



David B. Cohen
Mayor

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue, Newton, MA 02459
communitypreservation@ci.newton.ma.us
617-796-1120 ext. 1131

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Name of Applicant MARGARET DORIS, PRESIDENT

Sponsoring Organization, if applicable THE PLAYGROUND PROJECT AT ALBEMARLE, NC
Mailing Address 119 FAIR OAKS AVE City NEWTONVILLE State MA Zip 02460-1154

Daytime Phone 617-630-9722 Email medoris@col.com

Name of Proposal COMMUNITY CLASSROOM

CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing

CPA Funding Requested \$87,135 Total Cost of Proposed Project \$87,135

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project needed?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements?
5. **Credentials:** How will the experience of the applicant contribute to the success of this project?
6. **Success Factors:** How will the success of this project will be measured? Be as specific as possible.
7. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. (NOTE: CPA funds may NOT be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. Documentation that the applicant has control over the site, via Purchase and Sale Agreement or deed.
11. Evidence that the project does not violate any zoning ordinance of the City of Newton.
12. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.
13. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.
14. Information indicating how this project can be leveraged or replicated to achieve additional community benefits.

Proposal for a
COMMUNITY CLASSROOM
to be located at
The Russell J. Halloran Sports and Recreation Complex
Newtonville MA

“Wherever you are and whatever your resources, you can still look up at the sky – its dawn and twilight beauties, its moving clouds, its stars by night. You can listen to the wind, whether it blows with majestic voice through a forest or sings a many-voiced chorus around the eaves of your house or the corners of your apartment building, and in the listening, you can gain magical release for your thoughts. You can still feel the rain on your face and think of its long journey, its many transmutations, from sea to air to earth. Even if you are a city dweller, you can find some place, perhaps a park or a golf course, where you can observe the mysterious migrations of the birds and the changing seasons....”

Rachel Carson, in The Sense of Wonder

1. Goals. As part of the redesign of the Albemarle Playground, located within the Russell J. Halloran Sports and Recreation Complex, the “tot lot” is being resituated within the original footprint of the playground. This leaves underutilized the former tot lot location, an area of approximately 60x64 feet fronting on Albemarle Road (see enclosed photograph). At the suggestion of representatives from the City’s Department of Parks and Recreation, The Playground Project began investigating whether the site was suitable for development as an “outdoor classroom”. Outdoor classroom projects, with their emphasis on garden learning experiences for children, have already been completed or are underway at a number of Newton schools. However, when we surveyed users of the Halloran Sports and Recreation complex and considered how the tot lot site is centrally located for users of both recreation and open space, it became clear that a more ambitious project was in order.

We envision an outdoor Community Classroom, unique to Newton, which would provide a permanent yet flexible space for a variety of activities enjoyed by persons of all ages. The Community Classroom would facilitate the enjoyment of the out-of-doors, both for those for whom the outdoors location is central to their activity (or example, a bird watching group or nature photography club) as well as for those for whom the natural setting is an enhancement of their activity (for example, a senior citizens’ crocheting club or a book discussion group.) Third graders might meet there as they

begin their study of the tadpoles in Cheesecake Brook, while a seventh grade English class might use the space for poetry reading. Two friends might break from their early morning power walk and sit and talk for a while, or two pre-schoolers might “take the stage” and put on an impromptu performance.

Carefully planned and constructed, we believe that the Community Classroom will serve Newton well for generations to come.

2. Community Need. The Community Classroom will provide passive recreation space within what is otherwise a large recreational complex devoted to active recreation. This accessible passive area will provide a sense of balance lacking in the present complex configuration. It will also facilitate access to enjoyment of surrounding open space, including Cheesecake Brook, the Charles River and adjacent conservation land. The Community Classroom will also provide the complex with “street presence”, anchoring the playground and playing fields.

