

WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION FORM

Note: The form fields will expand as you type. Use tab or your cursor to advance to the next field. If you prefer, you can download a .pdf version of this Project Application Form to complete by hand from the Community Preservation Committee page on the Town's website (<https://www.wayland.ma.us/community-preservation-committee>).

Please provide all applicable information to help the CPC evaluate your proposal. If you are using this fillable Word form, please save with a file name referencing your board or committee and the project (e.g., HistComm_OldBarn_2022). Submit your signed application and supporting information and materials to the Community Preservation Committee mail slot at Town Building by hand or mail; or by email to BOTH the CPC Chair at sweinstein@wayland.ma.us and the CPC Vice-Chair at dstotz@wayland.ma.us. **The deadline for submissions is 5:00pm ET on Thursday, November 30, 2023.**

SECTION 1: PROJECT INFORMATION

Project Title: Eliza's Park Project for Inclusivity, Equity, and Play

Project Summary: The project will renovate and revitalize Cochituate Park to be a more accessible, inclusive, and equitable recreation space for people of all ages and abilities with the goal of providing play structures, gathering areas, pathways, games, scenery and more. This request is for the first phase focused primarily on the playground area.

Map # 51A and Parcel # 51A-001A Estimated completion date: 12/31/2024

CPA Program Area (check all that apply):

Open Space
 Historic Preservation

Community Housing
 Recreation

SECTION 2: APPLICANT/DEVELOPER INFORMATION

Contact Person and/or Primary Applicant: Steve Schamberg / Julie Norton

Property Owner (if applicable):

Organization (if applicable): Eliza J. Norton Foundation

Mailing Address: 6 Sears Road, Wayland, MA 01778

Daytime phone #: 617-519-1131 (Steve) **Other phone #:** 508-740-8093 (Julie)

E-mail address: steve.schamberg@gmail.com / juliej.norton@gmail.com

Website (if applicable): <https://elizajnortonfoundation.org/>

SECTION 3: BUDGET SUMMARY

A. Total budget for project: \$1,000,000.00 **B. CPA funding request:** \$1,000,000.00

CPA request as percentage of total budget: 100% (Calculate as (B/A)*100)

Applicant Signature: 

Date Submitted: November 30, 2023

PLEASE ATTACH PAGES TO PROVIDE THE REQUESTED INFORMATION, IN ORDER.

You are welcome to use this form but may address any or all of the issues in one or more separate document(s)

PROJECT DESCRIPTION

1. Scope or concept of project: Be specific about the scope of work. Provide photographs of existing conditions and proposed plans, if applicable.
See attached

2. Projected action plan and timeline: List the steps needed to complete the project along with an estimated timeline. The CPC will rely on this information, plus your periodic updates, to prepare its annual Project Status Report to the Town Meeting.
See attached

FINANCES

3. Anticipated project cost: Provide a budget with line itemization (e.g., real property acquisition, preservation consultant, etc.). Also indicate why each type of expense is needed. *This is an example of how it might look. You are encouraged to attach your own spreadsheet.*

| Expense category/description | Justification/explanation | Budgeted amount |
|------------------------------|---------------------------|-----------------|
| 1) See attached | | \$ |
| 2) | | \$ |
| 3) | | \$ |
| 4) | | \$ |

4. Other funding sources: Include private, public, in-kind, and other, and the anticipated amounts and/or percent of the total cost.
See attached

5. CPA funding request amount (should be the same as application 3-B): \$1,000,000.00

PURPOSE OF PROJECT

6. Relevance to community: Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?
Yes; See attached

7. Support of CPC category: Explain how the project will meet goals and objectives of the category (or categories) under which you are applying (at least one of these: Community Housing, Historic Preservation, Open Space, and Recreation):
See attached

8. Supporting documents: Applicants are strongly encouraged to seek support from relevant Town entities (e.g., commissions, boards, committees). Report the outcome of such efforts. Provide supporting letters, references, studies, Town plans, maps, and statistics.



Eliza J. Norton
FOUNDATION

BUILD WITH HEART: ELIZA'S PARK PROJECT

November 30, 2023

BUILD WITH HEART: ELIZA'S PARK PROJECT OVERVIEW

- ♥ EJNF – Mission and Goals
- ♥ EJNF – Meet Our Team
- ♥ Eliza's Park Project Phased Long-term Plan
- ♥ Phase I – Dugouts
- ♥ Phase II – Inclusive Playground & Gathering Areas



EJN FOUNDATION – MISSION AND GOALS



Eliza J. Norton
FOUNDATION



The Eliza Juliet Norton Foundation aims to continue Eliza's legacy by providing children with increased access to and enhanced experiences in athletics and beyond with a focus on teamwork, good sportsmanship, and community building.

