

City of Newton



# City of Newton, Massachusetts Community Preservation Committee

## MEMORANDUM

David B. Cohen  
Mayor

TO: Honorable Board of Aldermen  
FROM: Community Preservation Committee  
DATE: 31 March 2004  
RE: **CPC Recommendation for CPA Funding**

**PROJECT TITLE:** CABOT OUTDOOR CLASSROOM  
**CPA PROJECT ID:** CPA-FY04- 2  
**CPA CATEGORY:** Recreation

### PROJECT DESCRIPTION

The applicants, Newton Public Schools and the Public Buildings Department, originally requested \$37,610 to be used for the creation of an outdoor classroom at Cabot Elementary School. However, based on the design as conceived through a student initiative, a supplemental budget was submitted on March 24 which revised the CPA request to \$68,270. The project would transform an unused and non-maintained outdoor space adjacent to the school into park space with landscaping, brick paths, a granite seating area, benches, birdbath/bird house/sundial, and a trellis. The design was created by Cabot School students as part of the Learning by Design program where students were directly involved with visioning, planning, and designing the space. The construction phase is planned to begin in the spring/summer 2004.

### FINDINGS

#### Community Preservation Act (MGL 44B)

1. The project complies with the definition of Recreational use under §2 which includes, but is not limited to “. . . the use of land as a park, playground. . .” An outdoor classroom is a park with an added educational component.
2. The project complies with §5(b)(2), which allows the CPA to fund the creation and preservation of land for recreational use. Since this project would transform a left-over piece of land into an outdoor classroom, it would create land for recreational use.

#### Newton Community Preservation Plan Overarching Goals

1. Contribute to the preservation of Newton's unique character, boost the vitality of the community and enhance the quality of life for its residents.	Yes
2. Serve more than one CPA category.	No
3. Demonstrate the highest cost/benefit value relative to other proposals.	See below
4. Leverage other public and/or private funds.	Yes, see below
5. Preserve a resource or opportunity that would otherwise be lost.	Yes
6. Create incentives for other private projects to occur.	No
7. Show that a project is the most reasonable available option to achieve the objective.	Yes
8. Demonstrate strong community support.	Yes, see below
9. Serve to equitably distribute CPA funds throughout the City.	See below

## Additional comments on selected goals:

Goal #3: Projects received during the November funding round included a high CPA cost of \$375,000 and a low CPA cost of \$2,000. The CPA cost for this project \$68,270. The relative benefit for this project is the creation of a new outdoor classroom/public park area for the use and enjoyment by the students, teachers, and the neighborhood.

Goal #4: According to the supplemental budget (24 March 2004), the project leverages additional funding from the PTO (\$10,230), Disney Award (\$2,500), and Cabot Funds (\$1,000). In addition, the budget states that the Principal PTO Discretionary Fund and the PTO will contribute \$1,000 annually for maintenance by a newly formed PTO committee for maintenance.

Goal #8: The project has strong community support as detailed and documented in the application. In addition, at the public hearing on November 24, many citizens spoke in favor of the project. One citizen spoke in opposition due to the feeling that the project would only benefit the immediate neighborhood and not the City as a whole.

Goal #9: The November round of applications includes funding requests for projects in Nonantum, Newtonville, Upper Falls, Newton Corner, West Newton, Newton Center, Chestnut Hill, and Newton Highlands; this project is located in Newtonville.

**Recreation Goals**

1. Address the needs targeted in the <i>Recreation and Open Space Plan</i> and take advantage of other opportunities to meet the recreation needs of the residents of the City.	Yes, see below
2. Meet the recreation needs of the greatest number of residents possible.	No
3. Meet the greatest variety of recreation needs possible.	No
4. Serve passive as well as active uses. Finding ways to balance the range of recreational opportunities and serve the diverse recreation needs of the community is a priority of the CPC.	See below
5. Preserve sight lines consistent with open space. . . . Decisions about scale and placement should be made with the objective of enhancing or enabling open views.	NA
6. Access for disabled residents should be included in plans wherever possible.	Yes

## Additional comments on selected goals:

Goal #1: Although the project is not specifically mentioned in the updated *Recreation and Open Space Plan*, the project will help meet the passive recreation needs of the neighborhood.

