

**Town of Bedford
New York
Bedford Village Memorial Park
Master Plan**



Prepared for

**Town Board
Recreation and Parks Advisory Board
And the
Department of Recreation and Parks**

Prepared by



Presented
1/14/09



Woodland view of the newly acquired acreage at BVMP

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Open view of the park

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An attractive passive area



Family picnic grove

Introduction

The Town of Bedford has always been viewed as one of the premier communities in Westchester County. When entering Bedford Village one gets the feeling of stepping back in time to a more bucolic and peaceful existence. The rural surroundings and small town charm are coupled with its historic significance which lends itself to an ideal place to work, live and play. Further, many residents commute to New York City for employment. The convenience of mass transportation creates an ideal situation. Bedford has preserved its charm and historic significance through a professional approach to Town planning. In effect, it has created a very desirable community.



Historic downtown Bedford Village green and surrounding area

A great part of Bedford's open space is its park system and trail network. It remains committed to these attributes as is reflected in the Town's master plan and the prevailing attitude of Town officials and residents alike.

Over the years the Town has expanded the Department of Recreation and Parks. A major portion of this responsibility is its hamlet park system. In response, the department has been conscientious about developing, maintaining and programming these facilities. This commitment remains today as is evident by the desire to formulate this master plan. In order to continue to surpass this tradition it is necessary to continue a collaborative spirit with town officials, park and recreation superintendent, related town employees, and recreation advisory board. The process will also involve a steering committee and the residents of Bedford. Finally, the Town has chosen to employ a professional consultant to

Introduction: continued

formulate the master plan document.  DeSantis Consulting views its role as being the professional expert, collaborator and facilitator in the process.

It is significant to note that the Town Board and Recreation and Parks Advisory Board have insisted on a number of directives that must be followed by the consultant. They are:

1. The entire town derives benefit from the project
2. BVMP users groups must be served and
3. The park shall remain a good neighbor.

The actual format of the plan will include three phases. The first phase will consist of the **Assessment**. It will include data collection through observations that will study every aspect of the park and its recreational component. This will be coupled with the examination of other documents that will help the analysis. In turn, they will contribute to the assessment process. This phase will also establish communications with residents. The second phase entitled **Recommendations** will concentrate on formulating recommendations and will constitute the heart of the plan. It will include capital improvement projects that may be considered in the future. The third and final phase refers to **Documentation** and will concentrate on the preparation of the completed written master plan, an accompanying power point presentation for community meeting, and town board and recreation and parks advisory board. Finally a design rendering of the recommended park changes will be presented.

Purpose of the Project

The Town Board together with the Recreation and Parks Advisory Board is constantly seeking ways to improve the level of Bedford's hamlet park system and its leisure programs and services. Recently, the Advisory Board decided to pursue the development of a master plan for Bedford Village Memorial Park (BVMP) ⁽¹⁾. In addition, it has asked the Town Board to consider similar master plans for Katonah and Bedford Hills Memorial Parks. This will ensure a continuous professional approach to any future improvement. Since each park has its own identity it was deemed necessary to conduct each master plan separately starting with BVMP. The other parks, if initiated, would be treated similarly. The following represent the major purpose behind the formation of this plan:

- Evaluate the potential use of the newly acquired acreage
- Evaluate existing conditions of all recreational components
- Recommend capital improvement projects addressing existing components requiring refurbishment or renovation
- Preserve and protect the entire area of BVMP
- Define the future of the park relative to development

(1) BVMP is an abbreviation for Bedford Village Memorial Park and will be used throughout this document

Purpose: continued

- Consider future connections with trails, paths and sidewalks
- Examine the relationship of one park to another within the park system
- Formulate a list of recommendations for inclusion into a master plan
- Provide a document that can be realistically implemented
- All recommendations should be justifiable and be within an affordable range

Approach

The following bullet points represent the approach to be used in the formation of the master plan for the park. They are:

- The Town is considering master plans for each of the 3 major parks
- BVMP has been chosen as the first site based on the newly acquired parkland, its components, and usage
- The plan must maintain the identity of the park within the Town's hamlet park system
- There are 3 groups being used as oversight for the master plan process, namely the parks and recreation professional staff and advisory board, and the steering committee
- The advisory board and steering committee includes 3 representatives from Bedford Village and a liaison from the Town Board

Procedure

The formation of the BVMP master plan developed into a working model that involved all segments of the community. This included the town board, steering committee, town department heads, numerous user groups, residents at large, and the professional staff in the parks and recreation department. The following bullet points illustrate this process:

- The consultant will confer with various town departments as required
- Conduct multiple visits and site inspections at the park.
- Conduct a physical assessment of the park and analyze all components
- Compile a written assessment

Procedure: continued

- Public meetings will be conducted to gather the views of interested groups and the community at large
- Collect data from all sources regarding current and projected future use of the park
- Provide a capital improvement project list and recommendations for implementation
- Formulate the final document including recommendations for BVMP

Some Initial Observations:



Tennis court problems



Poor designed Parking Lot



Mianus River choked with growth

During initial visits to the park 🌳 DeSantis Consulting assessed a number of evident conditions. Specifically:

- The consultant observed the park was almost fully developed containing a variety of recreational components covering a broad spectrum of leisure pursuits.
- There is very little room for further development within the existing footprint with a few small exceptions
- Overuse rather than abuse is present at the park
- Tennis Courts are problematic
- Park amenities need to be considered more carefully
- The park is well maintained but needs renovation and updating in many areas
- The parking lot is problematic: traffic, size
- There are water problems at the site including drainage, topography etc. The field is affected by typical spring wetness following heavy rains and periodic flooding associated with the Mianus River.(2) It is evident that the surrounding water table is high.(3).
- The park entrance and surrounding area need redesign

(2) The Mianus River flows through the park creating a small pond and stream through park

(3) This has been substantiated by conversations with the town planner, recreation superintendent and maintenance staff

Phase 1

Assessment of Park Components

As we move through the master plan process it is necessary to assess those things that currently comprise the park. We will be including a park inventory table indicating the main components. A look at recreational use and an in depth look at each park component will be compiled. This will form the basis for assessment. Analysis of the data gathered will prompt a series of recommendations which will embody the main section of the plan. The recommendations will generate a series of projects that may be considered for implementation through large capital improvement projects, small contractual contracts or on an in-house basis.

