



Setti D. Warren
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

PRE-PROPOSAL

PROPOSAL

*(For staff use)
date rec'd:*

*14 February
2013*

Form last revised January 2013.

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Rehabilitation of Newton Highlands Playground		
Project LOCATION	Full street address (with zip code), or other precise location. Dedham Street, Newton Highlands 02461		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Carol Schein, Open Space Coordinator	cschein@newtonma.gov	617-796-1507
Other Contacts	Robert DeRubeis, Commissioner	bderubeis@newtonma.gov	617-796-1500
Project FUNDING	CPA funds requested: \$240,000 – design phase only	Other funds to be used: donations – design & construction phases	Total project cost: \$3.5 million
Project SUMMARY	Explain the project’s community benefits, including those that make the project CPA-eligible, and why CPA funds are needed. You may provide more information in attachments, but your SUMMARY MUST FIT IN THIS SPACE.		
<p>Newton Highlands Playground, a k a “the park behind Tedeschi’s where they play Pop Warner Football,” is a 13.3-acre underused neighborhood playground in need of rehabilitation. Under the jurisdiction of the Parks and Recreation Department, located on the private way end of Upland Ave., the park is set amid residences and businesses at the northern terminus of Needham Street’s commercial corridor, just south of Route 9. The intent of this project is to re-establish this existing open space asset as a focal point for neighborhood life and to provide accessible and improved recreational opportunities for both daily neighborhood use and city-wide use. The redesigned parcel, 60% open space and 40% wooded with rocky outcroppings, will provide a balance of formal and informal active and passive recreational activities. Once the Upper Falls Greenway, a linear park being designed to link the Highlands and Upper Falls, is in place, the park will be its terminal node. Due to years of wear and tear and a lack of capital investment this large facility has seen a decline in use and user satisfaction. Refurbishing its image and expanding its usability would greatly enhance the vitality of our parks and open space system, a benefit to the entire community.</p> <p>In 2006 the Department identified Highlands Playground as one of two City parks most in need of rehabilitation. Using CPA funds, the Department retained Weston and Sampson to facilitate public meetings and to complete a comprehensive master plan that would reflect the needs of a diverse community and act as a guide to future development. The Parks and Recreation Commission approved that plan September 2007. In 2011, Newton Youth Soccer, Newton Youth Baseball and Pop Warner Football joined forces and retained Gale Associates to rigorously assess the park’s condition with a focus on the site’s poor drainage and its viability for use as athletic fields. The resultant feasibility study confirmed that the parcel could in fact be reconfigured and redeveloped as planned. These leagues have begun fund-raising and some of the abutting businesses on Upland Road have expressed an interest in contributing to the park. The neighborhood has recently drawn up a wish list for a new playground and has also begun their fundraising.</p> <p>Carol Schein, a landscape designer, will be the Project Manager. She has managed other CPA projects on time and on budget, as well as CIP and CDBG projects over the past 10 years. She has over 25 years’ project management experience in the public sector.</p> <p>Newton Highlands Playground, like many of our low-lying open space areas, serves as our City’s green infrastructure. Improved, as planned, the park will be a higher-performing landscape, ensuring its sustainability. Not only will it provide increased active and passive recreational opportunities with access for all, it will better store and channel storm water, filter and cool the air, improve public health and aesthetics, protect habitat and foster biodiversity.</p>			

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Project TITLE	Rehabilitation of Newton Highlands Playground					
USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	Or	RECREATION LAND	COMMUNITY HOUSING Contact staff for separate form.
	acquire					
	create	not allowed				
	preserve					
Check all that apply.	rehabilitate/restore		X		X	
COMMUNITY NEEDS	Cite 1 or more recognized community needs this project will address from at least 2 community plans listed on the <i>Guidelines & Forms</i> page of www.newtonma.gov/cpa , (give plan title, year, pages & a brief quote).					
<p>In the <i>Comprehensive Plan</i>, Section 7: Open Space and Recreation</p> <ul style="list-style-type: none"> Page 7-3 Goal#2: ensure an adequate amount, variety and distribution of open space for both public benefit and biodiversity. Goal #3: To integrate compatible recreation and conservation uses. Goal #5: To assure a well-informed and well-coordinated stewardship for the open space and recreation resources for which the City is...custodian. Page 7-8 #18. Enact the recommendations of the Mayor’s Committee for People with Disabilities...to remove or modify existing barriers to existing facilities. <p><i>Recreation and Open Space Plan Update – 2013-2019:</i></p> <ul style="list-style-type: none"> Section 1, page 1 of 2, Plan Summary: -- Need to continue expanding accessibility for persons with disabilities on multiple tracks to address active and passive recreation sites. -- Ongoing need for active playfield space. Section 9, page 12 of 23, Active Use Recreation – Action Program: Newton Highlands Playgrounds is listed under Facility Improvements. Appendix D, page 10 of 17, Attachment V: Newton Parks & Recreation Dept. Accessibility Prioritization Project. On the first page, N. Highlands Playground is listed as one of the Department’s top three priorities for improved access. 						
COMMUNITY CONTACTS	List 3 Newton residents or organizations that can comment on the project and its manager’s qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.					
Name & title or organization		Email		Phone	Mailing address	
Commissioner R. DeRubeis		bderubeis@newtonma.gov		617-796-1500	Parks and Recreation 124 Vernon Street Newton, MA 02458	
Ted Tye		tye@natdev.com		617-527-9800	National Development 2310 Washington St. Newton, MA 02462	
Byron Dunker (Buzz)		thedunkers@comcast.net		617-965-6350 (H)	Newton South Little League 10 Southwick Road Newton, MA 02461	
NON-CPA FUNDING	Source of funds			Amount requested	Date of funding decision (confirmed or expected)	
Newton Youth Soccer, Newton Little League, Pop Warner Football				+ \$1,300,000		
Neighborhood				To be determined		
Abutting businesses				To be determined		

