

TOWN OF CHARLESTOWN
AMENDMENT TO PROGRAM OF UTILIZATION

NINIGRET PARK

CHARLESTOWN, R. I.

FEBRUARY 8, 1982

Town of Charlestown
P. O. Box 849
Charlestown, R. I. 02813

The following is an amendment to Program of Utilization for Ninigret Park, the 172.4 acre parcel acquired by the Town of Charlestown, R. I. for the Park/Recreation Commission.

This amended plan is intended to reflect the use priorities of the townspeople. This program has an overall total cost of \$155,000.00 over a ten year development period; \$30,000.00 for the first year, \$20,000.00 per year for the next two years; \$15,000.00 per year for the next three years; and \$10,000.00 per year for the remaining years. The new projected development cost is approximately a 75% reduction when compared to the original proposal.

In addition to the amended cost projection, there follows several major changes in the original plan in the program of building demolition, pavement removal/scoring of runways, and construction of a bandstand and interpretive stations.

AMENDED BUILDING DEMOLITION PROGRAM:

All but six buildings will be demolished. All demolition, including the hangar, will be completed by July, 1982. Reuse and renovation of six buildings will be carried out in the following manner:

Gatehouse: A former residence building will be moved to a new foundation located adjacent to the new entrance road and gate. It will be renovated during the first two years of the development period and will be used as a gatehouse and residence for a park security guard.

Nature Center: A second residence building will be moved to a new foundation adjacent to the swimming beach (fire pond) to serve as the nucleus of the park; headquarters and environmental recreational facility. The project of renovation and program development of the nature center will be funded, in part, by the "Frosty" Drew Memorial Fund; a non-profit foundation established for the sole purpose of providing a Nature Center at Ninigret Park in Mr. Drew's memory.

The Drew Nature Center will contain an exhibition room, library, office, and restrooms. The entire building will be fully accessible to the handicapped; with over-sized doors, ramps, and restroom modifications.

Senior Citizen Center: A third residence building will be renovated at its present location to serve as a recreation center for the Charlestown Senior Citizens. The Senior Citizens Association will carry out the entire renovation of this building with funding from the Town of Charlestown, R. I. Department of Elderly Affairs, private donations and additional grants from other qualified organizations and foundations.

Three small buildings: Three small buildings will be retained; they are: (1) the cinder block boiler building for equipment storage, (2) the concrete building next to the hangar for equipment storage, and (3) the concrete building on the shore of the pond for recreational summer and winter use.

AMENDED PROGRAM FOR PAVEMENT REMOVAL/RUNWAY SCORING:

Most of the existing roads and runways will be reused. A new entry road will be constructed from Route #1A to connect with runway #22. A fifty-foot section of this runway and runway #17 will be the continuation of the road leading to the center of the park complex.

Major sections of the paved "tie-down" areas, taxiways and runways will be used as a ten-speed championship bicycle course. A large section of runway #17

will be preserved for a special event parking lot sufficient for 500 cars, and the remainder of runway #22 will serve as a base on which tennis courts will be built.

Roads leading to the Senior Citizens Center, Drew Nature Center, and the taxiway parallel to the Wildlife Refuge (D.O.I.) remain. In addition, sections of the paved "tie-down" area adjacent to the swimming pond and the Drew Center will be saved for parking at these facilities and additional areas of "tie-down" pavement will be saved for bicycle course spectator parking.

Foundations, slabs and unused roads, taxiways and runways, will be removed. Disturbed areas will be revegetated according to the guidelines set by the U. S. Soil Conservation Service; Southern Conservation District.

FACILITIES PROPOSED IN THIS AMENDED PLAN:

1. Entrance Gate: As specified in the original plan, this will be erected at the Park Entrance, directly off Route 1A.
2. Entry Road: As specified earlier in this amendment.
3. Gatehouse: As specified earlier in this amendment.
4. Tennis Courts: Two tennis courts will be built utilizing a portion of existing runway #22 for a base. Additional space along runway #22 will be undeveloped to provide space for other potential tennis courts.
5. Restroom: A small restroom facility will be built in the vicinity of the tennis courts and bicycle course.
6. Ten Speed Bicycle Course: Portions of the paved areas will be reused for 10-speed bicycle racing. Criterium and time trial supervised racing programs are proposed. Regional Cycle and "Velo" clubs will design the tract and establish priorities for this area; programs will be nationally sanctioned.
7. Bicycle Moto-Cross (BMX) Track: A $\frac{1}{2}$ mile BMX track will be constructed adjacent to the 10-speed bicycle course. The BMX track will be built to the specifications of the New England Bicycle Association.
8. Special Event Parking: A portion of runway #17 will be retained for a 500 vehicle parking lot for special park activities.
9. The "Frosty" Drew Nature Center: This facility will be the nucleus of the park. A series of nature trails will originate at the Drew Center and will include shelters as outlined in the original proposal. All interpretive materials will be displayed at the Drew Center. Remote interpretive stations as proposed in the original plan are eliminated.
10. Protected Freshwater Swimming Beach (firepond): The existing beachfront adjacent to the Drew Center will be refurbished to provide a shallow waterfront for public use, particularly by families with small children. This spring fed pond is located adjacent to the family picnic grounds and a recreation field. Lighting will be installed to provide for evening winter ice skating.
11. Family Picnic Grounds, Recreation Field and Playground: These facilities will be constructed in close proximity to the swimming beach and Drew Nature Center.
12. Cabana/Restroom Facility: This will be constructed in the vicinity of the beach, picnic grounds area and will provide "bathhouse" facilities for the beach.

