

SPRINGFIELD COMMUNITY PRESERVATION FULL APPLICATION COVER SHEET

I. PROJECT INFORMATION

CPA program area - check all that apply:

community housing
 historic preservation
 open space
 recreation

Project/Program Title: **Westminster Street Children's Park – Phase 2**

Brief Project/Program Summary:

This pocket park/playground for the Mason Square area was approved by the CPC and funded by the City Council in 2019 for \$230,844. Construction was delayed by the pandemic, and will commence on April 6, 2021. The original cost of the project has increased due to design and construction requirements by the City. This application is to cover the remaining uncovered costs needed to complete the project.

estimated start date: Spring 2019

estimated completion date: Summer/Fall 2021

II. APPLICANT INFORMATION

Type of Applicant - check one:

City of Springfield
 Non-Profit Organization
 For-Profit Business
 Individual

Name of Organization: **McKnight Neighborhood Council**

Name of Contact Person: **Walter Kroll, President**

Mailing Address: **P O Box 90336**

Mailing City/State/Zip: **Springfield, MA 01139**

Phone: **413-246-1766 (Walter Kroll)**

Fax: **Council 413-455-0301 (no fax/leave message)**

Email: **mcknightcouncil@yahoo.com**

Website: **www.mcknightcouncil.com**

III. BUDGET SUMMARY

Estimated Project Budget: **(Original Budget: \$314,044) Revised Budget: \$475,844**

CPA Funding Request: **(Original CPA Grant Award: \$230,844) Current Request: \$30,000**

Will you be seeking multi-year funding Yes No

CPA Request as Percentage of Total Project/Program Budget: **6%**

List Other Secured Funding Sources: **2019 CPA Funding: \$230,844
City of Springfield: \$100,000 CDBG Grant / \$15,000 in-kind Fencing
Pride Stores: \$100,000 in-kind contribution in materials and labor
Kaboom Playground Grant: \$15,000 for playground equipment**

List Other Prospective Funding Sources:
None.

Applicant Signature: Walter G. Kroll

Date Submitted: 3/29/21

I. GENERAL INFORMATION

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

A. All Categories that involve property (land and/or buildings)

1. Provide the parcel ID number(s) for property included in the project

WS Westminster St. (Parcel ID # 12201009)

2. Does the applicant own the property?

No. The property is currently owned by the City of Springfield, and is under the care and Jurisdiction of the Springfield Parks Commission.

3. If the applicant does not own the property, attach a purchase & sale agreement to purchase the property. N/A

B. Community Housing Questions N/A

1. What income levels will be the primary target of the project?
2. How will a determination of income-eligibility be made?
3. What marketing will be done to make this program known to the public?

C. Historic Preservation Questions N/A

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

1. What steps will be taken to ensure the work complies with the Secretary's Standards?
2. What is the age of the property?
3. Will the owner agree to a preservation restriction or local historic district designation?

D. Open Space & Recreation Questions

1. Is this project in a wetland or does it abut a wetland? NO

2. If so, has the Conservation Commission been informed? N/A

3. If the project is on municipal park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.

See Addendum: Letter from Springfield Parks Commission (original letter 4/25/2019)

Letter from Springfield Parks Commission (letter of continued support 3/22/21)

II. NARRATIVE

A. Project Summary

PROJECT PROPOSAL: Westminster Street Children’s Park

CPA CATEGORY: Recreation

GOALS: To provide a safe and healthy play space for pre-teen and younger children of all abilities in a centrally located area of the McKnight neighborhood and the greater Mason Square community.

SCOPE: This proposed children’s park will be built on a now vacant lot. The lot is 75’ x 144’, and will be cleared, graded, and fenced. The park will be planted with native trees, bushes, and pollinator flower garden areas to promote a positive environmental impact and an aesthetic environment for the children and the community.

The playground equipment will include a central climbing and play structure for ages six to twelve, and an attached wheel-chair accessible ramp with play elements for other-abled children; a toddler/pre-school climbing structure for ages six and younger; a spinner/merry-go-round which accommodates all abilities; and a three-swing installation which includes a regular swing, an other-abled swing, and a “mommy and me” swing which can be used by a parent and child. A “sensory garden” area will include additional small play elements, and the landscaping will include a small hill to climb and roll down for the younger children.

BUDGET: Original Budget \$315,000 (5/1/19)

Revised Budget: \$475,844 (3/29/21)

B. Proposal Description

1. Describe the proposal and how it will benefit Springfield. (200 words or less)

The McKnight Council has partnered with Pride Stores to develop a pocket park on a now vacant lot in the neighborhood, continuing a strong tradition of the business community partnering with community-based organizations to enrich the culture and infrastructure of the city for the benefit of all.

This Park will increase the amount of recreational space in the city, and will provide more dedicated play space to children ages 12 and under, with specific equipment for pre-schoolers, toddlers, and other-abled children. In addition to helping build the Park, Pride Stores is allocating several parking spaces at their nearby store being built on State Street, with a path to the Park so that families who live in other parts of the city can easily access the park and its amenities.