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Especially for pre-proposals, use only as many lines as needed to give a broad overview of your project.

Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	Rehabilitation of Newton Highlands Playground		
Project BUDGET	USES of Funds (major expense categories)	SOURCES of Funds (CPA & others)	
CAPITAL/DEVELOPMENT COSTS			
Final design and construction documents:	\$240,000	CPA fund request:	\$240,000
	\$130,000	Private donations:	\$130,000
Bid/Construction Phases	\$1,960,000	CPA fund request:	\$1,960,000
	\$1,160,000	Private donations - Syn turf.	\$1,000,000
		Private donation –Play eqpmt.	\$160,000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
TOTAL	\$3,490,000	TOTAL	\$3,490,000
ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds)			
Park operations and maintenance	\$39,500	P&R operating budget + league support for fields	\$39,500
	\$ 000		\$ 000
TOTAL	\$39,500	TOTAL	\$39,500
Project TIMELINE	Phase or Task	Notes (required fundraising, permits, bidding, etc.)	Season & Year
	Final Design Construction Documents	Fundraising required	Fall 2013
	Bid/Construction	Fundraising required	Fall 2014/Spring 2015

Project TITLE		Rehabilitations of Newton Highlands Playground		
Required or Optional?	Check if included	Attachment Title & Description		
REQUIRED for all proposals		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)	
		MAP	of site in relation to nearest major roads (omit if project has no site)	
	PROJECT FINANCES			printed and as computer spreadsheets, with both uses & sources of funds
		development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)		
		10-year annual operating & maintenance budget (CPA funds may not be used here)		
		non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions		
		purchasing of goods & services: short email or letter summarizing sponsor’s understanding of applicable statutes (MGL ch. 30, 30B and/or 149) and City policies		
	SPONSOR FINANCES & QUALIFICATIONS			
		for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)		
		for project manager: relevant training & track record of managing similar projects		
OPTIONAL for all proposals		LETTERS of SUPPORT	from Newton residents, organizations, or businesses	
REQUIRED for all proposals that involve City govt., including real estate acquisitions		CAPITAL IMPROVEMENT PLAN	current listing/ranking & factors for this project	
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management	
REQUIRED for all historic resources proposals		HISTORIC SIGNIFICANCE	see separate instructions for 3 required attachments analyzing significance and showing how project meets national preservation standards	
REQUIRED for all proposals involving real estate acquisition, construction or improvements	SITE CONTROL, VALUE & DEED RESTRICTIONS			
		legally binding option, purchase & sale agreement or deed		
		appraisal by an independent, certified real estate appraiser (the CPC may also commission its own, separate appraisal)		
		owner’s agreement to a permanent deed restriction (for affordability, historic preservation or land conservation)		
	ZONING & PERMITTING			
		short email confirmation of review by the Development Review Team (DRT)		
		brief property history: at least the last 30 years of ownership & use		
		environmental mitigation plans (incl. lead paint, asbestos, underground tanks)		
		zoning relief and permits required (incl. parking waivers, demolition or building permits, comprehensive permit or special permit)		
		other approvals required (Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.)		
	DESIGN & CONSTRUCTION			
		professional design & cost estimates: include site plan, floor plans & elevations		
		materials & finishes; highlight “green” or sustainable features & materials		

Consult staff to confirm requirements for each project.



EAST VIEW



WEST VIEW



EAST AND WEST VIEWS AERIAL PHOTOGRAPHY



AERIAL PHOTOGRAPHY COURTESY OF LOCAL LOVE AND HOBBLE EARTH



Newton Highlands Playground

