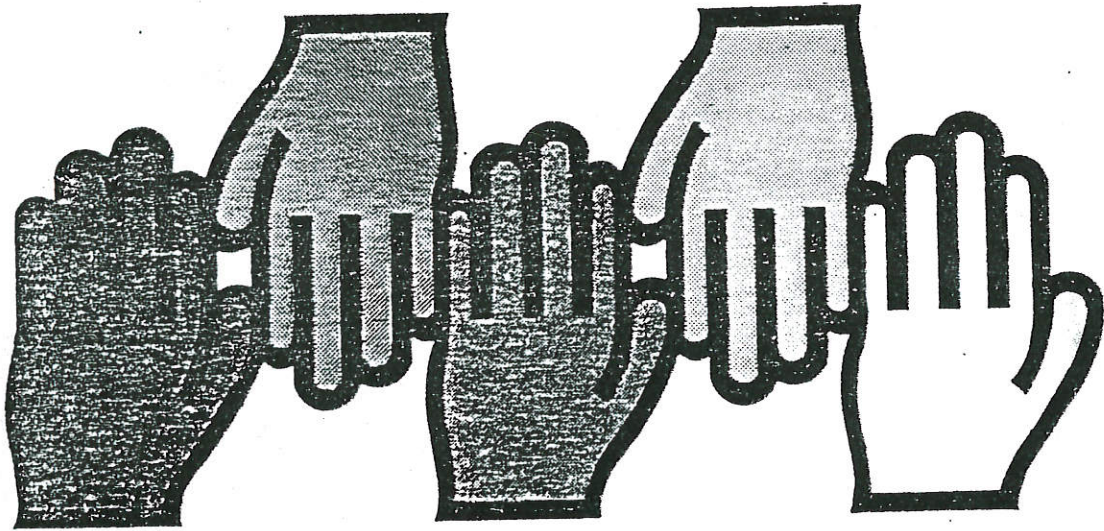


PEARL STREET CAMP

PUBLIC WATERBASED RECREATION AND CRITICAL AREA TREATMENT MEASURE PLAN

Learning Can Be Fun



KING'S MARK

RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

SEPTEMBER 1983



A United Way Agency

P E A R L S T R E E T C A M P

PUBLIC WATERBASED RECREATION AND CRITICAL AREA TREATMENT

MEASURE PLAN

FOR CONSERVATION AND EDUCATION

Learning Can Be Fun

KING'S MARK
RESOURCE CONSERVATION AND DEVELOPMENT AREA, INC.

SEPTEMBER 1983

PEARL STREET CAMP

PUBLIC WATER-BASED RECREATION AND CRITICAL AREA TREATMENT
MEASURE PLAN
FOR CONSERVATION AND EDUCATION

09-6002-009-065

LEARNING CAN BE FUN

SPONSORED BY:

PEARL STREET COMMUNITY CENTER, INC.
TOWN OF SOUTHBURY
NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT

IN COOPERATION WITH:

KING'S MARK RESOURCE CONSERVATION AND DEVELOPMENT AREA
CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION

AND

UNITED WAY

PREPARED WITH ASSISTANCE FROM:

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
CONNECTICUT

SEPTEMBER 1983

Prepared under the authority of Section 102 of the Food and Agriculture Act of 1962 (Public Law 87-703), Public Law 91-343, and of the Soil Conservation Act of April 27, 1935, (16 U.S.C.-590 a-f).

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EXECUTIVE SUMMARY

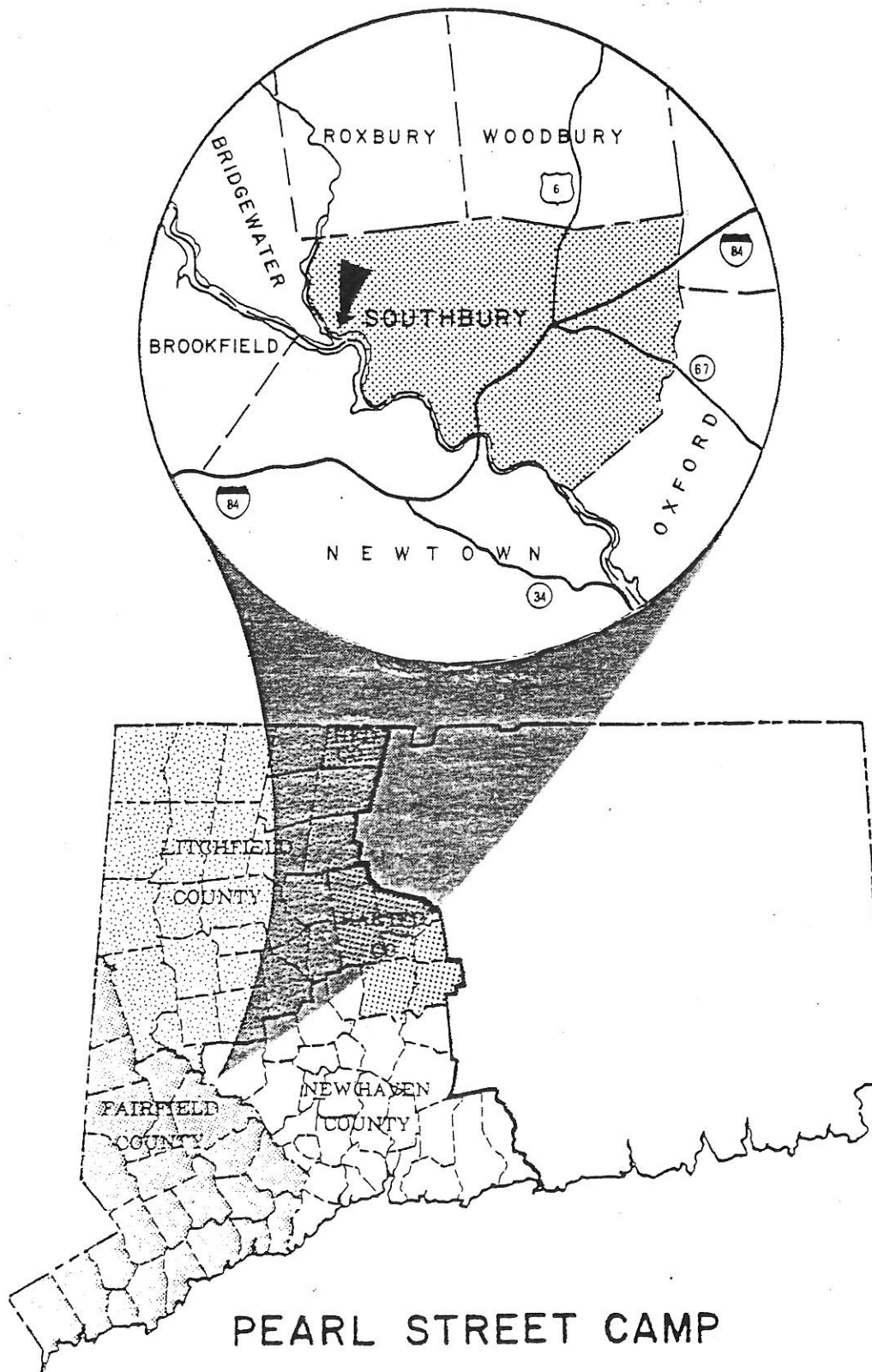
Pearl Street Camp is an existing obsolete educational and recreation facility on a 78 acre tract of land on the edge of Lake Lillinonah between Waterbury and Danbury, Connecticut. This site offers a unique opportunity to provide an outstanding education and recreation experience for children in Western Connecticut.