Named for Newton’s beloved former Commissioner of Parks and Recreation, the Russell J. Halloran Sports and Recreation Complex includes the Albemarle Playground, two Little League fields, one softball field, one baseball field, one general-use playing field, tennis courts, basketball half-courts and the Gath Pool. It is adjacent to City-owned conservation land and the Horace Mann Elementary School butterfly garden, is across from Cheesecake Brook, and is just a few blocks from the Charles River and MDC conservation land. The Halloran complex serves a wide constituency throughout Newton: including the 1,128 children of the Horace Mann Elementary and Day Middle Schools (a percentage of whom require special accommodations for physical limitations): their pre-school aged siblings; the residents of the 72-unit Horace Mann Development for senior citizens, students of the Day After Day child care program; the campers at the Albemarle Acres summer camp (which historically has enrolled campers as well as employed counselors who have mobility limitations); the members of the adjacent Boys and Girls Club; many adult softball, baseball and soccer leagues; the children enrolled in Little League and youth soccer activities, and the growing number of toddlers throughout the surrounding neighborhoods. Because of the accessible nature of the Albemarle Playground, and modifications made to the Gath Pool, including installation of a ramp and of an assisted pool lift device, the entire Halloran recreation complex has become increasingly popular with families who are accommodating the mobility limitations of one or more of their members.

3. Community Support. Community support for this project has been overwhelmingly positive. Please see attached letters of support from the Boys and Girls Club, Understanding Our Differences, Inc., Day After Day Aftercare Program, the Horace Mann PTO and the principals of Horace Mann Elementary School and Day Middle School.

4. Timeline. Because the initial site prep requires warm weather, construction of the Community Classroom would begin in late spring, and be completed within 8-12 weeks.

5. Credentials. The Playground Project at Albemarle, Inc. is a non-profit 501 (c) (3) community group charged with the design and funding of the Albemarle Playground, located in one of the largest sports and recreation complexes in Newton, MA. The Playground Project is committed to the idea of universal accessibility for all children and adults. In 1993, the Albemarle Playground Project completed Phase One of the playground redevelopment plan. The Phase One structure provides 95 percent universal accessibility, including upper level accessibility for wheelchair users. Phase Two, currently underway, continues that commitment to accessibility for those with visual or mobility limitations with construction of a new tot lot as well as accessible swings and play structures for older children. The Playground Project has a long history of working successfully with the Mayor's Office and the Department of Parks and Recreation to create accessible recreational opportunities for the citizens of Newton.

6. Success factors. The initial measure of our success will be our ability to bring this project in within budget and on time. We are confident of our ability to do this. While there is no formal mechanism for monitoring the satisfaction of the users of the Community Classroom, the Playground project will monitor closely the use of the Classroom, and solicit feedback from the above identified supporters, as well as other users, as to whether their stated hopes for the Classroom are being met.

7. Budget. In our estimation, the total cost of the Community Classroom project would be \$87,135.

-- 25' gazebo, fully accessible with ramp access (cost includes gazebo kit, freight and on-site assembly and installation. See note about preferred vendor): \$33,000

-- Site prep and installation of surfacing: \$22,000

-- Fixed in place table/chair combinations, accessible table, non-entrapment benches (some with overhead shading): \$13,250

-- Plantings (including shade tree (2 1/2"-3" caliper), 8'-10' tall flowering tree and shrubbery (includes materials and labor): \$3,000

--Raised accessible bed for low-maintenance perennials, including native wildflowers: \$5,200

--Vandal-resistant sundial and solar/wind powered weather station: \$2,800

--Vandal-resistant water fountain (includes installation and hook-up): \$3,200

--Braille and large print signage, detailing information about area flora and fauna and providing site map: \$1,460

--Electrical access: \$2,800

--Permits, fees and misc.: \$425

Note about preferred vendors: While the Playground Project prefers to work when possible with local contractors and vendors, our preferred vendor for the gazebo is Amish Country Gazebos in Leola, PA. Amish Country Gazebos has a long history of working with municipalities across the country to provide quality, low maintenance, accessible designs. In addition, Amish Country Gazebos offers gazebos in a variety of historic and traditional designs, constructed to withstand generations of use.