During the course of this assessment the following documents have been studied:

- Satellite maps of BVMP
- Westchester County topography map section 84.15
- Town of Bedford wetlands map
- Aerial photographs of BVMP including newly acquired property
- Town of Bedford master plan
- Property boundary map
- Recreation and park brochures, documents (3) and other departmental data sheets

1. Park Characteristics:

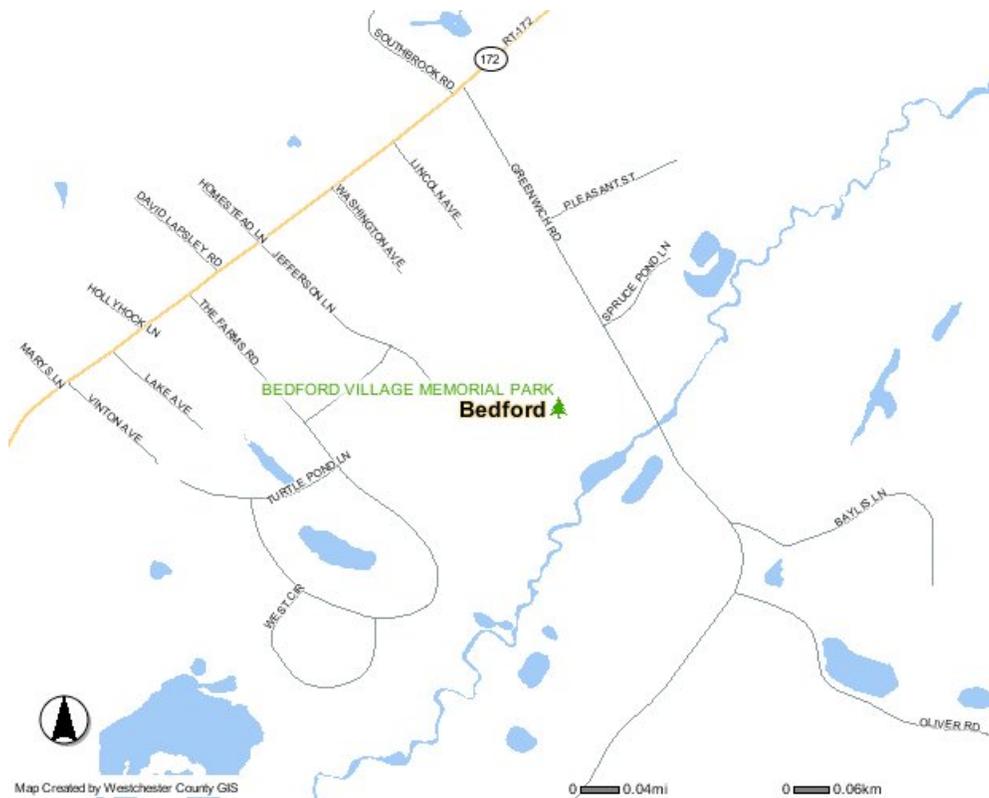
As a starting point it is important to delineate the general characteristics of the park as it will aid in the upcoming assessment.

The consultant's recent visits to the site have yielded information regarding physical characteristics. BVMP contains most typical park elements including a few natural areas, wetland and river (4), open space, active and passive recreation facilities, and park maintenance and storage areas. The majority of the site is essentially an open grass field (5) with very few trees; therefore the topography is primarily flat with only a few minor undulations. The perimeter of the park has woods or hedgerow on all sides except Greenwich Road. Areas in the southern and northern corners are heavily wooded. The Mianus River is also a prominent feature contributing to the wetland located in the southeastern corner of the park. These areas represent the natural elements in an otherwise developed site. One tree grove adjacent to the family picnic area does help soften the viewscape. The park also has very few landscaped areas including the monument, parking lot, play areas, building etc. An entrance island represents the only beautified area. The linear boundary of the site along Greenwich Road contains a stone dry wall. The newly purchased parcel contains the remnants of a foundation and well engulfed by woodlands.

(4) Town of Bedford wetlands map.

(5) Indicated by Westchester County topographical sheet 84.15 (Town of Bedford)

2. Bedford Village Memorial Park Location:



Greenwich Road
(off Rte. 22 and 172)
Bedford Village, New York

3. General Conditions:

The current level of park maintenance is not an issue as the general upkeep is excellent. This is evident by the cleanliness, grooming and constant care provided by staff. Rather, a combination of over-use and age is taking its toll on the park. The amount of scheduled programming is a real problem. In years past each sport had its own season. This is no longer the case. The athletic fields rarely get a rest as one sport season overlaps another. Further, while the 3 hamlet park system is a sound practice it does have a down side. It contributes to overuse. The flexibility of scheduling within the overall park system is overshadowed by the preference of users to play in their hamlet park. Basically, it concentrates recreation use into each respective park. The quality and appearance of turf grass is affected. Since open grass fields are a majority of what is seen there is an outward appearance of wear. Certainly, the effects of flooding and a high water table are also apparent. Flooding affects the storage areas, service road and portions of the field and picnic areas. The high water table (6) affects the ability of the park to drain properly.

Photographs Showing Various Areas of the Park Requiring Attention



Antiquated tot lot playground



Small rect. picnic pavilion



Existing drains



Athletic field turf problem



Tennis court cracks



Black top lot eyesore



Picnic grove flooding



Inferior restroom



Deteriorating picnic pavilion

(6) Water table problems are affected by the seasons with the worst time the early spring

4. Park Inventory Table:

Park Components	Quantity	Size	Existing Conditions			Capital Improvement Projects (7)	Town Initiated Restoration Projects (8)	Minor Contracts (9)
			Good	Fair	Poor			
Open Softball / BBall Field	1	reg.			xx	x	x	x
Little League Field (fenced)	1	reg.	x			n/a	n/a	
Flagpole	1	50'		x	x		x	x
Tennis Courts	4	reg.		x		x		x
Swimming Pool w deck	1	8,100sf	x			x		
Wading Pool w deck	1	2,000sf	x			x		
Bath House	1	3,600sf	x			x		
Basketball Ct	1	60'x45'	x					x
Platform Tennis	2	Reg.	x	x		x	n/a	
Chowder Pavilion	1	3600sf		x		x		
Chowder Gazebo	1	1,600sf		x	x	x	x	x
Playground Elementary	1	module		x		x		
Playground Pre K	1	multiple			xx	x		
Water Fountains	2	Std.		x			x	x
Bench Sites w/o pool area	4	varies		x	x		x	x
Park Signs	14 - 16	varies		x			x	x
Drains / Catch Basins	7	n/a		x		x		
Security Lighting	Multiple		x				x	x
Dugouts	2	20'x10'	x				n/a	
Fencing (chain link)	Multiple	2,440lf	x	x	x	x	x	x
Backstop Little League S.B.	1	reg.	x			n/a	n/a	
Backstop Open S.B / B.Ball	1				xx	x		
Paths, Blacktop	Multiple			x	x	x	x	x
Rest Rooms w/o pool	1	10'x10'			xx	x		
Maintenance Storage Bldg.	1				xx	x		
Storage Containers	2	45'x10'			x		removal	
Parking Lot	1	23,000sf		x		x		
Batting Cage	1	reg.	x			n/a	n/a	n/a
Bleacher Seating	5	5 tier	x			n/a	n/a	n/a
Soccer Fields (Junior)	2	120x210		x		x	x	
Soccer Field (Regulation)	1	150x300	x				x	
Kiosk (pool area)	1	20'x10'	x			n/a	n/a	
Service Road	1	650lf			x		x	
Family Picnic Grove	1	150x 90	x			x	x	
Filters, Pump Room	1	20'x20'		x	x	x		
Main Pool	1	6,100sf		x		x		
Wading Pool	1	600sf		x		x		
Memorial	1	40'x40'	x				x	
Woodlands Natural Areas	2	1/3 Park				n/a	n/a	
Pond	1	16,000sf		x	x		NYSDEC x	
Tree Grove	1	150x300		x		x	n/a	x
Chem. Storage Shed (pool)	1	8'x10'		x		x		
Stream (in park only)	1	1,080lf		x			NYSDEC x	
Refuse Containers	24	40 gal.		x			x	