Resource Conservation and Development (RC&D) assistance is needed to develop and improve facilities. In addition, technical assistance is needed to develop a facility and programs that focus on the natural resources of the area. Included will be an education center, trails, and a natural amphitheater. The New Haven County Soil and Water Conservation District will provide technical assistance, promote programs, and coordinate the environmental education efforts.

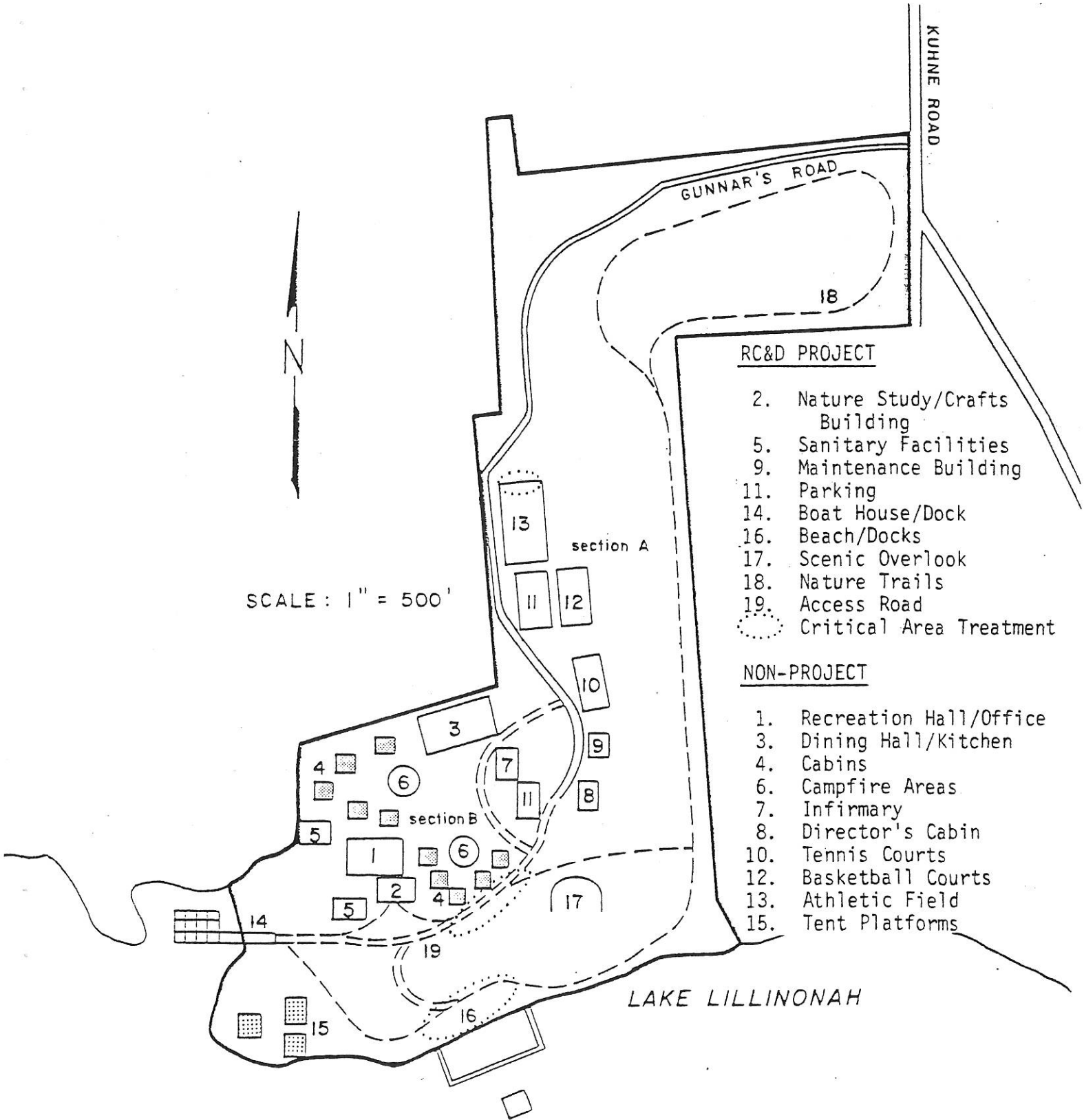
Children live with the environment we create for them, whether we like it or not. As they mature they will be responsible for the conservation of our natural resources. They must learn to maintain and not despoil nature's valuable gifts. The rewards can be rich and satisfying. This is why the sponsors of this measure are committed to creating an outdoor experience for the under-privileged youngsters in this area.

The total project cost is estimated at \$524,000 with RC&D providing \$243,500. RC&D financial assistance will include critical area treatment and facilities for educational and recreational opportunities.

LOCATION MAP- RC&D MEASURE



PEARL STREET CAMP
KING'S MARK AREA



SCALE : 1" = 500'

RC&D PROJECT

- 2. Nature Study/Crafts Building
- 5. Sanitary Facilities
- 9. Maintenance Building
- 11. Parking
- 14. Boat House/Dock
- 16. Beach/Docks
- 17. Scenic Overlook
- 18. Nature Trails
- 19. Access Road
- ⋯ Critical Area Treatment

NON-PROJECT

- 1. Recreation Hall/Office
- 3. Dining Hall/Kitchen
- 4. Cabins
- 6. Campfire Areas
- 7. Infirmary
- 8. Director's Cabin
- 10. Tennis Courts
- 12. Basketball Courts
- 13. Athletic Field
- 15. Tent Platforms