The Park proposal will transform an overgrown unused vacant lot into a community asset, improving both the infrastructure of the street and neighborhood as a whole.

2. Identify what CPA criteria this proposal achieves and how they are accomplished.

This Park proposal is consistent with CPA criteria in that it preserves and enhances the essential character of Springfield by its design, which is in keeping with the character of the historical garden district within which it will be located. The Park will be laid out in a garden setting, with wrought iron tree benches, a three-rail black ornamental fence, and an entry archway designed in a Victorian theme. These elements will harmonize with the Victorian character of McKnight, which is an essential part of the City of Homes.

The project makes use of resources already available within the community by re-purposing fencing which is being taken down on Plainfield Street to make way for another project there and re-installing it as the surround for the Park.

The project will help protect environmental resources by increasing managed green space, incorporating native plants, and establishing a pollinator garden.

The Park proposal is consistent with the criteria for Open Space and Recreation Priorities in that it creates a small neighborhood playground.

The project is practical and feasible from the standpoint of budget and timeline considerations:

Update 3/29/21:

Despite a significant increase in the budget, 94% of the budget is secured. Design plans have been finalized, permits secured, and vendors have been identified and contracted through the City RFP process.

Nunes Construction will break ground for the park on April 6, 2021, and the park will be essentially completed by May 28, 2021. See attached timeline.

The \$30,000 request is for the following three items:

The custom construction and installation of the Park archway entrance.

Purchase and installation of a handicapped/toddler friendly sensory play installation.

Purchase and Installation of a picnic table and benches.

Nunes Construction will pour the footings for these three items and they will be purchased and installed when funds are secured to do so, hopefully from this grant request.

The Park project produces an advantageous cost/benefit value in that it utilizes a property already owned by the City and transforms it from a non-productive area that must be policed for dumping and mowed to keep the weeds and rodents under control, and turns it into a routinely maintained park area benefitting numerous Springfield residents. Additionally, it will increase the property value of homes in the area.

The Park project leverages additional public and/or private funds and/or voluntary contributions as previously described.

The Park project will utilize Springfield based resources, using local vendors when possible for surfacing materials, plant stock and planting supplies, and park amenities. Brodeur-Campbell, a trusted local fencing contractor, will be employed for fencing installation.

The Park project serves more than one CPA purpose as has been detailed throughout this narrative section.

The Park project has received the endorsement of the Springfield Parks Commission.

3. Describe the need that this proposal will address.

It will provide an inclusive, safe play space with age-appropriate equipment for pre-teen and younger children of all abilities; and serve as a resource for family-run day care centers in the area. It will provide play and recreation space that is within an easy walking distance for families in the area, and therefore will be more frequently used. Specifically, there are numerous large apartment buildings on or near State Street and Bay—with no yards or green space—that are occupied by many families with younger children.

4. What is the expected outcome of this proposal?

The successful completion of this project will provide a well-managed, safe, and appropriate play space for younger children, a valuable and attractive infrastructure asset within the neighborhood, a protected green space for native plants, and a community space which will be used and enjoyed by many children and many families for decades to come.

C. Feasibility & Sustainability

1. What other funding sources have been secured or are being pursued?

Update 3/29/21 - The following funding has been secured for the project.

2019 CPA Funding: \$230,844

City of Springfield: \$100,000 CDBG Grant / \$15,000 in-kind Fencing

Pride Stores: \$100,000 in-kind contribution in materials and labor

Kaboom Playground Grant: \$15,000 for playground equipment

2. Once the proposal is complete how will it be sustained/maintained?

The Park has been planned in accordance with Springfield Parks Department guidelines and requirements. The Park will be built under the guidance and in consultation with the Parks Department, and has been transferred to the Parks Commission in perpetuity for care and maintenance once it is completed.

3. Is there an operating pro forma for when the proposal is complete and what is the basis?

Not at this time. The operating pro forma will be determined by the Springfield Parks Department in accordance with their management guidelines—see previous question.

D. Applicant Experience

1. What similar projects/programs has the applicant successfully completed?

The McKnight Neighborhood Council has been in existence since 1958, and has managed numerous programs in partnership with the City of Springfield over many years. For the past eleven years the Council has sponsored an annual block party which brings together law enforcement, local non-profits, representatives from schools, churches, and vendors.

In 2004, the Council began working on an initiative to build a hiking/biking trail on the abandoned Highland railway bed that traverses the McKnight neighborhood. The Council was granted CDBG funds in 2011 for a feasibility study which was successfully completed and served as a foundation to go forward and apply for other sources of funding, and is now tentatively approved for \$500,000 in construction costs by MassDOT. The Council received a \$230,000 grant in partnership with the City of Springfield, and was awarded \$200,000 from 2018 CPA funds, to complete the Design phase for the trail. Currently the project has been placed on the DOT construction schedule for 2023.

2. Describe the professional experience of the applicant/project team.

Our business partner, Bob Bolduc of Pride Stores, has decades of experience in the successful completion of major construction projects. Mr. Bolduc has volunteered the services of his professional planning team at Pride. The Pride team has already secured the initial Kaboom playground grant on behalf of the Council and the City, and has worked in concert with the consultants from the organizations listed below to develop the park/playground site plans.

