



NEWTON Parks & Recreation



Excerpt of the Preferred Newton Highlands Master Plan

NEWTON HIGHLANDS PLAYGROUND MASTER PLAN

Spring 2008



Images of Newton Highlands Playground



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Special thanks to the many representatives of the Newton Parks and Recreation Commission for their commitment to the development of this Plan and for their valuable advice during the master planning process. Thanks to many other members of the Newton community, who filled out the park user surveys in order to indicate their likes, dislikes and desires in regard to the past, present and future of the Highlands Playground. We also thank Danielle Bailey of the Planning and Community Development Department for her assistance in the creation of the user survey and in compiling all of the survey results. Thanks to the many community members who came out for the open forums to express their concerns in person and to the many representatives of other City departments who provided advice and insight. The recommendations contained in the Highlands Playground Master Plan represent our best professional judgment and expertise tempered by the unique perspectives of each of the participants to the process.

Eugene R. Bolinger, RLA
Vice President
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August 2007

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Introduction

Weston & Sampson was retained by the Newton Parks & Recreation Department during the fall of 2006 to complete a comprehensive master planning process for the Newton Highlands Playground. The work has been financed through, and awarded by, the Newton Community Preservation Committee. The purpose of this master plan is to provide a preferred site improvements plan that reflects the needs of a diverse community. This plan will serve as a guide for all future development of this park, as well as a tool to secure funding from various private, City, State and Federal sources.

The scope of work undertaken by Weston & Sampson included:

- Complete topographic surveys of the entire property in order to have relevant plans available for the preparation of future final design documents for bidding and construction
- Conduct user surveys in order to determine community opinions
- Examine and report on all existing park facilities, amenities and conditions
- Identify safety issues, limitations, and constraints related to future improvements
- Engage the community in a public dialogue to establish needs, preferences and priorities in relation to the future renovation and restoration of the property
- Develop conceptual and finished master plans, prepared specifically in response to community preferences and ultimately endorsed by both the community participants and the Parks Commission
- Identify budget outlines related to all desired improvements
- Identify funding, phasing and implementation strategies

Over the past year, representatives of the Newton Parks and Recreation Department and Weston & Sampson developed conceptual and final “Preferred” master plans for the Highlands Playground property. These were generated in response to the needs of the City as expressed by various community representatives at a series of public hearings and through the issuance of a comprehensive Park User Survey. At the outset of the process and in conjunction with the master planning work, Weston & Sampson representatives frequently toured the property in order to assess the existing conditions of all active and passive recreation facilities, current limitations, safety and maintenance issues and identify potential opportunities for providing improved facilities and improved user experience. Existing conditions assessments are included in the form of a series of photographs, plans and narrative summaries contained later in this document.

The major points of the master plan were presented in a preliminary manner to the Newton Parks & Recreation Commission during June of 2007. A final presentation was made in September 2007, at which time the Commission is voted to approve the master plan. It was clear that the desire of nearly all Parks & Recreation Commission and of others in the community is to enhance the property, for both active and passive recreational opportunities and to provide new facilities that meet the continuing multi-generational needs of the surrounding neighborhood and of various recreational programs and community leagues. This written report represents the culmination of the master planning process. This document contains narrative and graphic depictions of the preferred master plan with descriptions of potential improvements, potential phasing scenarios and implementation strategies. In addition to identifying new and refurbished

facilities that meet the needs of various programs and activities, there was an attempt to identify other important initiatives that promote environmental stewardship and that create new pedestrian linkages between various site facilities to other open space properties, improved parking and site access and improved landscape qualities that establish the characteristics inherent to a first-class park and recreation facility. Implementation of the improvements outlined in this master plan will require significant effort. The Funding Opportunities section of the report identifies potential granting agencies, non-profit entities and other sources of capital dollars or in-kind services that might help with refurbishment of Highlands Playground.

It is important to note that a “master plan” is typically general and that recommendations are not “cast in stone”. It is fully intended that as particular projects are implemented the actual scope of improvements contained in this report, will again be validated or refined to meet actual field conditions through a continuing public participation process.

Background

The master plan focuses on the Highlands Playground, an approximately 13.3 acre neighborhood playground that offers both passive and active recreational opportunities for both informal and formal use. Approximately 60% of the property is developed for formal, active recreational use that includes baseball, tennis, basketball, youth football and soccer. A children’s playground containing swings and a multi-feature play structure is located near the basketball and tennis courts. Approximately 40% of the property is undeveloped, but available for passive recreational pursuits including walking and hiking. Refer to the aerial photograph contained below for the location of various facilities within the Highlands Playground property.



Dedham Street forms the southern edge of Highlands Playground. Primary access to the park is from the street right-of-way located to the west of the property (left of tennis courts and baseball field in photo). A large, undeveloped area forms the southeastern side of the property. The area contains large outcroppings of rock and dramatic changes in topography.

Public Participation and the Community Process

The master planning process included a comprehensive community participation process, with primary meetings identified in the chart located below.

<i>Meeting</i>	<i>Subject</i>	<i>Date</i>
<i>Community Meeting No. 1</i>	Master plan kick-off meeting, review of existing conditions, community feedback regarding current use and future needs of park.	February 1, 2007
<i>Youth League Representatives</i>	Review specific plans related to the refurbishment of fields.	March 12, 2007
<i>Community Meeting No. 2</i>	Review of various master plan improvement options. Two basic alternative plans presented and reviewed. Community feedback received in relation to preferences, additional options and related considerations.	April 5, 2007
<i>Community Meeting No. 3</i>	Review of two new and refined master plan improvement options preferred in response to community comment from preceding meeting. End result was the confirmation of the final, preferred master plan option.	June 5, 2007
<i>Park Commission Meeting</i>	Informational meeting, review of master planning efforts.	June 18, 2007
<i>Park Commission Meeting</i>	Final Presentation. Commission voted to approve the Master Plan	September 17, 2007

These meetings were held at the Countryside School and were attended by members of the community including park abutters and neighborhood residents, youth recreation league representatives, Aldermen, and Parks Commissioners. A series of presentation boards were displayed and discussed based on the specific subject of the particular meeting, as outlined above. Once the presentation concluded, comments were welcomed. At each meeting the feedback was positive and the community concluded the process with clear preferences for a plan that best met both passive and active recreational needs.

Village and Park History

Although there was nothing resembling a village in the immediate vicinity, a station was built on the site of the present Newton Highlands T stop when the Charles River Railroad was extended through Newton in 1852. The stop was called "Oak Hill" after the large, sparsely populated area south of the track that it was meant to serve.

Initially, the railroad brought little change to the area: the passenger service was too erratic to attract commuters, and the single track was used mostly by cars carrying gravel from Needham

Existing Conditions

Newton Highlands Playground is a 13.3 acre park located off of Dedham Street, just to the southeast of Route 9. The Village of Newton Highlands is located a few blocks to the northwest, on the opposite side of the Route 9 corridor. Streets that approximately define the limits of the park site include Winchester Street (west), Dedham Street (south), Wade Street (north) and Stony Brae Road (east). Winchester Street (within a short distance also known as Centre Street and Needham Street) consists of a very busy, commercial and retail corridor. Residential neighborhoods make up the other streets that surround the park.



The aerial view of Newton Highlands Playground (top photo) clearly identifies the primary features of the site including the youth football field (rectangular shape at left of photo), baseball field, tennis courts (2), basketball court and children's playground. Undeveloped woodland areas are located within the park toward the top of the photo. Upland Avenue, a private street is shared by the city and commercial interests that front onto Winchester Street. Vehicular and pedestrian conflicts within this area are many. The backyards of residential properties at Wade Street (bottom photo) immediately abut the primary field area at the park.

As with many beloved urban parks that offer a broad range of recreational opportunities, years of continuous use have caused wear and tear to the park infrastructure making the built assets difficult to maintain and ultimately causing a decline in use and user experience. The intensive use combined with a lack of capital investment has led to the current state of general disrepair. In addition, a compromised underground system of storm drainage culverts is compromised, creating soggy playing conditions throughout much of the baseball field and surrounding open field areas. The following is a summary of existing conditions that prevail at the property.

Access, Circulation and Parking



Photos identifying pedestrian access into the park from Winchester Street, service access to the field complex via the Upland Avenue corridor and the primary vehicular access into the property via Upland Avenue from Dedham Street (left to right respectively).

Vehicular Access to the Property

At present, a single vehicular entrance provides public access from Dedham Street into the irregularly shaped and haphazardly functioning Upland Avenue corridor. Parking for the park is located along this corridor. Upland Avenue is a private way, which means that all property abutters have rights to and share use of the space. Since the corridor is 50 feet wide, in essence, the City “owns” twenty-five feet into the corridor, as do all commercial abutters. The centerline of the corridor serves as the break between city and private rights holders, although all parties have use of the entire corridor, and the construction of any structures or facilities within the 50-foot corridor is prohibited. Upland Avenue extends approximately 650 feet from Dedham Street and forms the western edge of Highlands Playground. Frequently observed during visits to the property was the use of parking spaces that are intended for park use by commercial entities. The photo above was taken on a Sunday, and box trucks from adjacent businesses are clearly observable.

The Upland Avenue park entrance is non-descript and the adjacent park edge is cluttered, overgrown and visually unappealing, with long runs of rusted chain link fence and broken concrete curbing. The commercial abutters to the park (opposite side of Upland Avenue) are also visually unappealing. The end result dramatically impacts the overall aesthetic qualities of the Highlands Playground environment.

For maintenance and emergency vehicles, access onto the field complex is provided through a service gate located near the end of the Upland Avenue corridor. Several dumpsters surround the service entrance, which makes maneuvering through the gates a challenge.

Parking

The only formal parking for the park is provided along Upland Avenue. Spaces are oriented perpendicular to the corridor, head-in facing the park. There are between 20 and 30 parking spaces located along Upland Avenue, primarily in the vicinity of the tennis courts and children’s playground. The spaces are used frequently for non-park related purposes. During a recent visit to the park, with virtually no park users on site, more than 25 parking spaces were occupied. Beyond the formal spaces, parking and vehicular travel along the corridor is chaotic with no formal striping for vehicular travel/circulation or for parking. The “dead-end” nature of the

corridor further exacerbates vehicular and pedestrian circulation and safety, and during peak periods, drivers travel the full length of the cluttered corridor, only to be forced to turn around at the end without having secured a space. The unauthorized use of the dedicated park parking spaces (at the Dedham Street end of corridor) creates further conflicts by forcing park patrons to seek parking opportunities on both Winchester Street and Dedham Street, where few exist. At Winchester Street in particular, haphazard parking of vehicles on sidewalks and along the opposite side of the street creates critical pedestrian safety issues during peak periods of park use.



During peak periods, patrons park cars along both sides of busy Winchester Street and cross the corridor in order to access the park.

Pedestrian Access and Circulation

Based on user surveys, the vast majority of park users arrive on foot. (Note that most surveys were completed by neighborhood residents and it is understood that field users (few survey respondents) in particular travel from other parts of the city and hence drive to the park.) However, pedestrian access into the property is unclear and non-descript. From Dedham Street, visitors may access the park from almost any point, by traveling across open lawn areas to courts or to the fields beyond.

Chain link fence gates provide access to the tennis courts, although entrances are in poor condition not handicapped accessible (see photos below). An asphalt berm that surrounds the courts (the courts were historically flooded during winter months for ice skating) creates a safety hazard for those attempting to gain access to the facility.

Pedestrian access into the children’s playground is provided at a single location. With no formal pathways leading to this entrance and with sand surfacing located within the playground, the facility is not ADA compliant.

There are no formal pathways located within the confines of the Highlands Playground. This greatly limits accessibility for seniors and disabled persons and limits opportunities for passive recreational use and enjoyment of the park property. The addition of formal pathways would provide vastly improved pedestrian access for all park users and would help to create a true multi-generational park experience.



Pedestrian access to the children’s playground and to the tennis courts is difficult (left photos) while dumpsters within the Upland Avenue corridor make access through the service gates (left in photo) difficult for service vehicles.

Worn trails have evolved through sections of the undeveloped woodland area. Based on the fact that most lengths of trail are badly overgrown and difficult to traverse, their use is believed to be quite limited. Since much of the area is difficult to view (dense vegetation and dramatic changes in elevation), unsanctioned activities seem to occur at certain times within the interior sections of the woodlands.

Park Facilities

Newton Highlands Playground contains major recreational facilities that include tennis courts, a basketball court, children's playground, a baseball field, an informal playing field, a youth football/multi-use field and a group of small park support buildings. Following is a conditions summary for each of these facilities.

Tennis Courts



Although surfacing is worn, and cracks are apparent in many places, neighborhood youth still enjoy playing tennis at Highlands Playground.

Two tennis courts sit side by side near the corner of Dedham Street and Upland Avenue. Significant settlement and cracking impact the quality of play, although nets are new and tennis play is often still observed. Deterioration is most notable in the center of the complex between the two courts and surrounding a single catch basin. Historically, this catch basin could be covered and the area flooded for winter season ice-skating. An asphalt berm at the perimeter of the court complex contained the water/ice. Color sealcoating is faded and deteriorated. The chain link fencing that surrounds the court is in poor condition. This greatly impacts the overall visual qualities of the park along the busy Dedham Street corridor and creates unappealing views

toward the park from nearby residences. Ragged evergreen and deciduous tree plantings form the two most visible sides of the complex.

Basketball Court



The basketball court is located in close proximity to Dedham Street. Deteriorated conditions (pavement settlement exhibited above occurs above an existing storm drainage culvert) make play difficult and unsafe.

Although new nets have been placed on the basketball rims, use of the courts is limited due to the extremely poor condition of the asphalt pavement and color sealcoating. The locations of several major structural pavement failures corresponds to the alignment of a storm drainage culvert that passes below the court. The culvert shows signs of being broken in many locations within the overall park, including the locations represented in the photo.

Children’s Playground



Views of the children’s playground located near Dedham Street and the Upland Avenue corridor and independent play pieces located near the Winchester Street side of the park.

The primary children's play area is located immediately adjacent to the tennis courts and the Upland Avenue right-of-way that forms the western side of the property. The rectangular-shaped area is quite small with limited equipment offerings that include a small multi-event play structure and swing set. Portable equipment has also been placed within the enclosed playground area by representatives of an adjacent day care facility. Sand with notable weed growth form the surfacing throughout the fenced in play area. The major structure is outdated. The structure was originally intended for use by children in the 5 to 12 year age bracket. A sand box appears to be unused. The swing and independent and portable features added by the day care facility provide opportunities for smaller children. Since the time that the children's playground was constructed much has changed in regard to the design and construction of children's play environments and equipment. The current facility no longer complies with important ADA requirements and no longer meets present day safety codes.