EMPOWERING CHILDREN

Eliza was a fierce supporter of her friends, teammates, and classmates. We continue her mission to help children be confident individuals and to stand up for others. This goal is achieved through targeted programs and partnerships with school districts and national children's organizations.

ENABLING PLAY

Eliza was a bright, active girl with boundless energy, whose favorite place to be was on a rink, field, or monkey bars with her friends and teammates. Her foundation will work with communities to enable investment in spaces of play, including playgrounds, ball fields, and hockey rinks.

EXPANDING ACCESS

Eliza craved "the crunch of the ice" under her skates and was at her absolute happiest when playing ice hockey. Through this program, we are committed to promoting and expanding access to the game she loved for children and especially girls locally and nationwide.

EJN FOUNDATION — MEET OUR TEAM



Eliza J. Norton
FOUNDATION

We are incredibly grateful to this tireless group of individuals who help us realize Eliza's mission to empower children, enable play, and expand access to athletes of all ages.

Board Members

JULIE NORTON

Co-Chair

MARK NORTON

Co-Chair

JILLIAN KOHL

Executive Director

LAUREN COPPOLA

Legal Governance

TOM JACKSON

Treasurer

GARY NORTON

Director

BETHANY BERGERON

Director

REBECCA DIJULIA

Director

Advisory Council

KATIE BROWN

RISA BURGESS

JOANNA JACKSON

MITI KOOPERSMITH

JULIA ROBINSON

STEVE SCHAMBERG

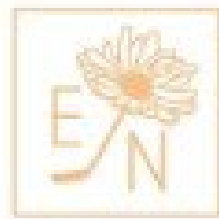
ELIZA'S PARK PROJECT – PHASED LONG-TERM PLAN

CREATE EQUITY AND INCLUSIVE PLAY!

What is Build with Heart: Eliza's Park Project?

Eliza's Park Project is Eliza J. Norton Foundation's (EJNF) first capital campaign part of our Build with Heart initiative. Our goal is to raise the necessary funds to construct dugouts at Cochituate Ball Fields in Wayland. Through the Build with Heart initiative, we aim to improve specific spaces in our greater community that were significant to Eliza and embody EJNF's commitment to play, expand access, and empowerment.

More information about Build with Heart: Eliza's Park Project can be found in [this tribute video](#) or go to our website for [Build with Heart FAQs](#).



Eliza J. Norton
FOUNDATION



* For illustration only

BUILD WITH HEART: ELIZA'S PARK PROJECT

Phase II – Inclusive Playground & Gathering Areas

ELIZA'S PARK PROJECT – PROJECT OVERVIEW

PROJECT TITLE Eliza's Park Project for Inclusivity, Equity, and Play

PROJECT SUMMARY

The project will renovate and revitalize Cochituate Park to be a more accessible, inclusive, and equitable recreation space for people of all ages and abilities with the goal of providing play structures, gathering areas, pathways, games, scenery and more. This request is for the first phase focused primarily on the playground area.

