Hurwitz
- Stephen Wing, ASLA
- Joseph M. Agro, Jr., Former Chairman (2003-2006)
- Daniel Quirk (2003-Jan. 2004)
- Herb Cables (2003)

The EPSC members' commitment and vision to improving the quality of recreation for Milford residents and raising awareness for preserving and enhancing Eisenhower Park's natural environment is the foundation of this plan.

During the preparation of the Plan, the EPSC received overwhelming support from individuals within various municipal offices of the City of Milford including:

- Parks and Recreation Department
- Planning and Zoning Department
- Inland Wetlands Agency
- Health Department
- Police Department
- Fire Department
- Department of Education
- Public Works Department
- Community Development
- Information Technology (MIS)
- Office of the Mayor

The planning, design, engineering and environmental consulting team was lead by Stantec Consulting Services (formerly Vollmer Associates), Planners, Landscape Architects and Engineers) with environmental services provided by Land-Tech Consultants, Inc.

Mission Statement

Mission Statement

Upon commencement of the Eisenhower Park Study Committee (EPSC) in 2003, its members focused on establishing a mission statement that would guide their vision and the development of the Master Plan for the Park.

The EPSC's mission statement is as follows:

To create a park that will meet the recreational needs of Milford's citizens today and in the future, while enhancing and protecting the site's natural resources.

Eisenhower Park, Milford, CT

III Goals and Objectives

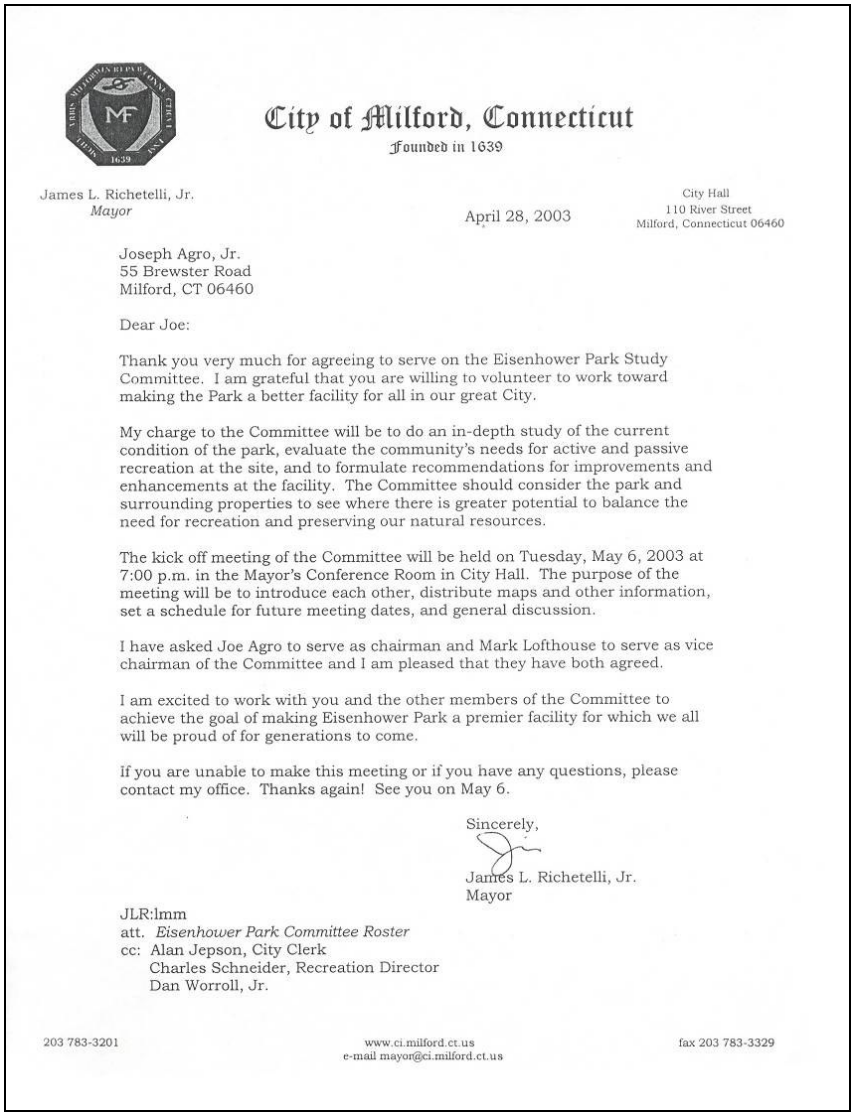
Goals and Objectives

A. Commencement of the Eisenhower Park Study Committee

On April 23, 2003, Mayor James L. Richetelli, Jr. appointed the original members of the Eisenhower Park Study Committee. The Mayor's main goal was and remains today, to make Eisenhower Park a better facility for all residents of the City of Milford. The Mayor's primary objectives are as follows:

- Conduct an in-depth study of the existing conditions of the Park;
- Evaluate the community's needs for active and passive recreation and how Eisenhower Park may serve in this capacity;
- Formulate recommendations for improvements and enhancements to the Park; and
- Preserve natural features.

The EPSC remained focused on these objectives during the development of this Master Plan.



City of Milford, Connecticut
Founded in 1639

James L. Richetelli, Jr.
Mayor

April 28, 2003

City Hall
110 River Street
Milford, Connecticut 06460

Joseph Agro, Jr.
55 Brewster Road
Milford, CT 06460

Dear Joe:

Thank you very much for agreeing to serve on the Eisenhower Park Study Committee. I am grateful that you are willing to volunteer to work toward making the Park a better facility for all in our great City.

My charge to the Committee will be to do an in-depth study of the current condition of the park, evaluate the community's needs for active and passive recreation at the site, and to formulate recommendations for improvements and enhancements at the facility. The Committee should consider the park and surrounding properties to see where there is greater potential to balance the need for recreation and preserving our natural resources.

The kick off meeting of the Committee will be held on Tuesday, May 6, 2003 at 7:00 p.m. in the Mayor's Conference Room in City Hall. The purpose of the meeting will be to introduce each other, distribute maps and other information, set a schedule for future meeting dates, and general discussion.

I have asked Joe Agro to serve as chairman and Mark Lofthouse to serve as vice chairman of the Committee and I am pleased that they have both agreed.

I am excited to work with you and the other members of the Committee to achieve the goal of making Eisenhower Park a premier facility for which we all will be proud of for generations to come.

If you are unable to make this meeting or if you have any questions, please contact my office. Thanks again! See you on May 6.

Sincerely,

James L. Richetelli, Jr.
Mayor

JLR:lmm
att. *Eisenhower Park Committee Roster*
cc: Alan Jepson, City Clerk
Charles Schneider, Recreation Director
Dan Worroll, Jr.

203 783-3201

www.ci.milford.ct.us
e-mail mayor@ci.milford.ct.us

fax 203 783-3329

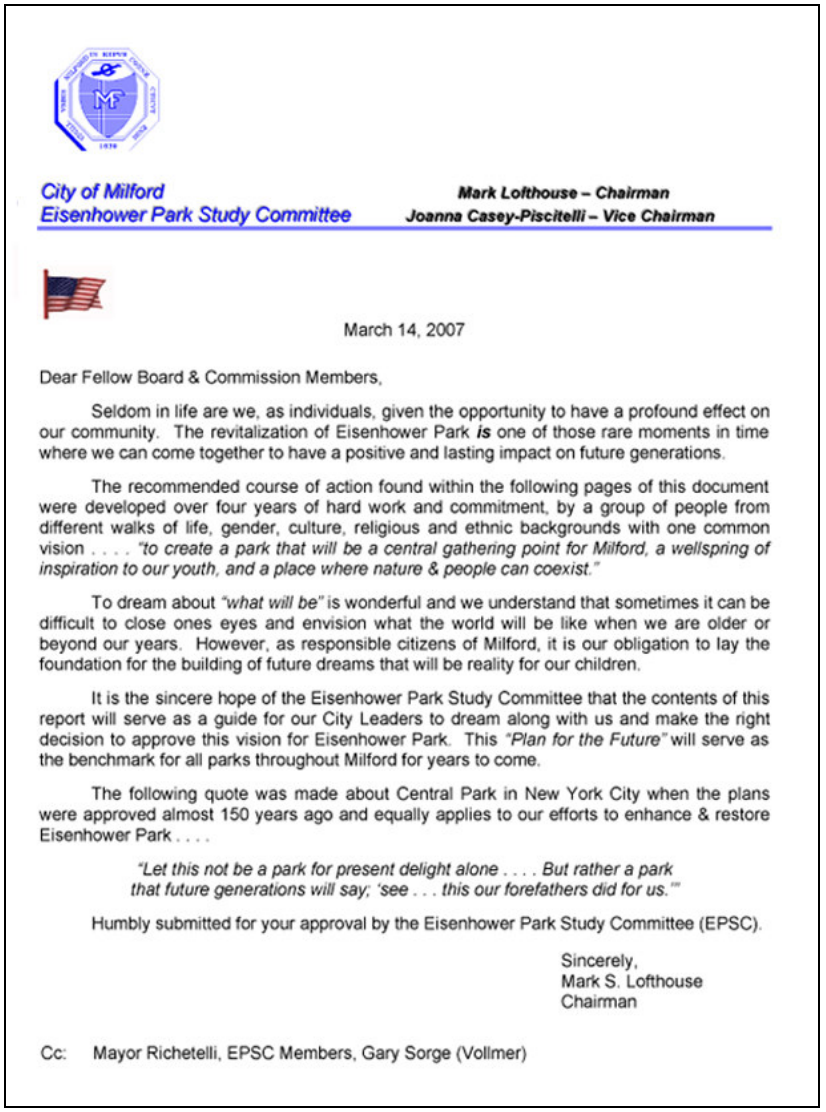
Goals and Objectives

B. Letter from the Eisenhower Park Study Committee (EPSC)

After nearly four years of research, public meetings, site analysis and review of countless design alternatives, the EPSC is pleased to present this Master Plan for Eisenhower Park.

The Plan casts a vision and remains a flexible document. The recommendations are not cast in stone, yet provide a blueprint for enhanced spatial organization and use of one of Milford's most valuable recreation and open space resources.

The park encompasses over 333 acres, and costs to accomplish all goals and objectives outlined herein are significant. The plan encourages phasing of proposed improvements and provides many opportunities for volunteer-based organizations to leave their positive impression on the Park in the true spirit of a community-based public recreation resource.



City of Milford
Eisenhower Park Study Committee

Mark Lofthouse – Chairman
Joanna Casey-Piscitelli – Vice Chairman

March 14, 2007

Dear Fellow Board & Commission Members,

Seldom in life are we, as individuals, given the opportunity to have a profound effect on our community. The revitalization of Eisenhower Park ***is*** one of those rare moments in time where we can come together to have a positive and lasting impact on future generations.

The recommended course of action found within the following pages of this document were developed over four years of hard work and commitment, by a group of people from different walks of life, gender, culture, religious and ethnic backgrounds with one common vision . . . . *"to create a park that will be a central gathering point for Milford, a wellspring of inspiration to our youth, and a place where nature & people can coexist."*

To dream about *"what will be"* is wonderful and we understand that sometimes it can be difficult to close ones eyes and envision what the world will be like when we are older or beyond our years. However, as responsible citizens of Milford, it is our obligation to lay the foundation for the building of future dreams that will be reality for our children.

It is the sincere hope of the Eisenhower Park Study Committee that the contents of this report will serve as a guide for our City Leaders to dream along with us and make the right decision to approve this vision for Eisenhower Park. This *"Plan for the Future"* will serve as the benchmark for all parks throughout Milford for years to come.

The following quote was made about Central Park in New York City when the plans were approved almost 150 years ago and equally applies to our efforts to enhance & restore Eisenhower Park . . . .

"Let this not be a park for present delight alone . . . . But rather a park that future generations will say; 'see . . . this our forefathers did for us.'"

Humbly submitted for your approval by the Eisenhower Park Study Committee (EPSC).

Sincerely,
Mark S. Lofthouse
Chairman

Cc: Mayor Richetelli, EPSC Members, Gary Sorge (Vollmer)

IV EPSC and the Planning Process

EPSC and the Planning Process

EPSC and the Planning Process

The Eisenhower Park Study Committee (EPSC) was established in April of 2003 by the Mayor of the City of Milford, the Honorable James L. Richetelli, Jr. The EPSC is comprised of dedicated individuals and long-time Milford residents who represent a broad range of professional backgrounds: legal, land use, planning, landscape architecture, education, recreation, business and development. They embarked on a nearly four-year undertaking to prepare and present a responsible, site-sensitive and, ultimately, sustainable park plan to the City of Milford.

From their beginning, the EPSC was and remains committed to preserving and enhancing the environmental, aesthetic and recreation qualities of Eisenhower Park. They have prepared and discussed many concepts over their four-year endeavor knowing full well that many land use, cost and maintenance concerns exist and would, at times, lead to lengthy debate. But their realization and the impetus of the EPSC mission is that Eisenhower Park's environmental and built features are in decline; the Park is dramatically under-utilized; and there are tremendous opportunities within Eisenhower Park that are yet to be considered and consolidated into one single vision plan that would benefit all residents of the City. The EPSC recognizes that the implementation of the plan will take time, creativity and funding. Most importantly, they recognize the importance of establishing a blueprint that will guide future improvement and land use decisions within the Park.

Today we have a Vision Plan for Eisenhower Park—a Plan that is a culmination of many hours of research, meetings, debate and plan review. The following briefly highlights the history and activities engaged by the EPSC in the preparation of the Vision Plan.

April 2003:

- Commencement of the Eisenhower Park Study Committee (EPSC)
- Walking tours and site evaluation by members of the EPSC
- Walking tours of other City-owned park and recreation facilities
- Walking tours of parks throughout the region including interviews and discussions with the staff that supervise and maintain those parks
- Established a mission statement for the EPSC
- Identified the need for professional consulting services including survey, environmental analysis and park planning services

January 2004:

- Issued request for qualifications for master planning and design consultant
- Obtained qualifications from 32 interested design teams
- Conducted review and interviews of design firms

September 2004:

- Selected a locally-based landscape architecture, engineering and environmental team with regional park planning and design experience

- Conducted survey services and environmental inventory of the entire 333-acre park site
- Conducted meetings with all City departments, organized recreation groups, park stakeholders, senior center staff and others to develop a program for future park improvements
- Began discussions with CL&P regarding the impact of power line upgrades to current and future activities within the Park

June 2005:

- Presented the Program Plan and existing conditions maps during the first public meeting
- Upon notice of CL&P power line upgrade status, the EPSC commenced with design concepts incorporating the previously developed preliminary program of park improvements

September 2005:

- Presented design concepts during the second public meeting
- Incorporated comments into revised schematic alternatives
- Continued public outreach through a series of meetings with park stakeholders

April 2006:

- Presented a vision for the park and a preferred alternative during a public presentation
- Conducted a follow-up public hearing to preview design presentation
- Committee supports CL&P wetland mitigation plan
- Based on comments received and subsequent meetings of the EPSC, initiated revisions to the preferred plan

January 2007:

- Conducted a public presentation and open house meeting to discuss a revised Vision Plan for Eisenhower Park

March 2007:

- Prepared a Draft of the Final Master Plan report for committee review

April 2007:

- Presented final Master Plan Report to the City of Milford

V Site Analysis

Site Analysis

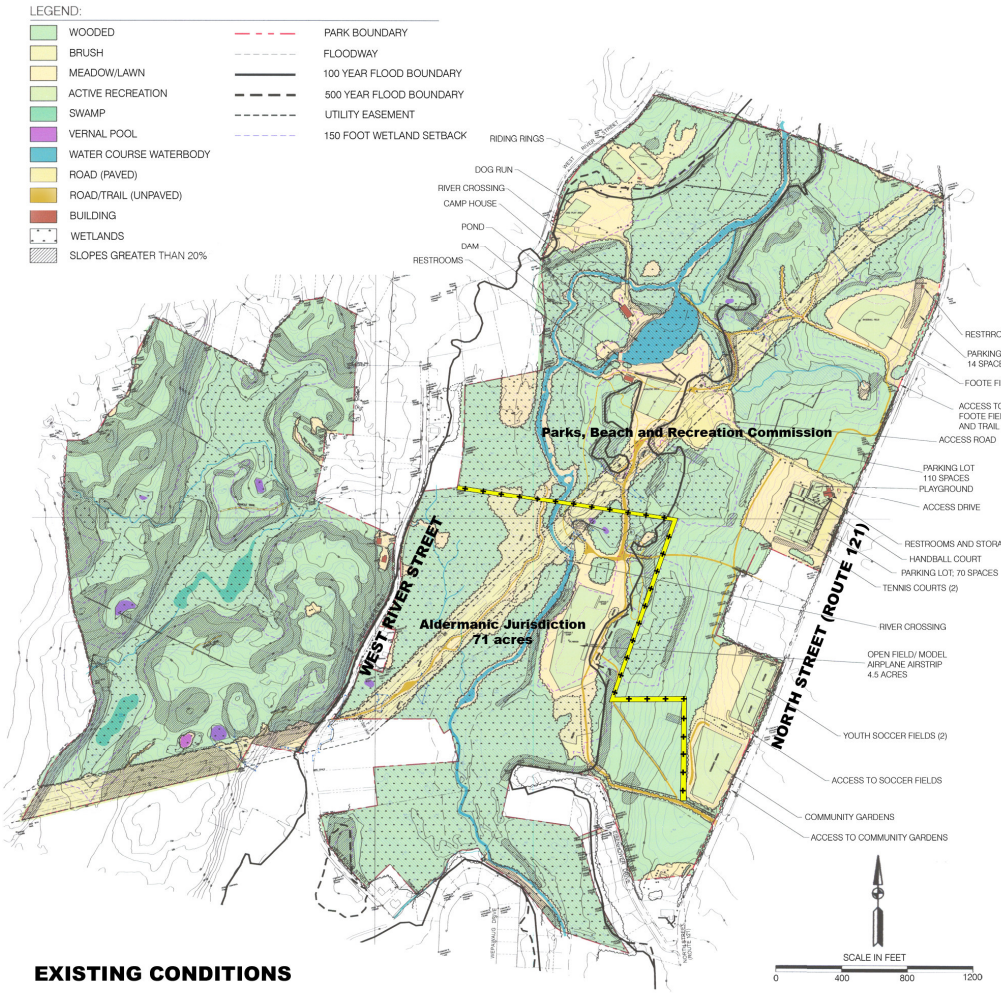
A. Site Survey and Conditions

The preparation of the Master Plan included a topographic, boundary and wetland survey of the entire area known as Eisenhower Park and shown in Figure 2.0. The City of Milford acquired numerous properties over past decades, most recently the 100-acre Solomon and Alter properties west of West River Street, to create the 333-acre park and open space. The original 233-acres east of West River Street includes two park and open space parcels-one under the jurisdiction of the Milford Parks, Beach and Recreation Commission, and the other under the jurisdiction of the City of Milford Board of Aldermen. There are no physical boundaries on site delineating the two jurisdictions.

Figure 1.0 below contains a summary of the Park's existing conditions.

ITEM	NORTH STREET PARCEL	SOLOMON/ALTER PARCEL	TOTAL SIZE
Park Acreage	233 Acres	100 Acres	333 Arces
Perimeter of Parcel	3.85 Miles	1.93 Miles	5.78 Miles
Wetlands	107.07 Acres	18.95 Acres	116.02 Arces
Floodway	29.80 Acres	0 Acres	29.80 Arces
100 Year Flood Zone	127.64 Acres	0 Acres	127.64 Arces
500 Year Flood Zone	3.18 Acres	0 Acres	3.18 Arces
Wooded	159.55 Acres	93.49 Acres	253.04 Arces
Brush	19.89 Acres	5.97 Acres	25.89 Arces
Meadow/Lawn	40.23 Acres	0.54 Acres	40.77 Arces
Active Recreation Area	16.00 Acres	0 Acres	16.00 Arces
Utility Easement	17.48 Acres	5.90 Acres	23.38 Arces
Paved Circulation and Parking	1.09 Acres	0 Acres	1.09 Arces
Length of Paved Road	0.72 Miles	0 Miles	0.72 Miles
Paved Parking Capacity	224 Spaces	0 Spaces	224 Spaces

Figure 1.0



EXISTING CONDITIONS

Figure 2.0

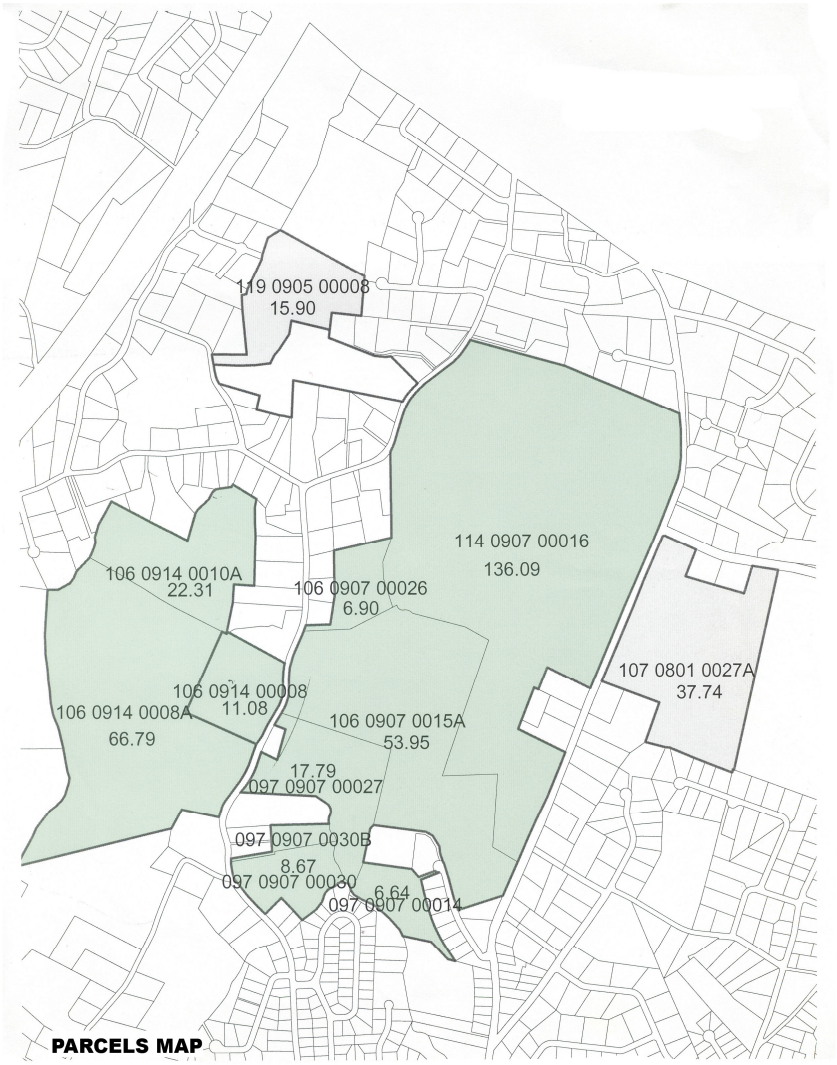
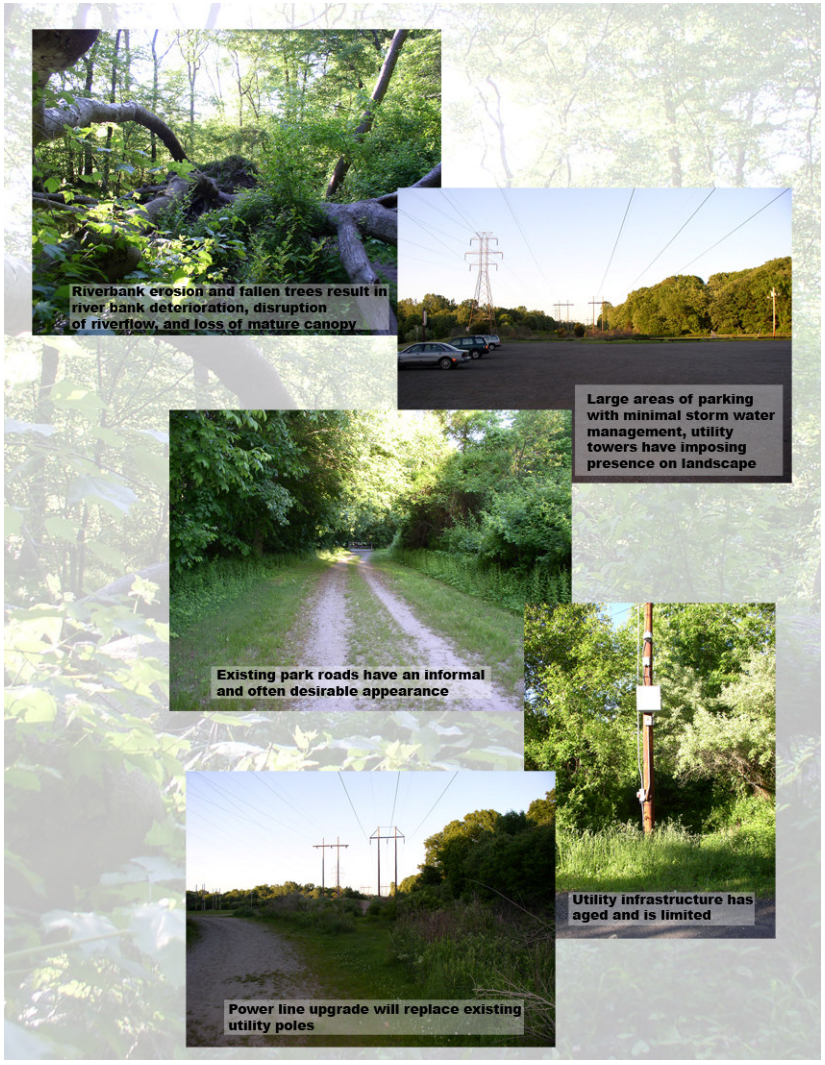


Figure 3.0

The Department of Recreation and Board of Aldermen parcels are comprised of many smaller parcels that were strategically assembled by the City of Milford to form this 333-acre contiguous area of park and open space. Figure 3.0 illustrates the individual parcels.

