

Fy08 Newton Community Preservation Proposal

Date received: **12 Dec 2007**

City of Newton



Newton, Massachusetts COMMUNITY PRESERVATION PROPOSAL



Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

David B. Cohen
Mayor

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

Project CONTACTS

Please star () name of the project manager, who will track budget & submit updates.
Use additional sheets if you have more than 2 project contacts.*

Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...)

*Carol Schein, Open Space Coordinator, Newton Parks and Recreation, 70 Crescent Street, Newton, MA 02466
cschein@newtonma.gov 617-796-1507 (desk), 617-796-1512 (fax), 617-938-4727 (cell)

Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...)

Project TITLE

Newton Centre Playground Access Plan, Phase I

Project LOCATION

Address and/or assessors parcel identification no.
Tyler Terrace, Newton Centre 02459

Funding Categories

Check all that apply.

COMMUNITY HOUSING

X

HISTORIC RESOURCES

OPEN SPACE

X

RECREATION

Project BUDGET

Identify major cost categories, total CP funds requested, and total project cost.

Design and Permitting Phase: \$47,500

Construction Phase: \$272,000

Total Project Cost: \$320,000 (rounded)

Project SUMMARY

This description will be used in public announcements, websites, press releases, etc. Explain BRIEFLY what the project will accomplish & how, as well as how it will benefit the community as a whole.

Using the principles of landscape preservation and guided by the CPA-funded *Newton Centre Playground Accessibility and Rehabilitation Plan, 2006*, this project provides for new circulation patterns to be integrated safely and aesthetically into the Playground. This historic and cultural resource, initially designed in 1898 by Frederick Law Olmsted, is Newton's first playground, as well as one of the first in the nation. The overall intent of this phased project is to create a mix of passive and active recreational opportunities, accessible to people of all ages and abilities, while preserving the site's unique character and integrity. This centrally-located 17.9-acre playground close to the Newton Centre business district is a large City park with numerous stakeholders including the City's own special needs camps.

This first phase will enable all people to navigate the Bowen Street sloped area, one of the park's primary entryways. The work will begin to facilitate access to the tennis courts, the basketball courts and the new play area while creating a sole access route into and out of the park over Hammond Brook that is wide enough for emergency, security and maintenance vehicles. Proposed trees are to provide shade, erosion control, and reinforcement of the park's historic and natural landscape character.

1. HOW WILL CP FUNDS BE USED?	Check all that apply.	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
	Acquire				
Create			NOT ALLOWABLE		X
allowable IF resource was acquired or created with CP funds	Preserve		X		X
	Support		NOT ALLOWABLE	NOT ALLOWABLE	NOT ALLOWABLE
	rehabilitate/restore		X		

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

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

Community Preservation Plan:

- Help to preserve Newton’s unique character and enhance the quality of life for its residents;
- Preserves resources that retain the integrity of their historic location, context, design, and style;
- Improve public access, especially for disabled residents;
- Serve a large number of residents with diverse needs;
- Consider both current and future needs;
- Build on & preserve existing resources;
- Protect & restore functional ecosystems;
- Serve more than one CPA category;
- Leverage other public & private resources;
- Achieve the highest possible ratio of benefits to costs while using the most reasonable available options to achieve goals.

Comprehensive Plan:

- Ensure the preservation & enhancement of the City’s important natural assets and resources;
- Ensures variety and distribution of open space.

Open Space Plan: Preserve the City’s open space and natural resources. (This is watershed land--home to Hammond Brook, one of the City’s major drainage arteries.)

Parks & Rec. Needs Assessment, p. 19: N.Ctr. Playground ranked #1 priority as needing to be made accessible.

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

Roughly \$380,000 of private donations (from 100 different people) plus \$12,500 of BAA monies is currently being used to fund private contractor design and installation of the new universal play area. \$30,000 of CDBG funds via the Mayor’s Committee for People with Disabilities is currently being used to fund work by DPW and P&R to create the primary accessible route from the Mason-Rice parking lot. \$17,500 of BAA monies remains available for use in making the play area accessible from Bowen Street. This past fall, guided by the master plan report and under the guidance of the City’s Director of Urban Forestry, 40 volunteers planted 15 shade trees along Centre and Bowen Streets, just inside the park, as part of the Mass ReLeaf Program.

