



Stearns Park & Pellegrini Park PHASE 1 IMPROVEMENTS

CPA Application
October 3, 2005





David B. Cohen
Mayor

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

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

Name of Applicant¹ Parks and Recreation Department

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

Contact Name Kathy Zegarelli, Chair, Nonantum Advisory Committee
Tom Cahill, Parks and Recreation Department

Mailing Address 166 Chapel Street **City** Newton **State** MA **Zip** 02459

Daytime Phone (617) 796-1048 **Email** kzegarelli@newtonma.gov

Name of Proposal Stearns Park and Pellegrini Park Phase 1 Improvements

Address of Proposal (or assessor's parcel id) Stearns Park: Parcel ID # 11010 0007 and 11010 0002A,
Frontage on Jasset Street and Watertown Street, respectively

Pellegrini Park: 11 Hawthorn Street. Parcel ID # 140160 0033
and 23010 0002, Frontage on Hawthorn Street and Lothrop
Street, respectively

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

CPA Funding Requested \$1,490,000 **Total Cost of Proposed Project** \$1,635,000

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.

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.**

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.)
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. Contact Jennifer Goldson, Community Preservation Planner, at 617-796-1131 or jgoldson@ci.newton.ma.us to arrange for 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)

STEARNS PARK & PELLEGRINI PARK

PHASE 1 IMPROVEMENTS

Application for Community Preservation Funding

Located on the site of the former Stearns School, Stearns Park is nestled in the village of Nonantum off Watertown Street on Jasset Street. At approximately 3.5 acres, this neighborhood park currently contains both passive and active recreation areas, including a large open space with benches, game tables, and walkways; a basketball court; a little league baseball diamond; a tot-lot; swing sets; and two tennis courts.

Pellegrini Park, another Nonantum neighborhood park measuring approximately 4.5 acres, boasts many active recreation options including soccer, softball, two tennis courts, indoor and outdoor basketball, indoor volleyball, and children's play structures. Pellegrini Park hosts several community events and concerts, most notably the annual weeklong Festival in July. Pellegrini Park is home to the only year-round staffed park activity building. This building also serves as a City polling place.

Over the years, enhancements have been made to Stearns Park and Pellegrini Park with funds from both the Parks and Recreation Department and the Community Development Block Grant (CDBG) Program, which is administered by the Planning and Development Department. Most recently at Stearns Park, CDBG spent \$24,466 in FY2001 for new light fixtures, game tables, and benches. At Pellegrini Park, as part of a FY2000 project, various park improvements were made including new play equipment (swings, rockers, etc.), new gym lighting, construction of a retaining wall and fence in the courtyard, partial parking lot paving and planting of some new trees by the parking lot. This was done at a cost of \$95,528.78.

Despite these piecemeal improvements, neighborhood residents are not satisfied with the condition of the parks, nor do they feel that they are fully meeting the recreational needs of the community. Past projects were planned with budgetary constraints in mind, not with an overall assessment of existing conditions as they related to the established recreation needs of the neighborhood or how the various uses relate to one another. (For example, the accessibility of the various activities at Pellegrini Park is poor or non-existent.) The improvements have left both parks are presently in passable condition but will need significant injections of funding for renovations in the near future to keep them in usable condition.

Located just over .5 mile apart from each other, the importance of both of these parks is held deeply by area residents. As a result of their concern for their parks, area residents, the Nonantum Advisory Committee (NAC) and various City departments have called for a change in the way parks are improved. Two years ago, NAC partnered with the Parks and Recreation Department to apply for CPA fund for the creation of master plans for Stearns Park and Pellegrini Park with the goal of making larger-scale, quality improvements that factor in existing conditions and community need.

This September, the plans were completed and accepted by the community and the Parks and Recreation Commission. This pilot attempt has been very successful to date in the opinion of the NAC, Planning and Development Department staff, and Parks and Recreation Department staff. By providing an outlet for voicing frustrations and ideas for improvements, the community has already

been strengthened by the planning process. By implementing portions of the community-based conceptual plans, it promises to raise further the community's pride and enthusiasm, and will continue to coalesce a new generation of activists.

Through this application, the community aims to continue the momentum built as a result of the master planning and take it to the next level— preparation of the construction documents and execution of Phase 1 improvements at both parks. Planning for the parks was done simultaneously because of their proximity and because addressing one over the other may have caused neighborhood discord. It is the hope of the applicants and neighborhood residents that improvements will also be implemented concurrently.

1. *Project Goals:*

The Parks and Recreation Department and the NAC are partnering to request nearly \$1.5 million for the implementation of the Phase 1 improvements of the park improvement plans for Stearns Park and Pellegrini Park. The primary goal of this request is to seamlessly continue the community planning effort that commenced in Spring 2005 through implementing the improvements developed by the neighborhood.

Through a Request for Qualifications (RFQ) procurement process, Pressley Associates, Inc. was hired to develop the park improvement plans. They began the effort by fully inventorying and assessing the parks.

Additionally, they met regularly with City staff to discuss and review the concept plans. The plans have undergone numerous iterations based on input from the community and feedback from staff.