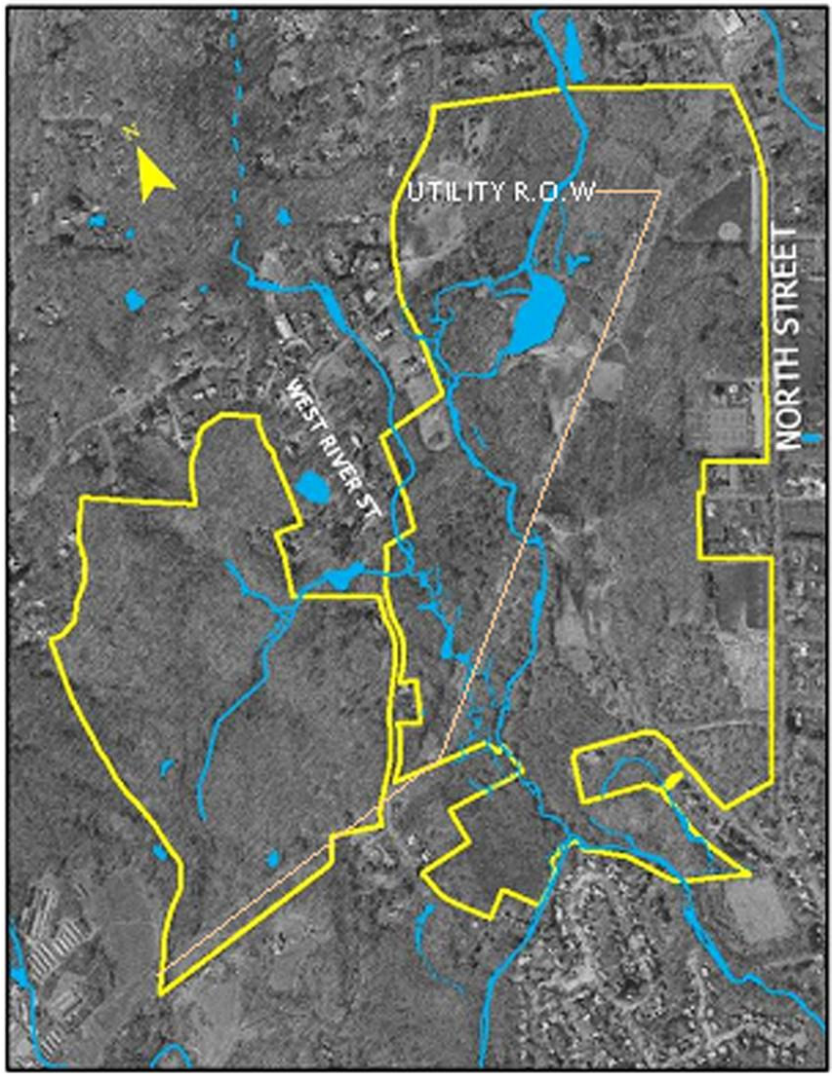
Representative Site Conditions


Riverbank erosion and fallen trees result in river bank deterioration, disruption of riverflow, and loss of mature canopy
Large areas of parking with minimal storm water management, utility towers have imposing presence on landscape
Existing park roads have an informal and often desirable appearance
Utility infrastructure has aged and is limited
Power line upgrade will replace existing utility poles


Soccer fields are poorly graded and parking access and organization is inadequate
River crossings are lacking or inaccessible
Structures require upgrades
Structures require upgrades
Dams require replacement
Dams require replacement


River banks are varied and often scenic
Existing facilities require upgrades
Restrooms are often unavailable for use
Trails require markings
Invasive species encroach on wetlands and watercourses


All seasonal visual interest
Poor condition of the centralized fairgrounds
EISENHOWER PARK
Signage
Ice Fishing



Site Analysis

B. Environmental Inventory

Natural Resource Inventory

Eisenhower Park consists of two parcels in Milford, Connecticut totaling 333± acres. The largest parcel is located between Route 121 and West River Street, just south of Flax Mill Terrace. This eastern parcel is approximately 233 acres. The western parcel is located to the west of West River Street and is approximately 100 acres. The parcels are a mixture of upland successional and mature forested areas, and wetland and watercourse environments. Wetlands comprise approximately 125± acres of the park (both parcels combined). The Wepawaug River traverses the eastern parcel from north to south. The eastern parcel is bisected by the Connecticut Light and Power (CL&P) transmission line right-of-way (ROW) which is 165± feet in width. The ROW continues onto the western parcel and constitutes its southern boundary.

Environmental investigations were undertaken to delineate and flag inland wetland environments utilizing Connecticut soils-based methodology; to evaluate upland and wetland vegetative communities and the functions and values of the wetlands; to evaluate potential vernal pool environments and to identify species utilizing the vernal pools for breeding; to conduct an avian survey of the property; to conduct casual survey of wildlife species utilizing the property; to collect five (5) monthly water quality samples from the pond and upstream and downstream locations; and to conduct fisheries and

macrobenthic investigations of the pond and river. The environmental evaluation served as a tool to facilitate the development of this master plan for the park by identifying areas of potential impact and areas suitable for restoration or impact mitigation.

Evaluations of the upland and wetland environments identified 122 tree, vine, shrub and herbaceous species. Non-native invasive species account for 10 of the identified plant species. These include such plants as Multiflora Rose *(Rosa multiflora)*, Japanese Barberry *(Berberis thunbergii)*, and Winged Euonymus *(Euonymus alatus)* amongst others. Plots on the western property showed much less presence of invasive species than the eastern main property. Wetland evaluations identified nine (9) vernal pools within the park. Avian surveys identified 46 species of birds within the boundary of the park. Numerous wildlife species were identified by tracks and scat, and others were identified to be probable and likely species utilizing park lands as habitat. Fisheries surveys identified 12 species within the river.

The park, at 333± acres, represents a significant piece of contiguous habitat in an ever-suburbanizing region of the state. The eastern portion of the property includes a diversity of habitat types from open water to meadow to wooded wetland and riverine systems. While portions of the eastern side are bisected by the powerline ROW and are moderately to highly impacted by invasive plant species, the open meadow/shrub environments provide and serve as habitat for many nesting bird species who exploit edge and early successional habitats. The western side of the park, with its largely unbroken forest canopy, provides for those species which prefer forest interior and wooded wetland environments. The western portion of the park is relatively unaffected by invasive species in comparison to the eastern portion.

Topography

Eisenhower Park is marked by three distinct topographic features. The land bordering the Wepawaug River is generally flat with little topographic relief. The land to the east of the floodplain bordering the river rises gently from west to east with a minor, moderately sloped escarpment between the floodplain and the west facing hillside. The land to the west of the River's floodplain rises steeply to an elevated plateau marked by hills and wet valleys.

The Wepawaug River flows onto the property at its north end at an elevation of 56 feet above mean sea level (amsl) and exits the property at its south end at an elevation of 40 feet amsl. The Park's eastern high point lies along North Street at an elevation of 112 feet amsl. The Park's western high point lies along its western boundary with an elevation of 180 feet amsl.

Several areas of the Park contain steep slopes. The majority of steep slope areas lie on the western portion of the park. Many of these areas are created by bedrock outcrop or ledge and are associated with two ridgelines that traverse this area of the park near its eastern and western borders.

Geology

The glacial and post-glacial surficial geology of Eisenhower Park can be observed in its diverse landforms and soils. These landforms and sediments are similar to many of the

river valleys in Connecticut and much of the glaciated Northeast. The three major surficial deposits within the park are glacial outwash deposits, post-glacial alluvial flood plain deposits, and glacial till deposits. The glacial till deposits at Eisenhower Park are fairly easily distinguished from the outwash areas. The till deposits lie on the upland slopes above and to the east and west of the outwash deposits. The presence of surface rocks, boulders, bedrock outcrops and stone walls stand in contrast to the rock-free areas covered by glacial outwash. The glacial till was laid down directly by glacial ice and is characterized by a non-sorted matrix of sand, silt, and clay with variable amounts of stones and large boulders.

Soils

Glacial Outwash Soils

Upland soils that have formed in the coarse glacial meltwater deposits of the Wepawaug River floodplain include Agawam fine sandy loam, Haven silt loam, Hinckley and Manchester soils and Ninigret fine sandy loam. Areas of the Park where sand and gravel outwash deposits were removed are identified as Udorthents.

Wetlands soils within the Wepawaug River Valley of Eisenhower Park have formed mainly in recent alluvial sediments and include Podunk fine sandy loam, Raypol silt loam, Rumney fine sandy loam, and Saco silt loam.

Glacial Till Soils

Upland soils that have formed in the glacial till deposits are found to the east and west of the Wepawaug River floodplain. These glacial till soils include Charlton fine sandy loam, Charlton very stony fine sandy loam, and Charlton-Hollis fine sandy loams, Hollis-Charlton fine sandy loams and Hollis-Rock outcrop complex. Wetland soils that have formed in the glacial till deposits are found on the elongated hill on the east side of the property along North Street and in the wet valleys of the elevated plateau to the west. These glacial till soils include Leicester fine sandy loam and Ridgebury, Leicester and Whitman extremely stony fine sandy loams.

Floral Communities

The park consists of a diversity of upland and wetland habitats which range from early successional scrub shrub wetlands to maintained recreational fields, riparian forests and mature deciduous upland forest communities. A series of 42 wetland plots and 26 upland plots were established to assess the floral communities of the park. (See attached plan showing plot locations.) Upland and wetland plot establishment and assessment procedures were modeled after the New England District Wetland Delineation Datasheet, developed by the US Army Corps of Engineers (USACE). Wetland plot data was supplemented by the assessment of functions and values of the wetland as laid out in the USACE Highway Methodology. Established plots had a 30' radius within which all trees ($\geq$ 5" dbh) were identified and measured. Within a 15' radius of the plot center, all shrub and sapling species were identified and percent cover determined for each species. Within a 5' radius of the plot center, all herbaceous species were identified and percent cover determined. Vines were tallied within the entire plot.

Wetland Communities

Wetland types included deciduous wooded wetlands, shrub and scrub/shrub wetlands, wet meadows, emergent marshes, and early successional sapling/tall shrub wetlands. The dominant[1] tree species within the wetlands of the site was Red Maple *(Acer rubrum)*; however, on the western property, Tulip-tree *(Liriodendron tulipifera)* contributed greatly to the basal area of the wetland canopy due to many large specimen trees. Shrubs generally consisted of overstory species as well as various viburnum species. Additional common species include (but not exhaustively): Red-Osier Dogwood *(Cornus stolonifera)*, Spicebush *(Lindera benzoin)*, Highbush Blueberry *(Vaccinium corymbosum)*, Allegheny Raspberry *(Rubus allegheniensis)* and several invasive species mentioned above. The most common vine within the wetlands was Virginia Creeper *(Parthenocissus quinquefolia)*. Herbaceous vegetation within the wetlands was diverse and, as would typically be expected, within the types of wetland communities found on the property. There were no rare, threatened, endangered or species of special concern identified within the wetland plant communities.

The USACE has established 13 functions and values which can be attributed to wetland environments (see figure 4.0). The wetland communities within the park represent 12 of the 13 functions and values, of which 6 are determined to be principle functions and values of the wetlands. Principal functions and values of the parks wetlands include: floodflow alteration, fish habitat, sediment/toxicant retention, nutrient removal, wildlife habitat, and recreation.

	Function / Value	Description
	Groundwater Recharge/Discharge	This function considers the potential for a wetland to serve as a groundwater recharge and/ or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.
	Floodflow Alteration	This function considers the effectiveness of the wetland in reducing food damage by attenuation of floodwaters for prolonged periods following precipitation events.
	Fish and Shellfish Habitat	This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
	Sediment/Toxicant/ Pathogen Retention	This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.
	Nutrient Removal/Retention/ Transformation	This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes streams, rivers or estuaries.
	Production Export	This function relates to the effectiveness of a wetland to produce food or usable products for humans or other living organisms.
	Sediment / Shoreline Stabilization	This function relates to the effectiveness of a wetland to stabilize streambanks.
	Wildlife Habitat	This function considers the effectiveness of the wetland to provide for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.
	Recreation (Consumptive and Non-Consumptive)	This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.
	Educational / Scientific Value	This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.
	Uniqueness / Heritage	This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.
	Visual Quality / Aesthetics	This value relates to the visual and aesthetics of the wetland.
ES	Threatened or Endangered Species Habitat	This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.

Figure 4.0

[1] Dominance based on contribution by basal area.

Western Property

Turkey and Raccoon Tracks

Upland Communities

Upland communities included old field habitat, riverine forests, the powerline corridor (an early successional habitat), deciduous forests, mature deciduous forests and maintained recreational fields. The upland canopy was co-dominated by red maple and tulip tree; however the basal area contributed by tulip trees may be weighted by the sheer size of specimen trees located on the western property. The shrub community consisted of overstory species, Spicebush, Maple-leaf Viburnum *(Viburnum acerifolium)*, and invasive shrub species. Fourteen of 24 upland plots had one or more invasive shrub species present within the plot, the vast majority of them containing either Multiflora Rose or Japanese Barberry. Herbaceous species included many wildflower and grass species as well as seedlings of the canopy and shrub species. Common vines included Virginia Creeper and Poison Ivy *(Toxicodendron radicans)*.

Wildlife

Wildlife species were observed during the vegetation community assessments as well as during dedicated avian surveys, vernal pool assessments, and a fisheries survey of the river. Surveys identified 8 mammals by call, tracks, or scat and included common species such as white-tailed deer, chipmunk, grey squirrel, raccoon and opossum. An additional 13 species were identified as likely inhabitants of the park. Such species include woodchuck, skunk, red fox, little and big brown bats and house mice. Surveys identified 10 amphibian and reptile species including spotted salamander, redback salamander, spring peeper, bull frog, painted turtle, and garter snake. An additional 8 species were identified as likely

species to inhabit the park such as red-spotted newt, grey tree frog, pickerel frog, and snapping turtle. State special concern species wood turtle are known to be in the area, and have been identified by the CT NDDB. While none were observed during surveys, likely habitat exists at the park for this species.

Nine confirmed vernal pools were identified within the wetland habitats of the park, and an additional 3 areas were identified as potential vernal pools, but lacked defining characteristics during the field season of review. Species found to have reproductive breeding effort within the pools included wood frogs and spotted salamanders.

A total of 46 bird species were identified by sight or call within the park, of which 10 are identified as probable nesters and 31 as possible nesters. Species include American crow, Baltimore oriole, brown-headed cowbird, common yellowthroat, great blue heron, indigo bunting, northern flicker, pileated woodpecker, rose-breasted grosbeak, and wild turkey, among others. An additional 15 species are expected to utilize the park, but were not directly observed. Such species include American redstart, brown thrasher, eastern bluebird, eastern kingbird, house finch, northern mockingbird, and vary, amongst others.

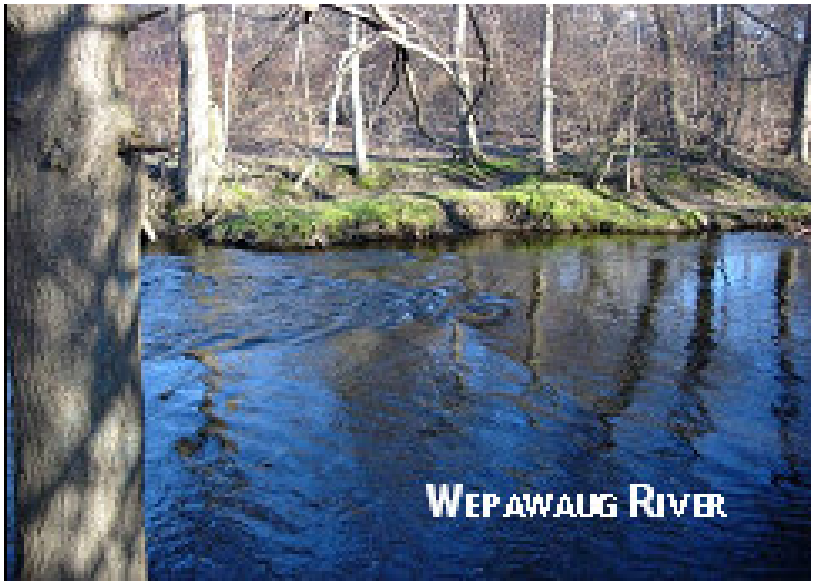
Fisheries and Macrobenthic Fauna

A fisheries survey was conducted on two separate reaches of the river north and south of the pond. The survey was conducted utilizing a backpack electroshock unit. The total number of species identified in the survey was 12 and included such species as blacknose dace, white sucker, pumpkinseed, bluegill, brook trout and brown trout, and American eel. The CT DEP conducted a survey of the river in 1990 and of the total of 16 species identified in the two different surveys, 13 similar species were identified in 1990 and 12 similar species in 2005.

This is indicative of a stable population. The macrobenthic survey was conducted within the same two reaches of the river as the fisheries survey. A total of 13 genera/species were identified, of which 6 species were from the EPT family (Ephemeroptera, Plecoptera, Trichoptera) which are considered to be pollutant sensitive species. In a comparison with data collected by CT DEP in 1990, the results indicate a stable population which is similar in structure over the two surveys.

Water Quality

Monthly water quality samples were taken from May through September 2005 at three locations: within the river below the pond, within the pond, and within the river upstream of the pond. The samples were analyzed for the phosphorus/ nitrogen series of nutrients, as well as pH and total suspended solids (TSS). Pond water quality data suggests that the pond is in a slightly eutrophic state, potentially being influenced by the residential nature of the surrounding watershed. However the pond also is a high turnover, short residence time system, meaning that nutrients which come into the pond are likely quickly moved out. Water quality results for the river samples indicate that for the most part, nutrient levels are typical of what would be expected, given the surrounding land use; however, levels are somewhat higher than would be expected in a watershed lacking such anthropogenic influences. However, the water quality of the river is indicative of supporting a healthy fish and macroinvertebrate population as evidenced by the surveys of those species.



Summary

Eisenhower Park, at 333± acres, is a significant parcel of land and of great value to the City and its residents. The park offers a variety of recreational opportunities including passive and active pursuits. The park serves as a large block of contiguous habitat for a variety of wildlife species including mammals, reptiles and amphibians, birds, and fish species. The diversity of habitat, all located within the park boundary, is a unique feature in an ever-developing suburban region of Connecticut. Long-term management of the park will ensure that the benefits to the residents, visitors, and wildlife species continue into the future.

Site Analysis

C. Wetlands

The master plan effort included identification and flagging of wetlands in accordance with State of Connecticut Department of Environmental Protection protocol. The wetlands and vernal pool areas were subsequently located and illustrated on a survey map to facilitate the site analysis and design efforts. Figure 5.0 illustrates the location of the identified wetlands.

The following table provides a summary of the key characteristics of each wetland identified in Figure 5.0. These characteristics include:

- Community type: general description of vegetation.
- Location position: general description of the topographical features.
- Functional value: general description of the flood alteration; habitat, water quality and recreational benefits of the wetland.

