

CPC USE ONLY:

Application #: _____

Eligible: Y N

**Town of Needham
Community Preservation Committee**

INITIAL ELIGIBILITY PROJECT APPLICATION (FY2026)

Deadline for completed applications is NOVEMBER 1, 2024. Submit via email to Cecilia Simchak csimchak@needhamma.gov and Lauren Spinney lspinney@needhamma.gov. For more information visit www.needham.gov/CPC.

- | | |
|--|---|
| <p>1. Applicant Name:
Stacey Mulroy</p> | <p>Submission Date:
11/01/2024</p> |
| <p>2. Applicant Address, Phone Number and Email:

178 Rosemary Street
Needham, MA 02494
781.455.7930
smulroy@needhamma.gov</p> <p>Contact Name:
Stacey Mulroy & Ed Olsen</p> | <p>3. Purpose <i>(select all that apply)</i></p> <p>☐ Open Space
☐ Community Housing
☐ Historic Preservation
☒ Recreation</p> |
| <p>4. Project Name:</p> <ul style="list-style-type: none">• Eliot School Grounds Renovation - Design | |
| <p>5. Project Location/Address:</p> <ul style="list-style-type: none">• Eliot School, 135 Wellesley Avenue, Needham, MA 02494 | |
| <p>6. Property Ownership (Site Control):</p> <ul style="list-style-type: none">• Town of Needham – School Committee | |
| <p>7. Amount Requested:</p> | <p>\$69,960</p> |
| <p>8. Estimated Total Project Cost: <i>(f Different)</i></p> | <p>\$69,960</p> |
| <p>9. Critical Dates: <i>(If Applicable)</i></p> <ul style="list-style-type: none">• Design would begin in July 2025• Application for construction monies would be in FY26<ul style="list-style-type: none">• We will be coming back to CPC for construction money only for the playgrounds and the basketball courts, as turf fields are not eligible for CPC funds.• Construction to begin in July 2027 | |

10. Project Summary: *(please provide a brief summary of the project)*

- Eliot School fields are showing signs of age due to poorly draining subsurface materials which impact the health of the turf and make the fields more expensive to maintain. It is on a physically limited site which causes the turf to wear and makes it more difficult to maintain a surface that is appropriate for kids to use. The design would include a transition to a synthetic field. It has been a struggle to maintain a consistent ground cover with the natural turf grass. Due to the smaller size of the Eliot field and the high amount of regular student traffic, switching to synthetic material would be a more economical and durable option that will greatly assist in maintaining a consistent field covering.
- The playground at Eliot is past its useful life and presents maintenance challenges due to the wood fiber migration. There is also a lack of accessible and sensory playground equipment. To benefit from an economy of scale, the field, courts, and playground at Eliot would be designed and constructed simultaneously under this request. The playground would be redesigned with a poured-in-place protection surface that presents fewer maintenance challenges and can be properly contained in the play area, and accessible and interactive sensory playground pieces would be incorporated.

11. Community Need: *(In 100 words or less describe how the project meets the goals of the Needham Community Preservation Plan)*

- The amenities at Eliot have outlived their useful life. This project will enhance the usability for the schools, our youth sports groups and the public at large.
- This project will also bring these amenities into ADA compliance, which is overdue.

12. Eligibility for Funding: *(In 100 words or less, state the legal basis for why this project is eligible for Community Preservation Act funding)*

- This design project is the request for the restoration of land used for recreational purposes, which is a goal of Needham's Community Preservation Plan. This facility houses a renovated field, two playgrounds and a basketball court.

**Note: This application enables the Community Preservation Committee to review the request to assess eligibility for CPA funding. You will be notified of the Committee's determination by December 1, 2024. Additional information may be required.*

**NEEDHAM COMMUNITY PRESERVATION COMMITTEE
APPLICATION FOR FUNDING**

RECREATION FOLLOW-UP QUESTIONS

Submit to: Cecilia Simchak csimchak@needhamma.gov
Lauren Spinney lspinney@needhamma.gov

Due Date: January 1, 2025

Application No: FY2026-07

Project Title: Elliott School Grounds Renovation

CPC Liaison(s): Keith LaFace keithlaface@gmail.com
Paul Dawson paul@grossmanco.com

APPLICANT INFORMATION:

Organization: Needham Park & Recreation Department
Needham Department of Public Works

Contact Name(s): Stacey Mulroy & Ed Olsen

Address: 178 Rosemary Street, Needham, MA 02494

Telephone No: Stacey: (781) 455-7930
Ed: (781) 455-7550

Email(s): smulroy@needhamma.gov
eolsen@needhamma.gov

Please insert at least a brief narrative answer on all applicable subjects (if a question is not relevant to the project, please list N/A). If more space is needed, feel free to attach appendices and/or cross-reference other documents provided to the Community Preservation Committee.