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

The project’s impact will be evaluated by the increase in passive and active use of the park’s facilities by all Newton residents and visitors; also by the increased public awareness and stewardship of the Playground as one of Newton’s significant cultural and historical resources. The landscape will be maintained by P&R.

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

- (1) Brown, Richardson & Rowe (Clarissa Rowe, Nina Brown, principals) 617-542-8552 – to attest to project manager’s qualifications;
- (2) Mark Springer, Mason-Rice principal;
- (3) Mike Cronin, School Dept./Operations;
- (4) Lowell Haynes/Mayor’s Committee to attest to City-wide support for community accessible parks.

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

Milestone	Assistance required	Start date	Completion date	Cost
<i>BIG steps, SHORT descriptions!</i>	<i>Other organizations or City depts. & what they must do to complete this step (raise funds, issue permits, etc.).</i>	<i>year & season</i>	<i>Year & Season</i>	<i>Estimate</i>
1 Preliminary design includes: project startup, in-house mtgs. + public mtg.	P&R, DPW (Engineering & Utilities), Planning (Access) – provide design input, review & comment	fall 2008	winter 2009	\$15,500
2 NOI, SPPP and NPDES state & federal permits; mtgs w/Newton ConComm and Engineering Dept. (concurrent w/design phase)	P&R, DPW, Planning (ConComm) – provide design input, review and comment; assist w/permitting applications	winter 2009	spring 2009	\$8,000
3 Final design/production of construction docs (plans, details, written specs & final cost est.). In-house mtgs. & review	P&R, DPW, Planning review and comment and attend progress meetings	spring 2009	summer 2009	\$24,000
4 Review and format final documents and advertise job for public bidding	P&R, DPW, & Purchasing Dept.	fall 2009	winter 2010	\$1650
5 Construction and construction administration including project start-up and progress mtgs.	P&R, Purchasing, Planning (ConComm), DPW (Eng., Survey, Utilities) assist/attend site & progress mtgs as needed	spring 2010	summer 2010	\$270,300
6 Project Completion	P&R, DPW (Eng.) – punchlist & final acceptance	fall 2010	fall 2010	\$750

ATTACHMENTS CHECKLIST

REQUIRED

MAP showing project’s location, in relation to nearest major roads or intersections: *see enclosed*

DETAILED BUDGET Clearly identify all costs and distinguish among

- ◆ total project cost *(see detailed detailed budget plus itemized project*
- ◆ hard vs. soft costs and contingencies *construction costs*
- ◆ costs to be paid from CPA vs. other funds

PROOF OF CONTROL OVER or ACCESS TO PROJECT SITE

- ◆ purchase and sale agreement, option, or deed – *the City of Newton owns and the Parks and Recreation Dept. has jurisdiction over the Newton Centre Playground site.*
- ◆ OR written project approval from the site's long-term owner

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

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

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

- ◆ existing and proposed site plan - *see enclosed*
- ◆ floor plans – *n/a*
- ◆ elevations, etc.
- ◆ evidence that the project site is free of hazardous materials, or of a plan & funding for remediation of known hazards – *to date, no hazardous materials have been found on-site.*
- ◆ evidence of compliance with building codes, Newton's zoning ordinance, Architectural Access Board Regulations, or other applicable laws & regulations – *all proposed work is in compliance of the AAB and the U.S. Americans with Disabilities Act.*
- ◆ is zoning relief required? if so, evidence of when you will apply to the City for zoning review – *n/a*
- ◆ evidence that applicable professional standards will be followed; for preservation, restoration and rehabilitation, these standards include the Secretary of the Interior's *Guidelines for the Treatment of Historic Properties* (http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm) or *Guidelines for the Treatment of Cultural Landscapes* (http://www.nps.gov/hps/hli/landscape_guidelines/index.htm) (*see below*)

The CPA-funded 2006 Newton Centre Playground Access and Rehabilitation Plan complies fully with the rehabilitation standards included in the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes. The plan was produced by Victor Walker, landscape architect and historic preservation planner, of the Walker-Kluesing Design Group. Over the past decades, the City of Boston has entrusted WKDG with some of their most treasured historic resources. The park, deemed historically significant by the Newton Historical Commission (NHC), should be eligible for the National Register. See enclosed NHC support letter. As recommended, all existing site features have been documented, retained and preserved. All new features are designed to be compatible with the landscape’s historic character.

