



TOWN OF WELLESLEY



WELLESLEY DEPARTMENT OF PUBLIC WORKS

Weston & SampsonSM

Acknowledgements

We acknowledge a host of town staff members, and many individuals representing multiple schools and educational programs whose participation at various meetings helped forge this master plan. Their ability to understand Wellesley's most critical recreational needs, help create solutions that address those needs, and develop realistic strategies for implementing the actual improvements will yield positive benefits to future users as key parts of the master plan are implemented in the years to come. The recommendations and priorities established within this document address the needs of the Wellesley community and the needs of various other stakeholders who rely on town playground facilities for use and enjoyment. Master plan recommendations are intended to be pragmatic and recognize that municipal governments like Wellesley must continue to provide a high level of service, even in times of financial uncertainty.

Playgrounds are an important asset to the recreation community. This study intends to strike the right balance by identifying and recommending renovated or new facilities to meet the needs of both the school community and the residents at large.

When implemented, the improvements identified within the study will provide enhanced opportunities for public use and enjoyment. Playgrounds and integrated amenities will be more accessible and readily available to the various schools, programs, and residents of the town.

Thanks in particular to the members of the Wellesley Recreation Department; David Cohen, Director of Public Works; Michael T. Quinn, Park & Highway Superintendent; and Paul DePhillips, Assistant Superintendent of the Park & Tree Division for their assistance in providing key background data and mapping for the individual properties and for their advice during the development of all aspects of this plan. Thank you to the many members of the Wellesley School Department who attended various meetings and expressed their likes, dislikes, and wishes regarding the past, present, and future use of the various playgrounds. In addition, our appreciation goes out to the many representatives of other town departments, including the Facilities Management Department for their advice and insight. The recommendations contained in this master plan represent our best professional judgments and expertise, tempered by the unique perspectives of each of the participants in the process.

The Weston & Sampson Design Team
2019

Table of Contents

1. EXECUTIVE SUMMARY

2. INTRODUCTION

- A. Background
- B. Basic Goals and Objectives
- C. Stakeholder Informational Meetings

3. ASSESSMENT OF CRITICAL NEEDS

- A. Existing Playgrounds Analysis
- B. Needs Assessment Summary

4. RECOMMENDED PLAYGROUND IMPROVEMENTS

- A. Current Trends and Design Standards
- B. Overall Recommendations - General Themes for all Sites
- C. Site Recommendations, Concept Diagrams, and Cost Considerations
- D. Maintenance Approach

5. 20-YEAR CAPITAL PLAN

- A. Capital Plan Matrix
- B. Funding Opportunities

6. APPENDICES

- A. Playground Inventory Matrix
- B. Playground Inventory Map
- C. Existing and Proposed Concept Plans
- D. Playground Evaluations
- E. 20-Year Capital Plan
- F. Suggested Maintenance Schedule

1

Executive Summary

The master planning effort presented a unique opportunity for the Town of Wellesley to assess playground properties and to develop a series of thoughtful and achievable enhancements that will provide benefits the community.

Working on behalf of the Wellesley Public Works Department, Weston & Sampson explored options for renovating existing playground assets and establishing strategic improvements and maintenance implementations. The following study provides a comprehensive inventory and analysis of all existing conditions and a series of recommendations for improving the playgrounds throughout the Town of Wellesley. We have looked specifically at playgrounds that fall under the jurisdiction of the Recreation and School Departments and the Wellesley Natural Resources Commission (NRC). The Public Works Department provides general maintenance and repairs for all playground facilities. The list of playgrounds and their jurisdictions is included in Section 2.

A needs assessment has been prepared and is based on our examination of the physical conditions of all playgrounds in addition to information gathered during a series of meetings with key user groups and stakeholders. As work progressed, the following became clear:

- There are playgrounds in town in need of renovation in order to improve safety, meet current codes, enhance accessibility, and increase play value.
- The town must set aside additional funds to renovate existing playground facilities over the next two decades. Improvements can be accomplished through a traditional public design, bid and construct process or through other creative means that have potential cost benefits.
- The town should pursue other funding sources, perhaps through private organizations, to match town capital funding authorizations.

Many playground facilities are starting to exhibit symptoms of overuse including worn equipment, migrating surfacing, protrusions on fencing and trip hazards. It is important to protect users, specifically children, but it is also important to protect the town from liability implications and while the Wellesley Public Works Department provides generally excellent upkeep, many play equipment components are beyond their useful life cycle.

The most important goal of this study is to help the town get to the point of maintaining and operating the safest possible recreation facilities regardless of the level of play. Across the country, we are experiencing a heightened focus on child safety; this increased awareness has resulted in scrutiny of all potential contributors to injury. According to the National Program for Playground Safety (NPPS), more than 70 percent of all injuries that occur on the playground involve falls, and the majority of those injuries involve children falling

onto unsafe surfaces. When a child falls, the impact is absorbed by the surface and the child's body; the "harder" the surface, the greater the amount of impact that is absorbed by the child's body. This situation increases the probability that a fall will result in serious injury. Reduction or elimination of trip hazards and hard or otherwise inadequate playing surfaces can greatly reduce the risk of injury.

We invite you to review the larger document that follows and to actively participate in an endeavor to provide improved playground recreational opportunities to all Wellesley residents.



Sprague School Playground

2

Introduction

The Town of Wellesley retained Weston & Sampson in early 2019 to complete this Town-wide Playground Master Plan. The study addresses Town-owned facilities. The purpose of the work is to assess each of the town's 18 playgrounds that provide critical outlets for creative play, communication, physical and intellectual development, and fun for residents of all ages throughout the community.

It is important to note that playground use relates not just to the school/programs that make use of them, but also to less formal recreational pursuits by individuals not aligned with a specific organization, like the neighborhood kids or parents who bring their children to a school or town playground throughout the year. In addition, we must consider that playground use is multi-generational and used in different ways for different reasons, including those with disabilities or a variety of other life challenges. The final master plan identifies strategies for improving user experiences for residents of all ages and abilities.

As demand for available recreational resources increases, pressures mount to establish and maintain playground venues in good condition and to offer enough facilities to support the desired level of use. This document proposes preferred conceptual designs at the study properties that, if implemented, will improve these conditions. Some of these proposed concept plans involve major renovations while others are more surgical in their approach.

This strategic plan will serve as a guide for the future development of playground properties.

The specific scope of work undertaken by Weston & Sampson included:

- Visit and work with DPW park staff to collect and catalogue site and playground information for each facility
- Compile base maps and plans suitable for the development of conceptual design plans for each of the playground properties being considered
- Complete an inventory and analysis of all existing playgrounds and their immediate adjacencies including all support infrastructure
- Identify safety issues, site limitations, constraints, and opportunities associated with each property
- Engage school principals and other relevant stakeholders to further establish and confirm preferences, needs, and priorities in relation to the future renovation and restoration of each playground
- Develop concept plans for selective playgrounds specifically in response to community needs and preferences, and ultimately to be endorsed by the town, school, and community in the form of a "preferred" conceptual design for each playground
- Establish estimated budgets, phasing, funding, and implementation strategies for all desired enhancements
- Adopt the final master plan report



Schofield Elementary School Playground

Representatives of Weston & Sampson have developed conceptual plans for each of the designated playground properties. The plans were generated in response to the needs of the town as expressed by various user groups and town representatives who are responsible for the programming and maintenance of the various sites. At the outset of the process, Weston & Sampson representatives toured the properties to assess the existing conditions of all playground facilities. This helped to identify current limitations, safety, and maintenance issues as well as potential opportunities for improving facilities and the user experience. Existing conditions assessments are included in the form of a series of photographs, plans, and narrative descriptions contained in *Appendix D – Playground Evaluations*.

