



# Town of Sudbury

## Community Preservation Committee

<http://www.sudbury.ma.us>  
email: [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

### PROJECT SUBMISSION FORM

Submitter: James Kelly

Submission Date:

Group or Committee Affiliation (if any):

Purpose (please select all that apply):

Submitter's address and phone number:

Open Space

James Kelly, Facilities Director  
275 Old Lancaster Road  
Sudbury, MA 01776  
978-440-5466

Community Housing

Historic

Recreation

Submitter's email address: [kellyj@sudbury.ma.us](mailto:kellyj@sudbury.ma.us)

Project Name: Playground Modernization for Sudbury Public Schools

Project Description: This project aims to bring the 4 elementary school playgrounds into compliance with ADA and MAAB accessibility requirements and develop a new outdoor area at the middle school. Concepts of Universal Design will be applied in order to create not just playgrounds, but multigenerational recreational spaces, so that the entire community can utilize and enjoy our school grounds.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2018	\$725,000	\$725,000	
2019	\$725,000	\$725,000 *	* Subject to change based on grants and fundraising.
2020	\$250,000	\$250,000 *	
<b>Total</b>	<b>\$1,700,000</b>	<b>\$1,700,000 *</b>	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

See attached documents below for more details.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

Town Facilities. See attached documents for details.

For Community Preservation Committee Use:

Form received on: \_\_\_\_\_

Project presented to CPC on: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Determination: \_\_\_\_\_

## TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

### Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in twelve (12) multiple copies.
- 2) Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
- 3) Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.
- 7) For applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **Monday, November 7, 2016** to be considered for recommendation at the May 2017 Annual Town Meeting.
- 9) Applicants must be present at a CPC meeting to answer questions. The CPC meeting schedule will be announced in October, 2016 and posted on the town's website.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found on the town's website at [www.sudbury.ma.us](http://www.sudbury.ma.us), under Committees. The committee can be reached by email at [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us). If you are in doubt about your project's eligibility, after consulting these sources, you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Community Preservation Committee  
c/o Planning and Community Development Office  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
[cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

## TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

### General Criteria

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Receive endorsement by other municipal boards or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Preserve or utilize currently owned town assets.

### Category Specific Criteria

**Open space** proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
  - are of local significance for biodiversity;
  - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
  - contain a habitat type that is in danger of vanishing from Sudbury; or
  - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan.

**Historical** proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site; • Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

**Community Housing** proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the town's Housing Production Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community; • Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units; • Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, Town employees, and participants in the Sudbury METCO program.

**Recreation** proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

## **The Need**

Despite being meticulously maintained, the Sudbury School playgrounds are outdated. The surfaces are not up to Massachusetts Architectural Access Board (MAAB) standards, and much of the equipment is not ADA compliant and nearing end-of-life. Due to lack of accessibility, some students are being denied an equal opportunity to participate in outdoor play activities. In order to provide a safe, accessible play environment for our children to grow and thrive, something needs to be done.

Fortuitously, because of the nature of playgrounds as a place for congregating, exploring, and exercising, there is a unique opportunity to make these playgrounds appealing not only to students, but also to a wider community of all ages. Accessible surfaces for a student with a mobility device are also impact-friendly surfaces for an older person with knee and hip issues. Shade and tables can not only provide respite for children at play, but can also serve as a congregation point for caregivers and an outdoor meeting place for all citizens.

In Sudbury, 32% of the population is under the age of 18. That's significantly higher than the average in Massachusetts, which is 21% (2010 US Census). This fact emphasizes the need to provide a selection of safe, modern play and gathering places. Currently the only accessible playground in town is the SMILE playground at Haskell Field. Creating accessible playgrounds at each of the local schools will provide recreation opportunities for disabled individuals and their playmates and caregivers in their own neighborhoods.

Furthermore, currently 21% of the population in Sudbury is over 60, and this is projected to grow to 32% in the next several years. We need to be proactive and think about how our playgrounds can also enhance the available outdoor recreation spaces for our aging population. By using Universal Design strategies, PlaySudbury is committed to finding ways to create features in our playgrounds which can also benefit our aging community.

## **CPC General Criteria**

### ***Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation***

The Playground Modernization Project falls under both the Recreation and Open Space categories of CPA eligible projects.

In line with the Recreation purpose, we are rehabilitating the outdoor recreation areas at all of the elementary schools to replace items reaching end-of-life and also to improve the areas to comply with ADA regulations.