- ◆ written approval from or applications to any federal, state, or City departments, boards, or commissions whose assistance is required to complete the project – *project design and construction of a bridge in a wetland resource area will require filing the following federal and state permits with DEP: Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SPPP) and National Pollutant Discharge Elimination System (NPDES).*

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

OPTIONAL

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

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

NEWTON CENTRE PLAYGROUND ACCESSIBILITY AND REHABILITATION PLAN

Newton Centre Playground is a significant historic public landscape that expresses the design vision of the Olmsted firm. In a relatively small space it exemplifies the important qualities of a larger Olmsted park. The basic historic structure of the park is intact although much of the detail is missing.

Newton Centre Playground is a 17.9 acre historic park centrally located in the community. It has served as a central gathering point for both active and passive recreation, formal civic functions and as an informal meeting place for citizens year round for over 110 years. Created as a result of civic interest and involvement, Newton Centre Playground was conceived of as both a playground and a park. The intent was to serve a broad audience by balancing the activities of a playground with the calming qualities of a park. It was the first playground in the city and one of the earliest in the nation. The initial design was prepared by the firm of Frederick Law Olmsted & Co. in 1890.

The purpose of this plan is to develop recommendations for accessibility and rehabilitation and a strategy for implementation for the entire playground that can be used as a guide for both long and short term planning and improvements.

General goals include making the playground accessible, rehabilitation of this historic resource in a contemporary context, reinforcement of an overall image that is compatible with the historic background of this playground, and increasing passive recreation opportunities while maintaining the active recreation components.

The primary goal is to recreate the image of Newton Centre Playground in accordance with that envisioned by the Olmsted firm in 1890 and 1891, and as later modified by Herbert Kellaway, while adapting selected areas to accommodate existing and proposed changed needs and conditions using design principles established for the park at that time. Newton Centre Playground was Newton's first playground and is still considered by many as Newton's most important character defining public open space. It created a strong sense of civic pride in the center of the city that remains today. The intent of the plan is to rehabilitate the playground, thereby restoring the central character of the community.

This property is historically significant for a number of reasons. It should be eligible for listing on the National Register of Historic Places, although no such attempt has been made to date. Given the historic nature of the property, the overall treatment goal for the site is rehabilitation. This is the only appropriate treatment because current conditions require acceptance of nonconforming activities.

Newton Parks and Recreation Department CPA Project
Newton Centre Playground Accessibility and Rehabilitation Plan, Phase I

Hard Costs and Soft Costs

Revised 12/6/07

Hard Costs

Construction (<i>labor and materials</i>)	\$ 201,936
General Conditions	<u>\$ 20,000</u>
<i>[contractor's add'l costs: proj. mgmt., bonds, insurance]</i>	
sub-total hard costs:	\$ 221,936
contingency (15%)	\$ 33,290
total hard costs:	<u>\$ 255,226</u>

Soft Costs (based on ~\$260,000 probable construction cost)

Preliminary Design (Sept '08-Jan '09)	\$ 15,500
Permitting (Jan '09-Apr '09)	\$ 8,000
Construction Documents (Mar '09-Aug '09)	<u>\$ 24,000</u>
sub-total:	\$ 47,500
Bid Administration (Oct '09-Jan '10)	\$ 1,650
Construction Administration (Apr '10-Aug '10)	<u>\$ 15,000</u>
total soft costs:	<u>\$ 64,150</u>
total hard + soft costs:	<u>\$ 319,376</u>

Total: **\$ 320,000** (rounded)

Newton Centre Playground Cost Estimate

Phase One (modified 11/07)