In addition to identifying capital improvement priorities for each site, it is important to note that this Town-Wide Playground Master Plan also identifies important maintenance considerations pertaining to the annual upkeep of each facility. If adopted, this maintenance plan will help to:

- Increase and regulate safety implementations on a more regularly scheduled basis
- Implement regular equipment inspections and prompt removal of broken equipment
- Schedule frequent surfacing inspections and repairs

It was clear all participants in this process want to improve conditions so that playgrounds are safe, challenging, and accessible for all users (children, supervisors, and other visitors). In short, there was a strong desire to establish and maintain attractive and high performing playground venues.

This report contains narrative and graphic depictions of conceptual improvements, expansion scenarios, and implementation strategies. In addition to identifying improvements to each playground, there was an attempt to identify other important initiatives that might improve the overall performance of a property/facility. These initiatives include improved parking, site access, pedestrian and vehicular circulation, improved ancillary features, and landscape qualities which establish the characteristics inherent to first-class playground properties. Implementation of the improvements outlined in the master plan will require significant effort. *Section 5: 20 Year Capital Plan* identifies potential granting agencies, non-profit entities, and other sources of capital dollars or in-kind services that might help with refurbishment of one or more of the properties.

It is important to note that a “master plan” is typically general and dynamic which means the recommendations are not “cast in stone”. It is fully intended that, as particular projects are implemented, the actual scope of improvements contained in this report will again be validated or refined to meet actual field conditions through a continuing dialogue with stakeholders.



Warren Park Playground

A. BACKGROUND

The master addresses eighteen public, town-controlled, and operated playgrounds located at sixteen properties. The list of properties and summary of basic recreation assets is included below. Please note that while we reference courts, fields, and other recreational elements beyond the children's playgrounds at the various sites, our work focused solely on the playgrounds and integral elements. Refer to *Appendix A-Playground Inventory Matrix* for a more detailed list of existing features.

OWNER	PROPERTY	ADDRESS	DESCRIPTION OF FACILITIES
School Department	Bates Elementary School	116 Elmwood Road	(2) 5-12 playgrounds, 1 ½ basketball courts, and 4 baseball diamonds
	Fiske Elementary School	45 Hastings Street	(2) 5-12 playgrounds, 1 basketball court, and 1 baseball field
	Hardy Elementary School	293 Weston Road	2-12 play area, 2 baseball fields, and 1 basketball court
	Hunnewell Elementary School	28 Cameron Street	2-12 play area, 1 baseball field, and 1 volleyball court
	P.A.W.S. Preschool	63 Hastings Street	2-5 playground
	Schofield Elementary School	27 Cedar Street	5-12 playground, 1 baseball field, 1 rectangular field, 3 tennis courts, and 1 basketball court
	Sprague Elementary School	401 School Street	5-12 play area, 3 baseball fields, 4 rectangular fields, 4 tennis courts, and a half basketball court
	Upham Elementary School	35 Wynnewood Road	5-12 play area, 2 basketball courts, 1 rectangular field, and 1 baseball field
	Wellesley High School	50 Rice Street	2-5 playground, a running track, 1 rectangular synthetic turf field
NRC	Brown Park	Colburn Road	5-12 playground and a baseball field
	Hunnewell Field	Washington Street	2-5 playground, 5 baseball fields, 8 tennis courts, 1 rectangular field, 2 basketball courts, and field event areas
	Ouellet Park	21 Charles Street	2-12 playground, 1 baseball field, and 1 basketball court
	Perrin Park	Thomas Road	2-12 playground, 2 rectangular fields, and 1 basketball court
	Phillips Park	Maugus Ave	2-12 playground, 1 rectangular field, and 1 basketball court
	Warren Park	90 Washington Street	2-12 play area, 2 baseball diamonds, 1 rectangular field, and 1 basketball court
Recreation Department	Morses Pond	Turner Road	2-12 play area, 1 volleyball court, and a swimming beach

B. BASIC GOALS AND OBJECTIVES

The basic goals of the master planning process in relation to the properties referenced above included the following:

- Engage representatives associated with each playground in an organized and thought-provoking dialogue in order to develop a series of concepts for the appropriate refurbishment, redevelopment and/or expansion of all designated properties.
- Provide universal, barrier-free access to all playground facilities and features located within a given property. Improvements will provide new opportunities for all park patrons including the disabled and older adults within the community.
- Propose new playground amenities and related facilities that are well-designed, durable, long-lasting, maintained with limited resources, economically feasible, and that may be implemented by using a combination of capital improvement funds and in-kind/volunteer services and donations.
- Develop plans that provide upgraded ancillary facilities such as drives, parking areas, pedestrian connections to facilities within the property and appropriate linkages to adjacent facilities.

C. STAKEHOLDER INFORMATIONAL MEETINGS

The master planning process included a series of informational sessions with town staff and playground stakeholders. The primary meetings are identified in the chart located below.

MEETING	SUBJECT	DATE
Project Kick-Off Meeting	Outline scope of work and review project schedule	June 5, 2019
Stakeholder Meeting #1	Review of initial mapping and field reconnaissance efforts, receipt of comments regarding limitations and opportunities	July 11, 2019
Site Meetings	Weston & Sampson met individually with principals from each school to review concerns, wants, or needs for each facility	August 14, 2019
		August 19, 2019
		August 20, 2019
Stakeholder Meeting #2	Present draft improvement plans, receipt of comments and suggestions for moving forward	September 26, 2019
Draft Master Plan	Meeting to review initial draft master plan documents and comments	July 8, 2020
Final Master Plan		August 19, 2020

Meetings were held at the Wellesley Department of Public Works and included town administrators from DPW, Recreation Department, and the Schools Department. Master plan findings, recommendations, and conceptual designs for each of the playgrounds was communicated and feedback from each meeting was constructive and positive with most participants expressing keen interest in achieving dramatic improvements to the facilities and enhanced conditions for all users.



Hunnewell Elementary School Playground

3

Assessment of Critical Needs

In order to assess the best use of each property, it was important to consider the most pressing needs of the larger Wellesley community. This needs assessment represents a synthesis of the information obtained during the master planning process. In order to compile the range of needs, a variety of methods and tools were used including those summarized below:

- Information obtained at meetings with key stakeholder groups including schools
- Information and advice from the town staff members, including key departments (Public Works Department, Recreation Department, etc.) since these individuals are charged with the maintenance and operation of all facilities
- Anecdotal data gathered during the master planning process
- Visits to playground sites to complete analysis and inventory of existing facilities and conditions
- Use of recognized industry standard parks and recreation related guidelines and protocols

Regarding the last two items in the bulleted list above, comprehensive inspections were conducted at each venue to inventory the quantity of the facilities and to assess their conditions. For playgrounds, physical conditions can often be a strong indicator of the degree of use (or overuse) and potential safety concerns. Each play area was assessed to identify use patterns, safety concerns, code compliance, and accessibility.

Information compiled during the informational meeting process, the inventory of current facilities, and the analysis of existing conditions were most critical in determining needs.