We are also preserving the playground lands for recreation use as described by the Open Space purpose, and by maintaining the recreation space we are maintaining the scenic vistas from the Scenic Roads, Woodside Road and Concord Road.

### ***Receive endorsement by other municipal boards or departments***

See attached Letter of Support from Sudbury Public Schools, Early Childhood Administrator

***Save resources that would otherwise be threatened and/or serve a currently under-served population***

As of March 2011, play areas need to be compliant with ADA standards. Our current elementary school playgrounds are not ADA or MAAB (Massachusetts Architectural Access Board) compliant for access. This project will remove barriers for children with disabilities so that they can fully participate on the playground and develop physically, socially, and emotionally alongside their peers.

***Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible***

The Playground Modernization Project serves both the Recreation and Open Space purposes of the CPA as described above in a previous section. ***(Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation)***

***Demonstrate practicality, feasibility, urgency***

***Demonstrate that the project can be implemented expeditiously and within budget***

- By applying for funding at the October 2017 Fall Town Meeting, we should have sufficient time to create construction plans to break ground on the first playgrounds (Haynes and Noyes) in Spring 2018 with a goal of completion for the start of the 2018-2019 school year.
- By subsequently applying for funding at the October 2018 Fall Town Meeting, we aim to start construction on the next playgrounds (Nixon and Loring) in Spring 2019 with a goal of completion for the start of the 2019-2020 school year.
- Final funding will be applied for at the October 2019 Fall Town Meeting with a goal of completing construction of the final playground (Curtis) for the start of the 2020-2021 school year.

PlaySudbury is a volunteer group consisting of parents, grandparents, educators, and community members who share the goal of bringing the Sudbury Public School playgrounds up to ADA compliance and using the concepts of Universal Design to benefit the entire community. Of particular note, the leadership team of SMILE Mass is on PlaySudbury's advisory board and brings extensive expertise in accessibility as well as playground design and construction. SMILE Mass brought the first fully accessible playground to the MetroWest region, and PlaySudbury hopes to extend that vision to the Sudbury Public School playgrounds.

The PlaySudbury team believes that every child deserves equal access to their neighborhood school playground. With full support from the Town of Sudbury and the Sudbury Public Schools and the expertise and experience in accessibility that SMILE Mass brings, PlaySudbury is confident that we can successfully modernize the Sudbury Public School playgrounds. Together we must advocate for children with disabilities to have the resources that they need in their home districts, so that they can actively participate in their communities inside and outside of the school walls.

***Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored***

Prior to the May 2017 Town Meeting, the Board of Selectmen and CIAC suggested that CPA funds would be a good match for this playground project.

***Leverage additional public and/or private funds***

Over the years, the PTOs have donated large and small play structures, benches, and trees to the school playgrounds. Various 5th grade classes have gifted tables and trees to the playgrounds. SERF grants have provided various play equipment. Individual donors and other groups have also donated items like benches and trees.

The scope of modernizing the playgrounds is larger than what the PTOs and individuals can contribute.

We are exploring various cost mitigation strategies. We are developing a general fundraising program to do peer-to-peer fundraising and solicit donations from businesses in town. Discussions are starting for possible in-kind donations such as unique play equipment from the Boy Scouts and relevant services like materials and labor from construction businesses. And, finally, we are applying to various grant opportunities.

PlaySudbury and SMILE Mass are both dedicated to bettering the Sudbury community through accessibility and play. This synergy brought the teams together for this Playground Modernization Project. As a result, SMILE Mass, a registered 501(3)(c) organization, is acting as the fiscal sponsor of PlaySudbury. This enables PlaySudbury to collect tax-deductible donations under the SMILE Mass umbrella.

Over the next year (FY 2018) we will start to see the results of our strategies. And with a better understanding of how much money we can raise, we will be able to adjust the CPA funds request for subsequent years (FY 2019 and FY 2020).

***Preserve or utilize currently owned town assets***

We are utilizing young playground components which are in good condition into our design. We are preserving the precious natural features (shade trees) that already enhance our current playgrounds.