(7) Capital Projects exceeding \$ 25,000

(8) Town project with town employees (Parks and DPW)

(9) General / local contractor projects under \$ 25,000

5. Analysis of Individual Park Components:

The consultant felt strongly that the BVMP Master Plan would best be served by starting with a complete assessment of the park. It will include a rating relating to the current condition of each component. As previously noted this will be used to generate a series of recommendations for re-designing, building / re-building, renovating or refurbishing various park components. That will be accompanied by a number of capital improvement, in-house refurbishment, and small contractor projects. All are geared to the improvement of the park using the least costly approach.

The following assessment will include a status report for each area of importance including the following:

- Athletics
- Playgrounds & Picnics
- Park Buildings
- Aquatics
- Ancillary Components

Accompanying digital photographs will highlight each area analyzed and provide a visual validation of existing conditions. While DeSantis Consulting LLC is not a structural or engineering firm it is important to note that professional experiences in a multitude of capital projects and maintenance operations over a 35 year period have provided a unique perspective into the restoration process. The following observations regarding the BVMP are offered:

Athletics:

Components: (4)

(1) Open Softball /Baseball field (1) Little League Field (fenced) (2) Soccer fields

Open Softball / Baseball field (1)

Description:

The field is located in the center of the park and comprises a great portion of the open grass viewscape. It is primarily used as a little league field but has the potential to be converted into a combination little league / Babe Ruth league field. In addition, with some repositioning of the backstop, it is possible to install another little league practice field in the center field area.

Current Condition: Poor

As indicated on the inventory table the overall rating for the field is extremely poor. The infield grass is ragged, missing in spots, and the turf is generally worn. The baselines are uneven and a berm has formed on the infield lip. The backstop fabric is rusted, damaged and in dire need of replacement. There is a drainage problem behind the backstop. The

Open Softball / Little League Field: continued

outfield grass seems to drain rather well, but there are scattered puddles that require top dressing and seeding.

Open Softball / Baseball Field Deterioration



Outfield puddle areas



Backstop in disrepair



Deterioration on the infield playing surface



Unsafe berm in rear of infield



Rusted fabric

Little league Field (fenced)

Description:

This field is a full size (regulation) little league field. There are 2 dugouts, a storage shed, batting cage, scoreboard and flagpole. The field is completely surrounded by 4 ft high fencing.

Current Conditions: Good

The entire field is in excellent shape and requires no attention. The infield clay and grass surface are well groomed and without flaws. The outfield turf is lush, level and is also devoid of problem areas. All other features of the field are in good shape including the dugouts, storage shed, batting cage, fencing and backstop, outfield fence safety top. All other fencing and ancillary features are in good condition.

Little League Field: continued



Groomed infield



Exceptional conditions on the regulation Little League field



Soccer Fields – Small Field

Description:

The small soccer field is located on the large open grass expanse in the middle of the park. It shares space with the softball / baseball field. Portable goals are used and seating from the baseball field is moved to service the area in season.

Current Conditions: Good to Fair

The field itself seems to drain well as one of the consultant's site visits followed a heavy rain. There were no obvious problems with the exception of a number of depressions that held water. These are easily corrected by application of soil to bring the spots up to grade. The grass field suffers from constant use and wear. It would be desirable to alternate fields giving each a period of rejuvenation that would allow the turf to rebound; however, it is understood that this is not possible given the demand for scheduled league play. The next best practice would be to top dress, aerate and seed in the late fall or early spring.



Small soccer field



Difficult turf areas



Shared field / portable goals

Soccer Field:

Large Upper Field

Description:

The larger soccer field has the advantage of standing alone in its own area of the park. This allows greater scheduling flexibility for the soccer leagues. The field is buffered by

Soccer Fields: continued

woods on three sides with the additional side open to the park. It has its own irrigation system. Portable goals are also used at this site.

Current Conditions: Good

Considering the amount of use this larger field gets it is in good condition; however, there are some signs of wear requiring top dressing, seeding and aeration. The aeration must be done with care to avoid damage to the irrigation system.



Large soccer field wear area



Excellent condition of turf grass due to irrigation system

Tennis Courts:

Description:

The four tennis courts located in the corner of the park adjacent to the parking lot are regulation in size. A rubberized all weather coating has been applied commercially to improve traction and speed up drying time. It also aids in leveling the court and filling hair line cracks. The courts are completely surrounded by 6 gauge black chain link fence. A green wind screen has been secured to the fence. Their orientation is east south east.

Current Condition: Fair

The court surface is in fair shape. While there are numerous large cracks over the entire surface, it remains completely level. This is substantiated by the fact that there is no water collecting in surface depressions. The cause of the cracking is a mystery although recent speculation by the town engineer is that the subsurface is comprised of poor material and causes movement. This, in turn, causes the cracking. The courts have been positioned on a slight rise to improve drainage. Approximately 10 years ago the courts were redone (10) including an extensive drainage project. The fence surrounding the perimeter is in fair condition. The chain link fabric is too light and the cross pipes require repair and improvement. The wind screen is devoid of circular openings that allow the wind to pass through without it causing undo stress on the fence. Net posts are also stable and have not heaved. The consultant gave considerable thought to recommending moving the courts; however, it would be more prudent to keep them in their current location. Constructing new courts is an expensive proposition. The cost of remedial renovation every 2 years would be more palatable. It is felt that this represents a far better course of action for the town.

(10) Information supplied by departmental records

Tennis Court: continued



Wind / glare screen



Cracking on court surface



Tennis court posts remain stable

Platform Tennis Courts:

Description:

The platform courts were moved in the late 80's to their present location and completely renovated in 2003. They are positioned behind the pool on the border of the picnic grove. The deck / courts have an all weather sand finish which is intended to aid traction and extend play throughout the entire year. As many people play this sport in winter as they do in other seasons of the year. The courts are completely fenced and are elevated in the usual style.

