

APPLICATION FOR COMMUNITY PRESERVATION FUNDING



David B. Cohen
Mayor

Submit to Rob Ricchi, Community Preservation Planner
Newton Planning and Development Department
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617-796-1144

Name of Applicant¹ Department of Public Works

Name of Co-Applicant, if applicable CDBG West Newton Advisory Committee and the Planning and Development Department

Contact Name Dan Demeo, Chair, West Newton Advisory Committee
John Daghlian, Department of Public Works

Mailing Address 12 Eddy Street **City** Newton **State** MA **Zip** 02465

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Name of Proposal Cheesecake Brook Greenway Improvements

Address of Proposal (or assessor's parcel id) Portion of Cheesecake Brook bounded by Eddy Street on the west, Watertown Street on the east and Albemarle Road on the north and south

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

CPA Funding Requested \$347,036 **Total Cost of Proposed Project** \$503,656

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? Does it address needs identified in existing City plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
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. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)

¹ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

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 you have control over the site, such as Purchase and Sale Agreement, option, or deed.
11. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.
12. Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.
13. Evidence that the appropriate City Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Parks and Recreation Commission)
14. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.
15. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.
16. Information indicating how this project can be used to achieve additional community benefits.

NOTE: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the applicant will be required to fund. No funding decisions will be made without an independent appraisal.

Refer to the City web site (ci.newton.ma.us/Planning/CPA) for further information.

Form CPA-1 (Revised 9/11/03)

CHEESECAKE BROOK GREENWAY IMPROVEMENTS

Application for Community Preservation Funding

Cheesecake Brook is a small stream that runs through Newton, flowing underground in a northerly direction from its headwaters south of the Massachusetts Turnpike and draining a heavily urbanized portion of the watershed. The brook surfaces at the Route 16 culvert in West Newton, where it runs aboveground through an area of heavy residential and recreational use until flowing into the Charles River near Watertown. It was the first brook in the city to undergo major improvements, i.e., channelization, in the 1860s in order to make the roads passable, keep basements dry and provide dry, buildable land for future development.

This funding request is for the section of Cheesecake Brook running approximately .2 miles down Albemarle Road bounded by Eddy and Watertown Streets, henceforth known as the Cheesecake Brook Greenway. This 1.7-acre parcel is owned solely by the City of Newton and falls under the jurisdiction of the Department of Public Works (DPW). It is a fenced-in, non-traversable section that separates the north and south sides of Albemarle Road. While the brook is consistently 11.5 feet wide from one side of the retaining wall to the other, along its length, the fenced in area ranges from a width of 55 feet at Eddy Street, expanding to 95 feet where the brook turns more northward near Brookside Avenue to a width of 63 feet at Watertown Street.

In order to cross from the south side of Albemarle to the north, and vice versa, one must walk down to either Eddy Street or Watertown Street. There are no sidewalks on the brook side of Albemarle running either east or west except for a small section at the Watertown end of the brook. The area is densely populated.

The Watertown Street end of the greenway area is steeply sloped, with the slope decreasing as one travels westward, until the greenway ends in a small, level, grassy open area at Eddy Street. The area is currently fenced, thus making it inaccessible to the public. The current fence is galvanized chain link, and the abutters and the public at-large have no access to the area as the gates are kept locked at all times.

Large portions of the area inside the fence are overgrown, with volunteer saplings and other plants spreading rapidly and obscuring the brook from view in the spring and summer months. Unfortunately, regular maintenance to control this growth does not occur and will primarily be provided by neighborhood volunteers in the future. Any improvements will be made with this knowledge in mind.

In addition to the aesthetic and accessibility issues at the Cheesecake Brook Greenway, there are structural issues also. Roots from the rampant vegetation have permeated the brook's retaining walls, and the walls have significantly deteriorated in places. The plants and their root systems need to be removed, and the retaining walls need to be repaired. There is no formal drainage system in place, and the existing catch basins are not functional due to their elevation. Erosion channels have developed in several locations.