- M E O'Brien & Sons, the City's preferred consultant for playground planning and construction
- Landscape Structures, the City's preferred vendor for playground equipment
- The Springfield Parks Department
- GZA GeoEnvironmental, Inc, Design & Engineering

Walter Kroll, McKnight Council President, is an experienced property manager, as well as a local preservationist. He has completed the successful renovation of numerous local historic properties and has received recognition from the Preservation Trust for the quality and caliber of his work. Mr. Kroll has also played a key role in developing the Rail Trail initiative.

III. TIMELINE - Updated 3/29/21

ID	Task Name	Duration	Start	Finish	Contractor
1	Westminster Park, Springfield	39 days	Tue 4/6/21	Fri 5/28/21	x
2	Mobilize/Layout	1 day	Tue 4/6/21	Tue 4/6/21	Nunes Companies
3	Cuts/Fill	3 days	Wed 4/7/21	Fri 4/9/21	Nunes Companies
4	Install Leaching Basin	1 day	Mon 4/12/21	Mon 4/12/21	Nunes Companies
5	Underdrain Install	2 days	Tue 4/13/21	Wed 4/14/21	Nunes Companies
6	Precast Concrete Curb Install	1 day	Thu 4/15/21	Thu 4/15/21	Nunes Companies
7	Topsoil Perimeter	1 day	Fri 4/16/21	Fri 4/16/21	Nunes Companies
8	Sonotubes for Arch & Bollard	1 day	Mon 4/19/21	Mon 4/19/21	Nunes Companies
9	Playscape Install	9 days	Tue 4/20/21	Fri 4/30/21	Lee Home Improvement
10	Prep and Pave PIP	1 day	Mon 5/3/21	Mon 5/3/21	Nunes Companies
11	PIP Install	4 days	Tue 5/4/21	Fri 5/7/21	PIP Subcontractor
12	Water Service	4 days	Tue 5/4/21	Fri 5/7/21	Nunes Companies
13	EWf Install	5 days	Mon 5/10/21	Fri 5/14/21	Nunes Companies
14	Concrete Walks	5 days	Mon 5/17/21	Fri 5/21/21	Pride Stores
15	Remove Temp Fence	1 day	Wed 5/19/21	Wed 5/19/21	Nunes Companies
16	Fence Install	2 days	Thu 5/20/21	Fri 5/21/21	Brodeur Campbell
17	Plantings and Final Loam	2 days	Mon 5/24/21	Tue 5/25/21	Nunes Companies
18	Irrigation and Amenities	2 days	Wed 5/26/21	Thu 5/27/21	Nunes Companies
19	Fine Rake/Seed	1 day	Thu 5/27/21	Thu 5/27/21	Nunes Companies
20	Mulch Beds/Demobilize	1 day	Fri 5/28/21	Fri 5/28/21	Nunes Companies
	Task	Progress	Summary		Deadline
Project: Schedule					
Date: Wed 3/24/21					
	Split	Milestone	Project Summary		

IV. BUDGET -- Update 3/29/21

DEVELOPMENT OF WESTMINSTER PLAYGROUND - PHASE TWO			
DESCRIPTION	UNIT PRICE	EXTENSION	TASK TOTAL
OWNER FURNISHED ITEMS			\$20,600
ENTRY ARCH (INCLUDES FEE FOR ENGINEERED DRAWINGS)	\$14,000	\$14,000	
METALLOPHONE SENSORY PLAY	\$5,000	\$5,000	
ACCESSIBLE PICNIC TABLE	\$1,600	\$1,600	
CONTRACTORS FEE TO INSTALL OWNER FURNISHED ITEMS			\$7,100
RECEIVE, ASSEMBLE,& INSTALL ENTRY ARCH	\$5,750	\$5,000	
RECEIVE, ASSEMBLE,& INSTALL METALLOPHONE SENSORY PLAY	\$1,500	\$1,000	
RECEIVE, ASSEMBLE,& INSTALL ACCESSIBLE PICNIC TABLE	\$900	\$1,100	
	SUB-TOTAL =	\$27,700	
DESIGNER'S FEE TO REVIEW AND APPROVE ARCH SUBMITTAL & INSTALLATION		\$800	\$800
CONSTRUCTION CONTINGENCY (5%)		\$1,500	\$1,500
	GRAND TOTAL =	\$30,000	\$30,000
ALL CONSTRUCTION COSTS INCLUDE LABOR AT PREVAILING WAGE RATES, OVERHEAD & PROFIT			
3/18/2021	GZA, Inc.		