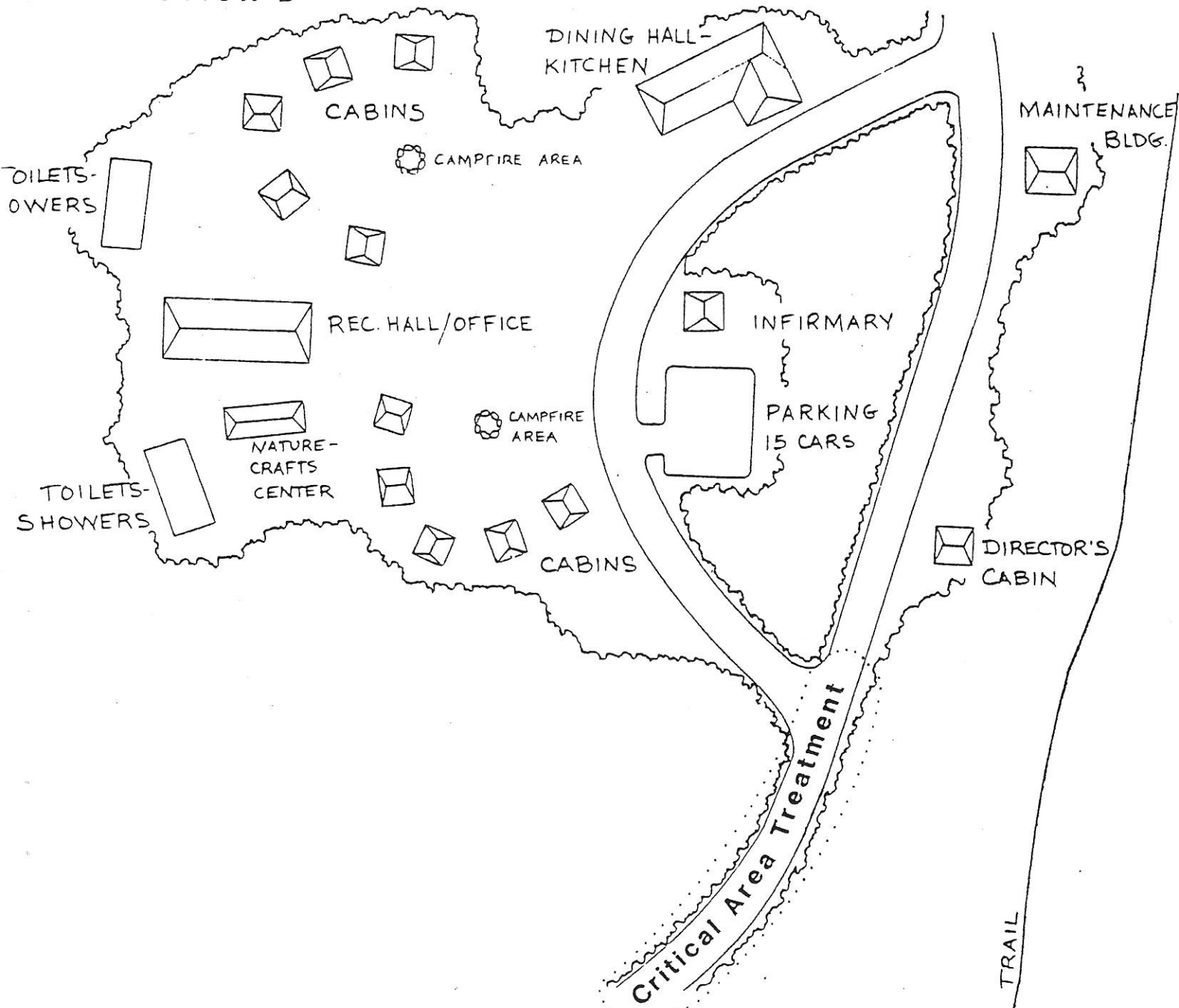
LAKE LILLINONAH

SITE LOCATION MAP
(PLAN VIEW)

PEARL STREET CAMP

PUBLIC WATER-BASED RECREATION AND
CRITICAL AREA TREATMENT

SECTION B



Prepared by United States Department of Agriculture
Soil Conservation Service

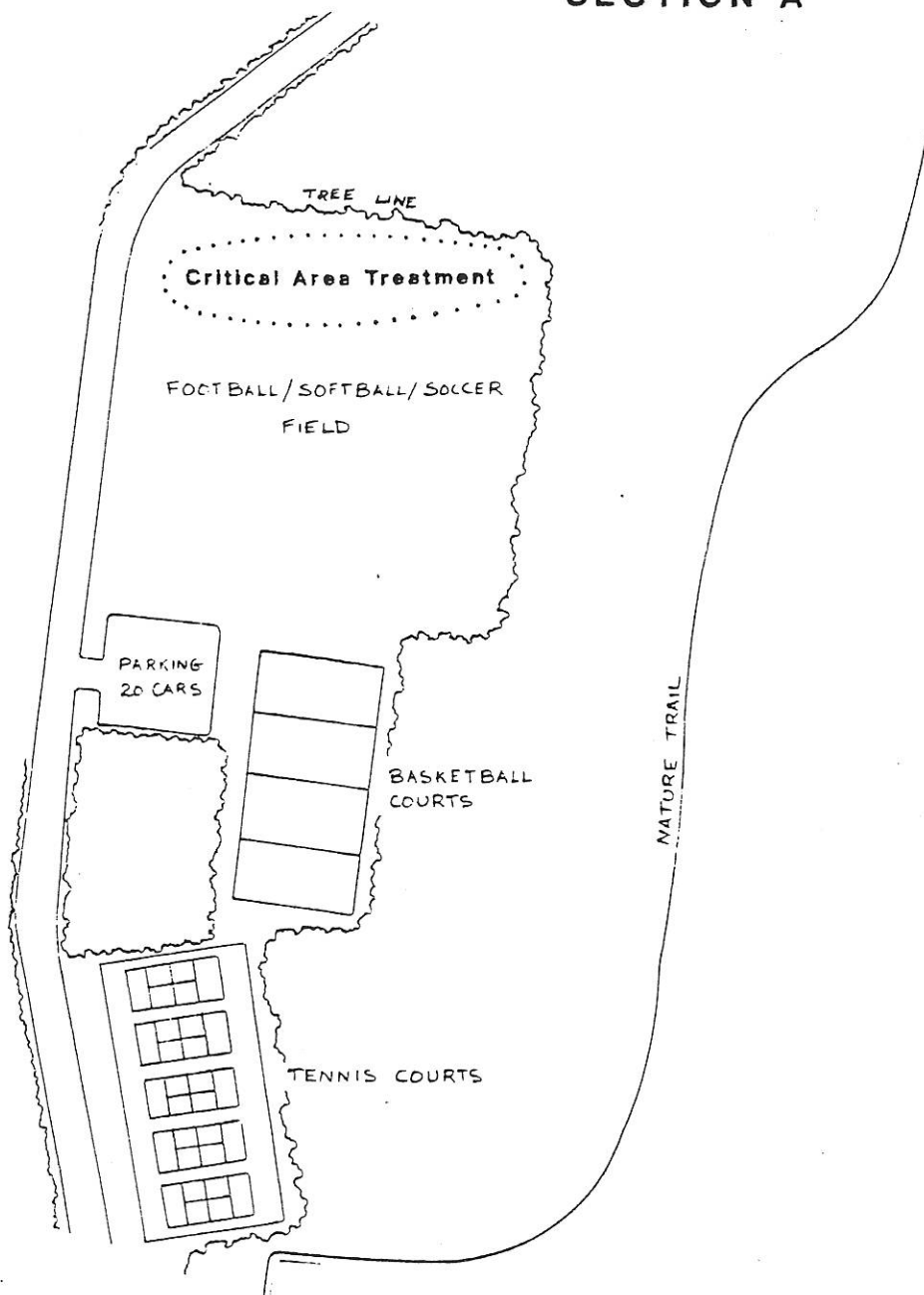
September 1983

SITE LOCATION MAP
(PLAN VIEW)

PEARL STREET CAMP

PUBLIC WATER-BASED RECREATION AND
CRITICAL AREA TREATMENT

SECTION A



Prepared by United States Department of Agriculture
Soil Conservation Service

September 1983

PEARL STREET CAMP
SOUTHURY, CONNECTICUT

Public Water-Based Recreation and
Critical Area Treatment
RC&D Measure Plan
09-6002-009-065

I. PLANNING AREA AND RESOURCES

A. The Planning Area

The Pearl Street Camp property is located on 78 acres of land bordering Lake Lillinonah, a 1900 acre impoundment of the Housatonic and Shepaug Rivers. It is located on the Newtown Quadrangle, U.S.G.S. topographic series between 41°28'N and 73°17-18'E. The elevation of the property ranges from 200 to 540 feet above sea level. The lakeside portion of the tract has numerous areas with slopes of 15 to 35 percent. There are four small watersheds on the property, which are largely forested with a mixed hardwood growth. Several acres have been cleared in the past and some cutting is being done at present, mainly for firewood.

The site is located in the town of Southbury midway between the population centers of Waterbury and Danbury, and is easily accessible from Interstate 84 and CT Route 172. From Waterbury, the site is reached by traveling 12 miles on I-84 to exit no. 14, north 1.3 miles on CT Route 172, then 4.0 miles westerly on local roads. Access to the property is available from the north off an unimproved dirt road known as Kuhne Road. Gunnars Road, another unimproved, dead-end road, offers vehicular access into the interior of the tract and the area of the existing structures.

The Pearl Street property is located near the mid-point of Lake Lillinonah where the Housatonic and Shepaug arms of the lake converge. A wide variety of fish species are present in the lake. White perch is the most abundant species. Other abundant species are yellow perch, small mouth bass, black crappie, white catfish, brown bullhead, rock bass, redbreasted sunfish and white sucker. Common species are largemouth bass, bluegill sunfish, common sunfish, golden shiner and carp. Northern pike, yellow bullhead, brown trout, and alewives are scarce. During the fall and spring, brown trout are caught, occasionally, north of the Pearl Street property in Pond Brook Cove. Northern pike are not known to reproduce naturally in Lake Lillinonah, but enter the lake by moving down the Shepaug River from Bantam Lake, towns of Litchfield-Morris. Also, the few alewives found in Lake Lillinonah may have originated from Candlewood Lake. Growth rates calculated in 1975 indicate that largemouth bass and black crappies have good growth. Small mouth bass, white perch and yellow perch have fair growth.

