

# Full Application for Wellesley CPA Funding

**Submit to: Community Preservation Committee**

Wellesley Town Hall  
525 Washington Street  
Wellesley, Massachusetts 02482  
Email: cpc@wellesleyma.com

**Name of Applicant/Contact Person:** Wellesley Natural Resources Commission and Wellesley Trails Committee

**Sponsoring Organization, if applicable:**

**Mailing Address:** Wellesley Town Hall, 525 Washington Street, Wellesley, MA 02482

**Daytime Phone:** (781) 431-1019 ext. 2290 **Email:** jbowser@wellesleyma.gov

**Name of Proposal:** Lower Falls DCR Bridge Preservation Project **Date:** 01/06/2009

**CPA Category:**  Open Space;  Historic Preservation;  Recreation;  Community Housing

**CPA Funding Requested:** \$100,000 **Total Cost of Proposed Project:** \$415,000 for the project Phase 2 effort (Wellesley CPC \$100,000, Newton CPC \$100,000, Massachusetts Department of Conservation and Recreation \$200,000 and commercial donors \$15,000)

**PROJECT DESCRIPTION:** In describing the project, please include detailed answers to the following questions. Applications will be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits as necessary.

**Summary:** The funds requested by this grant application will be used to help restore an historic, State owned, DCR managed turn-of-the-century Lower Falls former area rail bridge over the Charles River and its approaches (See enclosed Lower Falls Bridge location aerial views). By restoring them to a bicycle and pedestrian trail segment over the Charles River, a key connection between the pedestrian trail systems in Wellesley and Newton will be established. This will be the key first step in the creation of an overall safe and scenic, pedestrian friendly, passive recreation trail system which would provide excellent recreational and smart growth opportunities to benefit residents living in the Wellesley/Newton Lower Falls area and adjacent neighborhoods.

This restoration will provide a walkable green space environment to residents, plus access to trails on DCR land on both sides of the Charles River in Wellesley, Newton and Weston. In addition, retail businesses on the Wellesley side of the Charles River would become attractive as walking destinations for residents of Weston and the Newton Lower Falls area. Easy pedestrian access over the bridge will reduce traffic and the parking congestion in the Lower Falls area, and, eventually, a new green trail could be extended over the entire length of the former rail corridor stretching from Wellesley to the Riverside MBTA Station in Newton. This would further enhance walking and bicycling recreation, as well as provide an opportunity for car-free access to public transportation facilities.

The funding of this grant request will leverage significant resources:

- The existence of an available, structurally sound State owned, DCR managed bridge and approaches that connects Wellesley and Newton across the Charles River in the Lower Falls area.
- \$12,000 which have already identified by Wellesley and Newton for, along with potential 2X matching funds from the DCR Partnership Matching Funds Program (\$24,000), for detailed design and survey studies for restoration of the bridge and its approaches (Phase 1).
- Potential funds for actual restoration of the bridge and its approaches (Phase 2) which could be provided by this Wellesley CPA \$100,000 grant request, along with potential Newton CPA funds of \$100,000 and DCR Partnership Matching Funds Program 1X matching funds (\$200,000).
- Potential commercial donors of \$15,000 to purchase and install amenities to make the bridge and approaches human friendly.
- An earmark which has been placed in the FY2009 Massachusetts Environmental Bond Bill for a design study to extend the trail from the Lower Falls area all the way to the Riverside MBTA station.
- An additional Newton CPC investment of up to \$600,000 which is currently being considered to help leverage all of the above currently planned activities for completion of the approximately \$1.2 million effort needed to develop the entire trail link from Lower Falls to the Riverside MBTA Station.
- Accomplishment of the Phase 1 and 2 efforts above will be contingent upon receipt of funds from all of the donors mentioned above. In addition, any unused funds from the above Phase 2 effort will be returned to each funding source on a proportional basis.

1. **Goals:** What are the goals and purposes of the proposed project? Who will benefit and why? How will success be measured?

Preservation of the historic State owned, DCR managed bridge and approaches (built in Lower Falls during the early 1900s) to provide accessibility to currently unusable, unsafe but scenic open space for passive recreation and a link to public transportation. Pedestrians, bicyclists and other citizens from Wellesley, Newton and Weston will benefit from this project, as discussed in the **Community Need** section below. Success of this project will be indicated by a significant increase in the number of users crossing the bridge for many different reasons in the near term and a noticeable reduction in the growth of traffic in the Lower Falls area in the long term.

2. **Community Need:** Why is this project needed? Does it address needs identified in existing Town plans?

This Lower Falls DCR Bridge Restoration Project will address many of the needs expressed in the Wellesley Planning Board "Stoss Lower Falls Riverway Concept Design Study" that was published in October, 2003. These related needs are shown below:

To provide safe accessibility to a currently unusable State Owned, DCR Managed open space area by converting it to a safe passive recreation area: This project will provide a safe, walkable expanded pedestrian trail system for community recreation, promoting health and relaxation. The restored State owned, DCR managed pedestrian bridge and approaches will connect the Lower Falls area with extended trail network systems on State owned, DCR managed land in Wellesley, Newton and Weston, including the Leo J Martin golf course and the Weston ski track. It will also enable car-free strolls from Newton to retail businesses in Wellesley Lower Falls. Should the long term vision of a restored trail extending to the Riverside MBTA station be realized, it would provide lengthened opportunities for pedestrian and bicycle recreation, as well as improved public pedestrian access to and from the Riverside MBTA station for public transportation services.

