

Cummings Park and West Beach

Facilities Master Plan

Public Presentation

City of Stamford, CT

April 23, 2015



Cummings Park and West Beach Master Plan

Master Plan Goals

- Engage the community
- Identify needs
- Identify operational and physical improvements
- Restore the marina
- Prepare for future storms and sea level rise
- Prepare illustrative plans and narrative
- Determine priorities and costs
- Deliver a master plan document

Cummings Park and West Beach Master Plan

Community Outreach

- Community Meeting 1, June 2014 (SWOT Analysis)
- Stakeholder meetings and interviews (3 days)
- Community Meeting 2 (Concept Review)
- City Staff Review (December 2014)
- On-Line Surveys (2; 500+ responses)
- Harbor Commission Meeting (February 2015)
- Community Meeting 3



Cummings Park

West Beach

Study Area



North

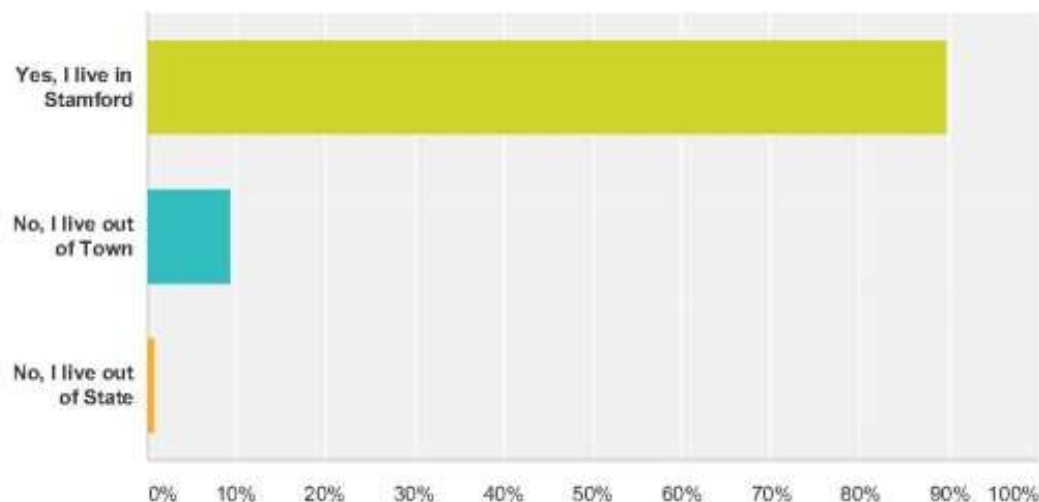
Cummings Park and West Beach Master Plan

Cummings Park and West Beach Master Plan - Concepts Review

SurveyMonkey

Q1 Do you live in Stamford?

Answered: 340 Skipped: 8



Answer Choices	Responses
Yes, I live in Stamford	89.71% 305
No, I live out of Town	9.41% 32
No, I live out of State	0.88% 3
Total	340

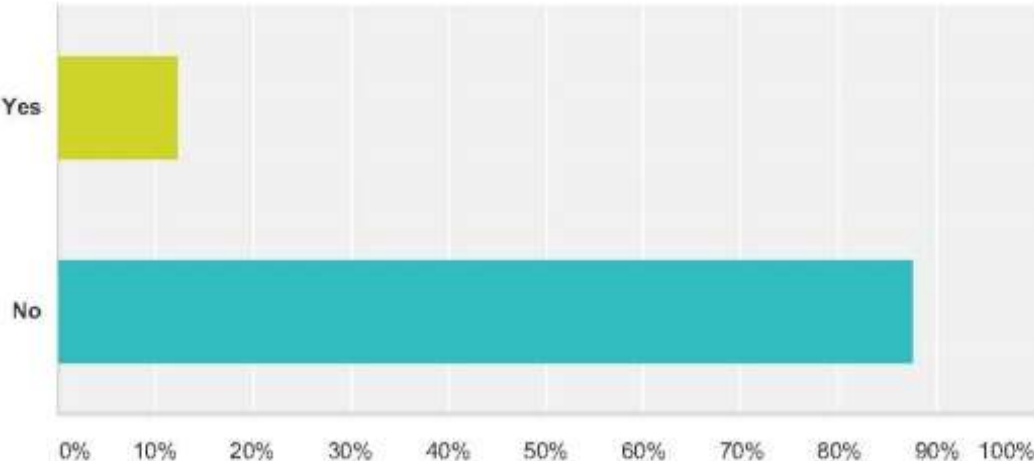
Cummings Park and West Beach Master Plan

Cummings Park and West Beach Master Plan - Concepts Review

SurveyMonkey

Q3 Did you attend the June 17th Public Meeting at the Halloween Yacht Club?

Answered: 333 Skipped: 15



Answer Choices	Responses	
Yes	12.31%	41
No	87.69%	292
Total		333

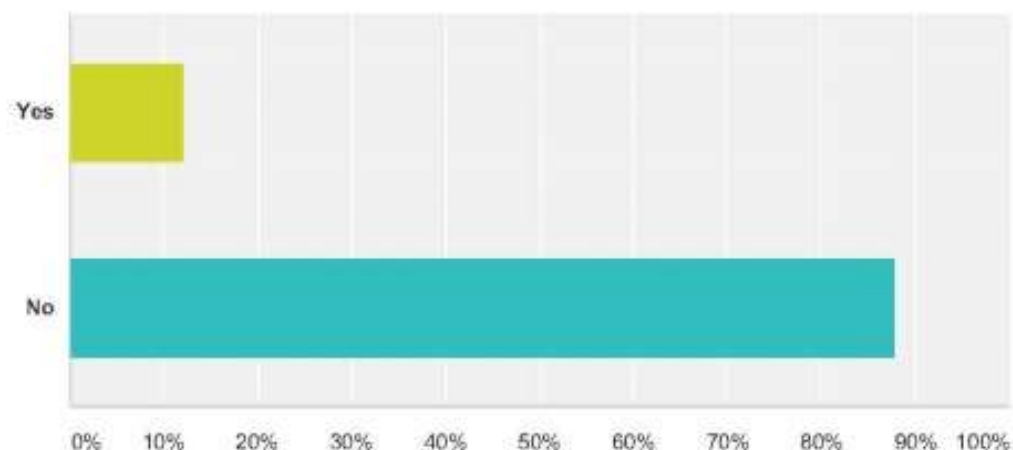
Cummings Park and West Beach Master Plan

Cummings Park and West Beach Master Plan - Concepts Review

SurveyMonkey

Q4 Did you attend the October 28th Public Meeting held at Our Lady Star of the Sea Church?