Current Condition: Good to Fair

These courts are refurbished every year or so and appear to be in good shape; however, the company that installs them has indicated that they are coming to the end of their usefulness. While this is not imminent they will need replacing within a few years. There is no need for immediate attention. All other features such as nets, fences, playing surfaces and night lighting are currently sound and can be enjoyed in their current condition. The decking will require resurfacing.



Platform tennis court

Basketball Court:

Description:

This component is a regulation all weather basketball court. The surface has a rubberized coating. It is located in the rear of the park adjacent to the bathhouse.

Condition: Good

While the courts are in good condition, they have been placed in the wrong area. They are under-utilized because of it. All backboards, rims and boundary lines are fine. The surface is sound although there is one small depression. The courts should be relocated to an area of the park that would encourage use and be more visible. Also, there is the absence of seating. It is suggested that a small tiered bleacher could be used.



Full view of basketball court



Coated surface and sideline



Backboard post and padding

Playgrounds and Picnic Facilities:

Playgrounds:

Component:

(1) Tot Lot Playground (1) Elementary Playground

Tot Lot Playground:

Description

The tot lot or pre-k playground is adjacent to the rectangular pavilion and tennis courts. It is surrounded by railroad ties and has a fibar (11) surface.

Current Condition: Poor

The apparatus is worn and dated and requires replacement with more current and imaginative equipment. A total new design is required. There is limited seating for adult supervision. There is also the absence of shade. More seating in appropriate locations planted with shade trees is desirable. There is plenty of space for expansion. New signs should be installed to advise supervisory spectators of appropriate behavior while using the playground. Perimeter railroad ties need to be replaced and thought should be given to fencing the entire playground. This provides a safe play environment as the playground is in close proximity to the parking lot.

(11) Fibar is a brand name for a popular safety surface designed to absorb falls.

Playground: continued



Antiquated tot lot playground



Deteriorating safety surface



Worn equipment

Elementary Playground:

Description: This component is located on the far end of the park adjacent to the wooded area. It, too, has a fibar safety surface. The equipment is designed as an imaginative modular unit. The surrounding timbers define the perimeter. There is a single bench provided.

Current Condition: Fair

During the park inspection one of the immediate observations was the fact that the two playgrounds are on opposite ends of the park. The distance is several hundred yards between the two areas. This impedes play for different age children in the same family. It is too far from the rest rooms and too close to the woods. Safety of children at play is imperative. The equipment is in good to fair condition; however, it may not be cost effective to move these units and re-install them at a new location. This will have to be determined through comparing the price of purchase and installation versus disassembling the unit and reassembling it in the new location. Keep in mind that the unit is not new and its design will become antiquated. Relocating it to a proper location will increase use and therefore will shorten its lifespan. Considering the above, I would recommend purchasing a new modular unit.



Elementary modular unit / Fibar surface



Single bench directly in sun

Picnic Facilities:

Components:

Chowder Marching Gazebo (1) Family Picnic Area (1) Chowder Marching Pavilion (1) (12)

Chowder Marching Gazebo:

Description

This picnic area is in a good location of the park. It is removed from the mainstream. The crowds associated with this use will not be disruptive to other park activities. It contains a great number of picnic tables, grills, waste receptacles and a protective octagonal pavilion. The surrounding grass area is ideal for spontaneous play. It is located in a relatively close proximity to the parking lot which is convenient for unloading a large number of bulk items.

Current Conditions: Good to Fair

The octagonal picnic pavilion defines the group picnic area. Its current condition however is poor. Concrete sections at the base of the structure are cracking. It presents a number of problems including tripping hazards, and poor overall appearance. The upper structure remains in good condition and only the floor requires renovation. The picnic area would benefit from a larger extended base to accommodate larger groups. This could easily be accomplished when repaired. The surrounding terrain is an open grass field which would be improved by an informal softball field in its corner. This would benefit picnickers as they would not have to compete with organized sports for the other athletic fields. There is some flooding adjacent to the right side of the pavilion in the tree grove. An upcoming recommendation will be to place a drain in the area. The last point to consider is replacing the existing picnic tables, grills and waste receptacles as they are worn.



Damaged cement base (octagonal pav.)



Group picnic area



Grass play field next to picnicking

(12) Small group picnic area will be covered under Chowder Marching Club Pavilion

Family Picnic Area:

Description:

The family picnic area is located in the only tree grove in the park. Its position is between the parking circle and the platform courts. The setting is very tranquil with multiple picnic tables spread throughout the grove. This area is traversed by the main pedestrian path that leads to the pool.

Current Condition: Good

The area has some difficulties. It is often wet as it is below grade. This area must be drained. Over time, the water will have an adverse effect on the trees. Obviously this condition makes the area unusable at certain times. The picnic tables in the grove need to be replaced.



Family picnic grove

Park Buildings: (excluding pool)

Components:

(1) Maintenance Building, (1) Chowder Marching Club Pavilion

Maintenance Building:

Description:

There is a small maintenance building adjacent to the platform tennis courts and picnic area. It is primarily used for storage of equipment, supplies and materials. It consists of a one bay garage and a small closet.

Current Condition: Poor

The structure is more akin to a storage shed than a building. Actually, the size of the building is more of a problem than the current condition. It is totally inadequate to meet the needs of an acceptable level of park maintenance. The exterior of the structure is in fair condition. It should be used only for storage or converted for some other function.



Garage exterior and interior

Chowder Marching Club Pavilion: (Park Restrooms, Storage, Small Picnic Use)

Description:

The building is a multifunctional structure that serves as a shelter, small picnic pavilion, storage area and restrooms. It was built by the Chowder Marching Club. The building sits on a slight knoll adjacent to the tennis courts and the newly acquired 2.2 acres. It is heavily utilized by the day camps and small group outings.

Current Condition: Fair to Poor

The overall appearance of the building gives a positive impression; however, as you venture closer some of its flaws begin to become apparent. The exterior is in fair shape although it needs work. The restrooms are in poor condition. They are antiquated and substandard for a park of this size. The storeroom in the rear is small and inadequate. The building is worthy of renovation, and the park would best be served by expanding the structure.



Pavilion side view



Small pavilion



Inadequate restroom



Rear storage area

Aquatics:

Components:

(1) Swimming pool (1) Wading pool (1) Bathhouse / Kiosk

Swimming Pool:

Description:

The pool (including concrete deck) is just under 10,000sq ft. The pool itself is approximately 5,200sq ft. The wading pool is approximately 1,200 sq ft. The area surrounding the pool is grassed and fenced. It is supported by a filtration system located in a small room on the pools sloped perimeter. The pool has a 3 ft shallow end and a 13.5 ft deep end with the latter being used for competitive swim. There is accompanying seating around the deck. Appropriate life guard stations are present.

Current Condition: Good to Fair

The pool complex is well maintained. Its appearance is attractive but antiquated. The surrounding grass areas are a great feature and certainly add to the swimming experience.