A. EXISTING PLAYGROUNDS ANALYSIS

Based on the information gathered through the on-site assessments, and conversations with Public Works and Public Schools staff members, the following list identifies **critical** issues related to the existing playgrounds in Wellesley:

- Several play structures are aging and approaching the end of their lifecycle.
- The play surfacing at many playgrounds does not provide reliable ADA compliance. Comprised of engineered wood fiber mulch, this surfacing is highly dependent on a frequent and regimented maintenance protocol. If not maintained, a playground's accessibility is reduced or lost.
- Play equipment accessibility and user inclusivity are limited at many locations due to the shortage of pathways and inconsistent ADA compliant surfacing.

Another important item to note is the size of each playground compared to the desired daily capacity. The National Resource Center for Health and Safety in Child Care and Early Education recommends at least 75 square feet of total outdoor play area for each child over 2 years of age using a playground at one time. For children under two the recommendation is at least 50 square feet and children under 18 months, the minimum

is 33 square feet. The play area is defined by the playground limits. Fields, courts, and blacktop areas are recommended for additional play, but are not included in the space requirements in the chart below.

The majority of existing playgrounds in Wellesley are meeting and exceeding the minimum recommended square footage for the population they are serving; in 6 cases, the playground size is just about doubled. Due to the amount of space Wellesley playgrounds provide their users currently, we are suggesting a larger square footage (100 sf per child) than the minimum requirement (75 sf per child). Compared to the expansive existing playgrounds, this will consolidate the space, but will reduce the amount of required safety surfacing while providing more space than what is recommended for other towns. Even though it may seem like square footage is being lost, the slightly smaller playground will focus the location of the play equipment and increase the play value. In cases where site restrictions will not allow for a larger playground, the recommendation will remain the minimum requirement. Following is a summary of the size of existing school playgrounds in relation to the referenced square foot standards.

- Bates Elementary School and P.A.W.S. Preschool are in need of larger playgrounds based on their population.
- The remaining school playgrounds meet and exceed the recommended size.

School Playgrounds Capacity vs. Size

SCHOOL	POPULATION	ESTIMATED # OF CHILDREN PER RECESS	EXISTING PLAYGROUND AREA (SF)	MINIMUM RECOMMENDED PLAYGROUND AREA (SF)	WELLESLEY RECOMMENDED PLAYGROUND AREA (SF)	NOTES
Bates Elementary School	379	* 75-95	7,150	7,125	9,500	Meets & Exceeds Minimum (Recommended: + 2,350 sf)
Fiske Elementary School	449	*90-115	15,140	8,625	11,500	Meets & Exceeds
Hardy Elementary School	309	*60-80	11,805	6,000	8,000	Meets & Exceeds
Hunnewell Elementary School	269	*55-70	12,800	5,250	7,000	Meets & Exceeds
P.A.W.S. Preschool	151	*30-40	2,900	3,000	3,000	+ 100 sf
Schofield Elementary School	344	*70-85	11,500	6,375	8,500	Meets & Exceeds
Sprague Elementary School	398	*80-100	13,200	7,500	10,000	Meets & Exceeds
Upham Elementary School	220	*45-55	7,700	4,125	5,500	Meets & Exceeds

*Assumes there are four (4) to five (5), thirty-minute recess periods at each school daily.

Wellesley High School has been excluded from this table due to the relativity of its school population and the use of the playground.

As the site visits were being conducted, there were numerous observations that were typical at a majority of the studied sites. These observations included,

Pathway Conditions and Accessibility Issues

The condition of the existing access paths leading to the playgrounds ranged from poor to fair. This analysis includes cracking of the bituminous concrete, non-accessible slopes (in the direction of travel and across the direction of travel), migrating stone dust, and lack of edging to contain the stone dust. At certain locations there were no suitable accessible pathways.

It is important to note that playgrounds are designed to have a high capacity of intense active play, rendering loose aggregate materials, such as stone dust or gravel, inaccessible and unmanageable. Stone dust pathways are not recommended for use around playground areas and fall out of ADA compliance within weeks of being installed. This issue has occurred at multiple playgrounds including, Brown Park, Ouellet Park, and Phillips Park.

Considering the necessity of ADA compliant pathways and the importance of providing access to each play space, includes the recognition that pathway construction will cause disturbance to existing trees. Impacts will include the loss of root infrastructure, soil compaction, and severe stress. Existing trees may require significant pruning or removal in order to create an accessible route. To this extent, tree removals are likely to be required at Hardy School, Hunnewell School, Perrin Park, and Warren Park.

Lack of Shade

It is recommended that at least 25% of playground is located in shade during the peak hours of the day and that equipment, specifically equipment that users spend long durations of time on, for example slides, be oriented away from the sun to avoid any heat injuries. A complete lack of shade was observed at multiple playgrounds, leaving the equipment and users in direct sun light throughout daylight hours.

Considerations should be made during the playground equipment replacement process to include structures with shade canopies. This will reduce the need for shade from trees and minimize the maintenance and safety hazards associated with trees located in a play space.

Non-Accessible Amenities

In the last twenty years, the design and installation of essential outdoor amenities such as benches, tables, and water fountains has evolved to accommodate accessibility issues. This has been accomplished by removing portions of bench seating on picnic tables, providing a minimum of 4'x4' wheelchair space adjacent to benches, and providing compliant tables, seats, fountain heights, and leg room. All of these features provide inclusion, but to fulfill the requirements of ADA compliance, amenities must be located along accessible routes of travel.

Many of the playgrounds in Wellesley contain accessible site furnishings, but most are not located along an accessible route, rendering them non-compliant. It is important to note that most of the tables and benches are not permanently installed, allowing them to be shifted where they are needed. It is useful to have portable site features located in high use areas, such as playgrounds because it lends flexibility to the supervisors and care takers, but it is important to consider the accessibility to the amenities as well. It is recommended to permanently located a minimum of two compliant benches and one compliant table, if tables are present, along an accessible route at each playground.

Tree Management

According to the guidelines set forth by the Consumer Product Safety Commission (CPSC) and ASTM 1487 (American Society for Testing and Materials) – Specifications for Playground Equipment for Public Use, tree limbs shall not be within 84" of any play structure.

Trees are visually appealing and a cost-efficient way to provide shade compared to the cost of structures. Yet, they can create hazards in playgrounds. Due to the heavy foot traffic in and around playgrounds, there is a great deal of soil compaction and root damage resulting in stressed and unhealthy trees. Additionally, young trees often have lower branches, providing an undesirable climbing attraction for children. This can cause major damage to tree limbs and a high risk of injury to the climber. Mature trees have a much higher risk of limbs falling due to declined health or severe weather. They also have larger root systems which can compromise adjacent surfacing and create tripping hazards.

Trees do have advantages, if placed correctly and within an appropriate distance from the play space. Tree limbs in close proximity to play structures were noted at multiple sites.

The table below provides a summary of the typical observations described above.

PLAYGROUND	PATHWAY CONDITIONS & ACCESSIBILITY	LACK OF SHADE	NON-ACCESSIBLE AMENITIES	TREE MANAGEMENT
Bates Elementary School		X	X	
Brown Park	X		X	
Fiske Elementary School		X	X	
Hardy Elementary School	X			X
Hunnewell Field	X	X	X	X
Hunnewell Elementary School	X		X	X
Morses Pond			X	
Ouellet Park	X		X	
P.A.W.S. Preschool		X		
Perrin Park	X		X	X
Phillips Park	X	X	X	X
Schofield Elementary School		X	X	X
Sprague Elementary School		X	X	
Upham Elementary School	X		X	X
Warren Park	X		X	X
Wellesley High School		X	X	

Additional Considerations

The following additional considerations shall be taken into account at all Town of Wellesley playgrounds.

