



City of Newton, Massachusetts
Community Preservation Committee



MEMORANDUM

David B. Cohen
 Mayor

TO: Honorable Board of Aldermen
 FROM: Community Preservation Committee
 DATE: 12 January 2005
 RE: **CPC Recommendation For CPA Funding**

PROJECT TITLE: Wellington Park
CPA PROJECT ID: CPA-FY05-22
CPA CATEGORY: Recreation

PROJECT DESCRIPTION

The applicants, Citizens for Wellington Park and the Parks & Recreation Department, are requesting \$64,000 of CPA funds to make various improvements to Wellington Park, a small neighborhood park on Kilburn Road in West Newton. The proposed improvements include installing new basketball and tennis courts, accessible pathways, benches, water fountain, an information kiosk, signage, and other miscellaneous items.

Wellington Park has been in a state of disrepair and has been a priority project for the Parks & Recreation Department for many years. The Citizens for Wellington Park was formed in 1999 for the purpose of advocating for these improvements. CIP funds, CDBG funds, and donations from the Citizens for Wellington Park have already been committed for this project. The CPA funding is requested to close the funding gap. The project has been in the works for many years with various setbacks, as described in great detail in the application.

FINDINGS

Community Preservation Act (MGL c.44B)

Recreation

Wellington Park complies with the definition of **recreational use** under §2 which includes, but is not limited to "... the use of land as a park ...". The project complies with §5(b)(2) which allows the CPA to fund the **creation** of land for recreational use, which the CPC has a precedent of applying to recreation facilities as well as to land. This project would create new recreation facilities including the basketball and tennis courts, accessible pathways, and benches.

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
9. Serve to equitably distribute CPA funds throughout the City.	See below

Additional comments on selected goals:

Goal 3: Projects received during the October funding round included a high CPA cost of \$1,000,000 and a low CPA cost of \$19,250. The CPA cost for this project is \$65,000. The relative benefit for this project is creating new recreation facilities and other general improvements at Wellington Park.

In terms of CPA cost related to all other recreation projects, both past and proposed, this project ranks 6th out of 10 total. The following table illustrates the comparative costs of recreation projects.

TABLE 2: CPA Project Costs (Recreation)

<i>Project Name</i>	<i>Fiscal Year</i>	<i>Total CPA Funds</i>
Senior Center Park	05	\$271,210
Forte Park*	03	\$250,000
Albemarle Community Classroom	03	\$99,931
Cabot Outdoor Classroom	04	\$68,270
West Newton Common Irrigation	04	\$65,968
Wellington Park Improvements	05	\$64,000
Thompsonville/Bowen Ballfield	03	\$56,805
Houghton Garden *	04	\$50,000
Stearns/Pellegrini Park Renovation**	04	\$30,000
Kayla's Garden	03	\$23,718

* The Forte Park project was awarded a total of \$500K under the condition that \$250K be returned to the CP Fund after reimbursement through a state/federal grant. Therefore, this table represents that \$250K of CP funds was awarded to this project.

Likewise, the Houghton Garden project was awarded a total of \$90K under the condition that \$40K be returned to the CP Fund after reimbursement through a state grant. Therefore, this table represents that \$50K of CP funds was awarded to this project. However, the CPC is recommending to the Board that this loan be converted to a grant due to denial of other state funding.

**Denotes projects requesting CPA funds to conduct a study in preparation for a larger recreation project.

Goal 4: The table below shows how this project compares to the other FY05 CPA requests in terms of leveraging funds.

TABLE 1: Leveraging

<i>Total project cost</i>	<i>CPA funds requested</i>	<i>Leveraging (CPA as % of total project cost)</i>	<i>Ranking (as compared to other FY05 projects)</i>	<i>Average for all FY05 projects</i>
\$135,000	\$64,000	47.4%	4	85.7%

The project has leveraged other public funds from the City's CIP and CDBG, and private donations from Citizen's for Wellington Park.

Goal 9: The FY05 applications include funding requests for projects in Nonantum, Newton Corner, West Newton, Newtonville, Newton Upper Falls, Newton Center, Newton Highlands, Waban as well as city-wide projects. Wellington Park is located in West Newton.

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.	Yes
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.	Yes
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 not specifically mentioned in the *Recreation and Open Space Plan*, this project does meet the *Plan's* general goals in terms of the need to install accessible facilities in neighborhood parks.

Past Performance Rating

Applicants who are prior recipients of CPA funds are rated on past performance. Ratings are based on adherence to project timelines, meeting deadlines for quarterly reports, and remaining within budget constraints. An overall ratio is assigned to each applicant, with 1.0 being the highest. A rating of 1.0 indicates an applicant has met all requirements in a timely fashion; a rating of 0.8 indicates a compliance rate of 80%, etc. The table below represents a summary of the ranking for the project applicants:

TABLE 4: Past Performance Rating

<i>Applicant</i>	<i>Prior Projects</i>	<i>Rating</i>	<i>Missed Criteria</i>
Citizens for Wellington Park	0	n/a	n/a
Parks & Recreation Department	5	0.8	One project not begun on time; Four projects not completed on time

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 6-0-1 (Stern, abstaining) to recommend funding this application to create new recreation facilities and other improvement at Wellington Park on Kilburn Road in West Newton by appropriating and transferring the requested \$64,000 to be expended under the direction and control of the Commissioner of Parks and Recreation for purposes of this project as detailed in the application (dated 15 October 2004), subject to the following conditions:

1. Work shall commence no later than 31 December 2005 and shall be completed no later than 31 December 2006 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.
2. Promptly after substantial completion of the project, the applicant shall submit to the Community Preservation Committee a final project development cost statement. If such final development costs are less than the development budget on which the CPC based its funding recommendation, then the CPC reserves the right to require the applicant to remit to the Newton Community Preservation Fund a share of such surplus.
3. Any portion of the grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.