To reduce parking and traffic in the area: The restored State owned, DCR managed Lower Falls pedestrian bridge and approaches will enable car-free access to retail businesses in Wellesley Lower Falls from Newton Lower Falls and adjacent neighborhoods, thereby reducing automobile traffic and parking needs in the area. Should the long term vision of a restored trail extending from Wellesley to the Riverside MBTA Station be realized, it would improve public pedestrian access to and from the Riverside MBTA station, thereby also reducing traffic and parking needs.

To help boost the vitality of the community and enhance the overall quality of life in the Lower Falls area: Opening up the unusable State owned, DCR managed Lower Falls open space to pedestrians for relaxation and passive recreation purposes will substantially improve the natural quality of life for humans in the area. Improving Newton Lower Falls area pedestrian access to Wellesley Lower Falls businesses will also decrease traffic and parking needs in the area. This will make visits to the area more pleasant and productive and will noticeably increase the level of business activities in the Wellesley Lower Falls area. Should the long term vision of an available restored pedestrian trail extending from Wellesley to the Riverside MBTA station be realized, it would improve Wellesley Lower Falls area pedestrian access to and from the Riverside MBTA station. This would provide an opportunity to reduce the cost for automobile transportation through the use of readily available, less costly, public transportation.

To preserve the Lower Falls community character by preserving the integrity of elements critical to the make-up of the historic Lower Falls area: Specifically, the Lower Falls DCR bridge and its approaches date from the early 1900's, and this project will preserve these elements which will otherwise be lost. The Lower Falls bridge and its approaches have been idle under DCR jurisdiction since at least 1975, and unless it is converted for pedestrian uses, may need to be removed for the safety risk it poses by tempting local children and others to play and walk on the currently unsafe bridge.

3. **Community Support:** What is the nature and level of support and/or opposition for this project?

This grant request has been prepared by a coalition of personnel from the Massachusetts Department of Conservation and Recreation (DCR), the Newton Conservators, the Newton Bicycle/Pedestrian Task Force, The Charles River Watershed Association, the Wellesley Trails Committee, the Wellesley Natural Resources Commission. In addition, Wellesley Selectwoman Barbara Searle, Newton State Representative Kay Kahn and Wellesley State Representative Alice Peisch have fully supported this Lower Falls Bridge project to date. There has been no opposition for this specific project, but there was some earlier limited opposition (in the form of an appeal to the Massachusetts Land Court) from some Newton trail abutters regarding any improvements by the DCR to the open space land involved in this project. That appeal has been dismissed by the land court.

4. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. (NOTE: CPA funds may NOT be used for maintenance.) Include a multiple-year budget, if appropriate.

The estimated budgets for the Lower Falls DCR Bridge Restoration Project have been established in two phases:

Phase 1 - \$36,000 total, (joint Wellesley, Newton and DCR estimate based on 2009 projected start date)

- Define bridge user concepts to help establish human friendly technical and programmatic requirements for restoration of the bridge and its approaches. (See enclosed Lower Falls Bridge location aerial views and Lower Falls Bridge Photo).
- Conduct a property line survey and bounding effort of the pathway from Wellesley to Concord Street (See enclosed Lower Fall Bridge location aerial views).
- Create conceptual construction drawings of the pathway from Wellesley to Concord Street.
- Provide planning information that would increase the probability of success during the implementation phase (Phase 2) of the project.

Phase 2 - \$415,000 total

- Complete detailed design and construction efforts to restore the bridge and its approaches from Wellesley to Concord Street. (See enclosed Lower Falls Bridge location aerial views and Lower Falls Bridge Photo). (\$28,000 detailed design and permitting joint estimate, \$242,000 bridge construction estimate - See enclosed DCR estimate, \$94,000 bridge approaches construction effort joint estimate and \$36,000 contingency joint estimate based on 2010 estimated start date), \$400,000 total.
- Purchase and install amenities such as flower boxes, benches, etc. to make the bridge and approaches human friendly, \$15,000 total (amenities purchase and installation effort joint cost estimate).

To provide safe accessibility to a currently unusable State Owned, DCR Managed open space area by converting it to a safe passive recreation area: This project will provide a safe, walkable expanded pedestrian trail system for community recreation, promoting health and relaxation. The restored State owned, DCR managed pedestrian bridge and approaches will connect the Lower Falls area with extended trail network systems on State owned, DCR managed land in Wellesley, Newton and Weston, including the Leo J Martin golf course and the Weston ski track. It will also enable car-free strolls from Newton to retail businesses in Wellesley Lower Falls. Should the long term vision of a restored trail extending to the Riverside MBTA station be realized, it would provide lengthened opportunities for pedestrian and bicycle recreation, as well as improved public pedestrian access to and from the Riverside MBTA station for public transportation services.

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5. **Funding:** What funding sources are available, committed or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.

Phase 1 - \$36,000 total

- \$12,000, Wellesley and Newton available funds.
- \$24,000, DCR Partnership Matching Funds Program 2X funds. (See enclosed DCR Partnership Matching Funds Program description)

Phase 2 - \$415,000 total

- \$100,000 Wellesley CPA funds (This Wellesley CPC application).
- \$100,000 Newton CPA funds (See enclosed Newton CPC application).
- \$200,000 DCR Partnership Matching Funds Program 1X funds. (See enclosed DCR Partnership Matching Funds Program description).
- \$15,000 from commercial business gifts for amenities.

The Lower Falls DCR Bridge Restoration project will not proceed without the participation of the above funding sources, and any unused funds from the above will be returned to each source on a proportional basis.

6. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.

Phase 1- Completed during Spring and Summer 2009 (No CPA funds needed).

Phase 2 – Started during Spring 2010 and completed in 2011 (CPA funds must be submitted to the DCR Partnership Matching Funds Program in December 2009).