10-Dec-07

	<u>Qty.</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Site Preparation				
Site Clearing and Preparation	11500	SF	0.35	4025
Erosion Control	600	LF	3	1800
Tree removals	4	EA	500	2000
Tree protection	50	LF	18	900
Remove bridge	1	LS	500	500
				9225
Earthwork				
strip and stockpile topsoil	10000	SF	0.25	2500
Fill Bowen St.	1200	CY	15	18000
				20500
Paving				
Walkways - bit. Conc.	3600	SF	4	14400
				14400
Lawns and Plantings				
Spread topsoil	530	CY	10	5300
fine grade, hydroseed	25000	SF	0.35	8750
mulch, 3" depth	1	CY	60	60
deciduous trees	12	EA	750	9000
				23110
Concrete				
precast pedestrian bridge	1	LS		<u>100000</u>
Total (2006 prices)				\$ 167,235
(2007 prices)				\$ 175,597
3-years inflation (@5% per yr)				\$ 26,340
Total Construction				\$ 201,936
general conditions				\$ 20,000
contingency (15%)				\$ 33,290
other project costs (design & engineering)				\$ 64,150
				\$ 319,377



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

David B. Cohen
Mayor

Telephone
(617)-796-1120
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(617) 796-1086
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(617) 796-1089

July 27, 2006

Community Preservation Committee
c/o Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

RE: Newton Centre Playground Accessibility and Rehabilitation Project

Dear Community Preservation Committee Members:

The Newton Historical Commission would like to express its enthusiastic support for the Parks and Recreation Department's grant application to complete Phase I of their project to restore and increase accessibility to the Newton Centre Playground. Not only is the park associated with nationally renowned landscape architect Frederick Law Olmsted, whose company developed the initial design in 1890, but it is also the City's first playground and one of the earliest recreational spaces specifically designed as a playground in the country. The Newton Historical Commission considers this site to be an historic resource which is significant to the history and culture of the City of Newton.

While this historically significant landscape is a valuable resource within the City, its early development and importance has long been undocumented and largely unrecognized. Walker-Kluesing Design Group's recently completed study of the grounds for the Parks and Recreation Department offers both a thorough history of the park and its development as well as a careful guide for its future rehabilitation. It is the conclusion of this study that while many of the original details have been lost, the Playground has retained its basic historic structure and the significant qualities of an Olmsted designed park. Its rehabilitation plan is respectful of the history and intent of the grounds while integrating contemporary needs and uses for the enjoyment of future generations.

The Newton Centre Playground is a unique component of the City's landscape which has retained its historic setting, layout, and use. The Playground's restoration will have a significant impact on the integrity of this historic City-owned resource and the Newton Historical Commission hopes that you will look favorably upon this grant application.

Sincerely,

John S. Rodman, Chairman
Newton Historical Commission

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: lkritzer@newtonma.gov
www.ci.newton.ma.us

MASON-RICE SCHOOL

149 Pleasant Street
Newton, Massachusetts 02459

Mark Springer
Principal
Mark_Springer@newton.mec.edu

617-559-9570
(fax) 617-552-7315

June 2, 2006

Fran Towle, Commissioner
Newton Parks and Recreation Dept.
70 Crescent Street
Newton, Massachusetts 02466

Dear Fran,

It was a pleasure to meet with you and Carol Schein on Thursday morning. Thank you for inviting us to view the plans you now have in place for improving the accessibility to the new playground structure being installed in Newton Centre. This new structure will be a great benefit to the Mason-Rice School community, the Newton Centre neighborhood and all of the children and families in the City of Newton.

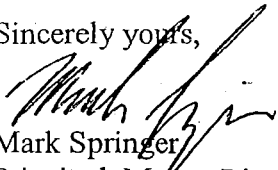
We fully support the addition of one new handicap parking space in the Mason-Rice School parking lot. Widening the present sidewalk leading along the side of the school from five to eight feet will provide greater access to our school playground and the new playground in Newton Centre. Our school community will also benefit from the other rehabilitative measures being planned for the area surrounding our playground.