Baseball Field

While many generations of residents have made use of the baseball field, conditions have deteriorated in recent years due to wet conditions during the spring season and during other major rain events. In particular, the field is now poorly graded and with limited drainage. Much of the poor drainage conditions that prevail are the result of a compromised storm drainage system that passes through the park. The 4'x5' box culvert has long contained the former Stearns Brook, which flowed through the property until the early 1900's and establishment of the site for park purposes. Additional data on the existing stormwater infrastructure has been included in the Appendix. The field alignment might be considered sub-optimal by certain standards with left field impacted by the positioning of a football goal post and certain field positions impacted by solar glare. Baseball fields are preferably situated with an imaginary line through home plate, the pitcher's mound and second base running generally in a northeasterly direction.



Poor conditions have limited use of the baseball field in recent years. A goal post and a landmark Maple tree provide obstructions within the confines of the baseball field outfield.

The field is in fair to poor condition, and ancillary facilities are marginal. Turf is of fair quality, with extensive weed species prevailing throughout and the grading of the field is irregular in places. Failures in the storm drainage systems have created sinkholes and other areas of ground settlement in outfield areas creating safety hazards for players. The infield is in poor condition, with surfacing (a combination of stonedust, sand and clay) located throughout the base paths. Weeds have encroached to the point that sections of the base paths have become completely masked. Years of grooming and adding skinned surfacing to the pitcher's mound have raised the elevation to greater than the required nine inches above the elevation of home plate. Coach's boxes are not provided. The backstop and players bench features are in poor condition. The

players bench located adjacent to Upland Avenue is frequently flooded, spurring the creation of a make shift boardwalk to provide access to the area from behind the backstop. Bleachers are not provided for spectators. Reduced use of the field in recent years has been reported due to the perennially wet playing conditions caused by the blocked and broken storm drainage system.

Park Support Building



A conglomeration of structures is located uncomfortably close to busy Winchester Street to provide youth football leagues with space for storage, concessions and restrooms. The structures include an old house trailer, small concrete park support building (with walls that are integral with deteriorated concrete perimeter park walls near the Winchester Street entrance to the site) and various small metal structures. While the availability of the space is important to leagues, the structures are completely substandard and badly impact the use, function and aesthetics of the Highlands Playground. The buildings do not comply with current codes or accessibility standards and require replacement in order to provide the desired support for recreation programs and users.

Overall Park Aesthetics/Landscape Qualities

Although there are numerous unique and attractive landscape assets located within and adjacent to the Highlands Playground (notably the mature trees and rock outcropping within the woodlands area), the overall aesthetic qualities of the property are poor and are adversely impacted as follows:



Park edges are visually uninspiring as viewed from Chestnut Street.

- There is limited frontage along adjacent streets. The edge of the park property at Winchester Street is overgrown and marked by ancient, rusted chain link fencing, to the point that most passersby would never note the park's existence.
- There is further lack of park identity at Dedham Street, where a park sign is largely overgrown and difficult to see and where an evergreen hedgerow is overgrown and in poor health along the edge of the tennis courts. Views to the courts from Dedham Street confirm the deteriorated conditions of these facilities.
- At the Upland Avenue corridor, poorly articulated parking and travel amenities, overgrown vegetation, rusted and broken chain link fencing, dislodged curbs and parking stops and deteriorated asphalt pavement mark one's first impression of the park property.
- An ancient, badly deteriorated concrete drinking fountain is now misused by patrons to dispose of trash. The effect is somehow symbolic of the larger park environment that is deteriorated, unattractive and desperately in need of capital investment.
- To gain access to the baseball and football fields from Upland Avenue, park patrons must negotiate between rubbish dumpsters and a myriad of chain link fence lines and service gates.
- Within the interior of the property, visual qualities suffer from an aging park facility infrastructure that is becoming increasingly difficult to maintain. In fact, the only park feature that appears to receive attention, is the youth football field venue, where irrigation is present, a turf aeration and maintenance program is in place and turf conditions are generally better than at other park locations.
- The existing park support structures, which are unsightly and deteriorated, add to one's sense of capital disinvestment at the Highlands Playground property.
- There are no site furnishings that offer a place to sit and enjoy the park.
- The park lacks formal points of entry that locate visitors and provides a meeting/gathering area. There are no pathways providing connections to the various facilities, features and geographic areas of the park.
- The undeveloped woodlands encompass approximately 40% of the park property, but represent an underused and unappreciated resource that is littered, lacking access and plagued by dying, diseased or invasive plant species.

Vegetation

There is little vegetation of note located within the confines of the park, or at the park perimeter. Evergreen and deciduous trees that form the perimeter of the site at Winchester and Dedham Streets are aged, diseased or structurally deficient. Many of the trees encroach on perimeter sidewalks or fence lines. Invasive and undesirable species have crept into the park landscape in certain locations.



A single, magnificent tree is located in the middle of an open lawn area near the children's playground and baseball outfield. This Maple tree easily dates to the first days of the park nearly 100 years ago. The tree is highly valued by

The Woodlands Area

A sizable woodlands area forms the eastern side of the Highlands Playground property. Mature stands of deciduous trees, rock and ledge outcroppings and changes in terrain provide interest. A few worn pathways have evolved through sections of the woodland, although these become overgrown and difficult to traverse as the warm weather season progresses and ground cover and understory vegetation flushes out and expands. Dense vegetation at the edge of the open lawn and fields makes penetrating the area difficult.



Views of the large, undeveloped woodlands area that contains frequent rock and ledge outcroppings, large amounts of ferns that cover the ground surfaces and mostly deciduous tree species.

At present the area is not used in a formal way. Sections of the woodlands that are in close proximity to the open lawn and field areas are adversely impacted by the depositing of grass clippings, leaf matter and brush. Trash and debris can be noted within interior sections, especially at informal nodes that probably host youth gatherings.

Small pockets of wetlands dot the woodlands area. Wetlands attract and exhibit different types of vegetation and wildlife. This area lends itself to greater use and appreciation, as interesting

natural features provide an attractive setting for environmental education and for wider public use and enjoyment.

Highlands Playground User Survey

A Park User Survey was sent out in the mail to residents living in close proximity to the park. The survey was also available on the Parks Department’s website. Approximately 60 people responded and provided input on a variety of subject that relate to overall park experience.

The following is an overview of the people that responded and how they currently use the park:

User Survey Summary

- 79% have lived in the neighborhood for 6 years or longer
- 68% have children under the age of 14 living at home
- 28% had people over the age of 65 living in the home
- 63% visit the park at least 1-2 times a month
- 52% go to the park to walk or jog
- 33% use the playground
- 48% play tennis
- 19% are there to play baseball
- 80% of park visitors usually walk to get to the park

DISCOVER
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NEWTON PARKS & RECREATION DEPARTMENT
FRAN TOWLE, COMMISSIONER

Park Questionnaire for
NEWTON HIGHLANDS PLAYGROUND/JOSEPH LEE PLAYGROUND

SECTION 1: PERSONAL PROFILE

A. On which street do you live? _____

B. How long have you lived at this location? 0-5 yrs. 6-10 yrs. 11-20 yrs. over 20 yrs.

C. Are there people under age 18 in your household? Yes No
If yes, please indicate the age brackets: (check all that apply)
 0-4 5-9 10-14 15-18

D. Are there people age 65 or over in your household? Yes No

SECTION 2: PARK USERSHIP INFORMATION

A. Approximately how often do you visit this park? (please check one)
Often: 3 or more times a week Occasionally: 3 or more times a year
1-2 times a week Rarely: 1-2 times a year or less
1-2 times a month

B. What activities do you and your family engage in most often at this park? (check as many as apply)

<input type="checkbox"/> Basketball	<input type="checkbox"/> Passive Recreation: relaxing, reading, picnics, etc.
<input type="checkbox"/> Football	<input type="checkbox"/> Walking/Jogging
<input type="checkbox"/> Baseball/Softball	<input type="checkbox"/> Pick-up sports: frisbee, bocce, etc.
<input type="checkbox"/> Tennis	<input type="checkbox"/> Special Events
<input type="checkbox"/> Soccer	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Playground & Swings	<input type="checkbox"/> Other: _____

C. How do you and your family typically travel to the park? (check all that apply)

Method	Usually	Occasionally	Never
Walk			
Bike			
Drive			

If you drive, where do you generally park?
 Park Parking Lot
 Nearby Business Parking Lots
 On-street Parking

D. How do you rate your satisfaction with this park in fulfilling your recreational needs? (on a scale of 1-10, where 10 is most satisfied and 1 is not satisfied)

<input type="checkbox"/> Overall Satisfaction	<input type="checkbox"/> Safety & Security
<input type="checkbox"/> Accessibility & Mobility	<input type="checkbox"/> Maintenance & Condition
<input type="checkbox"/> Types of Recreational Facilities Offered	<input type="checkbox"/> Park Appearance/Site Aesthetics

SECTION 3: IDEAS FOR IMPROVEMENTS

A. What would you like to see added or changed that would make your park experience more enjoyable?

B. Please choose the items you think need the most improvement: (please check up to 3 items)

<input type="checkbox"/> Playfields: baseball, football, soccer, field lighting	<input type="checkbox"/> Playgrounds
<input type="checkbox"/> Accessibility: pathways, curb cuts, etc.	<input type="checkbox"/> Security: sense of security, security lighting, etc.
<input type="checkbox"/> Landscaping & Beautification	<input type="checkbox"/> Courts: tennis, basketball
<input type="checkbox"/> Park Amenities: seating, bubblers, shade shelter	<input type="checkbox"/> Site Equipment: fencing, signage, trailer, etc.
<input type="checkbox"/> Parking/Bike Facilities	<input type="checkbox"/> Environmental: drainage, wooded areas

Thank you for taking the time to help to improve the quality of parks in Newton! Please re-fold the questionnaire so that the return address is showing, tape/staple it closed and affix a postage stamp.

In response to the questions regarding areas of focus for the improvements, most people wanted to see the following items addressed (listed in order of preference):

- Park Amenities: seating, water fountains, trash receptacles, etc.
- Landscape/Beautification
- Tennis + Basketball
- Children’s Playground
- Environmental Issues: drainage, woodland management

Preferred Master Plan

The master planning effort provided a unique opportunity to comprehensively assess Newton Highlands Playground for the purposes of developing a series of thoughtful and achievable enhancements that will provide benefits to all members of the surrounding neighborhood and larger community.

Working with the community and the Parks and Recreation Department, a “Preferred” Master Plan has been developed that identifies the basic scope of desired improvements throughout the park. In summary, the plan identifies restoration, reconstruction or redevelopment of the entire property. The intent is to reestablish this open space and recreation gem to the focal point of neighborhood life with improved recreational opportunities for both daily neighborhood use and citywide recreational use. The highlights of the plan are described below.

In developing the preferred master plan, a number of basic themes related to the refurbishment of the park became established as described below:

- The preferred plan provides new and improved opportunities to access Highlands Playground (by foot or by car), provides a reconfigured and expanded parking amenity and establishes provisions to reduce conflicts between pedestrians and drivers, especially along the convoluted Upland Avenue corridor.
- The plan provides a major point of arrival for pedestrians, key pathway linkages to all passive and active recreational facilities, access to undeveloped woodlands, access through the park for commuters walking to and from the Newton Highlands T Station, guidelines to comply with the Americans with Disabilities Act (ADA), and to provide a park experience that is truly multi-generational.
- The plan provides an approach to dramatically improve the aesthetics of the park through the refurbishment of park edges at Dedham Street, Winchester Street and along the Upland Avenue corridor.
- The master planning process identified the need for providing new and/or refurbished courts and fields in order to better support city sports leagues and other recreation programs that operate within the park. At present, suitable field and court conditions cannot be maintained due to chronic infrastructure problems.
- A new amenity, in the form of a lighted Little League baseball field, to replace a baseball field footprint that has seen limited use in recent years.
- The preferred plan proposes the development of an attractive, maintainable and safe series of passive and active recreational amenities that provide opportunities for enjoyment by residents of all ages, backgrounds and abilities.
- The preferred plan identifies the importance of upgrading overall park aesthetics and the need to protect, preserve and enhance the site’s inherent environmental features, which might include the potential “daylighting” or uncovering of the former Stearns Brook.

A reduced version of the plan (contained on the following page) identifies in graphic form the configuration of all proposed site features. It is important to note that the vast majority of recommendations suggest the refinement, enhancement or refurbishment of *existing facilities* at their basic current locations within Upper Falls Playground. The plan also recommends the development of a modest level of new site amenities, that both complement existing facilities and provide new opportunities for public use and enjoyment.



The Preferred Master Plan identifies the footprint of an entirely restored and/or reconstructed property that includes a traditional neighborhood playground located in close proximity to Dedham Street and major field facilities located toward the central and northern end of the property. New pedestrian entrances would dramatically improve access into the property from the surrounding neighborhood and pathways would provide important, accessible linkages to all major facilities within the park and through the undeveloped woodlands (right, or east side toward Stony Brae Road).

Access, Circulation and Parking

Vehicular Access to the Property and Parking

In an effort to improve the arrival experience, simplify and expand parking opportunities, improve accessibility throughout the park property, reduce conflicts with commercial entities and improve park aesthetics, the plan identifies the following basic improvements:

- Reconstruction of the private road right-of-way vehicular access drive (Upland Avenue).
- Refurbishment of all parking areas along Upland Avenue and establishment of a new parking area toward the center of the park property, with improved access to all major park facilities.
- New prominent and attractive pedestrian entrances from Dedham Street and from Winchester Street.

The length of Upland Avenue that separates the park from the commercial entities is a private road with a 50'-wide right-of-way. As such, all abutters own up to the centerline of this right-of-way for the distance their property has frontage on the road. However, abutters are not allowed to install or maintain obstacles that encroach on this 50'-wide right-of-way in a permanent or semi-permanent fashion. Abutters on both sides of the right-of-way make use of this area. Park users overwhelm this corridor during sporting events significantly limiting travel and access. Currently, the adjacent commercial entities use this corridor for deliveries during business hours, short and long-term parking, and ongoing operations including dumpster storage. On several different occasions it has been observed that much of the parking along this right-of-way has been occupied though no one is using the park.