In April 2005, a questionnaire was sent to the over 1,300 households within a quarter-mile of both parks to solicit information about the usage patterns of and attitudes toward both parks. A 9% response rate was received, numbering approximately 125 surveys. (See Attachment J: Questionnaire and Responses). The comments were useful in gauging key concerns and helpful for the preparation of the first community meeting.

On May 16, 2005, the first park planning meeting was held for Stearns Park and Pellegrini Park. Approximately 20 residents attended to discuss the basic desires and concerns. At the second meeting on June 2, a mini design charrette was held to give the residents the opportunity for direct input on what the major park uses should be. In short, the communities were generally pleased with the basic layout and uses of the parks with more attention being given to the play areas. On June 22, several design schemes were presented to the group of over thirty residents. Consensus was generally received on modified versions of the presented plans. Since this meeting, the consultant, the Parks and Recreation Department and the Planning and Development Department have scrutinized the details and adjusted the designs slightly to accommodate maintenance needs. The final unveiling of the plans to the neighborhood was held on September 26, 2005. In October, Pressley Associates will deliver a final submittal documenting the entire process.

As shown later in the project timeline, this request for Community Preservation funds for the Phase 1 implementation, if approved, would be the second of at least three requests.

The goals of this entire effort are:

- Maximize recreational opportunities for all ages
- Improve accessibility throughout the parks, both for pedestrians, cyclists and motorists
- Bring order and flow to the fragmented sections of the parks
- Beautify the parks through new trees, shrubs, and community planting opportunities
- Use better and more durable materials that raise the standards of safety, cleanliness and accessibility
- Increase park usage by providing a more inviting and exciting park
- Instill a better sense of identity through park signage, decorative fencing, landscaping, etc.
- Keep parks flexible for special activities and events
- Provide more seating throughout the parks
- Implement park improvement plans in timely and steady fashion
- Boost the spirit and involvement of the Nonantum community

2. Community Need:

The City’s Open Space Plan recognizes that the Nonantum village has significantly fewer acres per 1000 people than do other parts of the City. Though new pocket parks are encouraged, the opportunities are rare. Therefore strengthening the existing parks becomes crucial for providing sufficient recreational opportunities and for maintaining the quality of life and vitality of the neighborhood. (Note: The City attempted to expand Stearns Park by .5 acre but negotiations fell through for a lot abutting the park that fronts Watertown Street. The lot was sold to a private developer who has recently constructed four high-end condos.)

The City’s Open Space Plan also recommends the development of master plans, accessibility improvements, safe playgrounds, reconstruction of playfields, and the creation of passive recreation areas near active recreation areas. The concept plans for both parks address these priorities.

The following tables show the requested changes that address the community’s needs at the two parks.

Please refer to the conceptual plan for Stearns Park in Attachment E- “Improvements to Stearns Park” and the associated cost estimate in Attachment G.

PROPOSED IMPROVEMENTS TO STEARNS PARK
PHASE 1:
Cluster all play equipment into one visually interesting and attractive area, have more accessible play pieces, and install an “adventure” play section for older kids
Utilize rubberized safety surfacing underneath play equipment
Remove metal shade shelter, replace with new, more attractive structure
Improve curb appeal through the installation of decorative metal fencing with mowing strip in front of play area, landscaping, and tree planting/pruning
Offer new half-basketball court and remove all athletic lighting
Reconstruct tennis courts, including new fencing
Connect park through new accessible pathways in play area
Create a new accessible pathway linking the new senior housing to the park (alternate item in Phase 1)
Install two new accessible bubblers- one in play area, one by tennis courts
Furnish park with other site equipment such as benches and decorative trash cans

PHASE 2:
Rebuild existing pathways to improve accessibility and to better connect people to park features
Add more security lighting to match existing along new sections of path
Make improvements to little league-sized ball field including fully skinned infield, new backstop, player's benches, and some field regrading
Replace all border fencing with new black vinyl-coated chain link fencing with mowing strip
Create interpretive signage retelling the site's history and install main Stearns Park sign
Remove all wooden benches and replace with new recycled plastic benches and add new decorative trash cans
Build several clusters of picnic tables
Address lawn needs and plant a few new trees

Please refer to the conceptual plan for Pellegrini Park in Attachment F- "Improvements to Pellegrini Park" and the associated cost estimate in Attachment H.