Signage

Playground signage is crucial to the maintenance of user safety. All manufactured play equipment and structures are rigorously tested and approved for specific age ranges. Those ages ranges include toddlers, 2-5 years, and 5-12 years. Although the size and level of difficulty may be obvious to the supervisor and/or the user, each piece of equipment must have informational labels designating the designed age range. Usually the location of the play structures is based on the allowed age range of the users. Following the age appropriateness of each play piece and making sure the labels on each piece are visible to the supervisors greatly reduces the risk of injury.

Supervision

Town playgrounds, whether at a park or at a school, must include allowances for proper supervision. This includes establishing the appropriate supervisor to children ratio, maintenance of clear sight lines, and accommodating amenities.

Play equipment in neighborhood parks should be positioned with clear sight lines afforded from park benches and table installations. The older children's play area ideally is visible from the younger children's play area to ensure that caregivers can supervise different aged children appropriately.

The supervision of playgrounds at schools usually works a little differently during recess. Due to the number of children compared to the number of supervisors, supervisors are not encouraged to sit and observe. Rather, they should move around the perimeter of the play space at all times to keep eyes on as many children as possible. According to the Public Playground Safety Handbook, published by the U.S. Consumer Product Safety Commission (CPSC), paid supervisors, such as childcare providers, elementary school or park and recreation personnel, should understand the basics of playground safety. This includes,

- Making sure children don't play on broken or age inappropriate equipment
- Making sure there are no amateurish or jury-rigged modifications to equipment (especially ropes or strings) prior to allowing use by children
- Checking the safety surfacing, especially in the fall zones
- Preventing dangerous horse play
- Making sure the children stay within the play area

Maintaining the appropriate staff to child ratio within a school playground is extremely important and allows the supervisors the ability to do their job correctly. According to the National Association for the Education of Young Children, the following ratios are suggested best practice.

AGE CATEGORY	RATIO
Toddler	1:6
Preschool	1:10
Kindergarten	1:12
School-Age	1:15

B. NEEDS ASSESSMENT SUMMARY

Given the observations compiled through site visits and the information described previously in this section, basic playground improvement needs have been identified, as summarized below:

WELLESLEY'S PLAYGROUND FACILITIES NEEDS

Play structure refurbishment and/or replacement

Play surfacing improvements

Improved accessibility

Pathway improvements

Increased shade

Addition of/access to existing amenities

Tree management

Overall, the playgrounds in Wellesley are in good condition and this can be attributed to the organized maintenance approach employed by the Wellesley Department of Public Works. The maintenance of each playground is recorded through a process of work orders which enables the town to address critical needs and weekly maintenance as required. Although the playgrounds are being well maintained, there are larger tasks to be tackled in the coming years. It is anticipated that the town will need to begin a cycle of play equipment replacements due to age and average wear and tear. In addition, surfacing, location, and accessibility should be considered as improvements are planned for each site. The conceptual plans have been developed for each playground and they attempt to address the needs that are most pressing, most widely supported, and most realistic given the nature of the properties and fiscal realities. Long-term goals are recommended for each site and are identified in *Appendix E- 20-year Capital Plan*.



Brown Park

4

Recommended Playground Improvements

A. CURRENT TRENDS AND DESIGN STANDARDS

Playgrounds promote health, childhood development and community well being at a critical time. According to a survey conducted by the Slate Group LLC, children in the 1940's could roam 1-5 miles from home by the age of seven while children in the 1990's were restricted from roaming away from home until they were early teenagers. For kids today, areas to play are often reduced to the front yard or driveway. This puts a lot of pressure on our neighborhood parks and playgrounds to make up the difference.

In recent years, there has been a big push towards updating and improving public playgrounds as more studies confirm their critical role in childhood development. Common trends are starting to rise and dominate the play world as new playgrounds are being designed. Four important playground design trends are,

- Universally inclusive playgrounds
- The “destination” playgrounds
- Natural playgrounds
- Adventure playgrounds

Universally Inclusive Playgrounds

Universal design enables and empowers a diverse population by improving human performance, health and wellness, and social participation. Inclusive design invites users of all abilities, ages, and income levels to play, learn, and grow together. A universally inclusive playground is designed with accessibility (physical, social, and emotional) in mind while providing spaces for challenging play, quiet play, sensory play, and multi-generational activities. The playground becomes a gathering space for community enjoyment, socialization, healthy bodies and imaginative fun.

The “Destination Playground”

Combine adventure, variety, art, topography, and that “wow” factor that makes a playground different from the rest and you have a destination playground. Often themed and usually embracing all ages and abilities, destination playgrounds draw local community and tourists alike and can sometimes provide a source of revenue for the town or city.

Natural Playgrounds

Natural playgrounds use equipment and materials that are largely natural or organic in nature. Due to the longevity of some natural products, a composite material is used in place, but designed to mimic nature. Research shows that natural playgrounds have shown to better stimulate children’s imaginations, boost their energy levels, and increase the amount of time they want to spend in play by a significant amount over artificial, factory-made playgrounds. According to the Child Mind Institute, the average American child is said to spend 4 to 7 minutes a day in unstructured play outdoors, and over 7 hours a day in front of a screen. The large gap in types of activity is largely due to the advances in technology, but recent studies have found

kids who play outside are smarter, happier, more attentive, and less anxious than kids who spend more time indoors. This evidence supports Harvard University biologist Edward O. Wilson's theory of biophilia: that humans are instinctively drawn towards their natural surroundings.

Natural playgrounds engage children in learning about nature and the environment. It promotes a greater understanding, appreciation, and respect for the natural environment at a young age, which will stick with them as they grow into the next generation of adults.

Adventure

Challenge and risk are important for children as they are developing and taking in the world around them. A sense of danger helps them learn to navigate confidently, independently and safely. It also instills a cause and effect type thinking, engaging in strategy building. This can be accomplished by introducing age-appropriate adventure while still following the strict safety standards.

B. OVERALL RECOMMENDATIONS – GENERAL THEMES FOR ALL SITES

In undertaking this planning process and developing the conceptual design plans, several basic, recurring themes for improvement became apparent. In this section, we summarize these basic themes, which can be implemented as capital improvements, are planned and constructed at many, or all, of the properties in the master plan.

Access and Linkages

An important improvement type includes provisions for new and improved access to the properties, by foot and by car. This can be accomplished by providing convenient and appropriately scaled parking amenities, reducing conflicts between pedestrians and drivers, and providing logical ADA-compliant linkages between various site features and facilities within a given space. Providing adequate parking will also promote the use of facilities that have historically been used less due to the lack of parking (i.e., Brown Park).