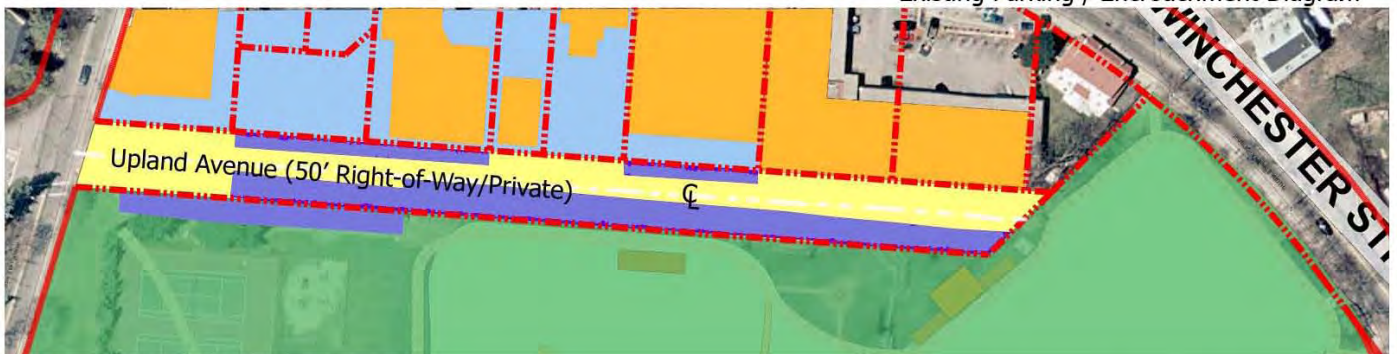
Parking is a significant need for both the businesses and the park. The refurbishment of this corridor offers an opportunity to maximize parking and create a clear, safe route of travel and access. The diagrams on the following page identify both existing conditions and a proposed configuration that would provide 55 parking spaces along the park-side of this right-of-way. These are in addition to spaces proposed in the new parking area within the park. The proposed parking configuration suggests that 5' of the park property be utilized to for these parking spots with the remaining 15' of depth occupying the private road right-of-way leaving a 35' travel route that would remain open and free of all obstacles from both the park and the businesses.

Private Right-of-Way Analysis

Aerial Photograph of Private Right-of-Way







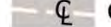


Existing Parking / Encroachment Diagram



Proposed Parking Configuration



- | | | |
|---|--|---|
|  Existing Building Footprint |  Paved Private Right-of-Way |  Proposed Parking for Park Users |
|  Paved Private Property |  Estimated limits of encroachment and current parking |  Property Line |
| | |  Center Line of Right of Way |

A single entrance from Dedham Street would be retained and the new parking area would be set back from the street and from adjacent park amenities to allow for meaningful park edge improvements that would include decorative fencing, site furnishings, signage and tree plantings.

The proposed plan identifies a fully reconstructed Upland Avenue corridor and new parking area that provides convenient access to the courts, children's playground and Little League field. The planning and design of this parking area would include collaboration with all Upland Avenue abutters. The parking area is configured to meet all current standards (parking stall and travel way dimensions) and ADA requirements.



Vehicular circulation would be two-way throughout. Pathway linkages would provide safe and convenient pedestrian access to all adjacent facilities.

For maintenance and emergency vehicles accessing the park curb openings and service drive connections could be provided at various locations along the Upland Avenue corridor. The service corridor (eight foot minimum, typical width) will provide access to the entire park perimeter by following the loop path alignment shown on all plans. A second maintenance entrance could be established off of Dedham Street at a location to be determined.

As part of the master planning process, other locations were explored for patron parking, but ultimately these were not widely supported by residents participating in the process. Alternate locations included several areas off of Dedham Street, including within the approximate footprint of the proposed tennis court complex. Resident concerns centered on the potential impacts to overall park aesthetics that would result from the construction of a parking amenity in close proximity to the Dedham Street edge of the park.

Pedestrian Access and Circulation

At present, the park suffers from a lack of safe, clearly articulated and attractive pedestrian entrances. Based on user surveys, the vast majority of visitors (particularly those traveling from within the neighborhood) arrive on foot. The preferred plan identifies an area for the development of an arrival space that links Dedham Street to the all of the major facilities located within the southern section of the site. The sketches identified below indicate a variety of options in regard to the future development of this important community space.



Various concepts for the primary pedestrian access point. Dedham Street is located to the bottom of each image.

Under any of the above concepts, it is envisioned that the improved arrival space would contain decorative fencing, a clearly identifiable and embellished park entrance with markers, signage, seating, special pavement treatments, lawns and landscaping and fully compliant access to all adjacent amenities. There is also an opportunity to incorporate interpretive signage within this park area in order to describe in both words and images the unique cultural, historical, environmental and recreational assets of this historic park property. A secondary entrance would be provided at Dedham Street, with direct links to the court facilities and the park loop path. This entrance would be particularly attractive to commuters making their way through the property to the Highlands T Station. At least one, and perhaps two secondary pedestrian entrances would also be provided at Winchester Street with direct connections to the multi-purpose field and to other field and park facility venues.

A formalized park pathway system is proposed. The pathways would provide direct connections from Dedham Street, Upland Avenue and Winchester Street to all major park facilities and geographic areas. The pathways would be 6' or 8' wide and paved with asphalt. The 8' width would only be used in locations shared with service vehicle and/or emergency vehicle uses. A loop pathway around the perimeter of the park would allow for walkers, joggers and bikers to traverse a distance of approximately ½ mile, without leaving the park. The pathway would provide much needed multi-generational recreational opportunities and dramatically improve access to the woodland area located to the east of the property.

Park Facilities

The preferred master plan for Newton Highlands Playground includes the restoration of all major recreational facilities including the tennis courts, basketball court, children's playground, baseball field (conversion to Little League field), youth football/soccer/multi-purpose field and informal playing field areas. From a global perspective, fields remain in the northern section of the property, while traditional neighborhood facilities (tennis, basketball and play area) remain in the southern section of the park adjacent to the Dedham Street and Stony Brae Road neighborhood. However, to improve facility orientation, park circulation and the overall arrangement and function of spaces and uses within the property, it is anticipated that facilities would be refurbished at slightly new locations, with the possible exception of the children's playground, which stays in its same general location. In addition, several new building footprints have been identified in order to meet the needs of youth football/soccer, Little League and other sports and recreation programs. The responsibility for the initial construction and eventual operation and maintenance of any park support building will rely upon heavy support and participation on the part of youth sports leagues and related recreational program representatives.

Tennis Courts

Plans call for the two tennis courts to be fully reconstructed within a new location that is currently occupied by the basketball court and an undeveloped lawn area. Work would include new asphalt pavement, color sealcoating, black vinyl chain link fence, seating for users, and enhanced landscaping to partially screen the space from adjacent residential abutters and Dedham Street to the south. This allows for the basketball court to be pushed further into the site, so that the normally more robust activity associated with a basketball court is situated well away from the nearest residential abutter.

There was discussion related to the potential elimination of one tennis court to create opportunities for other park enhancements. In the end, the majority of community members preferred to maintain two courts.

Basketball Court

The preferred plan identifies a single new basketball court to be located just north of the tennis courts and in close proximity to the parking area. (Refer to the diagram at right.) This location is ideal in that the children's playground, with the youngest potential park patrons is located a fair distance away from the sometimes raucous activity associated with a basketball court. The typically more sedate tennis activity is also separated from the basketball court by landscape plantings and a distance of approximately 40 feet. The nearest residential abutter is located many hundreds of feet away, which eliminates the distraction of a bouncing basketball. At the same time, this important outdoor recreational facility provides an important outlet for the teenage age bracket, an important target group at any park.



Children's Playground

After careful consideration, it was agreed that the best location for the children's playground within the property was within the easily accessed front section of the park near Dedham Street. One envisions a pleasantly shaded park area with easy access to parking and to other nearby facilities, situated at the same approximate location as at present. The current children's play area will be completely demolished and replaced with new play structures that are separated into age-appropriate clusters. The area for the youngest of children will be enclosed with a decorative fence treatment. New safety surfacing will be a combination of poured-in-place rubberized surfacing, in critical fall and landing zones, and an engineered wood fiber for the rest of the playground area. The new play area will be compliant with all ADA requirements and with all current safety regulations. In addition to new play equipment, all required utility infrastructure (drainage, sub drainage, water service etc.) and new site furnishings that include park benches, a drinking fountain, signage, trash receptacles, tree planting and related landscaping will be completely updated.



It will be important to enlist the support of those individuals and groups that are most interested in contributing to the design and eventual construction of the children's playground. To this end, participants in the master planning process indicated that there have been previous discussions related to the refurbishment of the playground that have included individuals associated with a private day care facility located immediately across Upland Avenue from the park. With great and creative ideas for the next generation playground, and with strategies for securing funding, local day care providers, recreation staff members and neighborhood residents can all work collaboratively to achieve the desired results.

Little League Baseball Field

Due to the fact that the current baseball field is rarely programmed for use, and given the fact that the large footprint of a baseball field can crowd out or preclude the development of other recreational amenities, opportunities and pursuits, the community supported the elimination of this element in order to construct a Little League baseball diamond. This exchange of facility type will allow for important city-wide needs to be met as this geographic section of the city is underserved in regard to Little League venues and there is a critical need for a lighted facility to accommodate city-wide use. This would be the first lighted Little League field to be erected in the city and it would provide important opportunities to all youth of the city. The concept of field lighting was supported by



residents attending the public meetings, largely due to the fact that the location of the field within the park is close to parking and to commercial interests located along Winchester Street and approximately 300 feet to the nearest residential abutter. In addition, residents seemed supportive of increased activity within a park setting that many felt was underused and underappreciated due to the deteriorated conditions that presently prevail.

The new Little League field development would include official players' benches, backstop, coach's boxes, bleachers and a small park support structure that would house bathrooms, a concession and storage area. Please refer to the lighting diagrams that are included in the Appendix.

Youth Football/Soccer/Multi-use Field

Historically, this field area has received the highest level of maintenance. It is anticipated that youth leagues will continue to take an active role in the maintenance and upkeep of this facility. The master plan (see plan excerpt on previous page) indicated the same basic location within the park, although the field has been shifted slightly closer to Winchester Street in order to take advantage of space that would be vacated by play equipment (swings and slides) and the cluster of former park support buildings. This provides a much more efficient use of space and allows for a much expanded open field area that can be used for a wide range of programmed and informal uses. It also allows for the development of spectator seating and a new support building at the center of the field area.

To continue a past tradition of evening use, it was agreed that lighting should be upgraded in conjunction with the field reconstruction efforts. The benefits of state of the art and more environmentally friendly lighting systems was detailed and discussed at length within a public meeting forum. The merits of a "Green Guard" lighting system, as manufactured by Musco Sports Lighting Company, with cut-off light fixtures that would limit the spilling of light onto adjacent park areas and abutter properties was also discussed. Refer to information contained in the Appendix related to sports lighting systems.

In order to maintain good quality turf conditions, the existing irrigation system would be replaced as part of the new field development.

Informal Playing Fields/Areas

Under the preferred plan, the siting of the Little League baseball field and youth football/soccer/multi-use field toward Winchester Street and Upland Avenue create an opportunity to establish a large and open field platform for informal uses and activities. Historically, this area has been used for pick-up sports games, ultimate Frisbee and other pursuits. These activities will be enhanced under the master plan.

Meandering pathways would traverse the perimeter of the large field area and would provide dramatically improved access to all park parking, to adjacent streets and to the undeveloped woodland area. A loop path around the perimeter of the fields and remaining park areas would allow a patron to traverse approximately 3,000 linear feet in a single pass.

New Park Support Buildings



Plan excerpts identify the location of potential park support buildings At the Little League Field (left image) and youth football/soccer/multi-use (right photo).

Overall Park Aesthetics and Landscape/Environmental Enhancements

There was general agreement that a park should be exceedingly attractive and a source of pride to the surrounding neighborhood. To this end, a series of landscape improvements have been identified that will help transform the park into the beautiful and aesthetically satisfying open space resource envisioned by all master planning participants.



A new entrance space would provide a real sense of arrival and be an appropriate gateway to a beautiful, park, recreation and open space property.

- Development of attractive edge treatments along Dedham and Winchester Streets that includes formalized entrances for pedestrians, park signage and information, tree plantings, attractive fencing, seating and related landscaping.
- Planting of native vegetation at other select locations throughout the park to lend shade, to visually break up large, open expanses of fields, provide wind blocks and to supplement the limited tree plantings that are currently present and that are reaching maturity.
- Management of vegetation throughout the property to include structural pruning, removal of dead, diseased or invasive plant species and the raising of tree canopies through pruning to improve visibility and airflow.
- Implementation of environmentally friendly park management plans that makes use of lower maintenance native turf grasses and limited applications of low phosphorus and/or organic fertilizers.
- Implementation of a forest management program that would allow for the establishment of a more diverse, native range of plant material, enhanced wildlife habitat, and improved park aesthetics.
- There was a general desire expressed by the residents to work with the Public Works Department (DPW) to pursue the opening up or “daylighting” of Stearns Brook, the stream that was enclosed in the below ground box drainage culvert many decades ago. The daylighting of a stream has very positive environmental impacts that would help to improve park aesthetics, storm water management techniques and enhance wildlife habitat and educational opportunities at the site.
- Installation of interpretive signage that presents the unique historical, environmental, recreational and cultural assets of the Newton Highlands Playground.
- Inherent in any restoration plan, is the installation of other minor park furnishings that include park benches, picnic tables, trash receptacles, drinking fountains, bike racks and the like.

Park Infrastructure and the Daylighting of Stearns Brooks

At present, park conditions are impacted significantly by a failed utility infrastructure system that includes the following elements:

- A broken and deteriorated storm drainage culvert that transports storm drainage from neighborhoods located to the north of the park, through the park (along the woodland edge) and across Dedham Street. The box culvert is estimated to be 4x5 feet. Breaks in the pipe have caused sinkholes to develop within several park locations, including within the basketball court and informal fields situated within the eastern side of the property. This storm drain culvert carries the former Stearns Brook. Plans from the early 1900’s actually make reference to a meandering Stearns Brook, which flowed southwesterly through the property.
- Extensive subdrainage systems that were installed decades ago to improve drainage characteristics within the baseball field and adjacent field areas are identified on old record drawings of the park. Due to current poor drainage conditions, the presence of additional areas of soil settlement and sinkholes and the estimated age of the subdrainage systems, it is assumed that this system is completely non-functioning.

In conjunction with this master planning effort the DPW conducted an investigative field survey of the existing storm drainage system, including the box culvert that contains the former Stearns Brook. A summary of the findings is included in the Appendix.

The DPW has committed to correcting any deficiencies discovered in the attached report in Spring 2008.