PROPOSED IMPROVEMENTS TO PELLEGRINI PARK
PHASE 1:
Formalize parking lot to include spots for 16 cars and 2 handicapped accessible spots
Improve curb appeal through the installation of decorative metal fencing with mowing strip in front of parking lot, park identification signage, as well as extensive landscaping and trees
Create accessible pedestrian-only entrance from Hawthorn Street to the Activity Building, including seating, bike racks, and an opportunity for a community garden/planting area
Light the section of the pedestrian paths from the street to the building with security lighting
Reorganize courtyard area to include a half-basketball court, play area, water play and swings, picnic tables, shade pavilion, and multi-purpose open space
Utilize rubberized safety surfacing underneath play equipment
Construct a seatwall in the rear of the courtyard to facilitate special events and concerts
Increase handicapped accessibility in courtyard through selective use of harder surface than stonedust, and make a fully accessible route from the street to the Activity Building and the courtyard
Fence courtyard and play area with new black vinyl-coated chain link fencing with mowing strip
Furnish park with other site equipment such as benches, a bubbler, and decorative trash cans
PHASE 2:
Build new pathways from the play area to the tennis courts, the side park entrance off Nevada Street, and to the softball field
Make improvements to softball field including fully skinned infield, new backstop, player's benches, bleachers, and some field regrading. Also shift the entire field further into the Lothrop Street corner
Replace all border fencing with new black vinyl-coated chain link fencing with mowing strip
Create passive recreation/open space area between tennis courts and courtyard
Add new site equipment including benches, decorative trash cans, and an accessible bubbler by the Lothrop entrance
Install new tennis court fencing with black vinyl-coated chain link
Address any lawn needs and plant new infill trees along borders
Improve soccer and softball fields- extent being discussed as the annual festival causes significant damage to the fields and there is no possibility for on-site irrigation, as the well did not produce enough pressure. This item may also include all new athletic lighting

One of the biggest proposed changes at Stearns Park is the scaling back of a full basketball court to a half basketball court. During the charrette, the residents tried all possible options for keeping a full basketball court somewhere in the park. However, given that they all agreed that the tennis courts, little league field, and open space should remain in the present location, the only place to put it is where it currently is- in the play area. The attendees felt that the play area needed more diverse play structures with respect to handicapped accessibility and different age groups. Considering that literally down the street, there is a full basketball court at Forte Park, and an outdoor half court and an indoor full court at Pellegrini Park, the group was comfortable with the compromise of a half basketball court in exchange for more play equipment at Stearns Park.

Proposed Pellegrini Park improvements would not result in a loss of any recreational features; the items are simply shifted around to comprise a more efficient layout.

3. *Community Support:*

Numerous residents, City of Newton departments, the Mayor, and other elected officials strongly support the continuation of this initiative to improve Stearns Park and Pellegrini Park. Comprising a representative sample of Nonantum residents, the Nonantum Advisory Committee consists of eight formal members, three Aldermen, and more than thirty interested citizens. For nearly 30 years, the NAC has been committed to bettering Nonantum's parks and infrastructure. The NAC voted in favor of this application submission at their meeting on September 14, 2005.

There is also a broad base of support within the City of Newton for implementing Phase 1 of the concept plans for Stearns Park and Pellegrini Park, including the Office of the Mayor, the Parks and Recreation Commission, the Parks and Recreation Department, and the Planning and Development Department. At the September 19, 2005 meeting, the Parks and Recreation Commission voted in favor of submission of this application. Furthermore, all three Ward 1 Aldermen have earnestly offered support for this initiative. Please see the attached letters of support.

4. *Timeline:*

The Parks and Recreation Department and the Nonantum Advisory Committee are eager to press on with the next logical steps in the process- development of construction documents and implementation of Phase 1 improvements at Stearns Park and Pellegrini Park. Several steps along the way can be lengthy including procurement of the consultant and the contractor. Though the timeline for Phase 1 may appear long, there are significant cost advantages to bidding the construction documents at the beginning of the calendar year.

The following timeline documents the major activities that have occurred to date and estimates the future activities of Phase 1 and Phase 2 (in italics).

Activity/Event	Phase	When
Initial CPA application submitted (master planning)	Predevelopment	November 2003
Initial CPA application approved	Predevelopment	April 2004
Matching CDBG funds available	Predevelopment	September 2004
RFQ issued for park improvements planning	Predevelopment	October 2004
Consultant identified- Pressley Associates, Inc.	Predevelopment	November 2004
Consultant's contract finalized	Predevelopment	February 2005
Consultant begins work	Predevelopment	March 2005
Consultant conducts series of 4 community meetings	Predevelopment	May- September 2005
Concept plans finalized and adopted	Predevelopment	September 2005
<i>Phase 1 Implementation CPA application submitted</i>	<i>Phase 1</i>	<i>October 2005</i>
<i>Phase 1 CPA application approved</i>	<i>Phase 1</i>	<i>March 2006</i>
<i>New consultant procured to prepare construction documents and serve as project manager</i>	<i>Phase 1</i>	<i>April-June 2006</i>
<i>Specifications prepared by new consultant</i>	<i>Phase 1</i>	<i>July- October 2006</i>
<i>Documents reviewed and approved</i>	<i>Phase 1</i>	<i>November 2006</i>
<i>Phase 1 project bid</i>	<i>Phase 1</i>	<i>January 2007</i>
<i>Phase 1 project construction period</i>	<i>Phase 1</i>	<i>April- September 2007</i>
<i>Phase 2 CPA application submitted</i>	<i>Phase 2</i>	<i>October 2007</i>
<i>Phase 2 CPA application approved</i>	<i>Phase 2</i>	<i>March 2008</i>
<i>Consultant hired to prepare construction documents and serve as project manager</i>	<i>Phase 2</i>	<i>April-June 2008</i>
<i>Specifications prepared by new consultant</i>	<i>Phase 2</i>	<i>July- October 2008</i>
<i>Documents reviewed and approved</i>	<i>Phase 2</i>	<i>November 2008</i>
<i>Phase 2 project bid</i>	<i>Phase 2</i>	<i>January 2009</i>
<i>Phase 2 project construction period</i>	<i>Phase 2</i>	<i>April- September 2009</i>
<i>Conceptual Plans realized</i>	<i>Phase 2</i>	<i>Fall 2009</i>

5. Credentials:

Staff of both the Parks and Recreation Department and the Planning and Development Department, the department that administers the City's CDBG Program and staffs the NAC, have the experience needed to secure and oversee the appropriate consultant who will prepare the construction documents and bid package and will work with the contractor to bring the Phase 1 plan to fruition. Both departments regularly administer contracts for professional services and construction work.

