

Boston College Neighborhood Improvement Fund

For Brighton and Allston

Application Cover Sheet, 2016

(Note: this form is a fillable .pdf and may be filled out electronically)

Total Amount Requested \$ 100,000

Applicant Organization Name: <u>Boston Parks and Recreation Department</u>	
Organization Address: <u>1010 Massachusetts Ave</u>	City: <u>Boston</u> Zip: <u>02118</u>
Contact Person: <u>Cathy Baker-Eclipse</u>	
Title: <u>Project Manager</u>	
Telephone Number: <u>(617) 961-3058</u>	
E-Mail Address: <u>cathy.baker-eclipse@boston.gov</u>	
Is Applicant a 501(C) (3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
IF YES: <u>BPRD has a 501(c)(3) called the Fund for Parks &amp; Recreation but BPRD is a department in the City of Boston.</u>	
Federal Employer Identification Number: <u>04-2784811</u>	
Executive Director: <u>Christopher Cook</u>	Phone Number: <u>(617) 635-4505</u>
Email Address: <u>christopher.cook@boston.gov</u>	
Fiscal Agent (if applicable): _____	

*Application submission(s) must be authorized and signed by an authorized signatory of the Organization.*

Christopher Cook, Commissioner

Name and title of Authorized Signatory:

  
Signature of Authorized Signatory:

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# BOSTON COLLEGE NEIGHBORHOOD IMPROVEMENT FUND

2016 Grant Application

## **McKINNEY PLAYGROUND**

### APPLICANT INFORMATION

Proponent/Property Owner: City of Boston Parks and Recreation Department  
1010 Massachusetts Ave  
Boston, MA 02118  
Christopher Cook, Commissioner  
Liza Meyer, Chief Landscape Architect  
Cathy Baker-Eclipse, Project Manager

Other Key Personnel: CBA Landscape Architects

### PROJECT INFORMATION

The City of Boston's Parks and Recreation Department ("BPRD") is requesting \$100,000 from the Boston College Neighborhood Improvement Fund ("NIF") to help fund the design for Master Plan implementation at McKinney Playground.

#### ***EXISTING CONDITIONS***

McKinney Playground is a 5.9 acre park on Faneuil Street in Brighton, west of Market Street, and northwest of Brighton Center. It is owned by the City of Boston ("COB") and maintained by the Parks and Recreation Department. It currently contains 1 Little League field (60' base path), 1 softball field (60' base path), 1 baseball field (90' base path), a street hockey court, 1 basketball court, a playground with an enclosed 2 to 5 year old play area and a 5 to 12 year old play area, and associated unstructured areas. The outfields of the ball fields are used as a soccer field (150' x 300'/50 yds x 100 yds). A vehicular entrance on the east property boundary and Faneuil Street allows for maintenance access to the park. Internal pedestrian circulation is restricted to the play areas and western half of the Faneuil Street frontage. There is no clear sense of arrival or entrance. An entrance from Leicester Street is not visible from the street due to a cobblestone wall. The park is not ADA compliant at this entrance because of a staircase that leads down to the playing fields. The play area is well shaded by mature trees. There are trees at the perimeter of the fields outside the field of play. The majority of the park is in a low spot in the neighborhood. From Faneuil Street, the site rises slightly as one heads west. The ballfields are a few feet below street level and the Little League field on the west side of the park requires a retaining wall to accommodate a level area. The ballfields are well used by neighborhood recreation leagues, even though the soccer field is below the acceptable size for High School play, according to MIAA regulations (60-80 yds x 110-120 yds), and the Little League field has an extremely short right field (about 170' to perimeter park fence – 200' is league minimum). Residences abut the park on the east, west and south property lines. (See Supplemental Renderings, Existing Conditions, page 6)

#### ***MASTER PLAN RECOMMENDATIONS***

BPRD hosted a series of community meetings between April and August 2016 to discuss a Master Plan at McKinney Playground. BPRD anticipates completing the master plan of in September 2016. CBA Landscape Architects were selected through an open Request for Qualifications process. The planning fees for the Master Plan were included

in the City of Boston Fiscal Year 16 Capital Improvement Plan (July 1, 2015 – June 30, 2016). The community vision for McKinney that grew out of the 2016 Master Plan process includes improved park access, expanded passive areas, accommodation of multiple user groups within the park at the same time, retention of existing shade trees, and continued support for the existing active recreation program. This vision for McKinney Playground will not likely be revisited for another 30-50 years, though individual site elements, like playgrounds, courts, and fields, are typically renovated or rejuvenated approximately every 15 years.