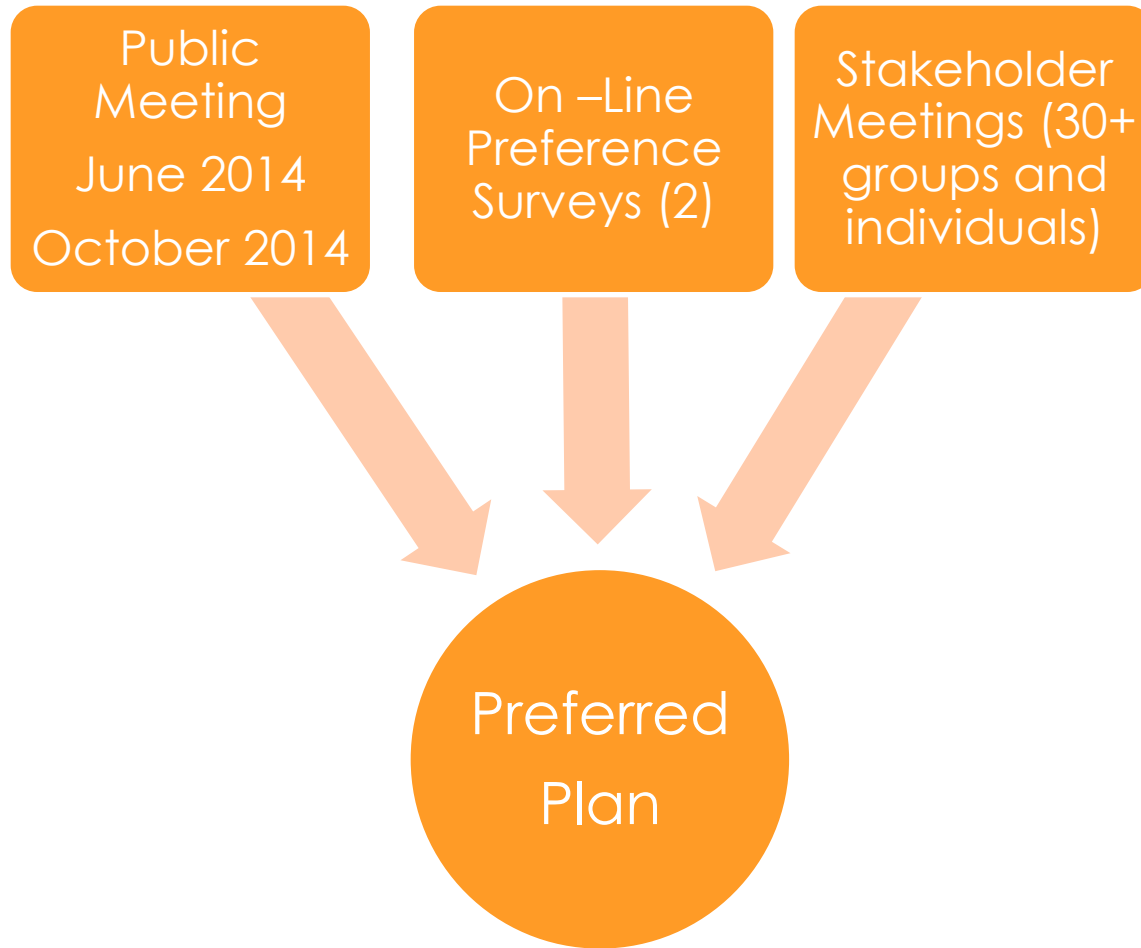
Answered: 329 Skipped: 19



Answer Choices	Responses
Yes	12.16% 40
No	87.84% 289
Total	329

Cummings Park and West Beach Master Plan

Public Engagement



Cummings Park and West Beach Master Plan

Operations Enhancement

Neighborhood Parking

Hours of Operation

Loitering

Homeless Population

Park Rules Enforcement

Traffic Control

Concessions Access, Offerings and Conditions

Maintenance

Snow storage / snow melt

Cummings Park and West Beach Master Plan

Enhancement Strategy

Connectivity / Pedestrian, Bicycle and Vehicular Circulation

Community connectivity and recreation amenity

Natural Environment

Enhanced landscape diversity, habitat and green infrastructure

Beaches and Promenade

A more family-friendly and enjoyable park experience

Food and Recreation Concessions

Better offerings, greater use and year-round destination

Parking

More efficient, better managed with enhanced landscape

Play Fields

Improved playability, safety and park integration

Marina

Rebuild with additional user amenities

Restrooms

Renovate, improve security and locate for convenience

Playground Environments / Destination Play

A more enriching play experience year-round

CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION



CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION

Preferred Concepts

Concept 1



27.7% OF RESPONDENTS

Concept 4



32.5% OF RESPONDENTS

CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION
Least Preferred

Concept 2



13.6% OF RESPONDENTS

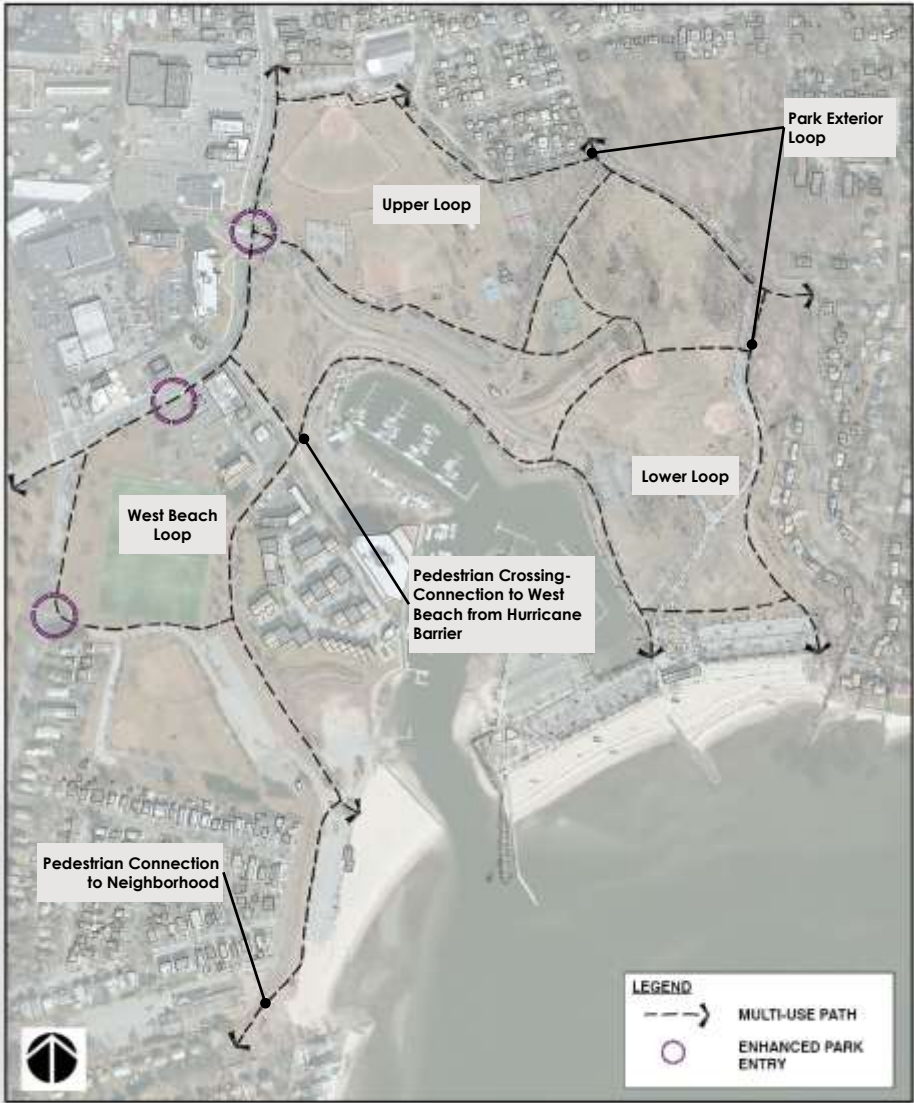
Concept 3



14.6% OF RESPONDENTS

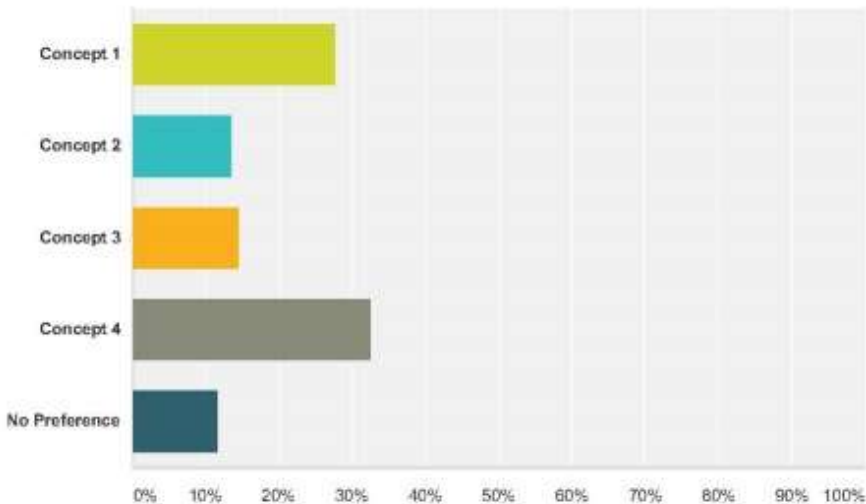
CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION
Preferred Concept

Multi-Use Path Network



Q5 Please select the concept you most prefer.

Answered: 206 Skipped: 142



Answer Choices	Responses	
Concept 1	27.67%	57
Concept 2	13.59%	28
Concept 3	14.56%	30
Concept 4	32.52%	67
No Preference	11.65%	24
Total		206

CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION



Enlargements

NATURAL ENVIRONMENT Preferences

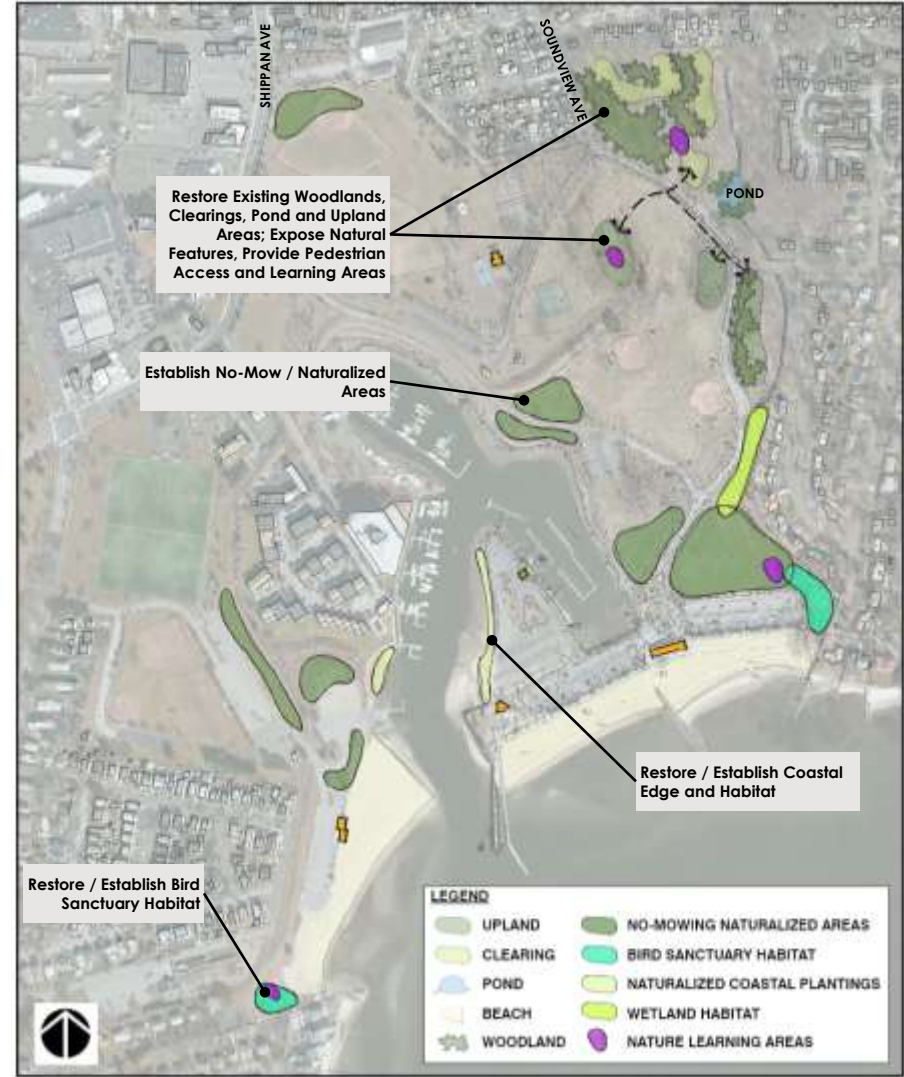
Forestation Plan



HIGH PRIORITY – 50.8%

LOW PRIORITY – 32.0%

Habitat Enhancement and Connectivity

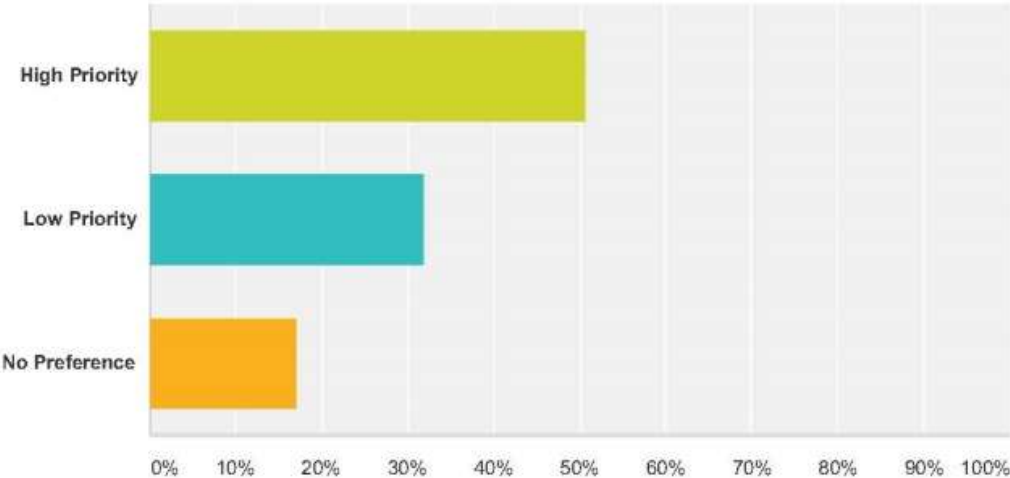


HIGH PRIORITY – 51.7%

LOW PRIORITY – 32.3%

Q6 Please indicate your priority for the
Forestation Concept

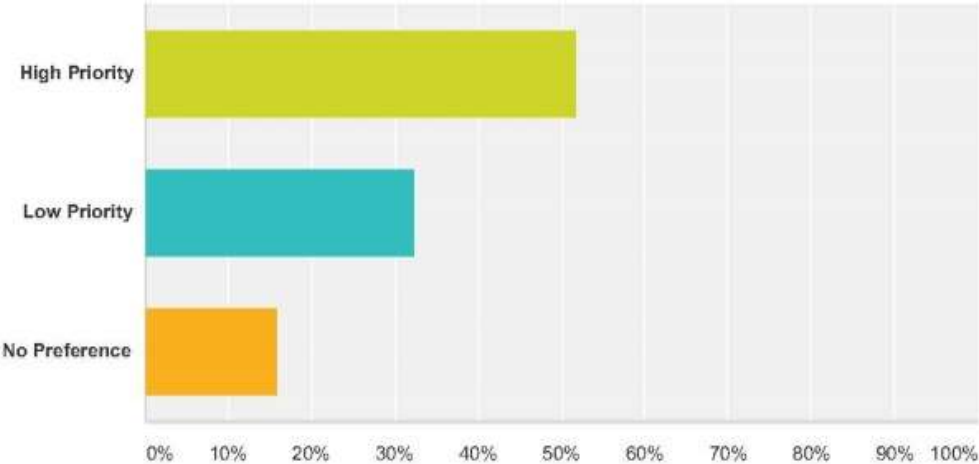
Answered: 181 Skipped: 167



Answer Choices	Responses	
High Priority	50.83%	92
Low Priority	32.04%	58
No Preference	17.13%	31
Total		181

Q7 Please indicate your priority for the
Habitat Connectivity and
Enhancement Concept

Answered: 201 Skipped: 147



Answer Choices	Responses	
High Priority	51.74%	104
Low Priority	32.34%	65
No Preference	15.92%	32
Total		201

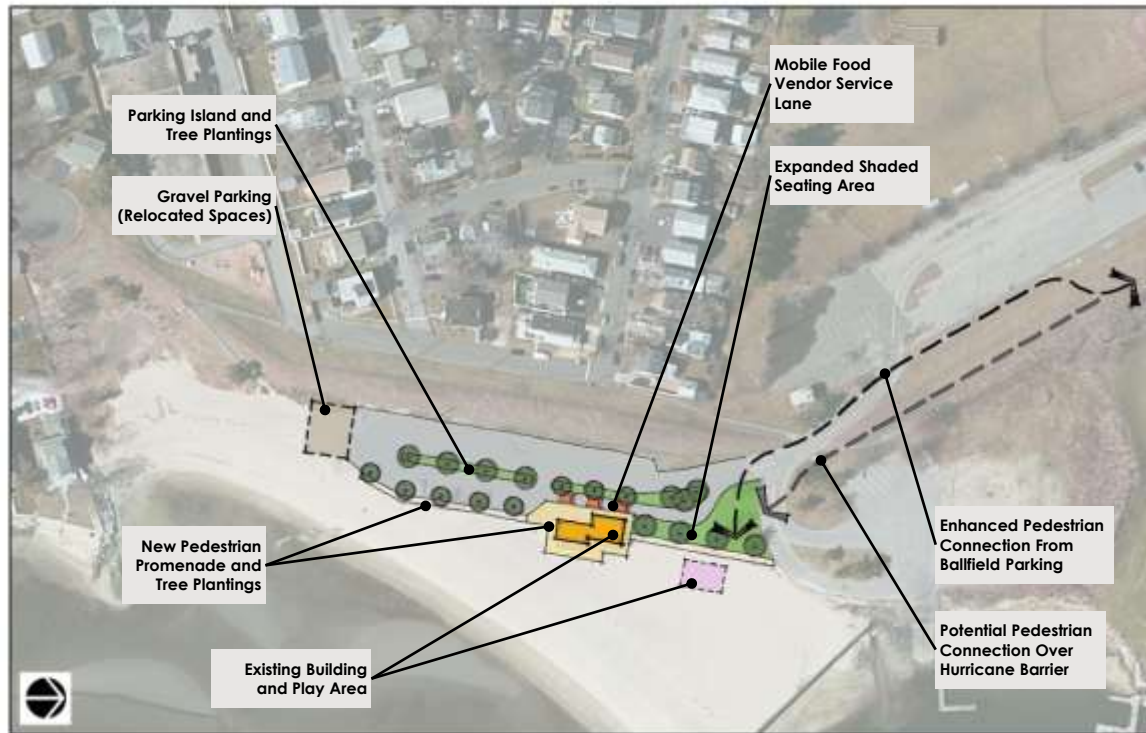
NATURAL ENVIRONMENT





BEACHES AND PROMENADE

West Beach Concept

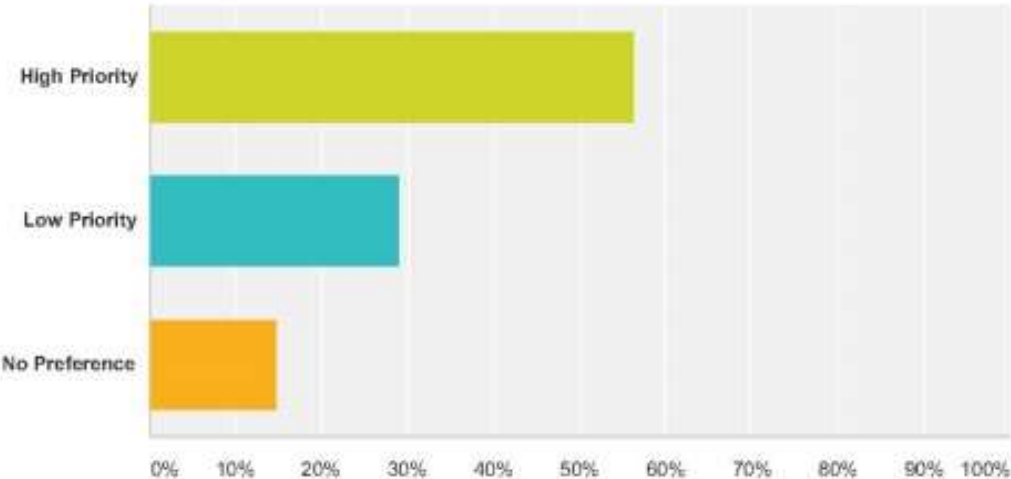


HIGH PRIORITY – 56.3% OF RESPONDENTS

LOW PRIORITY – 29.0% OF RESPONDENTS

Q9 Please indicate your priority for the West Beach Promenade Concept

Answered: 183 Skipped: 165



Answer Choices	Responses	
High Priority	56.28%	103
Low Priority	28.96%	53
No Preference	14.75%	27
Total		183