PROJECT DESCRIPTION

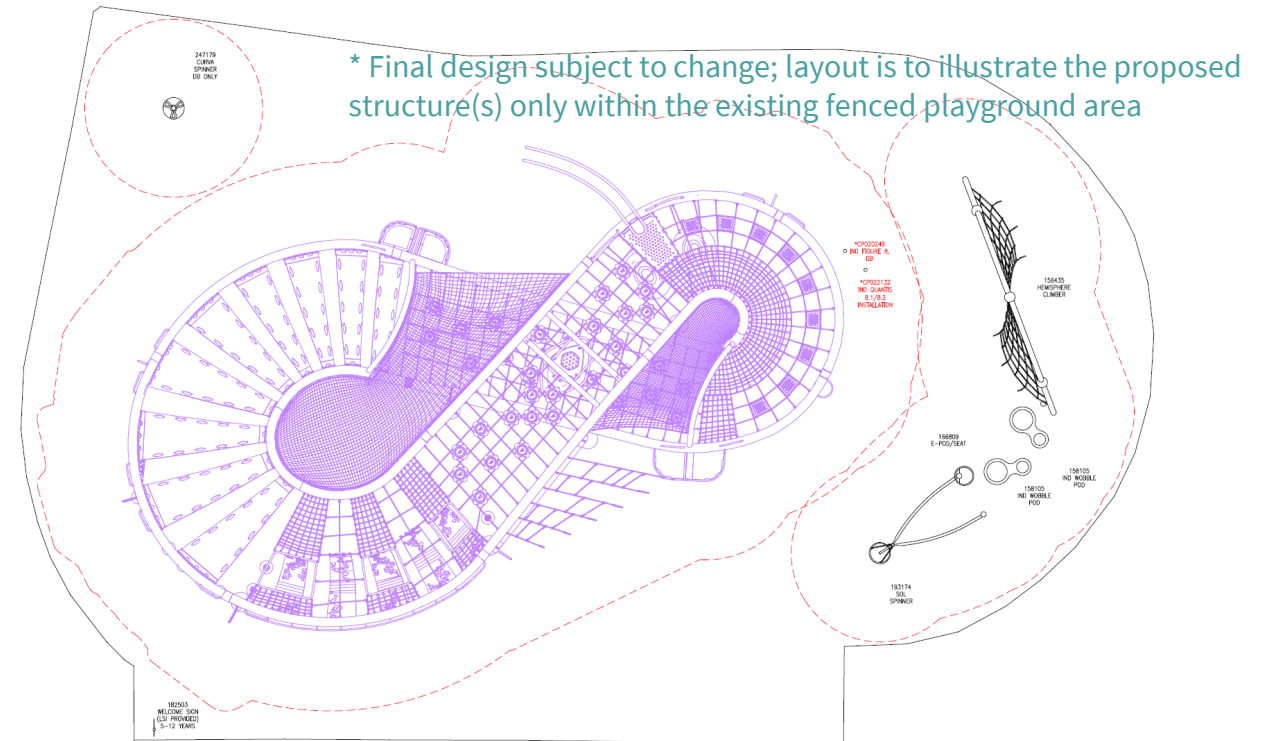
- Scope & Improvements
- New Playground Concepts
- Existing Conditions
- Action Plan & Timeline

FINANCES

- Anticipated Costs & Other Funding Sources

PROJECT PURPOSE

- Relevance, Rationale & Benefits
- Support of CPC Category
- Supporting Documents & Testimonials



PROJECT DESCRIPTION – SCOPE & IMPROVEMENTS

There are SO many possibilities to make Cochituate Park not just the most used, but the most ENJOYABLE and INCLUSIVE recreational space in Wayland!

PLAYGROUND

- Poured-in-place rubber surfacing instead of woodchips to make area accessible to the greatest possible number of users
- Designed to meet and exceed access requirements
- Increase number of inclusive and accessible areas with sensory and other elements in and around the main structure
- Play structures low to ground and near access points

GATHERING AREAS

- Multiple seating areas for single use or social with shade or sun
- Multi-generational inclusive gathering places
- ADA Compliant bleachers for fields

LIGHTING AND SECURITY

FACILITIES REFURBISHMENT / UPGRADES

- Improve bathrooms
- Install bottle fillers by fields and park for drinking water

ADDITIONAL INCLUSIVITY POSSIBILITIES

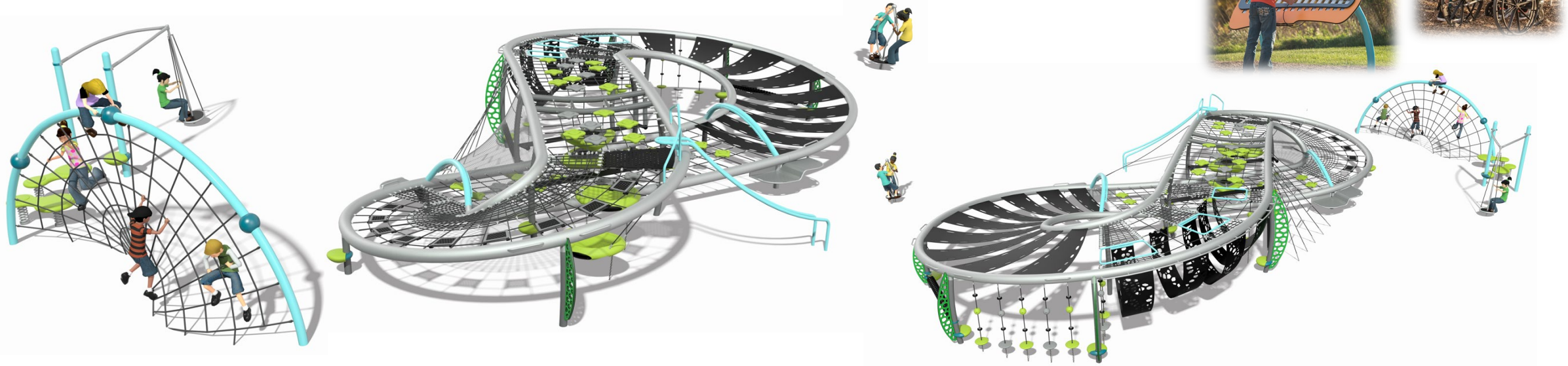
- Dog Park
- Splash Pad – Every town should have one!
- Hardtop Pavilion with covered seating
- Tennis / Pickleball Court
- Hockey Rink
- Walking Trails