7. **Implementation:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

The DCR will be responsible for the overall conduct of both Phase 1 and Phase 2 of the Lower Falls DCR Bridge Restoration Project, since it would involve improvements to State owned, DCR managed property. However, under the DCR Partnership Matching Funds Program, authorized personnel resources from Wellesley, Newton and the Charles River Watershed Association would be enabled to legally participate in this project.

The project manager of the Lower Falls DCR Bridge Restoration Project will be Kevin Hollenbeck, DCR Western District Manager for the DCR defined area of Massachusetts

in which the Lower Falls bridge is located. He has been and is currently responsible for managing all DCR projects conducted in his district.

8. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a detailed five year budget.

Since the Lower Falls DCR Bridge Restoration Project would involve improvements to DCR property, the bridge and approaches will be maintained by the DCR through their regular funding appropriated for recreational trails upkeep.

**ADDITIONAL INFORMATION:** Provide the following additional information, if applicable.

1. **Further Documentation:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

The State owned, DCR managed property involved in the Lower Falls DCR Bridge Preservation Project is protected under MGL Article 97 which preserves and protects all public open space and does not allow sale, transfer, lease or change of control of open space land. It is the highest protection afforded by the State to protect public open space. However, a letter will be forthcoming from DCR indicating that they do not intend to sell the State owned, DCR managed open space land involved in this project.

2. **Feasibility Reports:** Any feasibility reports, renderings or other relevant studies and materials

See enclosed DCR Lower Falls Bridge Construction Estimate.

3. **Historical Preservation:** documentation that the proposed project meets at least one of the Wellesley Historical Commission's three conditions for funding.

See enclosed Wellesley Historical Commission Letter of Support.

4. **Zoning Compliance:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.

The property involved in the Lower Falls DCR Bridge Restoration Project is State owned public property managed by the DCR and is protected under Article 97 of the MGL.

5. **Basis of Eligibility for CPA Funds:** By State Statute, the Town may expend Community Preservation funds to

- Acquire, create, and preserve open space.
- Acquire, preserve, rehabilitate and restore historic resources.
- Acquire, create and preserve land for recreational use.

- Acquire, create, preserve and support community housing, including provide funds for the community's affordable housing trust fund.
- Rehabilitate and restore open space, land for recreational use and community housing acquired or created with fund monies.

Please describe the basis under which the proposed project qualifies.

The Lower Falls DCR Bridge Restoration Project will:

- Rehabilitate and restore unused State owned, DCR managed public open space and land to create a resource for public passive recreational use.
- Rehabilitate and restore historical resources on the State owned, DCR managed public land.
- Confirmation of the qualifications for use of CPA funds on the Lower Falls DCR Bridge Restoration Project has been received from Stuart Saginor, Executive Director of the State-wide Community Preservation Coalition, and a final opinion from the State and/or Al Robinson, Wellesley Town Council, will be obtained before our Phase 2 DCR Partnerships Matching Funds Program application is submitted to the DCR in October, 2009.

**Other Information:** Any additional information that might benefit the CPC in consideration of this project, including information which is responsive to the CPC's Decision Guidelines and is not otherwise covered in this Application. The Decision Guidelines are set forth in the "Overview" section of the Community Preservation Plan which appears in the CPC Webpage at [www.wellesley.ma.gov](http://www.wellesley.ma.gov).



Engineering of Structures and Building Enclosures  
 CLIENT Department of Conservation and Recreation  
 SUBJECT Abandoned Rail Road Bridge - P40 - Netwon

SHEET NO.  
 PROJECT NO. 030415.23-P040  
 DATE 1 Apr 08  
 BY GRI  
 CHECKED BY MMM

**Cost Estimate for Abandoned R.R. (P40) Bridge Repair**

Item No.	Item of Work	Estimated Quantity	Unit of Measure	Unit Price, \$	Amount, \$
1	Engineer's Field Office and Equipment	4	Month	7,000	28,000
2	Mobilization and Demobilization (10%)	1	Lump Sum	24,200	24,200
3	Temporary Shielding	Incidental			
4	Lead Paint and Other Hazardous Material Removal, Collection, and Disposal	Incidental			
5	Pest Control	Incidental			
6	Selective Demolition	1	Lump Sum	50,000	50,000
7	Timber Deck & Railings	1	Lump Sum	125,000	125,000
8	Clearing and Grubbing	1	Lump Sum	10,000	10,000
9	Site Restoration	1	Lump Sum	5,000	5,000
	<b>Totals</b>				<b>\$ 242,200</b>

**Wellesley Historical Commission**TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992  
WWW.CI.WELLESLEY.MA.US

December 13, 2008

Mr. Jack Morgan  
Chair, Community Preservation Committee  
525 Washington Street.  
Wellesley, MA. 02481

Dear Jack,

The mission of the Wellesley Historical Commission is the preservation and protection of the tangible evidence of the architectural, aesthetic, cultural, economic, political and social history of Wellesley. Joan Gaughan and Neil Seaborn from the Natural Resources Commission and Bob White from the Trails Committee, have asked the Commission to give their opinion on their pending application to the Community Preservation Commission seeking funding for preservation of an existing DCR bridge and trail segment over the Charles River.

A presentation was made to our Commission on Wednesday, November 5, 2008. Every Historical Commission member reviewed the proposal prior to this meeting viewing a power point show provided by Ms. Gaughan. This project has much to offer the neighboring communities. Restoring the DCR bridge that was once part of the Boston & Albany Branch Rail Way and was typical of construction at the turn of the century allows many in our local communities to view and enjoy this. The importance of the railroad in the "development" of the United States for its inexpensive transportation of goods, materials and people is a unique piece of our heritage.