Goal #4: While this project would primarily serve passive recreation uses, it is part of a larger school field complex that primarily services active recreation uses. Therefore, this project provides more balance and greater variety of recreational opportunity for the neighborhood.

### **CPC RECOMMENDATION**

The proposal is consistent with the CPA criteria and many of the Plan's goals, as described above. Therefore, the Community Preservation Committee voted unanimously to recommend funding this application to create an outdoor classroom/park by appropriating and transferring the sum of Sixty-Eight Thousand Two Hundred and Seventy Dollars (\$68,270) from the Community Preservation Unreserved Funds, to be expended under the direction and control of the School Committee for purposes of funding a portion of the costs for creating an outdoor classroom/park at Cabot School as detailed in the application (submitted on 1 November 2003).

1. The applicant shall obtain written confirmation from the Park & Recreation Commission that the project is in compliance with the Park & Recreation Commission's Fencing Policy. This written confirmation shall be submitted to the Director of Planning and Development prior to use of any CPA funds.
2. The project shall be reviewed by the Landscape Advisory Council and written documentation of this review shall be submitted to the Director of Planning and Development prior to the use of any CPA funds.
3. Work shall commence no later than 31 December 2004 and shall be completed no later than 31 December 2005 or such other date(s) as may be approved in writing by the Director of Planning and Development. In the event of failure to meet the project start or completion dates as stated herein or as approved by the Director of Planning and Development, any remaining funds in the project account shall be returned to the Newton Community Preservation Fund.
4. If the total project cost is lower than the estimated budget, then the difference shall be returned to the Community Preservation Fund.
5. Any portion of the grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

MAR 24 2004

**CABOT SCHOOL**  
**229 Cabot Street**  
**Newtonville, MA 02460**

**Marilynne Smith Quarcoo**  
**Principal**

**617-559-9400**  
**FAX 617-552-5584**

March 22, 2004

Dear Community Preservation Act Committee,

Attached please find the proposed design and accompanying budget for the outdoor classroom and community garden. The Cabot School Design Review Committee is submitting the proposed design. This committee consists of parents and school staff. Parents on the committee include a landscape architect, a construction manager, and an abutter.

During January and February, Cabot School students in grades 2-5 worked in design teams to create submissions for consideration of features for the outdoor space. After careful consideration of the viability and appropriateness of the close to ninety design submitted prototypes, the review committee made recommendations to the parent architect in order for him to render the proposed plan. The final design is a result of our careful consideration of cost, usability, maintenance, and aesthetics.

We look forward to your input at the meeting on March 31, 2004. If you need clarification or have questions, feel free to contact me.