8. Other funding. No other funding is available or is being sought for this project.

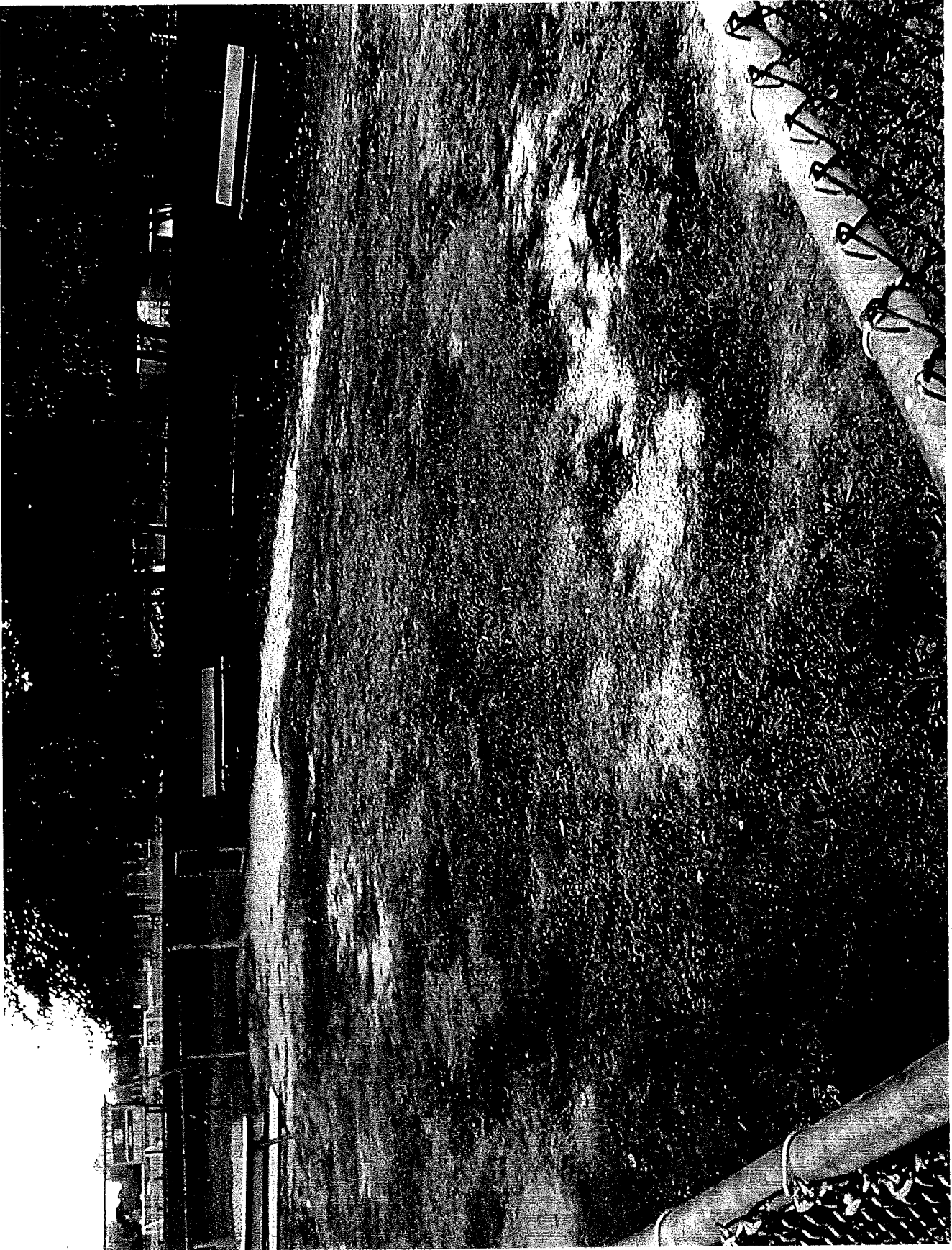
9. Maintenance. Upon completion, Community-built recreational facilities become property of the City of Newton. While the Department of Parks and Recreation traditionally provides routine maintenance, such as mowing, for Community-built playgrounds, playing fields, and associated facilities, it does not have the budget to support maintenance beyond those parameters. The Community Classroom has been designed to be as maintenance free and vandal proof as possible. However we recognize that from time to time maintenance beyond what the City can provide will be required. For the past 10 years, the Playground Project has conducted on-going fundraising for maintenance of the Phase One accessible playstructure. We anticipate expanding our fundraising, and our commitment, to include the Community Classroom.