The Commission was pleased to see that various sources of funding were being proposed. Railways are a part of the composition of the cultural, economic and social history of our Town and as such, the Commission unanimously agreed that this project constitutes a "historic resource" as defined by the Community Preservation statute. The Wellesley Historical Commission fully supports this application with Community Preservation Committee funding.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda D. Buffum".

Linda D. Buffum  
Chair  
Wellesley Historical Commissioncc. Joan Gaughan  
Tony Parker

# DCR Bridge at Wellesley - Newton Border



**DCR Bridge**

Charles River

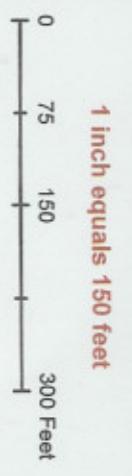
GRAYSON LANE

CONCORD STREET

HAGAR STREET

CONCORD STREET

WASHINGTON STREET



**Disclaimer:**  
This map is for display purposes only. It is not licensed for survey or legal purposes. Questions about specific details on this map should be directed to the respective Town board, committee, or department. The Town of Wellesley expressly declines responsibility for damages or the information provided herein.



**MBTA COMMUTER RAIL**

**Leo J Martin  
Golf Course**

**DCR Bridge**

**Riverside  
MBTA  
Station**

**GREEN LINE**



**Current State of Lower Falls Former Rail Bridge over the Charles River**

City of Newton



David B. Cohen  
Mayor

**Newton, Massachusetts**  
**Fy09 COMMUNITY PRESERVATION PROPOSAL**

Submit by 4 pm, 5 December 2008 to:  
Alice E. Ingerson, Community Preservation Program Manager  
Newton Planning and Development Department  
1000 Commonwealth Ave., Newton, MA 02459  
[aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) 617.796.1144

Date received:



Proposals must follow instructions in the current Community Preservation Handbook, available upon request and online at [www.ci.newton.ma.gov/cpa](http://www.ci.newton.ma.gov/cpa). You may adjust spaces, but use NO MORE THAN 1 PAGE to answer all questions on this page.

Project CONTACTS	Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Star (*) name of the project manager, who will track budget & submit updates.
<b>George Kirby</b> , Newton Bicycle/Pedestrian Task Force Chair	<a href="mailto:newtonbikeped@gmail.com">newtonbikeped@gmail.com</a> (617)463-2078
<b>Beth Schroeder</b> , Newton Conservators President	<a href="mailto:bswl@comcast.net">bswl@comcast.net</a> (617)527-7069
<b>Kevin Hollenbeck *</b> , DCR West District Urban Park Manager	<a href="mailto:Kevin.Hollenbeck@State.ma.us">Kevin.Hollenbeck@State.ma.us</a> (617)333-7404 x105

<b>Project TITLE</b>	<b>Lower Falls Rail-to-Trail Charles River Bridge Conversion</b>			
<b>LOCATION</b>	Full street address (with zip code) or other precise location. Connecting Newton & Wellesley Lower Falls between Concord and Washington Streets.			
<b>FUNDING CATEGORIES</b>	CHECK ALL THAT APPLY.	COMMUNITY HOUSING	<input checked="" type="checkbox"/> HISTORIC RESOURCES	OPEN SPACE <input checked="" type="checkbox"/> RECREATION
<b>BUDGET</b> ATTACHED TAB SEPARATELY.	<b>CP FUNDS REQUESTED:</b> \$100,000	<b>OTHER FUNDS TO BE USED:</b> Town of Wellesley CPA \$100,000 DCR matching funds \$200,000		<b>TOTAL PROJECT COST:</b> \$400,000
<b>SUMMARY</b>	Summarize goals & benefits in NO MORE THAN 300 WORDS (staff will edit longer summaries to fit that limit).			

This proposal funds converting an unimproved former rail bridge over the Charles River and its approaches into a pedestrian friendly trail, providing excellent recreational and smart growth opportunities to benefit residents of Newton, including Lower Falls and adjacent communities.

This conversion will provide a walkable green space environment to residents, plus access to trails on DCR land along both sides of the Charles River. In addition, a near term mixed-use retail development on the Wellesley side would become attractive as a walking destination for Newton Lower Falls residents. Easy pedestrian access over the bridge would reduce traffic and parking congestion in the area. Eventually, a green trail could be extended over the entire length of the former rail corridor stretching to the Riverside MBTA station. This would further enhance walking and bicycling recreation, as well as offering car-free access to public transportation facilities.

This proposal leverages additional resources in the unused but structurally sound rail bridge and corridor, currently in the hands of the DCR. Supporters in Newton and Wellesley have already raised funds to be matched by the DCR for detailed design studies of the bridge conversion. The Newton CPA funding will be used to complete construction of the bridge and its approaches, contingent on being matched by CPA funds from Wellesley and partnership grants from the DCR. Finally, an earmark has been placed in the Massachusetts Environmental Bond Bill for a design study to extend the green trail to Riverside.

We propose that the Newton CPC invests \$100,000 toward conversion of the rail bridge, leveraging Wellesley and DCR funds beyond what Newton could achieve on its own. In the future, a further Newton CPC investment of up to \$600,000 would leverage the approximately \$1.2 million required to develop the entire green trail link from Lower Falls to Riverside.

1. HOW WILL CP FUNDS BE USED?	Check all that apply.	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
	acquire				
create			NOT ALLOWABLE		✓
allowable IF resource was acquired or created with CP funds	preserve		✓		
	support		NOT ALLOWABLE	NOT ALLOWABLE	NOT ALLOWABLE
	rehabilitate/restore				

You may adjust spaces but USE NO MORE THAN ONE PAGE to answer all questions on this page. Attach supporting information on separate pages if needed (see checklist)

2. **NEEDS & PRIORITIES:** How does this project address needs or priorities identified in the Community Preservation Plan, Comprehensive Plan, Open Space & Recreation Plan, Consolidated Plan for Housing & Community Development, or other citywide plans? (Short quotes with plan title, year & page.)