BEACHES AND PROMENADE



Enlargement



BEACHES AND PROMENADE

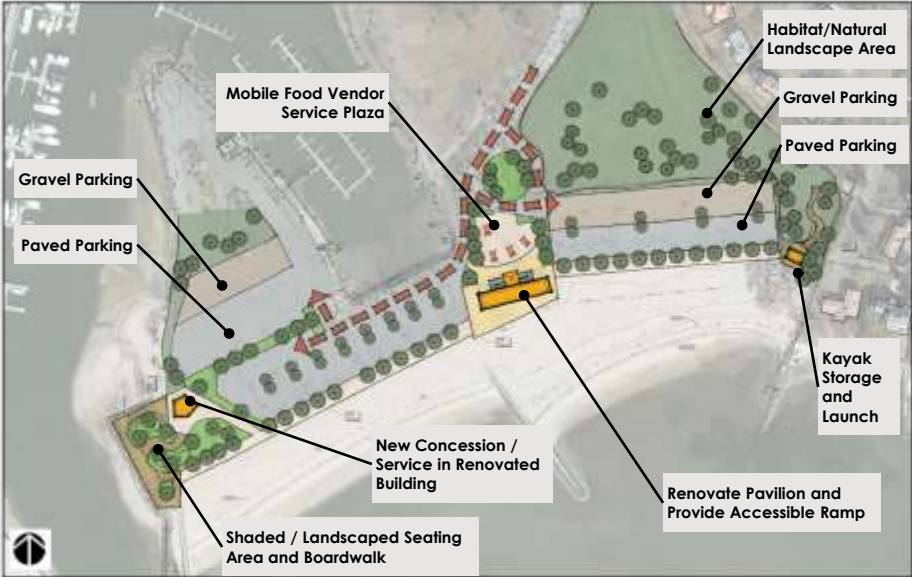
BEACHES AND PROMENADE





BEACHES AND PROMENADE
Cummings Park - Most Preferred (Concept 2)

Concept 2



35.4% OF RESPONDENTS

Concept 4

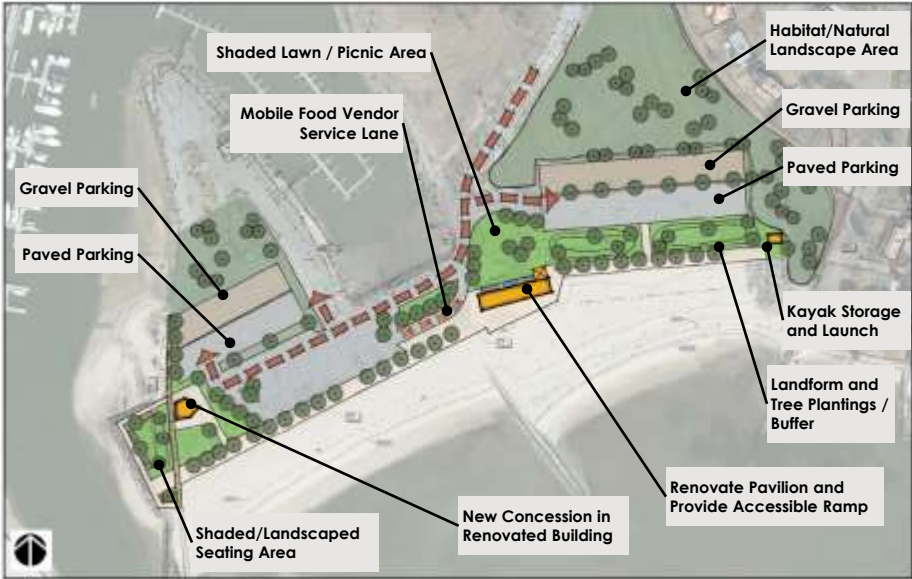


19.9% OF RESPONDENTS

BEACHES AND PROMENADE

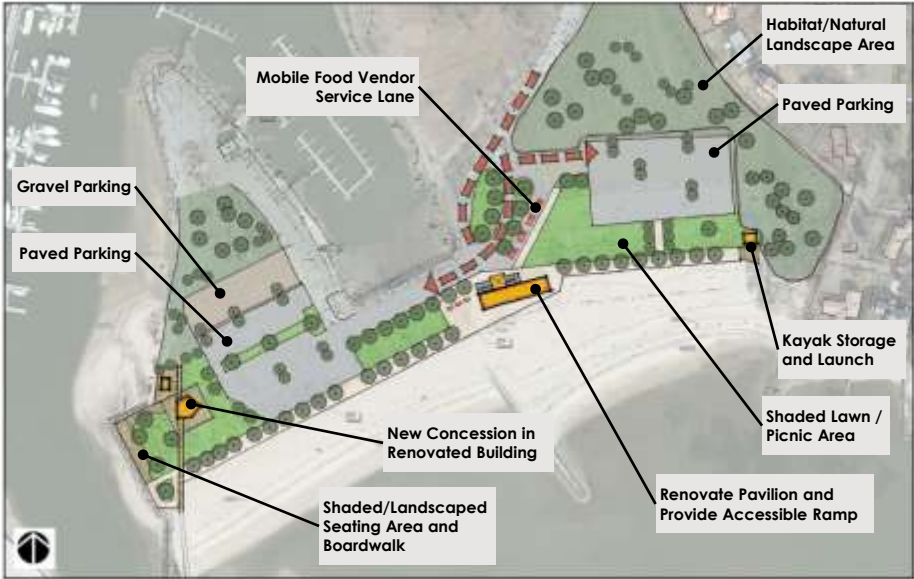
Cummings Park Concepts

Concept 1



18.8% OF RESPONDENTS

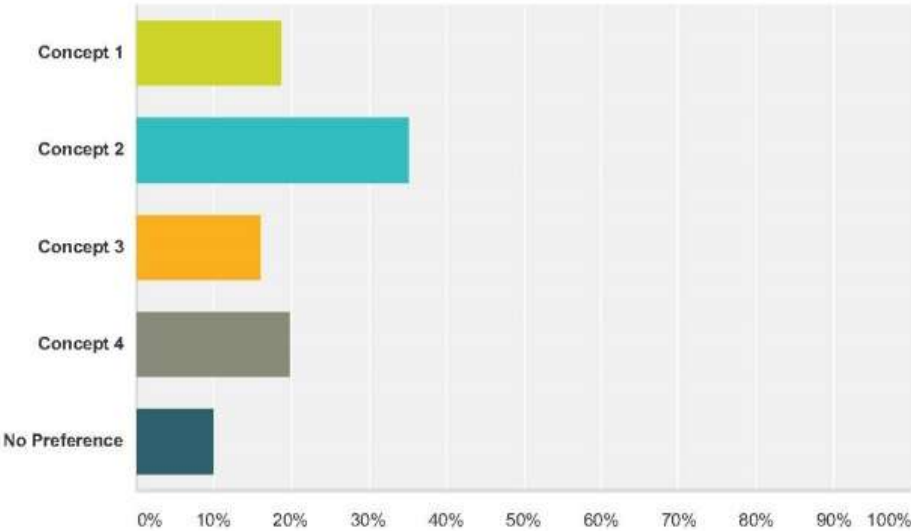
Concept 3



16.0% OF RESPONDENTS

Q8 Please select the Cummings Beach concept you most prefer.