Daylighting Stearns Brook

During the master planning process, the concept of daylighting Stearns Brook through a portion of the park was discussed. (Refer to the plan excerpt circa 1917 at right, which identifies Stearns Brook passing through a much smaller playground property.) This type of undertaking is being pursued at other similar sites (parks, playgrounds and open space properties) in the Commonwealth, in an effort to enhance environmental characteristics and qualities within a given property by:



- Eliminating what is often aging and costly to maintain below ground utility infrastructure systems
- Increasing opportunities for storm water storage during peak storm events by increasing the cross section of the system carrying the flow (the cross section of the reestablished Stearns Brook would be far greater than cross section of a 4' x 5' box culvert)
- Improving habitat for fish, fowl and small water gravitating animals
- Improving aesthetics and environmental interest within a park type setting, providing enhanced opportunities for environmental awareness and education
- Providing better treatment of storm drainage for improved water quality by allow for the settling out of sediments and nutrient loading

Master Plan Budget Considerations

The following budget outline identifies basic work efforts related to the potential refurbishment of the Highlands Playground. Costs could vary considerably based on the manner in which the improvements are grouped, the time that it takes to implement the full extent of improvements and the methodology selected for implementing the actual improvements. As with the plans themselves, the estimates are conceptual in nature and will require confirmation and refinement as actual improvements are contemplated. Refer to the Appendix for a more comprehensive breakdown.

Total Estimated Park Refurbishment Budget Breakdown

<i>Park Improvement Element</i>	<i>Budget Cost</i>	<i>Notes</i>
Access Drive / Parking Area Upland Avenue	\$190,000	
Parking Area (near play lot)	\$97,280	
Tennis Courts	\$105,200	Two courts
Basketball Court	\$48,200	One Court
Children's Playground	\$217,000	
Football/Soccer Field (w/ lighting/irrigation)	\$484,000	
Little League Field (w/ lighting/irrigation/subdrainage)	\$500,000	
Support Building (Football/Soccer)	\$200,000	
Support Building (Little League)	\$200,000	
Pathways (Park)	\$126,000	Asphalt surfacing
Pathways (Woodlands)	\$16,000	Stonedust surfacing
Park Edge / Entry Improvements	\$188,400	
Storm Drainage Infrastructure	\$100,000	Incl. daylighting Stearns Brook
Park Landscaping	\$50,000	Throughout property
Woodland Management	\$20,000	
Subtotal	\$2,542,080	
Contingency	\$508,416	20%
Design/Engineering Fees	\$366,058	
Total Program	\$3,416,554	

Potential Improvement Phasing Program

A potential Improvement Phasing 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 Phase 1 Program is geared toward immediate citywide recreational needs as well as the types of funding sources that are most likely to be leveraged as part of a renovation effort. While the Phase 1 Program has been identified, some of the elements of the program may be pulled out as a stand-alone phase. In addition to the implementation of physical improvements, funding sources (specifically private entities) may play a role in the overall phasing of the work. There are several logical groupings of park improvements that lend themselves to being implemented either as a stand-alone phase or together. Based on funding availability, these phases may shift in order of implementation. Below is information specific to a possible Phase 1 program; subsequent phases are identified at the end of this section.

Phase 1 Program

Drainage Improvements & Little League Facility

- Improvements to storm drainage and utility infrastructure with the exploration of daylighting Stearns Brook (see Preferred Master Plan section for further details)
- New premiere Little League field with lighting, irrigation and support building.
- Little League support building
- Improved parking conditions either along the Upland Avenue extension or within the park (see description of work on the following page)

The estimated cost of all improvements under this program is \$1,280,000, with funding to come from several sources. City-based sources include the Newton Capital Planning budget and storm water improvement funding. It is anticipated that a significant portion of the funding will come from various special-interest groups who would make regular use of the facility. The extent of the potential Phase 1 Program is summarized below.

Park Facility or Amenity	Description
Storm Drainage Infrastructure	Improvements to the existing storm drainage system including the exploration of “day lighting” Stearns Brook (see Preferred Master Plan section for further details).
Premiere Little League Facility	New construction of a tournament-level Little League field with all related appurtenances including lighting and irrigation. A support building that would house restrooms, storage and a concession stand is included in the master plan, though the timing of it’s installation will depend on funding availability and may not be included in the Phase 1 Program.
Parking Area	Improvements to parking would include either a temporary solution along the shoulder of Upland Avenue or a new permanent parking lot within the park, as shown on the master plan. The approach to parking will depend largely on the existing program that would be displaced by the implementation of the new parking lot.

The Phase 1 Budget identifies the initial breakdown of costs associated with the desired program. All costs have been rounded and are approximate. It is anticipated that the final, precise scope of the improvement program will be further refined upon the receipt of funding and during the development of actual Phase 1 bid plans and specifications.

Potential Phase 1 Budget Breakdown

Park Improvement Element	Budget Cost	Notes
Storm Drainage Infrastructure	\$100,000	Includes the daylighting of Stearns Brook
Premiere Little League Facility	\$500,000	Includes lighting, irrigation, and sub-drainage
Little League Support Building	\$200,000	Restrooms, storage & concession area
Parking Area	\$97,280	A temporary or permanent approach will depend on the existing program displaced in these improvements
Subtotal	\$897,280	
20% Contingency	\$179,456	
12% Design and Engineering	\$129,208	
TOTAL	\$1,205,944	

Phase 2 Program

Playground, Courts & Parking (Neighborhood Playground)

- Reconstruction of existing facility to include new, state-of-the-art, age-appropriate equipment, safety surfacing, perimeter pathways, seating, and landscaping
- Renovation of courts will include new pavements, posts/nets, fencing, seating and perimeter landscaping
- New permanent parking lot with vertical granite curbing and associated landscaping (if this is not completed as part of Phase 1)

Potential Phase 2 Budget Breakdown

Park Improvement Element	Budget Cost	Notes
Reconstruction of Playground	\$217,000	New equipment, surfacing and site furnishings
Basketball/Tennis Courts	\$153,400	1 basketball & 2 tennis courts
Parking Area		Price included in Phase 1, see note above
Subtotal	\$370,400	
20% Contingency	\$74,080	
12% Design and Engineering	\$53,337	
TOTAL	\$497,817	

Phase 3 Program

Youth Football/Soccer

- Reconstruction of existing facility to include new, state-of-the-art field lighting, replacement of turf, new bleachers and a support building that would include restrooms, storage and a concession stand to replace the existing temporary structures that exist now

Potential Phase 3 Budget Breakdown

Park Improvement Element	Budget Cost	Notes
Football/Soccer Field Relocation	\$484,000	Includes spectator seating, lighting and irrigation
Football/Soccer Support Building	\$200,000	Restrooms, storage & concession area
Access Drive/Upland Drive Parking	\$190,000	Add nose-in parking off of Upland Drive adjacent to football/soccer support building
Subtotal	\$874,000	
20% Contingency	\$174,800	
Design and Engineering	\$125,856	
TOTAL	\$1,174,656	

Phase 4 Program

Pedestrian Circulation / Accessibility / Landscaping

- 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
- Pedestrian connections and a planned loop path system to include accessible paved surfaces in the open lawn areas and a less-formal permeable trail surfacing through the existing woodlands

Potential Phase 4 Budget Breakdown

Park Improvement Element	Budget Cost	Notes
Park Entrances/Edge Treatments	\$188,400	Fencing, planting, signage and masonry accents
Park Pathways	\$126,000	Asphalt surfacing for accessibility and maintenance access
Woodlands Pathways	\$16,000	Informal, pervious paths through woodland areas
Woodland Management	\$20,000	Removal of exotic invasive species, selective pruning of dead or diseased trees
Landscape Plantings	\$50,000	Native plant materials to enhance open green areas and provide shade along pedestrian paths
Subtotal	\$400,400	
20% Contingency	\$80,080	
Design and Engineering	\$57,657	
TOTAL	\$538,137	

Funding Opportunities / Implementing Strategies

There are many potential sources of funding from both public and private entities that could help to pay for potential improvements to the Newton Highlands Playground. Donations, both large and small, can be lumped together to create the financing needed to undertake meaningful improvements. The Newton Parks and Recreation Department will aggressively pursue a variety of funding and implementation strategies that could include:

- **Traditional Public Bidding-** Develop plans, specifications and estimates for the desired improvements, publicly advertise, receive bids and award a construction contract to the lowest qualified bidder. Projects typically range from small (say \$50,000 or so) to very large (many hundreds of thousands of dollars).
- **In-house Services-** Implement improvements making use of city labor forces, materials and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area or driveway, or refurbishment of adjacent city sidewalks. As funding, material, equipment and human resources permit, other minor improvement efforts can be planned and undertaken. The removal of dead or diseased trees, pruning of healthy trees, and the installation of benches, trash receptacles, fencing, signage, or a small run of masonry wall are examples of the types of minor enhancements that can be provided using city forces and materials.
- **Donations / Corporate Sponsorships / Community Build-** Implement improvements for projects through a variety of means that might include, construction of a children's playground by a corporation or community group or construction of a park feature or facility with funding generated through linkage or mitigation arrangements (often originating from the approval of a large area development). In certain cases, improvements can also be undertaken by contractors looking to donate their services.

For consideration, a number of potential funding sources and mechanisms have been identified. Many of the governmental sources identified allocate millions of dollars per year for parks, open space and athletic facility improvement programs, but competition is intense. The actual improvements are then implemented through a public design, bid and construct process.

Partnerships

Partnerships can also play an important role in the overall plan to improve, manage and maintain various park properties. As an example, there are many privately managed sports leagues in Newton with impressive track records for supporting certain maintenance and capital improvement initiatives for numerous facilities. City's and Town's are increasingly relying on these types of public/private partnerships to create the types of facilities and related playing conditions that are needed to support sports programming.

The City might also consider partnerships with such entities as the Massachusetts Audubon Society, or Massachusetts Urban and Community Forestry Program in order to preserve, protect and enhance the unique environmental qualities, like existing mature woodland, to provide new passive recreational opportunities in the form of environmental education and awareness. The latter also offers matching grant opportunities to help fund urban forest management projects.

Commonwealth of Massachusetts - Division of Conservation Services (DCS)

This state agency has funded hundreds of park, open space and recreation projects throughout Massachusetts over the past several decades. Each June, the agency receives applications from municipalities for improvements to parks, playgrounds, athletic facilities or assistance in the acquisition of open space properties. DCS administers several programs including the “*Self-help*” program, which generally funds acquisitions and limited enhancements to open space properties. The funds for acquisitions are designed to protect natural resources by eliminating threatened development. The “*Urban Self-help*” program typically funds the renovation of parks, playgrounds and athletic facilities in larger communities that have fewer outlets for recreation. Demographics play a role in the grant award process. Communities that are more urban in nature with high percentages of low-income residents tend to fair better in the decision-making process as compared to smaller communities or larger communities with higher income levels.

DCS also receives Federal Land and Water Conservation Funds for distribution to communities that are considering park improvements or land acquisitions as described above. The allocation for Massachusetts for the upcoming year has not been determined, although the funds, when available, may be used to supplement both the Self-help and Urban Self-help programs.

Community Preservation Act Funding

Newton has passed the Community Preservation Act, which allows the City to generate funds through an added property assessment for improvements related to affordable housing, historic preservation and certain types of park/open space acquisitions and enhancements. Funding generated locally is matched by an equal amount of state dollars. In Newton this program is competitive and guidelines are stringent, but this should always be pursued as park and recreation improvement programs are considered and pursued.

Stormwater Management Grants

Funding is made available by the Commonwealth of Massachusetts Executive Office of Environmental Affairs for stormwater management, water quality protection and enhancement efforts. This funding could be a source for environmental improvements to the park, like the day-lighting of Stearn’s Brook, which was contained in a culvert that is now showing significant signs of disrepair and causing maintenance concerns.

Other Alternative Methodologies for Implementing Improvements

The City of Newton, through the DPW, receives annual quotations for a variety of public improvements that can be ordered on an as-needed basis. The installation of fencing, bituminous concrete pavements for roadways/parking areas, and curbing are examples. As deemed appropriate, ordering work through this method could be used to complement or support other improvements that are accomplished through other means.

Operations and Maintenance



The Newton Parks & Recreation Department provides maintenance and upkeep services at the Newton Highlands Playground. Typical costs for the maintenance and upkeep of park, recreation and open space properties might be expected to range from between \$3,000 and \$5,000 per acre, but can vary somewhat dramatically based on the extent and type of facilities that are located within a given property. The Highlands Playground encompasses 13 acres of land and contains general lawn and field areas, paved areas, a children's playground and a significant parcel of mature woodland area. The type of maintenance activity varies depending on the nature of the area being maintained. Following is a summary of the basic maintenance activities that are needed to properly maintain a park property of this nature:

- Mowing of lawn areas during the growing season. Field areas require a higher level of maintenance and more frequent mowing than general landscape areas.
- Soil aeration, particularly within field areas on an annual basis
- Nutrient applications to field areas for enhanced turf growth, weed and pest control
- Removal of trash (daily, multiple times per week or weekly depending on the season and schedule of events)
- Weekly inspection of park facilities and completion of minor repairs (replacement/repairs to a bench slat, fence gate, basketball net, or swing are examples)
- Providing dog dispensers and bags (per City policy)
- Annual replenishment of resilient safety surfacing at children's playgrounds
- Sweeping of paved areas (parking lots that are sanded, areas adjacent to children's playgrounds, other areas subject to collecting debris) on an as-needed basis or in conjunction with regular grass mowing activities
- Snow plowing of parking areas
- Inspection of tree plantings on an annual basis to identify damaged or diseased trees requiring pruning or removal to ensure patron safety
- Inspection of woodland area for hazard trees or exotic invasive species
- Annual cleaning of catch basins and other drainage structures to ensure they remain clear of debris and effectively remove storm water from the site
- Line painting at parking areas every 3 - 5 years
- Color sealcoating and line painting of court surfaces every 8 - 10 years

As capital funds are pursued and as actual improvements are implemented at Highlands Playground, it is important to consider other design and operational approaches (to be adopted now and in the future) in order to simplify and reduce maintenance requirements, as summarized below:

- Where fence lines are located adjacent to paved areas such as courts or sidewalks, the pavement should be extended below the fence to eliminate the need for trimming of grass or other undesirable vegetation. This is often referred to as a “mower strip”.
- Native, indigenous plantings (trees, shrubs and groundcover) should always be planted in order to ensure sustainability and reduce maintenance requirements
- Where lawn areas are not specifically programmed for use, mowing should be reduced to an occasional or once or twice annual basis. This practice reduces maintenance costs, and allows for meadow establishment and wildlife habitat enhancement.
- Consider the use of solar powered trash compactor units to dramatically reduce the frequency of trash removal. This has been successfully employed in numerous area communities.