**Preserves community character:**

Helps to boost the vitality of the community and enhance the quality of life - This project will provide a safe and walkable trail for community recreation, promoting health and relaxation. It will connect Newton Lower Falls with an extended trail network in Wellesley, and allow for car-free strolls to a new mixed retail development just over the bridge. Preserve resources that retain the integrity of historic location - The Lower Falls rail bridge dates from the early 1900's. Preserve opportunities that would otherwise be lost - This bridge has been idling under DCR jurisdiction since 1975. Unless converted to a trail, the structure may need to be removed for the safety risk it poses tempting local children to cross.

**Serves Diverse Needs:**

Improves public access to open space and recreational opportunities - This bridge will connect Newton Lower Falls with an extended walking trail network in Wellesley administered by the DCR. Should the vision of a rail trail continuing to Riverside be realized, it will provide lengthened opportunities for pedestrian and bicycle recreation. It will also improve public pedestrian access to the Leo J Martin golf course and Weston ski track from Lower Falls and from the Riverside MBTA station.

**Uses Funds Efficiently:**

Offers a long-term vision - The vision of a complete trail to Riverside allowing for car-free commuter access to the MBTA. Builds on existing resources - The extant Charles River rail bridge structure and corridor for trail conversion. Leverages other public & private resources - Funds are already pledged through the Wellesley Natural Resources Commission, Newton Conservators, and the DCR for the bridge design study. The Wellesley CPA will match the Newton CPA funds contributed for the conversion, with the DCR then matching the total to complete the project.

3. **OTHER FUNDING:** What additional funding have you obtained or are you pursuing? Attach commitment letters or summaries/cover sheets from grant applications.

The bridge design study will be funded via \$12,000 already appropriated by the Wellesley Natural Resources Commission and the Newton Conservators, combined with \$24,000 in matching funds requested from the DCR (see attached application).

A preliminary estimate of the conversion costs for the bridge alone amount to \$242,000 (attached).

The bridge and approaches total conversion cost, estimated at up to \$400,000, should similarly be collaboratively funded. 25% each is being solicited from the Wellesley and Newton CPAs and 50% from the DCR.

4. **STEWARDSHIP:** How will the project be maintained after CP funds have been spent?

The converted Charles River pedestrian bridge and approaches will be maintained by the DCR through their regular funding appropriated for recreational trail upkeep.

5. **COMMUNITY CONTACTS:** List email addresses and/or phone numbers for at least 3 people willing to talk with us about community support for the project and the project managers' qualifications. At least 2 of these contacts should be from outside the project's immediate neighborhood; none should be the project manager

- Kay Khan, Lower Falls neighbor and State Representative, [Kay.Khan@state.ma.us](mailto:Kay.Khan@state.ma.us) (617)722-2011
- Kate Bowditch, Director of Projects - Charles River Watershed Association [charles@crwa.org](mailto:charles@crwa.org) (781)788-0007
- Henry Finch, of Newton Conservators & Newton Historical Society [HenryFinch@mac.com](mailto:HenryFinch@mac.com) (617)964-4488
- Gary Briere, Director of Recreation at the DCR (project manager ref.) [Gary.Briere@State.ma.us](mailto:Gary.Briere@State.ma.us) (617)626-1454

**Draft Project TIMELINE** *If this project is funded, what critical milestones should we use to track its progress? If or when your project is funded, CP staff will work with you to add missing steps and participants.*

<b>Project TITLE: <i>Lower Falls Rail-to-Trail Charles River Bridge Conversion</i></b>				
<b>STEPS</b> <i>BIG steps, SHORT descriptions!</i>	<b>ASSISTANCE REQUIRED</b> <i>What must other organizations or City depts. do (raise funds, issue permits, etc.)?</i>	<b>START</b> <i>season/year</i>	<b>COMPLETE</b> <i>season/year</i>	<b>COST</b> <i>estimate</i>
<b>1 DCR matching funds approval for detailed design study</b>		October 2008	Dec 2008	
<b>2 Town of Wellesley approval of CPA funding for construction costs</b>			April 2009	
<b>3 Community meetings on the proposal to air concerns; generate enthusiasm, and build support</b>	Participation from community organizations including the BPTF, Newton Conservators, Green Decade, Bike Newton, CRWA, and Lower Falls neighbors and abutters	Spring 2009	Summer 2009	
<b>4 DCR Bridge Conversion Detailed Design Study</b>	Design participation from the Newton Conservation Commission and the Newton Planning & Development Department	Spring 2009	Fall 2009	\$36,000
<b>5 CPA Funding Available</b>	Newton spending department authority to transfer funds to the DCR partnership program		Fall 2009	\$100,000
<b>6 DCR matching funds approval for construction costs</b>		October 2009	Dec 2009	
<b>7 Bridge and approaches construction</b>	Planning participation from the Newton Planning & Development Department	Spring 2010	Fall 2010	\$400,000



Charles River Watershed Association

September 25, 2008

Janet Bowser, Executive Director  
Wellesley Natural Resources Commission  
525 Washington Street  
Lower Level  
Wellesley, MA 02482

Re: Bridge over Charles River, Lower Falls

Dear Janet,

I am writing to reaffirm CRWA's support for the restoration of the old railroad bridge over the Charles River in the Lower Falls neighborhood, and the efforts to convert it to a pedestrian bridge. This bridge spans the river in a busy, vibrant mixed neighborhood, where improved pedestrian routes will bring many benefits to the area. Water quality and habitat in this portion of the river have improved greatly in the past decade, and exciting riverbank restoration efforts are underway. This part of the Charles will benefit enormously from the improvements to these physical resources. Just as important, increased public access to and enjoyment of the river always leads to improved river stewardship and protection. Given the congestion and heavy vehicular use of the Rte. 16 bridge, an alternative route for pedestrians will be a wonderful improvement to the area.