Swimming Pool: continued

Fencing requires attention. The gutters and skimmers have recently undergone renovation. While most other features in the pool are in good condition, there are some problems associated with them. There is no zero depth entry into the pool and the 3ft area is too deep for many youth swim programs. Also it is significant to note that the filtration system and pump room are problematic. While in fair shape, modernization and redesign is key to the pool and accompanying filtration system. The complex would benefit from the installation of a new innovative and exciting water feature.



Filter room



Pool side view



Diving area view



Concrete deck and seating



Filter room entry



Grass areas with seating

Wading Pool:

Description:

The wading pool is an integral part of the aquatic complex. It features a concrete deck and lawn areas similar to the main pool. There is more seating and it is easily accessible. The wading pool is approximately 6" to 12" deep. There is a separate black chain link fence surrounding the wading area.

Current Condition: Good to Fair

The pool is in good shape, but also received a mixed rating due to its inadequate size and antiquated design. The deck lacks shade. It might be wise to consider some type of permanent shade structure such as pergola. The depth of the pool presents a problem as it has no zero depth entry area. This is a critical component in today's modern wading facility. It, too, would benefit from a new water feature.



Wading pool, deck and seating areas

Bathhouse and Kiosk:

Description:

In 2003 the bathhouse was renovated using the existing structure. It is comprised of two locker dressing rooms, an office, breezeway, restrooms, first aid room, concession stand, a staff room, lawn sitting area and surrounding cement deck. The building has a wonderful appearance both on the interior and exterior. The entrance kiosk is a similarly designed structure. It is used to greet visitors, check passes, collect fees, and dispense information. It is perfectly situated in relation to the complex.

Current Condition: Good

Without question, the bathhouse is in the best condition of any other structure in the park. There are no visible problems and the building needs little or no work. The kiosk trim requires painting.



Kiosk entry



Interior of bathhouse



Rear of kiosk



Bathhouse exterior and snack bar



Snack bar seating area



Front view of bathhouse

Ancillary Components:

Components:

- Parking Lot (1), Paths (2), Service road (1)
- Walls (2), Fencing (5 areas)
- Drainage (7),
- Natural Features: Woods, Trees, River / Stream(1), Buffers (4)
- Utilities: Benches (4), Bleachers (5), Refuse Containers (24), Fountains (2)
Signs (18)
- Landscaped Areas (1), Monument (1), Flagpole (1)

Parking Lot, Paths, Service Road

Description:

The parking lot is an asphalt paved area containing approximately 100 parking spaces. It is located at the entrance and exit of the park.

The asphalt paved paths are 6 ft. wide and take the park patron from parking lot to pool, parking lot to tennis and from the Greenwich Road sidewalk into the park.

The paved service road is located along the bank of the Mianus River. It is primarily used by park personnel.

Current Conditions: Fair to Poor

All three components require attention. Paving is the greatest problem although the service road would also need some work on the shoulder areas. Cracking and crumbling are prevalent on the entry path from Greenwich Road. The parking lot requires redesign and realignment of the parking spaces.



Poorly designed parking lot



Path to pool showing damage



Deteriorating path surface, Greenwich Rd.



Deteriorating condition of service road



Ancillary: continued

Walls and Fences:

Description:

There are a number of areas in the park that contain fencing. They are the aquatic area, official Little League field, baseball backstops and tennis courts. The chain link fabric is mostly black and mounted on pipe rail. They are used to define a space, control access and keep an activity within a playing area.

One dry stone wall is present at the site. It spans the front of the park along Greenwich Road. It is a typical of farmer's wall found throughout Westchester County.

Current Condition: Good, Fair, and Poor

The fencing around the aquatic area needs attention and the fencing in the the Little League field is in good condition. The tennis court fence is in fair condition. It is stretched and bulging in spots and requires additional support rails. The chain link gauge should be heavier. The backstop on the open softball field is in poor condition and requires replacement and repositioning.

The condition of the wall is fair. It requires rebuilding and could result in a wonderful entry feature. In addition the sidewalk adjacent to the park along Greenwich Road is in very poor condition and should be widened.



Open softball field rusty backstop



Tennis court fencing with wind / glare screen



Stone wall across the front of the park



Sidewalk along Greenwich Road

Ancillary: continued

Drainage:

Description:

The park contains 7 drains strategically located to provide the best possible result. They are simply open iron grates in and around the parking lot and adjacent to the tennis courts.

Current Condition: Fair

The accompanying photos will show the drains in action. After visiting the park on a rainy day it was obvious to the consultant that they are working. However, their effectiveness is somewhat hampered by a high water table and the park being located in the Mianus River flood plain.



Open drain adjacent to tennis courts



Working drain in parking lot



Silted banks of the Mianus River

Natural Features:

Components:

Trees and Woods (multiple), Buffers (4), River and Stream (1)

Description:

The park contains a number of natural features that enhance it. The Mianus River and stream, the tree grove in the front of the park, the new acreage and woodlands, and the wetland / woodland in the rear of the park adjacent to the Little League field are the main natural components. The park contains a number of buffer zones.

Current Condition: Good to Fair

The buffers on two sides of the park provide suitable screening for the neighbors. The front of the park requires no screening as it is imperative that it remain open. Finally, the Jefferson Lane entrance area requires coniferous tree plantings to be an effective buffer.

The wooded area in the rear of the park is the last undisturbed area. It should be used in nature study and possible passive recreation endeavors. The newly acquired acreage has

Natural Features: continued

been disturbed and built upon many years ago. The area should be returned to its natural state. Removal of rubble and debris is required to eliminate the unsightly and unsafe conditions.

The tree grove frames the path to the pool and provides a beautiful entryway to the front of the facility. It is important to try and remove the wet areas at the base of the trees.

Finally, the Mianus River and stream present flooding problems from time to time. This occurs as a result of the existing topography as the area is naturally meant to flood. This is compounded by the fact that the river water can not exit fast enough through the pipe under Greenwich Road. It has a tendency to catch large amounts of debris and litter. After a heavy rain the end result is flooding in the park.



Mianus stream as it enters the park



Flooding in the tree grove and family picnic area



A wooded area of the park

Benches, Bleachers, Containers, Fountains and Signs:

Description:

The above components are treated as a whole. They represent the utilitarian functions in the park. You can find each of them in a variety of shapes, sizes, styles and colors. The sitting areas benches are different styles. The picnic tables are two styles and all bleacher seating is very similar with the exception of either 3 or 5 rows. Aluminum is the product of choice for bleachers while sitting benches and picnic tables are a combination of wood slats and aluminum frames.

Benches etc: continued

Refuse containers are present in large numbers and also differ in color, style, and capacity. They are primarily constructed of a hard rubberized material.

The park water fountains are simple stainless steel fixtures.