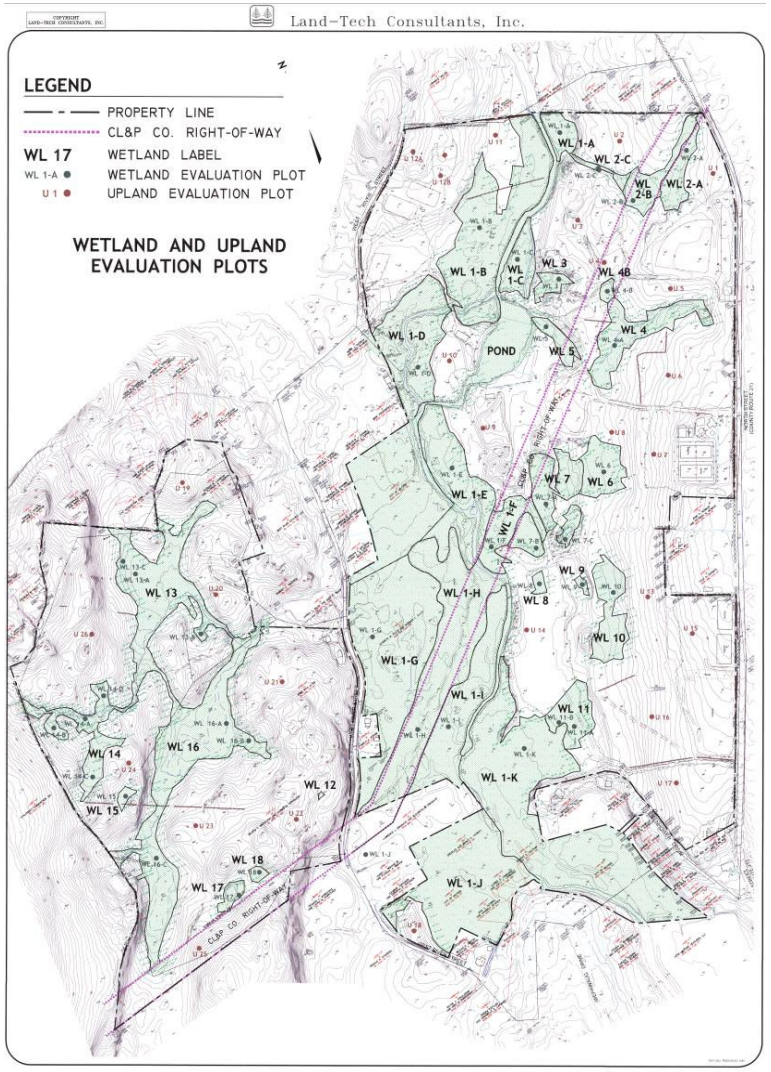


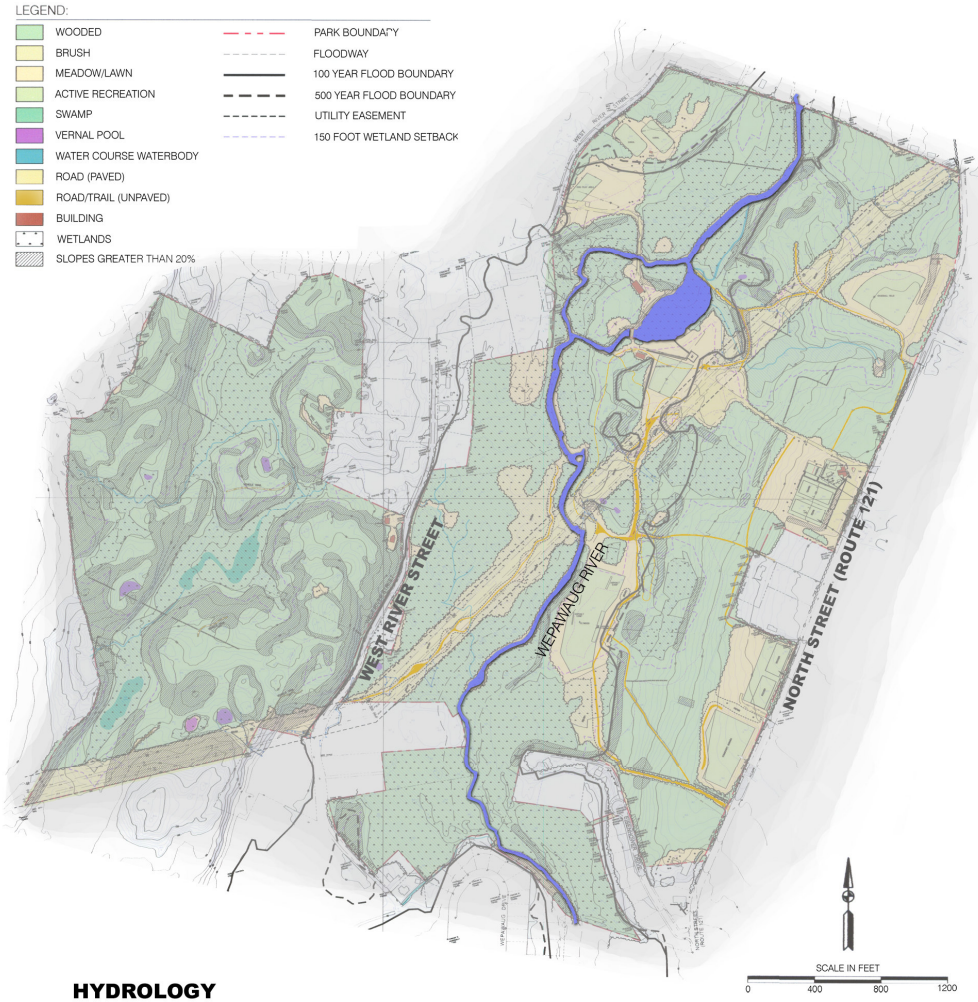
Figure 5.0

Summary of Wetland Characteristics

Wetland	Community Type	Landscape Position	Functional Values
1-A (a)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-B (a)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-C	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-D (a)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-E (a)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-F (b)	Shrub wetland; wet meadow; emergent marsh (CL&P ROW)	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation; uniqueness
1-G (b)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-H (a)	Shrub wetland; wet meadow; emergent marsh (CL&P ROW)	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-I (a)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
1-J (b)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation; uniqueness
1-K (a)	Deciduous wooded wetland	riparian floodplain	flood flow alteration; fish/wildlife habitat; nutrient removal; sediment/toxicant retention; recreation
2-A (c)	Deciduous wooded wetland	lower hillside slope; broad swale	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
2-B (c)	Shrub wetland; wet meadow (CL&P ROW)	lower hillside slope; broad swale	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
2-C (c)	Deciduous wooded wetland	narrow riparian floodplain/intermittent watercourse	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
3 (b)	Early successional deciduous wooded wetland	riparian floodplain; former gravel pit	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
4-A (c)	Deciduous wooded wetland	lower hillside slope; broad swale	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
4-B (d)	Shrub wetland; wet meadow (CL&P ROW)	lower hillside slope; broad swale	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
5 (d)	Early successional deciduous wooded wetland	broad swale; former gravel pit	sediment/toxicant retention; nutrient removal; fish/wildlife habitat; recreation
6 (a)	Deciduous wooded wetland	lower hillside slope; broad swale	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
7A (a)	Early successional deciduous wooded wetland	lower hillside slope; riparian floodplain; former gravel pit	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
7B (b)	Early successional deciduous wooded wetland	riparian floodplain; former gravel pit	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation; uniqueness

7C (e)	Early successional sapling/tall shrub wetland	riparian floodplain; former gravel pit	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
8 (a)	Early successional sapling/tall shrub wetland	riparian floodplain; former gravel pit	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
9 (a)	Early successional sapling/tall shrub wetland	riparian floodplain; former gravel pit	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
10 (f)	Deciduous wooded wetland	lower hillside slope	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
11 (f)	Early successional sapling/tall shrub wetland; wet meadow	riparian floodplain; former gravel pit	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
12 (g)	Deciduous wooded wetland	landscape depression; excavated swale	groundwater recharge/discharge
13-A (c)	Deciduous wooded wetland	landscape depression; broad swale	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
13-B (b)	Deciduous wooded wetland	landscape depression	wildlife habitat; recreation; uniqueness
13-C (c)	Deciduous wooded wetland	lower hillside slope	groundwater discharge; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
14-A (c,f)	Deciduous wooded wetland	lower hillside slope; drainage corridor	groundwater discharge; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
14-B (f)	Deciduous wooded wetland	lower hillside slope	groundwater discharge; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
14-C (c,f)	Deciduous wooded wetland	lower hillside slope; broad swale	groundwater discharge; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
14-D (b)	Deciduous wooded wetland	lower hillside slope	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation; uniqueness
15 (b)	Vernal pool with deciduous woodland canopy	hilltop depression	wildlife habitat; recreation; uniqueness
16-A (c,h)	Deciduous wooded wetland	landscape depression; broad swale	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
16-B (c)	Deciduous wooded wetland	lower hillside slope; broad swale	groundwater discharge; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
16-C (c,h)	Deciduous wooded wetland	landscape depression; broad swale	flood flow alteration; sediment/toxicant retention; nutrient removal; wildlife habitat; recreation
17 (b, f)	Vernal pool with deciduous woodland canopy	hilltop depression	wildlife habitat; recreation; uniqueness
18-A (b,f)	Deciduous wooded wetland	landscape depression; broad swale	wildlife habitat; recreation; uniqueness
18-B (c)	Shrub wetland (CL&P ROW)	landscape depression; broad swale	sediment/toxicant retention; nutrient removal; wildlife habitat; recreation

(a) seasonal surface inundation
(b) vernal pool; seasonal surface inundation
(c) intermittent watercourse or hillside seeps
(d) intermittent watercourse; pond
(e) excavated impoundment
(f) inundated landscape depressions; hillside seeps
(g) dug well
(h) seasonal shallow surface inundation



HYDROLOGY

Figure 6.0

Site Analysis

D. Hydrological Analysis

As part of the master planning study, a hydrological review of the Wepawaug River which flows through the Park has been performed. The purpose of this review is to identify issues regarding the river and pond so that they may be addressed in the overall Eisenhower Park Master Plan.

This study contains three components—the 'river' and 'pond' evaluations followed by a summary of potential regulatory permitting issues.

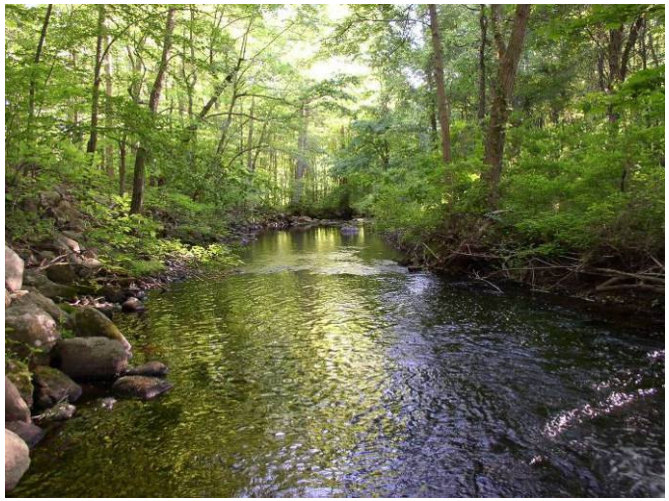
Wepawaug River

The Wepawaug River begins in the Town of Woodbridge and flows southerly through Eisenhower Park for a distance of approximately 5,000 feet. The river terminates at Milford Harbor in the Long Island Sound.

The watershed is identified as CT DEP Drainage Sub-Basin #5307. Water depth in the river is typically 12 inches to 3 feet. The streambed is composed of small, stony gravel and silty sand with some cobbles and boulders. There is a diversion structure located in the center of the Park just upstream of the existing pond. There are two bridge crossings of the river within the park: a pre-stressed concrete bridge located in the center of the Park near the picnic area and pavilion, and a military-style movable steel bridge located in the south end of the Park. See Figure 7.0 (page 45) for bridge locations.

The entire Wepawaug River watershed is approximately 20 square miles according to CT DEP Environmental GIS Data (2003), which closely agrees with the City of Milford 1987 FEMA Flood Insurance Study area of 19.8 square miles (at New Haven Avenue). Using available USGS mapping and field verification, the estimated size of the watershed at the existing diversion structure is approximately 15.8 square miles. Our estimate agrees closely with the FIS study's approximation of 16.6 square miles at the Baldwin Swamp Tributary, which is approximately 3,500 feet downstream of the existing diversion structure. Therefore, we believe that the published flows at the Baldwin Swamp Tributary (100-year flow of 3,110 cfs) are reasonable and may be used for any future detailed hydrologic studies of the river within the Park area.

The diversion structure consists of several large concrete blocks (approximate size: 3 feet x 1.5 feet x 6 feet) which have been placed across the natural channel. This diversion sends a portion of the flow southeasterly into the existing pond. The majority of flow continues westerly via the natural channel before turning south again. The diversion structure has deteriorated and is not accessible for maintenance. It does not appear that the structure was designed to be more than a temporary structure or to withstand large flows in the river. We recommend that the structure be removed from the watercourse and replaced with a more appropriate structure. A field investigation was performed to identify any encroachments that may be impacting flows in the river within the Park. One significant blockage was found approximately 50 feet upstream of the pre-stressed concrete bridge over the river in the center of the Park. The blockage consisted of a



Wepawaug River: north end

Wepawaug River: south end

Diversion Structure

Dam

36-inch diameter tree lying across the waterway causing debris to back up behind it. No other major encroachments potentially affecting the flow capacity of the river were found in the park vicinity except for minor tree debris. However, many areas of embankment are and continue to erode, exposing tree roots and reducing the stability of many trees. These trees, subject to falling, could create future blockages and should be monitored.

There is currently an open field located east of the river immediately downstream of the movable bridge. This area is generally surrounded by wetland areas and is infrequently flooded. The east side of the river in this area is mostly contained by a man-made berm; however, there are several breaks in the berm that allow the river to flood the field during high storm events. The field is located approximately at elevation 46.5. According to the FEMA FIS, this area would begin to flood during the 10-year storm event (flood elevation 47.0). With some minor excavation (six inches to one foot), this area could possibly be restored to a standing wetlands area by allowing the river to inundate it during more frequent storm events.

Drainage maps from the City of Milford were examined to investigate drainage patterns in the area, verify drainage boundaries, and identify potential problem areas. A culvert crossing consisting of two 36-inch diameter pipes was found approximately 200 feet to the north of the pre-stressed concrete bridge, along the embankment of a park access road. This culvert crossing apparently serves as an overflow relief for the river when capacity upstream of the pre-stressed concrete bridge is exceeded. Flows are diverted westerly away from the river where they are discharged into an

adjacent wetlands area. Most of the other drainage in and around the Park is carried by small drainage pipes and ditches and discharged directly into adjacent wetland areas within the Park. As many of these structures are located in areas with thick vegetation, their condition could not be evaluated.

The Pond

A pond exists just east of the existing Wepawaug River and is located in the center area of the Park. The diversion structure diverts flows from the river into the pond, and an existing manmade dam at the southerly end of the pond controls water surface elevations upstream of this point. The pond is approximately 500 feet long by 220 feet wide. Depth to the bottom of the pond ranges from approximately one to five feet. There is a significant silt layer at the bottom of the pond. A detailed biological study of the pond has been performed by Land-Tech Consultants (see Environmental Report). The dam structure consists of concrete blocks approximately 3 feet x 1.5 feet x 6 feet, stacked and placed along the banks of the pond. There is a concrete overflow spillway on the southwest side of the dam which is approximately 44 feet long by 9 feet wide. There is a low flow outlet through the south side of the dam into a low flow channel that joins an existing 20-foot-wide natural channel downstream of the spillway. This channel continues westerly for approximately 400 feet where it rejoins the Wepawaug River.

The size and material of the low flow outlet could not be verified due to deterioration of the dam structure. It is possible that the low flow outlet is simply an undermining of the existing dam and not a formalized low flow structure. The dam and

Pond: view south

Pond: view north

spillway structure have deteriorated beyond repair. Safe pedestrian access is not available across the existing spillway, though it appears that Park users have been using it for that purpose. We recommend that access across the spillway be blocked until the dam and spillway can be reconstructed.

At approximately the center of the pond on the west side, there is a bituminous concrete area approximately 30 feet long by 15 feet wide which may have once served as the primary or secondary spillway or rowboat launch area. This spillway leads to a natural channel which flows northwesterly and joins the river just upstream of the wooden bridge. It does not appear that this spillway or channel has been used recently, possibly due to deterioration of the dam and concrete spillway structure which allows more flow to pass than was originally intended.

Regulatory Review

The Wepawaug River in the area of Eisenhower Park has been mapped by FEMA with flood zone limits and floodway limits. Most of the floodplain area in the Park has been designated by FEMA as Zone AE. Zone AE is the flood insurance rate zone that corresponds to the 1-percent (100-year storm) annual chance floodplains that are determined in the Flood Insurance Study (FIS) by detailed methods of analysis. Flood elevations have been designated for these floodplain areas.

Other portions of the park are located in Zones X and A. Zone A are those areas within the 100-year flood zone for which elevations have not been established. Zone X are areas outside of the 100-year flood zone.

A floodway has also been mapped by FEMA for the river through the Park. The floodway is defined by FEMA as the channel of the river plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood can be carried without substantial increase in flood heights. There are no Stream Channel Encroachment Limits mapped by the Connecticut Department of Environmental Protection for this part of the river.

For any work which receives State funding and which is within Zone A or AE, a Flood Management Certificate from CT DEP will be necessary to ensure that the proposed work will not significantly increase flooding levels. This includes but is not limited to: any significant re-grading or filling, any changes to existing structures (i.e. bridges, diversion structure, dam or spillway), changes to the river channel or pond, proposed bridge crossings, and construction or improvement of building structures. Any work which encroaches on the floodway will require a detailed hydraulic analysis of the river in the vicinity of the proposed work. Work within the floodway limits is typically regulated by the Town.

Dredging or other significant alteration to the existing pond and dam (including temporary drawdowns to reconstruct the dam structure) will require a Water Diversion Permit, 401 Water Quality Certification, Dam Construction Permit and possibly Flood Management Certification (if State funded). All proposed work must be approved by CT DEP and local Inland Wetlands before any construction can commence.

The U.S. Army Corps of Engineers will regulate any activity within a delineated Federal wetlands area which disturbs more than 5,000 square feet of area (temporary or permanent

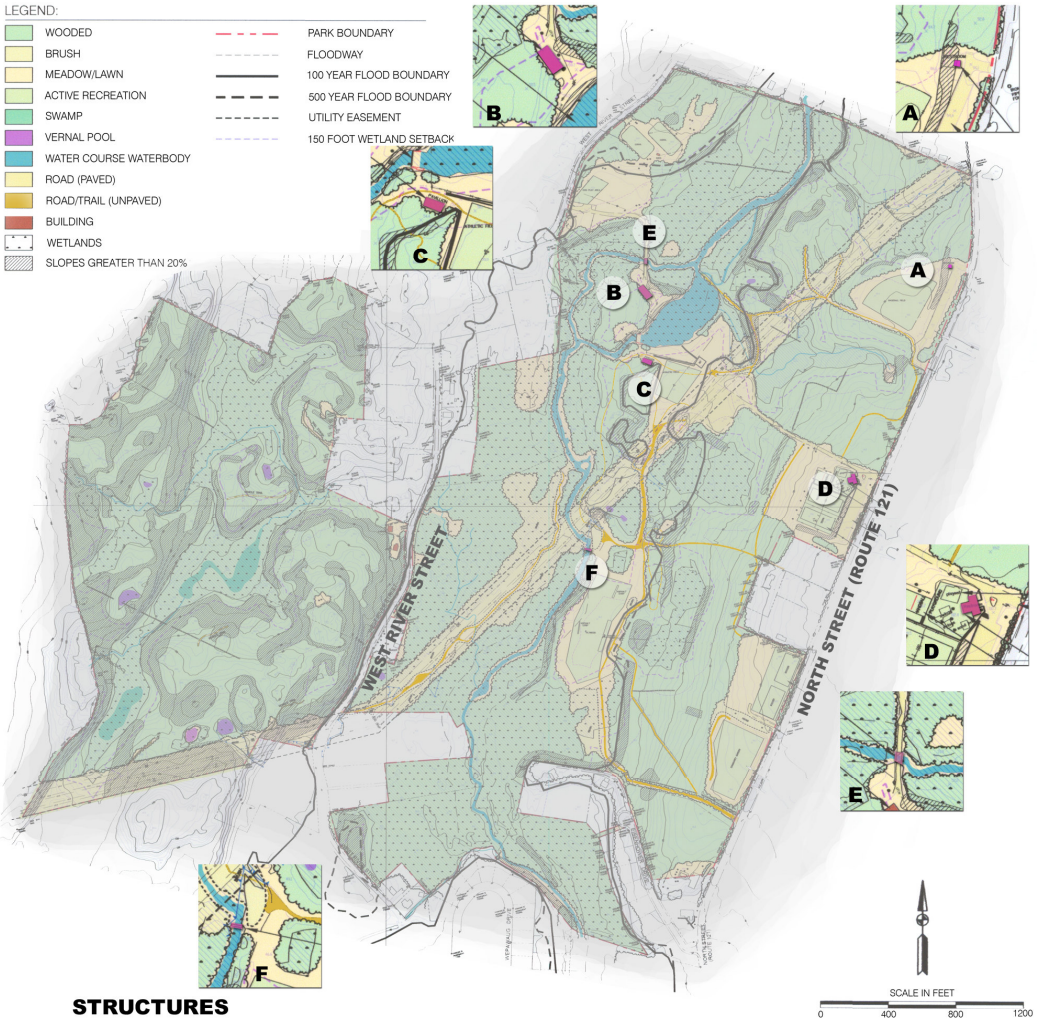
disturbance). USACOE may require a general or individual permit based on the nature of the activity and the amount of disturbance.

In general, adverse impacts to the existing water surface elevation for the 100-year storm are not permitted. Additionally, all new building structures must have their first floor elevation located at or above the published Base Flood Elevation (BFE, typically the 100-year water surface elevation). For existing structures, if the value of the improvement is 50% or more of its existing value, then the first floor elevation must also be at or above the BFE. Proposed utilities are also affected by these regulations and may need to be located above the BFE.

Local inland wetlands approval will be necessary for any work which will take place within delineated wetlands areas or upland review areas. The City of Milford Inland Wetlands Agency regulates an upland review area of 150 feet from the wetlands limit line for the Wepawaug River. Depending on the proposed improvements some or all of the following permits may be necessary:

<table>
<tr><th>CT DEP Inland Water Resources Division</th><th>U.S. Army Corps of Engineers, New England Division</th><th>City of Milford Inland Wetlands Agency</th></tr>
<tr><td>Flood Management Certificate*</td><td rowspan="2">General Programmatic Permit</td><td rowspan="4">Inland Wetlands Permit</td></tr>
<tr><td>401 Water Quality Permit</td></tr>
<tr><td>Dam Construction Permit</td><td rowspan="2">Individual Permit</td></tr>
<tr><td>Water Diversion Permit</td></tr>
</table>

*State funded projects only



STRUCTURES

Figure 7.0

Site Analysis

E. Buildings and Structures

Eisenhower Park contains a number of restrooms, picnic pavilions and bridge structures. The consultant team conducted visual observations of these structures in December 2004. The conditions of each of the buildings and structures vary greatly, and summaries are provided below. Aesthetically, the structures lack any architectural coherence and appear to have been planned and constructed independently, at different times and with no real overall park aesthetic in mind. Access to some structures is limited due to conditions, security, and maintenance concerns.

Improvements to these existing structures or the construction of new structures within the Park should conform to some architectural guidelines, the context of the neighborhood and the bucolic character of Eisenhower Park.

Foote Field Restroom (A)

- General description
  - CMU structure with two (2) bathrooms and one (1) utility storage room. Overall the building is in good condition.
- Foundation
  - CMU construction. Visible portion in good condition, no evidence of settlement.
- Exterior Walls
  - Split face CMU exterior walls in good condition.
  - No significant cracking or spalls.

- Roof
  - Entire roof, including framing, was replaced in 2004. Shingles, visible portion of sheathing and framing in good condition. No evidence of water damage or leaking.
- Doors and Windows
  - Three (3) painted hollow metal doors with deadbolt locks. Good condition.
- Framing
  - Roof framing replaced in 2004 and in good condition.
- Interior Walls
  - Painted CMU partition walls at interior in good condition.
- Floor
  - Concrete slab-on-grade in good condition.
- Mechanical / Electrical / Plumbing
  - Electrical service for building lighting. Wiring and lighting upgrade in 2004. Water service supplied from West River Street. Water service utility pit in utility room at rear of building. Left restroom with one stall and sink; right restroom with one stall, urinal, and sink.
- ADA Accessibility
  - Ramps required at restroom thresholds.

Pond Pavilion (B)

- General description
  - Wood framed structure with two (2) large assembly areas. One assembly area not accessed due to locked door. Basement/crawl space not accessed. Overall, the building is in fair condition.

Foote Field Restroom: exterior

Foote Field Restroom: interior

Pond Pavilion: interior

Lower Restroom: exterior

- Foundation
  - CMU construction. Visible portion in fair condition, no evidence of settlement. Missing concrete cap at one location, exposing cores with potential to collect water.
- Exterior Walls
  - Paint peeling in several locations. Potential for lead paint (surface or previous coat). Painted wood sheathing (T-111) over timber framing. Some splits, cracks, small missing pieces of sheathing.
- Roof
  - Wood trusses in good condition. Shingles replaced c. 1997, deteriorated wood sheathing replaced at that time.
- Doors and Windows
  - Metal-clad wood doors. Open frame windows with wood covers.
- Framing
  - Roof framing in good condition. Framing under main floor not accessible.
- Interior Walls
  - Plywood-clad partition wall in good condition. One side accessible only due to locked door. One bay at top of inside of exterior wall with rot.
- Floor
  - Wood planks, unknown framing at main floor. Dirt floor replaced in basement.
- Mechanical / Electrical / Plumbing
  - Electrical service for interior lighting. Chimney for fireplace (CMU with skimcoat). Skimcoat cracked and spalling at CMU joints above roofline.

- ADA Accessibility
  - Ramps present to main room with no railings.

Lower Restroom (C)

- General description
  - CMU construction with wood framed roof. Two (2) restroom areas (women's and men's) and a covered open air picnic area. Overall the building is in fair condition.
- Foundation
  - Differential settlement between floor and foundation wall at picnic area has resulted in a 1"+/- step at the front of the building.
- Exterior Walls
  - CMU with skim coat in fair condition. Lally columns at picnic area with less than 50% bearing at baseplate. Column at right restroom tilted.
- Roof
  - Shingles replaced c. 1997. Underside of roof not fully visible; visible portion with minor water damage, possibly from before shingles replaced. Plywood ceiling panel corners in restrooms detached at a few locations. Missing 12'+/- of fascia at front of building.
- Doors and Windows
  - Three (3) painted hollow metal doors with deadbolt locks. Good condition. Painted metal doors in good condition.
- Framing
  - Wood roof trusses with plywood and metal gusset plates.

Lower Restroom: interior

Lower Restroom: interior

North Street Pavilion: exterior

North Street Pavilion: interior

- Interior Walls
  - CMU with poor grout placement at some locations. Broken CMU face at two locations in left restroom.
- Floor
  - Concrete slab-on-grade. 5' x 5' area missing in front of left restroom. Slab has settled in picnic area at front of building (see Foundation notes).
- Mechanical / Electrical / Plumbing
  - Electrical service for lights in restrooms and picnic area. Water service for bathrooms supplied to fixtures from attic space above. Septic tank and leaching field behind building.
- ADA Accessibility
  - Restrooms likely not compliant due to stall width.

North Street Pavilion (D)

- General description
  - CMU construction with glulam framing. Two (2) restrooms, one (1) utility room, and one (1) storage room. Overall the building is in good condition.
- Foundation
  - Visible portion in good condition. No evidence of settlement.
- Exterior Walls
  - CMU split face block in good condition. Consider veneer.
- Roof
  - New shingles c. 1998. Water staining sheathing at utility room, otherwise OK.

- Doors and Windows
  - Three (3) painted hollow metal doors with deadbolt locks. Good condition.
- Framing
  - Glulam timber rigid frame in good condition. Paint/stain required at lower portions of frame at picnic area.
- Interior Walls
  - Painted CMU in good condition.
- Floor
  - Concrete slab-on-grade with a few cracks with edge spalls at picnic area.
- Mechanical / Electrical / Plumbing
  - Electrical service for building restrooms, utility room, storage room, and security light at picnic area, possibly half of tennis courts. Hot water heater (drained for winter). Water service with backflow preventor and meter from West River Street for restrooms and drinking fountain.
- ADA Accessibility
  - Ramps required from parking lot to sidewalk access to pavilion.

Pre-stressed Concrete Bridge (north)

Portable Steel Bridge (south)

Concrete Bridge/north bridge (E)

- The pre-stressed concrete bridge located in the center of the park carries vehicular and pedestrian traffic from the northeast corner of the Park at West River Street to the picnic area and pavilion west of the central pond. This structure is composed of five (5) pre-stressed double-T beams with a reinforced concrete topping. The total length is approximately 31 feet with a width of 17.5 feet. The superstructure is supported by a cribbing of precast concrete piles laid horizontally. Railings composed of metal beam rail and steel posts are present on both sides of the bridge. Rip-rap appears to have been placed in front of the abutments for scour protection. Hydraulic adequacy of the bridge is unknown.

- Overall, this structure is in generally fair condition but repairs are necessary. The pre-stressed beams have no significant deterioration. The concrete topping exhibits scale and minor spalls. The substructure is in good condition, however, it is a very unconventional design that may allow for movement during a large flood event. The bridge railing and supports are in poor condition. The railings allow for lateral movement up to 2" with little force applied. It is unlikely that the railings would prevent a vehicle from driving off of the bridge. In addition, the design of the railing includes large openings that are in excess of current building code standards for pedestrian fall protection.

- Short term recommendations for this bridge are to replace the existing railing with new that meets current building code criteria for vehicles and pedestrians. Long term accommodations include a full replacement due to the questionable nature of the bridge abutments.

Steel Bridge/south bridge (F)

- The military-style movable bridge located in the southern area of the park carries pedestrian traffic across the river between paths. This structure is composed of a movable aluminum structure supported by large concrete blocks stacked to create the abutments. The total length is approximately 30 feet long and 5.8 feet wide. The functionality of this bridge is questionable due to the significant (18") step up from the adjacent grade to the bridge deck which may prevent some pedestrians from using the bridge. Metal pipe railings are present on both sides of the bridge. The bridge leads to an overgrown path on the east side of the river that does not appear to be used frequently.

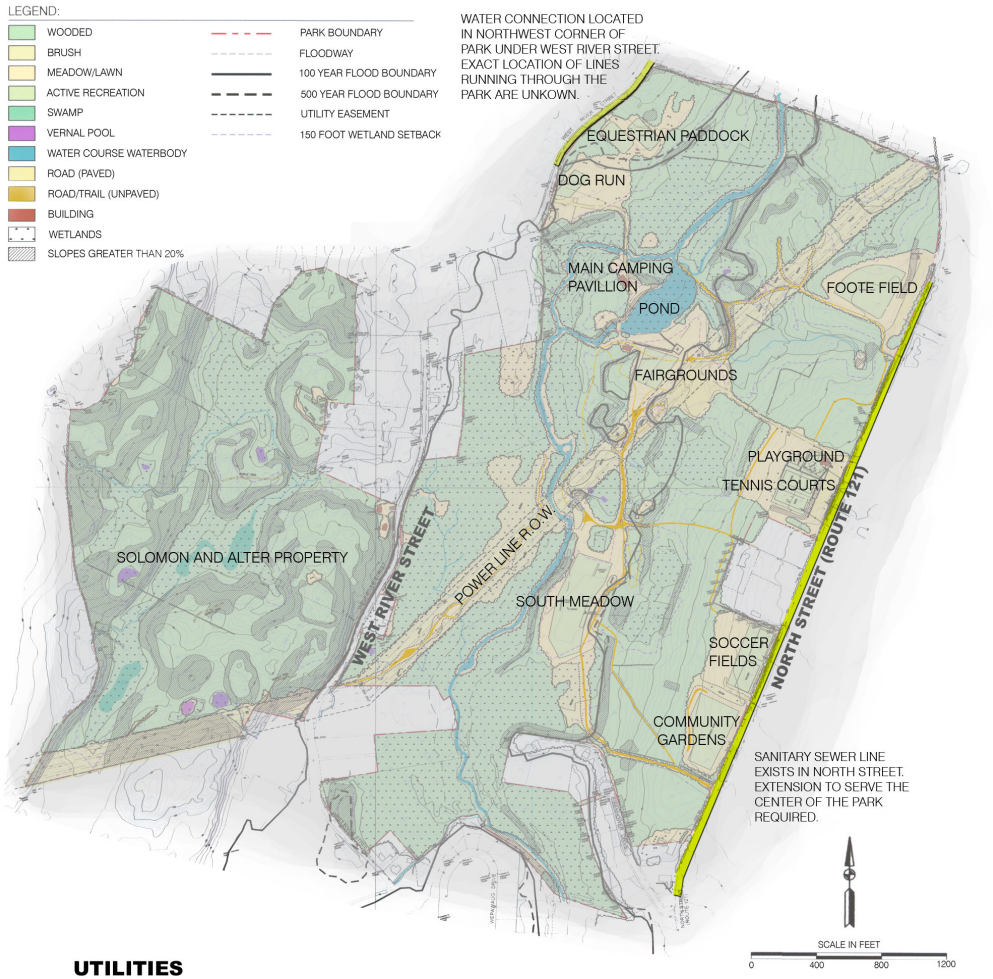
- Hydraulic adequacy of the bridge is unknown though scour of the area around the abutment is evident.

- Overall, this bridge is in poor condition.

- The superstructure exhibits perforations and impact damage to the aluminum girders and floor beams. The substructure is in fair condition; however there do not appear to be scour countermeasures present to protect the abutments from being undermined during a flood event. There is some erosion present along the sides of the abutments. The bridge railings are in poor condition, with

bent rails and 100% section loss of one rail post. In addition, the design of the railing includes large openings that are too large compared with current building code requirements for pedestrian fall protection. Further, there are no railings on the abutments to protect from a 3- to 4-foot drop-off to the river bank below.

- Depending on the intended use of this bridge, it is recommended that it be replaced with new or removed entirely due to the deficiencies noted above.



UTILITIES

Figure 8.0

Site Analysis

F. Utilities

The extent of existing utilities and drainage infrastructure within Eisenhower Park are limited. The following includes a brief summary of available facilities within the Park.

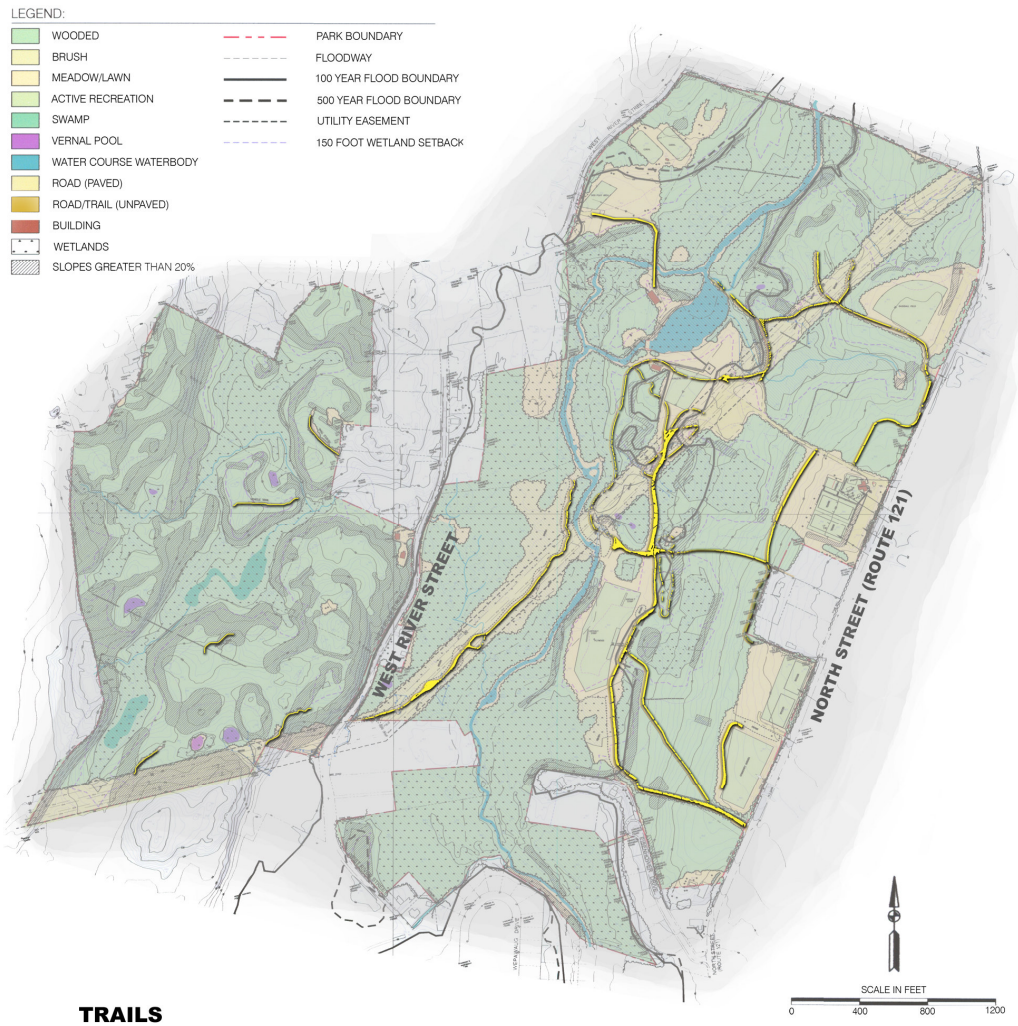
- Electric: Overhead electric service provides power to each pavilion, restroom, and the tennis courts.
- Gas: There is currently no gas service to any facilities within the Park.
- Water: Water service is provided to each of the three (3) restrooms and the community gardens from a service point located on West River Street in the northwest corner of the Park. The exact location of each service line has not been verified.
- Storm Drainage: Limited storm drainage facilities exist within the Park. Drainage primarily functions via overland flow and small culverts and pipe structures in the central area near the fairgrounds, tennis courts and pond.
- Sanitary Sewer: All restrooms contain septic systems for discharge of wastewater. Municipal sanitary facilities currently exist in North Street, but would require extension within the roadway to serve the center of the Park.

Site Analysis

G. Trails

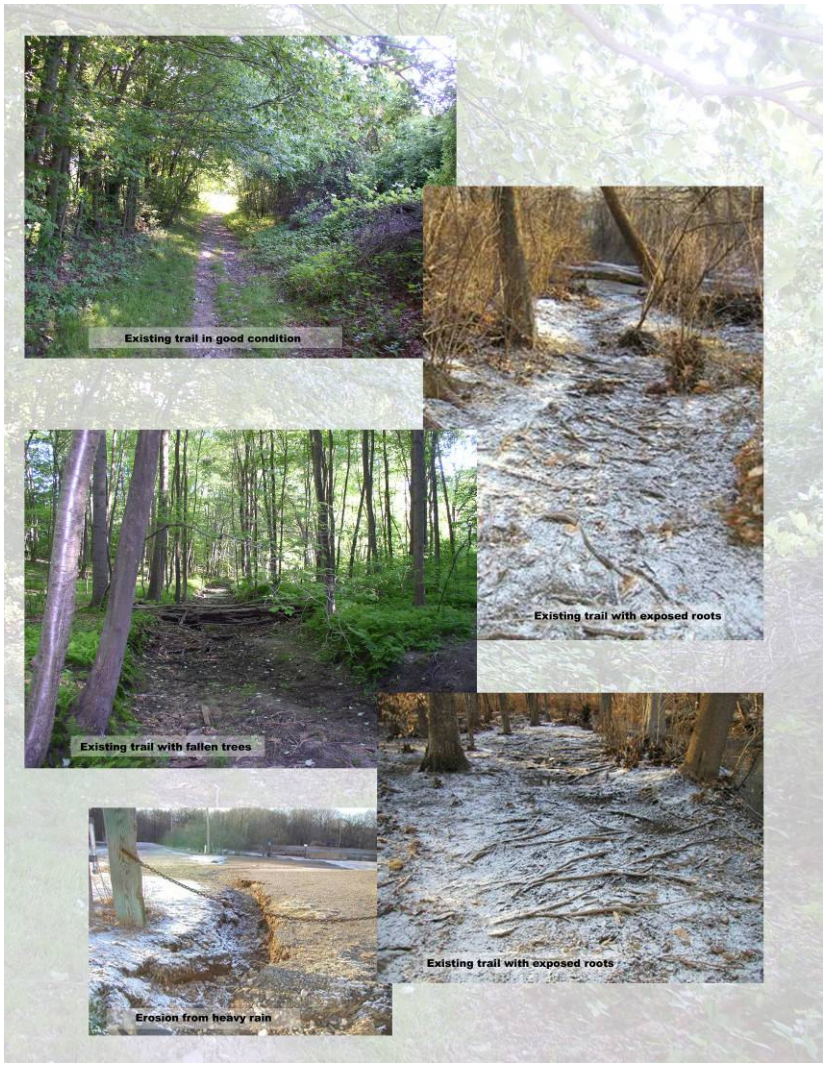
There is an extensive network of informal paths and trails throughout Eisenhower Park. The topography, varying natural features, and expanse of open space are desirable features that attract park users of all ages and interests. However, the Park's most popular amenity—its trails—is also one of the most abused and neglected features that are also subject to damage from the Wepawaug River's natural flooding processes. The following conditions exist and should be remedied:

- The informal use of trails and lack of trail markings result in continued degradation of sensitive areas and forest understory as well as erosion of sloped areas.
- Lack of directional and distance markers.
- Lack of control of unauthorized vehicular access from bordering properties.
- Lack of river crossings connecting the western and eastern sides of the Park.
- Lack of measures to prevent and discourage off-trail use.
- Lack of crossings for wetland areas allowing for trail continuity and visual interest.



TRAILS

Figure 9.0



Existing Trails

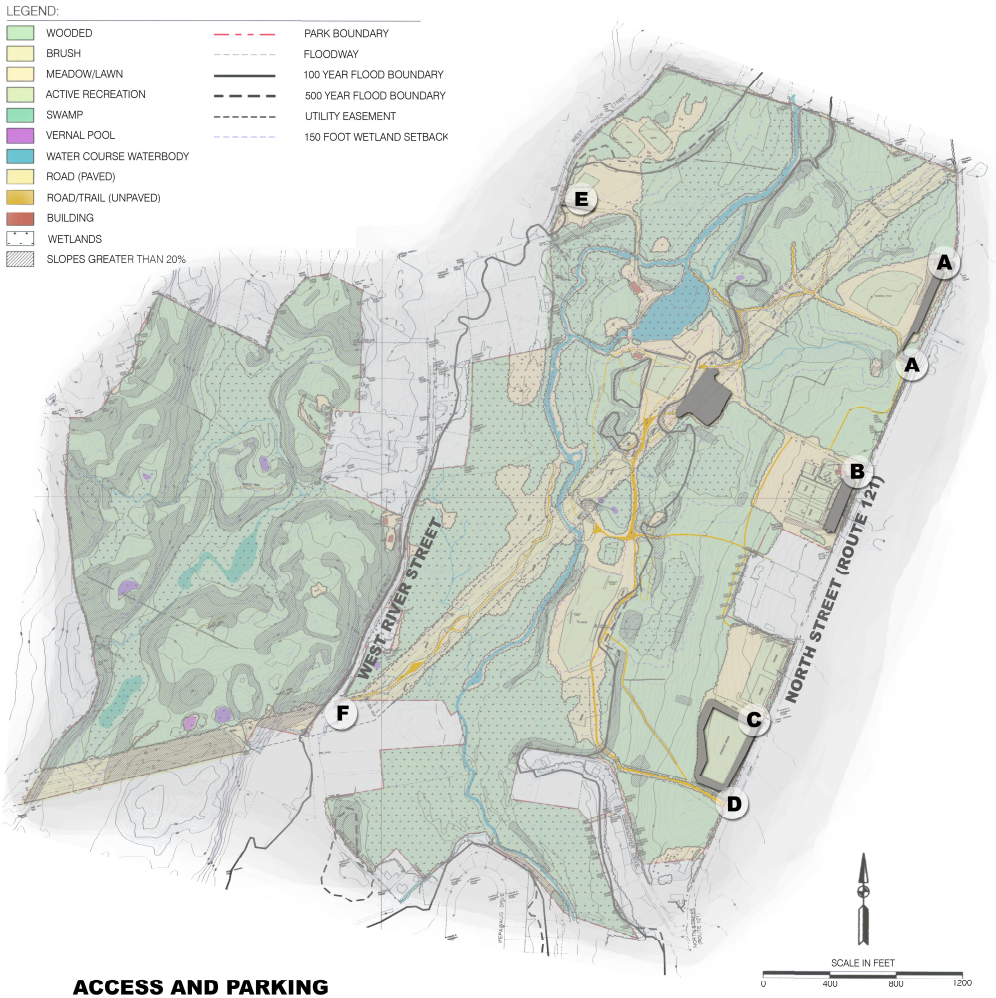
- Lack of vehicular service route for maintenance, security and emergency purposes.
- Lack of trail hierarchy including dedicated facilities or central measures for various park trail uses (walking, strolling, cycling, horse-back riding).
- Location of trails within the natural floodplain of the Wepawaug River.

Site Analysis

H. Access and Parking

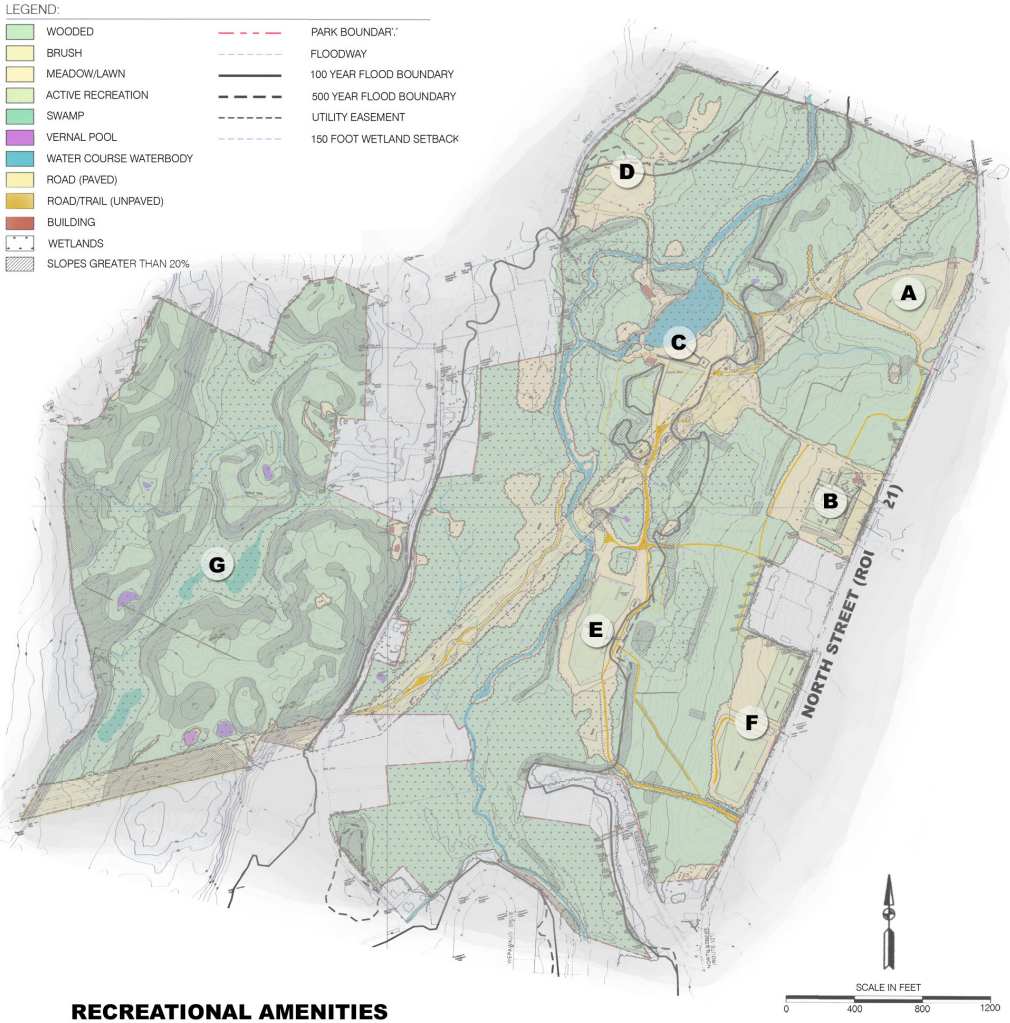
Access to the Eisenhower Park may be gained from five primary locations as shown in Figure 10.0. The locations are not inter-connected, and there is currently no accessible passage in place to connect the eastern and western sides of the park across the Wepawaug River. There is currently no vehicular access or parking for the park area west of West River Street (former Solomon and Alter properties).

- **Access Point A:** Provides access to Foote Field from North Street (Route 121).
- **Access Point B:** This primary entrance to the park provides access to the tennis court, playground, fairgrounds, pavilion and center pond from North Street.
- **Access Point C:** Provides access to an informal and unmarked parking area south of the existing soccer fields. Pedestrian access to adjacent areas of the park is limited from this parking area.
- **Access Point D:** Provides access to the community gardens and south meadow (model airplane flying area) from North Street. Parking areas and circulation paths are informal and unmarked.
- **Access Point E:** Provides access from West River Street to the existing dog run and equestrian areas. Access Point E provides the only vehicular access to the west side of the park. Parking is informal and unmarked.
- **Access Point F:** Provides access to utility right-of-way.



ACCESS AND PARKING

Figure 10.0



RECREATIONAL AMENITIES

Figure 11.0

Site Analysis

I. Recreational Amenities

Recreational amenities in Eisenhower Park are dispersed and lack internal pedestrian connections. Parking and support facilities are lacking, and pavements, turf areas, fencing, seating and landscaping are absent or in need of upgrades. The Park lacks an internal network of physical and visual connections to allow for better circulation, ease of maintenance and security, and overall visual appeal. By providing a defined internal circulation system, both pedestrian and vehicular, sensitive wooded areas are less likely to be disturbed and damaged from uncontrolled access.

The following recreational amenities exist within Eisenhower Park:

A. Foote Field (softball) with restrooms

B. Tennis courts (8 lighted)
Restrooms and pavilion
Playground
Exercise amenities

C. Fairground
Pond
Pavilion
Picnic area
Restroom

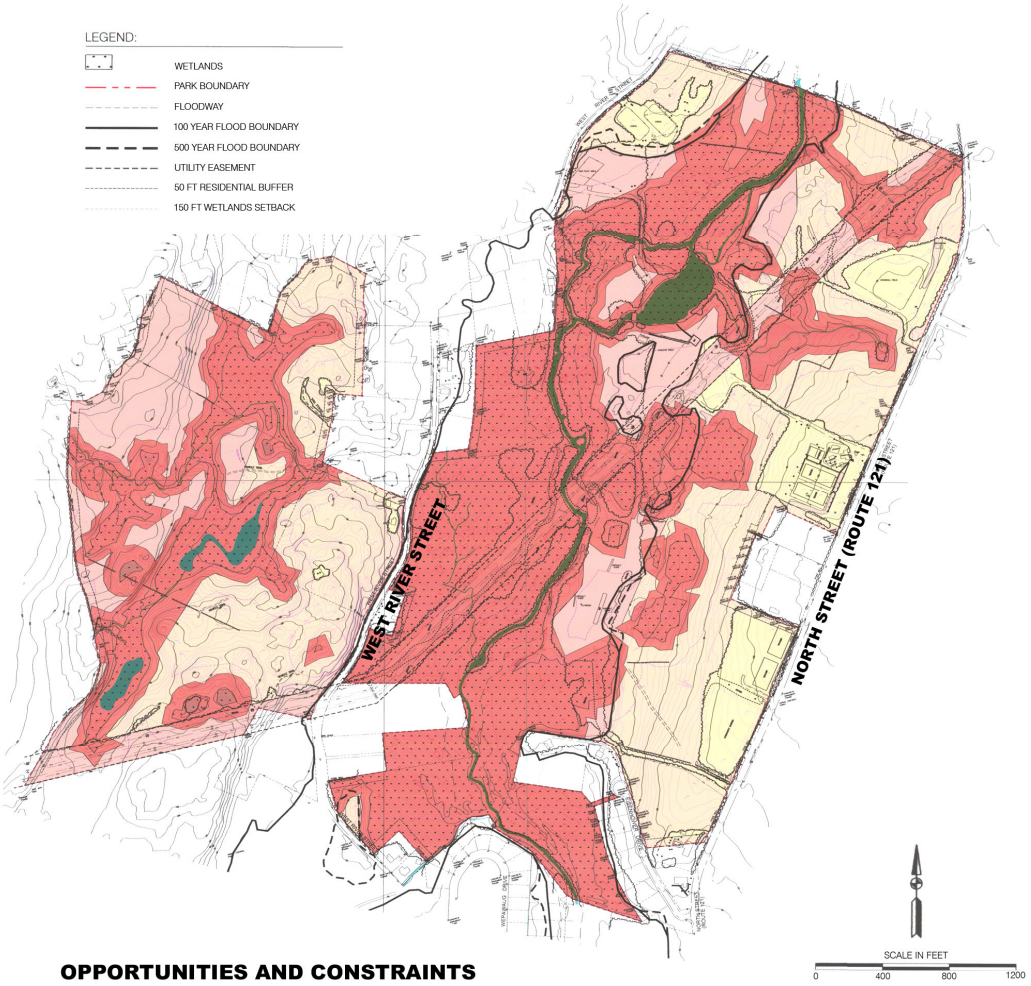
D. Dog run
Equestrian (paddock) area

E. Open meadow
Model plane flying area

F. Community gardens
Soccer fields

G. Informal trails

Existing recreation amenities



OPPORTUNITIES AND CONSTRAINTS

Figure 12.0

Site Analysis

J. Opportunities and Constraints

Figures 12.0 and 13.0 contain a classification of areas within the Park in terms of their suitability for future park facilities. Existing topographic and natural features including slopes, wetlands, forest quality, access, and floodplain are primary factors in determining where opportunities exist within the Park. Preserving contiguous naturalized areas and recognizing the potential to enhance wetlands and forest areas were primary considerations in determining these classifications.

ZONE	OPPORTUNITIES	CONSTRAINTS	SIZE (Acres)
ZONE 1	Buildings and Structures Active Recreation Fields Active Play Areas Vehicular Circulation and Parking Proximity to Existing Infastructure Gardens Passive Recreation	None	23.54
ZONE 2	Passive Recreation Vehicular and Pedestrian Circulation Possible Vehicular Parking Possible Buildings and Structures Possible Active Recreation Fields Possible Active Play Areas Possible Gardens	Slopes Greater Than 20% Wooded Vegetation Residential Buffer Zone 500 Year Flood Zone Access Parking	84.25
ZONE 3	Passive Recreation Unpaved Vehicular and Pedestrian Circulation Possible Paved Circulation and Parking Possible Active Recreation Field Buffer Zone Possible Gardens	Powerline ROW Proximity to Existing Infastructure 100 Year Flood Zone / Not Wetland	46.15
ZONE 4	Habitat Preservation Bird Watching Elevated Nature Trail Fishing Swimming Unpaved Pedestrian Trails Open Lawn	Wetlands Wetland Soils Vernal Pools 50 Foot Wetland Buffer Zone 50 Foot Vernal Pool Buffer Zone 100 Year Flood Zone and Wetland Floodway	178.36

Figure 13.0

VI Program and Vision for a Future Park

Program and Vision for a Future Park

The Master Plan evolved through an extensive public outreach program including public meetings and interviews with stakeholder groups; thorough analysis of the site's conditions; an understanding of park design principles and trends; concern for the sustainability of the Eisenhower Park (future maintenance); and reversal of the deteriorating habitat and ecological quality of the Park.

Eisenhower Park is in great need of stewardship, public investment and upgrades to existing facilities. The benefits that public parks offer to residents are far reaching, affecting the social and physical make-ups of our communities. The National Recreation and Park Association, an advocacy organization for public parks and recreation, has documented the many reasons why parks are important. Though many of these benefits are obvious to us all, it is important to highlight a few as part of this plan. Why? Because Eisenhower Park, due to human disturbance, is in danger of compromising all of these essential characteristics and, consequently, jeopardizing the Park's value to the Milford community.

Public parks and recreation programs are essential to our lifestyles and way of life. Their benefits include the following:

- Provide the opportunity to be physically active. Having convenient access to parks where one can recreate is a key step in encouraging and maintaining active and healthy lifestyles.
- Increased value of private land.
- Improve the quality of life and make communities more desirable for employers and homeowners.
- Provide and protect vital green space in a fast developing region.
- Preservation of natural habitat.
- Facilitate social interactions that are crucial to maintaining community cohesion and pride.
- Provide organized structured and enjoyable activities for residents of all ages.
- Provide the therapeutic resources for individuals with disabilities as well as healthy and productive activities and alternatives for at-risk youth.

The Eisenhower Park Study Committee (EPSC) established the following program for future park improvements. In establishing the program, the EPSC focused on preserving and enhancing the natural features of the Park, true to their mission statement. It is common to strive to achieve a balance between active and passive recreation facilities when creating a park master plan. However, the EPSC clearly recognizes the potential of Eisenhower Park and the significant passive recreation opportunities that exist. The program consists of many passive recreation components with opportunities for visitors to socialize, hike, stroll, or simply to sit, relax and observe. Active components such as playing fields, courts, and water play are programmed as well, and these will provide more needed facilities within the City in a centralized location.

A. Park Improvement Program

The Eisenhower Park Study Committee (EPSC) established the following program for future park improvements. In establishing the program, the EPSC focused on preserving and enhancing the natural features of the Park, true to their mission statement. It is common to strive to achieve a balance between active and passive recreation facilities when creating a park master plan. However, the EPSC clearly recognizes the potential of Eisenhower Park and the significant passive recreation opportunities that exist. The program consists of many passive recreation components with opportunities for visitors to socialize, hike, stroll, or simply to sit, relax and observe. Active components such as playing fields, courts, and water play are programmed as well, and these will provide more needed facilities within the City in a centralized location.

- Recreation fields
    - New softball field
    - Improvements to Foote Field (add lights)
    - Multi-use youth soccer field
    - Multi-use recreation field

- Play Courts, Playgrounds
    - Outdoor basketball courts (2)
    - Renovate tennis courts, upgrade lighting
    - Define area for additional tennis courts
    - Sand volleyball courts
    - Bocce courts
    - Horseshoe courts
    - Playground
    - Playground for physically challenged
    - Game tables

- Passive/Informal Play
    - Great lawn area (5 acres +/-)
    - Informal outdoor performance area
    - Picnic areas
    - Sledding hill

- Trails
    - Equestrian facilities
    - Multi-use (walk, run, bicycle, in-line skate, ski)
    - Interpretive/educational
    - Accessible/physically challenged
    - River crossings (2)

- Equestrian Facilities
    - Riding rings
    - Parking (cars and trailers)

- Water Play
    - Spray park
    - Swimming pool
    - Fishing area(s)
    - Winter outdoor skating

- Sitting Areas
    - Formal area
    - Trail-side
    - Informal

- Park Buildings
    - Snack bar
    - Restroom (renovate 1 existing)
    - Restroom (enhance 1 existing)

- Construct new restroom (community garden area)
- Community activity center (park offices, restrooms, meeting rooms, multi-purpose community activity center)
- Renovate existing pavilion at North Street

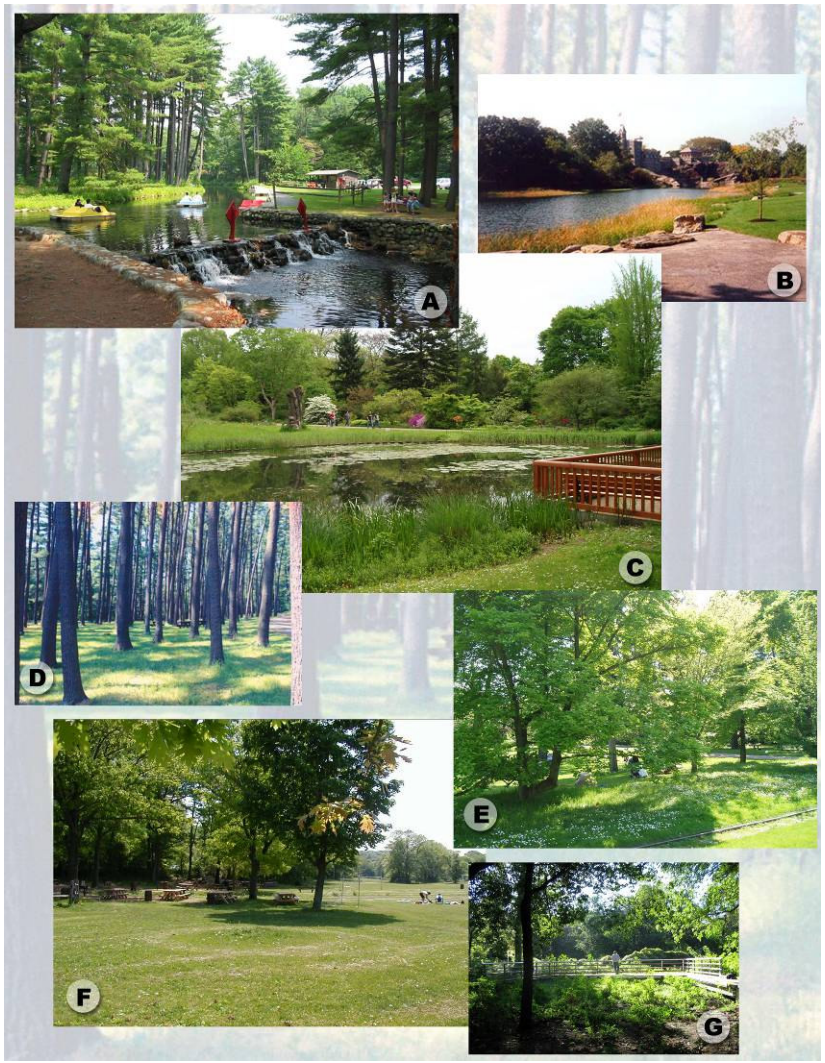
- Community Gardens
  - Community garden improvements
  - Community garden with greenhouse

- Environmental Management
  - Natural resource protection
  - Conservation areas
  - Forest and meadow enhancement
  - Wetland enhancement
  - Wetland observation area
  - Water quality improvements
  - Storm water management

- Access and Parking
  - New/defined access roads (internal loop)
  - Additional parking in existing areas
  - New parking locations/enhancements to existing
  - Public/bus transit drop-off and pick-up
  - Security and maintenance route

- Lighting
  - Parking area(s)
  - All vehicular paths

- Dog Run
  - New Facility



B. Passive Recreation

The vast majority of the land area within Eisenhower Park is dedicated to passive recreation and woodlands, protected wetlands, and non-programmed open space. Passive recreation opportunities appeal to a broader and more diverse population. Their use often provides the glue that binds the programmed recreation amenities and the opportunity to enjoy a site's natural features. They are often the reason why people return to a park day after day and all year long. Passive recreation including the proper use of trails often provides a self-policing mechanism where park visitors are the eyes and ears that report any disruptive activities to authorities. In surveys conducted throughout the region, trail and other passive recreation uses almost always appear on top of the list of the public's most desired facilities.

Images A through G present an array of passive recreation components and are shown here for their similarity to the context of Eisenhower Park. Images A and B are examples of pond edge treatments and activities that allow for visitors to get close to the water, touch the water, fish, sit and relax or perhaps hop on a pedal boat. Pond edge and basin enhancements also allow for water quality and habitat enhancements that are much needed in Eisenhower Park. Aesthetically, a pond may serve as the visual center of a park and provide year round visual interest and recreation opportunities.

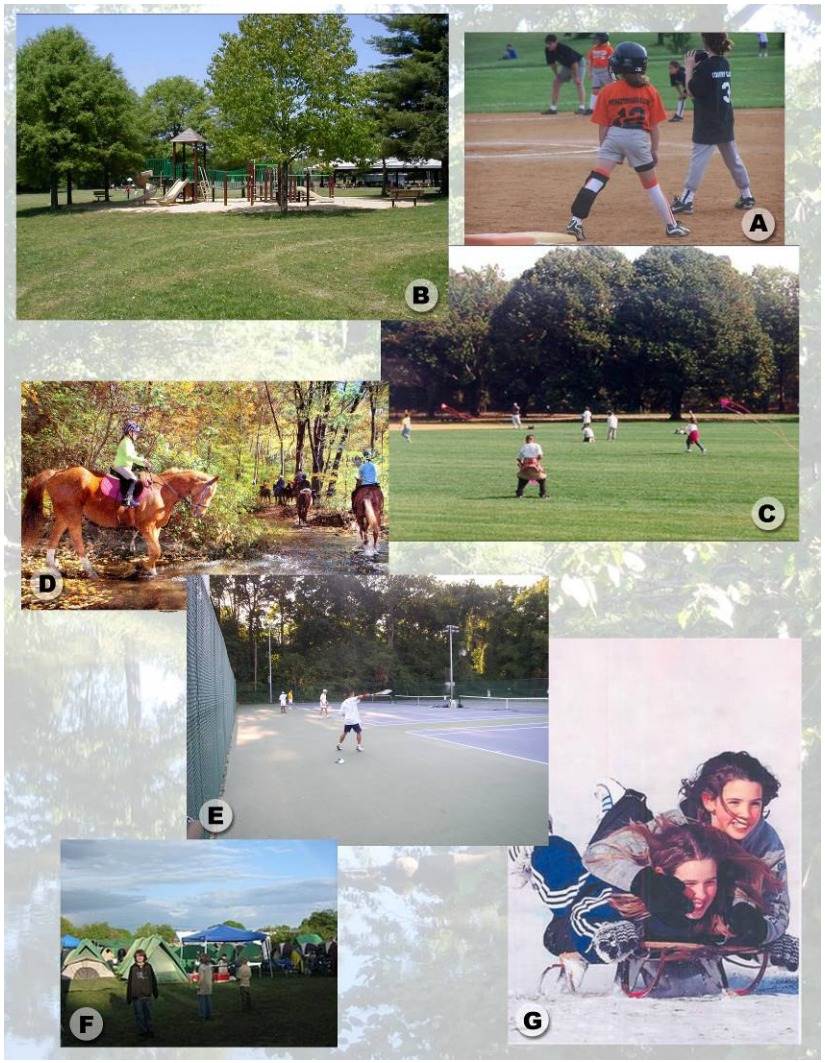
Images D through G present other opportunities that exist in Eisenhower Park, particularly select locations for improving the forest canopy and restoring the understory, establishing healthy meadows, and attractive picnic grounds.

C. Active Recreation

Active recreation opportunities exist in isolated areas of Eisenhower Park. The EPSC's vision is not to displace these amenities but to improve them and to integrate their activities within the overall park scheme. The EPSC envisions enhancements to the community gardens to provide better circulation, aesthetics, irrigation and restrooms as well as upgrades and better special organization to tennis courts, playgrounds, and picnic areas.

New active recreation amenities proposed for the park, some may argue, are more passive in nature than active. Areas for winter sledding, a spray pool and pool area, playgrounds and play courts allow for informal play and new opportunities to enjoy the park year-round. Most importantly, the EPSC envisions the new active components to encourage more family and summer day camp activities, many of which were prevalent in the park before its physical conditions deteriorated.

The EPSC envisions park visitors migrating between various areas and activities within the park, offering a variety of activities to encourage day-long and frequent use and providing specific amenities and programmed space that may be a source of future revenue generation.



D. Park Buildings

Structures within a park may include restrooms, concessions, recreation centers, meeting rooms and offices, pedestrian and vehicular bridges, pavilions, and maintenance and storage sheds. The EPSC envisions a park with attractive and functional structures that support the activities within the park as well as provide new opportunities for recreation, particularly indoor activities. Structures must be sensitive to the surroundings in how they fit within the topography, impact wildlife and hydrology, and how their bulk and materials conform to the residential and bucolic character of the neighborhood.

The EPSC envisions incorporating picnic pavilions, rustic in character and of varying sizes, throughout the park as well as restrooms at strategic locations. A new community activity center is envisioned that may provide needed meeting space, staff offices, and a multi-use recreation area that may accommodate summer day camp groups, winter recreation, and adult recreation programs. Bridges will provide the necessary crossings over the Wepawaug River and connect the east and west sides of the Park. A vehicular crossing will provide for a complete internal circulation route to facilitate maintenance and security.

A park snack bar may provide a place for park users to enjoy a light meal or refreshments during their day-long visit, or a place simply to visit solely to observe the Park's scenery and activities.

E. Access, Circulation and Parking

Accommodating automobile and emergency and maintenance vehicle access are necessary components of the Park plan, though the EPSC's emphasis is clearly on the experience of the pedestrian and preservation of the Park's natural environment with minimal disturbance from vehicles and pedestrian/vehicle crossing. A centralized path that will allow for maintenance and security circulation will provide the major north-to-south multi-use trail and will intersect with the secondary east-to-west trail networks. Parking areas should be consolidated, and penetration into the Park should be limited.

Parking areas should be formalized to allow for parking efficiency and "green" solutions for collecting and treating storm water run-off and should be incorporated as shown in images B and C. Alternative pavement solutions should also be considered for actual parking spaces, aisles and drives that are subject to varying traffic wear.

Control of unauthorized vehicles may be achieved by creating vegetated drainage swales in areas subject to this intrusion. Pedestrian crossing may be accommodated by narrow pedestrian bridges. In general, trails and paths should be defined with a hierarchy of materials. Soft surfaces such as existing ground, wood boardwalks or asphalt surfaces may all be appropriate choices for select areas of the Park. Mulch paths may be appropriate on level and higher elevated locations throughout the Park that are not subject to flooding. Conflicting trail uses should be separated in high-traffic areas especially for equestrian, cycling, and walking activities.

F. Wetlands and Forest

Wetlands occupy over 116 acres of Eisenhower Park. Wetlands, vernal pools, and watercourses—namely, the Wepawaug River—provide habitat, visual interest and recreation opportunities. The EPSC seeks to have minimal disturbance to existing wetlands. Conversely, they aim to link wetlands and create larger and contiguous areas of wetlands with limited potential disturbance by park uses and unauthorized vehicle access. The EPSC commissioned an environmental and wetland inventory as part of this master planning process. They have identified the surprising lack of wet meadow within the Park and aim to convert previously disturbed and lower lying elevations adjacent to the Wepawaug River and within the mapped floodplain to wet meadow. Recognizing an opportunity to provide some flood attenuation, the EPSC aims to create a wetland that will provide a unique landscape and habitat within the Park as well as provide some level of flood storage for cresting river elevations.

Forest land occupies nearly 253 acres of Eisenhower Park. Rampant trail use and trampling of the forest understory, lack of forest management, and invasive species have taken their toll on the Park's wooded areas. Upstream development and increases in peak river flows have eroded the banks of the Wepawaug River causing the exposure of structural tree roots and subsequently the falling of significant tree species. In nature, these losses allow the forest to regenerate; but often, as is the case with Eisenhower Park, invasive species tend to colonize, and continued foot traffic interrupts this natural successional process. The EPSC envisions an initiation of an

overall forest management plan guided by a dedicated group of trained park staff that is funded by revenue generated by the parks programs and activities.

The EPSC realizes that many steps need to be taken to achieve this level of operational success and stewardship, but the process may be initiated in the short-term by volunteer groups eager to participate in the Park's enhancement. The EPSC will identify specific areas to undergo some level of forest management consisting of identification of declining, invasive and less desirable species and the planting of desirable species that are suitable for the location and provide aesthetic, regenerative, and wildlife value.

VII Schematic Park Plan

Schematic Park Plan

The Master Plan represents more than a simple overlay of the various park program elements onto the EPSC developable areas of land within Eisenhower Park. In establishing the Plan, the EPSC placed great emphasis on the following goals:

- Pedestrian connectivity between various areas of the Park;
- Providing recreation opportunities that encourage day-long, four-season and family oriented activities;
- Improving circulation, putting greater emphasis on pedestrians and not vehicles;
- Improvements to existing facilities such as restrooms, pavilions and play fields;
- Regeneration of many of the old-time activities such as day camp venues;
- Enhancing and protecting the naturalized areas of the Park including forests, wetlands and watercourses;
- Providing a hierarchy of trails and a trail network;
- Controlling unauthorized and destructive vehicular access;
- Providing an efficient network of paths to support maintenance, security and operation of the Park;
- Creating new facilities to meet existing City-wide recreation needs that also complement the overall recreation strategy, environment and context of the Park;
- Overall aesthetic improvements and entrance enhancements as well as better organization of the Park's uses;

CONCEPTUAL DESIGN

Figure 14.0

Figure 15.0

- Proposing appropriate recreation amenities that support desirable activities that may be sources for future revenue generation and the beginning for establishing a self-supporting public park; and
- Establishing areas for safe and quiet enjoyment of the Park.

Proposed Conditions

Park perimeter	5.78 miles	5.78 miles
Wetlands	116 acres	>116 acres
Floodway	29.8 acres	29.8 acres
100-year flood zone	127.64 acres	127.64 acres
500-year flood zone	3.18 acres	3.18 acres
Wooded area	253.04 acres	238 acres
Brush	25.89 acres	24.5 acres
Meadow and lawn	40.77 acres	49 acres
Active play area	16.0 acres	20.5 acres
Utility easement	23.38 acres	23.38 acres
Paved Circulation and parking	1.09 acres	5 acres
Length of paved road	0.72 miles (1.5 acres)	Included above
Paved parking capacity	124 spaces	420 spaces
Parking on non-paved surface	100 spaces	160 spaces
Paved pedestrian paths and walks	NA	5,000 feet as 10' width (average)
Floodplain restoration	NA	6 acres
Riverbank Restoration	NA	2,000 feet

The recommended plan or "Schematic Park Plan" for Eisenhower Park is the product of an extensive study and public outreach effort conducted by the EPSC. The following contains a summary of the recommendations by the EPSC accompanied by brief descriptions of the justification for each of the proposed improvements. For purposes of this description only, the Park improvements are divided into nine general areas as illustrated in Figure 15.

A. Enhancement and preservation of the former Solomon and Alter properties

- Soft surface walking trails
- Equestrian trails
- Trail markings
- Perimeter access control at select locations
- Foot-bridges at stream crossings
- Informal overlook at existing clearing (southeast corner near West River Street)
- Gravel parking area at existing structure location accessible from West River Street
- Restroom
- Protection and enhancement of the natural landscape

Area A includes the 100-acre Solomon and Alter properties. The area features dramatic changes in grade, wetlands and vernal pools, and a variety of uncontrolled soft surface trails, many of which have been abused by unauthorized motorized use. The proposed improvements include organization of the proposed trails, resulting in less disturbed area but providing access to the range of natural features present. Access must be controlled at the perimeter. A small parking area is located along West River Street where an existing and abandoned residence and garage remain. A small shelter and restroom are also recommended. A connection is also proposed to the 200-acre eastern section of the park. All trails are proposed to be soft surface with footbridges at stream crossings. Long term measures include protection of off-trail area and the selective removal of some tree canopy to allow understory development including introduction of tree species with wildlife and habitat value.

B. Improvements to existing facilities, access and egress, circulation and landscape in the northwest area of the Park

- Equestrian riding ring/paddock
- Equestrian trail head
- Horse trailer parking
- Pavilion
- Park border enhancement (shade trees and stone walls)
- Invasive plant removal
- Improve entry/exit including sight lines
- Open meadow
- Remove and relocate dog run

This area currently consists of equestrian amenities, a small dog run area and informal parking area lacking aesthetic value and spatial organization. An old pathway along the east side of the area exists with remnants of an old street light system. The bridge that connects the area to the pavilion near the pond is in need of repair.

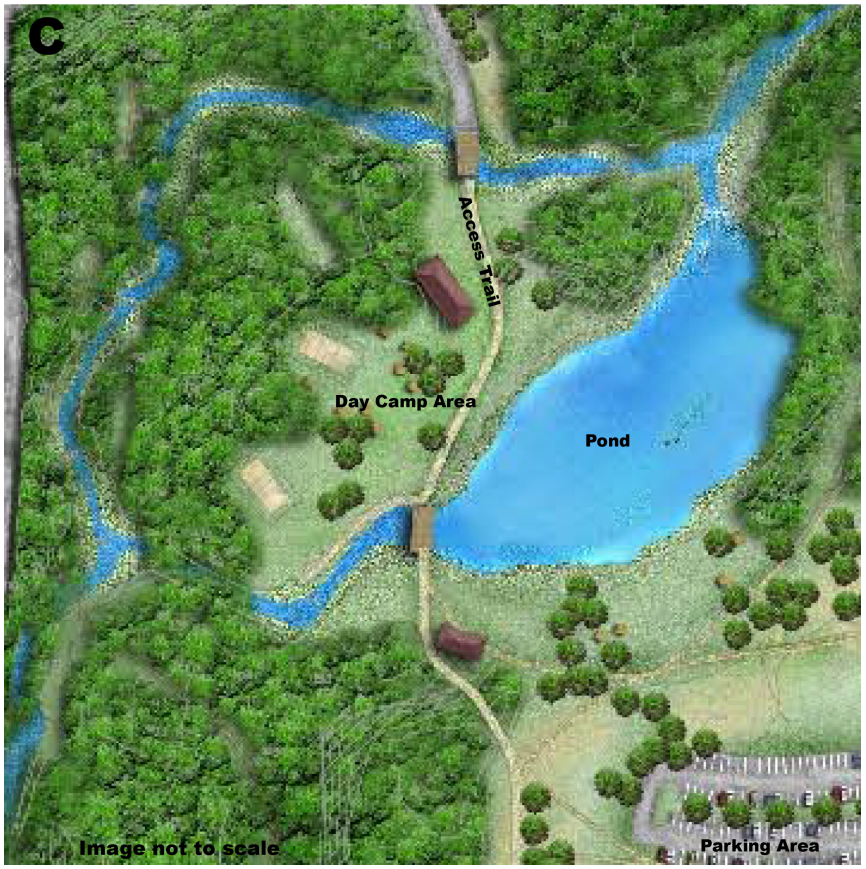
A new equestrian ring is proposed with parking for vehicles and trailers. Multiple access points to equestrian trails will also be provided. The need for equestrian facilities was demonstrated by the public, and the EPSC recognizes the importance of the activity to the image of the park as well as the potential to host family oriented and city-wide events in the Park.

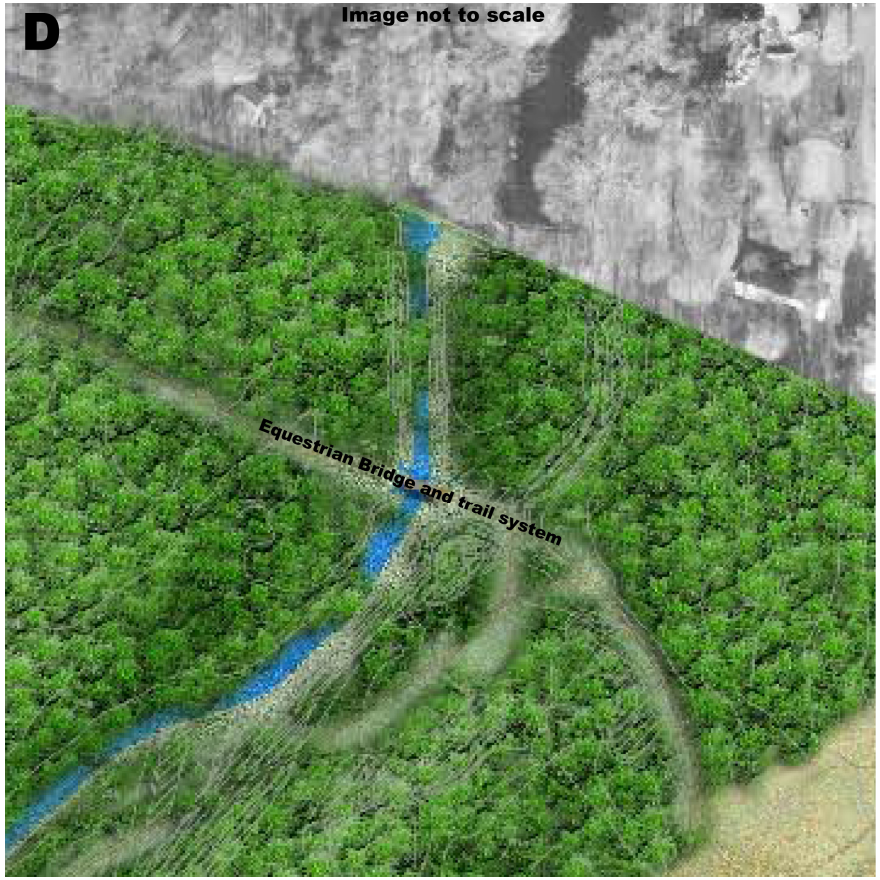
Vehicular access and egress due to West River Street roadway geometry and sight lines are not conducive to increasing traffic to this location of the Park. The Plan emphasizes the value of interior connections, and an enhanced pedestrian route from Area B to Areas C and E will eliminate the need to expand parking facilities and modify roadways near West River Street.

C. Restore the "day camp" area, and introduce amenities to encourage year-round activity, and focus on circulation and physical and visual connections to the western core of Eisenhower Park.

- Reshape and dredge pond to improve water quality and aesthetics
- Reconstruct dam and provide new bridge crossing at dam location
- Restore picnic area and pavilion
- Selective tree removal and pruning for healthier forest canopy
- Introduce tree species with wildlife value
- Restore pond edge in select areas for user access
- Small dock for pedal boats and water activity
- Sand volleyball courts
- Consider opportunities for winter skating on the existing pond

The proposed improvements essentially restore the picnic and day-camp area. The pond is in great need of improvement as water quality, water capacity, and habitat value continue to deteriorate. The pond offers limited recreational value, and the configuration and sedimentation as well as failure of the dam structure assure that without further action the pond will continue to degrade. The plan calls for the restoration of the island and the shoreline for picnic, summer camp, and passive recreation enjoyment. As a destination in conjunction with other proposed uses in previously developed areas of the park, the EPSC has strived to establish day-long activities offering a variety of active and passive recreation options. The need for such a facility was clearly demonstrated by Recreation Staff.





D. Light-handed landscape and trail improvements within one of the most picturesque areas of Eisenhower Park

- Place equestrian and pedestrian bridge over Wepawaug River for north end connection
- Restore vegetation on eroded slopes
- Install boulder vanes and utilize bioengineering techniques to stabilize river banks
- Selectively remove invasive plant species
- Introduce native plant species with habitat and wildlife value
- Define and consolidate park trails and discourage off-trail uses

Due to lack of trail organization, this area has experienced destruction of the forest floor, erosion, loss of understory and loss of indigenous vegetation. A pedestrian and equestrian crossing over the Wepawaug River will provide a key link in trail continuity and control damaging foot traffic along the banks of the river. The need for trails is a well documented need throughout the State of Connecticut and the region as trail use remains one of the most desirable recreational activities of all age groups.

E. Centralized improvements within the core area of Eisenhower Park that provide the major active recreation amenities and linkages to the surrounding complementary park uses and natural areas

- Main entrance to the pond, fairgrounds and core active area
- Basketball courts (2)
- Bocce courts
- Community activity center (indoor multi-use gymnasium, meeting rooms, park staff offices, rest rooms)
- Playground (including accessible components)
- Spray pad and accessible pool
- Tennis court upgrades including lighting
- Park snack bar
- Perennial gardens with formal and informal seating areas
- Centralized parking area
- Picnic area
- Restored fairgrounds
- Landscape plan to mitigate visual impacts of utility ROW

This area encompasses the current developed section of the Park. The lighting systems require upgrading on the existing courts (i.e., to control hours of use, for energy efficiency, and to eliminate glare onto neighboring properties). The existing park pavilion, playground and par-course are dated amenities that are substandard in serving the needs of the public. The entrance to the park is nondescript, and space is poorly organized and unnecessarily crowded. The recommended improvements will consolidate access points to the Park on the

north end of North Street as well as provide greater separation of pedestrian and vehicular traffic. Additional parking is also proposed, likely eliminating the need to use open space within the Park for event parking. The proposed plan establishes this area as the primary active section of the Park, not unlike the use today. Recreation staff has expressed the great need for outdoor swimming facilities, particularly the benefits of a pool and splash pad. As a feature, these are key elements that may have fee-based use providing a revenue stream for future operations and maintenance of the entire Park. In conjunction with Area C, the Park will offer a tremendous summer activity and day camp venue in areas already developed within the park.

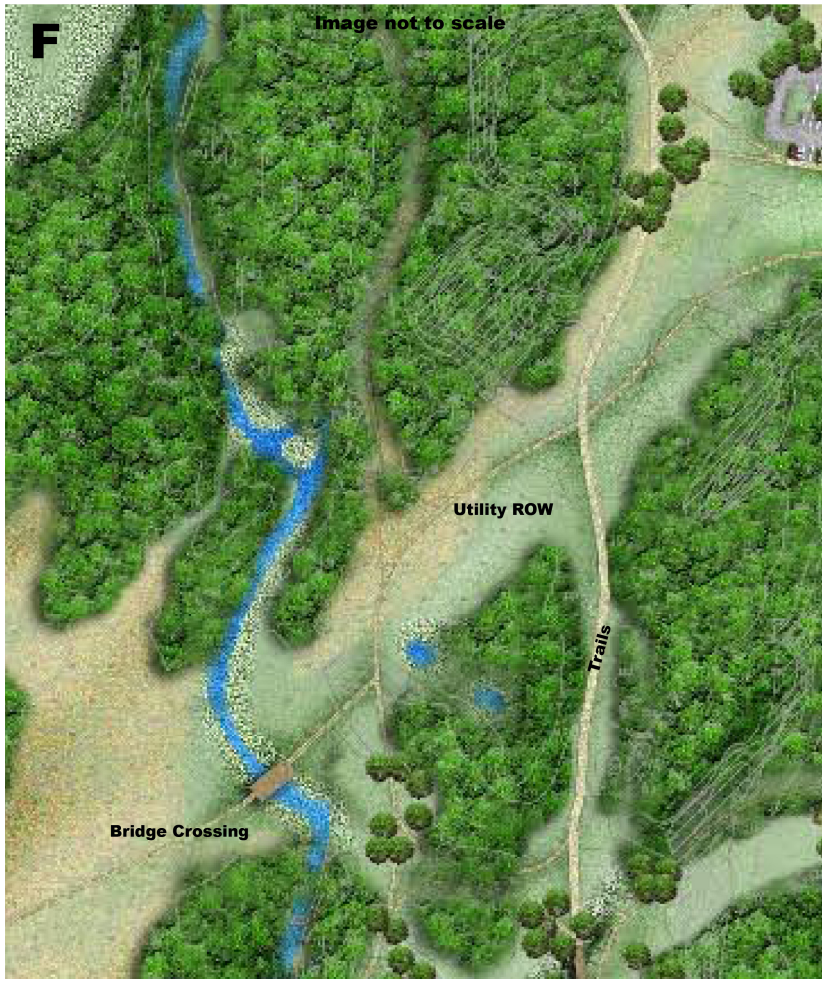
The need for indoor recreation facilities, both in winter months and the summer season during inclement weather was expressed by recreation staff. To further serve winter demand, the proposed basketball court may be converted to an outdoor skating venue by allowing vendors through contract with the City to provide surfacing and necessary mechanical systems for a reliable skating area available for public use. A park snack bar will serve park users as well as visitors. A play-ground complements the water play area and supplements the facilities available for public and day camp use.

F. Establish a recreation benefit within the utility corridor

- Linear trail in utility ROW
- Wetland and wildlife enhancement within ROW where feasible
- Pedestrian and equestrian crossing over Wepawaug River
- River channel enhancements (bank stabilization, boulder vanes, habitat creation)
- Pedestrian boardwalk connection to West River Street and west side of park

During the course of the study, the EPSC met with utility representatives to understand the impact of the proposed overhead power line upgrades. The Committee discussed proposed tower locations, height and spacing with the hope that early interaction with the utility company could benefit the park in terms of aesthetics, park function and protection of wetlands. The utility company will utilize the ROW for access during upgrades and for future maintenance. Options were discussed including coordination of access routes for future shared park use as well as landscape restoration strategies to improve the habitat and wildlife value of the corridor. The ROW provides a great opportunity for north-south access and a possible future connection to the western Solomon and Alter properties.

As part of Connecticut Light and Power's power line upgrade project, a 2.4-acre wetland area within Eisenhower Park will be created (see Area H). The wetland creation project will provide wildlife habitat and some flood attenuation (flood storage capacity), remove invasive species and establish a unique wetland environment within the Park.



G. Improving existing Park amenities in the northeast corner

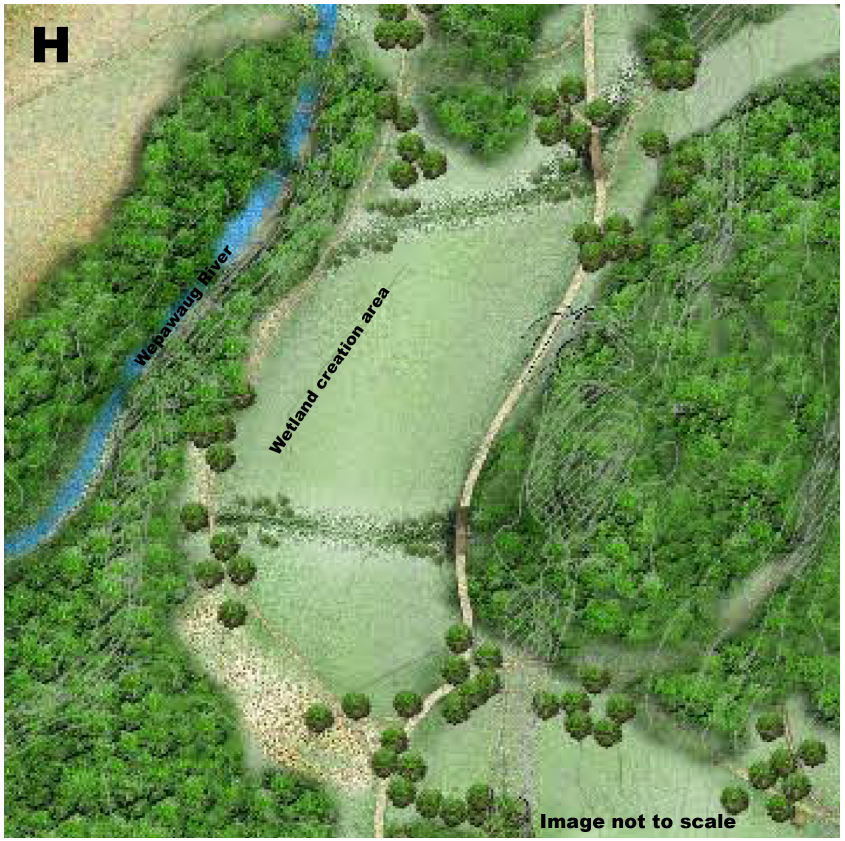
- Foote Field (softball) to remain
- Dog run including shaded area, seating, restrooms and water service
- Picnic area

Foote Field shall remain with enhancements to seating areas and fence lines as well as the addition of new field lights. The addition of lighting will reduce the need to construct a new field. Lighting technology has significantly reduced if not eliminated the impact of over-flow lighting that may disturb neighbors. Park staff must enforce park rules to ensure that evening activities are not disruptive to nearby residents and that such uses do not adversely disturb the Park environment. Access to the parking area is proposed to be consolidated in Area E. The parking in this area will serve the field and dog run. An existing restroom located north of Foote Field would serve field and dog run users. Picnic areas are included.

H. South Meadow enhancements

- Partial dike removal and floodplain restoration
- Establish area for seasonal multi-use passive recreation
- Establish wet meadow
- River channel and bank improvements
- Establish forest understory
- Vegetated swales for stormwater management and habitat diversity
- Maintain the location for existing recreation activities and programs

A levee along the east edge of the Wepawaug River has effectively cut off a significant portion of the floodplain from the River. Though the levee is breached, the floodplain quality is deteriorated. Essentially, the dry areas of the lower lawn area are too wet, and the wet areas are too dry to have significant habitat value. The fields in their current condition are also difficult to maintain. The EPSC is intending to establish a balance; to create a wet meadow area in Eisenhower Park while establishing a dry area further upland for passive recreation use. Vegetated swales are proposed to collect storm water run-off that migrates from upland slopes. This approach will provide effective stormwater treatment and habitat for wildlife, and control unauthorized vehicular access to the lower lawn area.



I. Southeast area enhancements and new recreational opportunities

- Southern entrance to park and parking
- Improvement to youth soccer fields
- Playground
- Picnic pavilion and restrooms
- Sledding hill
- Park maintenance buildings (barn style structures)

The city-wide need for recreation fields can't be met in Eisenhower Park. There is a limited area of upland and level area with proper access that would support the development of new fields. The EPSC recommends that the existing fields be improved (grading, drainage, orientation, parking and access) to optimize use of the current facility. Though the City has received multiple requests to increase the availability of facilities for youth/girls programs within Eisenhower Park, the EPSC determined that it was infeasible to expand sports fields in this area primarily due to physical site impacts, cost, and the impact it would have on the existing community gardens.

Direct access to the slope to the west provides a terrific venue for casual and informal outdoor performances, and the slope may be used for winter sledding. A playground and picnic pavilion is proposed to serve nearby programmed use and to serve the great need expressed by Milford's recreation staff.

The community garden remains in this area of the park. Recommended improvements to the garden area include access/egress and parking enhancements, new water service, and restrooms that will serve soccer, playground and community garden users.

VIII Implementation

Implementation

A. Phasing the Park Improvements

Implementing the improvements to Eisenhower Park will require a firm commitment from the City of Milford and its residents. Obtaining the funding for early action items will require municipal expenditure, federal and state level grants, and perhaps support from the private sector through unique private/public initiatives. Due to design, construction, operation, and maintenance costs and the broad scope of the proposed improvements, implementing the entire plan at one time is simply not a realistic strategy. Doing so in phases, through manageable and well-coordinated improvements with revenue generating potential, is achievable and recommended. The EPSC recommends that the plan for Eisenhower Park be implemented in three (3) phases that address the following primary needs:

Phase 1: Environmental, trail east-west connections, and water resource enhancements.

Phase 2: Improvements to existing park facilities, structures, fields and courts.

Phase 3: New Park features such as playgrounds, water play amenities, play courts, and community activity center.

Access, parking, circulation, utility and landscape improvements may be implemented within the aforementioned phases or independently.

Figures 16.0, 17.0, and 18.0 (pages 90-92) illustrate improvement recommendations and the general location of each.

It is important to note that a significant area of park and open space remains untouched by the recommended improvements. Considering that the proposed enhancements for the former Solomon and Alter properties are generally limited to consolidation and enhancement of existing trails, a significant area primarily composed of wetlands, steep slopes, and woodlands, remains undisturbed.

The summary of the improvements within each phase of the Master Plan includes a brief description of the cost to implement each phase. These costs are schematic in nature and are based on typical per-acre park development costs (in year 2007 construction values) experienced in similar park improvement projects throughout the region. They are provided for planning purposes and there is flexibility in the timing of the implementation and the actual value of design and construction cost. It is important to note that the overall purpose of the phasing plan is to provide a logical progression for improvements within the Park and to provide a blueprint to identify future capital projects and to assist the City of Milford in the pursuit of environmental or recreation-based state and federal grants.

B. Phase 1: Phase 1 improvements involve enhancement to environmental features within the Park and establishment of internal trail networks and connections between the Solomon and Alter properties and the east side of the Park as well as crossings at numerous points along the Wepawaug River. Essential Park improvements included in Phase I include:

- Trail improvements in former Solomon and Alter properties;
- Barrier guiderail for unauthorized vehicle access control, particularly within the west edges of the park;
- Utility right-of-way trails (in addition to CL&P improvements);
- Forest enhancements including selective removals, re-planting, compensatory pruning;
- River bank restoration (1,000 linear feet);
- East side trail development and improvements;
- Wetland creation;
- Floodplain enhancements;
- Pedestrian bridges over the Wepawaug River (2);
- Pond restoration and dam reconstruction; and
- Vehicular/pedestrian bridge crossing.

The cost to the City of Milford to implement Phase 1 improvements is approximately $1,450,000. The funding is based on 2007 dollars. The City will pursue additional grants to fund water quality and river crossing improvements estimated to cost $600,000. Volunteer services, including material donations and labor, are estimated to be the equivalent of $100,000. Volunteer work may address trail and boardwalk improvements as well as landscape enhancements and offset costs that would otherwise be borne by the City of Milford. Suggested starting date for Phase 1 is 2008.

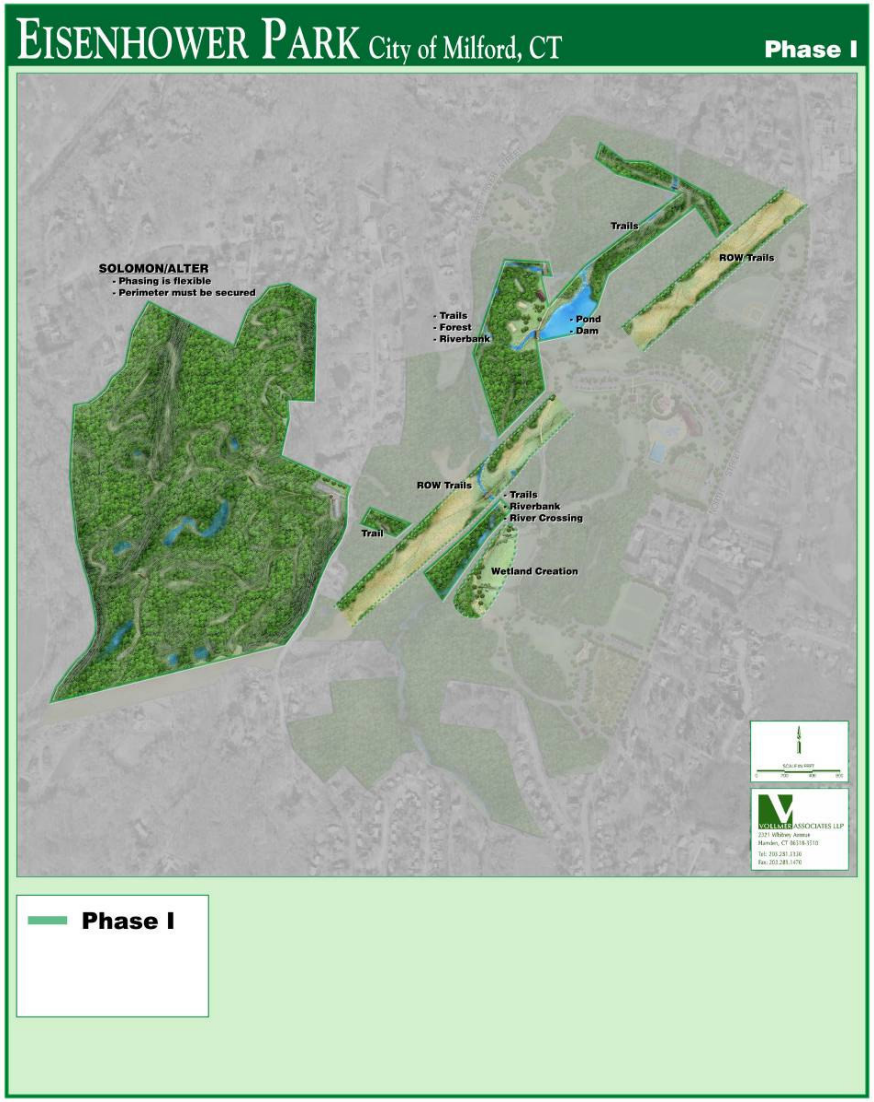


Figure 16.0

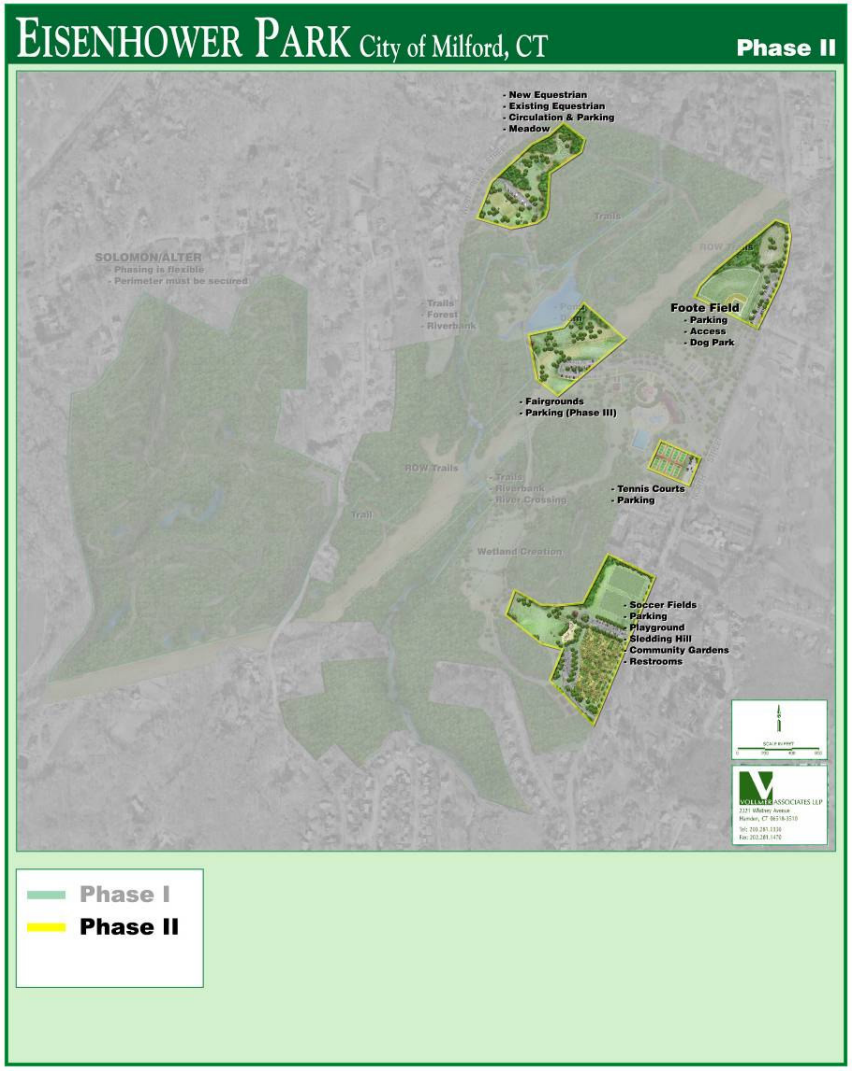


Figure 17.0

C. Phase 2: Phase 2 improvements involve much needed upgrades to existing Park facilities and the addition of new complementary recreation amenities. Recommended improvements include:

- Improvements to existing and addition of new equestrian facilities (riding rings, horse trailer parking, shelter and restrooms);
- Landscape upgrades to the central “fairgrounds”;
- Incremental access, circulation, and parking improvements consistent with the Schematic Park Plan;
- Enhancements to Foote Field area including the addition of new lighting;
- New dog run;
- Renovation and upgrades of existing park restrooms and pavilions,
- Renovation of existing tennis courts including surfacing and lighting;
- Renovation of existing soccer fields;
- Enhancements to existing community gardens;
- Additional playground near soccer fields; and
- New restrooms near community gardens, soccer field, and sledding hill.

The cost to the City of Milford for Phase 2 improvements is estimated to be approximately $6,800,000 largely due to the much needed upgrades to existing facilities, utility upgrades, and new restroom construction and renovations. Volunteer services, primarily to construct new and improve existing trailheads and trails, are estimated to be the equivalent of $40,000. Donations to partially fund the construction of pavilions, a new dog park, and playgrounds are projected to be $150,000. The estimated start time for Phase 2 is 2011.

D. Phase 3: Phase 3 improvements primarily involve the introduction of new amenities that currently do not exist or have long ceased to function within the Park. These amenities may ultimately be a source of significant revenue to the Park and a mechanism to support future maintenance, capital improvements and staffing. Specific improvements include:

- Renovation of the picnic and day-camp area;
- Completion of the Park trail network;
- Development of the Park core area including play courts, water play amenities, playground, seating areas and related access, circulation, parking and landscape improvements;
- New restrooms;
- Site preparation for a new community activity center and snack bar;
- New community activity center; and
- Park snack bar.

The estimated cost to implement Phase 3 improvements including pool and spray park construction, and a new community activity center, snack bar and concession area, is approximately $8,950,000. Volunteer services are estimated to be the equivalent of $40,000. Donations, sponsorships and public/private partnerships that may be instrumental in funding these improvements are anticipated to range between $1,200,000 and $1,500,000. It is estimated that Phase 3 could be started in 2015, pending the progress in Phases 1 & 2.

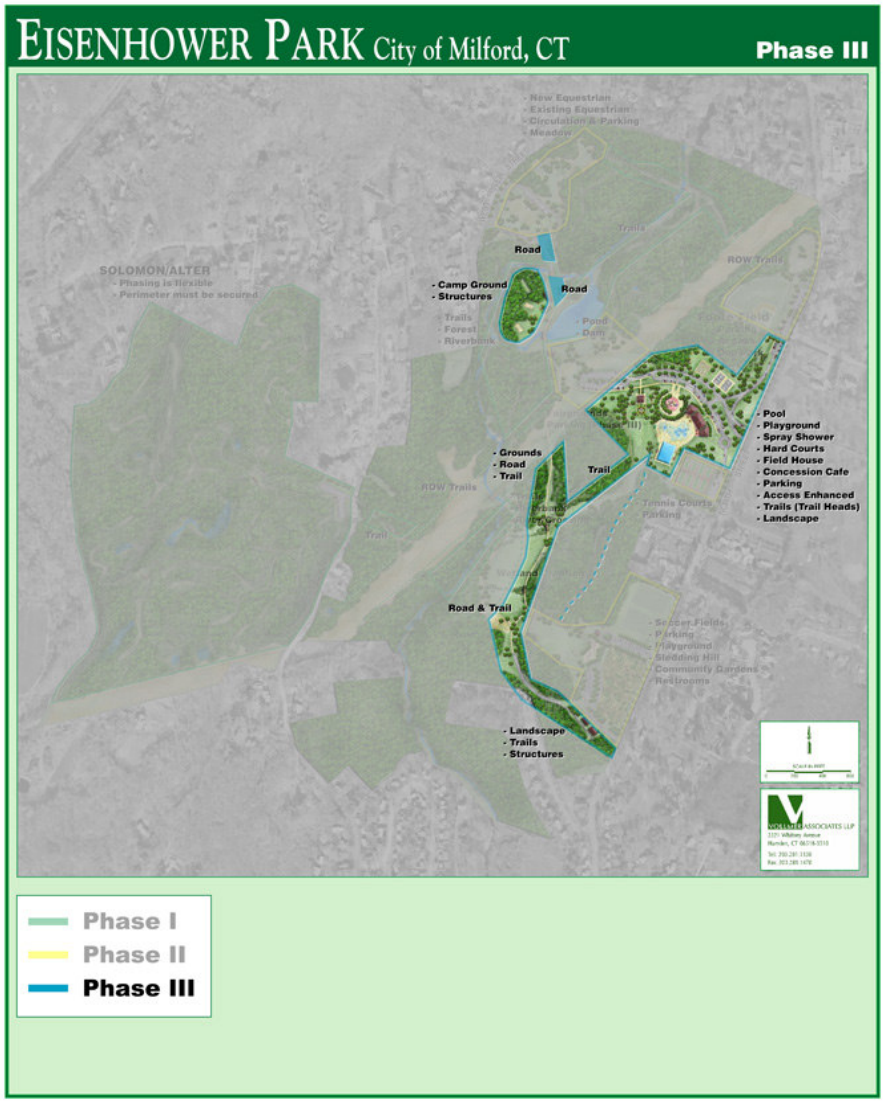


Figure 18.0

E. Program Summary: The following list contains the program elements identified during the needs assessment and public outreach phase of the Master Plan. During development of the Schematic Park Plan, the EPSC strived to incorporate each element into the plan. Site conditions, spatial organization, and follow-up meetings were final determinates in the feasibility of incorporating the program elements into the plan.

* Solid black bullets indicate those components that are or may be incorporated into the Plan.

** Hollow bullets indicate those components that are not incorporated into the Plan.

- Recreation fields
  - New softball field
  - Improvements to Foote Field (add lights)
  - Multi-use youth soccer field
  - Multi-use recreation field

- Play Courts, Playgrounds
  - Outdoor basketball courts (2)
  - Renovate tennis courts, upgrade lighting
  - Define area for additional tennis courts
  - Sand volleyball courts
  - Bocce courts
  - Horseshoe courts
  - Playground
  - Playground for physically challenged
  - Game tables

- Passive/Informal Play
  - Multi-purpose field
  - Informal outdoor performance area
  - Picnic areas
  - Sledding hill

- Trails
  - Equestrian facilities
  - Multi-use (walk, run, bicycle, in-line skate, ski)
  - Interpretive/educational
  - Accessible/physically challenged
  - River crossings (2)

- Equestrian Facilities
  - Riding rings
  - Parking (cars and trailers)

- Water Play
  - Spray park
  - Swimming pool
  - Fishing area(s)
  - Winter outdoor skating (pond only; conditions permitting)

- Sitting Areas
  - Formal area
  - Trail-side
  - Informal

- Park Buildings
  - Snack bar

- Restroom (renovate 1 existing)
- Restroom (enhance 1 existing)
- Construct new restroom (community garden area)
- Community activity center (park staff offices, restrooms, meeting rooms, multi-purpose community room)
  - Renovate existing pavilion at North Street

- Community Gardens
  - Community garden improvements
    - Community garden with greenhouse

- Environmental Management
  - Natural resource protection
  - Conservation areas
  - Forest and meadow enhancement
  - Wetland enhancement
  - Wetland observation area
  - Water quality improvements
  - Storm water management

- Access and Parking
  - New/defined access roads (internal loop)
  - Additional parking in existing areas
  - New parking locations/ enhancements to existing
  - Public/bus transit drop-off and pick-up
  - Security and maintenance route

- Lighting
  - Parking area(s)
    - All vehicular paths

- Dog Run
  - New Facility

IX Funding and Stewardship

Funding and Stewardship

The Eisenhower Park Study Committee visited numerous public parks throughout the region and interviewed those individuals directly responsible for supervising, programming, and maintaining the facilities. The EPSC evaluated successful parks and identified a number of key factors essential to sustaining a public park:

- Participation and involvement of various municipal departments (recreation, education, public works, community development, planning and zoning, buildings, etc.);
- Dedicated full-time and seasonal staff for program support, operations, maintenance and security;
- Revenue generating mechanism to fund primary operations and staff;
- Wide variety of recreation opportunities available.
- Commitment by municipal staff, Milford residents, park visitors and volunteers to stewardship and the fiscal and physical well-being of Eisenhower Park.

Funding: Self-supporting public parks are difficult to establish but deserve greater consideration as a mechanism to better serve public recreation demand. Attention is further warranted since parks' budgets are a prime target for municipal funding cuts as they are often considered non-essential services in comparison to schools, roads, fire, police, and other services. Eisenhower Park has suffered the same fate, and the visible effects of neglect are more apparent each day. To simply pay for park up grades is not enough. Alternative and sustainable sources of funding must be considered for capital improvements and ongoing maintenance that do not burden the taxpayers. This is not a new concept in Milford and is currently functioning successfully at the Orchards Golf Course and Milford Landing Marina. Further, the concept of having qualified private entities bid for the right to run City-owned facilities within guidelines established by the City can be found at Gulf Beach and Milford Landing. This is a proven business concept that should be considered as part of the City's funding strategy for Eisenhower Park.

Initial funding to implement Phase 1 of this Master Plan must come from some source other than the Park since the Park generates no significant revenue at this time. One potential funding strategy involves public investment in Phase 1 improvements followed by revenue generating mechanisms to incrementally establish and sustain dedicated Park staff who will initially manage environmental enhancements and community volunteers, enforces park rules, and provide park surveillance and security. Revenue may be generated by administering annual park passes for residents and non-residents at very modest rates and rental of picnic grounds and pavilions. Revenue at this level is expected to simply offset the cost of providing park staff and maintenance, but it is important that the public associates these fees with visual, programmatic and operational improvements to the park.

As additional funding is invested into and improvements are realized within Eisenhower Park, additional amenities and programs may provide opportunities to generate more revenue. These revenue generating amenities would be newly constructed features and strictly voluntary. They would function as "pay for use" facilities and programs and would not be a financial burden on taxpayers. Conversely, the expectation is that the revenue generated by such voluntary

facilities and programs would support a significant portion of the Park's operating budget at no additional cost to the City of Milford and its taxpayers. Eisenhower Park, through the incremental implementation of a Master Plan, may achieve a self-sustaining level of operation.

The City of Milford by virtue of its overall population has a tremendous opportunity to accomplish within Eisenhower Park what many other municipalities have achieved: a self-sustaining public park offering four-season activity, passive recreation activities as well as the preservation and enhancement of its natural resources.

Recreation facilities and infrastructure within Eisenhower Park are in need of renovation. Natural resources are deteriorating due primarily to human activity within the Park and the changing landscape along the tributaries of the Wepawaug River. This plan was developed to provide a framework to reverse this degradation and to present the recreation potential and community asset that Eisenhower Park offers to the residents of Milford.

Realizing this potential will require public investment either through municipal capital plans, the pursuit of grants and/or the allocation of staff. As real-life case studies documenting the evolution of successful public parks demonstrate, the Eisenhower Park Study Committee believes the initial municipal investment and realized enhancements will unlock the potential of Eisenhower Park and the will of Milford's residents to press forward with implementation of the Plan. Cost will always be a concern, but Park enhancements allow great flexibility in their implementation, both in timing, magnitude and impact of the improvements. The EPSC has designed this flexibility into the Plan.

Stewardship: The EPSC believes that a "do nothing" alternative will result in irreversible damage to Eisenhower Park's natural landscape and continued degradation of the fields, parking areas, structures, infrastructure and play courts that exist within the Park. The Park as it exists today requires considerable public investment for its upkeep and needed restorations, and the extent of the investment to sustain the status quo clearly warrants a broader view. The City of Milford has evolved since the last plan was produced and partially implemented for the park over 30 years ago. The Eisenhower Park Master Plan essentially restores key elements of the former plan and provides new amenities to serve the recreation needs of today and the foreseeable future, as well as to accomplish a self-supported public facility to the greatest extent possible.

The Eisenhower Park Study Committee initiated this study in 2003 and has accumulated a wealth of knowledge regarding the Park conditions, the content and intent of the Master Plan, and successful public parks throughout the region. The Committee accomplished what it was appointed by the City of Milford to do over four years ago. The Committee should continue its mission in a manner to be defined by the City, perhaps as stewards of the plan or to present the plan to the various boards and commissions at the time any improvements are considered within the Park.

As far back as the early 1850s, newspaper editorials, letters to the editor, and testimony before legislative committees offered various accounts of the origin of Central Park, and many shared a common theme: they attributed the idea to an anonymous "gentleman," who, some said, had recently returned from Europe with the vision of a great park. An anonymous letter to the *Journal of Commerce* in June 1851, signed "AA," declared that the park "enterprise" originated with a worthy and excellent citizen who has no other views in the movement but the public good."

Roy Rosenzweig and Elizabeth Blackmar, *The Park and the People: A History of Central Park* (Cornell University Press, 1992), 15.

X Appendix

Appendix

Appendix A: Letters of Endorsement

Interoffice Memorandum

To: Mayor Richetelli
CC: File
From: Robert Gregory, Director of Community Development
Date: March 9, 2006
Re: Eisenhower Park Comments & Recommendations

I support the Preferred Alternative Plan as presented by the Eisenhower Park Study Committee. I commend them for their efforts in working with their consultant to develop a plan that serves all of Milford's residents. And I commend you for undertaking a long overdue look at one of our major assets.

Because I am involved with the hazard mitigation effort in the City I am particularly interested in the parts of the plan that address storm water management. The flood plain restoration, dredging of the pond, dike removal and creation of a wet meadow will mitigate our annual downstream flooding problem with the Wepawaug River.

As Milford grows, more recreational facilities are always a welcome addition. My only question would be the bocce court. We have one at the harbor and at the Village Green at Walnut Beach. I never see them being used.

The relocation of the community gardens to a more secluded part of the park makes a lot of sense. Gardening is solitary pursuit and best done away from the hustle and bustle of North Street.

The splash pad and pool make a lot of sense. Kids love those splash pads.

I am familiar with parks all over the country and always wondered why we couldn't do more with Eisenhower. I think the plan strikes a perfect balance between the active and passive recreational needs of the community.

RECEIVED
MAR 10 2006
OFFICE OF THE MAYOR

1

City of Milford, Connecticut
Tree Commission
110 River Street - Milford, CT 06460
Telephone 203-874-6474

Stephen Wing, Chair
Mary Ludwig, ViceChair

14 March 2006

Honorable James L. Richetelli, Jr., Mayor
City Hall
110 River Street
Milford, Ct. 06460

Re: Eisenhower Park, Preferred Alternative

Dear Mayor Richetelli,

Thank you for asking for our comments on the 'Eisenhower Park: Preferred Alternative' dated February 2006 prepared by Vollmer Associates. After consideration at our regular meeting on March 13, with the full attendance and participation of the commission, we offer the following comments:

1. On balance we find the plan well-thought out in terms of the proposed improvements and the proposed protection and enhancement of natural resources. We recognize the compelling need to draw more users to the park to end the cycle of abuse and neglect which has prevailed over too many years.

2. We strongly recommend that, as part of park improvements, the City forcefully pursue the improvement of water quality in the Wepawaug River, by seeking to curb the introduction of nutrients and pollutants from upstream sources.

3. We recommend that the park improvements encourage the use of the site as an arboretum and as a setting for memorial tree donations.

4. We recommend that an area within the site be dedicated for use as a nursery for native plant materials to be used on the property and throughout the city for wildlife enhancement and habitat improvement. Such a site could be the focus of citizen groups of all ages interested in removal of invasive species, streambank stabilization using plant materials, and so on.

5. We are particularly optimistic about the potential for environmental improvement within the power line corridor.

Mayor James L. Richetelli, Jr., Letter of 3-14-06, re. Eisenhower Park, p. 2

6. We strongly recommend that security of the park, both physically and administratively, be aggressively pursued without delay. Means to exclude unauthorized use and abuse must be designed and installed and personnel must be trained and assigned to stop the vandalism and damage caused by all terrain vehicles and the like. A 'round the clock' on-site presence by park rangers should be established even before park improvements begin.

7. We strongly recommend that no physical improvements (beyond badly needed environmental improvements) be undertaken until a comprehensive plan is written and funded for the on-going operation and maintenance of the facility. We recognize that the challenge of meeting present maintenance needs throughout the city is daunting and that making capital improvements at the park would be reckless unless the means to maintain them are put in place and properly funded.

We mean these comments to be constructive and we understand that this is a master plan and that detailed plans for specific portions of the work will be forthcoming and deserving of appropriate review at a later time. Please let us know if any of these points are unclear; feel free to direct any questions you may have. Thank you again for the opportunity to comment on the plan.

Very truly yours,

Stephen Wing, Chairman

City of Milford, Connecticut

- Founded 1639 -

70 West River Street - Milford, CT 06460-3317
Tel 203-783-3280 FAX 203-783-3284
www.ci.milford.ct.us

Recreation Department

INTER-OFFICE MEMO

TO: Mayor James L. Richetelli, Jr.

FROM: Bill McCarthy, Director
Dept. of Recreation

DATE: Wednesday, March 15, 2006

SUBJECT: Eisenhower Park Study Committee Preferred Alternative Plan

Dear Mr. Mayor,

My recommendation is that the City of Milford proceeds "full steam ahead" with the Eisenhower Park Preferred Plan as presented to you by the Eisenhower Park Study Committee. The committee deserves a lot of credit for creating a superior plan that everyone will be able to enjoy forever.

The following attachments are references that should be useful in identifying the short, intermediate, and long term recreational needs of the community in general.

- Advocacy Update: Top Ten Reasons Parks are Important
- Features, Benefits, and Incentives for a Four Season Eisenhower Park
- Eisenhower Park Master Plan Input from Recreation Dept.
- Recreation Dept. recommendations for "Four Season Field House"
- City of Milford "Master Field Directory"

"Building a Community Through People, Parks, and Programs"
The Benefits Are Endless

Milford Fire Department
72 New Haven Avenue
Milford, CT 06460

Louis A. LaVecchia
Chief

Administrative Offices
Tel. 203-874-6321
Fax 203-783-3744

TO: Mayor James Richetelli

FROM: Chief Louis LaVecchia

DATE: March 22, 2006

SUBJECT: **Eisenhower Park**

Upon reviewing the plan for Eisenhower Park the following needs to be addressed prior to completion of the park:

- **Paved roads to the interior of the park capable of handling fire apparatus for Emergency Medical Incidents and Brush Fires. These roads need to have turn arounds periodically throughout so apparatus and ambulances can get out.**
- **The parking areas and roads also need to meet the criteria for apparatus turning radius.**
- **The parking areas in front of structures need 28' for the Tower setup.**
- **The buildings within the park need to meet the City Ordinance for hydrants. From the plan sent, I see no fire hydrants within the park area at all.**
- **A paved road for apparatus to gain access to the pond area would be beneficial.**
- **Purchase a Polaris Ranger or like vehicle with capabilities for EMS including a stretcher for Fire Department use only. This would be used not only for EMS calls but also for transporting equipment off road in the event of a brush fire.**

Make Every Day - Fire Prevention Day

City of Milford, Connecticut

RECEIVED
MAR 23 2006
OFFICE OF THE MAYOR

TO: James Richetelli, Mayor

FROM: David Sulkis, City Planner

DATE: March 23, 2006

RE: **Eisenhower Park Preferred Alternative Plan Dated February 2006**

Synopsis:

The overall proposal is a very good balance of the park's preservation and restoration, while introducing a minimal amount of new uses at appropriate locations. The Plan fully complies with the Milford Plan of Conservation and Development.

The following review will be in order of the letter designations on the Plan:

A. Area "A" remains basically untouched except for the addition of a small parking area on West River Street. The only concern I have is regulating the trail system. Horse trails and pedestrian trails must remain separate. The two uses are not compatible and pose a safety risk when combined.

   For the trail systems to work, they will have to be policed in some way. Motorized off road vehicles will find the trail system inviting and they are not compatible with walkers and horse riders.

   Depending on the amount of horse usage and trail placement, water bodies should be tested periodically for elevated bacterial levels that can result from the horse waste.

   An ongoing trail maintenance and restoration plan will be needed since horses are a major source of trail erosion and environmental damage.

B. Area "B" is characterized by the creation of a new community garden and horse rink and trail system that is smaller than Area "A".

   Providing private community gardens in a municipal park appears to be unique to the City of Milford. In most other communities, community gardens are created close to where the gardeners live. This is not the case in the City of Milford, where most of the participating gardeners could have gardens on their own property and have to travel for some distance by car to the garden site at Eisenhower Park.

The newly located site has easy access from West River Street and is conveniently located next to the horse rink, which will presumably be a source of manure for the gardeners. An area will need to be established for the holding of the horse manure, so that it can age to the proper degree to be used safely in the community gardens. The holding area should also contain safeguards to protect the local water bodies from run-off and protect the residents from the smell of the manure.

Summary of A & B

Horses:

It is unusual for municipalities to provide horse riding facilities in public parks, due to the environmental damage and incompatibility with other uses. From a tax and property perspective, horses are treated the same as cars and horses are supposed to be declared for tax purposes.

A consultation with the City of Milford Tax Assessor has found that there are no horses declared on the City of Milford tax roles. One can only assume that the horse facilities at Eisenhower Park are for the use of non-Milford residents. I would suggest the following:

1. Remove all equine uses from Eisenhower Park, or
2. Charge a fee for every horse that uses the park. The fee should be of an amount that covers the aforementioned items that need to be addressed.

Private Gardens:

The relocated garden site is a good site for the proposed purpose, with easy access to West River Street. It would, however, be more appropriate to provide community gardens within the community, on multiple sites, close to where the gardeners actually live. This would also provide a gardening opportunity to those less fortunate who do not own a means of travel to Eisenhower Park.

The irony of the community garden at Eisenhower Park is that it is located in the area of the City with the largest residential lots. The residents around the park have ample space for gardening on their own land. Community gardens should be provided for people who don't have land, and should be in close proximity to where they live.

Community garden space could be provided on sites that the City already owns that were acquired either through tax foreclosure, abandonment or donation.

C. Area "C" is characterized by the environmental restoration of the pond area, and water related uses. A restored pavilion will be a good source of income for the City and should only be used by permit.

D. Area "D" is characterized by the environmental restoration of the river and horse and pedestrian trails. As stated earlier, these uses are not compatible on the same trail, and due to the environmental sensitivity of this area I would not recommend horse trails in this area of the park.

E. Areas "E" and "I" are characterized as the main active recreation areas of the park and are limited to the area along North Street. Most of the activities in these areas already exist, but are either expanded or reconfigured to better serve the public by providing better accessibility while being sensitive to the context on which they are located.

   The two major additions to the park located here are the pool area and field house. The ADA accessible pool also includes child spray area, which would appeal to all age groups. The key to a municipal pool's success is how well it is maintained. The City will need to adequately fund the upkeep and maintenance of this facility.

   Other municipalities have been successful in maintaining their pool facilities by selling memberships for their use; Milford should explore this as well.

   The field house would provide a base of operation for the City and provide a year-round presence, which will be important for watching and maintaining the park, as well as for programming flexibility.

   Two or three separate playgrounds should be provided adjacent to the field house and pool area. The playgrounds should be segregated based on the age of the users. Typically, preschool and elementary school facilities are separate, and another area for older children should also be considered.

   The addition of a skate park for older children would be appropriate, so that the whole family could have different activities to choose from.

   Area "I" is more passive in nature than "E", but contains two new uses that enhance the park experience.

   The first is an outside performance space with the lawn seating. This space will allow for small outdoor performances and would be programmed by the Parks and Recreation Department. The second would be an outdoor ice rink, which would be a welcome winter presence at the park.

F. Area "F" is best characterized by the utility right-of-way. The area will be subject to environmental restoration and habitat creation. The area will provide the perfect environment to establish butterfly gardens and has great potential for bird watching. This area will be disrupted during the power line upgrades, which presents the opportunity for the habitat restoration to be at the utilities' expense.

G. Area "G" is best characterized by Foote Field dog run and picnic area.

H. Area "H" is best characterized as the "Great Lawn", which will provide multi-purpose use, and is the area of greatest river and flood plain restoration.

Compatibility with the Milford Plan of Conservation and Development (POCD):

A stated goal located in the Open Space and Conservation section of the POCD specifically calls for multi-use active recreational development of the type, which has been presented in the Eisenhower Preferred Park Alternative:

> "The utilization of Eisenhower Park and Fowler Field should be carefully reviewed to ***ensure that they are utilized to their fullest capacity and best use***". (p. 43)

The proposed plan and the process by which it was created meets this goal.

A stated policy of the POCD is to:

> "Develop a short and long term program to improve the facilities available to the public at Eisenhower Park". (p.44)

Without a doubt, the Preferred Alternative Plan creates a strong foundation by which this recommended policy becomes a reality.

I found that the Proposed Eisenhower Parks Plan to be in compliance with Milford's Plan of Conservation and Development.

Conclusion:

I had to make certain assumptions in reviewing this plan. Among these assumptions is that the types of uses and types of facilities provided in the Plan have been identified as filling a need. I am most concerned that the types of field facilities being created meet the programmatic needs of the Parks and Recreation Department and will serve the citizens of Milford.

The field types should remain fluid to take into account the changes in popularity of different field sports, so that by the time the fields are actually constructed, they meet the need for the popular sport(s) at that time.

Other than equestrian and garden facilities, all of the uses proposed are often found in municipal parks around the State. What makes Milford both unique and fortunate is that these uses can be located in the same park. Most municipalities are unable to do this.

The active recreational uses of the Park are located along North Street and West River Street for easy accessibility. These uses utilize a minimal amount of park land.

A majority of the park will remain as passive recreational areas, with enhancements to trails that many enjoy today.

The key to the success of any plan for the park will be the habitat restoration and ecological stabilization that is needed and has been neglected for many years.

The creation of a Parks Management Plan in conjunction with an adopted physical plan will be the key to the park's future well being. The Management Plan should take into account:

1. Trails maintenance plans and a trail control policy, which affect a majority of the park.
2. Habitat and flood plain maintenance and restoration.
3. Facilities that meet the needs of the citizens of Milford.
4. The ability to adequately fund the ongoing needs of these facilities.

The Plan, as presented, if brought to fruition with the aforementioned management plan, will create a facility that the citizens of Milford will be proud of for generations to come.

City of Milford, Connecticut

Founded 1639

Inland Wetlands Agency

70 West River Street
Milford, CT 06460-3317
Telephone (203) 783-3256
Fax (203) 876-1960

To: Mayor James Richetelli

From: MaryRose Palumbo, Inland Wetlands Compliance Officer

Date: March 24, 20065

Re: Eisenhower Park Preferred Plan Alternative Review

I reviewed the plans entitled *"Eisenhower Park City of Milford, CT – Preferred Alternative"* By Vollmer Associates, LLP 1 sheet dated February 2006 and the report entitled *"Natural Resources Inventory – Eisenhower Park, Milford, Connecticut"* by Land-Tech Consultants, Inc. dated May 2005.

Eisenhower Park is approximately ±330 acres in size with ±125 acres of wetlands and watercourses including the Wepawaug River. The Inland Wetlands Agency will require a review and permit application for activities in the wetlands and within the 150' upland review area. If the amount of wetlands to be impacted is 5,000 or greater the proposal will also have to be reviewed by the Army Corp of Engineers.

Activities which will require permits include: River and stream bank stabilization efforts, footbridges over streams, bridges over the River and the trail network through and along the wetlands, River and streams. The plan also proposes replacement of invasive species with native plantings. While the stream bank stabilizations and removal of invasive species will require a permit. Both of these activities will positively impact the quality of water and the wildlife in the park.

The preferred alternative appears to formalize the trail network to discourage the multiple paths that currently cut through the streams, river and wetlands. This formalized trail network will decrease the human, equestrian and canine intrusion into the wetland and wooded areas of the park. Formalized trails will protect the flora and fauna of the park from erosion and destruction. The proposed plan insulates the riparian corridor associated with the Wepawaug River giving the areas that have been degraded by a lack of trail system a chance to redevelop into a natural, less impacted system.

The proposed partial dike removal and flood plan restoration in area 'H' will restore that floodplain area providing a diversity of habitat and flood storage capacity.

This preferred alternative plan appears to have addressed the existing problem areas in the park and creates, insulates and more effectively protects the Wepawaug River and wetland system in the park.

Appendix B: Schedule of Meetings

YEAR 2003		
April 10, 2003		Mayor Richetelli appoints Eisenhower Park Study Committee
May 6, 2003	7:00 p.m.	Mayor's Kick Off Meeting
May 17, 2003	**8-11 a.m.**	**Walking Tour of Eisenhower Park -- RC field, gardens, river south**
June 12, 2003	**6-8 p.m.**	**Walking Tour of Eisenhower Park -- Picnic area, softball field, horse ring, dog run**
June 26, 2003	**6-8 p.m.**	**Meeting -- Walking Tour of Solomon / Alter properties**
July 10, 2003	**6-8:30 p.m.**	**Meeting -- Walking Tour of Park -- pond, picnic grove, softball, equestrian**
July 24, 2003	7:00 p.m.	Further strategy and discussion of park study, tour reviews
August 1, 2003	**9:30-1:00**	**Wolf Park Tour -- Committee members**
August 14, 2003	7:00 p.m.	Discussion of Wolf Park Tour, power lines, potential park assets
August 27, 2003	**9:30-2:00**	**Trumbull Parks Tour -- Committee members**
August 28, 2003	7.00 p.m.	Meeting: Representatives from UI, NE Utilities; Chuck Schneider Field inventory; Trumbull Park Tour
September 11, 2003	7:00 p.m.	Summarizing park tour visits
September 25, 2003	7:00 p.m.	Working Session, developing ideas, potential future uses
September 27, 2003	**9:00-4:00**	**Avon Parks Tour**

October 9, 2003	7:00 p.m.	Review of Avon park tour, environmental discussion, park planning goals
October 23, 2003	7:00 p.m.	Utility right-of-way, overall park plan
November 20, 2003	7:00 p.m.	Discussion regarding qualifications/criteria for consultant. Begin identifying terms for RFP -- Begin with RFQ
December 11, 2003	7:00 p.m.	Discussion of timetable for RFQ, RFP
YEAR 2004		
January 8, 2004	7:00 p.m.	Working session -- Draft RFQ
January 22, 2004	7:00 p.m.	RFQ advertised, Chuck Schneider Day Camp Review, power lines
February 12, 2004	7:00 p.m.	Discussion of selection criteria for interviews
February 26, 2004	7:00 p.m.	Discussion of potential park assets
March 5 ,2004		**RFQ DEADLINE -- 32 firms respond**
March 18, 2004	7:00 p.m.	RFQ elimination process begins
March 25, 2004	7:00 p.m.	RFQ elimination process continues, narrowed to 16
April 8, 2004	7:00 p.m.	Meeting rescheduled to April 15
April 15, 2004	7:00 p.m.	RFQ -- list narrowed to 8

April 28, 2004	7:00 p.m.	RFQ – continued discussion of RFQ list – 7 firms chosen for Interviews
May 13, 2004	7:00 p.m.	Begin discussion for interview process
May 27, 2004	7:00 p.m.	Preparation for interview process and schedule
June 9, 2004	6:30-10	Interview process begins -- 2 firms
June 10, 2004	6:30-10	Interview process continues -- 2 firms
June 16, 2004	6:30-10	Interview process continues -- 2 firms
June 17, 2004	6:30-8:00	Final interview -- 1 firm
June 23, 2004	7:30 p.m.	Final 4 -- chosen to solicit cost proposals: BL &Co.; Clough Harbour; Vollmer Associates; and Mauriece & Gary
July 8, 2004	7:00 p.m.	Interview process (next step)
July 19, 2004		Selection process continues -- Final Interviews -- 2 candidates
July 21, 2004		Selection process continues -- Final Interviews -- 2 candidates
July 29, 2004		Final decision -- Motion to recommend Vollmer Associates -- Unanimously Approved
August 12, 2004	7:00 p.m.	No quorum
August 26, 2004	7:00 p.m.	Meeting canceled
September 7, 2004		EPSC kick off with consultant
September 13, 2004		**Alderman Meeting for approval of funds for consultant**

October 14, 2004		No meeting
October 28, 2004		No meeting
November 4, 2004	Daytime	Vollmer Introduced to City Department Heads -- Chairman Agro, Vice Lofthouse
November 14, 2004		**Eisenhower Site Aerial Flown by Vollmer**
November 18, 2004	7:00 p.m.	Report on discussion of contract with Vollmer, schedule for future work
November 24, 2004	12-5:00 p.m.	Meeting with Recreation Department
December 8, 2004	Daytime	Consultant meets with Planning/Community Development
December 9, 2004	7:00 p.m.	Meeting -- Milford Elks, Pop Warner, Shoreline Football, International Little League, Lou Gehrig Baseball
December 16, 2004	Daytime	Consultant meets with youth soccer reps
December 29, 2004	Daytime	Consultant, DPW, Vollmer structural tour of Eisenhower Park
Year 2005		
January 13, 2005	7:00 p.m.	Summary of work being completed by Vollmer, community garden program, Milford Tennis Association President Marilyn Jamgochian
January 21, 2005	Daytime	Consultant meets with Phil Russell and Science Coordinator -- potential educational opportunities
February 10, 2005	7:00 p.m.	Meeting Radio Control Club of CT, Canines-dog run users, equestrian group, Fire Muster reps
February 16, 2005	Daytime	Senior Center -- program discussion with members

March 1, 2005	Daytime	University of New Haven -- Butterfly Gardens
March 2, 2005	Daytime	Senior Center Staff -- park program and potential needs
March 3, 2005	7:00 p.m.	**Public Meeting -- Environmental Focus -- Mayor's Open Space Committee, ECC**
April 22, 2005	Daytime	Chair and Consultant, progress report, schedule, utility
May 18, 2005	7:00 p.m.	Continued discussion of potential park programs, UI update
May 26, 2005	7:00 p.m.	Potential program plan evaluation, activities and facilities, discussion of presentation preparation
June 9, 2005	7:00 p.m.	Discussion of program and preparation for presentation
June 13, 2005	7:00 p.m.	**Public Forum, Town Hall Presentation -- Existing Facilities, Maps, Summary of Work**
July 6, 2005	Daytime	Chair and consultant, progress
July 14, 2005	Daytime	Chair and consultant, site walk
July 18, 2005	Daytime	Chair, consultant, utility -- utility impacts
July 21, 2005	7:00 p.m.	Design concepts
July 29, 2005	Daytime	Mayor's office -- progress
August 8, 2005	8:00 a.m.	Meeting with UI reps at Vollmer Associates concerning pole height and spacing
August 8, 2005	9:00-5:30	**Park Tour -- Frank Newhall Look Park, Northampton, MA**

August 9, 2005	7:00 p.m.	Meeting -- Discussed Look Park visit, wetlands
August 23, 2005	Daytime	Meeting with Recreation Department Staff -- more program discussion
August 31, 2005	Daytime	Chair, Consultant -- progress
September 1, 2005	Daytime	Meeting with Departments at Town Hall -- progress
September 1, 2005	7:00 p.m.	Utility pole heights, park asset options and placement
September 26, 2005	7:30 p.m.	**Public Presentation Meeting: Design Alternatives**
September 28, 2005	Daytime	Utility
October 19, 2005	7:00 p.m.	Meeting with PTA reps, focusing on children's needs
October 20, 2005	Daytime	Chair, Consultant -- site walk
October 20, 2005	7:00 p.m.	Meeting with Equestrian group and community garden members
November 2, 2005	7:00 p.m.	Meeting -- Eisenhower Drive residents, Radio Control Club of CT
November 9, 2005	7:00 p.m.	Meeting -- funding opportunities, southwest bicycle route, garden program members
December 1, 2005	Daytime	Chair, Mayor's office -- progress
December 14, 2005	7:00 p.m.	Preferred Alternative Plan discussion

YEAR 2006		
January 25, 2006	7:00 p.m.	Discussion of draft of preferred alternative plan, UI pole layout discussion, police and fire concerns for access to both sides of park
April 5, 2006	7:00 p.m.	**Presentation of Preferred Alternative Plan**
April 25, 2006	7:00 p.m.	**Public Forum comments from Preferred Alternative Presentation**
June 15, 2006	7:00 p.m.	Discussion of public meeting, begin discussion of preparation of final report
August 9, 2006		Meeting cancelled
November 21, 2006	7:00 p.m.	Named new Vice-Chair; reworked park overlays discussed; phasing options discussed; Mr. Sorge shares continued concern over environmental issues at park—the longer it takes to tackle them, the bigger the problem will be; Motion to support CL&P Mitigation proposal
December 18, 2006	7:00 p.m.	Plan Phasing Maps
YEAR 2007		
January 23, 2007	7:00 p.m.	**Open House Public Meeting -- Final Alternative and phasing introduced to public**
March 14, 2007	7:00 p.m.	**FINAL MEETING -- Approval of motion to submit report to Mayor**