Abutters and members of the West Newton Advisory Committee² (WNAC), a resident-led committee that advises housing and community development program staff on matters pertaining to the expenditure of federal Community Development Block Grant (CDBG) funds on neighborhood public improvements projects, have conveyed to staff that they are not satisfied with the current condition of the greenway and view it as an eyesore and a detriment to the neighborhood. They would like to see the area transformed into a neighborhood resource that would improve their quality of life. They are interested in improving this overgrown, narrow open space resource area and integrating it into the neighborhood by making it accessible and visible, and overall, a more aesthetic and manageable landscape. The Cheesecake Brook Greenway project was therefore identified as a priority neighborhood improvement project during the development of the FY06-10 Consolidated Plan, and FY06 CDBG funds were allocated to the project.

The land surrounding the brook just north of Cheesecake Brook Greenway—from Watertown to Crafts Street—has evolved into one of Newton’s most important open spaces over the past century, with Albemarle Park and Avery Wood to the east and the grounds of the Fessenden School to the west. This area is also home to two Newton schools—Horace Mann Elementary School and F.A. Day Middle School. Additionally, in recent years, the State Department of Conservation and Recreation (formerly the MDC) has developed the Upper Charles River Corridor into an important park and passive recreation area. The Blue Heron Bridge, at the mouth of Cheesecake Brook, is the centerpiece of a popular riverside pedestrian trail that runs from Boston’s Esplanade to Weston.

It is the hope of City staff, members of the West Newton Advisory Committee and Cheesecake Brook Greenway abutters that the CDBG- and CPA-funded improvements will help connect the Greenway to these more developed sections of the brook, thus creating a continuous passive recreation system in Newton. To accomplish this mission, DPW and Planning and Development Department staff have worked together since the project was initially conceived, meeting early in the development phase to discuss needs, potential costs and possible funding sources. Through consultation with DPW, Planning and Development staff selected Weston & Sampson Engineers, Inc., a firm long associated with the City and the MWRA, to develop the concept master plan for the Greenway. Additionally, DPW and Planning and Development staff, along with Weston & Sampson staff, have met with the MWRA to discuss the latter’s participation in the implementation of the concept plan.

1. *Project Goals:*

The Department of Public Works and the WNAC are partnering to request \$347,036 for the implementation of improvements to the Cheesecake Brook Greenway. The primary goal of this request is to implement phase two of the Cheesecake Brook Greenway improvements. Phase one improvements will be funded with Community Development Block Grant (CDBG) funds.

The intended improvements to Cheesecake Brook Greenway are twofold: 1) to increase the stock of open space in Newton, and 2) to create a pathway system linking the open space areas further north, including Albemarle Playground, Avery Wood and the Charles River pathway. Additionally, there are currently large portions of Albemarle Road between Watertown and Eddy Streets with no sidewalk,

² The CDBG target neighborhood containing the Cheesecake Brook Greenway encompasses two zip codes, 02465 (West Newton) and 02460 (Newtonville). Due to the fact that another portion of Newtonville is also a CDBG target neighborhood, the portion containing Cheesecake Brook Greenway is known as the West Newton target neighborhood.

which poses a public safety hazard as Horace Mann and Day Middle School students often walk to school in the street.

Through a Request for Qualifications (RFQ) procurement process, Weston & Sampson was hired to develop a concept plan for improvements to Cheesecake Brook. They began the effort by analyzing the existing conditions and undertaking a structural analysis, a tree assessment and an analysis of the stormwater management system.

On February 16, 2006, the first public planning meeting was held for the Cheesecake Brook Greenway project. Approximately 20 residents attended to hear the results of Weston & Sampson's analyses, to comment on the findings and to express their desires and concerns regarding the improvement project. At the second meeting on March 29, 2006, representatives from Weston & Sampson presented their preliminary concept plan, including a review of cost considerations and a discussion regarding a potential Phase 1 improvement strategy. Attendees were supportive of the plan and provided some excellent input about the location of viewing areas and traffic patterns.