PARKING IMPROVEMENTS

- Repave main lot with accessible parking near bathrooms and playgrounds
- Reconfigure and repave secondary lot
- Add parking near each recreational area for access (i.e. next to basketball courts)

PROJECT DESCRIPTION – NEW PLAYGROUND CONCEPTS

Will be the first of its kind on the East Coast!



Example of Quantis® 8.2 at Palmer Park in Port Huron, MI (see the video at end of presentation)



PROJECT DESCRIPTION – EXISTING CONDITIONS

- Provides bare minimum for equity, inclusion, and play
- Wheelchair accessible to ONE swing only is not ADA compliant
- No contrasting colors
- Mostly underutilized space
- Playground structures look sad!
- Seating areas not conducive for social and individual use
- Field bleachers not ADA compliant
- Security risk with limited lighting and no surveillance
- Walkways and ramps limited to one area of the park
- Parking lot poses safety risk with one-way in and out



PROJECT DESCRIPTION – ACTION PLAN & TIMELINE

Our goal is to work with the Recreation Department, CPC, and other members of Town to create the best plan combining QUALITY and TIME to benefit ALL current and future Wayland residents for generations!

Funding, final design, and phasing may impact timeline:

Spring/Summer 2023

Consultations with Recreation Department
Develop Concepts and Design

December 2023

Request CPA Funding
Draft Warrant Articles

Early 2024

Finalize site plans with public input
Fundraisers

April 2024

Warrant Article to Town Meeting

May 2024

Public Procurement Bid Process

Summer/Fall 2024

Build! Upgrade surfaces to increase accessibility & inclusivity

December 2024

Improved playgrounds ready for play by all

FINANCES – ANTICIPATED PROJECT COSTS & FUNDING SOURCES

TOTAL CPA REQUEST ~\$1M
(Funding will determine the final project scope and design)

| Item | Description | Anticipated Cost (000s) |
|----------------------|---|-------------------------|
| Playground equipment | Furnished and delivered | \$395 |
| Playground Flooring | Poured in place rubberized safety surfacing | \$125 |
| Labor | Site work, demo, excavation/disposal, equipment and flooring installation | \$295 |
| Concrete Games | Chess, Ping Pong, Corn Hole | \$20 |
| Bleachers | ADA Compliant Bleachers (2 per field installed) | \$50 |
| Other | Walkways, Fencing, Landscaping, Lighting, Surveillance, etc. | \$115 ⁽¹⁾ |

(1) Estimated costs; if we opt to do a dog park, splash pad, etc. additional funds will likely be needed, and phasing could be impacted.

Funding Sources:

- Community Preservation Act Funds (Tax dollars, already collected for Open Space & Recreation)
- Other Funding Sources (potential to be explored by EJNF)
 - DPW/Recreation fund that supports non-revenue generating areas (if available; will work with Rec Dept.)
 - Appropriation by State for improvements (if available; will work with Rec Dept.)
 - Private Donations and Fundraising
 - Community Build (portions where feasible)

PROJECT PURPOSE – RELEVANCE & RATIONALE

Improving Accessibility and Inclusivity at public parks and recreation areas...



- Just as water, roads, and public safety are considered essential public services, parks are vitally important to establishing and maintaining the quality of life in a community, ensuring the health of families and youth, and contributing to the economic and environmental well-being of a community.
- Improving accessibility on playgrounds qualifies as an allowable use of CPA funding under Open Space and Recreation
- Compliance regulations mandate these upgrades

...to provide a space for fun, safe, physical and social interactions for all AGES in Wayland, regardless of ability.

PROJECT PURPOSE – SUPPORT OF COMMUNITY PRESERVATION ACT

Intention is to exceed goals and objectives of CPA for Recreation!

