

Date received:

City of Newton



David B. Cohen  
Mayor

# Newton, Massachusetts COMMUNITY PRESERVATION PROPOSAL



*Submit to:*

Alice E. Ingerson, Community Preservation Program Manager  
Newton Planning and Development Department  
1000 Commonwealth Ave., Newton, MA 02459  
[aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) 617.796.1144

*Proposals MUST follow instructions in the current Community Preservation Handbook, available upon request and online at [www.ci.newton.ma.gov/cpa](http://www.ci.newton.ma.gov/cpa). Incomplete proposals will NOT be considered.*

<b>Project CONTACTS</b>	<i>Please star (*) name of the project manager, who will track budget &amp; submit updates. Use additional sheets if you have more than 2 project contacts.</i>																																								
<b>Name &amp; title / affiliation, mailing address, email, daytime phone, &amp; any other way we should contact you (fax, mobile phone, ...)</b>																																									
Fran Towle, Commissioner, Parks & Recreation 70 Crescent St., Newton, MA 02466 (617)796-1500 <a href="mailto:ftowle@newtonma.gov">ftowle@newtonma.gov</a>																																									
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Robert DeRubeis, Deputy Commissioner, Parks & Recreation * 70 Crescent St., Newton, MA 02466 (617)796-1500 <a href="mailto:bderubeis@newtonma.gov">bderubeis@newtonma.gov</a>																																									
<b>Project TITLE</b>	<b>Upper Falls Park/Playground Renovation</b>																																								
<b>Project LOCATION</b>	<i>Address and/or assessors parcel identification no.</i> Pennsylvania Avenue, Newton Upper Falls, 02464																																								
<b>Funding Categories</b>	<i>Check all that apply.</i>	<b>COMMUNITY HOUSING</b>	<b>X</b>	<b>HISTORIC RESOURCES</b>	<b>OPEN SPACE</b>	<b>RECREATION</b>																																			
<b>Project BUDGET</b>	<i>Identify major cost categories, total CP funds requested, and total project cost.</i> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Park Improvement Element</u></th> <th style="text-align: left;"><u>Budget Cost</u></th> <th style="text-align: left;"><u>Notes</u></th> </tr> </thead> <tbody> <tr> <td>Contractor's General Conditions</td> <td>\$ 20,000</td> <td>Bonds, Insurance, Project Manager</td> </tr> <tr> <td>Demolition</td> <td>\$ 20,000</td> <td>Existing features</td> </tr> <tr> <td>Tennis Courts</td> <td>\$100,000</td> <td>New paving, color coating, fencing</td> </tr> <tr> <td>Children's Playground</td> <td>\$ 60,000</td> <td>New equipment, fencing and safety surface</td> </tr> <tr> <td>Parking Area</td> <td>\$ 80,000</td> <td>New paving, striping, curbing</td> </tr> <tr> <td>Park Edge Treatment</td> <td>\$ 40,000</td> <td>Fencing, planting, masonry piers at 'gateway'</td> </tr> <tr> <td>Park Entrance/Seating Area</td> <td>\$ 30,000</td> <td>Paving, benches, tree plant., interpretive signage</td> </tr> <tr> <td><b>Subtotal</b></td> <td><b>\$350,000</b></td> <td></td> </tr> <tr> <td>Contingency</td> <td>\$ 50,000</td> <td></td> </tr> <tr> <td>Design</td> <td>\$ 50,000</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$450,000</b></td> <td></td> </tr> </tbody> </table>					<u>Park Improvement Element</u>	<u>Budget Cost</u>	<u>Notes</u>	Contractor's General Conditions	\$ 20,000	Bonds, Insurance, Project Manager	Demolition	\$ 20,000	Existing features	Tennis Courts	\$100,000	New paving, color coating, fencing	Children's Playground	\$ 60,000	New equipment, fencing and safety surface	Parking Area	\$ 80,000	New paving, striping, curbing	Park Edge Treatment	\$ 40,000	Fencing, planting, masonry piers at 'gateway'	Park Entrance/Seating Area	\$ 30,000	Paving, benches, tree plant., interpretive signage	<b>Subtotal</b>	<b>\$350,000</b>		Contingency	\$ 50,000		Design	\$ 50,000		<b>TOTAL</b>	<b>\$450,000</b>	
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<b>Project SUMMARY</b>	<i>This description will be used in public announcements, websites, press releases, etc. Explain BRIEFLY what the project will accomplish &amp; how, as well as how it will benefit the community as a whole.</i>																																								

In the 1870's, Upper Falls Playground was known as "Dudley's Field", a hayfield that was mowed seasonally and used for baseball. In 1909, the park was deeded over to the City of Newton. In 1910, the City hired Herbert J. Kellaway, a landscape architect trained by the Olmstead Bros., to develop an extensive plan for the playground. In an October 23, 2007 letter to the Community Preservation Committee, the Newton Historical Commission deemed that the Newton Upper Falls Playground was historically significant to the character of Newton.