The final unveiling of the concept plan to the neighborhood was held on May 30, 2006. The plan included recommendations received from the public at the previous two public meetings, and it was very well received by the attendees. In October 2006, Weston & Sampson will deliver a final submittal documenting the entire process.

During the design of the concept plan, Weston & Sampson staff met regularly with City staff to discuss and review the plan. The plan underwent several changes based on input from the community and feedback from City staff.

The goals of the Cheesecake Brook Greenway Improvements project are to:

- Transform an overgrown eyesore surrounded by a chain link fence into a neighborhood asset that can be used for passive recreation and for special activities and events
- Create an accessible gathering and outdoor classroom area at the western end of the greenway that is accessible to both able-bodied residents and residents with disabilities
- Beautify the greenway by installing pathways and a more visually appealing fence, selectively clearing and pruning the eastern portion of the area, and planting new trees and shrubs in the middle and western portions of the area
- Create a link to the open space areas north of the Greenway
- Utilize the brook as an educational resource
- Provide a habitat for local area wildlife
- Provide seating throughout the greenway
- Implement improvement plans in a timely fashion
- Increase the involvement of the West Newton-Newtonville community

2. *Community Need:*

The City of Newton Recreation and Open Space Plan states that the Ward 2/Precinct 1 and Ward 3/Precinct 1 areas of the city in which the greenway lies have significantly fewer acres (10-14.99) of open space per 1000 people than do other parts of the city. It recommends addressing this deficiency "by improving accessibility to existing open spaces, especially by linking them with pathways, and where possible, by 'creating' new public open space...." The plan also recommends identifying and acquiring fee title or easements for parcels as a part of the Cheesecake Brook pathway system as

available. The proposed Cheesecake Brook Greenway improvement project does not require the acquisition of land; it does however make a portion of the City-owned land accessible to the public as open space.

The following table shows the elements of the concept plan that address the community’s needs at the Cheesecake Brook Greenway. The improvements have been broken down into two types: 1) site facility and site enhancements, and 2) wildlife and environmental enhancements.

Please refer to the conceptual plan for Cheesecake Brook Greenway in Attachment D-“Concept Master Plan” and the associated cost estimate in Attachment F.

PROPOSED IMPROVEMENTS TO CHEESECAKE BROOK GREENWAY
Site facility and site enhancements:
Remove chain link fencing and replace with four-foot high decorative aluminum fencing. Perimeter fencing will meander into the greenway at certain locations to create a more interesting and varied experience for walkers.
Create internal accessible pathways for passive use to allow individuals access into the open space
Create observation areas with seating to facilitate viewing of the improved wildlife habitat
Construct an outdoor classroom that would allow the brook to be used for educational purposes
Install a pedestrian bridge in context with the environment that would allow for crossing the brook, as well as create an additional wildlife observation area
Add new site equipment including trash cans and interpretive signage
Wildlife and environmental enhancements:
Selective clearing and pruning of overgrown areas of greenway corridor, tree removal, lawn improvement and installation of erosion controls
Plant new infill trees and shrubs
Install wildlife habitat structures such as basking logs, bat houses and bird nesting houses
Create pollinator gardens to attract birds and butterflies

3. Community Support:

Numerous residents are in support of access and aesthetic improvements to Cheesecake Brook Greenway, including the six members of the WNAC and the more than 40 interested citizens. On July 22, 2004, a well-attended public meeting was held in the new West Newton target neighborhood to inform residents about the area’s eligibility for CDBG funds and to gather input on possible improvement projects. Several project ideas were discussed, including the Cheesecake Brook Greenway, which participants identified as in need of numerous improvements. At a second meeting on January 12, 2005, the newly formed West Newton Advisory Committee voted unanimously to allocate the full amount of CDBG funding available in FY06 to the Cheesecake Brook improvement project. Since that time, four public meetings have been held, each attracting between 15 and 25 residents to discuss the possible improvements and to develop a concept plan for the area.

