

2021 NOV 19 P 10 18

# Community Preservation Committee Town of Belmont

## CPA Funding – Final Application

Ten copies of the completed Final Application must be submitted to the following address **by no later than 7:00pm on Monday, November 29, 2021:**

Community Preservation Committee  
Matthew Haskell, CPA Administrator  
Office of the Select Board  
Belmont Town Hall  
455 Concord Avenue  
Belmont, MA 02478

**Project Title:** Town Field Playground Restoration

**Project Location:** Intersection of Beech and Waverley Streets

**Applicant/Contact Person:** Cortney Eldridge

**Organization:** Friends of Town Field Playground

**Mailing Address:** 206 Beech Street Belmont, MA 02478

**Telephone:** (617) 653-9250

**E-mail:** cort.eldridge@gmail.com

**Signature** Cortney S Eldridge **Date** 11/18/21

CPA Category (refer to chart on the following page and check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Community Housing | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Open Space        | <input checked="" type="checkbox"/> Recreation |

**Amount Requested:** ~~\$250,662~~ **\$343,409**

The amount requested was revised at the March 9, 2022 CPC Meeting

**Total Project Cost:** ~~\$250,662~~ **\$1,049,033**

Prepared on behalf of The Friends of Town Field Playground by Cortney & Daniel Eldridge (206 Beech Street) and Stephanie Crement (20 Harris Street).

## Brief Description of Project

The Town Field Playground & Court Restoration project has been in the works since 2016. The Friends of Town Field Playground identified the need to rehab the playground and courts and have partnered with the community and the Town to move this project forward. The community and the Town (including the Recreation Commission, Recreation Department, DPW, CPC, and Select Board) have consistently been in favor of this project.

The Town Field Playground & Court Restoration project has received CPC funding, including Phase I (design; 2018 and 2019), and Phase II (build; 2021) funding. Due to competing priorities for CPC funding and the COVID-19 pandemic, this project is still open. Additionally, due to (COVID-related) market volatility, construction costs, as well as supply and demand issues, all bids the Town received in 2021 came in higher than the appropriated funds.

This request is for a final sum of money so the Town Field playground and courts can, indeed, be restored.

The Town Field playground and courts are located at the intersection of Beech and Waverley Streets. It is a highly utilized recreational space for both children and adults. The project includes revitalizing the current Town Field playground, four pickleball courts, one basketball court, and tennis wall.

The space is roughly 180 feet by 200 feet, and an approximate area of 36,000 ft<sup>2</sup> as shown in the figure below.



Figure 1: Town Field Playground located at the intersection of Beech and Waverly Streets.

The Friends of Town Field, the DPW, and the community worked with Waterfield Design Group (WDG), a Civil Engineering and Landscape Architecture firm, to construct a new Town Field Playground and Courts design. WDG has drawn up a land survey and worked with the Friends group and the community to choose equipment and features to install in the new playground and courts.

The focus of this application is to request the final sum of money required to demo the existing playground and courts and construct the new playground and courts per the architectural drawings. Note, the adjacent soccer and baseball fields are outside the scope of work, and all plans are expected to be executed without affecting these fields.



*Figure 2: Existing playground equipment at the Town Field Playground.*

The benefit of this project is to rehabilitate Town Field Playground by removing the old and outdated playground equipment and replacing it with modern and more accessible equipment suitable for a wider range of ages. Additionally, the Town has deemed the basketball and pickleball courts in disrepair.

The project fulfills the General and Specific Criteria by focusing on the improvement of Recreational Land and seeking to rehabilitate and improve its utilization but also ensuring the safety of such Land.

Town Field Playground is located in an area where houses are close together and residents do not have large back yards. Many neighbors meet here to play. It is a central point for our town's soccer organizations. On any given weekend, you can see Belmontonians from all parts of town

using the fields, playground, and courts. Given the high utilization, this project is a benefit to a major cross-section of our town's residents and this reach, we believe, helps to fulfill the CPC guidelines even further.

### Goals

The goal of this proposed project is to rehabilitate the Town Field Playground, Pickleball, and Basketball courts. We would like to make an already integral recreational Belmont area even more fun and improve the safety of the equipment and courts. In addition, we would like to make it more attractive to children and adults of all ages.

### Community Need

There have not been any significant updates to the Town Field Playground since 1997-1998 when it was recorded that "Tot Lots were replaced". Town records show that Town Field Playground is among the older playgrounds in Belmont. The park at Wellington was completed in 2011; the playground at Butler was updated in 2013; Joey's Park was built in 2014; the Beaver Brook Spray Deck and Playground (operated by DCR) was renovated and reopened in the summer of 2018; PQ Park completed its rebuild in 2018; Grove St has had significant projects, including new tennis courts and a recently-completed intergenerational walking path.

The Town Field Playground is shared by children of all ages -- from toddlers to teenagers. With the Beech Street (Senior) Center just at the edge of the fields, which offers not only exercise and movement classes for seniors, but also children and teens, the Friends group has planned a design including equipment that can be used for those who may not traditionally frequent playgrounds (e.g., parkour or exercise equipment).

### Community Support

Our previous application outlined survey results from 2017, where the Friends of Town Field surveyed more than 100 residents and daycare center leaders about the Town Field Playground. Those results overwhelmingly provided evidence that the playground is in a desirable location, but in undesirable condition.

Notably, areas of concern among those surveyed include old or broken equipment, lack of seating and shade, and a hope to replace outdated structures (see Figure 4).

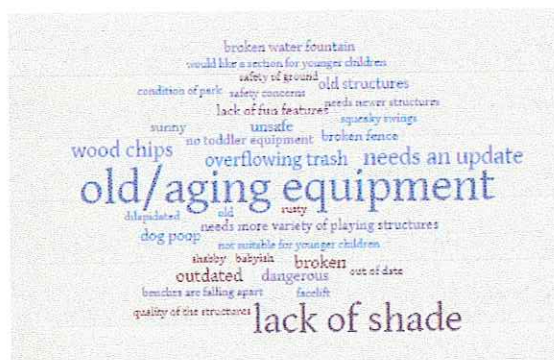


Figure 3: Items respondents do not like about the Town Field Park and Playground.

The images in Figure 4 were taken at the playground, and visually highlight the need to rehabilitate the Town Field Playground.



Water fountain rusted and not working. Should be removed.



Park benches aging with wood prone to splintering.



Aging and rusted equipment.



Aging and rusted equipment.

*Figure 4: Photographs of the Town Field Playground.*

The following initiatives are a selection of what the Friends group has so far undertaken:

- 2016-2017
  - Surveyed more than 100 neighbors and community members to solicit feedback and understand the demographic that is (and should be) served by this playground
  - Set up Friends of Town Field Facebook page (@BelmontTownFieldPlayground)
  - Established central email address (friendsoftownfield@gmail)
- 2018
  - Held community meeting at the Beech Street Center to solicit abutter and community feedback and hear concerns, especially those who hadn't yet been reached by the survey or digital/electronic communications
  - Presented at Town Meeting and awarded preliminary funding for Phase I design
  - Met with DPW, Recreation Departmennt, WDG, and Town Field Committee Members to discuss community feedback and goals for playground

- WDG presentation and feedback sessions at the Beech Street Center and Homer Building
- Friends Committee Members met with the Recreation Commission to answer questions about the project, received unanimous support for project
- 2019
  - Friends Committee Members met with Warrant Committee to answer questions about the project
  - Granted second round of Phase I funding during Town Meeting
  - Set up web page (<http://www.townfieldplayground.com/>)
  - Set up a GoFundMe page (<https://www.gofundme.com/f/town-field-playground>) to begin collecting donations digitally
  - Manned a table at Meet Belmont to meet community members and answer questions about the project
  - Kicked off fundraising efforts with a fundraising party
  - Held a community meeting where WDG presented design finalists and Friends group and WDG collected feedback at the Homer Building
- 2020-2021
  - Achieved fundraising goal
  - Met with WDG and DPW for final design plans
  - Solicited feedback from community for color schemes and final touches
  - Granted Phase II funding (build phase) during Town Meeting
  - Went out to bid; bids came back too high

### Project Documentation

Figure 5 shows the final site plan, which was used to determine current cost estimates. These estimates were updated in September 2021 and will be reviewed prior to going out to bid if the project receives a favorable vote during the spring 2022 Town Meeting.



Figure 5: WDG rendering of proposed Town Field Playground and Courts.

## **Timeline**

- Spring 2021: Presentation to Town Meeting for vote to approve funding
- Spring/summer 2021: DPW puts the project out to bid
- Summer 2021: WDG and DPW reviews and evaluate all bids, references, bonds, insurance, and other town requirements
- Summer 2021: WDG will recommend a contractor and provide necessary documents for approval
- Summer/fall 2021: DPW awards contract and construction begins
- Fall 2021: construction concludes and playground and courts open

## **Credentials**

The Friends of Town Field Playground have been working closely with Jay Marcotte, Director of DPW. Since this is existing town property, there is no procurement required. Please see appendix for a letter of support from Jay Marcotte of the DPW.

## **Success Factors**

The Friends of Town Field Playground will deem this project a success when we see more children in the neighborhood (and surrounding) come to use the playground. We feel that the space can serve a wider variety of children, including those at nearby daycares, who choose not to utilize the playground in its current condition. Additionally, the space can serve an older (e.g., middle school, high school, and adult) audience it currently does not serve. An active Friends of Town Field Playground group, positive feedback post-construction, and repeat visitors are additional measures of success.

## **Budget**

WDG has estimated the total additional cost is \$250,662.

The Friends of Town Field fundraised more than \$25,000 of the project's total cost.

The Friends group has been working closely with the DPW to ensure the new playground will not have any increased burden on the DPW compared to the current playground.

## **Other Funding**

The Friends of the Town Field Playground do not anticipate requiring any additional funding.

## **Town Properties**

The project proposal is for a currently town-owned property.

## **Private Entity as Project Sponsor**

The project proposal is for a currently town-owned property.

## **Maintenance**

This project should require no additional maintenance above what the DPW currently provides to the existing Town Field Playground.

## **Impact on Town Budget**

There are no capital projects that rely on the successful completion of our project.

[Appendix and supporting documentation](#)

**Letter of support from Jay Marcotte, Director of DPW**



# *Town of Belmont*

## **Department of Public Works**

*Highway • Recreation, Parks & Cemetery • Water*

**Jay Marcotte, MPA**  
*Director*

**Michael A. Santoro**  
*Assistant Director*

November 27, 2017

Dear Cortney Eldridge,

Public works endorses the Playground Equipment Replacement project at Town Field that is being submitted through the CPA application process. Once completed, Public works will continue its commitment of routine maintenance and upkeep of the Town Field Playground. I look forward to working with you as we continue the CPA application process, thank you.

Best,

Jay Marcotte, MPA  
Director  
Department of Public Works