The preferred concept plans identify a series of improvements that focus on the primary park entrances and parking areas near the core of each property. Our primary recommendations for improvements to enhance park access and linkages include the following:

- Eliminate any badly deteriorated and difficult-to-maintain existing conditions
- Develop new park entrances and reconfigure drives/parking areas to provide clear travel patterns, clearly defined parking spaces, more efficient use of the overall space, and more parking spaces
- Establish pedestrian connections from all reconstructed parking areas to provide safe, convenient, and ADA-compliant access to all major park facilities and park areas
- Modify parking areas to achieve ADA compliance
- Install traffic-calming measures to slow vehicular traffic and provide for safe pedestrian movement throughout the area (e.g., speed bumps, tabled (or raised) crossings, and special surface textures and colors to delineate areas of pedestrian use and traffic-related signage)

Children's Playgrounds

Playgrounds provide a destination for neighborhood children and their caregivers, often becoming hubs of community life. Playgrounds also provide opportunities for the siblings of children involved in other, nearby recreational activities like baseball, soccer, or lacrosse. The conceptual designs call for new or reconfigured

playgrounds at various park and school locations. General recommendations for proposed play areas at each of the park locations include:

- Installation of new, attractive, and exciting play equipment and swings that appeal to various age groups and that support gross and fine motor skill development
- Installation of new and/or expanded playground infrastructure, including edging, surfacing, and utilities
- Enclosing play areas designed for younger children with attractive fence treatments
- Installation of seating, signage, and other furnishings
- Installation of trees, landscaping, shade shelters, and picnic areas



Fiske Elementary School

Out of abundance of caution and in the interest of being fully inclusive, it is recommended that all future safety surfacing should be poured-in-place rubber. Engineered wood fiber mulch should be used only in exceptions and when funding limitations preclude the use of poured-in-place rubber surfacing. New and improved play areas must be compliant with all ADA requirements, such as providing play equipment for children of all abilities, providing proper access and surfaces, and meeting all current CPSI safety regulations. In addition to new play equipment, we recommend that all required utility infrastructure (drainage, sub drainage, water service, etc.) be in place and that new site furnishings, including park benches, drinking fountains, signage, trash receptacles, tree plantings, and related landscaping be included in all playground refurbishment efforts.

Basic Park Aesthetics and Inherent Natural Qualities

The conceptual design plans identify improvements that help protect, preserve, and enhance the aesthetics and inherent natural qualities of each playground facility and surrounding property while, at the same time, improve sustainability in terms of the environment and maintenance. Recommendations that focus on improving the overall aesthetics of the individual park properties include certain basic elements. Please note that the town can implement these types of improvements as funds become available. It is important to establish a standard and consistent visual appearance that becomes recognizable as the Town of Wellesley's "look." This standardized motif would simplify the process of completing potential repairs, replacements, or expansions at a facility or feature by taking out the guess-work. To achieve these goals, our recommendations include improved gateways, site furnishings, consistent signage and wayfinding graphics.

C. SITE RECOMMENDATIONS, CONCEPT DIAGRAMS, AND COST CONSIDERATIONS

The conceptual design plans included on the following pages identify the proposed configuration of site features at each individual property. It is important to note that most recommendations suggest the refinement, enhancement, or refurbishment of existing facilities within the properties. However, the plans also recommend the development of a modest level of new amenities that would provide improved opportunity for public use and enjoyment.

Conceptual design plans have been created for playground facilities at the following properties:

- Bates Elementary School
- Brown Park
- Fiske Elementary School
- Hardy Elementary School
- Hunnewell Field
- Hunnewell Elementary School
- Morses Pond
- Ouellet Park
- P.A.W.S. Preschool
- Perrin Park
- Phillips Park
- Schofield Elementary School
- Sprague Elementary School
- Upham Elementary School
- Warren Park
- Wellesley High School

Short narratives introduce and support each conceptual design plan, which graphically depict the basic scope of suggested improvements.

For more information on each site, please refer to *Appendices A-E*.



Perrin Park

On the following pages we have identified minor site improvements (which are generally intended to be accomplished within the short term, +/- 5 years), major capital improvements (which are generally intended to be accomplished in the long term and include a larger overall playground renovation), and primary major capital improvements (which are generally intended to be accomplished in the short term as a larger overall playground renovation). Simple concept diagrams have been included with each playground recommendation summary as well as a preliminary cost break down for minor site improvements. Refer to *Appendix E – 20 year Capital Plan* for recommended minor site improvements and major capital project costs and associated timeline.

BATES SCHOOL - EXISTING

Basic Site Description and Location

The Katharine Lee Bates Elementary School campus is located off Elmwood Road. The school serves kindergarten through fifth grade with an enrollment of approximately 379 students. The property contains the following facilities:

- Two (2) playgrounds (front and back)
- Two (2) basketball courts
- Two (2) multi-use fields
- One (1) large parking area



Front playground

Front Playground Amenities

- 5-12 targeted age group
- One (1) multi-function structure
- Rubber safety surfacing
- Used by kindergarten and first graders
- Installed in 2005

Back Playground Amenities

- 5-12 targeted age group
- One (1) multi-function structure (replaced summer of 2019)
- Three (3) swing bays (installed in 2005)
- One (1) climbing wall (installed in 2005)
- Combination of wood fiber mulch and rubber safety surfacing
- Used by second through fifth graders

Playground Uses

- Elementary school recess
- Summer camps
- Informal use by neighborhood residents



Back playground



Multi-functional structure at back playground (recently replaced)

Summary of Existing Conditions

The Bates School facilities are used consistently throughout the year by a wide variety of elementary school children in addition to general neighborhood/community use on weekends and in the summer.

Front Playground

- Play equipment is in excellent condition.
- Rubber safety surfacing is in good condition with concrete mow curb containment. Play surfacing is surrounded by asphalt blacktop on all sides.
- Clear site lines are maintained around entire structure.
- Play area is lacking shade and the play structure is in direct sunlight. Trees provide shade over perimeter benches.
- Perimeter fence is in good condition but lacks gates and this creates a safety concern due to proximity of Elmwood Road.



Back Playground

- Play equipment is in good condition.
- Rubber safety surfacing is in poor to failing condition due to settlement. Due to rubber safety surfacing settlement, the playground is not considered ADA compliant.
- Swings and climbing wall are set in wood fiber mulch area and are in poor condition.
- The natural play area containing wood logs and boulders adds play value.
- Pathway leading to playground from main school entrance and parking lot is not ADA compliant.



The multi-functional structure and rubber safety surfacing were replaced in the summer of 2019 during this master planning process. Once demolition was complete, the play area was regraded to assure the new surfacing will remain ADA compliant. A new multi-functional structure was installed along with new rubber safety surfacing.

BATES SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Plant trees at both playgrounds to increase shade and reduce sun exposure.
- Add accessible tables and benches along an accessible route.
- Add gates to fence at the front playground.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees	\$6,000
Access to Amenities	\$1,800
Tree Pruning	\$0
Other Site Improvements - Gates	\$5,000
Subtotal:	\$12,800
Mobilization, Overhead, Profit & Contingency (25%):	\$3,200
SUBTOTAL:	\$16,000

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Bates Elementary School includes replacement of the rubber safety surfacing and 5-12 play structure at the front playground. It is recommended that this renovation occurs in 2027 and is estimated to cost \$263,250 including the 5% annual inflation rate. Other items to consider during this renovation (but have not been included in the estimate) are as follows:

- The basketball/asphalt blacktop area around the existing playground does not get much formal use. Minimizing the pavement and expanding the playground provides the opportunity to incorporate structures that cater to younger users (Kindergarten – fifth grade).
- Install more swings.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



BROWN PARK – EXISTING

Basic Site Description and Location

Brown Park is located on Colburn Rd, between Woodlawn Avenue and Garden Road. The property is surrounded by single family residences and a multi-level housing complex. The site is approximately 3.6-acres. The property contains the following facilities:

- One (1) playground area
- One (1) baseball field
- Small on-street parking area off Colburn Road



Playground Amenities

- 5-12 targeted age group
- One (1) multi-function structure
- Wood fiber mulch
- Two (2) independent play elements
- Two (2) swing bays
- Installed in 2008

Playground Uses

- Informal use by neighborhood residents

Summary of Existing Conditions

- The playground at Brown Park appears to be rarely used.
- The park is not easily accessible. There is informal on-street parking for approximately nine cars. There are no pathways.
- The play equipment and wood fiber mulch surfacing are in good condition.
- There are two benches and a table. All amenities are in good condition, but they are not located along an accessible route.
- The playground is in the baseball outfield. This location is not ideal and presents a dangerous situation when the field is in use.