There is also a broad base of support within the City of Newton for implementing the recommended improvements to Cheesecake Brook Greenway. Supporters of the project include the Office of the Mayor, the Department of Public Works and the Planning and Development Department. Furthermore, all three Ward 3 Aldermen have earnestly offered support for this initiative. Please see the attached letters of support.

4. *Timeline:*

The West Newton Advisory Committee, the Department of Public Works and the Planning and Development Department are eager to implement the improvements to the Cheesecake Brook Greenway recommended in the concept plan developed by Weston & Sampson.

The following timeline documents the major activities that have occurred to date and estimates the timing of future activities that will take place. Those items in bold are related to the CPA application, while those not bolded refer to CDBG-funded activities.

Activity/Event	When
Cheesecake Brook Greenway identified as possible CDBG project	July 2004
Cheesecake Brook Greenway project funded by WNAC	January 2005
RFQ issued for concept plan	June 2005
Consultant identified-Weston & Sampson Engineers, Inc.	June 2005
CDBG funds become available for project	July 2005
Consultant's contract finalized	October 2005
Consultant begins work	November 2005
Consultant conducts series of three community meetings	February-May 2006
Concept plans finalized and adopted	May 2006
Construction documents and bid package prepared	October 2006-January 2007
CPA application submitted	October 2006
CDBG-funded project bid	January 2007
CPA application approved	March 2007
Consultant procured to prepare construction documents and supply construction administration	April-June 2007
CDBG project construction period	April-September 2007
Specifications prepared by new consultant	July-October 2007
Documents reviewed and approved	November 2007
CPA project bid	January 2007
CPA project construction period	April-September 2007

5. *Credentials:*

Staffs of both the Department of Public Works and the Planning and Development Department, the department that administers the City's CDBG program and staffs the WNAC, have the experience needed to implement the CDBG- and CPA-funded improvements to Cheesecake Brook Greenway. Both departments regularly administer contracts for professional services and construction work.

The WNAC also will play a sizeable role in implementing the park concept plans and reviewing the construction documents. This committee will serve as a conduit for expressing the needs of the neighborhood, and their connections to other residents will play a key role in the citizen participation process.

Weston & Sampson Engineers, Inc., a full-service environmental and infrastructure engineering firm, prepared the concept plan, balancing the desires of the community and the realities of the resources available. Weston & Sampson has a long-standing relationship with the City of Newton, and City staff is assured that both the plan and the accompanying estimates are solid and reasonable.

6. *Success Factors:*

Project success will be measured by whether this newly created open space is utilized by neighborhood residents. It will be evident that the project was successful if the Greenway becomes a passive recreation destination for residents. Another indicator of success will be a decrease in litter and vandalism.

An additional measure of project success is the extent of communication and collaboration that occurs between internal and external stakeholders. Though there is a fair amount of collaboration presently, the level of involvement could be increased. The project will only be successful, if over time, the residents take more ownership in the Greenway by helping maintain the area and participating in any fundraising efforts to finance maintenance and improvements. Staff will encourage and foster these relationships.

7. *Budget:*

The Public Works Department and the West Newton Advisory Committee are requesting \$347,036 for the improvements to the Cheesecake Brook Greenway. See the cost estimate provided by Weston & Sampson in Attachments F. This figure includes estimates in the areas of design fee, bid package preparation, construction and project management. The cost estimates were prepared by Weston & Sampson and seem accurate in City staff's experience.

The estimated construction cost for improvements to Cheesecake Brook Greenway is \$266,950. Construction document preparation is estimated at ten percent of the project cost, at \$26,695. Project management could run up to five percent of the project cost or \$13,348. The construction portion factors in a 15 percent contingency of \$40,043 to allow for any adjustments in design or in the cost of materials or labor.

The total hard costs for the Cheesecake Brook Greenway project are estimated at \$266,950 and soft costs, consisting of construction documents preparation and construction oversight, total \$80,086.