A potential Phase I Improvement Program has been identified and is based on the specific needs and preferences expressed by members of the community through discussions at public hearings and through responses received in the User Surveys. The potential Phase I Improvement Program would provide recreational benefits and dramatic aesthetic enhancements to this historic community park as follows:

- Renovation of much-loved, but badly deteriorated recreation facilities
- Enhancement of highly visible park edges to dramatically improve overall aesthetics for residential abutters, park users and passersby
- Improved environmental awareness and stewardship
- Development of pedestrian pathways and linkages in order to improve access for the elderly and disabled

The plan included on the following page identifies the basic Phase I Improvement Program. The estimated cost of all improvements under this program is \$450,000. The extent of potential improvements is summarized below.

<b>Tennis Courts</b>	Renovation of popular feature to include new pavements, posts/nets, fencing, seating and perimeter landscaping.
<b>Children's Playground</b>	Reconstruction of existing facility to include new, state-of-the-art, age-appropriate equipment and safety surfacing.
<b>Parking Area</b>	Refurbishment of current facility to improve access, safety and circulation; increase parking capacity and dramatically improve site aesthetics, with new pavement, curbing, storm drainage and related amenities.
<b>Edge and Entrance Improvements</b>	Establishment of attractive park-like edge treatments with ornamental fencing, landscaping and formal entrances and arrival spaces, interpretive signage to set forth unique historical, cultural and environmental assets.

1. HOW WILL CP FUNDS BE USED?	<i>Check all that apply.</i>	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
		acquire			
	create		NOT ALLOWABLE		
<i>allowable IF resource was acquired or created with CP funds</i>	preserve				
	support		NOT ALLOWABLE	NOT ALLOWABLE	NOT ALLOWABLE
	rehabilitate/restore		X		

Please answer questions 2-5 on ONE PAGE. As our spacing suggestions, #2 is the most critical question. Attach supporting information on separate pages if needed (see attachments checklist).

**2. NEEDS & PRIORITIES:** How does this project address needs & priorities identified in existing citywide plans, starting with the *Community Preservation Plan*? Other examples: *Comprehensive Plan, Open Space Plan, Parks & Recreation Needs Assessment, Consolidated Plan for Housing & Community Development*, etc. (cite document title, date & page if you have them).

The Upper Falls Park/Playground ("Park"), surrounded by historic properties (Attachment 1, Historic Properties in Newton) is an existing 8.77-acre neighborhood facility (Attachment 2, Assessor's Map), that was deeded to the City of Newton in 1909 (Attachment 3, Property Deed) and transferred to the Parks Commission in 1912 (Attachment 4, Playground Commission 1914).

It offers both passive and active recreational opportunities for both formal and informal uses, and abuts the Charles River, which flows northeasterly past the property.

As with many urban parks, years of continued use have caused wear and tear to the Park infrastructure making it difficult to maintain and causing a decline in use; hence, the request for renovation funding. The Park contains major recreational facilities: tennis and basketball courts (out of view or in poor condition); children's playground (constructed in 1987 with CDBG funds that currently does not meet ADA or current safety codes); a baseball field, which may have been used as early as 1910 for semi-professional baseball, and is the defining structure of this park (orientation and dimensional limitations); an informal playing field (rock strewn, poorly graded and not suitable for competitive play) and a small park support building (inaccessible for public use). Overall the aesthetics of the park are poor: non-descript entrance is cluttered and unappealing, frontage is paved, parking is chaotic and random and lack of formal pathways to various areas of the park lead to poor usage. Few visitors notice that the Park is adjacent to the Charles River. The Park's integrity is compromised by surrounding industrial and commercial structures and lacks a celebrated and visible entrance befitting first class public parkland. Although the City has designed a plan for the entire site, Parks & Recreation intends to renovate this Park in a phased approach and is requesting funding for Phase 1.

**3. FUNDING LEVERAGE:** What additional funding sources are committed or under consideration? Attach commitment letters, if available, and describe any other attempts to secure funding for this project.

Put in grant application for State and Federal funding through Urban Self-Help and Federal Land and Water Conservation Fund. There is \$12,500 of BAA Marathon money committed to the project. The neighborhood is proposing to match the \$12,500 in donations.

**4. PROJECT EVALUATION & FOLLOWUP:** How will the project's impact be documented & evaluated? How will assets (buildings, landscapes ...) that are created or preserved be cared for after the project is finished?

Impact will be documented through community input, statistical user studies and user group information. Landscape will be maintained by Parks & Recreation and the future building renovations will be maintained by Public Buildings. Fields will be on a turf maintenance program that consists of aeration, slice seeding and fertilization. Parks & Recreation may consider seeking additional funding from the user groups.