The NAC also will play a sizeable role in implementing the park improvement plans and reviewing the construction documents. This savvy and vocal neighborhood group serves as a conduit for expressing the needs of the neighborhood. Their community connection will play a key role in the citizen participation process, as they will encourage residents to get involved. Also, through past work with CDBG-funded projects, they are familiar with governmental procedures and can help educate their peers on these processes.

Pressley Associates, Inc, a notable landscape architectural firm, has carefully prepared the two conceptual plans, balancing the desires of the community and the realities of the resources available to manage the parks. Pressley Associates has a long-standing relationship with the City of Newton and understands the inner workings of the City. The City is assured that both the plans and estimates are solid and reasonable.

Though City staff could design and manage the project from an experience standpoint, the scope of the work is extremely extensive and would inundate staff time, as the construction period is likely to span an entire construction season. In order that the regular work responsibilities of staff are not adversely affected, it is requested that a private consultant be hired to prepare the construction documents and oversee the implementation. Various staff would still monitor the progress of the project and the thoroughness of the consultant.

6. *Success Factors:*

Project success will be measured by determining how well the improvements meet the recreation needs of neighborhood residents. Careful oversight is a key factor in the successful implementation of the concept plans. Parks and Recreation and Planning and Development Department staff will try to have as many eyes on the project as possible to ensure correct implementation within the specified timeframe and budget.

Another measure of project success is the extent that partnerships are formed with the City and the community. 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 parks by taking better care of the park and participating in any fundraising efforts to augment park operations. Staff will encourage and foster these relationships. Other expected outcomes of the improvements are greater park usage by neighbors, an increase in pride and comfort level at the park, and a reduction in littering and vandalism.

On a related note, the Department of Housing and Urban Development is requiring CDBG grantees to report on outcome and performance measures for all projects. These measures are currently being developed at a national level and reporting on the outcomes will be required in the near future.

7. *Budget:*

The Parks and Recreation Department and the Nonantum Advisory Committee are requesting \$1,490,000 for the Phase 1 implementation of the park improvement plans for Stearns Park and Pellegrini Park. See Attachments G-I. This figure includes estimates for both parks in the areas of bid package preparation, construction, and project management. The attachments also provide estimates for the second (and final) phase of the concept plans.

The cost estimates were prepared by Pressley Associates, Inc. and seem accurate in City staff's experience. The construction portion factors in a 15% contingency to allow for any adjustments in design or in cost of materials or labor.

The estimated construction cost for Phase 1 improvements at Stearns Park comes to \$600,000. Phase 1 encompasses: 1) the tennis court reconstruction and area improvements, and 2) the playground and half

basketball court. Construction document preparation is estimated at 10% of the project cost, at \$60,000. Project management could run up to 5% of the project cost or \$30,000. The total estimated cost for Stearns Park is \$690,000.

The estimated construction cost for Phase 1 improvements at Pellegrini Park comes to \$822,000. Phase 1 encompasses: 1) the new pedestrian entrance, the parking lot, and area improvements, and 2) the playground, half basketball court, and courtyard. Construction document preparation is estimated at 10% of the project cost or \$82,000. Bid and construction administration could run up to 5% of the project cost or \$41,000. The total estimated cost for Stearns Park is \$945,000.

The total Phase 1 hard costs come to \$1,422,000 and soft costs, consisting of construction documents preparation and construction oversight, come to \$213,000.

8. *Other Funding:*

After Community Preservation funds, the CDBG Program is the most significant resource available to the Nonantum neighborhood with respect to parks and open space. Newton's CDBG Program receives approximately \$3 million dollars each year, of which roughly \$200,000 has been set aside for neighborhood improvements. These funds rotate annually between neighborhoods with the highest concentration of low- and moderate-income people (target neighborhoods). Nonantum has been designated as a target neighborhood since the CDBG Program's inception.

In FY2005, the Nonantum target neighborhood received \$197,368 in CDBG funds and the Nonantum Advisory Committee voted to concentrate this limited allocation on one project in order to achieve the maximum desired outcome. This project is called Nonantum Parks Improvements, and the focus is on Stearns Park and Pellegrini Park.

As the Community Preservation Committee is aware, park improvement planning was approved in FY2004 for up to \$30,000 in CPA funds. The contract award to Pressley Associates was for \$47,450 to be split evenly between CPA and CDBG funds. This contract will be finalized in October. Including associated mailing outreach efforts, the total CPA and CDBG expenditures will amount to approximately \$25,000 each for the predevelopment phase. \$5,000 in CPA funds will not be used.