BROWN PARK – PROPOSED

Minor Site Improvement Efforts

- Construct an ADA-compliant perimeter pathway connecting the parking lot to playground, bleachers, and field.
- Relocate existing amenities so that they are positioned along an accessible route and add accessible tables and benches.
- Construct a new parking area off Colburn Road with handicap accessible spaces.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$15,879
Shade/Trees	\$0
Access to Amenities	\$1,200
Tree Pruning	\$0
Other Site Improvements - Parking	\$30,676
Subtotal:	\$47,756
Mobilization, Overhead, Profit & Contingency (25%):	\$11,939
SUBTOTAL:	\$59,695

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Brown Park includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2032 and is estimated to cost \$334,000 including the 5% annual inflation rate. Another item to consider during this renovation (but has not been included in the estimate) is the relocation of the playground from the baseball outfield to a safer area within the park. Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



FISKE SCHOOL - EXISTING

Basic Site Description and Location

Fiske Elementary School is located at 45 Hastings Street. The school is surrounded by single family residences. The school serves kindergarten through fifth grade, with an enrollment of approximately 450 students. Two preschool classes from P.A.W.S. Preschool are located at Fiske due to capacity issues. The image to the right shows an aerial view of the property which contains:

- Two (2) playgrounds (right and left)
- One (1) softball field
- One (1) basketball court
- One (1) blacktop games area
- Two (2) parking areas



(Right) Playground Amenities

- 5-12 targeted age group
- One (1) multi-function structure
- Four (4) swing bays
- One (1) climbing element
- One (1) tire scramble
- Combination of wood fiber mulch and rubber safety surfacing
- Also used by two preschool classes
- Installed in 1999



(Left) Playground Amenities

- 5-12 targeted age group
- Two (2) multi-function structure
- Four (4) swing bays
- One (1) climbing wall
- Combination of wood fiber mulch and rubber safety surfacing
- Installed in 1999

Playground Uses

- Elementary school recess
- Informal use by neighborhood residents

Summary of Existing Conditions

Fiske School facilities are used consistently throughout the year by a wide variety of elementary school users in addition to public use on the weekends and in the summer.

Right Playground

- Playground equipment is in good condition yet starting to show its age in high use areas.
- Rubber safety surfacing pathways are intended to provide accessible routes of travel to most elements yet are installed at incorrect grades.
- Wood fiber mulch is at appropriate levels and contained by plastic curbing.
- Play equipment sits in direct sunlight.



Left Playground

- Playground equipment is in fair condition, some paint has chipped, showing wear and tear.
- Rubber safety surfacing pathways are intended to provide accessible routes of travel to most elements yet are installed at incorrect grades.
- Wood fiber mulch is at appropriate levels and contained by plastic curbing.
- Benches and picnic tables are in good condition but not accessible.
- Fencing between properties is rusted with vines growing through, poor condition.
- Playground equipment is in direct sunlight.



FISKE SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Install shade structures over key play elements reduce sun exposure.
- Relocate existing amenities along an accessible route and add accessible tables and benches.
- Install a ga-ga pit.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees- Shade Structures (2)	\$40,000
Access to Amenities	\$2,400
Tree Pruning	\$0
Other Site Improvements – Ga-Ga Pit	\$5,000
Subtotal:	\$47,400
Mobilization, Overhead, Profit & Contingency (25%):	\$11,850
SUBTOTAL:	\$59,250

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Fiske Elementary School includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing at both playgrounds. It is recommended that this renovation occurs in 2027 and is estimated to cost \$887,625 including the 5% annual inflation rate. Other items to consider during this renovation (but have not been included in the estimate) are as follows:

- Field play has the most users – the school would benefit from adding two more soccer goals to the field.
- Exclude hand glider (zip line) from any future renovation.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down



HARDY SCHOOL - EXISTING

Basic Site Description and Location

Hardy School is located at 293 Weston Road. The school is surrounded by single family residences. The school serves Kindergarten through fifth grade with a population of 309. Facility assets include the following:

- One (1) playground
- One (1) softball field
- One (1) baseball field
- An informal field area
- One (1) basketball court
- One (1) blacktop games area



Playground Amenities

- 2-12 targeted age group
- Two (2) multi-function structures
- Nine (9) swing bays
- One (1) climbing element
- Wood fiber mulch surfacing
- Installed in 2000, 1995

Playground Uses

- Elementary school recess
- Summer camps
- Informal use by neighborhood residents

Summary of Existing Conditions

- Play areas are dispersed across the field.
- All playspace areas are set within wood fiber mulch with plastic curbing.
- Apart from one swing set area, play areas are not connected by accessible paths.
- The playground equipment is almost 20 years old and is in good to fair condition but starting to show its age in high use areas.
- The 5-12 age structure is adjacent to the baseball field's left foul line, with no fencing or barrier as a protection measure.
- Accessible pathway connecting Hardy Road, to Lawrence and Hickory neighborhood roads via school playground and fields is in poor to failing condition.
- Large trees along pathway leading to play space with some branches encroaching into play structures safety zones.



HARDY SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Renovate existing pathways.
- Relocate or replace existing amenities and install along an accessible route and add accessible tables and benches.
- Prune tree limbs.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$18,112
Shade/Trees	\$0
Access to Amenities	\$0
Tree Pruning	\$3,000
Other Site Improvements – Maintenance Budget	\$15,000
Subtotal:	\$36,112
Mobilization, Overhead, Profit & Contingency (25%):	\$9,028
SUBTOTAL:	\$45,140

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Primary Major Capital Project

Hardy Elementary School is one of the recommended **primary** major capital projects and includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2024, in conjunction with the Hunnewell, Hardy, Upham Elementary School Project Initiative. The intention is to make all elements safer, functional, and accessible until that time. The estimated cost is \$977,250 including the 5% annual inflation rate. Items to consider during this renovation are as follows:

- Installation of equipment that support gross and fine motor skill development
- Create defined 2-5 and 5-12 play areas, but locate areas adjacent or within same vicinity to each other
- Install play panels, sensory play and balancing equipment
- Include a blacktop area
- Provide more swings
- Provide shade on at least 25% of the playground using shade structures/sails or selective tree placements along the borders.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



HUNNEWELL FIELD - EXISTING

Basic Site Description and Location

Hunnewell Field is located at 435 Washington Street. The field is surrounded by single family residences and Wellesley High School to the south. Facility assets include the following:

- One (1) playground
- Eight and a half (8.5) tennis courts
- Two (2) softball fields
- One (1) baseball field
- One (1) multi-use field
- One (1) small parking lot



Playground Amenities

- 2-5 targeted age group
- One (1) multi-function structure
- Two (2) swing bay
- One (1) sand box
- Wood fiber mulch surfacing
- Installed in 2005

Playground Uses

- Informal use by neighborhood residents

Summary of Existing Conditions

- Equipment is in good condition.
- Surfacing is wood fiber mulch.
- Sand from sandbox has migrated to other areas in the playspace.
- Pathway leading from parking lot to playspace is accessible however the sidewalk leading to the playspace is not ADA compliant and requires regrading.
- The seating is under shaded trees, but the playground equipment is fully exposed.