Improvements to public pathways and river access along the Charles have shown time and again that public health, river health and public safety are all improved as more visitors to the riverfront area create a lively and active public realm, and help people appreciate the value of natural resources.

We are excited that there may be an opportunity to restore and open the bridge to pedestrians, and to link it to greenways on either side of the river. Please feel free to contact me at any time.

Sincerely,

A handwritten signature in cursive script that reads "Kate Bowditch".

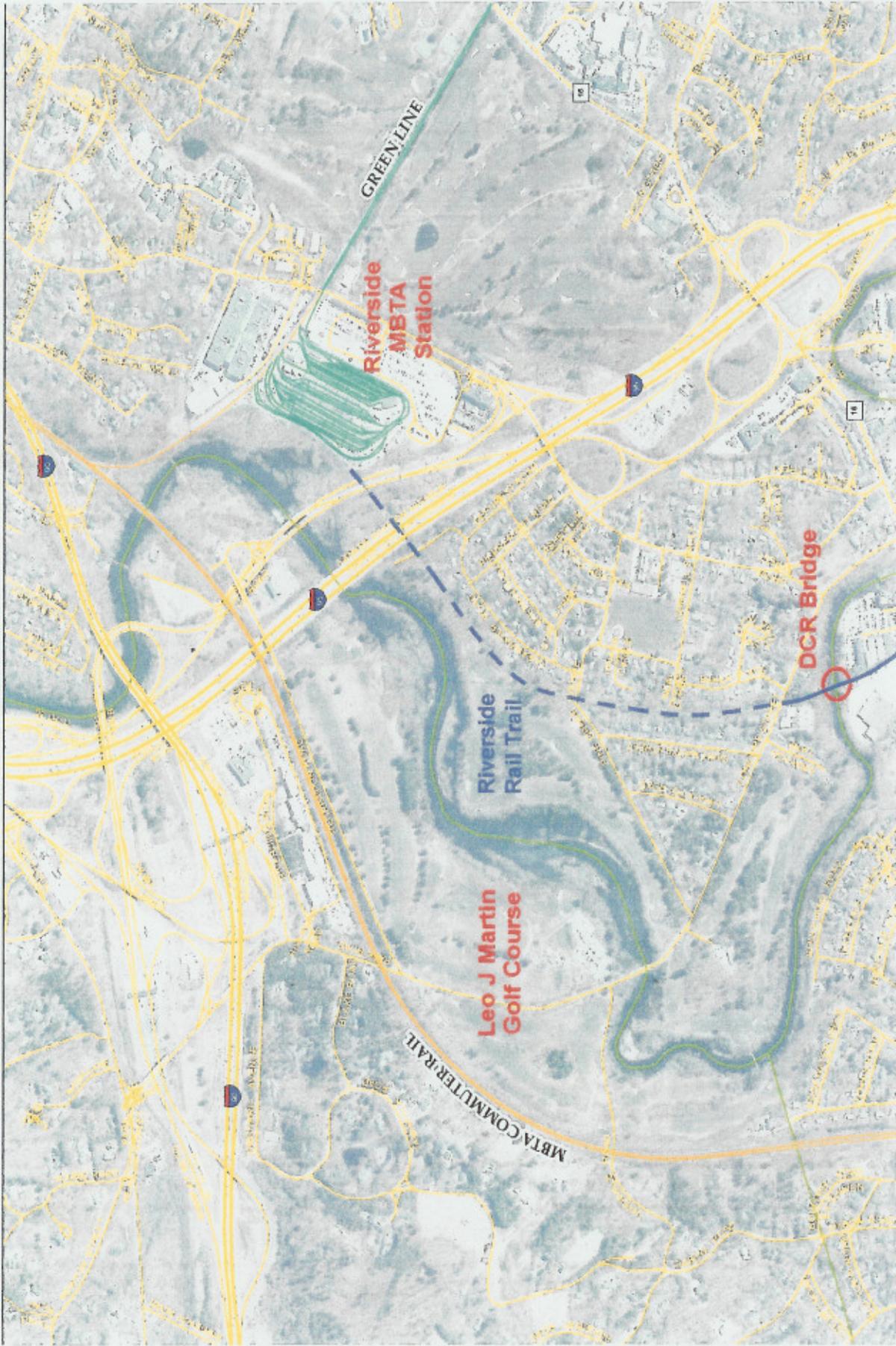
Kate Bowditch  
Director of projects



**Current State of Lower Falls Former Rail Bridge over the Charles River**



**Former Rail Bridge Site Overview**



**Potential Rail Trail Greenway from Lower Falls to Riverside**



## APPLICATION

**Please complete and return by Friday, October 17, 2008.**

**Please Print or Type in All Sections**

<b>PARTNER INFORMATION</b>
----------------------------

Name: Lower Falls DCR Bridge Preservation Coalition

Name of Primary Contact Person Neal Seaborn, Wellesley Natural Resources Commissioner