Answered: 181 Skipped: 167



Answer Choices	Responses
Concept 1	18.78%34
Concept 2	35.36%64
Concept 3	16.02%29
Concept 4	19.89%36
No Preference	9.94%18
Total	181

BEACHES AND PROMENADE



Enlargement

BEACHES AND PROMENADE



Section – Elevation A-A



Section – Elevation B-B







Recommendations:

**Option A: Open-Air
Waterfront Pavilion**

**Option B: Full Service
Restaurant Venue (in flood
zone)**



CONCESSION SPACE





PLAY FIELDS

PLAY FIELDS 4 & 5

PROPOSED CONCEPTS - MOST PREFERRED

Concept 3



39.2% OF RESPONDENTS

Concept 4 (Lighted)



26.3% OF RESPONDENTS

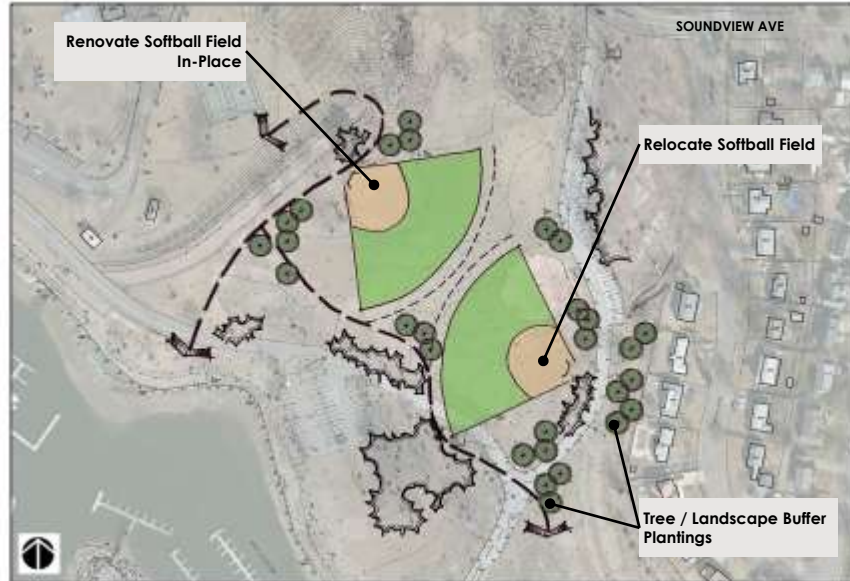
Design Considerations

- Allows flexibility in field dimensions and use.
- Significant neighborhood buffer

PLAY FIELDS 4 & 5

Proposed Concepts

Concept 1



11.7% OF RESPONDENTS

Concept 2



4.7% OF RESPONDENTS

PLAY FIELDS 4 & 5

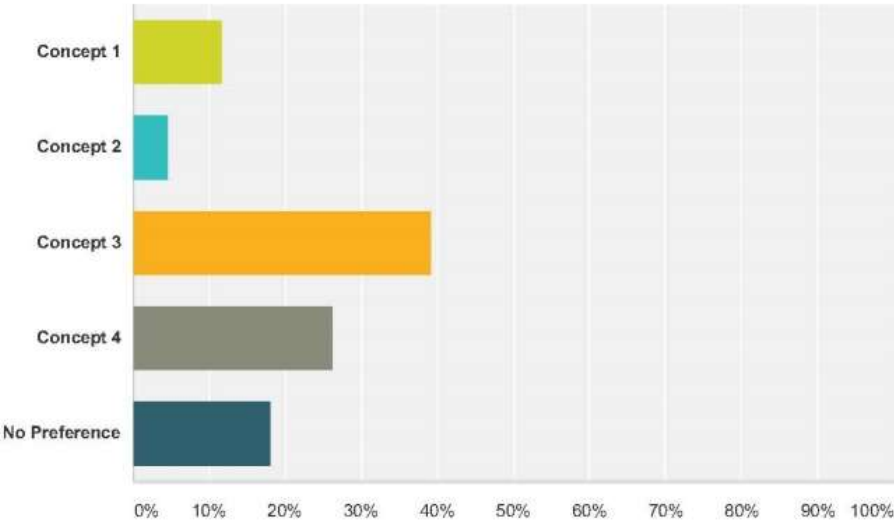
Proposed Concepts

Cummings Park and West Beach Master Plan - Concepts Review

SurveyMonkey

Q10 Please select the Field 4 & 5 concept you most prefer.

Answered: 171 Skipped: 177



Answer Choices	Responses
Concept 1	11.70%20
Concept 2	4.68%8
Concept 3	39.18%67
Concept 4	26.32%45
No Preference	18.13%31
Total	171

PLAY FIELDS 4 & 5

Proposed Concepts



Enlargement



PLAY FIELDS

PLAY FIELDS 1 & 2 PROPOSED CONCEPTS

Concept 1



LEAST PREFERRED - 22.6% OF RESPONDENTS

Concept 2



MOST PREFERRED - 56.0% OF RESPONDENTS

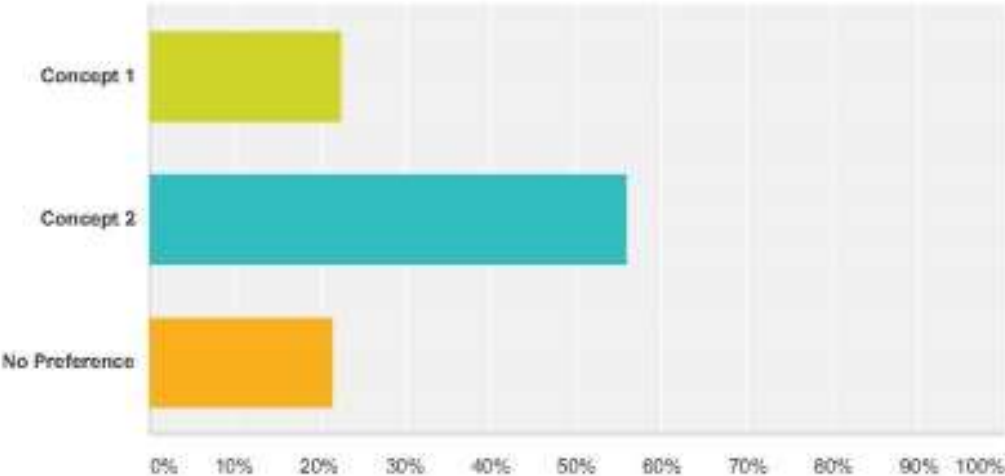
Constraints:

- Cost
- Loss of field use during construction

PLAY FIELDS 1 & 2
PROPOSED CONCEPTS

Q11 Please select the Field 1 & 2 concept
you most prefer.

Answered: 168 Skipped: 189



Answer Choices	Responses	
Concept 1	22.62%	38
Concept 2	55.95%	94
No Preference	21.43%	36
Total		168

PLAY FIELDS 1 & 2 PROPOSED CONCEPTS



Enlargement



MARINA

MARINA
Proposed Concepts

Concept 2



Concept 3



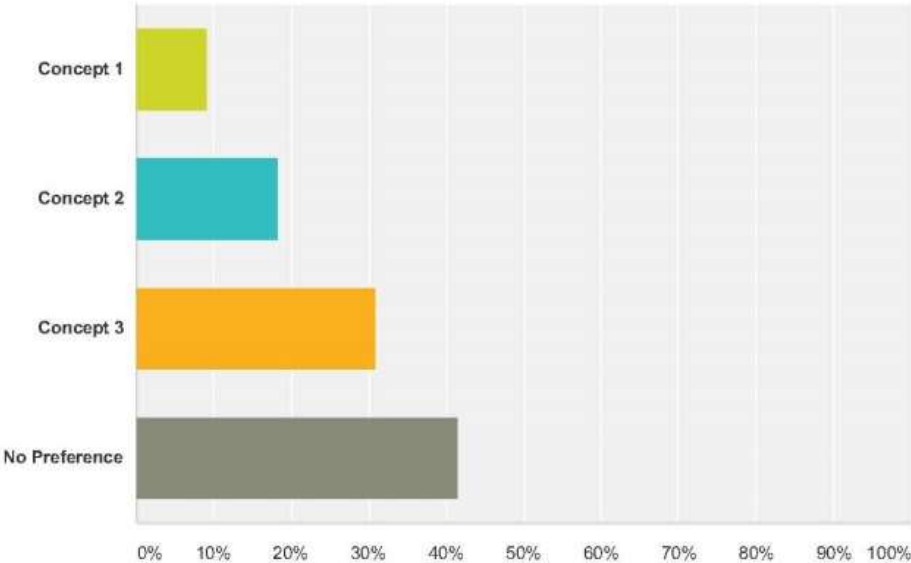
Concept 1



LAYOUT OPTION #3		
SLIP LENGTH	# OF SLIPS	LENGTH OF BOAT
20'	11	Approx. 18'
26'	74	Approx. 24'
32'	16	Approx. 30'
TOTAL SLIPS	101	

Q12 Please select the Marina concept you most prefer.

Answered: 152 Skipped: 196



Answer Choices	Responses
Concept 1	9.21%14
Concept 2	18.42%28
Concept 3	30.92%47
No Preference	41.45%63
Total	152