PROJECT DETAILS

1. Summarize the scope and/or concept of the project:

- a. Provide all design specifications and/or architectural plans applicable to the project.**

This is a funding request for Design and Engineering services.

- b. List the names and addresses of project architects, contractors, and consultants.**

N/A

- c. **Provide a projected task plan and timeline.** *(Should you be awarded CPA funding, these tasks will be the basis of your Project Status Reports that will be due periodically until the project is complete).*

If approved the Town of Needham will create and enter a contract agreement with one of our “On Call Engineering firms”

- d. **Describe any maintenance requirements and estimated yearly costs of maintenance for the completed project.**

Synthetic turf maintenance is typically worked into the contract and usually lasts approximately 8 years.

2. List the anticipated project cost:

- a. **Provide a budget with line itemization, including any funding requested previously, as well as any possible future funding requests.** **N/A**
- b. **Does this project leverage additional or multiple sources of public and/or private funding or assist in planning and development activities to facilitate such leverage? Please provide details.** **Not at this present time.**

- c. **Indicate expenditures & funding (by municipal fiscal year):**

Fiscal Year	Total Project Estimated Expenditures	CPC Funds Requested	Other Funding Sources (Amount & Source)
FY '26			
FY '27			
FY '28			
FY '29			
FY '30			
TOTAL:			

3. Supply detailed Project Information:

- a. **Provide the deed and recorded plans, and maps or renderings of the subject property.** **Continuing to work on these.**
- b. **Provide inspection reports, existing conditions reports, 21E reports, and other environmental assessment reports.** **N/A**

- c. Provide details of any natural resource limitations (wetlands, flood plain, etc.) to which the property is subject. **N/A**
- d. Provide details of any zoning restrictions (i.e. district, dimensional, and use regulations as applicable to the property) to which the property is subject. **N/A**
- e. Is the proposed project on the Select Board's capital priority list?
Yes, this project hits goals 5 and 6.
- f. Is the proposed project on the capital priority list of the applicant?
Yes, this has been on the 5-year Park & Recreation/DPW Athletic facility improvement plan.
- g. Is there an urgency related to the timing of the project (including scheduling factors not controlled by the applicant)? Provide details.
No

4. Address CPA Application Evaluation Criteria:

- a. Summarize how the proposed project utilizes, preserves, protects, increases, and/or enhances recreational activities and access to Needham's natural and recreational resources.
Yes, this is exactly what this design will provide the Town. All aspects of this criteria will be met.
- b. Explain how this project meets the following General Factors for Consideration of the Needham Community Preservation Plan. Provide details:
 - The project is consistent with the goals of the Town of Needham Community Preservation Plan. **Yes**
 - The urgency of the project with particular consideration to those requests whose successful implementation is constrained by scheduling factors not controlled by the applicant. **Not during the design phase but factors such as public opinion, school timing and needs, as well as factors such as weather.**
 - The project is economically or otherwise reasonably feasible to implement and operate on a long-term basis. **Yes. Potentially even costs moving forward could decrease.**

- The project satisfies federal, state and local laws to the extent applicable. **Yes**
- The project leverages additional or multiple sources of public and/or private funding or assists in planning and development activities to facilitate such leverage may possibly be preferred. **Not during this design phase. This would be a factor moving forward toward construction.**
- The project utilizes, preserves, protects, increases or enhances Town-owned open space, recreation, historic and/or housing assets. **Yes, the funding request supports recreational assets in Needham**
- A project that benefits privately owned resources shall include permanent restrictions to ensure a public benefit. **N/A**
- Awarding funds for the project is consistent with prudent long-term management of CPA funds. **Yes**
- The project proponent has demonstrated to the reasonable satisfaction of The Committee the ability and competency to implement the project as proposed either by its record of successfully implementing similar projects or otherwise. **Yes. Park & Recreation working with DPW has a long-proven track record regarding implementing and successfully completing similar projects.**
- The applicant has site control, or the written consent by the property owner (or relevant Town agency or board) to submit an application. **Yes.**
- The Committee prefers to bring projects to the Annual Town Meeting in May, though under special extraordinary circumstances that affect the project negatively, a project may be considered to be presented at a Special Town Meeting. **N/A**
- CPA funding will enable the project.

CPA funding is critical to enable the proposed project to as no other funding sources have been identified at this time.

c. Explain how this project addresses the following Recreation Factors for Consideration in the Needham CPA Plan (if any):

- Provides additional athletic fields to meet the needs of the Town's growing demand.