HUNNEWELL FIELD – PROPOSED

Minor Site Improvement Efforts

- Renovate existing pathways and regrade for accessibility.
- Plant trees near play area.
- Relocate or replace existing amenities along an accessible route and add accessible tables and benches.
- Prune tree limbs at entrance to playground.

Cost Considerations

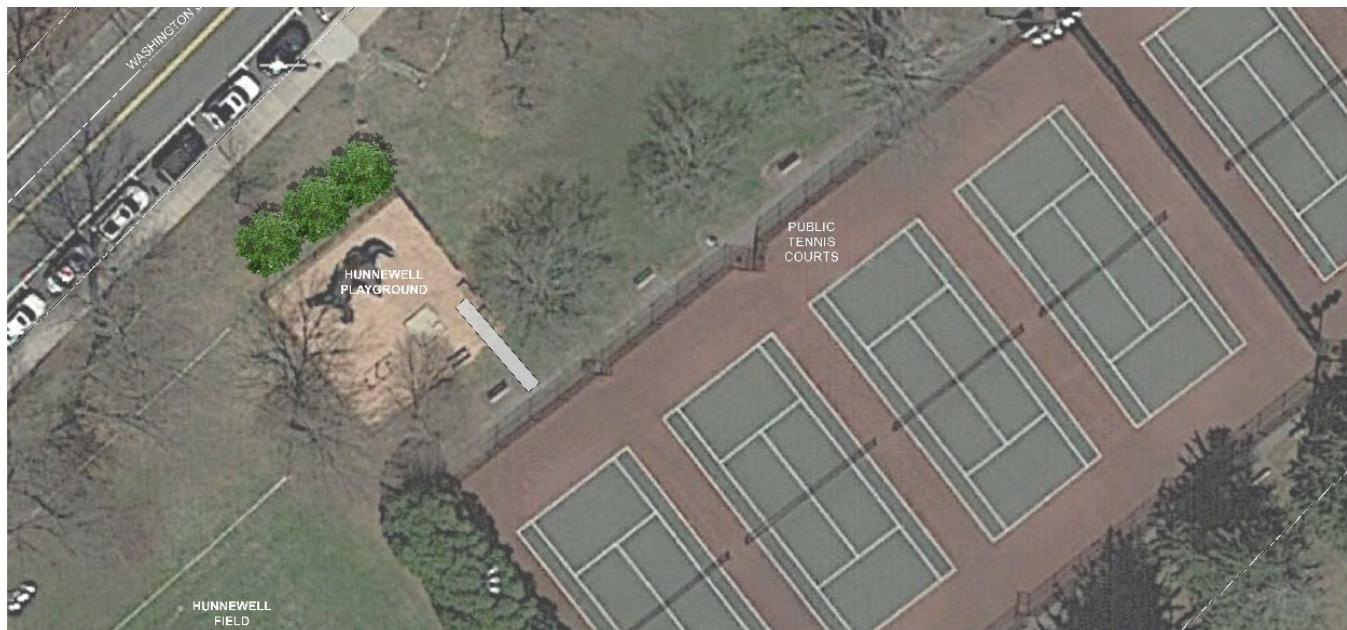
The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$6,947
Shade/Trees	\$6,000
Access to Amenities	\$1,200
Tree Pruning	\$3,000
Other Site Improvements	\$0
Subtotal:	\$17,147
Mobilization, Overhead, Profit & Contingency (25%):	\$4,287
SUBTOTAL:	\$21,434

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Hunnewell Field includes replacement of the play equipment and replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2030 and is estimated to cost \$194,813 including the 5% annual inflation rate. Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



HUNNEWELL ELEMENTARY SCHOOL - EXISTING

Basic Site Description and Location

Hunnewell School is located at 28 Cameron Street. The school is surrounded by single family residences. The school serves kindergarten to fifth grade with a population of 269. Facility assets include the following:

- One (1) playground
- One (1) softball field
- One (1) blacktop games area
- Two (2) half basketball courts

Playground Amenities

- 2-12 targeted age group
- Two (2) multi-function structure
- Nine (9) swing bays
- Two (2) climbing elements
- Wood fiber mulch surfacing
- Installed in 2002



Playground Uses

- Elementary school recess
- Summer camp
- Informal use by neighborhood residents

Summary of Existing Conditions

- Play equipment is showing age, with some repairs having been carried out to ropes.
- Wood fiber mulch has migrated in play areas has migrated in high use zones and from lack of plastic curbing on all sides, rendering the play areas not accessible
- Swings are in fair condition.
- All other structures are set in wood fiber mulch.
- Accessible pathways extend from main school parking lot, main entrance, and accessible side entrance towards play spaces. Bituminous path surfacing is in fair condition with cracks and divots present. Pathway condition has affected accessibility and transition to safety surfacing.
- Brook Path along Fuller Brook is behind the school fence.



HUNNEWELL ELEMENTARY SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Improve existing pathways for accessibility.
- Relocate existing amenities along an accessible route and add accessible tables and benches.
- Prune tree limbs within play equipment safety zone.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$9,943
Shade/Trees	\$0
Access to Amenities	\$2,400
Tree Pruning	\$5,000
Other Site Improvements	\$0
Subtotal:	\$17,343
Mobilization, Overhead, Profit & Contingency (25%):	\$4,336
SUBTOTAL:	\$21,679

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Primary Major Capital Project

Hunnewell Elementary School is one of the recommended **primary** major capital projects and includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2026, in conjunction with the Hunnewell, Hardy, Upham Elementary School Project Initiative. The intention is to make all elements safer, functional, and accessible until that time. The estimated cost is \$1,007,500 including the 5% annual inflation rate. Items to consider during this renovation are as follows:

- Consolidate space to provide one large play area with defined 2-5 and 5-12 play areas in lieu of separate play spaces
- Installation of equipment that support gross and fine motor skill development
- Provide shade on at least 25% of the playground using shade structures/sails or selective tree placements along the borders.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



MORSES POND - EXISTING

Basic Site Description and Location

This playground is located at Morses Pond. The pond is accessible via Turner Road. Facility assets include the following:

- One (1) playground
- Morses Pond Beach Front
- Morses Pond Bath House
- One (1) Volleyball Court
- One (1) Boat Launch
- Two (2) Shade Pavilions

Playground Amenities

- 2-12 targeted age group
- One (1) multi-function structure
- Three (3) swing bays
- Wood fiber mulch surfacing
- Installed in 2002



Playground Uses

- Morses Pond Beach users (seasonal, June-August)
- Informal use by neighborhood residents

Summary of Existing Conditions

- High profile and well used site, in need of an improved playground
- The playspace is surrounded by beach sand and set in wood fiber mulch contained by with plastic curbs that restrict accessibility.
- Structure is in fair condition - slightly weathered but structurally sound. Plastic curbs at wood fiber mulch perimeter is a tripping hazard.
- Swing area is set in wood fiber mulch with an accessible asphalt pathway leading to it.
- Apart from swings, all other play elements are not ADA accessible.
- No ADA compliant parking - beach ADA drop-off zone accessible via service access road.
- Accessible pathway leading to beach from main parking lot through a land bridge.
- Benches and tables are not located along an accessible route.



MORSES POND – PROPOSED

Minor Site Improvement Efforts

- Relocate existing amenities to be connected by an accessible route of travel and add accessible tables and benches.
- Improve parking lot with handicapped-designated spaces and compliant routes of travel.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees	\$0
Access to Amenities	\$6,000
Tree Pruning	\$0
Other Site Improvements – H.C. Parking	\$10,000
Subtotal:	\$16,000
Mobilization, Overhead, Profit & Contingency (25%):	\$4,000
SUBTOTAL:	\$20,000

* As an option, minor improvements may be deferred until the Morses Pond Beach and Bathhouse renovation project advances.