B. Evaluation of Resource Capabilities

The proposed play area and areas near the lake are eroding in certain locations. This erosion and resulting siltation and sedimentation are creating siltation to the nearby play area and

the lake; and, the aesthetic appearance of the camp is deteriorating from these unsightly bare areas.

The camp property was donated to Pearl Street Community Center by the Connecticut Light and Power Company several years ago. Since that time, it has been used by the Pearl Street Community Center as a day camp during the summer. Although there are several camp buildings on the property, they have been severely vandalized, repaired and vandalized again, and have not been consistently available for use. At the present time, with the exception of one residence in which a caretaker lives, the buildings are not usable and are beyond repair. The installation of a temporary gate and the resident caretaker have stopped vandalism. If the camp development project is not carried forward, the day camp will be abandoned.

The Pearl Street Community Center property is located on a steep, irregular hillside bordering Lake Lillinonah. The steepness of the terrain is a result of the configuration of the local bedrock, which is at or near the surface on most of the site. Because the bedrock is characterized by numerous subparallel ridges, a series of narrow swales are present wherein streams intermittently or perennially carry water south to the lake. At the southwestern corner of the site, just west of the present beach, a small, distinct hillock rises from the lake. Composed of sand and gravel, this hillock is part of a system of glacial meltwater deposits which partially fill the Housatonic River Valley and which were largely inundated by the creation of Lake Lillinonah.

The most notable water body on the site is Lake Lillinonah. The lake is actually a 10-mile long impoundment of the Housatonic River, while the backwater also extends approximately 3.5 miles up the Shepaug River Valley. The drainage area of the lake is about 1,392 square miles and its surface area is about 1,900 acres. At the southwestern corners of the property, the impoundment has flooded the mouths of streams forming two coves. Upper Purchase Brook flows into the western cove. Several intermittent streams flow directly into the main body of the lake.

A water-supply well can be established by drilling into bedrock or by digging, drilling, or driving a well point into the stratified drift on the site. The natural quality of the water derived from such wells would depend mostly on the nature of the rock or sediment through which it passed. Because the stratified drift may have been derived from a bedrock source different from the bedrock on the site, the groundwater quality from the two sources may be dissimilar. The bedrock on the property is noncarbonate and should, therefore, yield water of low to moderate hardness. Undesirably high iron or manganese concentrations in the water may be a problem, but it is more than likely that the levels of these elements will be acceptable. Hardness may be more of a problem in a stratified drift well since carbonate bedrock is located upstream along the Housatonic River and may have been a source for some of the sediment. High iron or manganese concentrations are also possible in water from stratified drift.

Lake Lillinonah is noted for its good to excellent largemouth and small mouth bass fishing. Fishing for black crappies is also excellent. White perch, sunfish, bullheads and catfish generally provide good fishing. Incidental catches of northern pike are made occasionally by bass anglers. Youth who fish along the Pearl Street property should have good catches of sunfish, bullheads and catfish. The fish cannot be eaten because of PCB contamination in the food chain.

Water quality in the Housatonic River, and in Lake Lillinonah in particular, has improved over the last few years. Polychlorinated Biphenyls (PCB's) are present in the bottom sediments from discharges from previous years. Although PCB's are no longer discharged, an advisory has been issued to fishermen to not eat fish caught in the lake. PCB's are passed through the food chain to the fish, but are not freely associated with the water column. PCB's are not considered to pose a health threat to swimmers using the lake. Excessive aquatic weed growth present in the lake in past years has been reduced to pockets of weeds which can be treated. A reduction in non-point and point sources of nutrients in recent years and a phosphorus removal program are credited with the improved conditions. Records from the State Department of Health indicate bacterial pollutants are not present in levels which prevent water contact sports. Lake Lillinonah is currently used for swimming, fishing, boating and water skiing.

C. Soils Information

The soils of this area are mainly of glacial till origin. A small section in the southwest corner of the property is formed in glacial outwash deposits of sand and gravel.

The glacial till soils are mostly on broad hilltops, ridgetops and side slopes. They consist of deep, well drained and moderately well drained soils and areas of shallow to bedrock soils that are somewhat excessively drained. Rock outcrops are common throughout the property. The slopes range from 3 to 35 percent.

The outwash soils are excessively drained sandy and gravelly soils with slopes ranging from 15 to 35 percent.

Large stones will be removed or facilities constructed around them. Buildings and access road will be sited on soils with the least limitations to overcome.

D. Social and Economic Factors

The Pearl Street Community Center is located in Waterbury, Connecticut, a city in the west-central part of the state that includes a population of 103,266 people. Waterbury is an old, industry-based city that has lost population and jobs in recent years. Population declined 4.4 percent between 1970 and 1980, and unemployment in February 1983 was 12.2 percent (contrasted with an overall rate of 8.2 percent for the State of Connecticut).

SOILS LIMITATION CHART - PEARL STREET PROPERTY
SOUTHBRURY, CONNECTICUT

MAP SYMBOL	SOIL NAME	CAMP AREAS	PICNIC AREAS	PLAYGROUNDS	PATHS AND TRAILS	BUILDINGS WITH BASEMENTS
CnC	Charlton extremely stony fine sandy loam, 3-15% slope	Severe - Large stones	Severe - Large stones	Severe - Large stones, Slope	Slight	Moderate - Slope
CrC	Charlton-Hollis fine sandy loam, 3-15% slopes	Charlton Part: Severe - Large stones Hollis Part: Severe - Large stones, Depth to rock	Charlton Part: Severe, Large stones Hollis Part: Severe - Large stones, Depth to rock	Charlton Part: Severe - Slope, Large stones Hollis Part: Severe - Slope, Large stones, Depth to rock	Slight	Charlton Part: Moderate - slope Hollis Part: Severe - Depth to rock
HmE	Hinckley & Manchester soils, 15-35% slopes	Severe - Slope, Small stones	Severe - Slope, Small stones	Severe - Slope, Small Stones	Severe - Slope	Severe - Slope
HsE	Hollis-Rock Outcrop complex, 15-35% slopes	Severe - Slope, Large stones, Depth to rock	Severe - Slope, Large stones, Depth to rock	Severe - Slope, Large stones, Depth to rock	Severe - Slope, Slope,	Severe - Slope, Depth to rock
HpE	Hollis-Charlton fine sandy loam, 15-35% slopes	Hollis Part: Severe - Slope, Large stones, Depth to rock Charlton Part: Severe - Slope, Large stones	Hollis Part: Severe - Slope, Large stones, Depth to rock Charlton Part: Severe - Slope, Large stones	Hollis Part: Severe - Slope, Large stones, Depth to rock Charlton Part: Severe - Slope, Large stones	Severe - Slope	Hollis Part: Severe - Slope, Depth to rock Charlton Part: Severe - Slope
SxC	Sutton extremely stony fine sandy loam, 3-15%	Severe - Large stones	Severe - Large stones	Severe - Large stones, Slope	Moderate - Wetness	Severe - Wetness

- EXPLANATION OF EXISTING SYSTEM:
1. SLIGHT LIMITATION: indicates that any property of the soil affecting use of the soil is relatively unimportant and can be overcome at little expense.
 2. MODERATE LIMITATION: indicates that any property of the soil affecting use can be overcome at a somewhat higher expense.
 3. SEVERE LIMITATION: indicates that the use of the soil is seriously limited by hazards or restrictions that require extensive and costly measures to overcome.