Sincerely,

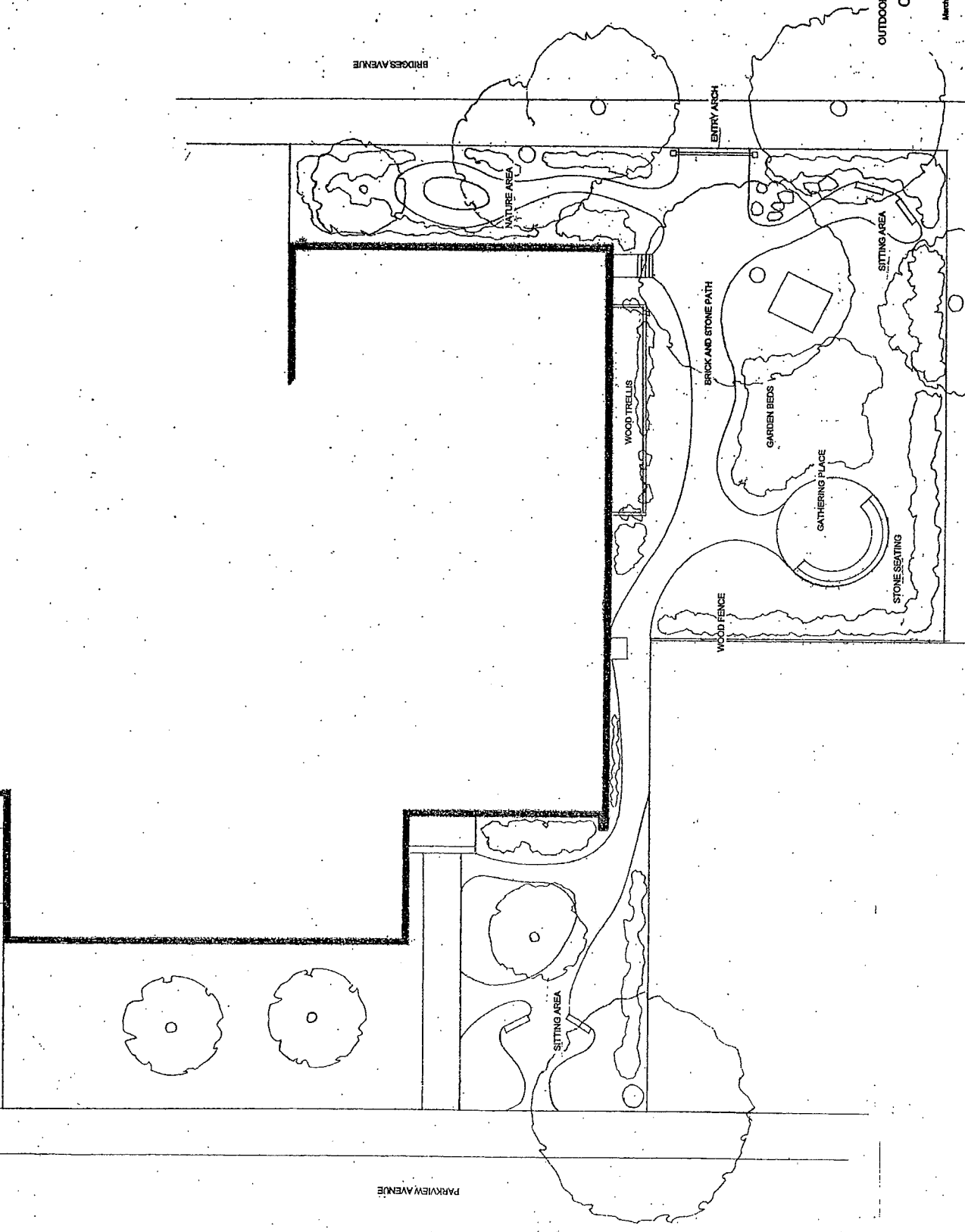
  
Marilynne Smith Quarcoo  
Principal

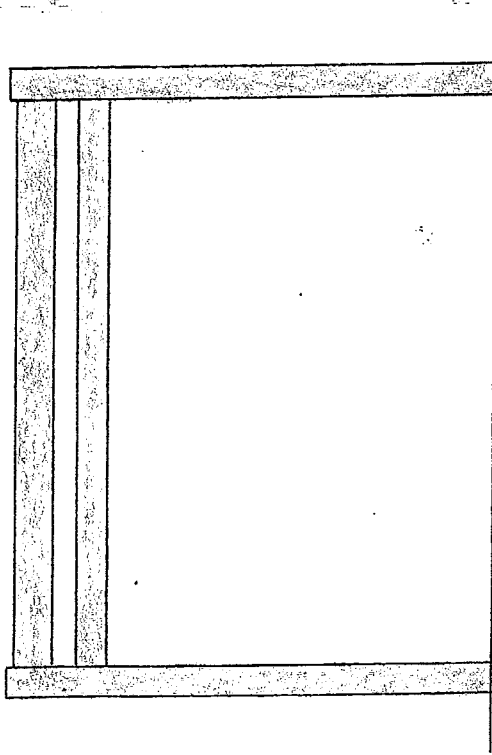
OUTDOOR CLASSROOM PROJECT  
Cabot School  
Newton, MA  
March 15, 2004 Scale: 1/8" = 1'