Acknowledgements. The Playground Project would like to express its deep appreciation to Mayor David Cohen and the Department of Parks and Recreation for their support. In particular, we would like to acknowledge Carol Stapleton and Dave Mandatori, who first suggested the possibility of a Community Classroom and encouraged us to pursue it. In addition, we would like to thank Carol Schein, Open Space Coordinator for the Department of Parks and Recreation, who was gracious enough to review our draft proposal and make many helpful suggestions which have been incorporated in our final proposal.

“What is the value of preserving and strengthening this sense of awe and wonder, this recognition of something beyond the boundaries of human existence? Is the exploration of the natural world just a pleasant way to pass the golden hours of childhood or is there something deeper?”

I am sure there is something much deeper, something lasting and significant. Those who dwell, as scientists or laymen, among the beauties and mysteries of the earth are never alone or weary of life. Whatever the vexations or concerns of their personal lives, their thoughts can find paths that lead to inner contentment and to renewed excitement in living. Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts.”

-- Rachel Carson, in The Sense of Wonder



**Albemarle Community Classroom
Budget Estimate 5/14/03**

| Quantit | Means Line # | | Material | Labor & Eq | Total |
|-------------------------------|--------------|---|----------|------------|----------------|
| Design | | | | | |
| 36 | city eng est | Soil Boring Samples Design & Engineering fees - 7.5% | L.F. | | 2,100 6,825 |
| | | | | | 8,925 |
| General Conditions | | | | | |
| | city eng est | Permits, Fees, & Misc | | | 425 |
| | city eng est | Safety Signs | | | 250 |
| | city eng est | Police Details | | | 1,500 |
| | city eng est | Temporary Safety Fence | | | 1,500 |
| | city eng est | Hay Bales / Siltation Fence | | | 1,500 |
| | | Mobilization (with adjustment for small project size) | | | 10,000 |
| | | | | | 15,175 |
| Site Prep & Paving | | | | | |
| 200 | 22208750755 | Site demo, no hauling, fencing, chain link, remove only, 6' hi B6 | - | 234 | 234 |
| 1 | | Disposal | | | 500 |
| 50 | 1212141000 | Earth cut & f,75HP dozer & roller compact,50' haul,4" lift,2 p C.Y. | - | 220 | 220 |
| 50 | 1218141600 | Ld&haul com earth,1-1/2 CY tr lder,four 16 CY dump trailers C.Y. | - | 375 | 375 |
| 5 | 029203401000 | Remove topsoil & stock pile on site, 75 HP dozer, 6" deep, M.S.F. | - | 75 | 98 |
| 50 | 1276201000 | Fence, chain link, 2" post, 1-5/8" rail, 9 ga galv wire, 5' high L.F. | 323 | 214 | 537 |
| 70 | 1271401900 | Concrete sidewalk, 5" thick concrete, 6" gravel base, 5' wid L.F. | 564 | 655 | 1,219 |
| 50 | 029203403800 | Screen topsoil from stkpil, vib scrn, mixing W/condtnrs, ma C.Y. | - | 37 | 50 |
| 100 | 029203403800 | Spread conditioned topsoil, 6" deep, by hand S.Y. | 334 | 104 | 545 |
| 3 | 1274111040 | Lawn, flat area, seeded, turf mix, small commercial M.S.F. | 945 | 372 | 1,317 |
| | city eng est | Curb Cut - Handicap access | | | 1,200 |