The population of Waterbury is a mixture of racial and ethnic groups. In 1980, 83.5 percent of the population was white, 11.6 percent black, and 4.9 percent other races. Of these racial groups, 6.7 percent were of Spanish origin. (Persons of Spanish origin may be of any race.) Other ethnic groups, such as Italian, Irish and Polish are also represented.

The Pearl Street Community Center originated as the Pearl Street Neighborhood House over 55 years ago. At that time, it was organized to serve the black population of Waterbury. A change of both name and policy came about when the organization moved to a new location that is near both traditionally white and traditionally black neighborhoods. According to a recent publication, Pearl Street "now brings both black and white people together through a variety of social, recreational and educational programs."

Pearl Street offers programs to anyone in the community who wishes to participate in athletics, education, crafts, and other recreation. It includes a Head Start pre-school program, the Summer Basketball Program, "Reading Can Be Fun," a summer day camp, and programs for senior citizens.

Because of limited facilities, the acreage owned by Pearl Street at Southbury, Connecticut is currently used only by day campers - children drawn primarily from Community Center programs such as "Reading Can Be Fun," and from referrals by the United Way "Campership" Program. The "Campership" Program identifies children from disadvantaged homes who would not be able to participate in a camping program without assistance, but who would benefit from such an experience. Presently, there is no organized recreational use.

The proposed improvements will enable Pearl Street to expand use of the camp for water based activities such as swimming, fishing and boating, as well as for nature and craft activities. Plans call for accommodating 230 day campers. It is expected that at least half of these campers will come from low-income families in Waterbury and other parts of northwest Connecticut, and about half will be drawn from minority groups. Day campers will range in age from 5 to 15 years old.

Southbury, Connecticut, where the proposed camp is located, is a town whose population has increased over 80 percent since 1970 to 14,156 persons, primarily due to construction of a large retirement development. The racial composition of Southbury is 98.7 percent white, 0.6 percent black and .7 percent other. Because of the presence of the retirement complex, the proportion of residents 65 years of age and older is unusually high: 27.6 percent, as opposed to a range nationwide of 10-11 percent. The town has been very supportive of the project, and is one of the sponsors.

II. PLANNING OBJECTIVES AND ALTERNATIVES

A. Sponsor Objectives

The sponsors' primary objective is to provide environmental education opportunities to youngsters in northwestern Connecticut and surrounding regions which will include nature study, education, arts and

crafts. The New Haven County Soil and Water Conservation District will take the leadership in providing technical assistance, promoting programs, and coordinating the environmental education efforts. The District will provide and take the leadership in developing horticulture plots, a weather station, birdhouses and education trails. The Community Center also plans to work closely with the local school systems to provide environmental education opportunities through use of the nature trails and the Nature Study Center.

The second objective is to prevent or minimize the adverse effects of the erosion problems that are occurring at the play area, the access road and the beach. The purpose of this part of the measure plan is critical area treatment. The resulting action will reduce sedimentation on the play area and reduce sedimentation in the lake.

The third objective is to provide youngsters of varied social and economic background with an opportunity to be part of a quality outdoor recreational experience that will be geared towards building a healthy social ethic and awareness of, and appreciation for, our natural environment.

This measure, as proposed, meets the objectives of the RC&D program for the purposes of critical area treatment and public water-based recreation development.

This measure, as planned, will help fulfill several of the King's Mark RC&D Area plan objectives. When implemented, the measure will help maintain and develop a high quality natural environment, improve the water resources for public recreation, improve the general natural beauty and character of the area, and integrate conservation and resource development in municipal, regional, and state plans.

This proposed RC&D critical area treatment and public water based recreation and education development was reviewed and recommended by the New Haven County Soil and Water Conservation District in July 1982, and was adopted by King's Mark RC&D Executive Committee in August 1982.

B. Alternative Planning Considerations

Alternative #1 - No plan action would result in the closing of the camp. The condition of the camp would not allow youngsters to have a quality camp experience. Erosion would continue to be a problem, plus recreational and educational opportunities for the area would be lost.

Alternative #2 - This alternative would consist of the critical area treatment measures. The slope adjacent to the play area would be shaped and seeded. The road from the director's cabin to the waterfront would be relocated. The old and the new roads would be shaped and seeded. Also, small diversions would be installed to control surface water. The beach erosion problems would be solved by diverting surface water to a stable outlet and shaping and seeding the areas around the beach.

Alternative #3 - This alternative would consist of the critical area treatment described in Alternative #2 and the following developments: access road, ball fields, recreation hall and office, sanitary facilities, dining hall, beach and docks, infirmary, four basketball courts, five tennis courts, crafts building, trails, maintenance building and garage, picnic sites, scenic overlook, playground, landscaping and signs, boathouse and floating docks, and parking lots. The development of the educational and recreational facilities would create 16,780 user days.

Alternative #4 - Alternative #4 is the selected alternative. It includes the repair of critically eroding areas (see Alternative #2) and the development of access road, nature trails (including horticulture plots, a weather station, demonstration area and birdhouses), scenic overlook, maintenance building (garage), picnic sites, landscaping and signs, boathouse, crafts building, nature center, floating docks, parking lots, water supply and septic system, sanitary facilities with showers, swimming area and beaches, and entrance gate. The infirmary, dining hall and kitchen, recreation hall/office, cabins, campfire areas, director's cabin, tennis courts, basketball courts, athletic field, and tent platforms that are shown on the measure facilities map, would have to be added by Pearl Street to reach their ultimate goal of an overnight camp facility. These items are non-project measures and are not eligible for financial assistance under this proposal. The sponsors are obtaining private financial assistance (estimated to be \$740,000) in order to complete the non-project measures.

The development of the day use educational and recreation facilities would create 16,780 user days. At \$4.10 per user day the average annual benefit would be \$68,798. Benefits during installation period would be \$161.00. User fees of \$93,060 have been assumed to equal the operation, maintenance and replacement costs. The total average annual benefit would be \$162,019. The average annual cost of the basic facilities is \$38,759. The interest costs during the installation period would be \$1,663. The total average annual costs would be \$133,482 when OM&R of \$93,060 is included. The benefit/cost ratio of the recreation facilities is 1.21 to 1.0.

III. INSTALLATION OF THE SELECTED PLAN

A. What will be Installed

The selected alternative will be installed in phases as funds are obtained by the Pearl Street Community Center from several sources.

Phase I will consist of the following developments:

- Construction of heavy-duty entrance gate to control access and discourage vandalism.
- Demolition and removal of five deteriorated buildings which are beyond repair.
- Construction of sanitary facilities with showers.

- Water supply and septic system.
- Construction of a beach and associated docks.
- Construction of two parking lots, one for 20 cars and one for 15 cars, to include grading, gravel, drainage, vehicular control structures and seeding as required.
- Construction of access road from director's cabin to the beach area (\$20,000 estimated cost for upgrading and \$26,000 estimated cost for critical area treatment).
- Upgrade access road from main gate to director's cabin.
- Construction of a boathouse on Lake Lillinonah.
- Construction of floating docks on Lake Lillinonah.

Phase II will consist of the following developments:

- Construction of nature study center.
- Construction of crafts building.
- Development of one and one-half miles of nature trails to include horticulture plots, demonstration areas, weather station and birdhouses.
- Construction of a maintenance building (garage).
- Development of three (3) picnic sites.
- Construction of a scenic overlook with seating capacity for one hundred.
- Landscaping and signs.
- Critical area treatment on about 5 acres.

B. Installation Costs

Work outlined in this plan will be installed in accordance with Soil Conservation Service (SCS) standards. It is anticipated that a two-year installation period will be needed. The installation period is to commence in 1984 and end in 1985.