V. ATTACHMENTS

For all proposals

- A. Commitment letters for revenue sources identified in the budget
 - 1. **Springfield Parks Department - Memo/Updated Commitments - 3/18/21 - see page 9**
 - 2. **Pride Stores - see page 10**
 - 3. **Kaboom Community Playground Grant - see page 11 /12**

- B. Letters of Support
 - 1. **Springfield Parks Commission - Updated Letter of Support - 3/22/21 - see page 13**
 - 2. **Springfield Parks Commission - Original letter of Support -4/25/19 - see page 14**

For projects that involve property (land/buildings)

- C. Letters of Support from Neighborhood Council/Association where project is located
 - 1. **McKnight Neighborhood Council - see page 15**
 - 2. **Armory Quadrangle Civic Association - see page 16**
 - 3. **Bay Area Neighborhood Council - see page 17**

- D. Maps
 - 1. **Project location on citywide map - see page 18**
 - 2. **Plot map (from City GIS) with the project parcel outlined and showing all abutting property parcels and the closest major intersection with streets labeled - page 19**

- E. Architectural/Engineer Plans/Elevations/Site Plans
 - 1. **Park Site Plan - GZA Engineering - Current 3/29/21 - see page 20**

- F. Photographs
 - 1. **Westminster Street Lot - see page 21**

- G. Operating Pro Forma (for project after it is complete) - *Not available at this time*

- H. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.
 - 1. **Assessors Property Card - City of Springfield - 2019 - see page 22**
 - 2. **Final Judgement in Tax Lien Case - 2010 - see page 23**

Memo from Laura Walsh, Senior Parks Project Manager 3/18/21

Overview of Current Budget & Funding Commitment

On 03/18/2021 11:20 AM Walsh, Laura Anne. <lwalsh@springfieldcityhall.com> wrote:

Walter & Elizabeth,

Please see below/attached and let me know of any additional questions. Budget figures and commitments in red text.

Thanks,

Laura

Laura A. Walsh

Senior Parks Project Manager /Dept. of Parks, Buildings and Recreation Management

(413) 886-5186

From: McKnight Council [mailto:mcknightcouncil@yahoo.com]

Sent: Wednesday, March 17, 2021 3:03 PM

To: Walsh, Laura Anne. Cc: mcknight Walter Kroll; Sullivan, Pat; Krupeczak, Peter

Subject: [External] Westminster Park CPA Letter

Hi Laura,

Walter will be asking for a letter of support from Parks at the Commission meeting tomorrow, to submit with the Council's request for the additional funding needed to complete Westminster Park. The letter will need to indicate the following:

- 1) The Park Commission's continued support for completion of the project. **Park Commission support letter will be provided after today's meeting, likely next week.**
- 2) The amount of additional funding the Parks Department has committed to the project (in addition to the original \$230,000 CPA grant).

The City of Springfield provided an additional \$100,000 of Community Development Block Grant (CDBG) funding to the project in order to begin construction.

- 3) The amount of remaining funding necessary to provide for the arch, the picnic table, and the sensory equipment installation. Please provide the specific cost of each item. **Phase Two funding will support the installation of additional site amenities with a total cost of \$30,000. The funding will support the procuring of materials and installation cost for the site amenities - see attached budget. Note, as Phase One will be completed before Phase Two funding is available, the City will work with its on-call site contractors to install the remaining site amenities.**

Additionally, we will need a copy of the overall revised project budget in the next week or so to submit with our application to the CPC by April 1.

The revised budget is below

CPA 2019 - \$230,844

City of Spfld - \$100,000

Total Construction Budget - \$330,844.00

Project also supported by in-kind services donations/grants estimated at:

In-kind services - Pride - \$100,000

In-kind services - Kaboom - \$15,000

Thanks,

Elizabeth Lederman/Admin Staff/McKnight Council



246 Cottage St., Springfield, MA 01104-4002
Tel. 413-737-6992 Fax 413-731-5852

April 30, 2019

McKnight Neighborhood Council, Inc.
PO Box 90366
Springfield, MA 01139

RE: Westminster Street Playground

Dear Sir or Madam:

Please accept this letter as a summary of Pride's commitment to the creation of a new park and playground area on a vacant lot owned by the City of Springfield on Westminster Street.

Pride has been collaborating with the McKnight Neighborhood Council and the community-at-large in creating a vision for the playground. As part of the commitment, Pride has provided resources in the development and planning process. Pride has also earmarked significant financial and in-kind contributions to the project expected to surpass an equivalent value of over \$50,000 (fifty thousand dollars). Pride looks forward to continuing the collaboration with the neighborhood council and community to finalize the completion of the project.

If you have any questions or concerns, please let me know.

Sincerely,


Robert L. Bolduc

Crystal Siedel

From: Maggie Bahrmassel <MBahrmassel@kaboom.org>
Sent: Monday, March 25, 2019 3:26 PM
To: Crystal Siedel
Subject: KaBOOM! Community Construction Grant - CONGRATULATIONS!
Attachments: COI Sample.pdf; 2019 Construction Grant LOA - Pride Stores.pdf

Dear Crystal,

Congratulations! We are jumping for joy to award Pride Stores with a Let's Play Community Construction Grant in the amount of \$15,000 from Keurig Dr Pepper and KaBOOM!. Let's Play is a community partnership led by Keurig Dr Pepper (KDP) to help kids and families get active. KaBOOM! is proud to be a part of the Let's Play partnership, and are thrilled to help you impact even more children. We thank you for working to provide quality, fun, and safe outdoor play opportunities for the children in your community.