13. Multipurpose Athletic Field: A single regulation athletic field will be built. Additional space is available for other fields when Town priorities dictate.
14. "Parcours" (Heart, Exercise, jogging Trail): A jogging trail complete with exercise stations will be constructed in the park for use by persons with a heart condition that require specific exercises to recondition the heart.
15. Equestrian Facilities: A portion of the park will be designated for horse shows and a series of equestrian trails will be cut. This facility and trails will be separate from the nature trails.
16. Basketball Outdoor Courts: Outdoor basketball courts will be constructed on the old foundation slab of a former hangar.
17. Senior Citizens Center: As specified earlier in this amendment.
18. Community Gardens: Approximately one acre of soil will be tilled for recreational community gardens. A section of runway #22 will be retained for access and parking for this activity.

COST SUMMARY AND DEVELOPMENT TIME SCHEDULE

<i>Year 1: (March 1981-82)</i>	<i>Estimated Cost</i>
<i>Install Entrance Road</i>	<i>\$5,000.</i>
<i>Install Entrance Gate</i>	<i>500.</i>
<i>Gatehouse Renovation</i>	<i>15,000.</i>
<i>Nature Center Renovation</i>	<i>4,500.</i>
<i>Senior Citizen Center Weatherizing</i>	<i>2,300.</i>
<i>Beachfront (Fire Pond) Restoration</i>	<i>-0-.</i>
<i>Building Demolition</i>	<i>-0-.</i>
<i>Pavement Removal/Foundation removal</i>	<i>1,200.</i>
<i>Survey (Roads, Property)</i>	<i>1,000.</i>
<i>Master Plan Preparation</i>	<i><u>500.</u></i>
<i>Total</i>	<i>\$30,000.</i>

<i>Year 2: (March 1982-83)</i>	
<i>Gatehouse Renovation (Completion)</i>	<i>\$10,000.</i>
<i>Pavement/Foundation Removal</i>	<i>1,500.</i>
<i>BMX Track Construction</i>	<i>1,000.</i>
<i>Bicycle Course Construction</i>	<i>3,500.</i>
<i>Revegetation</i>	<i>1,000.</i>
<i>Beachfront Improvements (Playground, Lighting)</i>	<i><u>3,000.</u></i>
<i>Total</i>	<i>\$20,000.</i>

<i>Year 3: (March 1983-84)</i>	
<i>Community Garden Development</i>	<i>1,000.</i>
<i>Pavement/Foundation Removal</i>	<i>1,500.</i>
<i>Brush Cutting, Trails</i>	<i>1,500.</i>
<i>Nature Center Renovation (Completion)</i>	<i>8,000.</i>
<i>Restroom Construction</i>	<i>5,000.</i>
<i>Bicycle Course (Completion)</i>	<i>2,000.</i>
<i>Revegetation</i>	<i><u>1,000.</u></i>
<i>Total</i>	<i>\$20,000.</i>

Year 4: (March 1984-85)

Pavement Removal/Grading	\$1,200.
Trail Cutting	1,000.
Construct 1 Tennis Court	10,000.
Construct Basketball Courts	1,000.
Storage Building Restoration	<u>1,800.</u>
Total	\$15,000.

Year 5: (March 1985-86)

Cabana/Restroom Construction	\$10,000.
Building Improvements	1,000.
Waterfront Building Restoration	2,000.
Revegetation/Landscape	<u>2,000.</u>
Total	\$15,000.

Year 6: (March 1986-87)

Construct Second Tennis Court	\$10,000.
Landscape/Revegetation	2,000.
"Parcours" (Health/Exercise/Jogging Path)	2,000.
Building Improvements	<u>1,000.</u>
Total	\$15,000.

Year 7: (March 1987-88)

Lighting of Strategic Areas	\$8,000.
Landscape/Revegetation	<u>2,000.</u>
Total	\$10,000.

Year 8: (March 1988-89)

Construct Equestrian Facility	\$6,000.
Construct Shelters (Nature Trails)	<u>4,000.</u>
Total	\$10,000.

Year 9: (March 1989-90)

Construct Multipurpose Athletic Field	<u>\$10,000.</u>
Total	\$10,000.

Year 10: (March 1990-91)

Pave Entrance Road	<u>\$10,000.</u>
Total	\$10,000.

** TOTAL COST OF DEVELOPMENT - \$155,000.00.