The SCS will provide from RC&D funds, 46 percent of the construction cost of the planned measures. The Pearl Street Community Center will pay 54 percent of the cost of the planned measures and 100 percent of the land rights costs. Final design and preparation of plans and specifications will be done by the Pearl Street Community Center in close cooperation with the SCS.

The SCS and local sponsors will provide project administration costs that accrue to each.

The construction costs include the estimated cost of all materials and labor necessary for installation of the measures. The unit price assigned each quantity is based on previously constructed projects, plus a contingency cost. The total estimated construction cost is shared 46 percent - 54 percent between RC&D and local funds.

Engineering costs include the direct cost of engineers and other technicians for survey, investigations, design and preparation of plans and specifications. Some items in this plan will require an A&E contract.

The SCS and the local sponsor will provide the project administration cost that accrues to each in regard to Basic Facilities - Public Water-Based Recreation and Development.

C. Method of Financing

The sponsor of this measure has legal authority for carrying out the agreed-to area of work for this measure and will finance their portion through their fund raising programs.

Federal assistance for carrying out the planned works of improvement described in this measure will be provided under the authority of the Food and Agricultural Act of 1962 (Public Law 87-703) as amended, the Soil Conservation Act of 1935 (Public Law 46) and Public Law 91-343.

D. Land and Water Rights

The sponsor will be responsible for acquiring adequate land rights and necessary permits needed to install this measure. This also includes sufficient land needed for installation and operation and maintenance purposes.

E. Contracting and Procurement

This measure will be installed by a contract administered by the Soil Conservation Service or by a performance of work agreement.

IV. OPERATION AND MAINTENANCE

A. The Pearl Street Community Center will be responsible for the operation and maintenance of the improvements installed. An operation and maintenance agreement will be entered into between the sponsor and the Soil Conservation Service, setting forth operation and maintenance requirements prior to execution of a project or engineering agreement. The annual cost of operation and maintenance is \$93,060. Operation and maintenance work will normally include running the day camp as well as such actions as liming, fertilizing, reseeding, repair and/or replacement of facilities, mowing, spring cleanup of debris and sediment, trash removal and general maintenance, plus police patrol.

B. Inspections of the improvements will be made annually by the sponsor and the Soil Conservation Service for a period of three years. Annual inspections after the third year will be made by

the sponsor. Inspection reports will be supplied to the Soil Conservation Service annually for the life of the project. Upon request, the New Haven County Soil and Water Conservation District will provide technical assistance for needed work.

V. UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION ACT

The measure sponsor assures that comparable replacement dwellings will be available for individuals and persons displaced from dwellings and with relocation assistance advisory services and relocation assistance, make the relocation payments to displaced persons and otherwise comply with the real property acquisition policies contained in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646, 84 Stat. 1894) effective as of January 2, 1971, and the regulations issued by the Secretary of Agriculture pursuant thereto.

The costs of relocation payments will be shared by the measure sponsor and the Service as follows:

	<u>Measure Sponsor</u> (percent)	<u>Service</u> (percent)	<u>Estimated Relocation Payment Costs</u> (dollars)
Relocation Payment	54	46	0*

*Investigation has disclosed that under present conditions the RC&D measures will not result in the displacement of any person, business, or farm operation. However, if relocations become necessary, relocation payments will be cost-shared in accordance with the percentage shown.

VI. MUTUALLY AGREEABLE PLAN

Through the request of the Pearl Street Community Center, Inc., and the cooperative efforts of the sponsor and the Soil Conservation Service (called SCS), this mutually agreeable RC&D measure plan has been completed. This RC&D measure has been adopted by the King's Mark RC&D Executive Committee and included in the plan as a means to accomplishing objectives for the RC&D Area.

VII. AGREEMENT REQUIRED TO OBLIGATE FUNDS

This is not a fund-obligating document. Financial and other assistance to be furnished by SCS in carrying out the work in this plan is contingent upon the appropriation of funds for this purpose.

A separate agreement will be entered into between the SCS and the sponsor before either party initiates work involving funds of the other party. Such agreement will set forth in detail the financial and working arrangement and other conditions that are applicable to the specific improvements.

VIII. COMPLIANCE WITH CIVIL RIGHTS ACT

The program conducted will be in compliance with all requirements respecting non-discrimination as contained in the Civil Rights Act of 1962 and the Regulations of the Secretary of Agriculture (7 C.F.R. Sec. 15.1 - 15.12), which provide that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any activity receiving federal financial assistance.

IX. NO MEMBER OF CONGRESS TO BENEFIT

No member of or delegate to Congress, or resident commissioner, shall be admitted to any share or part of this agreement, or to any benefit that may arise therefrom; but this provision shall not be construed to extend to this agreement if made with a corporation for its general benefit.

TABLE 1 - DISTRIBUTION OF ESTIMATED COST

Pearl Street Educational Camp
Public Water Based Recreation and Education Development Measure

Dollars 1/

	INSTALLATION COST - RC&D FUNDS			INSTALLATION COST - OTHER FUNDS			Total Cost
	Construction	Technical Assistance	Total RC&D	Construction	Technical Assistance	Total Other	
Critical Area Treatment	\$ 19,000	\$ 5,000	\$ 24,000	\$ 19,000	-0-	\$ 19,000	\$ 43,000
Education Recreation	\$184,500	\$15,000	\$199,500	\$219,500	\$40,000	\$259,500 ^{2/}	\$459,000
SUBTOTAL	\$203,500	\$20,000	\$223,500	\$238,500	\$40,000	\$278,500	\$502,000
Administration	\$ 20,000		\$ 20,000	\$ 2,000		\$ 2,000	\$ 22,000
GRAND TOTAL	\$223,500	\$20,000 ^{3/}	\$243,500	\$240,500	\$40,000	\$280,500	\$524,000

^{1/}Price Base - May 1983

^{2/}Non-project measures are estimated to cost \$740,000.

^{3/}Includes contracted inspection.

DATE: August 1983

TABLE 2 - ESTIMATED COST

Pearl Street RC&D Measure Plan

Dollars 1/

	RC&D FUNDS			OTHER			TOTAL COST
	PHASE I	PHASE II	TOTAL	PHASE I	PHASE II	TOTAL	
Critical Area Treatment	\$ 13,000	\$ 6,000	\$ 19,000	\$ 13,000	\$ 6,000	\$ 19,000	\$ 38,000
Education Recreation	\$126,000	\$58,500	\$184,500	\$136,000	\$ 83,500	\$219,500	\$404,000
SUBTOTAL	\$139,000	\$64,500	\$203,500	\$149,000	\$ 89,500	\$238,500	\$442,000
Administration	\$ 10,000	\$10,000	\$ 20,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 22,000
Technical Assistance	\$ 10,000	\$10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 60,000
TOTAL	\$159,000	\$84,500	\$243,500	\$170,000	\$107,500	\$280,500	\$524,000

1/Price Base - May 1983

DATE: August 1983

TABLE 3

RC&D Educational and Recreational Facilities Estimated Construction Cost

Pearl Street Camp
August 1983

ITEMS & UNIT	TOTAL		RC&D COST
	CONSTRUCTION COST	PEARL ST. COST	
<u>Phase I</u>			
Entrance Gate	\$ 3,000	\$ 1,500	\$ 1,500
Demolition, Salvage and Disposal (5 Structures)	\$ 15,000	\$ 7,500	\$ 7,500
Sanitary Facilities with Showers - 230 Camper Capacity	\$150,000	\$ 75,000	\$ 75,000
Water Supply & Septic System - Well	\$ 20,000	\$ 10,000	\$ 10,000
- Plumbing			
- Septic System			
Beach and Swimming Docks	\$ 20,000	\$ 10,000	\$ 10,000
Parking Lots - 2 lots (20 cars & 15 cars)	\$ 18,000	\$ 9,000	\$ 9,000
- Excavation & Grading			
- Gravel			
- Drainage			
Access Road (from director's cabin to beach area and upgrading from gate to Director's cabin)	\$ 20,000	\$ 10,000	\$ 10,000
Boathouse	\$ 10,000	\$ 10,000	\$ -0-
Floating Docks	\$ 6,000	\$ 3,000	\$ 3,000
Sub Total for Phase I	\$262,000	\$136,000	\$126,000