Where municipal dollars are hard to come by, and given the fact that parks departments are often under funded, it is important to look to other means and mechanisms to assist in the upkeep of Newton Highlands Playground. For instance, a neighborhood clean-up day (this might correspond to Earth Day in April) might help spruce up the park in ways that City forces cannot ordinarily achieve. Contributions in the form of money, equipment or materials from user groups (such as sports league participants) can also help reduce the financial burden on the municipal budget.

Ultimately, maintenance operations are critical to the protection of future capital improvements at the park, and the establishment of an appropriate level of regular maintenance will be essential in order to ensure maximum public use and enjoyment of this great property.



APPENDIX



City of Newton, Massachusetts

NEWTON HIGHLANDS PLAYGROUND

February 1, 2007 Public Hearing

Public Participation Process

- Open Public Forums
- Open, Constructive Dialogue
- Timeline
- CPA Process

Master Planning Process Outline

- Prepare Mapping / Plans
- Existing Conditions Inventory
- Identify All Users
- Complete User Surveys / Questionnaires
- Identify Basic Recreation Needs (Current + Future; Passive + Active)
- Develop Initial Concept Plans (Multiple Alternatives)
- Identify General Cost Considerations
- Develop Preferred Plan(s)
- Develop Final Budget Costs
- Identify Funding Sources
- Identify Priorities / Phasing Options

Future Design / Construction Administration Outline

- Define Phase I Program
- Prepare Construction Documents
- Implement Improvements

Existing Conditions Summary and Assessment

- Opportunities + Constraints
- Access (Vehicular + Pedestrian + Maintenance)
- Parking and Circulation
- Linkages / Connections
- ADA

- Facilities
 - Fields
 - Courts
 - Playgrounds
 - Buildings
 - Other Ancillary Elements
- Abutter Issues
- Infrastructure
 - To support park uses
 - To support larger City
- Landscape / Overall Site Aesthetics

Open Discussion



City of Newton, Massachusetts



NEWTON HIGHLANDS PLAYGROUND

April 5, 2007 Public Hearing

Meeting Agenda

Review Final Survey Results

Review Concept Plans

- Concept Plan A
- Concept Plan B
- Concept Plan C
- Concept Plan D

Summary of Potential Improvements (Neighborhood Use vs. City-wide Use)

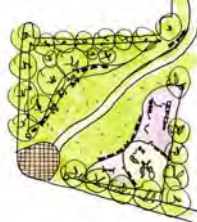
- Fields
- Courts
- Playground
- Parking and Circulation
- ADA Compliance
- Passive Recreation
- Environmental Features
- Landscaping
- Other Park-related Park Amenities

Public Comment

Next Meeting / Work Going Forward



City of Newton, Massachusetts



NEWTON HIGHLANDS PLAYGROUND MASTER PLAN

June 5, 2007 Public Hearing

Meeting Agenda

Review Overall Master Plan and Park Improvement Process

Review Concept Plans

- Preferred Concept Plan
- Plan Enlargement
- Confirm Community Preferences

Access and Circulation

- Pedestrian Entrance / Arrival
- Pedestrian Connections / Linkages / ADA
- Vehicular Entrances
- Service / Emergency Vehicle Circulation
- Parking

Recreation Facilities

- Fields and Lighting
- Courts
- Children's Playground
- Park Support Buildings
- Loop Paths / Woodland Paths

Park Landscape Enhancements

- Edge Treatments
- Other Landscaping / New Plantings
- Vegetation Management
- Stream "Daylighting"
- Other Park-related Park Amenities

Budget Considerations + Phasing

Funding Strategies

Parks Commission Meeting

F:\Newton MA\Highlands + Upper Falls Playground 2060414\Upper Falls Playground\4-11-07 Public Meeting Agenda.doc

Newton Highlands

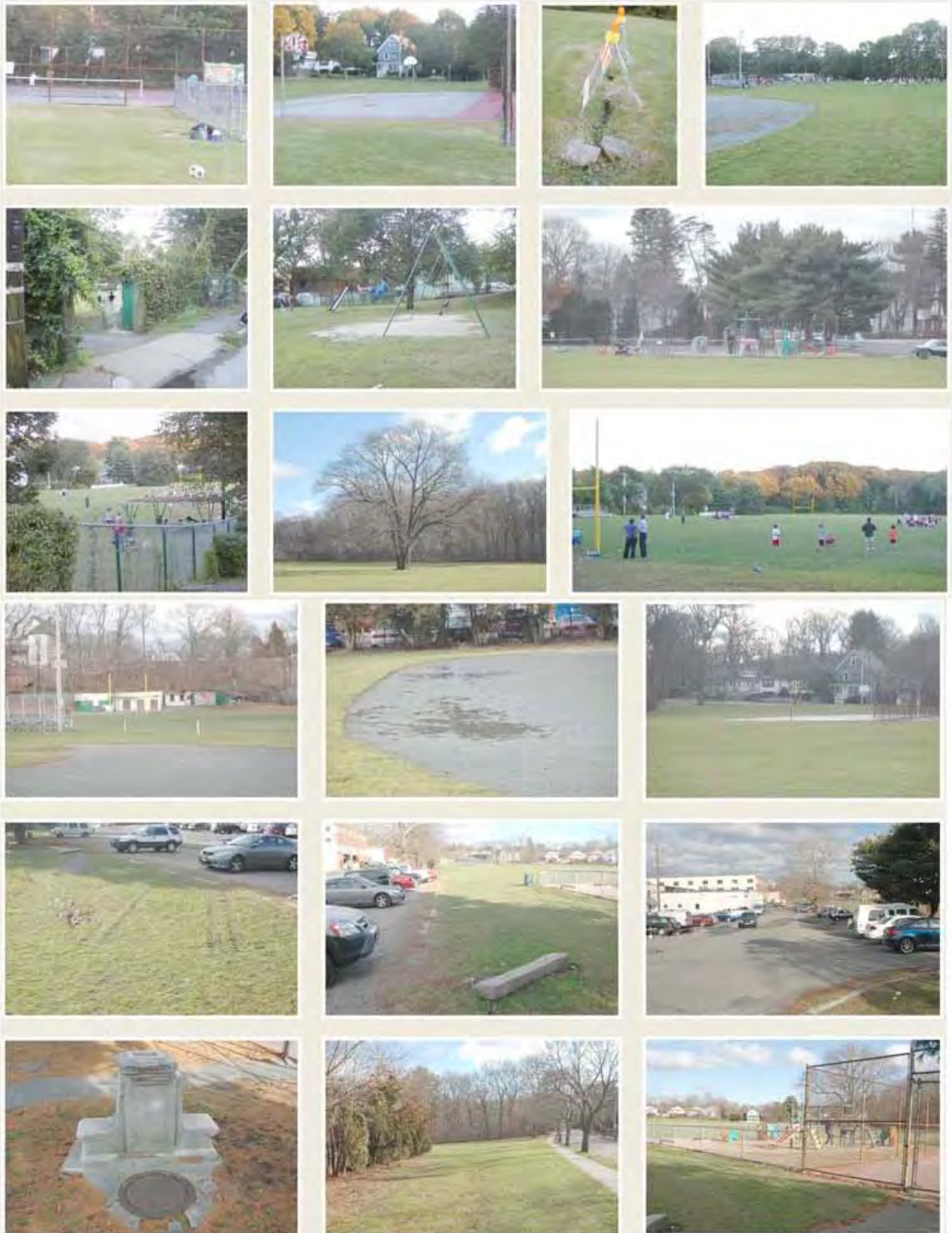
Budget Analysis

Item	Qty	Unit	Unit Cost	Ext. Cost
Park Edge - Dedham Avenue				
Fencing (Decorative)	600	LF	\$ 125	\$ 75,000
Trees	15	EA	\$ 600	\$ 9,000
Signage	1	LS	\$ 5,000	\$ 5,000
				\$ 89,000
Park Edge - Winchester Street				
Fence	280	LF	\$ 125	\$ 35,000
Trees	10	EA	\$ 600	\$ 6,000
Signage	1	LS	\$ 5,000	\$ 5,000
ADA Improvements	1	LS	\$ 20,000	\$ 20,000
				\$ 66,000
Parking Area				
Excavation	400	CY	\$ 30	\$ 12,000
Gravel Borrow	400	CY	\$ 35	\$ 14,000
Asphalt Pavement	200	TONS	\$ 120	\$ 24,000
Granite Edging (Sloped)	480	LF	\$ 36	\$ 17,280
Landscaping	1	LS	\$ 15,000	\$ 15,000
Drainage	1	LS	\$ 15,000	\$ 15,000
				\$ 97,280
Access Drive / ROW / Parking Area				
Excavation	560	CY	\$ 30	\$ 16,800
Gravel Borrow	560	CY	\$ 35	\$ 19,600
Asphalt Pavement	600	TONS	\$ 120	\$ 72,000
Granite Edging (Sloped)	600	LF	\$ 36	\$ 21,600
Landscaping	1	LS	\$ 20,000	\$ 20,000
Drainage	1	LS	\$ 20,000	\$ 20,000
Fencing	400	LF	\$ 50	\$ 20,000
				\$ 190,000
Entry (Dedham Street)				
Signage	1	LS	\$ 5,000	\$ 5,000
Benches	2	EA	\$ 2,000	\$ 4,000
Landscaping	1	LS	\$ 10,000	\$ 10,000
Pavements	1,200	SF	\$ 12	\$ 14,400
				\$ 33,400
Tennis Court				
Excavation	500	CY	\$ 30	\$ 15,000
Gravel Borrow	400	CY	\$ 35	\$ 14,000
Asphalt Pavement	250	TONS	\$ 120	\$ 30,000
Posts / Nets	2	EA	\$ 3,000	\$ 6,000
Fencing	420	LF	\$ 60	\$ 25,200
Furnishings	1	EA	\$ 5,000	\$ 5,000
Drainage	1	EA	\$ 10,000	\$ 10,000
				\$ 105,200
Basketball Court				
Excavation	300	CY	\$ 30	\$ 9,000
Gravel Borrow	240	CY	\$ 35	\$ 8,400

Asphalt Pavement	150	TONS	\$	120	\$	18,000
Backboards / Rims	2	EA	\$	4,000	\$	8,000
Fencing	120	LF	\$	40	\$	4,800
					\$	48,200
Little League Field						
Backstop, Players' Benches..	1	LS	\$	75,000	\$	75,000
Field Renovation	1	LS	\$	150,000	\$	150,000
Irrigation	1	LS	\$	25,000	\$	25,000
Lighting	1	LS	\$	200,000	\$	200,000
Drainage	1	LS	\$	50,000		\$50,000
					\$	500,000
Football / Soccer Field						
Field Renovation	1	LS	\$	175,000	\$	175,000
Irrigation System	1	LS	\$	25,000	\$	25,000
Bleachers	1	LS	\$	50,000	\$	50,000
Goal Posts	2	EA	\$	2,000	\$	4,000
Subdrainage	1	LS	\$	30,000	\$	30,000
Lighting	1	LS	\$	200,000	\$	200,000
					\$	484,000
Support Building A	1	LS	\$	200,000	\$	200,000
Support Building B	1	LS	\$	200,000	\$	200,000
Daylight Brook	1	LS	\$	100,000	\$	100,000
Park Landscaping	1	LS	\$	50,000	\$	50,000
Woodland Management	1	LA		\$20,000	\$	20,000
Pathway Systems (park)						
Excavation	900	CY	\$	30	\$	27,000
Gravel Borrow	900	CY	\$	35	\$	31,500
Asphalt Pavement	450	TONS	\$	150	\$	67,500
					\$	126,000
Pathway Systems (woodlands)						
Excavation	100	CY	\$	50	\$	5,000
Gravel Borrow	100	CY	\$	50	\$	5,000
Stonedust Surfacing	60	CY	\$	100	\$	6,000
					\$	16,000
Children's Playground						
Play Equipment	1	LS	\$	125,000	\$	125,000
Resilient Surfacing	300	CY	\$	40	\$	12,000
Resilient Surfacing (Rubber)	1	LS	\$	10,000	\$	10,000
Edging	1	LS		20,000	\$	20,000
Furnishings	1	LS		20,000	\$	20,000
Landscaping	1	LS		20,000	\$	20,000
Drinking Fountain	1	LS		10,000	\$	10,000
					\$	217,000
Subtotal					\$	2,542,080
Contingency (20%)					\$	508,416
Design/Engineering Fees					\$	366,058
Grand Total					\$	3,416,554

Additional Graphics

The images contained on the following pages include on the ground photographs, sketches identifying potential park improvements and other related graphics prepared as part of the master planning process.





Plan enlargement showing the southern half of the Preferred Park Master Plan including tennis courts, basketball courts, woodland paths, pedestrian access points, children's playground, parking and access drive improvements.



Images showing alternate entrance and playground plans and a view of a new park-like appearance and treatment along Dedham Street.

PLAY STRUCTURES



SPORTS FIELDS



Images showing recently renovated playground and recreation facilities.



Permanent Lighting

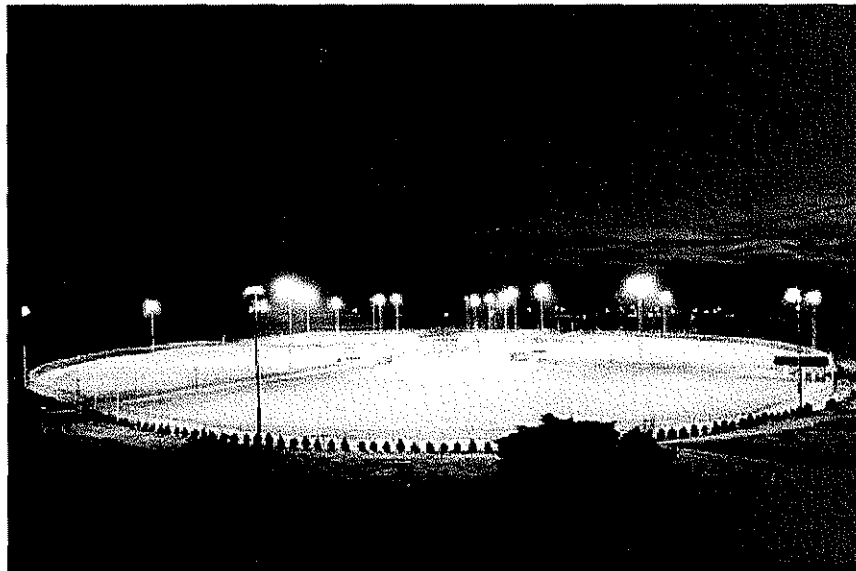
**Keep neighbors and players happy
while reducing costs**

- Company Overview
- Permanent Lighting
- Temporary Lighting
- Project Showcase
- News & Events
- Televised Events **New!**
- Contact Us
- Request Information

Search Musco.com for:

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- [Give us your feedback](#)
- [Employment](#)
- [Replacement Parts & Service](#)



Musco's light control technology increases useable light on the playing surface while decreasing off-site spill light.