MARINA Proposed Concepts



Enlargement

RESTROOM FACILITIES

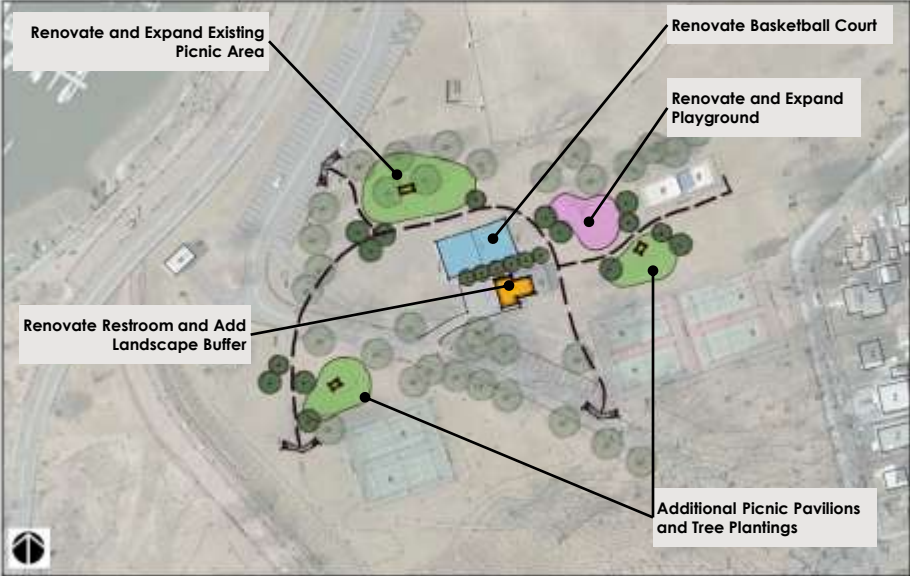




PLAYGROUND ENVIRONMENTS

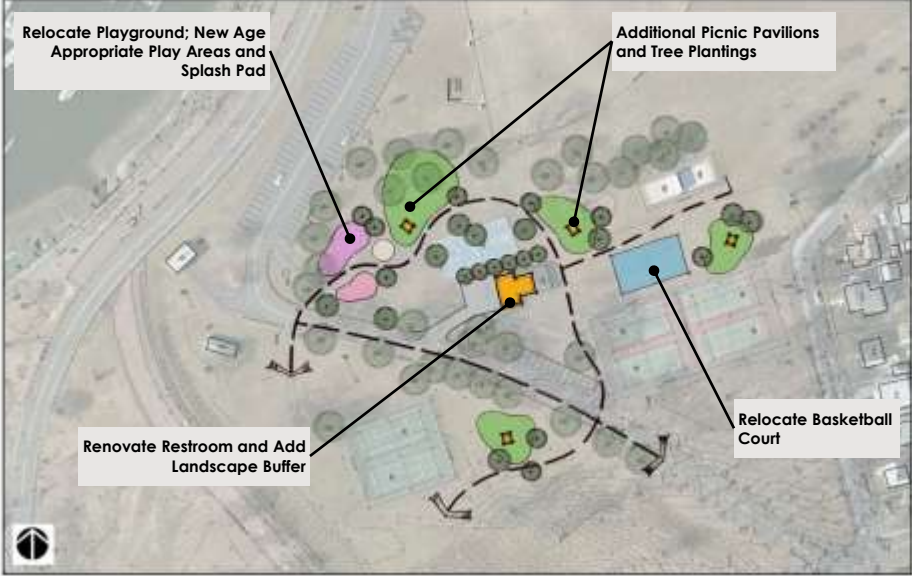
PLAYGROUND ENVIRONMENT
Proposed Concepts

Concept 1



33.5% OF RESPONDENTS

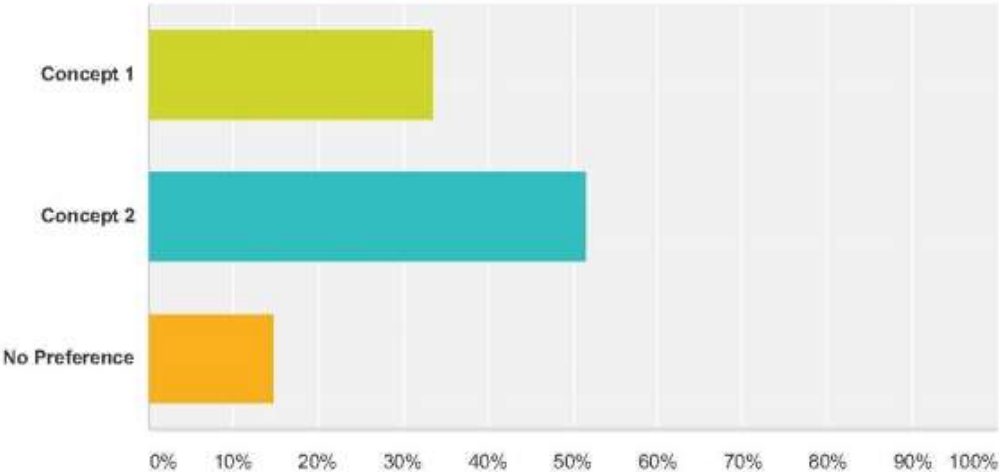
Concept 2



MOST PREFERRED – 51.6% OF RESPONDENTS

Q14 Please select the Play Environment concept you most prefer.

Answered: 155 Skipped: 193



Answer Choices	Responses	
Concept 1	33.55%	52
Concept 2	51.61%	80
No Preference	14.84%	23
Total		155