In addition to the conceptual planning, over \$4,500 in CDBG funding has been spent to replace the backboards in Pellegrini gym this past spring. The remaining CDBG budget for this project is roughly \$165,000, of which \$25,000 will be set aside for interior improvements to the aging activity building at Pellegrini Park. This leaves \$140,000 in CDBG funds to be utilized for either additional design development and/or construction for Phase 1. This \$140,000 in CDBG funds represents nearly 9% of the total estimated cost.

The Nonantum community has some of highest percentages of low- to moderate-income (LMI) households in the City. The entire Nonantum CDBG target area averages 37% LMI households with one census block group reporting up to 47% LMI households. The ability to do significant fundraising is limited by the financial status of many of the residents. In short, by prioritizing all of their CDBG funds on these two parks, the residents may be giving all they can. It is hopeful that two "Friends" groups will be formed and that they will be able to raise some modest funds.

As previously mentioned, four condos were built on an adjacent lot to Stearns Park. Per City ordinance, if any trees are removed as a result of the development, the developer must replace the same quantity of tree caliper on site or pay into a fund. The Stearns Park Place development was unable to fully make up for the loss of trees on site, so approximately \$5,000 is available in a fund for tree planting and tree pruning. These funds have been committed for any tree-related improvements in Stearns Park and Pellegrini Park.

9. *Maintenance:*

As is the case with CPA funds, CDBG funds are prohibited from being used for maintenance costs. Therefore, all maintenance for any improvements made as a result of this planning effort will be funded through the Parks and Recreation Department. Multiple staff persons from the Parks and Recreation Department have reviewed the plans and they have been modified several times as a result, especially in the area of maintenance. The Parks and Recreation Department has agreed to assume any additional costs that may be required as a result of the improvements.

Additionally, some of the plans' features are expected to reduce maintenance costs. The rubberized safety surfacing, though initially more costly, requires very little maintenance and has a lifespan of over ten years. Spigots are being installed near the play areas so that the surfacing may be sprayed down from time to time, as needed. A second unique feature in the plans is a mowing strip beneath the fencing. The mowing strip is an 8-12 inch bituminous surface at the base of the fence that acts as a guide for the wheels of a mower and allows for a cleaner, more landscaped appearance. This measure protects and prolongs the life of the fence by not allowing it to become overgrown with grasses and shrubs.

At Pellegrini Park, several water play pieces are included in the concept plan. The Parks and Recreation Department has stated that they only recommend this installation if the community pays the water bill. Using Newton Community Service Centers' water play area as an example, the annual water bill could run between \$3,500-\$5,000. The community has expressed willingness to engage in fundraising to ensure continued water play at Pellegrini Park (the park currently has a spray pool- see Attachment D: Pellegrini Park Photos).

Additional Information:

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

Stearns Park and Pellegrini Park are City-owned. The Parks and Recreation Department has jurisdiction over both sites.

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 plans for Stearns Park and Pellegrini can be found in the attachments section of this application. Attachments A and B show the existing conditions for the

parks. Attachments C and D present photos of the parks. Attachments E and F detail the park improvement plans for Stearns Park and Pellegrini Park, respectively. Other supporting documents including the cost estimates and public meeting notes can also 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, both Stearns Park and Pellegrini Park are 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 Parks and Recreation Commission approved of the proposal to implement Phase 1 of both concept plans at their September 19, 2005 meeting. Minutes of that meeting may be obtained upon request.

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

Numerous past construction projects have not revealed any hazardous materials at Stearns Park or Pellegrini Park.

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

The park improvement plans for Stearns Park and Pellegrini Park were developed by a licensed landscape architectural firm, Pressley Associates, Inc. The City of Newton will procure a licensed landscaped architect to prepare the construction documents and oversee construction. The project will be put out to public bid to private contractors. Prior to accepting the qualified low bidders for various aspects of 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.**

An indirect outcome of the planning effort has been the formation of a nascent grassroots movement. Nonantum has historically been a close-knit community led by several leaders. Sadly, the passing of these long respected leaders has left a temporary void in the community. A new generation of leaders and activists are slowly emerging, in part as a result of this planning process.

At each of the community meetings, staff has placed a sign-up sheet for those who are interested in joining a "Friends" group for each park. At the final park planning meeting, time was devoted for the

- establishment of such groups so that the residents can play a more active role in caring for and adopting sections of the parks.

An additional benefit of the implementation of the concept plans is the significant improvement in accessibility in each of the parks. From walkways to parking lots to water fountains to picnic tables to play equipment, full or partial accessibility will be factored into each use.

By implementing these community-based plans, there are bound to be additional and numerous positive side effects. In summary, great parks make for great communities!

STEARNS PARK AND PELLEGRINI PARK PHASE 1 IMPLEMENTATION

Attachments List

Attachments struck out
are posted separately on
the Newton CPC website.