| | city eng est | Restoration of Roadway | | | 750 |
| | city eng est | Restoration of Concrete Walk | | | 300 |
| | city eng est | Reconfigured striping - Handicapped Parking | | | 250 |
| | | | | | 7,594 |
| Gazebo | | | | | |
| 80 | 02315900090 | Excavate trench, 4'-6' D, 1/2 CY loader C.Y. | | 228 | 317 |
| 8 | city eng est | Footings Ea | | | 2,000 |
| 400 | city eng est | Slab for Gazebo S.F. | | | 1,500 |
| 40 | 023151000010 | Backfill, by hand, no compaction, light soil C.Y. | - | 344 | 590 |
| 1 | | Gazebo, 24', installed by vendor, with internal wiring | | | 25,000 |
| | | | | | 29,407 |
| Furnishings | | | | | |
| 5 | | Bench, 6' Coated Steel | 1,800 | 500 | 2,300 |
| 3 | | Tables, Coated Steel | 3,600 | 900 | 4,500 |
| 1 | | Sign (budget est) | 1,200 | 260 | 1,460 |
| 1 | | Specialty Sundial (budget est) | 2,300 | 500 | 2,800 |
| 1 | | Misc & Contingency | | | 6,000 |
| | | | | | 17,060 |
| Drinking Fountain | | | | | |
| 1 | 1239251240 | Water service, 6" main, 1" copper service, 20' offset, 4' deep EACH | 199 | 390 | 589 |
| 60 | 1231101330 | Trenching, backhoe, 0 to 1 slope, 4' deep, 3/8 CY bucket L.F. | - | 214 | 214 |
| 60 | 810401280 | Copper tubing, hard temper, solder, type K, 1" diameter L.F. | 156 | 330 | 486 |
| 10 | 023151000010 | Backfill, by hand, no compaction, light soil C.Y. | - | 86 | 148 |
| 1 | 0814202360 | DF, 1 bubbler, floor mounted, pedestal type, stainless steel EACH | 1,225 | 345 | 1,570 |
| | city eng est | PVC Irrigation Sleeves | | | 500 |
| 1 | | Misc & Contingency | | | 2,000 |
| | | | | | 5,507 |
| Electrical hook-up | | | | | |
| | city eng est | Electr Meter Cabinet & Foundation | | | 3,000 |
| 1 | city eng est | Svce inst EACH | 565 | 575 | 1,140 |
| 70 | city eng est | Conduit,dir burial in conc slab/duct bank PVC, | | | 2,100 |
| 1 | | Misc & Contingency | | | 2,000 |
| | | | | | 8,240 |
| Raised Flower Beds | | | | | |
| 80 | 1273363000 | Wood tie wall, rod connector at 4'-0", cedar, 6 x 6, 2'-0" high L.F. | 1,920 | 888 | 2,808 |
| 50 | 029203403800 | Screen topsoil from stkpil, vib scrn, mixing W/condtnrs, ma C.Y. | - | 37 | 50 |
| 50 | 029203403800 | Spread topsoil, by hand S.Y. | 167 | 52 | 273 |
| 1 | | Misc plantings | | | 2,000 |
| | | | | | 5,131 |
| Plantings | | | | | |
| 2 | 29300500800 | Shrubs and trees, spruce, blue, 18"-24" | Ea. | 64 | 13 |
| 2 | 29304101100 | Shrubs, broadleaf evergreen, rhododendron, 18"-24", contai Ea. | 86 | 16 | 122 |
| 2 | 29304102100 | Shrubs, broadleaf evergreen, in prep beds, Azalea, 15" - 18 Ea. | 53 | 8 | 72 |
| 2 | 29304103200 | Shrubs, deciduous, forsythia, 2'-3', container Ea. | 55 | 13 | 82 |
| 2 | 29304103400 | Shrubs, deciduous, honeysuckle, 3'-4', b & b Ea. | 59 | 13 | 85 |
| 1 | 29309000400 | Trees, deciduous, cherry, 6'-8', 1" caliper Ea. | 84 | 47 | 156 |
| 2 | 29309000600 | Trees, deciduous, in beds, B&B, Dogwood, 4' - 5' Ea. | 133 | 56 | 224 |
| 2 | 29309001600 | Trees, deciduous, in beds, B&B, Maple, red, 8'-10', 1.5" cali Ea. | 280 | 224 | 620 |
| 2 | 29309001800 | Trees, deciduous, in beds, B&B, Oak, 2.5'-3" caliper Ea. | 374 | 744 | 1,440 |
| | | | | | 2,893 |
| | | | | | 91,005 |
| Project Total | | | | | 99,931 |