Street Wellesley Town Hall

2<sup>nd</sup> Street 525 Washington Street

City Wellesley, Massachusetts Zip Code 02482

Home Number 781-237-2152 Cell Number 617-610-2929

Business Number 781-431-1019, Ext. 2294 Fax \_\_\_\_\_

(Email Addresses) eseaborn@comcast.net

<b>PARK AND/OR FACILITY INFORMATION</b>
-----------------------------------------

Name of Park/Facility where project is proposed	DCR Owned Bridge and Trail Segment
Location of Park/Facility (Town or City)	Wellesley/Newton Lower Falls Area

<b>PROPOSED PROJECT INFORMATION</b>	
<p style="text-align: center;"><b>Brief Description of Project</b></p> <p>If more than one, please list in order of priority. Please attach any additional information if available (e.g., photos, maps, design drawings) to assist in evaluation of application.</p>	<p>This project will involve efforts to preserve an existing DCR owned bridge and trail segment over the Charles River in Lower Falls by converting them to a usable pedestrian bridge and approaches to connect a Wellesley owned trail in the eastern part of Wellesley and a DCR owned trail segment from Wellesley to Concord Street. These efforts will be accomplished in two phases - Phase 1 in 2009 and Phase 2 in 2010. To learn more about details of this project, please review the enclosed presentation.</p>
<p style="text-align: center;"><b>Budget Estimate for Project, if available</b></p> <p>Please attach any additional budget information, if space is not adequate.</p>	<p>This 2009 application is for Phase 1 of a two phase effort. The estimated cost of Phase 1 is \$36,000 (based on a DCR guesstimate). The estimated cost of Phase two is \$260,000 (based on a detailed DCR estimate plus margin for error funds) which will be submitted under a 2010 application.</p>
<p style="text-align: center;"><b>Amount of Funds you will Contribute to the Project (\$)</b></p>	<p>We will contribute \$12,000 for Phase 1 efforts under this 2009 application and \$130,000 for Phase 2 efforts under our 2010 application.</p>



## APPLICATION

<b>Amount of Matching Funds Requested (\$)</b> (Note: DCR will consider a 2:1 match on contributions of up to and including \$25,000 and a 1:1 match on those of more than \$25,000.)	This 2009 Application Phase 1 Request is for \$24,000 (based on DCR guesstimate)(2:1). Our 2010 Phase 2 Application Request will be for \$130,000 (based on DCR detailed estimate plus margin for error funds) (1:1)
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PROPOSED PROJECT CATEGORY						
Project Category	CONSTRUCTION		LANDSCAPING		OTHER	Phase I - Bridge User Concepts Development Study, Detailed DCR Property Survey/Bounding Effort and Creation of detailed pathway construction drawings.

PERMITTING				
	<b>Permit Required</b>	YES	NO	X
If a Permit is required - have you fundraised for the over bidding?		YES	NO	

BIDDING				
	<b>Bidding Required</b>	YES	NO	X
If you are in a current relationship with a Vendor for this project, <b>to your knowledge are they on the State Approved Vendor List?</b>		YES	NO	
<b>You are required to submit three (3) Bids</b> , supplied trades or contractors if they are not currently on the vendor list.				
If the Bid comes in higher than anticipated <b>DCR will require you to assume up to 50% or 100% of the coverage.</b>				

RIBBON CUTTING EVENT				
	At the completion of the Project, will there be a <b>ribbon cutting event?</b>	YES	NO	X

AGENCY CONTACT HISTORY	
Please list DCR staff with whom you have communicated about this proposed project.	Kevin Hollenbeck, DCR West District Manager

ADDITIONAL PARTNERS	
Please list any additional partners and their anticipated participation.	Lower Falls DCR Bridge Preservation Coalition members are the Wellesley Natural Resources Commission, the Wellesley Trails Committee, the Newton Conservators, the Newton Bicycle/Pedestrian Task Force and the Charles River Watershed Association.

**SIMPSON GUMPERTZ & HEGER**

Engineering of Structures and Building Enclosures

CLIENT Department of Conservation and Recreation

SUBJECT Abandoned Rail Road Bridge - P40 - Netwon

SHEET NO.

PROJECT NO.

DATE

BY

CHECKED BY

030415.23-P040

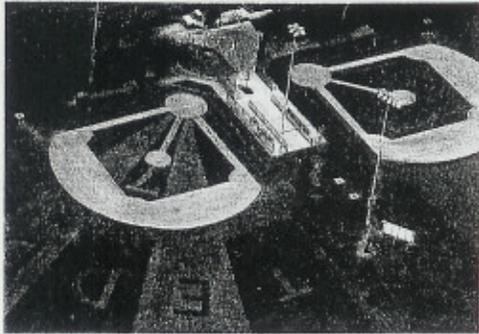
1 Apr 08

GRI

MMM

**Cost Estimate for Abandoned R.R. (P40) Bridge Repair**

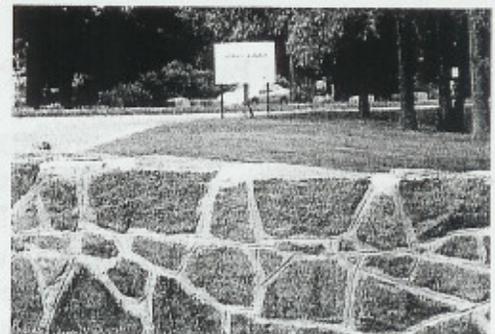
Item No.	Item of Work	Estimated Quantity	Unit of Measure	Unit Price, \$	Amount, \$
1	Engineer's Field Office and Equipment	4	Month	7,000	28,000
2	Mobilization and Demobilization (10%)	1	Lump Sum	24,200	24,200
3	Temporary Shielding	Incidental			
4	Lead Paint and Other Hazardous Material Removal, Collection, and Disposal	Incidental			
5	Pest Control	Incidental			
6	Selective Demolition	1	Lump Sum	50,000	50,000
7	Timber Deck & Railings	1	Lump Sum	125,000	125,000
8	Clearing and Grubbing	1	Lump Sum	10,000	10,000
9	Site Restoration	1	Lump Sum	5,000	5,000
	<b>Totals</b>				<b>\$ 242,200</b>