- ~~A: Existing Conditions for Stearns Park~~
- ~~B: Existing Conditions for Pellegrini Park~~
- C: Stearns Park Photos
- ~~D: Pellegrini Park Photos~~
- ~~E: Concept Plan for Stearns Park~~
- ~~F: Concept Plan for Pellegrini Park~~
- G: Cost Estimate for Stearns Park
- H: Cost Estimate for Pellegrini Park
- I: Cost Analysis
- ~~J: Questionnaire & Questionnaire Results~~
- ~~K: Meeting Notes 1-4~~

Attachment G: Cost Estimate for Stearns Park



Stearns Park

Schematic Design

04086.00

Aug. 22, 2005

Total SF:	147,040	SUBTOTAL:	\$841,899
COST:	\$968,184	CONTINGENCY @ 15%:	\$126,285

COST/SI	\$6.58	3 PACKAGES TOTAL:	\$968,184
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	Quantity	UNIT	UN Price	Amount
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PACKAGE I - A (TENNIS COURT)

SITE PREPARATION

Site Preparation	11,578	SF	0.50	\$5,789
General Conditions	1	LS	2000.00	\$2,000

SITE PREPARATION SUBTOTAL \$7,789

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	12,195	SF	3.50	\$42,683
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CURBING & PAVING SUBTOTAL \$42,683

SITE IMPROVEMENTS

Tennis Nets(2) & Net Posts(3)	1	EA	1500.00	\$1,500
Drinking Fountain	1	EA	5180.00	\$5,180
Tennis Court Gate (4' Wide, 7' High)	1	EA	1000.00	\$1,000
Tennis Court Fence -10' High	420	LF	60.00	\$25,200
Court Color Coating	11,376	SF	0.50	\$5,688

SITE IMPROVEMENTS SUBTOTAL \$38,568

PACKAGE I - A SUBTOTAL \$89,040

CONTINGENCY @ 15% \$13,356

PACKAGE I - A TOTAL \$102,395

PACKAGE I - B (PLAY AREA)

SITE PREPARATION

Site Preparation	24,257	SF	0.50	\$12,129
General Conditions	1	LS	2000.00	\$2,000

SITE PREPARATION SUBTOTAL \$14,129

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	6,583	SF	3.50	\$23,041
Pour-in-Place Rubberized Surface	7,387	SF	25.00	\$184,675
Granite Curb	297	LF	35.00	\$10,395
Mowing Strip	222	LF	6.75	\$1,499

CURBING & PAVING SUBTOTAL \$219,609

SITE IMPROVEMENTS

Basketball Posts, Backboard, Goal & Net	1	EA	1053.00	\$1,053
Trash Receptacle	1	EA	900.00	\$900
Drinking Fountain	1	EA	5180.00	\$5,180
Bench	4	EA	1200.00	\$4,800
Pavilion	1	EA	29700.00	\$29,700
Swing	1	EA	5000.00	\$5,000
Play Table & Bench	3	EA	595.00	\$1,785
Spring Rider	4	EA	1448.00	\$5,792
Toddlers' Swing	1	EA	3580.00	\$3,580
Play Equipment (Asterope GXY 913)	1	EA	39825.00	\$39,825
Play Equipment (ToTime-Rascal)	1	EA	10855.00	\$10,855
4' Chain Link Fence	199	LF	40.00	\$7,960
4' High, 4' Opening Single Swing Chain Link Gate	1	EA	600.00	\$600
4' Decorative Steel Fence	225	LF	100.00	\$22,500
4' High, 4' Opening Steel Fence Gate	1	EA	1000.00	\$1,000
Drainage Allowance	1	LS	10000.00	\$10,000

SITE IMPROVEMENTS SUBTOTAL \$150,530

LAWNS - 02930

Sod and 6" loam	8,004	SF	1.50	\$12,006
LAWNS SUBTOTAL				\$12,006

PLANTING - 02940

Deciduous Tree 7"	2	EA	3500.00	\$7,000
Deciduous Tree 5"	14	EA	1400.00	\$19,600
Evergreen Tree 10-12'	19	EA	500.00	\$9,500
PLANTING SUBTOTAL				\$36,100

PACKAGE I - B SUBTOTAL				\$432,374
CONTINGENCY @ 15%				\$64,856
PACKAGE I - B TOTAL				\$497,230

PACKAGE I (I-A&I-B) TOTAL				\$599,625
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PACKAGE II (PARK AREA)

SITE PREPARATION

Site Preparation	111,315	SF	0.50	\$55,658
General Conditions	1	LS	4000.00	\$4,000
SITE PREPARATION SUBTOTAL				\$59,658

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	6,396	SF	3.50	\$22,386
Mowing Strip	1,056	LF	6.75	\$7,128
CURBING & PAVING SUBTOTAL				\$29,514