The Draft Master Plan (See Supplemental Renderings, Preferred Conceptual Design, page 7) recommends keeping the general arrangement of program elements on the site: fields in the lower plain; courts on the eastern side of the Faneuil Street frontage and the playground on the west, while adjusting the layout and configuration to allow for better recreational use and improved access. The Master Plan prioritizes providing a welcoming entrance between the play area and courts, and recommends the unsightly electrical utilities be relocated. The new entrance area at Faneuil Street includes passive seating for neighbors to enjoy the park, game tables (funded by the 2015 NIF award cycle), and plantings with seasonal interest. The new entrance leads to a perimeter path system around the ballfields, allowing for clear, accessible circulation through the park outside the field of play for all fields while expanding recreational opportunities, like walking and using the adult exercise equipment along the path. Ballfields locations are modified to accommodate the loop path: the Little League shifts north to allow a full right field (200' from home plate to loop path); softball shifts away from the park perimeter fence; and baseball shifts south to better fit into the site. Screening planting is added to the park perimeter. A soccer field of the same size as existing is accommodated without impeding on any of the infields. Field amenities like a scoreboard (funded by the 2015 NIF award cycle) and a flagpole are sited around the field. The two courts are retained in the same general location. The street hockey court transforms into a multipurpose court (goals funded by the NIF 2015 award cycle), and the court is re-proportioned for sports like futsal, junior street hockey and junior high school basketball. Lighting in the courts is upgraded to more efficient LED lighting. The mature shade trees in the play area are retained to the greatest extent possible, and play opportunities are expanded to also include water spray play. The existing steps at the south side of the park leading to Leicester Street would be rebuilt. ADA compliant access would remain from Faneuil Street.

#### ***NIF GRANT REQUEST***

A NIF Grant will allow McKinney to begin the realization of the Master Plan, as envisioned by the community. There are currently no funds in the COB FY17 budget for design of the recommended Master Plan improvements. If a NIF grant is awarded, additional capital funds could be requested in the COB FY18 budget to complete the design work, prepare the bid package, and fund the construction administration services.

Construction monies are anticipated to be comprised of a combination of COB capital funds and private funds, the proportions of which are yet to be determined. Additional NIF grants may be requested in future grant cycles for construction. BPRD believes that the park improvements could be realized in one phase or construction mobilization.

If awarded a grant from the NIF, BPRD will host a series of community meetings for Implementation as soon as possible. The purpose of these meetings is to increase public awareness of the proposed changes to the park, and discuss details of the specific improvements. Typically, BPRD hosts a series of three meetings, with the ability to add more if warranted.

BPRD estimates that the total construction project is approximately \$2,300,000. Based on that construction amount, we estimate that the design fees to be \$240,000. The scope of work would include community engagement and schematic design, design development submissions, bid document preparation and construction administration. An additional \$20,000 should be allocated for supplemental services like additional geotechnical testing, bid set printing, advertising, and other miscellaneous services.

With a \$100,000 grant from the NIF, BPRD could engage CBA Landscape Architects to begin community engagement, prepare 100% design development drawings, and complete some additional testing that is required for drainage and structural design, with fees as proposed below:

Community Engagement/Schematic Design	\$ 36,000
Design Development (preliminary technical drawings, draft specifications, and cost estimate)	\$ 48,000
Supplemental Services (testing)	\$ 16,000
TOTAL	\$ 100,000

BPRD would continue the design work into FY18 with the following scope:

Bid Document Preparation (final drawings, specifications, and cost estimate)	\$ 96,000
Construction Administration Services	\$60,000
Supplemental Services (printing, advertising)	\$ 4,000
TOTAL	\$ 160,000

#### ***PUBLIC BENEFITS***

The NIF Grant would enable the City to fulfill the public's interest in drawing more neighborhood users to McKinney Playground. It would expand passive open space in the neighborhood and support a mix of uses in this important community park. Specifically, improvements at McKinney would:

- Enhance the aesthetic quality and user experience of the public realm by:
  - Encouraging residents to get outside;
  - Providing a safe place to play;
  - Creating a welcoming entrance on Faneuil Street;
  - Expanding tree canopy in the park;
  - Introducing seasonal plantings;
  - Upgrading the facilities at the park.
- Enhance public safety by:
  - Encouraging positive use of the public space;
  - Increasing visibility into the park;
  - Creating a path that can be used by a police cruiser to patrol the site
- Enhance local businesses and economic activity by:
  - Construction would be subject to all Public Bid Laws of the Commonwealth of Massachusetts and the Boston Residents Jobs Policy of the City of Boston.
- Improve accessibility and connectivity for non-vehicular modes of transportation by:
  - Creating a universally accessible pathway network in the park for all park users;
  - Providing inclusive play opportunities for children of all abilities;
  - Installing bicycle racks at park entrance at Faneuil Street
- Promote community collaboration by:
  - Creating spaces for passive enjoyment of the park (outside the play area, currently the only area in the park with benches)
  - Continuing community meetings for design implementation
- Showcase unique qualities of the neighborhood by:
  - Providing a home for Allston Brighton Little League and PAL Soccer;
  - Creating a park that responds to the specific concerns of users and neighbors of the park.

#### ***PROJECT MAINTENANCE REQUIREMENTS, PROTOCOLS, AND SOURCES OF FUNDING***

McKinney Playground is maintained by BPRD. Maintenance costs are funded through the City of Boston's Operating Budget. The park will be designed in conformance with BPRD standard details.

#### ***ANTICIPATED SUSTAINABILITY/LIFE SPAN***

Sustainability and green infrastructure will be enhanced by converting existing metal halide court flood lights to LEDs, designing to infiltrate all impervious surfaces on site, and infiltrating all water runoff from water play

activities. BPRD is always looking for opportunities to integrate best practices for stormwater management and energy efficiency into our park renovations projects. Typical details include infiltration of all site water and stormwater, including splash pad waste water. Because the impacted site is over 1 acre, a National Pollutant Discharge Elimination System General Permit for Discharges from Construction Activities (NPDES) will be required and Stormwater Pollution Prevention Plans (SWPPP) will be submitted to Boston Water and Sewer Commission (BWSC). BWSC Coordination will be required for the proposed water service for the recreational spray play area and overflow connections to storm drains.

Individual site elements, like playgrounds, courts, and fields, are typically renovated or rejuvenated approximately every 15 years.

***TIMELINE***

August 2016	NIF Application Due	
Fall 2016 – Winter 2018	Design Services (FY 17-18)	
Fall 2016-Winter 2017	Community Engagement & Schematic Design	(FY17)
Spring 2017	Design Development	(FY17)
Summer-Fall 2017	Complete Bid Documents	(FY18)
Winter 2018	Bid	(FY18)
Spring 2018	Begin construction (FY18)	
Late Fall 2018	Park opens for beneficial use, grass establishment on multipurpose field begins	(FY19)
Summer 2019	All areas open for beneficial use	(FY19)

## BUDGET

The COB Capital budget for Fiscal Year 2017 and beyond currently includes \$0 for McKinney Park Master Plan Implementation. At the time of development of the FY17 budget, no information about the cost of future work at McKinney was available.

BPRD is requesting \$100,000 from the NIF to begin the design process for Implementation.

Construction estimates and Design Fee estimates are described below:

<b>McKinney Overall Project Budget</b>	
Design Fees	\$ 260,000
Construction Estimate	\$ 2,300,000
Contingency (change orders, etc.)	\$ 140,000
<b>TOTAL</b>	<b>\$ 2,700,000</b>
<b>Funding Sources</b>	
NIF	\$ 100,000
<i>COB FY18 Capital Budget*</i>	
*BPRD will continue to refine the construction estimate as part of the design process and will seek opportunities to leverage additional sources of funding to develop an implementation funding plan.	
<b>TOTAL</b>	<b>\$ 2,700,000</b>

SUPPLEMENTAL RENDERINGS





Boston College Neighborhood Improvement Fund: McKinney Playground