The next steps to your build journey are listed below. They are to be completed by April 19, 2019, but you may send individual items as they are finished. In total, there are 4 tasks which include: Signing the Letter of Agreement (LOA), adding KaBOOM! and Keurig Dr Pepper as additional insured and sending us Certificate of Insurance (COI) that confirms that, completing an entrance survey, and signing up for webinars.

1) Letter of Agreement

- Attached to this email you will find an LOA created specifically for your organization detailing the parameters of your grant.
- Please read the document very carefully and familiarize yourself with our expectations.
- Have the Legal Authority over the playground area complete the signature portion found at the end of the document.
- Once signed, simply scan and email the document back to us!

2) Certificate of Insurance

- Attached to this email is a sample COI for your reference.
- The COI must list Keurig Dr Pepper and KaBOOM! as additional insured.
- The document also must have the description of operations entered (see example)
- Both organizations names and respective addresses must appear in the document exactly as below:
 - KaBOOM! 4301 Connecticut Ave. NW, Suite ML-1, Washington, DC 20008
 - Keurig Dr Pepper 5301 Legacy Drive, Plano, TX 75024

3) Entrance Survey

- Please accurately fill out the short survey so that we can begin familiarizing ourselves with your organization, needs, and best method of contact.
- Follow the link to complete the survey: <https://www.surveymonkey.com/r/BIYEntranceSurvey>

4) Webinar Sign-up

- KaBOOM! holds 4 mandatory Grantee webinars that provide useful information and resources to help you along your project.
- Please register and mark your calendars for the 4 webinars. They will occur on the last Wednesday in April and the first three Wednesdays of May.
- Each session will last no more than an hour. Please note that attendance to these webinars is required and a minimum of one person from each organization will need to attend (though you're welcome to have others involved in the project join as well!).
- Sign up by following each of the following links:

-04/24/19: Let's Play Grantee Orientation
<http://eventcenter.commpartners.com/se/Rd/Rg.aspx?553956>

-05/01/19: Getting your project manager legs (feat. KaBOOM! Alum)
<http://eventcenter.commpartners.com/se/Rd/Rg.aspx?227659>

-05/08/19: Community Build Day, the nuts and bolts (feat. KaBOOM! Alum)
<http://eventcenter.commpartners.com/se/Rd/Rg.aspx?418931>

-05/15/19: Playability and ensuring all kids get the play they need to thrive!
<http://eventcenter.commpartners.com/se/Rd/Rg.aspx?433889>

The deadline for all paperwork including the LOA, COI, survey completion and webinar registrations is April 19, 2019. On this date, assuming all items are complete, you will receive a Let's Play Press Release template and instructions for next steps. This template will help you inform reporters in your community about the grant you are receiving. A representative from KDP may be in touch with more information and next steps for you to begin promoting your grant, including using this press release, and getting people in your neighborhood excited! Additionally, if there is a KDP representative in your area he/she may reach out to coordinate a check presentation and/or unveiling in your community.

Before the first orientation session, please also be sure to check out the [KaBOOM! toolkit](#). This is an incredible resource that will help in preparing you and your community for the playground journey ahead!

Thank you again for partnering with us to ensure that all kids get the play they need to thrive. Please reply to this email to verify that you have received it and if you have any questions, please don't hesitate to contact me at 202-464-6179.

In Play,
Maggie
Grants Program Manager

(O) 202-464-6179
kaboom.org

Visit our [website](#) to learn about our work to ensure all kids get the childhood they deserve through great places to play.



City of Springfield
Parks, Buildings, and Recreation Management

March 22, 2021

Community Preservation Committee
36 Court Street
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 18, 2021 to hear requests from citizens and community organizations relating to Community Preservation Act grant applications.

The Springfield Park Commission enthusiastically supports the McKnight Neighborhood Council's park and recreation application for improvements to Westminster Park – Phase Two.

The CPC previously awarded CPA funding of \$230,844 toward the construction of Westminster Park and the City of Springfield provided an additional \$100,000 of Community Development Block Grant (CDBG) funding to the project in order to begin construction. The Westminster Park – Phase Two funding will be utilized to install a picnic table, entrance arch, and sensory play panel to enhance the site amenities at Westminster Street Park for all to enjoy.

The Park Commission feels this project is aligned not only with Park Department priorities and needs for improvements to neighborhood parks city-wide, but with the Community Preservation Act priorities to provide recreational opportunities for Springfield residents.

We are available to answer any questions and look forward to continuing collaboration with the Community Preservation Committee and the McKnight Neighborhood Council to complete this project.

Sincerely,

Milagros Rodriguez (tmc)

Milagros Terry Rodriguez,
Board of Park Commissioners, Chairwoman

cc: Patrick Sullivan, Executive Director DPBRM
Walter Kroll, President, McKnight Neighborhood Council



City of Springfield
Parks, Buildings, and Recreation Management

April 25, 2019

To: Community Preservation Committee

From: Springfield Park Commission


Re: Westminster Park

The Springfield Park Commission enthusiastically supports the McKnight Neighborhood Council's application for Westminster Park.