The playground we have designed has a specific focus on inclusion. We want there to be a space where not only children of all ages can play but one where tweens and teens feel welcome. Something that invites you in and just screams “come play on me, sit on me, hang out on me, come be who you are.” There is an emphasis on ground level accessibility, ground level play, open access without a defined set of stairs for a more open inclusive play experience. There are places to climb but also places to just hang out. There is a built-in aspect of route planning which is shown to be a cognitive and creative way to engage a user’s brain especially while they are younger. The unique shape of the design allows for a sculptural feel to the play area which also lends to its inclusive nature making it more multi-generational. Something for all ages to use and enjoy. This playground design also captures the most popular activity on the planet right now which is ropes courses. It is the number one desired activity to have on a playground. We have designed using some unique belting materials that allows for sensory cutouts and light and shadow play. These belts also help the overall accessibility of the structure. If a user has a mobility impairment but can transfer from their assistive device, the belting has a “receiving feel” and is much softer than a traditional steel deck configuration allowing for a more

comfortable engagement. It molds more to a user’s body giving them a higher level of body comfort and mental control. We have also included spinning elements as a sensory addition and calming effect for users. It is also important to have those solitary pieces of equipment where someone can be using it alone if they need to or want to. Balancing activities are present to allow for ground level or elevated play opportunities that engage the entire core. The absence of a true defined access or egress makes this a playground where anyone no matter of ability can enter the structure at their own level and at their own location of choice therefore creating a better place to play alongside your peers rather than creating a space that excludes users. Peer modeling is extremely important for child users of playgrounds as they develop intellectually. By designing this more open concept, it has really opened the peer modeling aspect with almost endless opportunities to play alongside each other, over each other and looking down and interacting with friends, under the top layer while looking up at a peer, and your movement actually impacts the play of others whether you are on the ground using your hands or you are on the structure. You are truly interacting with other children/users which makes this extremely inclusive and universally accessible.

PROJECT PURPOSE – BENEFITS

Playgrounds and parks don't only benefit children.
Children rarely use playgrounds alone!

Benefits from improvements to playgrounds and creating other social areas:

- Create equitable gathering places for people of all ages and abilities.
- Children with visual impairments benefit from contrasting colors.
- Parents, relatives, and caregivers with a disability need to safely care for children.
- People with temporary conditions such as broken bones, eye surgeries, or even advanced pregnancy will find it easier to get to and utilize an accessible play area.
- Senior citizens experiencing stiffness or limited range of motion due to arthritis have an easier time participating at an accessible play area with children and grandchildren.
- Less annual material and labor costs with single surface compared to maintaining woodchips
- Potential revenue opportunities if structures built and rented for community or private events

PROJECT PURPOSE – SUPPORTING DOCUMENTS

Third party inspection report determined currently NOT ADA Compliant

“Cochituate: PIP rubber was not installed properly. The bevel is too drastic; it does NOT meet ADA, and is also a tripping hazard.” (1)



By way of review, although I made a site visit to the beach, it was my understanding that there were impending changes being made, therefore I did not inspect the site, and removed the site from the invoice. Happy Hollow had 2 inspections – the new equipment [done in 2017] and the 're-visit' of the other equipment at Happy Hollow.

My general impressions are as follows:

Cochituate: PIP rubber was not installed properly. The bevel is too drastic; it does NOT meet ADA, and is also a tripping hazard.

Alpine: The playground needs a great deal of attention. The vegetation is overgrown, trees need to be cut back, sand needs to be removed and new sand added. Most importantly, all of the equipment needs to be power-washed. Add wood fiber after the power washing is complete.

Hannah Williams: The playground is in constant use [by residents and non-residents] and therefore I recommend high frequency inspections on a regular schedule. Wood fiber needs to be raked to fill gullies, and this should be checked on a consistent basis. Secondly, the playground seems to be the place where people bring their unwanted residential play toys and equipment. I would recommend you consider discouraging this by perhaps posting a sign; and have your staff remove the equipment that is left every so often. Remove all sand and add new sand. An information sign is needed to provide guidance on rules and regulations.

Public schools: Keep the lines of communication open with the school and have proper protocol for work orders and accidents. Does the school maintain the playgrounds – or does the town?

PROJECT PURPOSE – SUPPORTING INFORMATION

Watch this [video](#) to see the joy the Quantis brings to this community...



...and now imagine the joy it will bring when that 2 minutes is every day in Wayland!



Eliza J. Norton
FOUNDATION



"She believed she could, and so she did"

THANK YOU!

For questions, please email us at elizajnortonfoundation@gmail.com.