8. *Other Funding:*

After Community Preservation funds, CDBG funds are the most significant resource available to the West Newton target neighborhood with respect to open space. Newton's housing and community development program receives approximately \$2.3 million dollars each year, of which roughly

\$179,200 is allocated to neighborhood improvements. These funds rotate annually between the four Newton neighborhoods with the highest concentration of low- and moderate-income people.

In FY06, the West Newton target neighborhood received \$185,000 in CDBG funds, and the West Newton Advisory Committee voted to concentrate this limited allocation on one project—the Cheesecake Brook Greenway improvements—in order to achieve the maximum desired outcome. The initial contract with Weston & Sampson for a concept plan was for \$28,000. A contract amendment for an additional \$20,000 is currently being prepared to allow Weston & Sampson to supply the City with preliminary designs, contract documents, bid assistance and construction administration for the CDBG-funded portion of the Cheesecake Brook Greenway improvements. The remainder of the CDBG funds will be used on Phase 1 improvements to the Greenway.

The City of Newton’s recently enacted storm drain fee program will produce roughly \$575,000 for the City and will include an initial reserve of \$150,000 for capital expenditures for stormwater projects in the first year. Funding from the fees collected could possibly be used to improve the Cheesecake Brook drainage system. Additionally, members of the WNAC and interested citizens have discussed the possibility of conducting fundraising campaigns for improvements to and maintenance of the Greenway.

9. *Maintenance:*

As is the case with CPA funds, CDBG funds are prohibited from being used for maintenance costs. Currently, the only regular maintenance that takes place on the Greenway is grass cutting. Once the improvements are implemented, the Parks and Recreation Department will continue to manage the contract for the company that cuts the grass on the Greenway.

Additionally, the landscaping improvements that are recommended in the concept plan—particularly the selective clearing and pruning—will result in the eradication of invasive species such as Japanese knotweed, purple loosestrife and poison ivy and will hopefully decrease the need for regular maintenance of the area in the future. Members of the West Newton Advisory Committee and interested citizens are aware of the prohibitions against allocating funds for maintenance and have discussed their role in maintaining the improvements to the area.

Additional Information:

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

The Cheesecake Brook Greenway is City-owned property. The Department of Public Works has jurisdiction over the site.

11. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.

The existing conditions, photos, and concept master plan for Cheesecake Brook Greenway can be found in the attachments section of this application. Attachment A shows the existing conditions for Cheesecake Brook Greenway, while Attachment B is the tree assessment completed by Weston & Sampson. Attachment C presents photos of the Greenway. Attachment D is the concept master plan for the Greenway, and Attachment E provides images of intended improvements. Other supporting documents, including the cost estimate, can be found in the attachments section.

12. Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.

Per the Assessor's Office, Cheesecake Brook is zoned for public use.

13. Evidence that the appropriate City Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Parks and Recreation Commission).

The Conservation Commission will need to approve this project as the site is a floodplain. Conservation Commission approval will be sought during the fall of 2006. After consultation with the City's Conservation Agent, approval of the project looks certain.

14. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

Per the Commissioner of the Department of Public Works and the City Engineer, there are no hazardous materials at this site.

15. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

The concept plan for improvements to the Cheesecake Brook Greenway was developed by a licensed full-service engineering firm which also employs licensed landscape architects. The project will be publicly bid to private contractors. Prior to accepting the qualified low bidder for the project, references will be checked to ensure the contractors are qualified and meet the standards that are necessary for this project.

16. Information indicating how this project can be used to achieve additional community benefits.

The Cheesecake Brook Greenway project has already achieved additional community benefits without ground having been broken. At one of the initial meetings in the West Newton target neighborhood, the issue of parking on Harrington Street, which is adjacent to the Greenway, was raised. Parking was allowed on both sides of Harrington, and residents said that this made the street quite difficult to navigate. They often had difficulty getting out of their driveways, and it was complicated, if not

impossible, for larger vehicles such as ambulances and fire trucks to get down the street. One of the ward aldermen worked with several residents to have parking banned on one side of the street, and according to a resident on the WNAC, the parking ban has reinvigorated the residents of the street. They now believe that changes can be made, and that they can play a valuable role in improving their neighborhood. The effort to institute a parking ban galvanized a number of the residents, and they are now energized and ready to undertake improvements to the Cheesecake Brook Greenway.