TABLE 3 (Continued)

RC&D Educational and Recreational Facilities Estimated Construction Cost (continued)

Pearl Street Camp
August 1983

ITEMS & UNIT	TOTAL CONSTRUCTION COST	PEARL ST. COST	RC&D COST
<u>Phase II</u>			
Nature Center (25' x 25')	\$ 19,000	\$ 9,500	\$ 9,500
Crafts Building	\$ 19,000	\$ 19,000	\$ -0-
Nature Trails (1.5 miles)	\$ 24,000	\$ 12,000	\$ 12,000
- Horticulture Plots			
- Demonstration Areas			
- Weather Station			
- Birdhouses			
Maintenance Building 36' X 30' (Garage)	\$ 44,000	\$ 22,000	\$ 22,000
Picnic Sites - 3 sites	\$ 4,000	\$ 2,000	\$ 2,000
Scenic Overlook ^{1/}	\$ 20,000	\$ 13,000	\$ 7,000
Landscaping & Signs	\$ 12,000	\$ 6,000	\$ 6,000
Sub Total for Phase II	\$142,000	\$ 83,500	\$ 58,500
TOTAL	\$404,000	\$219,500	\$184,500

^{1/}The development of the scenic overlook (\$14,000) is cost sharable. The seating facilities (\$6,000) for large groups is not cost sharable.

This plan may be amended, revised or terminated only by mutual agreement of the parties hereto, except for cause.

PEARL STREET COMMUNITY CENTER

By *Helene Wellman*
Title Executive Director
Date September 26, 1983

Authorized by a resolution of Pearl Street Community Center, at a meeting held on September 26, 1983, subject to the conditions set forth in the letter dated September 26, 1983, attached hereto and made a part hereof.

NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT

By *Harold Feldman*
Title Chairman
Date September 16, 1983

Authorized by a resolution of the District Board at a meeting held on September 16, 1983.

SOIL CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE

By *Philip Christensen*
State Conservationist
Date 9-23-83

APPENDIX

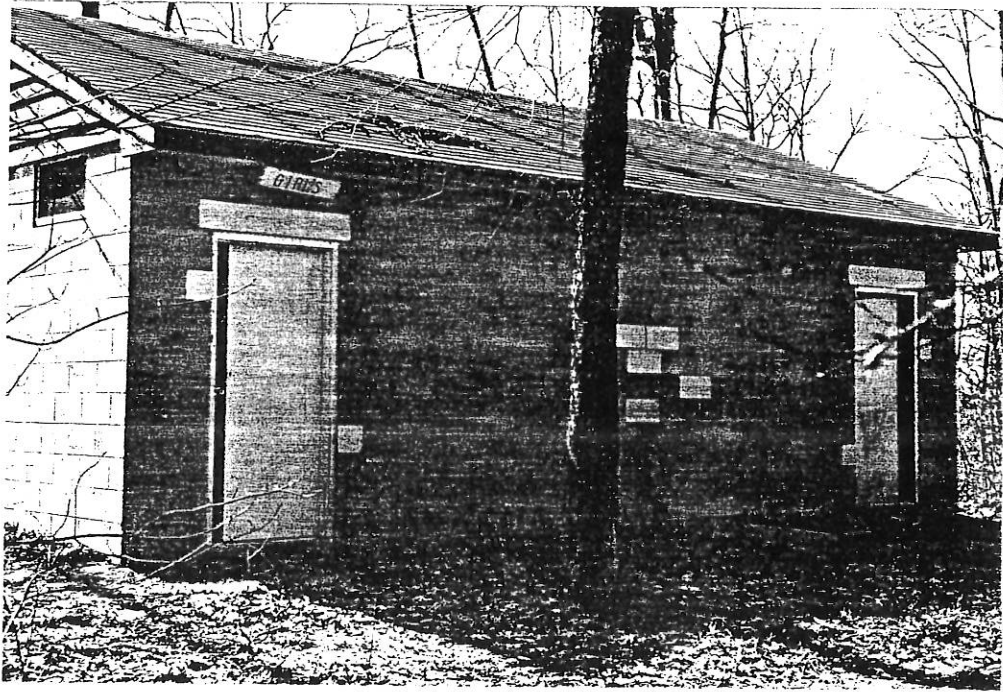
	<u>PAGE</u>
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Programs	19
Sanitary Facilities	20
Cabins	21
Administration Building	22
Critical Area Treatment	23

OVERVIEW

For the past several years we have explored a variety of ways to establish a full-fledged camp program, which will provide an intensive outdoor experience for under-privileged inner-city youngsters, as well as youngsters from suburban towns. In keeping with its other programs, Pearl Street will bring together youngsters of widely different backgrounds in order to promote better understanding between people of all races and economic levels. The camp will offer a combination of recreation, nature study, environmental education, the practice of Indian survival skills, and "roughing it" in tents and cabins. In all of the camp programs an emphasis will be put upon a respect for, and understanding of, the natural environment and on developing qualities of self-reliance, leadership and cooperation with others.

PROGRAMS

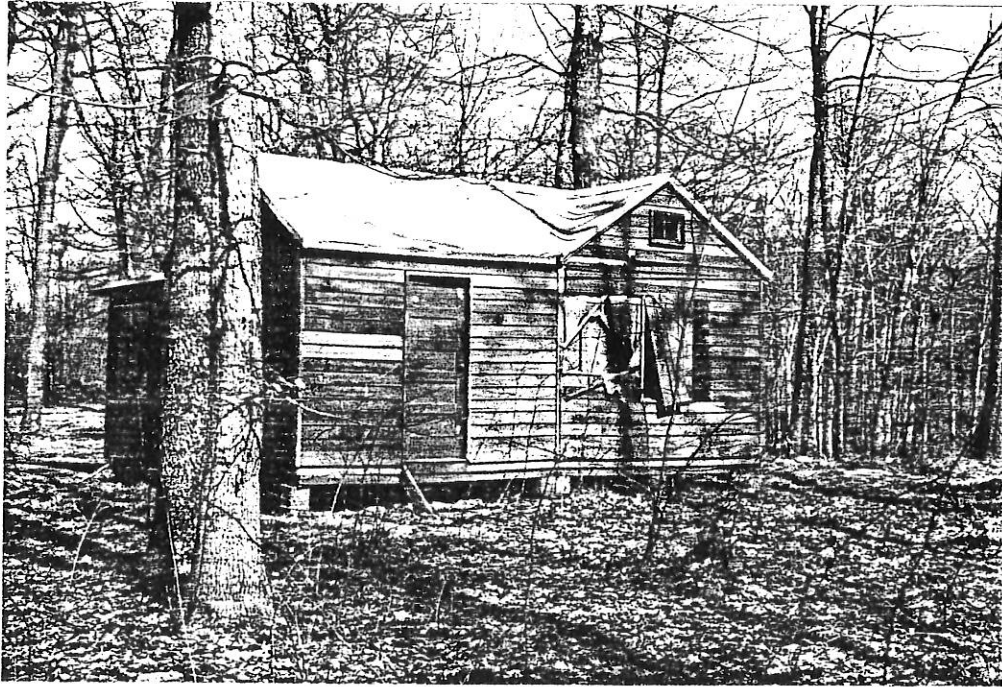
Programs will occur on a less formal basis during the off-season. Day use activities such as picnicking, hiking, swimming, skating, cross country skiing, and use of the athletic fields, will be open to the public on a scheduled basis. Cabins and other buildings will be available to Girl Scouts, Boy Scouts and other groups during the off-season. Local and city youngsters will also use the facilities for special outdoor programs organized by the Community Center during the autumn, winter and spring. The Community Center also plans to work closely with the local school systems to provide environmental education opportunities through use of the nature trails and the Nature Study Center.