Sports lighting systems can be cost-effective and environmentally sensitive

Planners and administrators of recreational facilities are often faced with the challenge of balancing the needs of their clients and the needs of their communities. This is most apparent when a lighted sports facility must meet community expectations of a good neighbor yet provide a cost-effective and superior playing experience for participants.

Lighting technology now allows both concerns to be addressed in a cost-effective manner. Learn more about how effective light control impacts:

- [Community-friendly facilities](#)
- [Playability and safety](#)
- [Cost effectiveness](#)

Musco systems

- **Light-Structure Green™**
A complete system from foundation to poletop that redirects wasted light onto the playing surface
- **Retrofit & Indoor Applications**
The retrofit answer which redirects wasted light onto the playing surface

You can also explore [success stories](#) regarding Musco's light control technology. Or [contact us](#) for more information.

Community-friendly facilities

Choose sports lighting systems that **redirect wasted spill light, satisfy neighbors, and protect the night sky**

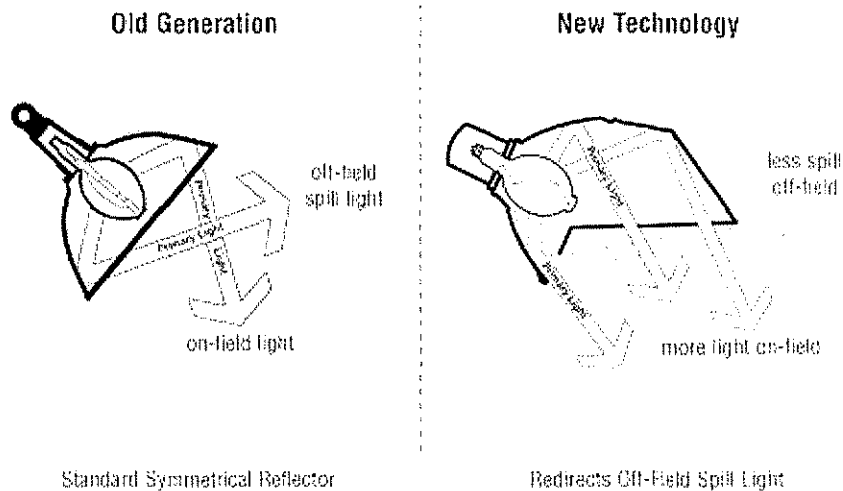
Communities continue to grow and require recreational opportunities. Lighting existing fields offers additional playing time for a fraction of the cost of developing new land. You want your lighted facility to be a community asset, not a liability, now and for years to come.

Three keys essential to community approval of sports lighting are:

1. Keeping light on the field and away from neighboring properties (spill light)
2. Restricting light source visibility to comfortable levels (glare)
3. Maintaining the natural beauty of the night sky and stars (sky glow)

Musco provides:

- **Measurably reduced spill light** by redirecting potentially wasted light back onto the field
- **Improved neighbor and player satisfaction** by reducing glare that causes discomfort
- **Minimized sky glow**



Playability and Safety

Specify measurable performance for the control of light both on and off of the field. Seek written guarantees and on-site performance tests

You want to assure a superior playing experience for the people who use your facility. To do this, you'll need to provide the appropriate quantity (light levels) and quality (uniformity) of light on the playing surface. Both of these are important to a safe, well-lighted facility.

Lighting systems vary in their ability to control light on and off the field, with one usually sacrificed for the other. Look for a system which meets your spill and glare needs as well as provides a superior on-field experience for your players.

Musco provides:

- **More useable light on the playing surface** while decreasing off-site spill
- **Guaranteed performance** of both quantity and quality of light
- **Free lighting designs** that meet your specific participant, spectator and even television broadcast needs
- **Assistance** in developing written specifications to ensure the performance of your system

Cost Effectiveness

Purchasing, installation, operating and maintenance costs are all relevant when selecting a sports lighting system

You're going to use your sports lighting system for years to come. Decisions you make today will affect your budget and operating costs for the next 20 years.

The more efficient the lighting system you choose, the fewer costs you will incur over the life of the system.

Because Musco's light control technology redirects wasted spill light onto the playing surface, Musco systems can provide up to 25 percent more light per fixture where it counts, on the field.

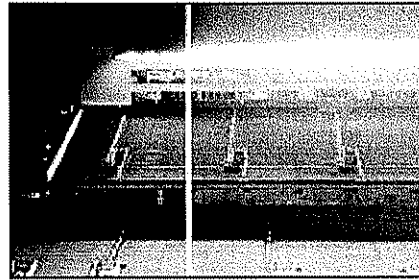
Musco provides:

- **Reduced energy costs** now and for the lifetime of your system
- **Fewer fixtures to buy and install** with no compromises in lighting quality or quantity
- **Fewer fixtures to operate and maintain** for the lifetime of your system

Success Stories



Belleville Softball Complex
South Bend, Indiana



Boston College Alumni Stadium
Boston, Massachusetts



Lockhart Stadium
Home of Major League Soccer's



Mankato East High School
Mankato, Minnesota

City of Newton




David B. Cohen
Mayor

Department of Public Works Utilities Division

Theodore J. Jerdee, Utilities Superintendent
60 Elliot Street
Newton, Ma. 02461
Telephone (617) 796-1650 Fax (617) 796-1653
TJerdee@newtonma.gov

Memorandum

TO: Fran Towle, Commissioner of Recreation
FROM: Theodore J. Jerdee, Utilities Superintendent 
DATE: December 7, 2007
RE: Newton Highlands Playground Data

Attached is the video reports and plan depicting the location and condition of utilities located in the Newton Highlands Playground. Any deficiencies found during this investigation will be repaired by the Utilities Division prior to Spring 2008. Please forward this information to Weston & Sampson Engineers for their review.

Let me know if you have any additional questions or concerns.

Ted

City of Newton
 Department of Public Works
 Utilities Division
 60 Elliot St.
 Newton, MA. 02461

Project Summary

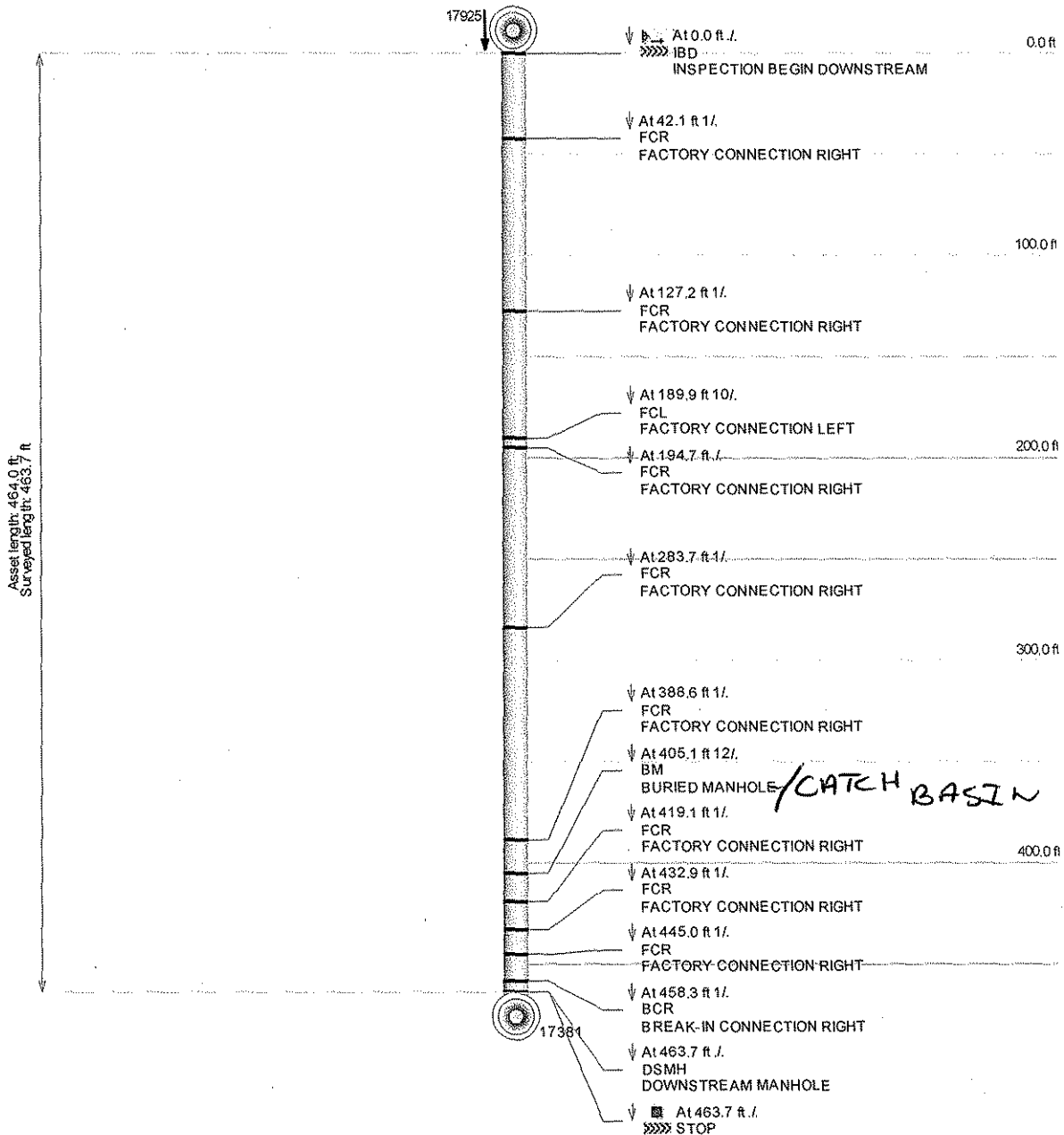
NEWTON HIGHLANDS PLAYGROUND

Main ID	Date	Address	Start MH	Finish MH	Pipe	Asset length	Surveyed Length
7045	11/6/2007	NEWTON HIGHLANDS PLAYGROUND	A006-33	A006-32	VCP	134.0	134.0
7103	11/6/2007	NEWTON HIGHLANDS PLAYGROUND	A006 31	A006-32	VCP	226.3	226.3
0011-1281;0011-1465	11/14/2007	NEWTON HIGHLANDS PLAYGROUND	0011-1465	0011-1281	CP	305.0	304.9
7169	11/28/2007	NEWTON HIGHLANDS PLAYGROUND	A006 31	A006 30	VCP	236.7	236.7
7227	11/28/2007	NEWTON HIGHLANDS PLAYGROUND	A006 30	A006-19	VCP	201.0	201.0
0011-1281;0011-0818	11/29/2007	NH PLY GRND SMN	0011-1281	0011-0818	CP	95.0	95.0
Number of inspections: 6					Subtotal	1,198.0 ft	1,197.9 ft
					Total	1,198.0 ft	1,197.9 ft

CITY OF NEWTON
 SEWER DEPARTMENT
 60 ELLIOT ST
 NEWTON, MA. 02461
 (617)796-1640

TV Inspection with Pipe-Run Graph

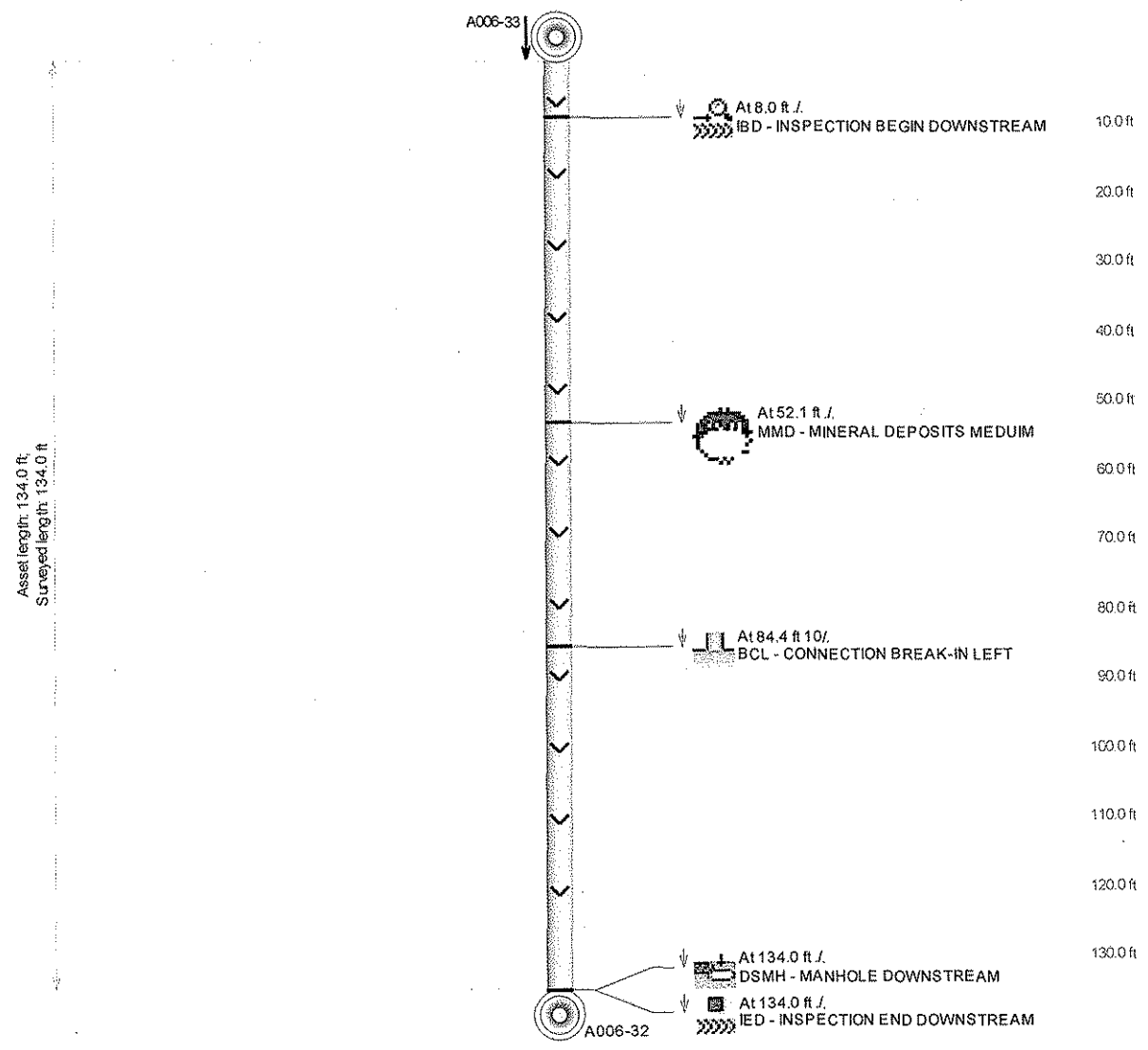
Project Name: newton highlands playground	Asset ID: 13251	City: NEWTON	Address: HIGHLANDS PLAYGROUND
Pipe Width: 60	Pipe Height: 48	Pipe Type: CONCRETE BOT CULVERT	Surface Condition: EASE
Direction: Towards Downstream	Surveyed Footage: 463.7		