Not only will the improvements to the Cheesecake Brook Greenway create open space in the neighborhood, but they will provide a community gathering space, offering residents a place to meet and socialize. While residents are in close proximity to the amenities north of Watertown Street at the Russell J. Halloran Sports and Recreation Complex, many have expressed enthusiasm at the prospect of having a “neighborhood” place to gather and enjoy both nature and their neighbors. The development of the Cheesecake Brook Greenway will serve to foster community spirit and interaction among residents, something that many feel is missing from their neighborhood.

The Cheesecake Brook Greenway project has also achieved the additional community benefit of providing opportunities for the exchange of ideas and information. City staff and residents involved in the Greenway project have had regular communication with the Friends of Albemarle, the group that submitted a CPA funding application for the portion of the brook running between Watertown and Crafts streets. The simultaneously developing projects have allowed interested residents and City staff to share information, develop ideas that complement each other and to work cooperatively instead of in a vacuum with little or no outside input.



Item	Quantity	Unit	Unit Cost	Total Cost	CDBG Funding	CPA Funding Needed
General Conditions						
Mobilization	1	ls	\$ 5,000.00	\$ 5,000	\$ 5,000	\$ -
Erosion Control	1	ls	\$ 10,000.00	\$ 10,000	\$ 4,000	\$ 6,000
Site Preparation	1	ls	\$ 8,000.00	\$ 8,000	\$ 2,000	\$ 6,000
Demolition	1	ls	\$ 6,200.00	\$ 6,200	\$ 3,500	\$ 2,700
Earthwork	1	ls	\$ 32,000.00	\$ 32,000	\$ 6,500	\$ 25,500
Lawn Work	1	ls	\$ 15,000.00	\$ 15,000	\$ 2,000	\$ 13,000
Tree removal	14	ea	\$ 500.00	\$ 7,000	\$ 2,500	\$ 4,500
Selective clearing + Pruning	1	ls	\$ 20,000.00	\$ 20,000	\$ 12,000	\$ 8,000
Subtotal			\$ 96,700.00	\$ 103,200	\$ 37,500	\$ 65,700

Pathway

Asphalt (assume 3" depth)	56	tons	\$ 125.00	\$ 7,000	\$ 7,000	\$ -
Chipseal (on top of asphalt)	3,000	SF	\$ 1.50	\$ 4,500	\$ 4,500	\$ -
Subtotal				\$ 11,500	\$ 11,500	\$ -

Footbridge

Stone (prefab bridge structure)	1	ls	\$ 50,000.00	\$ 50,000	\$ -	\$ 50,000
Subtotal				\$ 50,000	\$ -	\$ 50,000

Fencing

4'H Decorative Aluminum Fence	2,610	lf	\$ 75.00	\$ 195,750	60,000	\$ 135,750
Gates	2	ea	\$ 400.00	\$ 800	800	\$ -
Guard rail (specific locations)	40	lf	\$ 110.00	\$ 4,400	\$ -	\$ 4,400
Subtotal				\$ 196,550	\$ 60,800	\$ 135,750

Furnishings and Landscape

Benches	5	ea	\$ 1,500.00	\$ 7,500	\$ 4,500	\$ 3,000
Trash Receptacles	3	ea	\$ 1,000.00	\$ 3,000	\$ 1,000	\$ 2,000
Interpretive Signage	2	ea	\$ 2,500.00	\$ 5,000	\$ -	\$ 5,000
Shrubs	50	ea	\$ 80.00	\$ 4,000	\$ 2,000	\$ 2,000
Trees	5	ea	\$ 500.00	\$ 2,500	\$ 1,500	\$ 1,000
Wildlife Habitat Structures	10	ea	\$ 150.00	\$ 1,500	\$ -	\$ 1,500
Pollinator Gardens	2		\$ 500.00	\$ 1,000	\$ -	\$ 1,000
Subtotal				\$ 24,500	\$ 9,000	\$ 15,500