PLAYGROUND ENVIRONMENT

Proposed Concept

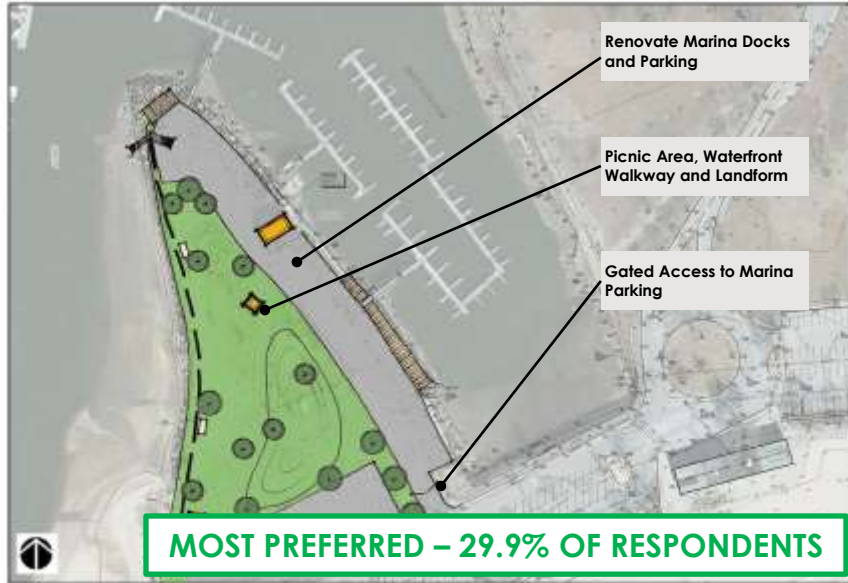


Enlargement

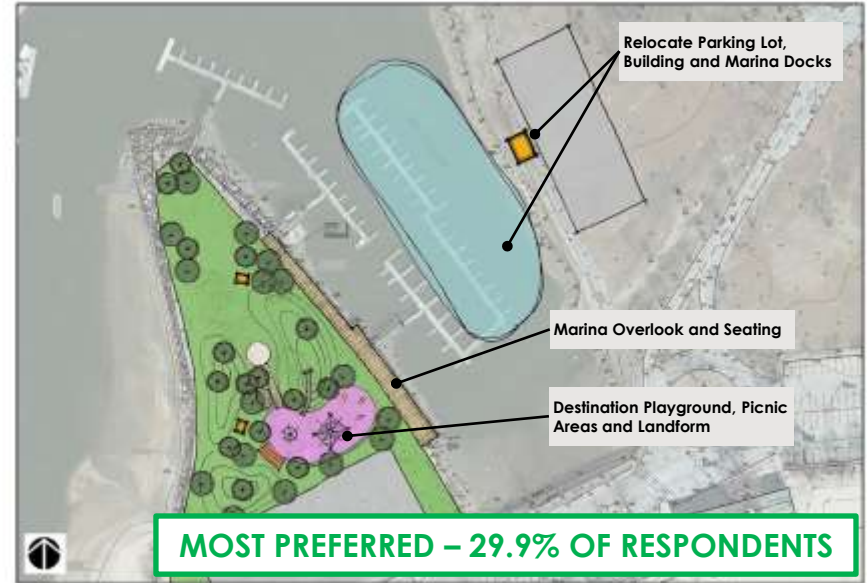


DESTINATION PLAY Proposed Concepts

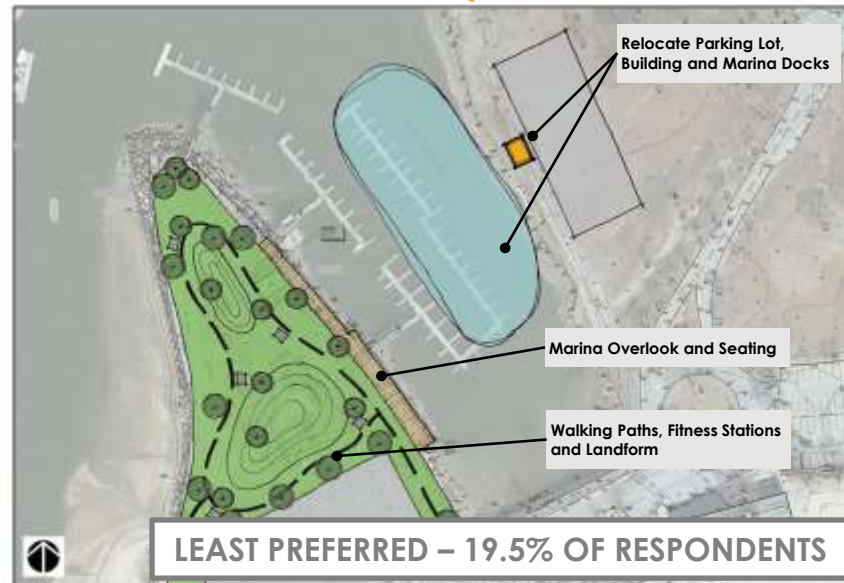
Concept 1



Concept 3



Concept 2



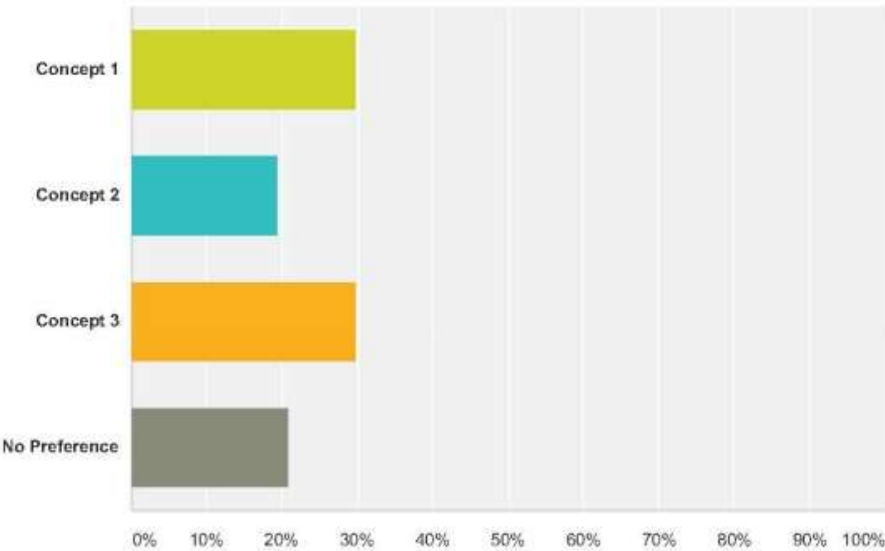
DESTINATION PLAY
Proposed Concepts

Cummings Park and West Beach Master Plan - Concepts Review

SurveyMonkey

Q15 Please select the Destination
Play concept you most prefer.

Answered: 154 Skipped: 194



Answer Choices	Responses
Concept 1	29.87% 46
Concept 2	19.48% 30
Concept 3	29.87% 46
No Preference	20.78% 32
Total	154

DESTINATION PLAY Proposed Concept



Enlargement

DESTINATION PLAY Proposed Concepts



Cummings Park and West Beach Master Plan

SITE STATISTICS

Cummings Park/West Beach Impervious Surface Reduction

Roadways and Parking Areas

West Beach

Existing Approx. Area: 191,580 sf

Proposed: **196,755 sf** (20 additional parking spaces at soccer field)

Cummings Park (excluding beach/promenade area)

Existing Approx. Area: 199,500 sf

Proposed: **204,375 sf** (expanded parking areas at baseball and relocated marina)

Cummings Park – Beach/Promenade Area

Existing Approx. Area: 241,350 sf

Proposed: **120,000 sf** (maintain existing parking counts, 72 overflow/grass spaces)

**Gravel parking assumed pervious*

Total Impervious Calculations

Existing : **632,430 sf**

Proposed: **520,340 sf**

Impact: **(112,090 sf)** (approx. 2.6 acre reduction)

Cummings Park and West Beach Master Plan

SITE STATISTICS

Parking Totals (existing counts paved, striped spaces only)

West Beach (existing/**proposed**)

Little League/Youth Soccer Fields: 184 / **180**

Turf Soccer Fields: 54 / **74**

Beach: 113 / **113**

Grand Total: 351 / 367

Cummings Park (existing/**proposed**)

Baseball and Playground Area: 129 / **132**

Softball and Marina (mid-park): 86 / **103** (31 designated/gated marina)

East Beachfront: 193 / **168**

West Beachfront: 128 / **121**

Peninsula: 173 / **99**

Grass Overflow: 0 / **86**

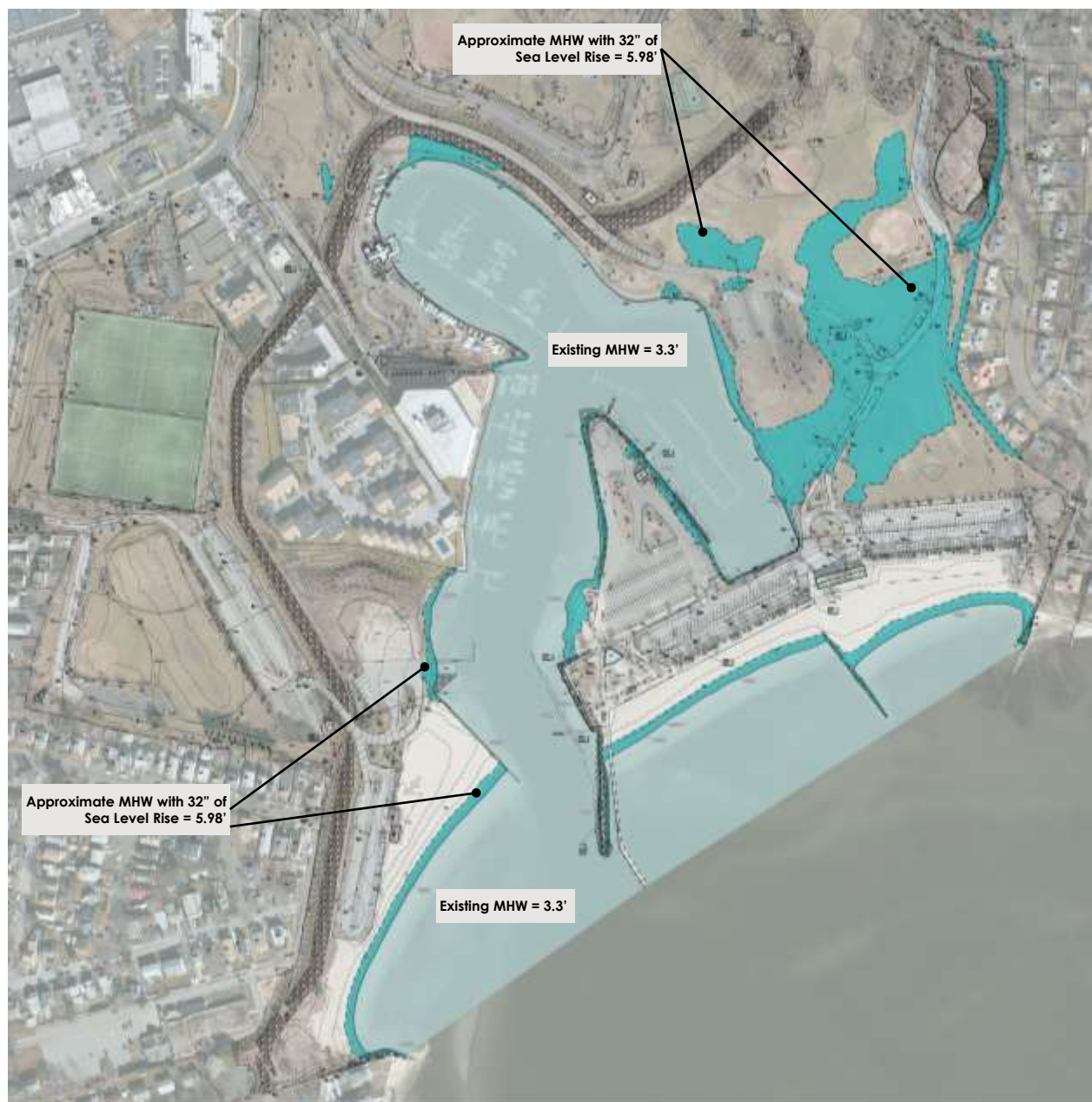
Grand Total: 709 / 709

Cummings Park and West Beach Master Plan

Resiliency: Potential Cummings & West Beach Modifications

Park is Susceptible to Flooding Events “V” Zone El 15





SEA LEVEL RISE IMPACT (SLR @ 32")

Cummings Park and West Beach Master Plan

Beach Improvement

Provide regular nourishment on an “as needed” basis as determined by the regular beach surveys and incorporating a sand back-passing operation at West Beach.

Constructing a dune, optimizing the beach slope, or changing the grain size of the beach sand would impact the dynamics and functionality of the beach and/or park in addition to being costly.