TV Inspection with Pipe-Run Graph

Project Name: NEWTON HIGHLANDS PLAYGROUND	Asset ID: 7045	City: NEWTON	Address: NEWTON HIGHLANDS PLAYGROUND
Date: 11/6/2007	Pipe Width: 8	Pipe Height: 8	Pipe Type: VCP
Direction: Downstream	Surveyed Footage: 134.0	Weather: LIGHT RAIN	Surface Condition: A
		Tappe/Media #	



City of Newton
 Department of Public Works
 Utilities Division
 60 Elliot st
 Newton, MA. 02461



Observations by Inspections

SITE DATA

Site ID	City	Address			
7045	NEWTON	NEWTON HIGHLANDS PLAYGROUND			
Upstream Node	Downstream Node	Pipe Type	Pipe Shape	Pipe Height	Pipe Width
A006-33	A006-32	VCP	CIRC	8	8

INSPECTION DATA

	Planned Date	Start Date	End Date
	11/6/2007 9:03:07 AM	11/6/2007 9:04:15 AM	12/6/2007 6:25:25 AM
Surveyed Footage	Status	Operator	Work Order No.
134.0	Stopped	PANAP	
Reason	Weather	Condition	
PRE	LIGHT RAIN	A	

Comments

UPSTREAM MANHOLE LOCATED ON WADE ST. OVERALL OK SOME SIGNS OF INFILTRATION WILL BE TEST & SEALED

OBSERVATIONS

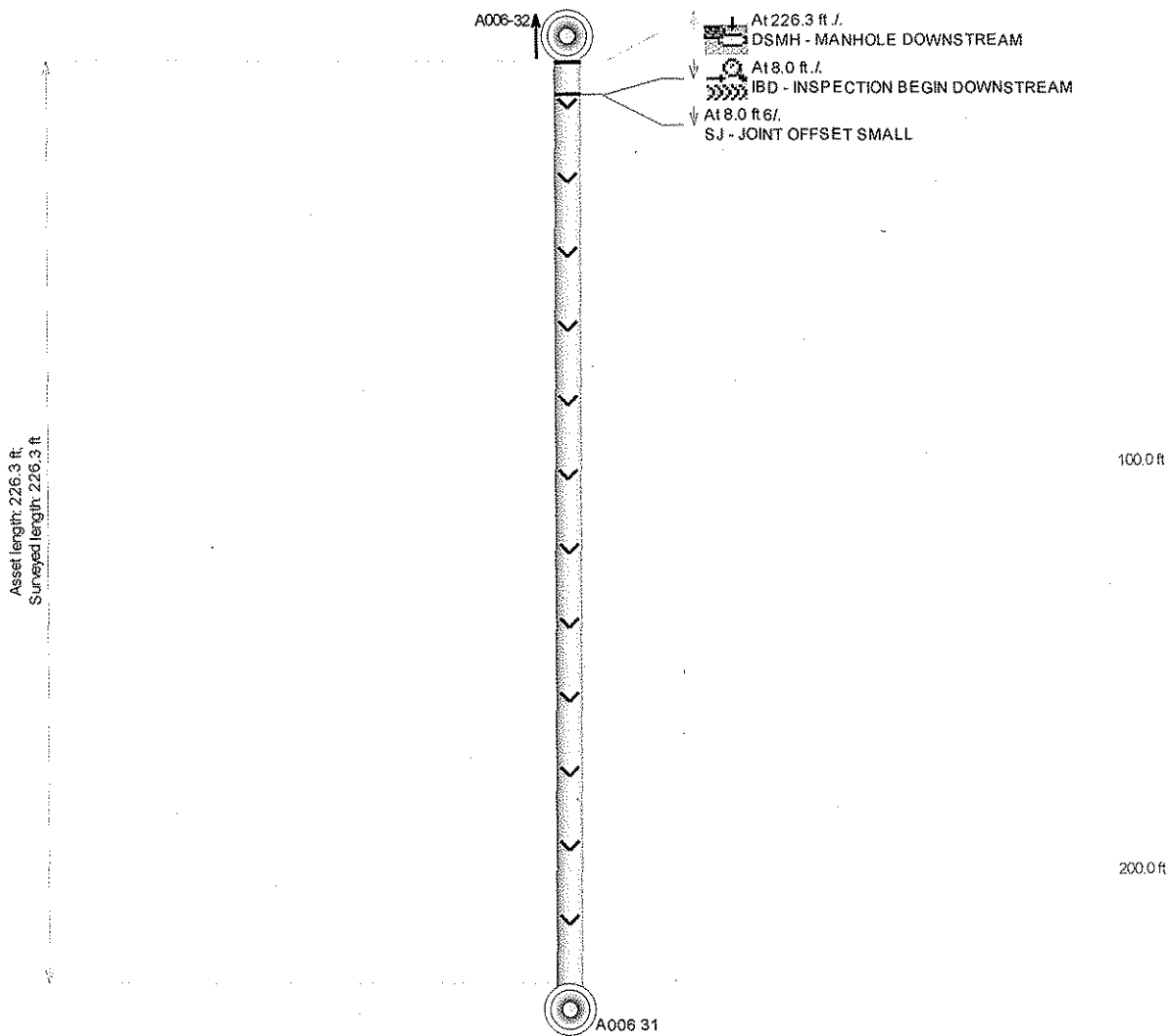
Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
8.0	No				IBD		
52.1	No				MMD	MD	
84.4	No		10		BCL		
134.0	No				DSMH		
134.0	No				IED		

City of Newton
 Department of Public Works
 Utilities Division
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TV Inspection with Pipe-Run Graph

Project Name: NEWTON HIGHLANDS PLAYGROUND	Asset ID: 7103	City: NEWTON	Address: NEWTON HIGHLANDS PLAYGROUND
Date: 11/6/2007	Pipe Width: 8	Pipe Height: 8	Pipe Type: VCP
Direction: Upstream	Surveyed Footage: 226.3	Weather: LIGHT RAIN	Tape/Media #
Surface Condition: A			



City of Newton
 Department of Public Works
 Utilities Division
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Observations by Inspections

SITE DATA

Site ID	City	Address			
7103	NEWTON	NEWTON HIGHLANDS PLAYGROUND			
Upstream Node	Downstream Node	Pipe Type	Pipe Shape	Pipe Height	Pipe Width
A006-32	A006 31	VCP	CIRC	8	8

INSPECTION DATA

	Planned Date	Start Date	End Date
	11/6/2007 9:20:12 AM	11/6/2007 9:20:50 AM	11/28/2007 9:54:42 AM
Surveyed Footage	Status	Operator	Work Order No.
226.3	Stopped	PANAP	
Reason	Weather	Condition	
PRE	LIGHT RAIN	A	
Comments			
WILL TEST & SEAL JOINTS			

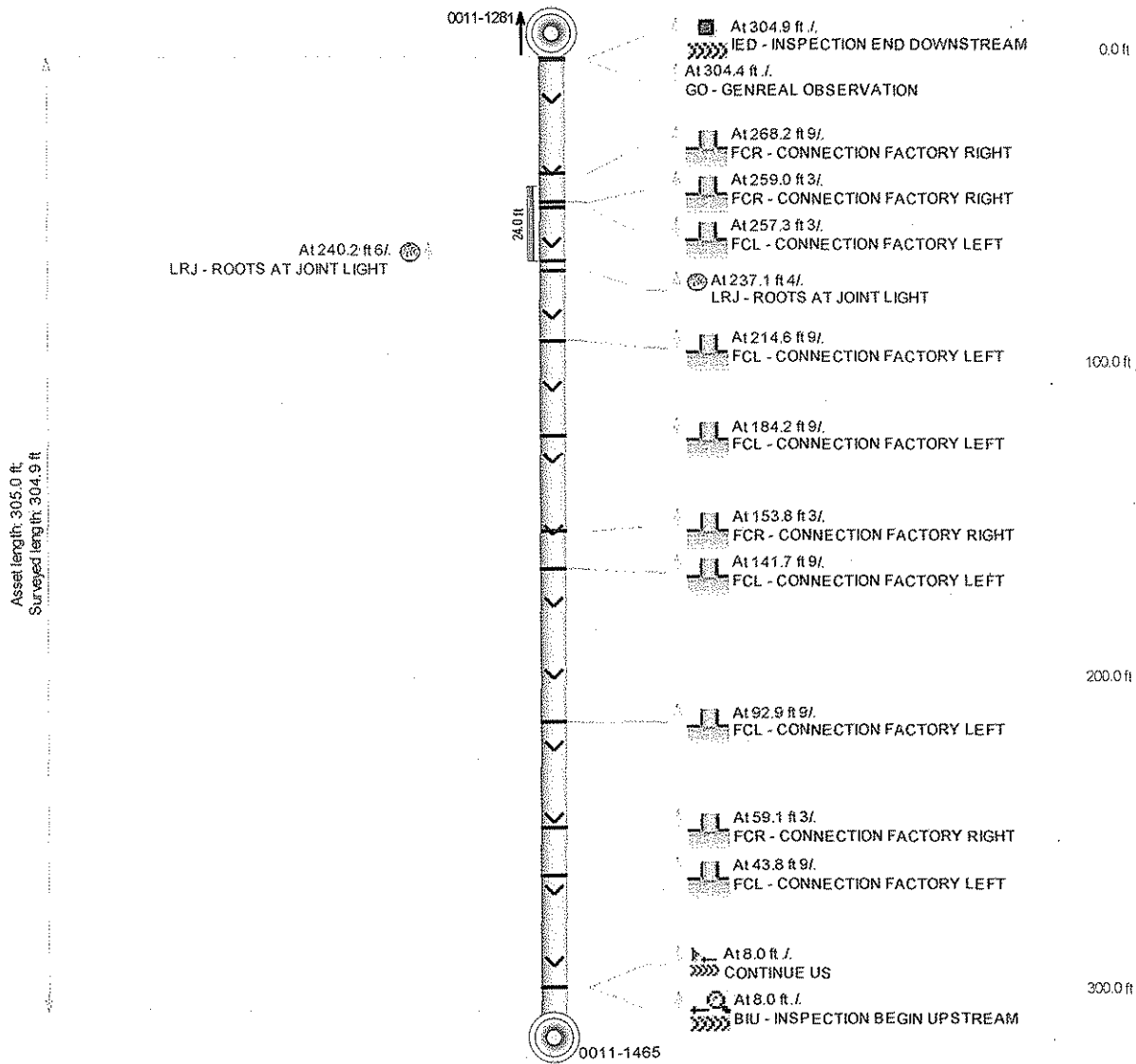
OBSERVATIONS

Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
8.0	No				IBD		
8.0	No		6		SJ	MD	
226.3	Yes				DSMH		



TV Inspection with Pipe-Run Graph

Project Name: NEWTON HIGHLANDS PLAYGROUND	Asset ID: 0011-1281;0011-1465	City: NEWTON	Address: NEWTON HIGHLANDS PLAYGROUND
Date: 11/14/2007	Pipe Width: 12	Pipe Height: 12	Pipe Type: CP
Direction: Upstream	Surveyed Footage: 304.9	Weather: DRY	Surface Condition: A
		Weather: DRY	Tape/Media #



City of Newton
 Department of Public Works
 Utilities Division
 60 Elliot st
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Observations by Inspections

SITE DATA

Site ID	City	Address			
0011-1281;0011-1465	NEWTON	NEWTON HIGHLANDS PLAYGROUND			
Upstream Node	Downstream Node	Pipe Type	Pipe Shape	Pipe Height	Pipe Width
0011-1281	0011-1465	CP	CIRC	12	12

INSPECTION DATA

Planned Date	Start Date	End Date	
11/14/2007 9:45:28 AM	11/14/2007 9:53:38 AM	12/4/2007 12:13:05 PM	
Surveyed Footage	Status	Operator	Work Order No.
304.9	Stopped	PANAP	
Reason	Weather	Condition	
PRE	DRY	A	
Comments			
DOWNSTREAM MANHOLE IS IN THE TENNIS COURTS THE UPSTREAM PART OF THE LINE IS CAPPED WITH BRICKS AT 305'			

OBSERVATIONS

Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
8.0	Yes				BIU		
8.0	Yes				CONTINUE US		
43.8	Yes		9		FCL		
59.1	Yes		3		FCR		
92.9	Yes		9		FCL		
141.7	Yes		9		FCL		
153.8	Yes		3		FCR		
184.2	Yes		9		FCL		
214.6	Yes		9		FCL		
237.1	Yes		4		LRJ	SD	
240.2	Yes	24.0	6		LRJ	SD	
257.3	Yes		3		FCL		
259.0	Yes		3		FCR		

City of Newton
Department of Public Works
Utilities Division
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Newton, MA. 02461