Total				\$ 385,750	\$ 118,800	\$ 266,950
Contingency Fee (15%)				\$ 57,863	\$ 17,820	\$ 40,043
Design & Project Mgmt. Fees				\$ 60,043	\$ 20,000	\$ 40,043
GRAND TOTAL				\$ 503,656	\$ 156,620	\$ 347,036

Cheesecake Brook Greenway Photos



Aerial view of Cheesecake Brook Greenway



Cheesecake Brook Greenway looking east from Eddy Street

Cheesecake Brook Greenway Photos



South slope of Cheesecake Brook Greenway near Eddy Street



Eddy Street end of Cheesecake Brook Greenway

Cheesecake Brook Greenway Photos



Cheesecake Brook Greenway looking west from Watertown Street



South slope of Cheesecake Brook Greenway near Watertown Street

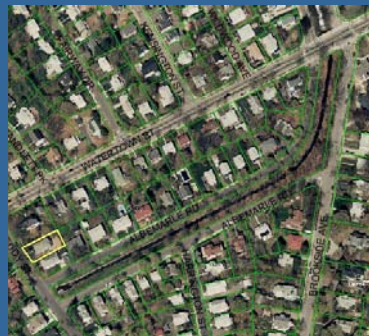
Cheesecake Brook Greenway Improvements

Presented to the
Community Preservation
Committee

October 30, 2006

Cheesecake Brook Greenway: General Information

- Cheesecake Brook runs from south of the Turnpike until it flows into the Charles River near Watertown.
- The brook is under the jurisdiction of DPW.
- The 1.7-acre portion of the brook dubbed the Greenway runs from Eddy Street to Watertown Street.



Cheesecake Brook Greenway: Current Conditions



- The Watertown Street end of the brook is steeply sloped and heavily wooded, while the Eddy Street end is an open, gently sloped grassy area.



Cheesecake Brook Greenway: Current Conditions

- The Greenway portion of the brook is surrounded by an unattractive chain link fence.

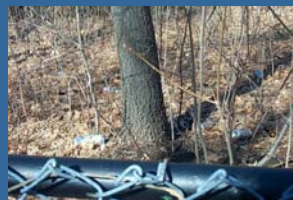


Cheesecake Brook Greenway: Current Conditions



Cheesecake Brook Greenway: Development of Project

- July 2004—Greenway identified as priority neighborhood improvement project
- January 2005—Full amount of CDBG funding allocated to Greenway project



Cheesecake Brook Greenway: Development of Project

- October 2005—Weston & Sampson hired to develop concept plan for Greenway.



- February-May 2006—Public meetings held to gather feedback on concept plan.

Cheesecake Brook Greenway: Development of Project



- May 2006—Concept plan approved, including Phase 1 CDBG-funded package
- Fall 2006—Weston & Sampson contract amended to include construction documents and bid package

Cheesecake Brook Greenway: Project Goals

- Create neighborhood asset to be used for passive recreation and special activities and events at amphitheater/classroom area
- Install pathways, new fencing, new landscaping
- Install seating areas and lighting
- Clear and prune overgrown areas to eliminate non-native species
- Create link to open space areas north of Greenway
- Provide wildlife habitat

Cheesecake Brook Greenway: New Site Amenities



Cheesecake Brook Greenway: New Site Amenities



Cheesecake Brook CDBG-Funded Improvements

- Site work (erosion control, demolition, lawn work, tree removal, clearing and pruning)
- Pathways
- Amphitheater/outdoor classroom
- Fencing and gates
- Site amenities (benches, trash receptacles, trees and shrubs)

Cheesecake Brook CPA-Funded Improvements Request

- Pathways
- Fencing
- Footbridge
- Lighting
- Additional site work
- Site amenities

Cheesecake Brook Budget

- Total Greenway project cost (including design fees): \$578,673
- CDBG-funded design & improvements costs: \$185,000
- CPA funding request: \$393,673