Park signs are the most varied of all. The differences are in size, lettering, color, height, and methods of installation and style.

Current Condition: Fair to Poor

The following digital photographs will clearly show the wide variety of each of the above components. The sitting benches are in very poor condition with broken slats, missing hardware etc. They need to be replaced. The other utility components are in fair condition but most require replacement. Many have outlived their usefulness.



Different styles of park signage



Different picnic tables and refuse containers



Two bench styles in the park

Stainless steel fountain

Landscaped Areas (2), Monument (1), Flagpole (1):

Description:

There are basically two areas that have any horticultural flair. They are the flagpole and park sign landscape plantings at the entry to the park. It offers the visitor a welcoming view. The other area is comprised of the 911 monument, walkway and memorial tree plantings. The flagpole is located in the same area.

Landscaped area: continued

Current Condition:

Each of the landscaped beds requires attention. While their appearance is fair they need to be replanted and enlarged. The 911 memorial is a fitting tribute; however, its placement in the park is incorrect. It is not anchored. It requires a home of its own off the main path surrounded by evergreen and floral plantings. The flagpole requires complete restoration or replacement. Lighting needs to be installed.



Entry garden and park identification sign



911 memorial

6. Recreation Programs at the Park:

The Recreation and Parks department has been asked by the residents to offer a wide variety of leisure programs. Their total department participation reflects an active, heavily attended array of programs. The service population spans the full spectrum of age groups from pre-k to senior citizens. The indoor programs are held at various locations including the Bedford Hills Community House (90%) (13) and all others at the Bedford schools.

Within the three hamlet parks each facility offers similar but separate programs. Swimming and wading activities are by far the most popular recreation activities. (14) These programs are supervised and require registration and fees. In addition, there is unsupervised, spontaneous use of the park including tennis, picnicking, playground play, casual open field and athletics use, walking, and passive activities.

The following table represents most of the major recreation programs being held at the park.

(13) Approximate percentages supplied by the recreation staff

(14) Residents tend to gravitate to their own hamlet park

7. Table for BVMP Recreation Programs ⁽¹⁵⁾

Activity	Duration / Season	Participation
Day Camp	6 weeks	200 (est.)
Bedford Youth Soccer	Spring / Fall	200+
Bedford Pound Ridge LL	Spring/Summer/Fall	200+
Tennis Lessons/Clinics	Spring/Summer/Fall	12-24 per class
Sports Camps (4-5 sports)	1 wk each	24-48 per camp
Instructional Golf	8 weeks	12-24
Pool Usage	14 weeks	604 members. ,233 individuals Age 4+ (16)
Picnic Usage	April - October	24 permitted picnics
Special Events	10 -12 events per yr.	300+
BV Chowder Marching Movie Night	1 per yr.	300+

Recreation Impact on BVMP:

It is obvious that the sheer number of users listed in the chart have an enormous impact on the park. The varying number of activities, compounded by increasing seasonal use and number of participants, is substantial. Additionally, usage has been sustained over many years. Finally, various youth organizations in recent meetings indicated their usage is projected to continue its upward spiral. (17)

While the exact number of yearly participants is unavailable, it is safe to say that tens of thousands of users access the park. This takes into account registered and non registered park patrons. People using the playground, a family deciding to picnic, children in the neighborhood flying a kite, park patrons sitting under a tree, watching a game of softball, all constitute unaccounted use.

(15) Information supplied by recreation and park staff interviews and documentation

(16) 2008 Total pool attendance = 14,853 with av. Daily attendance = 147 @ 101 operating days

(17) Organizations interviewed: Bedford Pound Ridge Baseball Assn, Bedford Youth Soccer Club and Katonah Bedford Girls Softball

Recreation Impact: continued

It is important to say that the level of care and ongoing maintenance has made it possible for this park to function normally. This is noteworthy, considering the amount of use taking place, but in the final analysis many of the park's components require immediate attention. During the formation of phase 2 recommendations for a strategy will be presented to address these requirements.

Phase 2 Recommendations

Following a thorough analysis of all components at BVMP including participation and recreation programs that are available proceeding to the next phase is appropriate. An interpretation of this assessment enables the consultant to formulate a series of recommendation that will constitute the heart of the master plan. They will address ways to preserve, protect, renovate, and redesign BVMP while keeping the same appearance. In addition it will offer suggestions for new recreation programs. Finally it will recommend improvement projects and ways to implement them using one or more of three courses of action:

- Capital improvement projects: (\$25,000 +)
- Minor contracts with local companies: (\$25,000-)
- Town self help initiatives: (driven by manpower resources and in-house expertise)

Although the request for proposal clearly indicated only the preparation of a capital projects list it is felt that this additional approach will benefit the town and offer another dimension to the master plan. The current economic atmosphere leads one to the conclusion that capital project funding will be scarce. The importance of alternative options is heightened. The town should not rule out the use of donations, grants, private sources funding as well as the formation of a supporting friends of BVMP group.

At this time the consultant would like to point out that during the community meetings a recommendation was made to include a community center at the park. There may be some merit to pursuing this idea in the future at a centralized location but it is felt that BVMP is not suitable for this function.

Master Plan Recommendations

1. Preserve parkland at BVMP:

Any park master plan that does not refer to the necessity for preservation in perpetuity would be sorely lacking. Bedford Village Memorial Park has this distinction by an act of the Town Board creating the tri hamlet district parks. (18) The park is additionally protected by New York State Law (19) which indicates that once land is dedicated as a park it may never be used for another purpose. It would take a home rule message from the Town Board and an act of the State Legislature to divest the park. In addition, any park that is divested must be replaced either by acquisition of another piece of property to reinvest the park system in the same region or provide the equivalent value in dollars to be used for park system improvements in the same region. So there already exists a double protection for BVMP.

During the course of community meetings one resounding comment was that most people like the park the way it is and its present appearance. It was noted they enjoy the open, green expanse and uncluttered view. Therefore, it is recommended that the Town make every effort to protect these qualities.

(18) Town Board resolution at the meeting of 7/31/65

(19) New York State Common Law reference the NYSOPRHP "Handbook on alienation and conversion of municipal parkland"

2. Improve component relationships to each other:

In the past, rarely did we see parks developed according to a comprehensive master plan; rather, they were built as a reaction to resident desire and pressures for specific park features. The result usually became a series of unrelated components placed wherever there was space. It is safe to describe this development as piecemeal. Bedford Village Memorial Park, in some ways, has been built in a similar fashion. There are components that have been placed in poor locations and subsequently do not function as well as they should. Removing these obstacles is paramount to improving their relationship. The following recommendations are made:

- **Playgrounds:**

As noted in the physical assessment the park contains two separate playgrounds; a tot lot for pre school children and an elementary playground for older children up to middle school age. Each is located in a different end of the park and must be relocated in close proximity to each other. The ideal spot is the current location of the tot lot. It is highly visible, close to the rest room and convenient from the parking lot. A new play surface must be constructed large enough to accommodate both age appropriate modular playgrounds. While each unit would be in the same play space a sufficient distance must be established between them. This is an important issue as the age distinctions must be maintained. There are numerous reputable playground equipment companies in the market today. They usually furnish installation options through a local contractor without the necessity to find an installer. Design of the new play area should be provided by the company without charge. In this market I am sure they will be willing to supply this added service. Finally, the town should consider making the playgrounds accessible to all, including developmentally disabled and handicapped children.