OBSERVATIONS

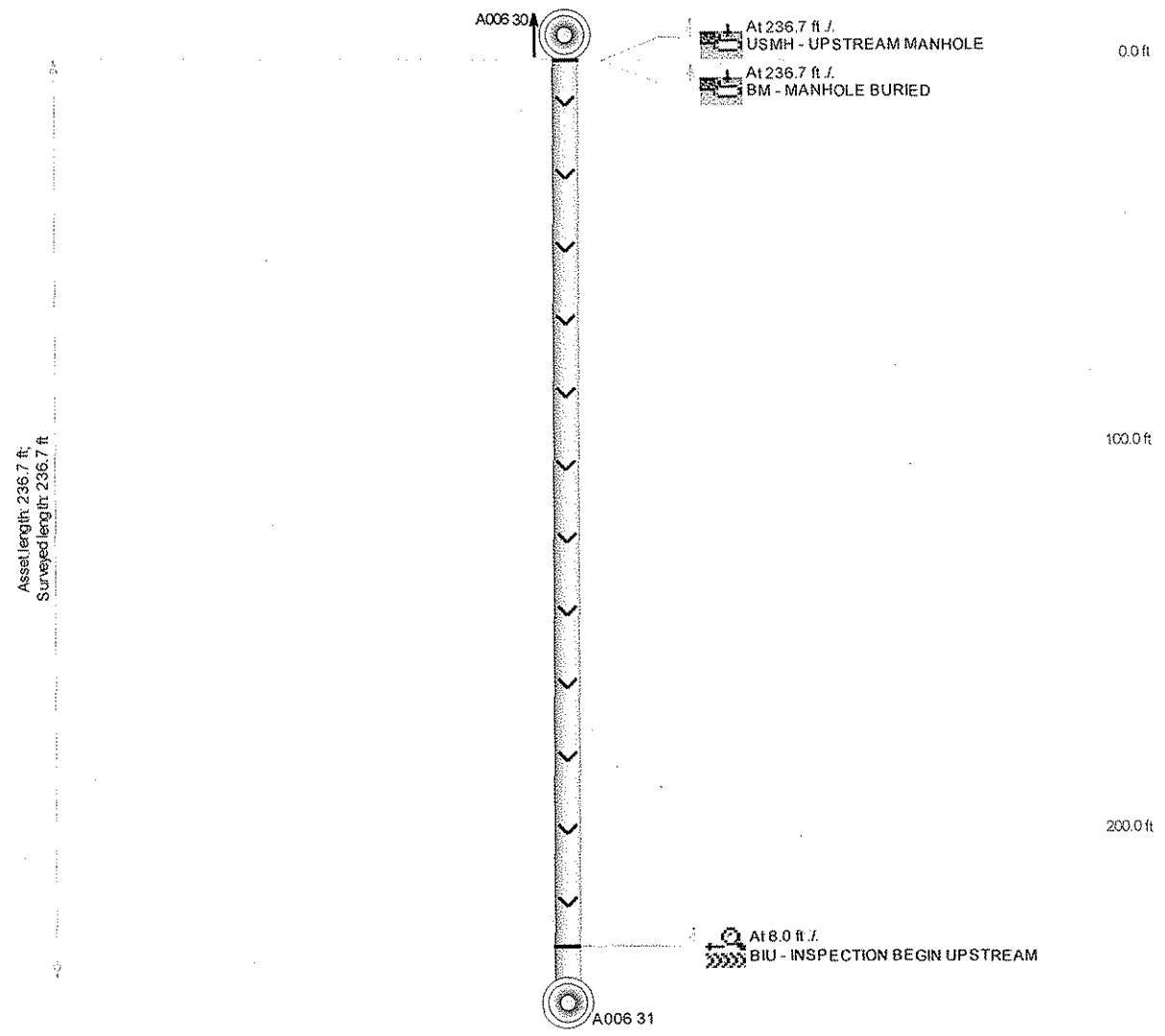
Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
268.2	Yes		9		FCR		
304.4	Yes				GO		
304.9	Yes				IED		

City of Newton
 Department of Public Works
 Utilities Division
 60 Elliot St.
 Newton, MA. 02461



TV Inspection with Pipe-Run Graph

Project Name: NEWTON HIGHLANDS PLAYGROUND	Asset ID: 7169	City: NEWTON	Address: NEWTON HIGHLANDS PLAYGROUND
Date: 11/28/2007	Pipe Width: 8	Pipe Height: 8	Pipe Type: VCP
Direction: Upstream	Surveyed Footage: 236.7	Weather: DRY	Surface Condition: A
		Tape/Media #	



City of Newton
 Department of Public Works
 Utilities Division
 60 Elliot st
 Newton, MA. 02461



Observations by Inspections

SITE DATA

Site ID	City	Address			
7169	NEWTON	NEWTON HIGHLANDS PLAYGROUND			
Upstream Node	Downstream Node	Pipe Type	Pipe Shape	Pipe Height	Pipe Width
A006 30	A006 31	VCP	CIRC	8	8

INSPECTION DATA

	Planned Date	Start Date	End Date
	11/28/2007 9:08:02 AM	11/28/2007 9:36:43 AM	11/28/2007 9:43:41 AM
Surveyed Footage	Status	Operator	Work Order No.
236.7	Stopped	PANAP	
Reason	Weather	Condition	
PRE	DRY	A	
Comments			
WILL TEST AND SEAL JOINTS OVERALL OK			

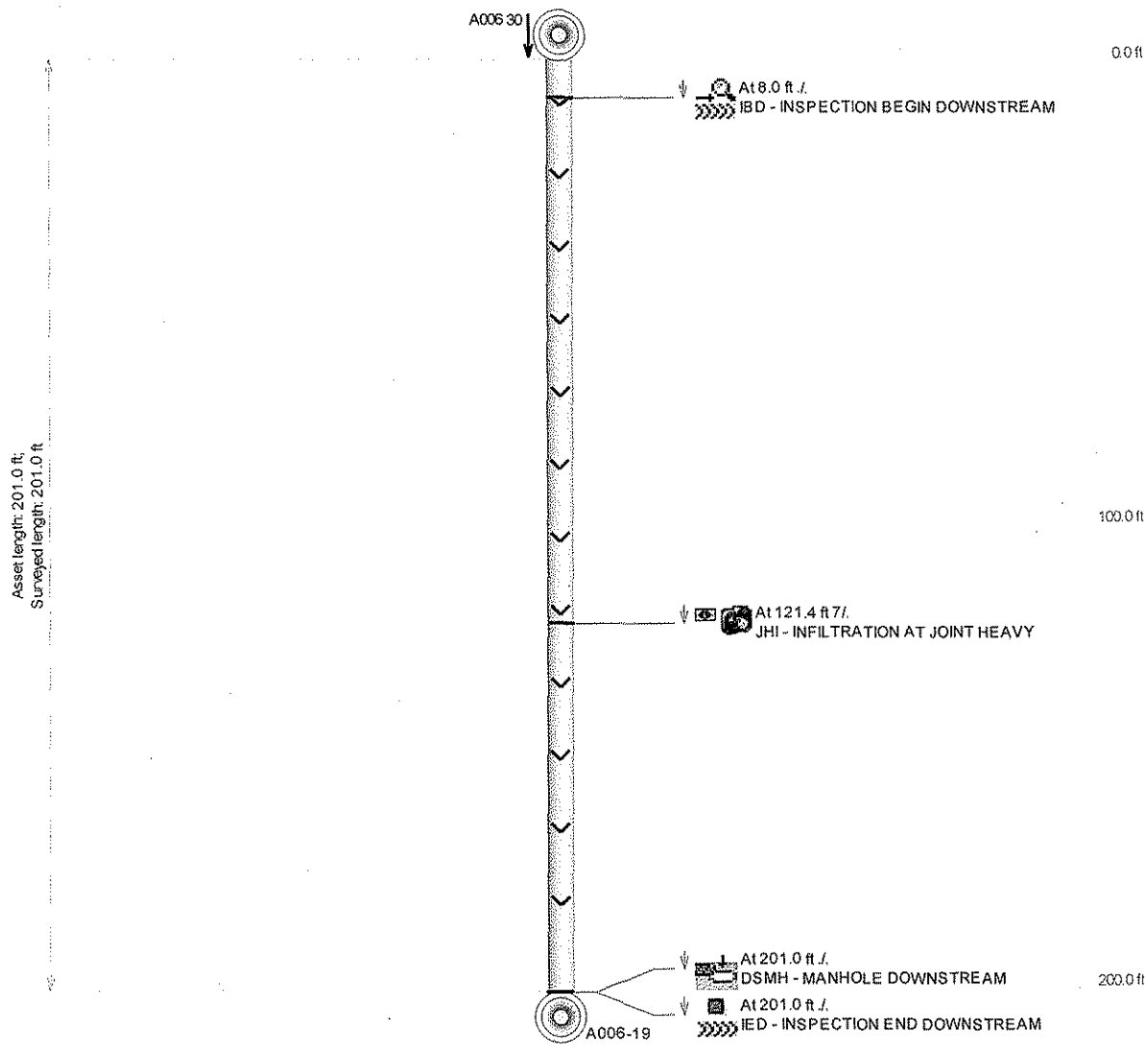
OBSERVATIONS

Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
8.0	Yes				BIU		
236.7	Yes				BM		
236.7	Yes				USMH		



TV Inspection with Pipe-Run Graph

Project Name: NEWTON HIGHLANDS PLAYGROUND	Asset ID: 7227	City: NEWTON	Address: NEWTON HIGHLANDS PLAYGROUND
Date: 11/28/2007	Pipe Width: 8	Pipe Height: 8	Pipe Type: VCP
Direction: Downstream	Surveyed Footage: 201.0	Weather: DRY	Surface Condition: A
		Tape/Media #	



City of Newton
 Department of Public Works
 Utilities Division
 60 Elliot st
 Newton, MA. 02461



Observations by Inspections

SITE DATA

Site ID	City	Address			
7227	NEWTON	NEWTON HIGHLANDS PLAYGROUND			
Upstream Node	Downstream Node	Pipe Type	Pipe Shape	Pipe Height	Pipe Width
A006 30	A006-19	VCP	CIRC	8	8

INSPECTION DATA

	Planned Date	Start Date	End Date
	11/28/2007 10:30:10 AM	11/28/2007 10:42:04 AM	11/28/2007 10:49:56 AM
Surveyed Footage	Status	Operator	Work Order No.
201.0	Stopped	PANAP	
Reason	Weather	Condition	
PRE	DRY	A	
Comments			
WILL TEST AND SEAL JOINTS OVERALL OK			

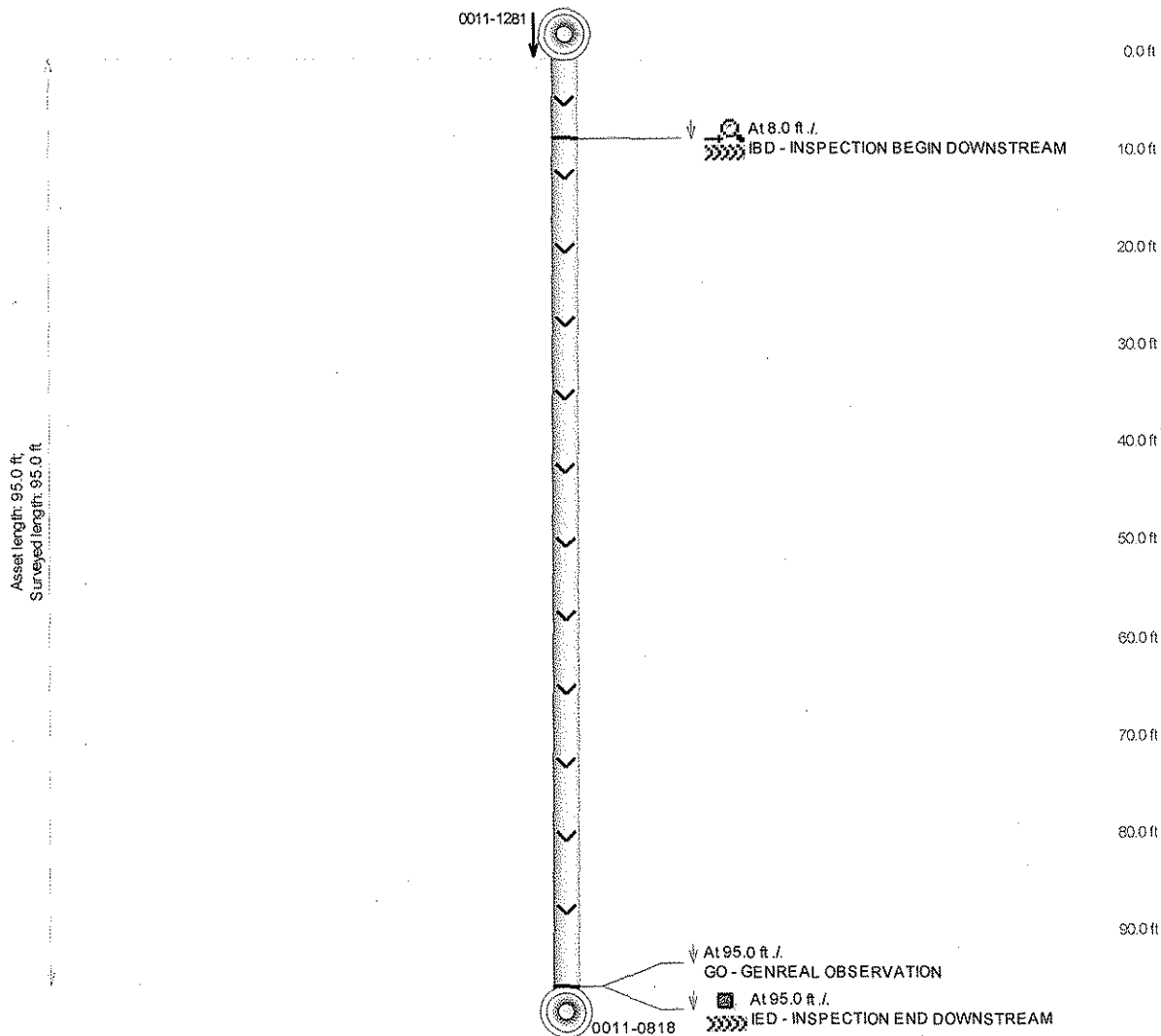
OBSERVATIONS

Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
8.0	No				IBD		
121.4	No		7		JHI	LD	
201.0	No				DSMH		
201.0	No				IED		



TV Inspection with Pipe-Run Graph

Project Name:	Asset ID:	City:	Address:
NEWTON HIGHLANDS PLAYGROUND	0011-1281;0011-0818	NEWTON	NH PLY GRND SMN
Date:	Pipe Width:	Pipe Height:	Pipe Type:
11/29/2007	12	12	CP
Direction:	Surveyed Footage:	Weather:	Tape/Media #:
Downstream	95.0	DRY	
Surface Condition: A			



City of Newton
 Department of Public Works
 Utilities Division
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 Newton, MA. 02461



Observations by Inspections

SITE DATA

Site ID	City	Address			
0011-1281;0011-0818	NEWTON	NH PLY GRND SMN			
Upstream Node	Downstream Node	Pipe Type	Pipe Shape	Pipe Height	Pipe Width
0011-1281	0011-0818	CP	CIRC	12	12

INSPECTION DATA

	Planned Date	Start Date	End Date
	11/29/2007 8:16:59 AM	11/29/2007 8:21:14 AM	12/6/2007 6:30:11 AM
Surveyed Footage	Status	Operator	Work Order No.
95.0	Stopped	PANAP	
Reason	Weather	Condition	
PRE	DRY	K	
Comments			
UPSTREAM MANHOLE IN TENNIS COURTS AND DOWNSTREAM IS A BLIND TAP INTO THE CULVERT			

OBSERVATIONS

Footage	Rev.	Length	Clock From	Clock To	Code	Modifiers/Severity	Rating
8.0	No				IBD		
95.0	No				GO		
95.0	No				IED		