This design will provide the Town options on how best to renovate and retain this valuable Town asset.

- Encourages and develops more recreational access/use of open spaces (where appropriate) and natural resources. **N/A**
- Encourages regional bike trails throughout Needham. **N/A**

- Enhances resources for walking, hiking, cross-country skiing, bicycling, boating and fishing. **N/A**
- Increases recreational uses of the Charles River. **N/A**
- Acquires land to fulfill identified current and future recreational needs. **N/A**
- Develops active recreational resources including playing fields, improved/new playgrounds, and improved handicapped access; also addresses adult senior and toddler recreational needs. **yes**

5. Supporting documents:

- a. Please attach letters, references, studies, maps, statistics or any other documents which support the merits of the application.**

**NEEDHAM COMMUNITY PRESERVATION COMMITTEE
APPLICATION FOR FUNDING**

SUPPLEMENTAL FOLLOW-UP QUESTIONS

Application No: FY2026-07

Project Title: Elliott School Grounds
Renovation (Design)

CPC Liaisons: Keith LaFace keithlaface@gmail.com
Paul Dawson paul@grossmanco.com

Submit to: Cecilia Simchak csimchak@needhamma.gov
Lauren Spinney lspinney@needhamma.gov

Due Date: January 1, 2025

1. Do you plan to apply for CPA funding for construction costs?

Yes. Most recreational projects are eligible for CPC funds. Any parts of this project that are eligible will be considered when applying for CPC funding.

2. Are there other funding sources available for costs associated with accessible and sensory-friendly playground equipment?

There are other funding sources available that we will research during the design phase of this project.

3. The synthetic material used is often harmful to the environment and to those who play on it, especially when the surface heats up. Has this been considered? What are the synthetic standards that are being met? Why opt for this rather than restoring the ground?

All risks and even perceived risks will be identified and examined during this design process. Heat being one risk will be studied as in past field projects. This has been considered. The synthetic standards will meet the guidelines and principles as outlined by the Synthetic Turf Counsel.

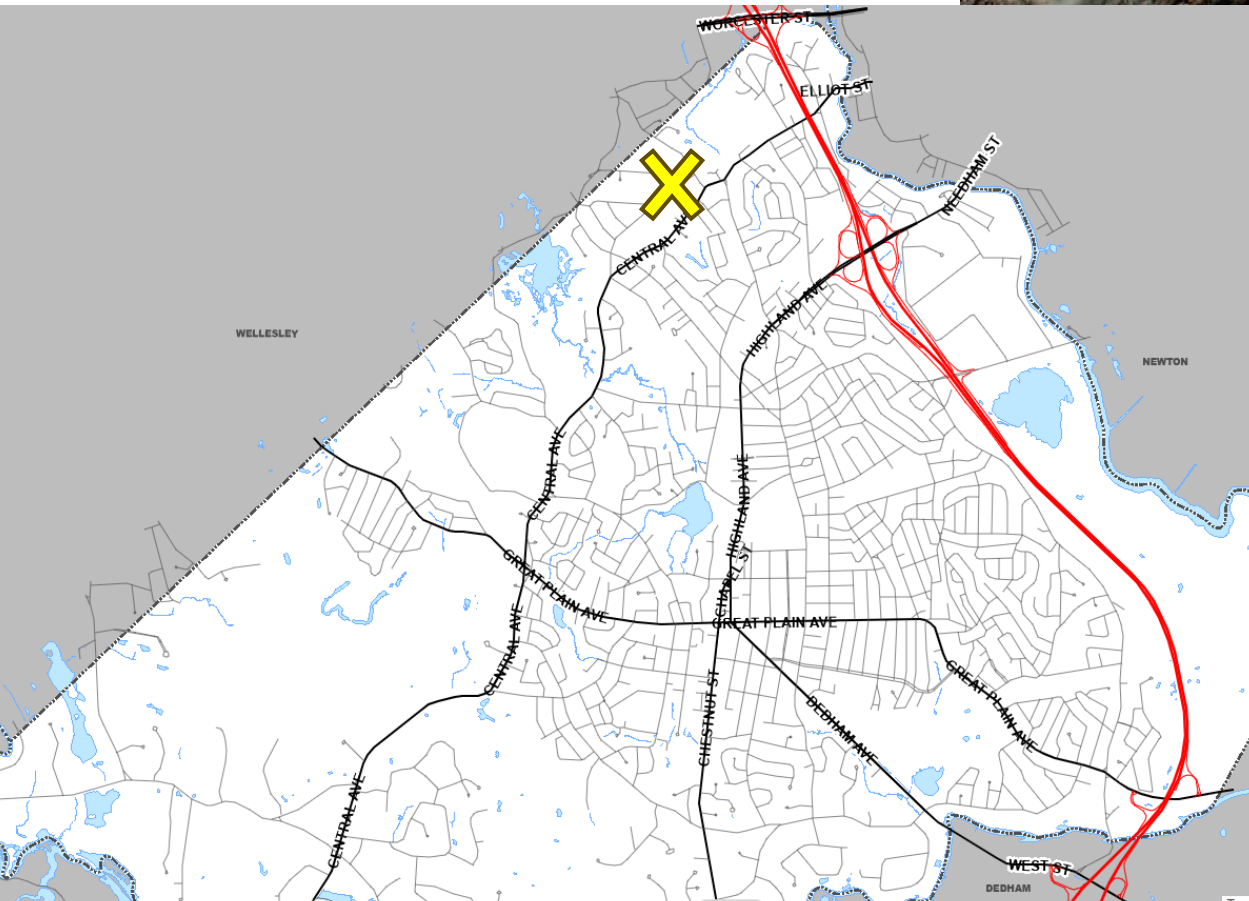
An aerial photograph of Eliot Elementary School, a large brick building with multiple wings. The school is surrounded by trees, some of which are bare, suggesting a cooler season. A playground with colorful equipment is visible behind the school. A parking lot with several cars is in the foreground. A large, semi-transparent green geometric shape, resembling a stylized 'E' or a series of overlapping triangles, is overlaid on the right side of the image. The text is centered over the school building.

Eliot Elementary School Field and Playground Renovation Design and Engineering Funding Request

135 Wellesley Ave, Needham, MA 02494

Where?

- ▶ Rear of Elliot Elementary School
 - ▶ 135 Wellesley Ave and Crane St (Accessible at the dead end)
- ▶ Northern corner of Needham



Eliot Elementary Facts

- ▶ 8 acre total plot
 - ▶ 1.5 acre of recreational area
 - ▶ 2nd smallest after Sunita Williams Elementary School (1 acre)
- ▶ Originally built in 1956, rebuilt in 2003 including field and playground structure
 - ▶ Will not have renovation soon as this is a newer building
- ▶ School population of ± 450 students and 81 staff
- ▶ Who uses this space?
 - ▶ Needham Baseball/Softball permits in spring and fall
 - ▶ P&R Summer Camp
 - ▶ NEDP
 - ▶ Neighborhood families

History of John Eliot

► History

► Who is John Eliot?

- John Eliot school was named after an English Congregational minister
- John Eliot translated the Old and New Testament Bible into the Algonquin tongue
- A remarkable achievement since the Algonquin had no written language.

► How old is the current school/playground?

- 1954 Deed was signed
- 1956 John Eliot School was originally opened
 - Green space consisted of makeshift ball field
- 2003 New school, playground and back lot



What?

- ▶ Requesting design funds
 - ▶ Outdoor recreation solutions
- ▶ Elliot has been in the DPW/Park and Recreation 5 year Athletic Facilities Capitol Plan for an extended period of time
- ▶ If approved
 - ▶ Enter into design and engineering contract
 - ▶ Facilitate working group
 - ▶ Neighborhood meetings
 - ▶ User group reach out
 - ▶ School reach out

Why?

- ▶ Safety
 - ▶ Responsibility to provide safe field and playground for the town
- ▶ Accessibility
 - ▶ ADA and aqueduct trail connectivity
- ▶ Equity
 - ▶ Dense population surrounding
 - ▶ Lower income area
- ▶ Sustainability
 - ▶ Engineered Wood Fibar prone to wash out/replenishing
 - ▶ Synthetic field and PIP footing have a longer lifespan than current conditions





When?-Next Steps



- ▶ If approved by CPC and Annual Town Meeting 2025 DPW/P&R
 - ▶ Generate contract from one on-call engineering firms
- ▶ Establish working group consisting of but not limited to
 - ▶ School Department
 - ▶ Members of Parks and Recreation
 - ▶ Youth Sport Permit holders
 - ▶ Neighborhood members
 - ▶ Commission on Disabilities
- ▶ Fast track design process and decision making
 - ▶ Request construction funds FY27
- ▶ Anticipate requesting construction funding Fall 25'/Winter 26'
- ▶ Construction Summer 26'

An aerial photograph of a school campus. The main building is a large, multi-story structure with a flat roof and brick accents. To the left of the building is a large, open grassy area with a playground featuring blue and red equipment. A paved road runs along the left side of the campus. The surrounding area is filled with trees, some of which are bare, suggesting a cooler season. In the background, there are more buildings and a parking lot filled with cars. The text "Thank You!" is overlaid in the center of the image.

Thank You!