**5. COMMUNITY SUPPORT & CONTACTS:** We welcome letters of support (attach separately), but please list **contact information here for 3-4 people** who can help us assess community support for the project and the project managers' qualifications. At least 2 of these contacts should be based outside the project's immediate neighborhood; none should be the same people listed as project contacts on p. 1.

See attachments

*Newton Community Preservation Proposal for Upper Falls Park/Playground Renovation*

**Project MILESTONES** If this project is funded, what critical milestones should we use to track its progress? Please do NOT list more than 8 milestones! If & when your project is funded, CP staff will work with you to add missing steps or participants.

Milestone	Assistance required	Start date	Completion date	Cost
<i>BIG steps, SHORT descriptions!</i>	<i>Other organizations or City depts. &amp; what they must do to complete this step (raise funds, issue permits, etc.).</i>	<i>year &amp; season</i>	<i>year &amp; season</i>	<i>estimate</i>
<b>1</b> Prepare RFQ to select designer. Work with Engineering, Planning, private landscape design & architectural firm to develop an RFQ for design based on Master Plan that was developed by Weston & Sampson.	D.P.W. (Engineering), Planning (Access), Private Landscape Design & Architectural Firm	July 2008	September 2008	
<b>2</b> Selection of Designer/Architect. Meet with Parks & Recreation staff to discuss submitted RFQ's. Select designer based on technical specifications.	Parks & Recreation Department	October 2008	October 2008	
<b>3</b> Preparation of bid & construction documents. Develop plans, specifications, and estimates for the desired improvements, publicly advertise, receive bids and award a construction contract to the lowest qualified bidder.	D.P.W. (Engineering), Purchasing, Planning	October 2008	December 2008	\$50,000
<b>4</b> Construction and construction administration, including project start-up and progress meetings. Demolition of the existing features and construction of Tennis Courts, Children's Playground, Parking Area & edge and entrance enhancements.	D.P.W. (Engineering), Planning	April 2009	October 2009	\$350,000
<b>5</b>				
<b>6</b>				
<b>7</b>				

## ATTACHMENTS CHECKLIST

### REQUIRED

**MAP** showing project's location, in relation to nearest major roads or intersections.

**DETAILED BUDGET** Clearly identify all costs and distinguish among

- ◆ total project cost
- ◆ hard vs. soft costs and contingencies
- ◆ costs to be paid from CPA vs. other funds (*NOTE that CPA funds may not be used for maintenance.*)

**PROOF OF CONTROL OVER or ACCESS TO PROJECT SITE**

- ◆ purchase and sale agreement, option, or deed
- ◆ OR written project approval from the site's long-term owner

If a City department is responsible for long-term management and maintenance of the project site, submit written evidence that the department has approved and will actively collaborate in completing the project.

For example, proposed new uses on Parks & Recreation land require approval from the Parks and Recreation Commission.

**Supporting Information for Project MILESTONES and for PRESERVATION, RESTORATION, REHABILITATION, DESIGN or CONSTRUCTION Costs:**

- ◆ existing and proposed site plan
- ◆ floor plans
- ◆ elevations, etc.
- ◆ evidence that the project site is free of hazardous materials, or of a plan & funding for remediation of known hazards
- ◆ evidence of compliance with building codes, Newton's zoning ordinance, Architectural Access Board Regulations, or other applicable laws & regulations
- ◆ is zoning relief required? if so, evidence of when you will apply to the City for zoning review
- ◆ evidence that applicable professional standards will be followed; for preservation, restoration and rehabilitation, these standards include the Secretary of the Interior's *Guidelines for the Treatment of Historic Properties* ([http://www.nps.gov/history/hps/tps/standguide/overview/choose\\_treat.htm](http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm)) or *Guidelines for the Treatment of Cultural Landscapes* ([http://www.nps.gov/hps/hli/landscape\\_guidelines/index.htm](http://www.nps.gov/hps/hli/landscape_guidelines/index.htm)).
- ◆ written approval from or applications to any federal, state, or City departments, boards, or commissions whose assistance is required to complete the project

**If the project is funded**, the Community Preservation Committee and staff will work with you to identify any steps or participants that should be added to the project milestones plan

### OPTIONAL

**Supporting Information for CONTACTS, NEEDS, LEVERAGE, etc.** (on pp. 1-2 of proposal form)

- ◆ additional site or neighborhood maps, photographs, drawings
- ◆ BRIEF excerpts from citywide or neighborhood plans that identify this project as a priority
- ◆ additional community benefits the project may be used to provide
- ◆ additional project or community contacts (name, email, phone, mailing address) or letters of support
- ◆ commitment letters from or budgets submitted to other potential funders
- ◆ BRIEF summary of project managers' background & qualifications (mission statement, list of similar projects completed successfully, latest organization budget/financial statement, etc.)