TEDDY EBERSOL'S RED SOX FIELDS  
AT LEDERMAN PARK, BOSTON FY 2006



BOSTON HARBOR ISLANDS, BOSTON  
FY 2007



THE ARBORWAY, JAMAICA PLAIN  
FY 2007

# Partnerships Matching Funds Program

*To create new models of stewardship to protect and sustain the natural, cultural, historical, and recreational public resources of the Commonwealth for future generations*

2009

Massachusetts Department of Conservation and Recreation  
Office of External Affairs and Partnerships





September, 2008

Dear Past, Present, and Prospective Partners:

On behalf of Governor Deval Patrick and Secretary of Energy and Environmental Affairs Ian Bowles, I am pleased to announce the availability of \$1.5 million for DCR's Partnerships Matching Funds Program to support the parks, open spaces, and facilities managed by the Massachusetts Department of Conservation and Recreation (DCR).



DCR oversees and protects 450,000 acres of public lands, including state parks and recreation areas, beaches, forests, historic sites, and parkways. The Partnerships Matching Funds Program enables us to strengthen our relationships with DCR Friends groups, civic and community organizations, institutions, businesses and individuals. We are also able to invest in DCR resources and enhance our visitors' overall experience.

I am proud to be able to build upon a history that has seen a combined investment by the Commonwealth and public and private partners in our state's environmental and recreational resources of more than \$7 million since 2004. Last year alone, DCR supported a record number of 38 projects. Building on the 2008 success, DCR is excited to offer a 2:1 match on contributions of up to and including \$25,000. This feature increased the number of applications received and improved the quality and scope of our projects.

Enclosed you will find a Schedule for Funding, an Application, and Answers to Frequently Asked Questions that address the application process, evaluation criteria, and aspects of project management. Additionally, information about the program, including projects funded in the past, can be found at [www.mass.gov/dcr](http://www.mass.gov/dcr) or obtained by contacting [Ethel.Stafford@state.ma.us](mailto:Ethel.Stafford@state.ma.us) at 617-626-4917.

Your support is essential to ensuring DCR's success. Thank you for your ongoing commitment to DCR.

Sincerely,

Richard K. Sullivan, Jr.  
Commissioner



## PROGRAM STANDARDS

### *Program Standards for the Partnerships Matching Funds Program*

- ∞ Partners may be community groups, friends groups, park advocacy groups, corporations, institutions, and individuals.
- ∞ DCR welcomes applications from multiple partners working collaboratively to complete a project, as well as dedicated individuals who work collaboratively toward the improvement of the Commonwealth's environmental, historic, and cultural resources.
- ∞ DCR will consider applications that will provide a match of non-state funds for capital projects at the agency's parks, open spaces, and properties.
- ∞ While the program aims to support projects that are expected to be completed by the end of Fiscal Year 2009 (June 30, 2009), DCR will consider applications for projects that may require more than one fiscal year to plan and complete. These applications are more likely to be successful if potential partners contact the Partnerships office to arrange discussion of project details with DCR's Planning and Engineering staff in advance of final submission.
- ∞ Partnerships Matching Funds Program provides a dollar-for-dollar match for private, non-state funding partners for capital projects.
- ∞ DCR will consider a 2:1 match on contributions of up to and including \$25,000.
- ∞ Only monetary contributions will be matched and deposited in a trust account of the agency.
- ∞ DCR will manage the implementation of the projects, in close consultation with the partner(s) making the contributions.

## FREQUENTLY ASKED QUESTIONS

### *What projects are eligible for matching funds?*

Matching funds are available for **capital projects at the parks, open spaces, and properties managed by DCR**. Capital projects generally include construction and/or restoration of physical features on state land and the planning required for such projects, including resource management plans. They do not include land acquisition, staff, or operational maintenance activities.

### *What type of contributions can be matched?*

DCR will match only monetary contributions. In-kind donations of materials, services, and labor, while appreciated, are not eligible for this matching funds program. DCR will match private contributions from individuals, organizations (e.g., Friends groups, civic organizations), institutions or businesses, or non-state governmental entities (e.g., federal, municipal). It will not match contributions by other state agencies.

### *What types of projects will be approved?*

Partnership projects may include major field reconstruction, building restorations, interpretive signs, planning efforts, and more. DCR will consider a 2:1 match on contributions of up to and including \$25,000 and a 1:1 match on those of more than \$25,000. More information about completed projects is available on DCR's website at [www.mass.gov/dcr](http://www.mass.gov/dcr).

Generally, eligible projects are reviewed with the following considerations:

- ∞ Projects that address the deferred maintenance needs of the agency are strongly encouraged.
- ∞ Projects should contain detailed, realistic cost estimates, ideally prepared after consultation with a planning or engineering professional.
- ∞ Projects should meet management goals of DCR as expressed by a master plan, management plan, or by agency staff in the absence of such plan.
- ∞ Partnerships formed to support a DCR capital project's long-term maintenance requirements are strongly favored.
- ∞ Projects with solely aesthetic benefit are a lower priority for agency approval.
- ∞ Projects, when complete, must not infringe on public use and enjoyment.
- ∞ While the program aims to support projects that are expected to be completed by the end of FY 2009 (June 30, 2009), DCR will consider applications for projects that may require more than one fiscal year to plan and complete.