Currently a city owned vacant lot on Westminster Street; this project will increase the City's open space inventory by transferring this parcel to be maintained by the Department of Parks, Buildings and Recreation Management as a public park. Improvements to the park will include installation of walkways, accessible playgrounds, landscaping and park amenities.

We are available to answer any questions and look forward to working with the CPA committee to implement this project.

Sincerely,



Patrick J. Sullivan
Executive Director of PBRM

cc: Brian Santaniello, Springfield Park Commission Chairman



McKnight

Neighborhood Council, Inc.

FIRST ASSOCIATION - 1957 INCORPORATED - 1978 MEMBERSHIP 4,881

(413) 455-0301
P. O. Box 90336
Springfield MA 01139

May 1, 2019

RE: Westminster Street Children's Park
CPA Application

To Whom It May Concern:

The McKnight Neighborhood Council has been working with Bob Bolduc, CEO of Pride Stores, for the last six months on laying the groundwork for the Westminster Street Children's Park project. Mr Bolduc is developing a new Pride Store location in the McKnight neighborhood, located on State Street between Thompson and Westminster. In a generous gesture as a new business neighbor joining our community, Mr Bolduc offered to partner with the Neighborhood Council in developing a playground in the neighborhood.

A vacant city-owned lot on Westminster Street near the State Street Pride location was chosen as a tentative site for the project. Pride contributed the time and skills of their Special Projects team, and successfully developed a grant proposal which won a \$15,000 grant from the Kaboom Community Playground Program. Neighborhood volunteers will participate with Pride employees in a community build of the part of the playground.

The Council will be actively pursuing other community grants, and will keep the CPA committee apprised of our progress as the project continues to develop.

We hope that the CPA will look favorably upon our application.

Sincerely,

Walter J. Kroll, President
McKnight Neighborhood Council, Inc.



Armory-Quadrangle Civic Association
140 Chestnut Street #C • Springfield, MA 01103

(413) 747-1300 • aqca@knubli.com • aqcaSpringfield.org

May 1, 2019

City of Springfield
Community Preservation Commission
% Finance Department
36 Court Street
Springfield, MA 01103

RE: Application for Community Preservation Grant
From the McKnight Neighborhood Council
For Playground Construction on Westminster Street

The Armory Quadrangle Civic Association (AQCA) is an adjacent neighborhood association to the McKnight neighborhood. In both our neighborhoods there are very few sites with playground equipment (only at some schools), and especially no playgrounds designed for children six and under. With initial support from the Pride Company and a grant from the Western Massachusetts Master Gardeners Association, **AQCA highly supports the granting of Community Preservation Funds for the balance.**

Sincerely,

Charlie Knight
President

CPA Letter of Support - Bay Area Neighborhood Council

From: Cathy Paquin (cathy.cat1056@gmail.com)

To: mcknightcouncil@yahoo.com

Date: Thursday, May 2, 2019, 8:34 PM EDT

TO: The McKnight Neighborhood Council

RE: Westminster Street Children's Park.

CPA application.

To Whom it may concern:

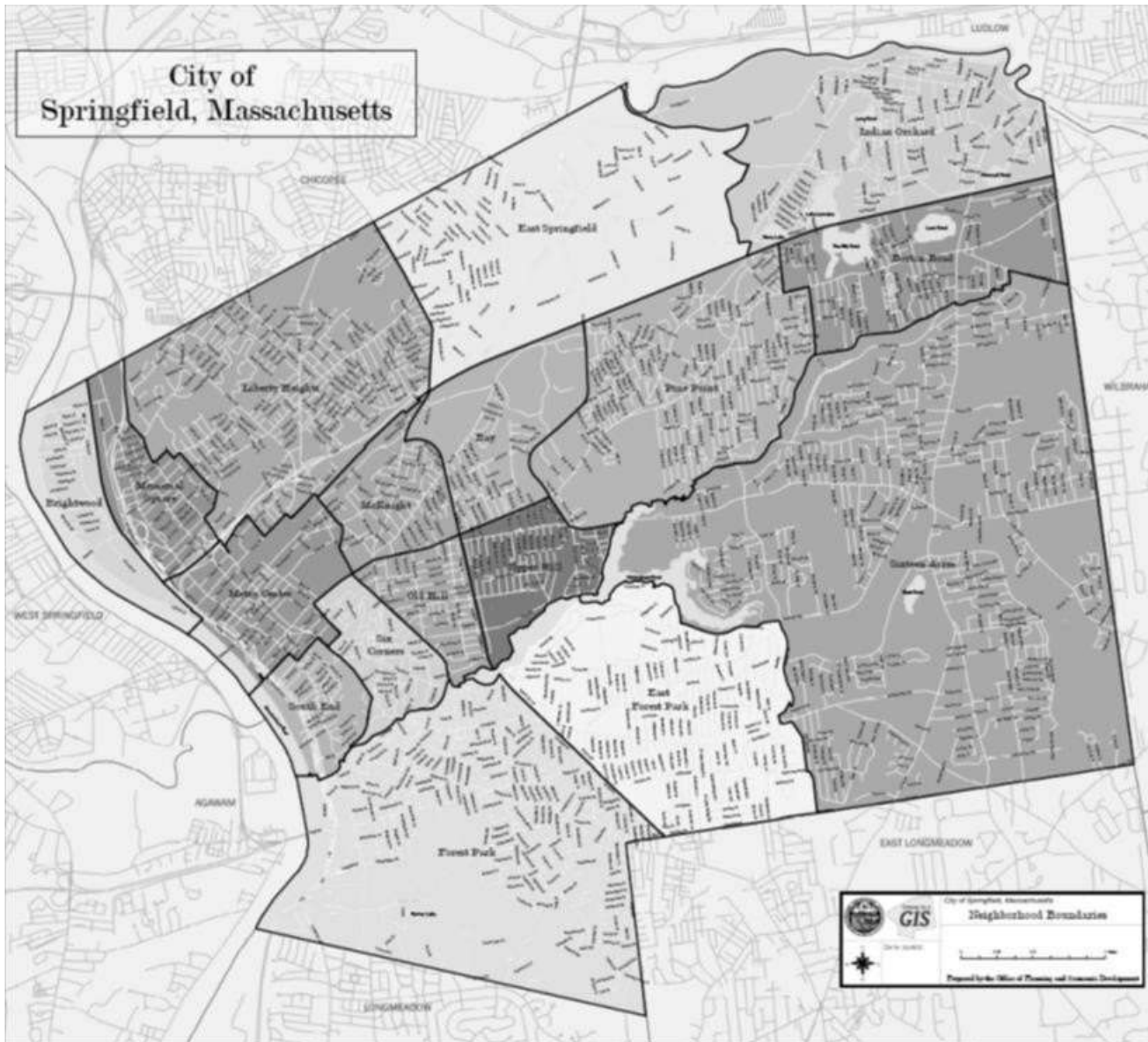
The Bay Area Neighborhood Council is happy to support the Westminster Street Children's Park project. There are very few playgrounds in the Mason Square area and none that are specifically designed for younger children and those with special needs. This park would be a welcome addition to the neighborhood.