Implementation: Capital improvement project, some volunteer effort, possible private funding through donations

- **Basketball court:**

The consultant has identified several areas to relocate the court. The first area is the open grass field adjacent to the main entrance. The second area is in the tennis courts. The latter would require converting one tennis court into the basketball courts. This is easier than may appear. The surface on the tennis courts is the same as that on the basketball court. It would require erecting appropriate fencing, re-lining the court, and installing poles for backboards and rims. The latter recommendation is the better choice.

Implementation: Minor contract

3. Renovation of various park components:

- **Tennis courts:**

Tennis Courts: continued

We have already noted that the courts are in need of restoration. Thought was given to moving them to a new location; however, after considering the cost of restoration versus that of capital improvement the choice was evident. Restoring the courts with a patch material to seal cracks and applying a new rubberized playing surface is more affordable. This would require funding every two years to keep them in good condition. Note: if the basketball courts were to be installed on one of the tennis courts then it should precede the restoration. The fence around the courts must be replaced and strengthened with additional cross pipe. It would be prudent to increase the gauge of chain link fence to be used.

Implementation: Minor contracts or capital project

- **Open softball / Little League field:**

This component has the worst appearance than any other park feature. It requires complete renovation including backstop fencing, player benches, infield area, outfield turf, and drainage behind home plate. After a meeting with all user groups, it has been ascertained that this field should be made into a permanent little league field. In addition, the center field area beyond the bounds of normal play should be used as a tee league practice area. It is felt that these are sound recommendations that should be pursued by the town. The group also requested that the town give consideration to installing an irrigation system. This would improve all grass areas, but is costly. If resources are available, it would be prudent to do this simultaneously with outfield grass renovation. It is recommended that existing field depressions be filled, grass surface be aerated, top dressed and reseeded with a durable athletic turf grass mix.

Implementation: Minor contract (backstop, fencing, irrigation) Town project (infield and outfield renovations) or an all inclusive capital project

- **Parking lot and paths:**

The parking lot requires redesign and is currently being addressed by the town engineer. It is recommended to keep it in the same location without expansion at this time. After conferring with the engineer, it is felt that realignment of parking lot will provide the ability to install a center island while still retaining the same number of existing spaces. This is recommended to eliminate the unsightly appearance of the vast expanse of parking lot. Paths that are in disrepair and require paving should be addressed in the earliest timeframe. Pedestrian safety in a park is always a paramount consideration.

Implementation: Capital project (addresses all paving)

- **Old storage / maintenance building:**

The existing building used by park maintenance should be converted into storage for day camp use. It should remain at its current location. The building can be used as is with some minor modification, or it could be expanded.

Old Storage: continued

Implementation: Town project without expansion, minor contract for expansion.

- **Chowder Marching Gazebo:**

The shelter should be renovated by removing the cement floor and extending the new floor beyond the drip line of the roof. It is recommended that it be expanded 12 ft or more in circumference.

Implementation: Minor contract

- **Service road:**

The road requires paving and widening with the addition of a small circular drop off and pick up area.

Implementation: Minor contract

- **Chowder and Marching Pavilion:**

This park component requires redesign and major construction to accomplish its renovation. It is recommended that an overhang be extended in the rear of the building. In addition, the redesign must include two new larger restrooms in the center section of the building.

Implementation: Capital project

- **Monument, flagpole and landscaped entry area:**

As noted, it is recommended that the monument commemorating 911 be relocated to a separate area preferably in the tree grove. This requires new landscaping and a more formal design. Further, it is recommended that the flagpole be replaced and the surrounding landscaping be renovated by the local garden club

Implementation: Town projects, volunteers

- **Signage:**

The standardization of all park signs is recommended. This would include size, color, design, print style and method of installation. It is further recommended that a department logo be incorporated into the design layout.

Implementation: Town projects

- **Old pipe swing set:**

This swing set is adjacent to the octagonal picnic pavilion. It is recommended that it be removed and discarded. It may be possible to transfer some of the existing tot lot play apparatus to this area. This recommendation can only be implemented if the tot lot

Renovations: (continued)

apparatus is worth relocating after removal. This evaluation will have to be made at that time.

Implementation: Town project

- **Debris removal:**

The newly purchased 2.2 acre parcel in the rear of the tennis courts has a number of areas that require attention. It is recommended that all debris be removed and allow the area to return to its natural state.

Implementation: Town project or minor contract

- **Aquatic Facility:**

While this facility is not a new component it will be addressed in the upcoming section based on the extent of renovations that will be required.

4. Installation of new park components:

- **Park path (trail):**

It is recommended that a perimeter trail be installed for use with suitable recreational activities such as hiking, walking, running, and nature study. It is further recommended that a wood chip surface be applied. The trail should meander around the entire park. As it enters the wooded area next to the Mianus River it may be necessary to raise the trail above damp or wet areas by installing platform walkways. This would also be an ideal place to consider the installation of the outdoor environmental and recreational teaching station.

Implementation: Town project (path and wood chip surface) Minor contract (portions of the trail and raised platforms over wetlands)

- **Paved bike path:**

A recommendation has been made by the Chowder Marching Club to install paved bike paths throughout the park. This is recommended with a few stipulations: paths should not cross vehicular access areas and should not be constructed on the perimeter of sports safety zones (20), unless protected by fencing.

Implementation: Capital project

(20) Safety zone is the area that extends beyond the official boundaries of the playing field that provides protection for spectators and other park patrons

New park features: (continued)

- **Outdoor environmental and recreational teaching station**

It is recommended that the Recreation and Parks department install a teaching station adjacent to the new path. Although this must remain flexible until the construction of the path is in progress; a good consideration would be a widened extension on the raised platform.

Implementation: Town project (trail or path) Minor contract (raised platforms)

- **Maintenance building with restrooms and athletic storage:**

Since the existing maintenance building is undersized and of limited use, it is recommended that a new larger building be erected. The best location is in the southern section of the park on the site of the elementary playground. This must be considered a multi-use building to service the park maintenance functions, athletic team storage, and 2 restrooms for this area of the park. It is further recommended that consideration be given to the use of a corrugated metal building. (21) They are both functional and comparatively inexpensive.