**CPC Category Specific Criteria**

***Support multiple recreation uses***

- Playground for use by Sudbury Public School students during school hours
- Playground for use by families during non-school hours (before and after school, on the weekends, during school vacations, and in the summer)
- Track and Exercise equipment for the community

- Picnic Gathering areas with shade available to the community

***Serve a significant number of residents***

- Just under 50% of the households in Sudbury have children. All of these families will benefit from the modernization of the playgrounds.
- Currently 21% of the population is over 60 years of age, and this percentage is projected to increase to 32% over the next several years. New elements are being introduced to the playgrounds to serve this wider community.
  - An impact-friendly track around the perimeter that could be utilized by people of all ages and varying mobility abilities and health considerations.
  - Exercise equipment is also being considered.
- Currently the only accessible playground is the SMILE playground at Haskell Field. Creating accessible playgrounds at each of the local schools will provide neighborhood recreation opportunities for disabled individuals and their playmates.

***Expand the range of recreational opportunities available to Sudbury residents of all ages***

- The rubberized surfacing for the playground can serve an additional purpose as a forgiving walking/running path for the entire community.
- Particularly in neighborhoods with limited sidewalks, the perimeter tracks around the play areas can serve as new outdoor exercising opportunities for members of our community of all ages and abilities.
- Accessible swings can also serve a dual purpose as those swings can be utilized by younger children (who may not yet be big enough for belt swings).
- Shaded tables and benches are another feature that can be used by all members of the community as a gathering place on weekends and other non-school hour times.

***Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property***

- The proposed tracks around the perimeter of the playgrounds provide a safe outdoor hiking/walking/strolling opportunities for all ages and abilities.
- Their locations at the schools geographically spreads these opportunities evenly throughout our community.

***Maximize the utility of land already owned by Sudbury (e.g. school property)***

By creating not just playgrounds, but multigenerational recreational spaces, we are enabling the entire community to utilize and enjoy our school grounds.



# *Sudbury Public Schools*

40 Fairbank Road  
Sudbury, Massachusetts 01776  
(978) 639-3204  
Fax (978) 443-9001



**Stephanie M. Juriansz**  
Early Childhood Administrator

July 11, 2017

To Whom It May Concern:

As the Early Childhood Administrator for the Sudbury Public Schools, it is my pleasure to write a letter of support for the Sudbury Playground Project Proposal. As the Early Childhood Administrator, I am greatly aware of the school district's needs and the effect decisions have on student learning outcomes. With new state regulations and a variety of ability needs within our community, it is exciting to be involved in the planning for the updating and modifying of the play facilities in Sudbury.

Each school shares the same goal: to have a playground that maximizes accessibility and inclusivity to all. Currently, there is a need to improve this, and the town has recognized this on the Town Capital Plan. On behalf of the Integrated Preschool Team, there is great educational support for this project to be done in a thoughtful way. Each school's unique requests and layout considerations will be considered and respected. The areas of need will be developed while the areas to celebrate will be maintained and supported.

This project will benefit the entire town community. With safe, inclusive and accessible playgrounds, all families will be able to utilize and benefit from this project. This playground project will support the growth and development of our youngest citizens while providing maximized opportunities for social emotional learning at every age.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Juriansz', written in a cursive style.

Stephanie Juriansz  
Sudbury Public Schools  
Early Childhood Administrator



August 3, 2017

To Whom It May Concern:

As the Director and CFCE Grant Coordinator for First Connections, it is my pleasure to write a letter of support for the Sudbury Public Schools Playground Modernization Project. First Connections is a Coordinated Family and Community Engagement Program primarily funded by the Department of Early Education and Care. We serve families with children birth through age 8 in Sudbury and 10 surrounding communities. Our priority is to connect with all families, especially those most at risk. Our goal is to support them through parent child playgroups, parent education seminars and connect them to resources and programs that facilitate developmentally appropriate play for young children.

The goal of this initiative is to have the playgrounds be ADA accessible and follow the spirit of Universal Design to benefit citizens of all ages and abilities. This encourages play in both a naturalistic and traditional environment, allowing anyone with disabilities to be a part of a community area and develop physically, socially and emotionally. Children and people without disabilities will have an opportunity to develop tolerance, awareness and compassion for others in a fun and socially positive atmosphere.

The importance of having a safe and accessible playground space for children and families to play and meet is a critical need for families in the Sudbury area. These new playgrounds would meet the needs of families who may not have access to an appropriate playground and support the work of First Connections. Fully accessible playgrounds where families could go and that would encourage and support their child's development and build social connections would be an invaluable resource for families in the Sudbury Community.

It is without hesitation that I write this letter of support for the Sudbury Public Schools Playground Modernization Project. Please do not hesitate to contact me directly if you need any further information.

Sincerely,  
Mary Beilman, MA ECSE, CLC  
First Connections Director/CFCE Grant Coordinator  
978-429-8284