SITE IMPROVEMENTS

Player's Bench	2	EA	336.00	\$672
Backstop	1	EA	3012.00	\$3,012
Trash Receptacle	3	EA	900.00	\$2,700
Pedestrian Path Light	9	EA	5000.00	\$45,000
Bench	4	EA	1200.00	\$4,800
Entrance Granite Bollard	2	EA	1000.00	\$2,000
Relocate Entrance Bollard	2	EA	500.00	\$1,000
Park Signage	1	LS	2500.00	\$2,500
Illustrative Signage	1	LS	1000.00	\$1,000
Picnic Table with Concrete Pad	9	EA	2600.00	\$23,400
6' Vinyl Chain Link Fence	1,170	LF	50.00	\$58,500
6' High, 20' Opening Double Swing Gate	1	EA	2400.00	\$2,400
Drainage Allowance	1	LS	25000.00	\$25,000
SITE IMPROVEMENTS SUBTOTAL				\$171,984

LAWNS - 02930

Hydroseed	106,061	SF	0.50	\$53,031
LAWNS SUBTOTAL				\$53,031

PLANTING - 02940

Deciduous Tree 7"	1	EA	3500.00	\$3,500
Deciduous Tree 5"	2	EA	1400.00	\$2,800
PLANTING SUBTOTAL				\$6,300

PACKAGE II SUBTOTAL				\$320,486
CONTINGENCY @ 15%				\$48,073
PACKAGE II TOTAL				\$368,559

Attachment H: Cost Estimate for Pellegrini Park



Pellegrini Park

Schematic Design

04086.00

Aug. 22, 2005

Total SF:	194,317	SUBTOTAL:	\$1,360,891
COST:	\$1,565,025	CONTINGENCY @ 15%:	\$204,134

COST/SI	\$8.05	3 PACKAGES TOTAL:	\$1,565,025
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	Quantity	UNIT	UN Price	Amount
PACKAGE I - A (ENTRANCE AREA)				

<u>SITE PREPARATION</u>				
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Site Preparation	21,359	SF	0.50	\$10,680
General Conditions	1	LS	2000.00	\$2,000

SITE PREPARATION SUBTOTAL	\$12,680
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<u>CURBING & PAVING - 02500</u>				
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Pedestrian Bituminous Paving	2,224	SF	3.50	\$7,784
Vehicular Bituminous Paving	11,587	SF	4.00	\$46,348
Pedestrian Concrete Paving	351	SF	4.50	\$1,580
Concrete Paver	1,099	SF	16.00	\$17,584
Granite Curb	689	LF	35.00	\$24,115

CURBING & PAVING SUBTOTAL	\$97,411
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<u>SITE IMPROVEMENTS</u>				
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Trash Receptacle	1	EA	900.00	\$900
Pedestrian Path Light	5	EA	5000.00	\$25,000
Uplight	4	EA	900.00	\$3,600
Bench	2	EA	1200.00	\$2,400
Granite Bollard (4.5' x 1.5' x 1.5')	2	EA	1000.00	\$2,000
Pi Bike Rack	3	EA	400.00	\$1,200
Granite Stair	24	LF	65.00	\$1,560
Handrail	38	LF	75.00	\$2,865
Park Sign	1	EA	1500.00	\$1,500
4' Steel Fence	137	LF	100.00	\$13,700
Line Painting	410	LF	1.00	\$410
Drainage Allowance	1	LS	20000.00	\$20,000
Spigot	1	LS	1500.00	\$1,500

SITE IMPROVEMENTS SUBTOTAL	\$76,635
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<u>LAWNS - 02930</u>				
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Hydroseed	3,512	SF	0.50	\$1,756
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LAWNS SUBTOTAL	\$1,756
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<u>PLANTING - 02940</u>				
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Deciduous Tree 5"	6	EA	1400.00	\$8,400
Shrubs	181	EA	60.00	\$10,860
Vines	88	SF	3.00	\$264

PLANTING SUBTOTAL	\$19,524
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PACKAGE I - A SUBTOTAL	\$208,005
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CONTINGENCY @ 15%	\$31,201
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PACKAGE I - A TOTAL	\$239,206
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PACKAGE I - B (PLAYGROUND AREA)				
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<u>SITE PREPARATION</u>				
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Site Preparation	30,723	SF	0.50	\$15,362
General Conditions	1	LS	4000.00	\$4,000

SITE PREPARATION SUBTOTAL	\$19,362
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<u>RESTORATION</u>				
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Restore Mural	1	LS	5000.00	\$5,000
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Recap Block Wall	69	LF	150.00	\$10,350
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RESTORATION SUBTOTAL \$15,350

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	8,056	SF	3.50	\$28,196
Pour-in-Place Rubberized Surface	7,541	SF	25.00	\$188,525
Mulch	3,550	SF	1.00	\$3,550
Granite Curb	132	LF	35.00	\$4,620
Stonedust	8,913	SF	1.00	\$8,913
Mowing Strip (1.5' Wide)	245	LF	6.75	\$1,654