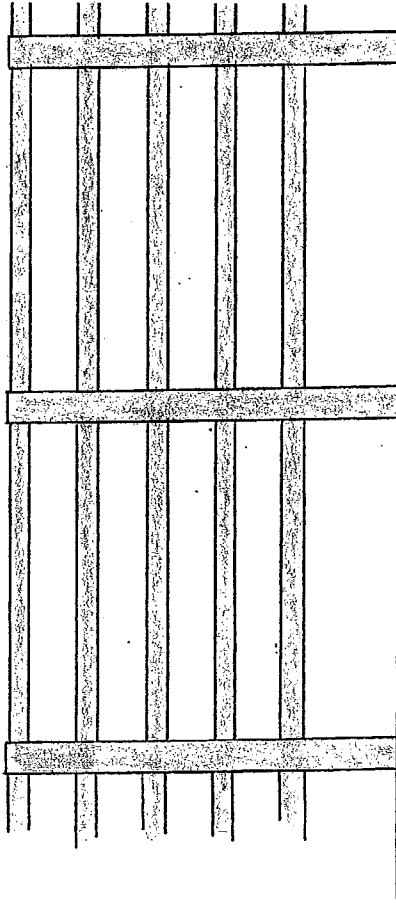
BRIDGES AVENUE

PARKVIEW AVENUE

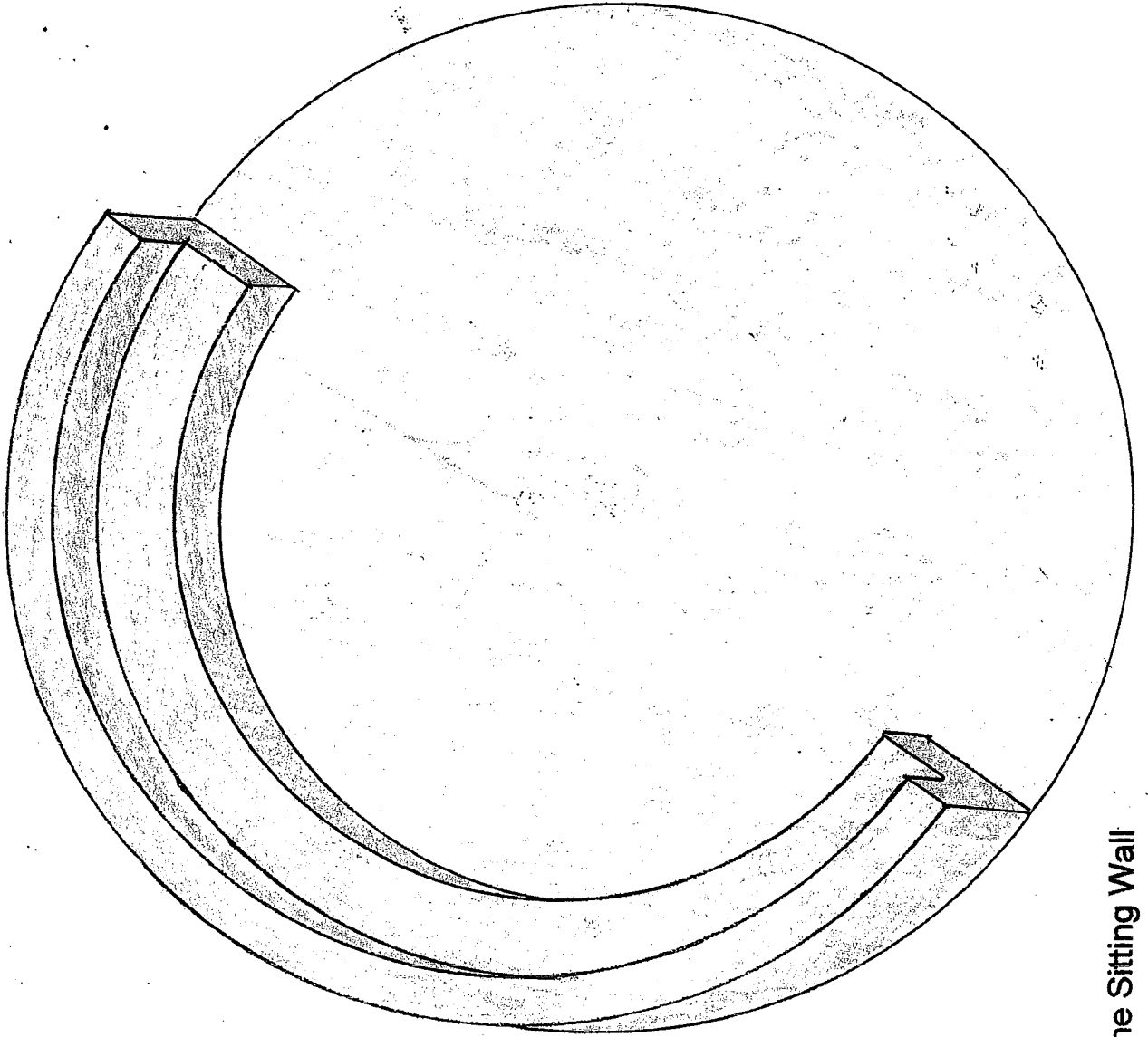




Wood Entry Arch



Wood Trellis



Stone Sitting Wall

**CABOT OUTDOOR CLASSROOM BUDGET**  
**Revised March 24, 2004**

	<u>Cost</u>	<u>In Kind</u>	<u>Net</u>
<b>Site Prep/Excavation/Removal</b>	\$ 7,500	\$6,500	\$ 1,000
<b>Walkway/Path</b>			
Brick w/granite border & stone dust base			
<b>Materials</b>	17,500	-	17,500
<b>Labor</b>	7,500	6,000	1,500
<b>Seating Area</b>			
Granite, two-tier, seating for 24 students			
<b>Materials</b>	32,500	-	32,500
<b>Labor</b>	12,000	8,000	4,000
<b>Plantings</b>			
Plants/shrubs/trees/bulbs			
<b>Materials</b>	12,000	-	12,000
<b>Labor</b>	3,000	3,000	-
<b>Entry Archway</b>			
Cedar and pressure-treated lumber			
<b>Materials</b>	550	-	550
<b>Labor</b>	500	500	-
<b>Trellis</b>			
Cedar and pressure-treated lumber			
<b>Materials</b>	3,200	-	3,200
<b>Labor</b>	2,500	1,750	750
<b>Fence</b>			
Cedar and pressure-treated lumber			
<b>Materials</b>	4,500	-	4,500
<b>Labor</b>	3,500	2,500	1,000
<b>Four Benches</b>			
<b>Materials</b>	2,000	-	2,000
<b>Labor</b>	500	500	-
<b>Bird Bath/Bird House/Sundial</b>			
<b>Materials</b>	1,500	-	1,500
<b>Labor</b>	500	500	-
<b>Project Management</b>	7,500	7,500	-
<b>Landscape Design</b>	4,500	4,500	-
<b>Total Cost</b>			<b>\$82,000</b>
<b>Less</b> PTO Funds			10,230
Disney Award			2,500
Cabot Funds			1,000
<b>Balance Sought: Community Preservation Act</b>			<b>\$68,270</b>

**Maintenance:** The annual \$1,000 maintenance expense will be shared by the Principal (using the Principal PTO Discretionary Fund) and the PTO. A PTO committee for maintenance of this project has been established, and a \$1,000 line item has been added to the PTO annual budget and will be increased accordingly each year.