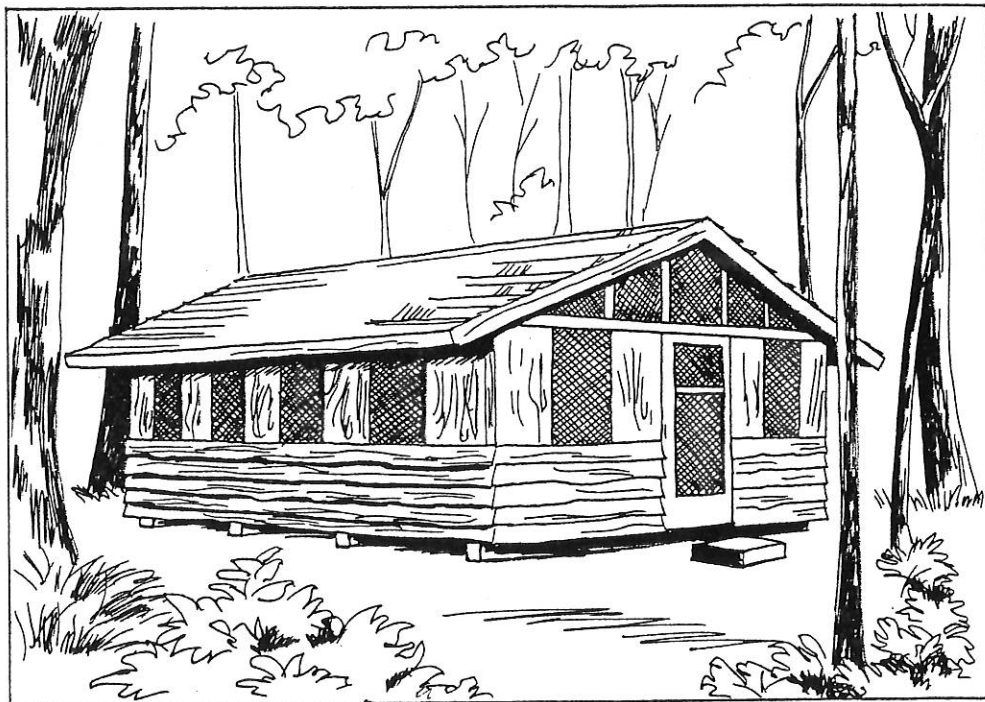
EXISTING BATH HOUSE



PLANNED BATH HOUSE



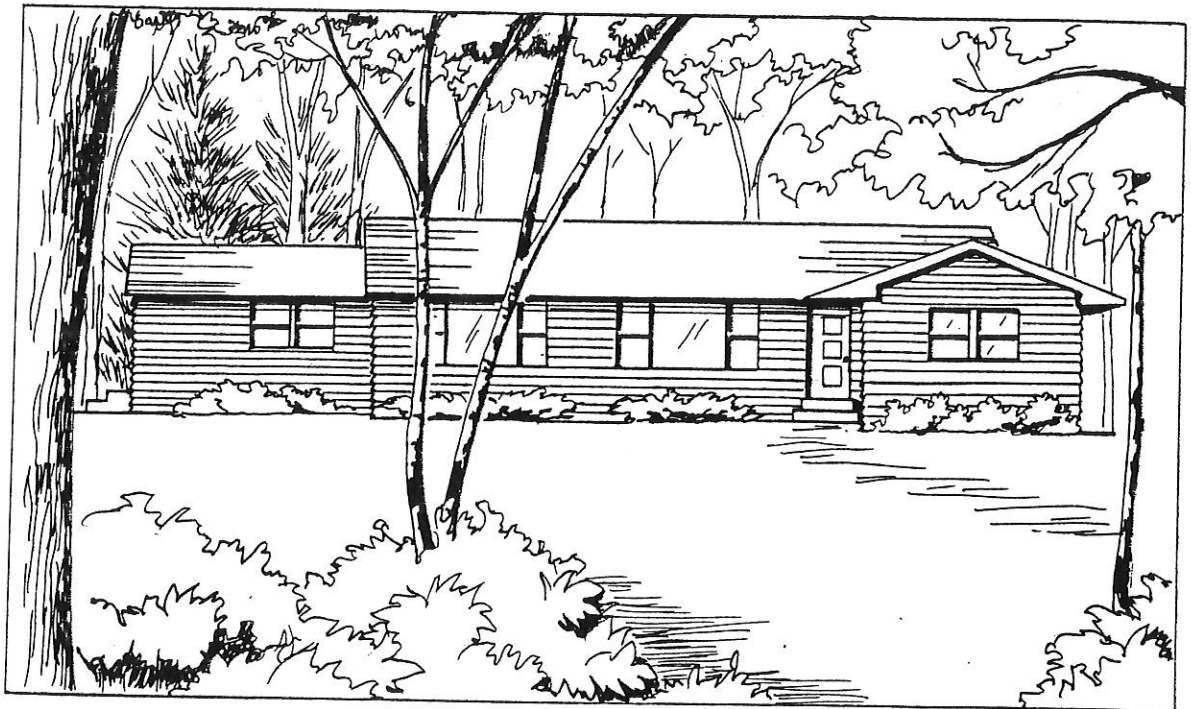
EXISTING CABIN



PLANNED CABIN



EXISTING ADMINISTRATION BUILDING



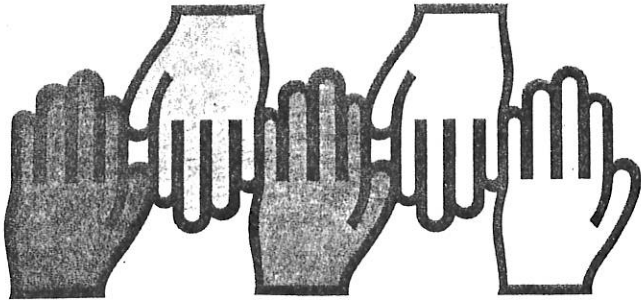
PLANNED ADMINISTRATION BUILDING



CRITICAL AREA TREATMENT NEAR PLAYGROUND



CRITICAL AREA TREATMENT NEAR BEACH AREA



Pearl Street Community Center, Inc.

106 Columbia Boulevard, Waterbury, Connecticut 06710•203/754-5184

September 26, 1983

Town of Southbury
Town Hall
501 South Main Street
Southbury, CT 06488

New Haven County Soil & Water
Conservation District
U.S. Dept. of Agriculture
Mansfield Industrial Park
Storrs, CT 06268

The Executive Committee of the Board of Directors of Pearl Street Community Center, Inc., on September 26, 1983 authorized the execution on behalf of the Corporation of the "Pearl Street Camp Public Waterbased Recreation and Critical Area Treatment Plan for Conservation and Education"(the "Plan"), subject, however to the condition that the first paragraph on page 16 of the Plan is amended to read as follows:

"This plan may be amended, revised or terminated only by mutual agreement of the parties hereto, except for cause; provided however, that this Plan shall terminate in the event Pearl Street Community Center, Inc., disposes of all or part of the property in Southbury, Connecticut.

PEARL STREET COMMUNITY CENTER, INC.

by Lillian H. Brown

Lillian H. Brown
Chairman of the Board