CURBING & PAVING SUBTOTAL \$235,458

SITE IMPROVEMENTS

Basketball Posts, Backboard, Goal & Net	1	EA	1053.00	\$1,053
Trash Receptacle	1	EA	900.00	\$900
Drinking Fountain	1	EA	5180.00	\$5,180
Bench	1	EA	1200.00	\$1,200
Granite Seatwall with Footing	72	LF	450.00	\$32,400
Concrete Seatwall	32	LF	400.00	\$12,800
Picnic Table with Concrete Pad	3	EA	3000.00	\$9,000
Pavilion	1	EA	34396.00	\$34,396
Swing	1	EA	7667.00	\$7,667
Play Table & Bench	3	EA	595.00	\$1,785
Climber	1	EA	8954.00	\$8,954
Spring Rider	4	EA	1448.00	\$5,792
Spring Rider See-Saw	1	EA	2616.00	\$2,616
Toddlers' Swing	1	EA	3580.00	\$3,580
Play Equipment (Wayfarer II, GameTime)	1	EA	22998.00	\$22,998
Water Play Equipments	1	EA	41792.00	\$41,792
8' Vinyl Chain Link Fence	303	LF	60.00	\$18,180
7' High, 4' Opening Single Swing Gate	1	EA	1000.00	\$1,000
4' Chain Link Fence	164	LF	40.00	\$6,560
4' High, 4' Opening Single Swing Gate	1	EA	600.00	\$600
Basketball Court Color Coating	2,688	SF	0.50	\$1,344
Drainage Allowance	1	LS	10000.00	\$10,000
Spigot	1	LS	1000.00	\$1,000

SITE IMPROVEMENTS SUBTOTAL \$230,797

LAWNS - 02930

Hydroseed	2,881	SF	0.50	\$1,441
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LAWNS SUBTOTAL \$1,441

PLANTING - 02940

Deciduous Tree 5"	3	EA	1400.00	\$4,200
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PLANTING SUBTOTAL \$4,200

PACKAGE I - B SUBTOTAL \$506,607

CONTINGENCY @ 15% \$75,991

PACKAGE I - B TOTAL \$582,598

PACKAGE I (I-A&I-B) TOTAL \$821,804

PACKAGE II (SPORT FIELD)

SITE PREPARATION

Site Preparation	138,584	SF	0.50	\$69,292
General Conditions	1	LS	4000.00	\$4,000

SITE PREPARATION SUBTOTAL \$73,292

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	3,794	SF	3.50	\$13,279
Pedestrian Concrete Paving	528	SF	4.50	\$2,376
Mowing Strip	205	LF	6.75	\$1,384

CURBING & PAVING SUBTOTAL \$17,039

SITE IMPROVEMENTS

Player's Bench	4	EA	336.00	\$1,344
Bleacher	1	EA	1166.00	\$1,166

Backstop	1	EA	3012.00	\$3,012
Soccer Goal & Net - Pair	1	EA	1809.00	\$1,809
Trash Receptacle	1	EA	900.00	\$900
Field Light	7	EA	25250.00	\$176,750
Drinking Fountain	1	EA	5180.00	\$5,180
Bench	1	EA	1200.00	\$1,200
Pi Bike Rack	2	EA	400.00	\$800
8' Vinyl Chain Link Fence	1,146	LF	60.00	\$68,760
12' Vinyl Chain Link Fence	88	LF	80.00	\$7,040
10' Vinyl Tennis Court Chain Link Fence	446	LF	60.00	\$26,760
Tennis Court Gate (4' Wide, 7' High)	3	EA	1000.00	\$3,000
Drainage Allowance	1	LS	70000.00	\$70,000
Spigot	1	LS	1500.00	\$1,500

SITE IMPROVEMENTS SUBTOTAL \$369,221

LAWNS - 02930

Hydroseed	104,509	SF	0.50	\$52,255
6" Crush Stone Underdrain & Filter Fabric	100,071	SF	0.75	\$75,053

LAWNS SUBTOTAL \$127,308

PLANTING - 02940

Deciduous Tree 7"	1	EA	3500.00	\$3,500
Deciduous Tree 5"	2	EA	1400.00	\$2,800
Evergreen Tree 10-12'	49	EA	500.00	\$24,500
Flowering Tree	1	EA	600.00	\$600
Shrubs	467	EA	60.00	\$28,020

PLANTING SUBTOTAL \$59,420

PACKAGE II SUBTOTAL \$646,280

CONTINGENCY @ 15% \$96,942

PACKAGE II TOTAL \$743,221

Attachment I: Cost Analysis

Cost Analysis for Stearns Park and Pellegrini Park

(for simplicity, items are rounded to the nearest \$1,000)

	Phase 1-A	Phase 1-B	Phase 2	Project Total
Stearns Park	\$ 103,000	\$ 497,000	\$ 369,000	\$ 969,000
Pellegrini Park	\$ 239,000	\$ 583,000	\$ 743,000	\$ 1,565,000

<i>subtotals</i>	\$ 342,000	\$ 1,080,000	\$ 1,112,000	\$ 2,534,000
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Phase 1 Subtotal	Design Services (10% of estimate)	Construction Oversight (5% of estimate)	Total Phase 1 Project Costs
\$ 600,000	\$ 60,000	\$ 30,000	\$ 690,000
\$ 822,000	\$ 82,000	\$ 41,000	\$ 945,000

\$ 1,422,000	\$ 142,000	\$ 71,000	\$ 1,635,000
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		% of total
Total Cost	\$ 1,635,000	
CDBG Funding	\$ 140,000	8.6%
Tree Fund	\$ 5,000	0.3%
CPA Request	\$ 1,490,000	91.1%