Cummings Park and West Beach Master Plan

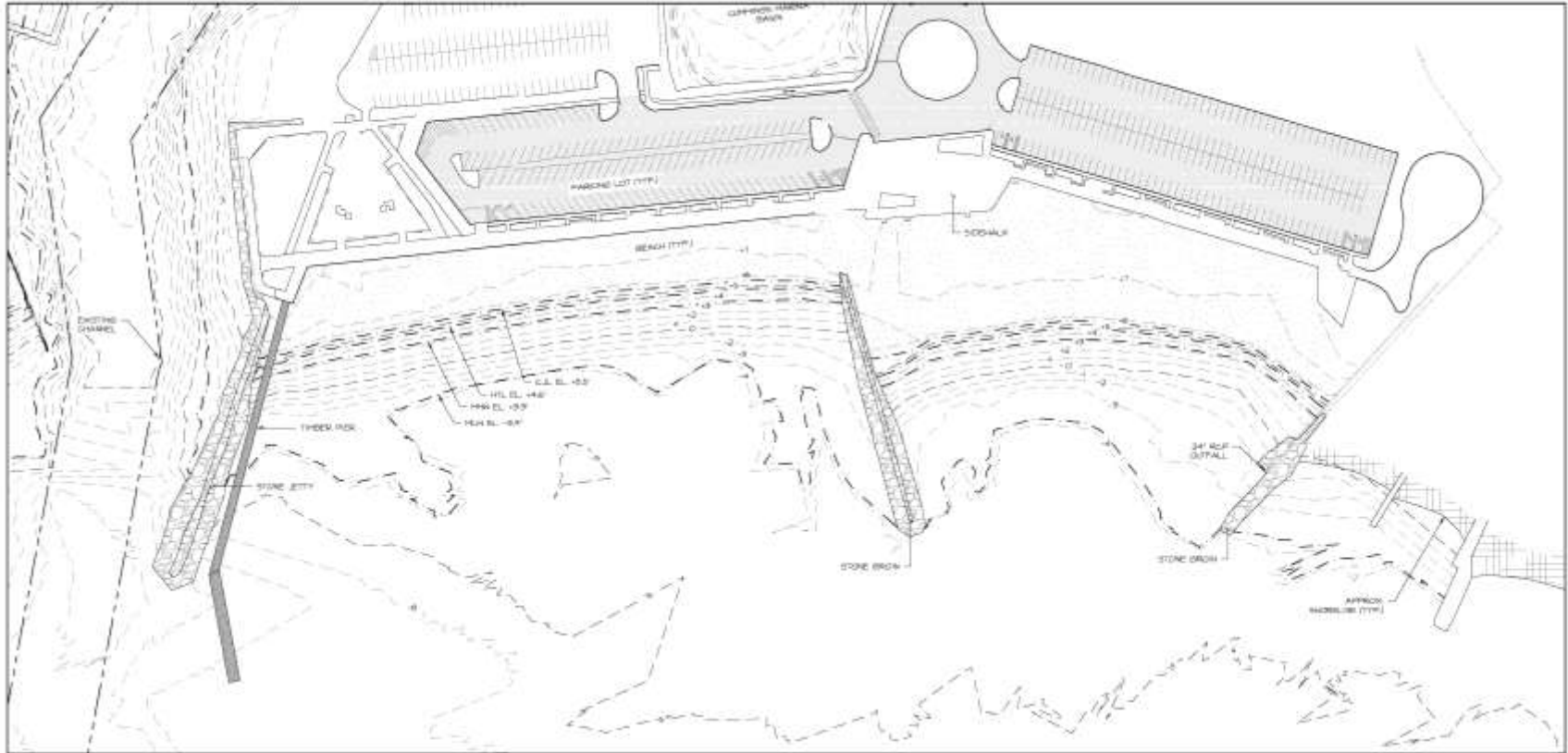
Coastal Resiliency

Beaches were analyzed for the following:

- 1, 10, 50 & 100 – year storm events
- Moderate to significant erosion was noted during all but the 1 year storm event.
- While the beach may be improved to resist erosion, the park is still susceptible to flooding from the marina basin.
- To minimize erosion the beach can be improved as follows:

Cummings Park	West Beach
Do Nothing	Do Nothing
Beach Nourishment	Beach Nourishment
Grain Size Modification	Grain Size Modification
Addition of Sand Dune	Addition of Sand Dune
Sand Gradation Modification	Sand Gradation Modification
Offshore Wave Attenuator	Offshore Wave Attenuator
Offshore Feeder Bar	Sand Back-passing
	Offshore Feeder Bar

- The beach improvement recommendation is to perform beach nourishment for both beaches as well as incorporating sand back-passing operations at West Beach



CUMMING BEACH EXISTING CONDITION & BEACH MAINTENANCE OPTIONS

SCALE: 1" = 50'



NOTE:

1. FOR BEACH NEARSHORE MAINTENANCE TO 20' GRADES ITS ESTIMATED THAT 100 C.Y. WILL BE RESPONSIBLE TO FILL APPROXIMATELY 500 C.Y. ANNUALLY.
2. EXISTING BEACH SAND MAY BE MIXED WITH COARSER GRAY SAND C&L + 100MM OR GREATER TO MAKE BEACH MORE RESILIENT TO DROUSE.

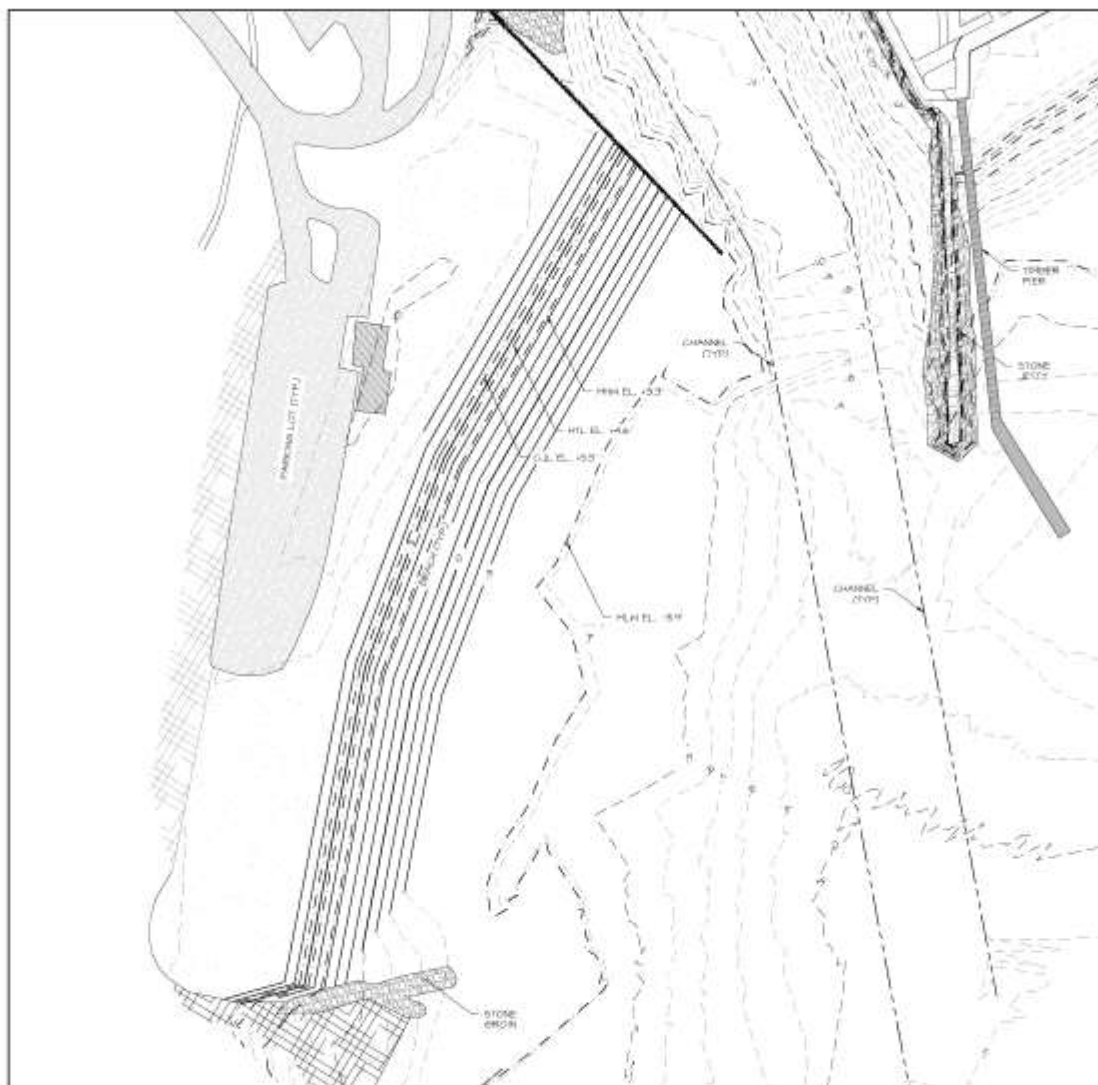
RETURN PERIOD (YRS)	EROSION POTENTIAL (CY)
1	100-150
10	3,500
50	8,500
100	10,000



GRAPHIC SCALE

1. FOR BEACH MAINTENANCE TO EA GRADES, ITS EMPLOYEES MUST BE RESPONSIBLE TO FILL APPROXIMATELY 360 C.Y. ANNUALLY.
2. EXISTING BEACH SAND MAY BE HEAVY WITH COARSE BEACH SAND (30% - 60% OR GREATER) TO MAKE BEACH MORE RESISTANT TO EROSION.





BEACH BACKPASSING ALTERNATIVE - WEST BEACH

GRAPHIC SCALE
1" = 50'

Cummings Park and West Beach Master Plan

Parks' Enhancement Strategy

Keep it simple!

Short-term Priorities

Operations, cleanliness, security and enhanced visitor experience

Capital Improvements

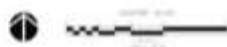
Focus on connectivity, walkability, parking, restrooms, beach and site features, enriched play environments, marina and concessions

Program Enhancements

Food, fitness, recreation and environment!



Cummings Park and West Beach Master Plan



Cummings Park and West Beach Master Plan



Cummings Park and West Beach Master Plan

Next Steps

- **Prepare and submit Master Plan Report**
- **Harbor Commission Review**
- **Parks and Recreation Commission Review**
- **Utilize FEMA Funding for marina construction (\$437,000)**
- **Determine and fund Phase 1 for implementation**
- **Staff review and input at each design milestone and each phase of implementation**