Implementation: Capital project

- **Soccer fields: (2)**

It is recommended that new soccer fields be constructed. Two new junior sized fields can be constructed horizontally to the existing field. Installing an irrigation system would be a simple matter as the larger field already has it.

Implementation: Capital project

- **Aquatic facility:**

The existing aquatic facility is more than 25 years old. At the current time it is functioning quite well, however, time is against it. It is recommended that the Town give strong consideration to constructing a new aquatic facility with the exception of the bathhouse. This is a huge consideration as it represents a major capital project. This will require long range capital budget projections. The costs involved may also require a bond issue on a Town ballot.

The new facility would include redesign of the pool, wading pool, and an additional water feature. The new feature would need to blend into the surrounding park and neighborhood. We would recommend the addition of a lazy river (22) or similar feature that adds a new dimension to the pool without being intrusive. Also, it is recommended that the wading pool be increased in size to accommodate the additional children in the area. A zero depth entry on both pools is advised. Decreasing the depth of both pools will add another appropriate safety feature. The bathhouse would remain in its current state as

(21) A structure of this type is sometimes referred to as a Butler building

(22) This aquatic feature consists of a serpentine, shallow, narrow river meandering through an extended pool deck or grass area.

New park features: (continued)

it has already been renovated. This, of course, depends on the length of time taken to fund this project.

Implementation: Major Capital project

- **Park bench sites:**

The installation of new seating areas around the park adjacent to the trail, bike path, playground and athletic areas is highly recommended. Shading these areas with accompanying trees plantings is also essential. This has the dual benefit of greening the park and offering a comfortable seating environment.

Implementation: Town project

5. Summary of capital improvement projects:

The following is provided as a summary of projects noted under recommendations 2, 3 and 4. Cost estimates have not been included. It is felt that they would be impractical given the potential length of time it may take the town to implement the capital process.

- Redesigning and building a new aquatics complex including the main pool, wading pool, filtration system and add a new water feature.
- Installing of an irrigation system coupled with field renovations and turf improvements on all ball fields.
- Constructing of two new soccer fields
- Designing and constructing a new maintenance building with restrooms and storage
- Implementing the paving of the following components: parking lot, bike paths, pedestrian paths and rear service road
- Redesigning and installing a new playground center
- Redesigning and renovating the Chowder Marching Pavilion

6. Accompanying Program Growth:

When the recommended renovations and new park components are implemented, there will be added recreation and sports programs. They are:

Program growth: continued

- Increased soccer and baseball programming with a corresponding rise in participation will be possible once the new fields are constructed
- An increase in enrollment spurred on by the introduction of new programs will be made possible at the day camp.
- A growth in playground use will surely occur. This will benefit the age appropriate use of the individual apparatus. This will be accompanied by social interaction between parents and friends. It will become a meeting place as well as a playground
- The walking, hiking and running trail will introduce new use at the park
- A rise in the use of the picnic facilities will naturally occur. Their expansion will also make larger outings possible.
- The bike path also introduces interesting possibilities for casual use as well as cycling special events
- Moving the basketball courts to the front of the park will make them visible. It is anticipated that this will increase teenage use.
- Tennis court use appears to have flat-lined. Perhaps the renovations will bring added players. This presents the opportunity for new league play, individual tournaments, increased lessons at all age levels as well as clinics
- The construction of the environmental outdoor classroom offers the possibility of specialty day camps, nature programs and interpretation. Furthermore, it may be an ideal opportunity to offer joint use to the School District. Offering an outdoor educational component to the curriculum will enhance knowledge of the natural world
- If the Town pursues the redesign and construction of an aquatic facility you can be assured of increased use. Swim competitions can now benefit from proper installation of official components. Hosting these swim meets always brings accompanying spectators offering yet another benefit. Day camp lessons can be instituted for younger children in the shallower water offered by the zero depth entry area. A lazy river or a similar addition will spur on new interest at the facility contributing to increase attendance.
- The addition of shaded, contemplative, peaceful and comfortable seating areas will make it possible for senior citizen and spectator use and playground supervision

Program growth: continued

- Providing the opportunity for volunteerism through community group or individual participation increases self help initiatives, a social atmosphere and the potential for creative expression.

7. Department Identification Logo:

The Bedford Recreation and Parks Department should consider designing its own logo. This, too, is highly recommended. Its intent is for immediate identification of staff, park facilities and park equipment.

The staff is particularly visible throughout the community, at scheduled special events, conducting large sports activities, chaperoning children and senior citizens on trips or outings etc. Their unmistakable recognition is vital.

Bedford parklands should also display the logo prominently. All park facilities and signs are included. It is also recommended that departmental stationery, clothing, vehicles and equipment use the logo. It adds a new dimension to the department as a unifying symbol for full time and seasonal staff. It affords recreation offering a new form of public relations through self advertising.

Finally, there is an element of accountability with anyone who comes in contact with department representatives. This can be invaluable regarding many personnel matters.

This logo is not intended to replace the Town seal, but, rather to accompany it as a distinguishable department feature.

Phase 3

Documentation

This is the final phase of the Master Plan. It features a written and visual interpretation of the recommendations made for BVMP. A summary list of recommendations will also be presented.

In an effort to conserve paper one copy of the master plan document will be provided and a reproducible CD.

Recommendations Summary List

- Preserve parkland and the current appeal of BVMP
- Improve component relationships to each other especially the playgrounds
- Renovation of various park components such as
 - Tennis courts
 - Open softball / Little League field
 - Parking lot and paths
 - Old storage / maintenance building
 - Chowder and Marching Gazebo
 - Service road
 - Chowder and Marching pavilion
 - Monument, flag pole and landscaped entry
 - Park Signage
 - Old Swing set
 - Debris removal from new parcel of land
- Installation of new park components
 - Trail / path around park perimeter
 - Paved bike paths
 - Outdoor environmental and recreational teaching station
 - Multipurpose building for maintenance staff, storage and rest room
 - Soccer fields (2)
 - Redesign and construct a new aquatics facility
 - Install multiple park bench sites

Documentation: continued

2. Conceptual Plan

The conceptual design plans are represented on satellite photographs. The first photo indicates recommended alterations and the second photo represents the recommended renovations and additions to the park. It offers the town visual access to the physical interpretation of the final the master plan.

3. Final Document CD

The accompanying CD presents the master plan in electronic form. It enables the master plan document to be shared instantly at home. It is also possible to install the document on the town website making the plan accessible to those without computer through the local library. (attached)

4. Power Point Presentation CD

The final power point presentation will be made to the Town Board and Recreation and Parks Advisory Board during the month of January. It is anticipated that this will be a joint meeting. The presentation will be accompanied by individual copies of the written document and a CD copy. (attached)

Conceptual Design Plans

1. Satellite Photograph Recommended Alterations

2. Satellite Photograph Recommended Renovations and Additions