We are most pleased to have the improved grading and paving that will lead to the establishment of a walkway from the back driveway of the school across the brook leading to the new playground. Currently service vehicles and cars use the paved road to drive directly across our existing playground to the ball fields on the other side of the brook. This creates a potentially dangerous situation for the children playing behind the school or on the ball fields. Your proposed enhancements will eliminate access to vehicles to this area.

We are also intrigued with the idea of creating a walking bridge from the school parking lot to the soccer fields on the other side of the brook. This direct access will afford us the opportunity for holding more physical education classes outside as the fields will now be much closer to the school building. Access to bathrooms and the school nurse will be greatly improved.

Thank you for involving us in the planning stages of this project. If we can be of any further assistance to you, please let us know.

Sincerely yours,


Mark Springer
Principal, Mason-Rice School


Michael Cronin
Chief of Operations, Newton Public Schools

Mayor's Committee for People with Disabilities
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

October 7, 2004

Fran Towle
Commissioner
City of Newton Parks and Recreation Department
70 Crescent Street
Newton, MA 02466

Dear Fran,

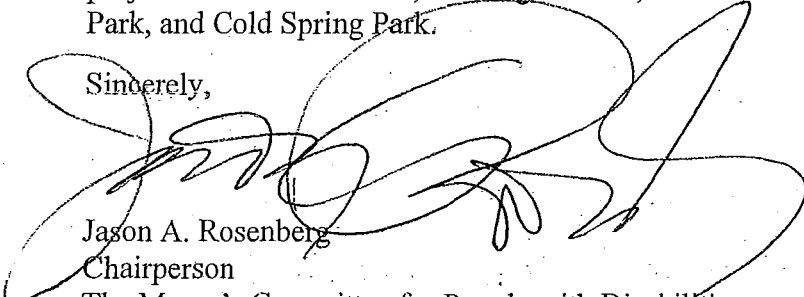
On behalf of the members of the Mayor's Committee for People with Disabilities, I have the pleasure of conveying our support of your goal of making the Newton Centre Playground accessible for people with disabilities.

The Mayor's Committee would like to achieve a city environment in which people with disabilities can use and enjoy the same public areas already enjoyed by able-bodied people. To that end, the Committee has made access to public recreational facilities in the City one of its highest priorities.

The Mayor's Committee has recommended the use of CDBG funds to support the increase of accessibility at Newton Centre Playground. We agree that it is an important facility to make accessible because of its central location and its heavy use by people of all ages.

Incidentally, some of the past accessibility projects supported by the Mayor's Committee with CDBG funds include projects at Nahanton Park, Auburndale Park, Burr Park, Albemarle Park and Playground, Gath Pool, Crystal Lake, and Lower Falls Community Center. The Committee has also given its support to future projects in Nahanton Park, Wellington Park, Burr Park Activity Center, Auburndale Park, and Cold Spring Park.

Sincerely,



Jason A. Rosenberg
Chairperson
The Mayor's Committee for People with Disabilities

cc: Bob
Mark
Carol

MIRASP

mason-rice afterschool program

October 14, 2004

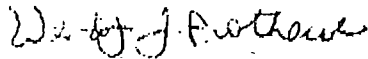
Community Preservation Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02459

Dear Community Preservation Committee,

I am writing in support of the Newton Parks and Recreation proposal to make the Newton Centre playground more accessible to people of all abilities and ages. Along with its natural beauty, the park offers many advantages to the citizens of Newton and to the Mason-Rice community – playground structures, basketball courts, playing fields, etc. A network of pathways would make the park more accessible to the whole community. Pathways would also eliminate automobile traffic thus making the park a safer place.

I sincerely hope that this proposal will be supported by the Community Preservation Committee. Thank you.

Sincerely,



Wendy J. Protheroe
Executive Director



Existing Conditions
 Accessibility and Rehabilitation Plan
NEWTON CENTRE PLAYGROUND
 City of Newton Parks and Recreation Department
 Newton, Massachusetts

Walker-Kluesing Design Group
 Bellalta 3 Design
 Judith Nitsch Engineering, Inc.
 January 26, 2006
 scale: 1" = 60'