Sincerely,

Cathy Paquin

Vice President

Bay Area Neighborhood Council



Project
Location

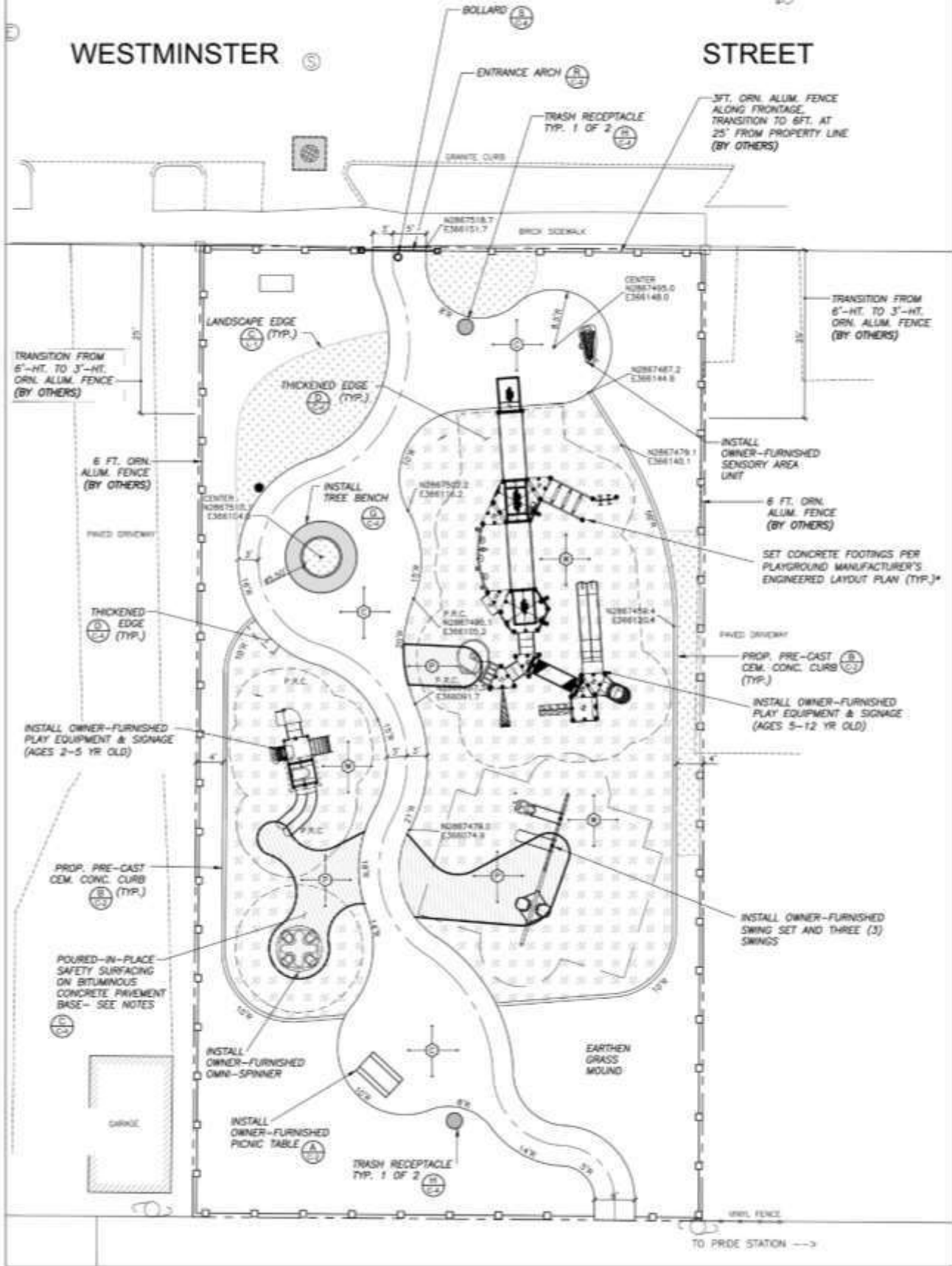
**Westminster
Street
Children's
Park**

WS Westminster St.
[Parcel ID # 12201009]



Plot Map
Westminister Street Children's Park
WS Westminister St. [Parcel ID # 12201009]

Westminster Street Children's Park Site Plan - Current 3/29/21



TRANSITION FROM 6'-HT. TO 3'-HT. ORN. ALUM. FENCE (BY OTHERS)

6 FT. ORN. ALUM. FENCE (BY OTHERS)

THICKENED EDGE (TYP.)

INSTALL OWNER-FURNISHED PLAY EQUIPMENT & SIGNAGE (AGES 2-5 YR OLD)

PROP. PRE-CAST CEM. CONC. CURB (TYP.)

POURED-IN-PLACE SAFETY SURFACING ON BITUMINOUS CONCRETE PAVEMENT BASE - SEE NOTES

INSTALL OWNER-FURNISHED OMNI-SPINNER

INSTALL OWNER-FURNISHED PICNIC TABLE

TRASH RECEPTACLE TYP. 1 OF 2

ENTRANCE ARCH

TRASH RECEPTACLE TYP. 1 OF 2

STREET

3FT. ORN. ALUM. FENCE ALONG FRONTAGE. TRANSITION TO 6FT. AT 25' FROM PROPERTY LINE (BY OTHERS)

TRANSITION FROM 6'-HT. TO 3'-HT. ORN. ALUM. FENCE (BY OTHERS)

INSTALL OWNER-FURNISHED SENSORY AREA UNIT

6 FT. ORN. ALUM. FENCE (BY OTHERS)

SET CONCRETE FOOTINGS FOR PLAYGROUND MANUFACTURER'S ENGINEERED LAYOUT PLAN (TYP.)

PAVED DRIVEWAY

PROP. PRE-CAST CEM. CONC. CURB (TYP.)

INSTALL OWNER-FURNISHED PLAY EQUIPMENT & SIGNAGE (AGES 5-12 YR OLD)

INSTALL OWNER-FURNISHED SWING SET AND THREE (3) SWINGS

TO PRIDE STATION

LAYOUT PLAN
1"=30'



100 Westminster Street, Suite 100, Westminster, CO 80031
 303.426.1800
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 303.426.1800
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 303.426.1800

PHOTOGRAPHS OF WESTMINSTER STREET LOT



The Westminster lot is located between 52 Westminster and 34 Westminster Street.

Dimensions:
75 FT X 144 FT

**COMMERCIAL PROPERTY RECORD
CARD**

CITY OF SPRINGFIELD

Situs: WESTMINSTER

ST **Map ID:** [122010009](#) **Class:** **Card:** 1 of 1

Assessed Owner

General Information

SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD MA 01103

Living Units:
Neighborhood: 114
Alternate:
Zoning: R2
Class: EXEMPT

Photo

Diagram

No photo available

No diagram available

Land Information

Type		Size	Influence Factors	Influence %	Value
PRIMARY	SF	10,800			16,580

Total Acres: 0.2479

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,600	16,600	16,600	16,600	0
Building	0	0	0	-16,600	0
Total	16,600	16,600	16,600	0	

Value Flag: COST APPROACH

Manual Override Reason:

Entrance Information

Permit Information

Date **ID** **Entry Code** **Source** **Date Issued** **Number** **Price** **Purpose** **% Complete**

Sales/Ownership History

Transfer

Deed

Date	Price	Type	Validity	Ref.	Deed Type	Grantee
2010-10-19	0	LAND ONLY	TO/FROM GOVERNMENT	18507 / 218	TAX TITLE FORECLOSURE	SPRINGFIELD OF

FY 2019 data: property descriptions as of June 30, 2018, and values as of Jan 1, 2018



[SEAL]

Bk 18507
10-19-2010

P9218
& 02:33P

62909

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 02 TL 128622

JUDGMENT IN TAX LIEN CASE

City of Springfield

vs.

Monmouth Street Defense Fund, Inc.

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the City of Springfield in Hampden County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	09/01/1992	8186	102		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: September 22, 2010

EW
Return to: Louison, Costello, Condon & Pfaff, LLP
101 Summer Street, 4th Floor
Boston, MA 02110

DONALD E ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS