

Hains Park Master Plan Update and Design Criteria

Old Lyme Parks & Recreation - March 2015

1. Basketball Court – Important existing feature of Hains Park for public use

Criteria - Basketball Court Relocation

- a) Refurbishment/relocation to coordinate with Boathouse expansion project
- b) Requirements for relocated Basketball court:
 - i. Width: a minimum of 40' (existing 40', std. MS court width is 42')
 - ii. Length: a maximum of 80' (existing 80'). Potential to reduce $\leq 10'$ - only if necessary
 - iii. Backboards: current ones can be reused (only 2 years old)
- c) Site Location - *only two sites suitable* (see Site Map options)

2. Security – For all Buildings and key areas of park: Basketball Court, Parking Area, Playground?

Criteria - Video Cameras and Motion Lighting

- a) Location of Video Cameras to take into account Town Insurance Company recommendations
 - i. Video recorder located in locked P&R storage area in Bathhouse
 - ii. Minimum 3-7-day recording loop. No live monitoring via internet
- b) Motion Lighting installed only where needed near buildings

3. Entrance and Driveways

- a) Widen both entrances to accommodate two-way traffic.
- b) All driveway and site work designs should minimize site erosion and run-off into Rogers Lake

4. Parking – Develop plan that minimizes conflicts between use by Old Lyme Residents and OLRA

Criteria – Parking

- a) Parking sticker system for OLRA non-residents
 - i. P&R developing for Spring 2015
- b) Add Handicapped parking and ADA walkways from parking lot to Bathhouse
- c) All OLRA boat trailers to be stored off-site unless in use
- d) All large OLRA Events (Regattas and HS Meets) to be coordinated w/OLP&R Director, similar to teams using Town Woods Park.
 - i. Visiting buses/cars to park at Town Woods Park, after drop-off
 - ii. OLRA to arrange shuttle as needed
- e) Explore potential for adding limited gravel parking area near Boathouse
 - i. If Basketball Court is relocated elsewhere within Park

5. Signage

- a) *Improve signage and include rules for non-resident use (Park hours, general rules, etc)*
 - i. *Propose to keep in scope; plan to be developed by P&RC, if that is BHPIC preference*

6. Bathhouse Upgrades – Intended for use by both Old Lyme Residents and OLRA members

Criteria - Toilet Upgrade

- a) Upgrade to full ADA compliance, including ADA access from ADA parking spots in parking lot.
 - i. P&R continues to pay “cleaning service” for public toilets
 - ii. OLRA responsible for ensuring OLRA student/adult rowers treat facilities respectfully
- b) Heating units installed to extend toilet usage 2 months: from Mar 1 thru Nov 30
 - i. Provides toilets for Boathouse use for full rowing season
- c) Automatic (timed) door locking system installed: set to auto-unlock early AM and auto-lock at dusk.
 - i. P&R-paid “lock-up service” to double-check bathrooms fully locked at night. Only P&R and lock-up service to have key cards/combo codes.
 - ii. If automatic unlocking/locking system not possible, then limited set of key cards/combination codes provided to designated OLRA adults/coaches for early AM opening.

7. Add New “Pavilion” to Bathhouse – Intended for use by both Old Lyme Residents and OLRA members.

Includes: 1) Covered Assembly Space and 2) Changing Area, if needed to avoid Boathouse code change.

RATIONALE:

- *Pavilion would enable “non-storage” OLRA program requests (video assembly area, ± changing areas) to be met without the added costs associated with triggering a Boathouse building code change (S2 Storage to Educational).*
 - *E.g. added costs of constructing second toilet facility at rear of Boathouse (short distance from centrally-located public toilets) and for implementing associated ADA requirements*
- *Addition of a public Pavilion dramatically increases the project’s benefits to Old Lyme Taxpayers*
 - *Important/relevant because Boathouse project is no longer funded exclusively by STEAP grant (\$478,000) and Old Lyme taxpayers will be paying for additional costs.*
- *Attaching the Pavilion to the Bathhouse has the following physical advantages:*
 - *Synergizes ADA improvements: common ADA pathways/ramps, parking, etc.*
 - *Provides existing structure onto which storage spaces and changing areas can be added*

Criteria - Assembly Space

- a) Open-sided, covered area (Pavilion) attached to Bathhouse
 - i. Provides shaded/covered area with view of the lake
 - Final location depends on overall site plan and location of Basketball Court
 - ii. ADA accessible; common pathways from Bathhouse to parking lot and handicapped parking.
 - iii. Large enough for ~3-4 picnic tables
 - Adequate for assembly of HS rowers for video viewing.
 - iv. Include small locked storage closet with electric outlet for OLRA Video equipment
 - Can be rolled out for viewing by rowers in Pavilion. Exclusive for OLRA use.
 - v. Depending on final layout of ADA toilets in Bathhouse, may add small P&R storage closet.
 - Currently a storage/utility closet is in existing Bathhouse.

Criteria - Changing Areas

- a) Add multiple “Changing Stalls” (individual use, feet visible from outside).
 - i. “Changing Stalls” are safest option. Easily supervised from outside building.
 - a) Safety concerns regarding “Changing Rooms” (closed areas for use by multiple individuals): need supervision, as they cannot be easily monitored from outside.
 - ii. Include handicapped changing stall, linked to same ADA pathways going to bathhouse.
- b) No lockers in public bathhouse (Issue: individuals leaving locks on lockers for storing personal items)
 - i. OLRA members can store personal items in Boathouse (locked storage, cubbies, or lockers). Individuals with parking stickers can also lock personal items in their cars.

Note: If multi-person “changing rooms” are proposed for inclusion in public Bathhouse, such facilities must be designated for use by OLRA rowers only, supervised by OLRA coaches at all times when open, and locked outside of designated supervised hours. Students not to have access to keys/combination

Aspects of Hains Park Master Plan OL P&RC agree are out of project scope:

(Numbering reflects that used in the Dec 2014 BHPIC minutes under OL P&RC update):

4. Swimming Area Upgrades

- a) Weed removal and possible dredging – separate committee addressing

5. Improved Drainage and Reduction in Runoff:

- a) Site upgrades unrelated to planned BHPIC site work - to be addressed by P&RC/Other Commissions

7. Signage

- b) Improve Crosswalk Area on Boston Post Road (visibility) - Out of Scope since Rt 1 is State Road

8. Playground Upgrades

- a) General improvements to current equipment/site - P&R will pursue volunteer and funding options