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Primary Major Capital Project

Morses Pond is one of the recommended **primary** major capital projects and is currently undergoing a feasibility study which will lead to a Morses Pond and Bathhouse Refurbishments Project. A full playground renovation is to be carried out in conjunction with the refurbishment project's timeline and construction. The playground design should align with the recommendations set forth from the feasibility study. The playground is estimated to cost \$514,063 including the 5% annual inflation rate. The renovation includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. Items to consider during this renovation are as follows:

- Install a 2-12 play structure and climbers that support gross and fine motor skill development adjacent to swing location
- Plant trees around relocated playground

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



OUELLET PARK - EXISTING

Basic Site Description and Location

Ouellet Playground is located at 21 Charles Street. The park is surrounded by single family residences. Facility assets include the following:

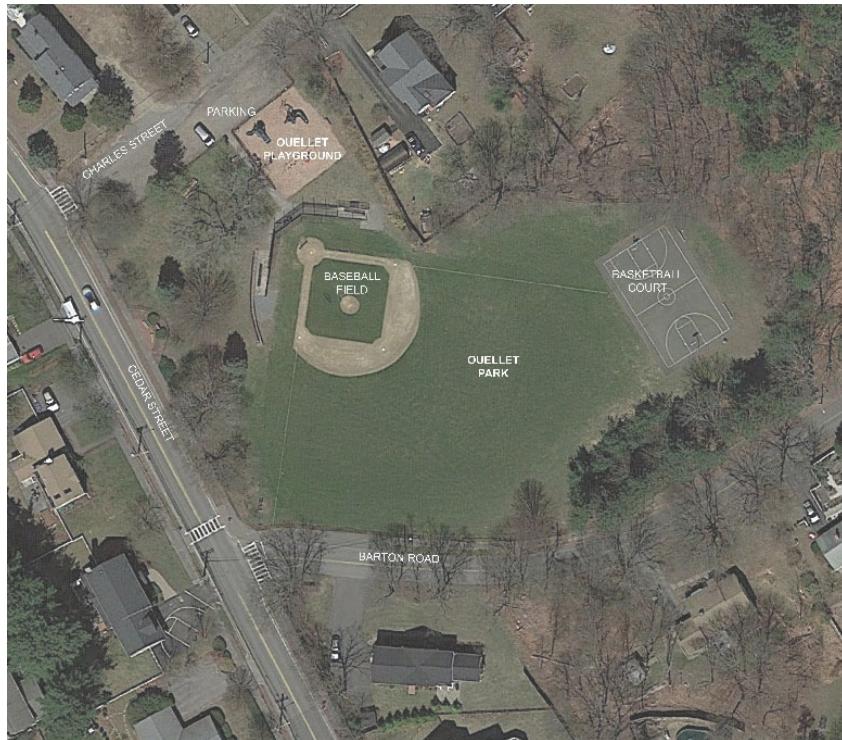
- One (1) playground
- One (1) baseball field
- One (1) basketball court
- Small parking area

Playground Amenities

- 2-12 targeted age group
- Two (2) multi-function structures
- Two (2) swing bays
- Installed in 2004

Playground Uses

- Informal use by neighborhood residents



Summary of Existing Conditions

- Play structures are in good condition, swings are in fair condition.
- Wood fiber mulch is at appropriate levels, but edges are uneven, affecting accessibility to playground.
- ADA parking spot leads to stone dust pathway in fair condition. Stone dust pathway's transition to wood fiber mulch playground surfacing is worn and not flush with surrounding grades.
- Parking lot and access road are stone dust/bituminous concrete in fair to poor condition and in need of repair.
- Shrub plantings help create a visual buffer to neighboring properties.
- Benches and picnic tables are not along accessible routes of travel.



OUELLET PARK – PROPOSED

Minor Site Improvement Efforts

- Renovate existing pathway for accessibility.
- Reconstruct and expand the parking lot with handicap-designated spaces.
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.

Cost Considerations

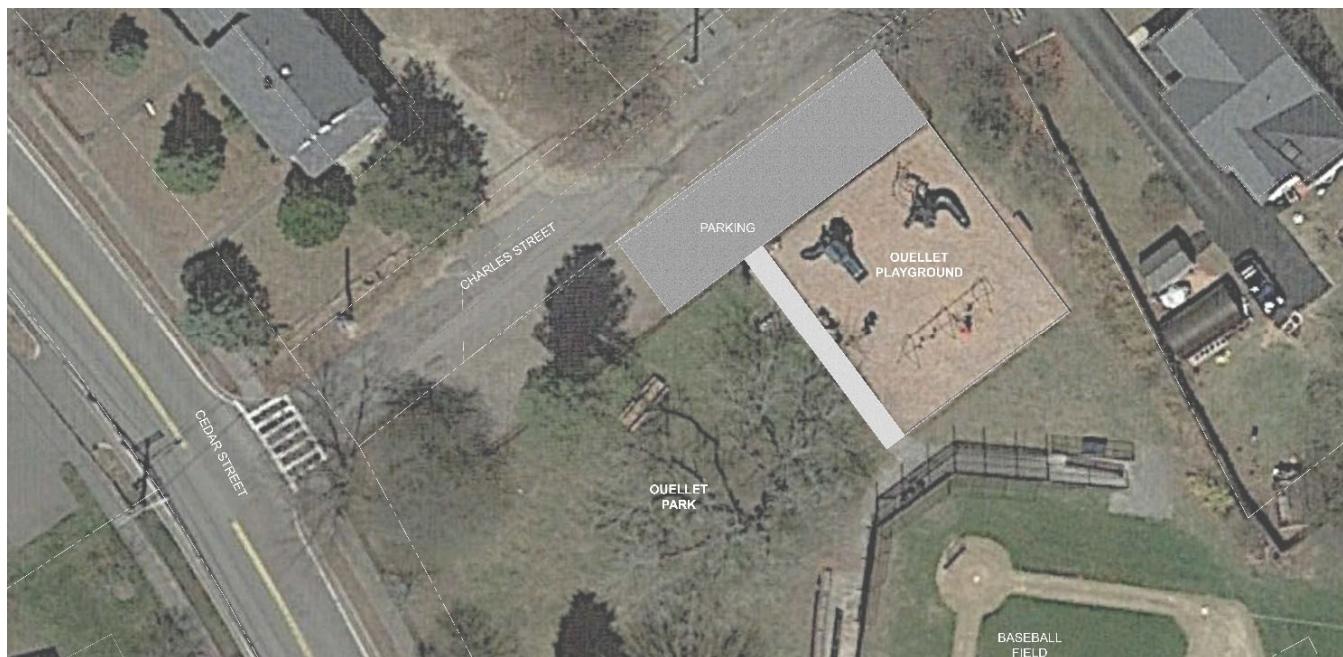
The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$2,357
Shade/Trees	\$0
Access to Amenities	\$1,200
Tree Pruning	\$0
Other Site Improvements - Parking	\$13,882
Subtotal:	\$17,439
Mobilization, Overhead, Profit & Contingency (25%):	\$4,360
SUBTOTAL:	\$21,799

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Ouellet Park includes replacement of the play equipment and replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2031 and is estimated to cost \$363,088 including the 5% annual inflation rate. Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



P.A.W.S. PRESCHOOL – EXISTING

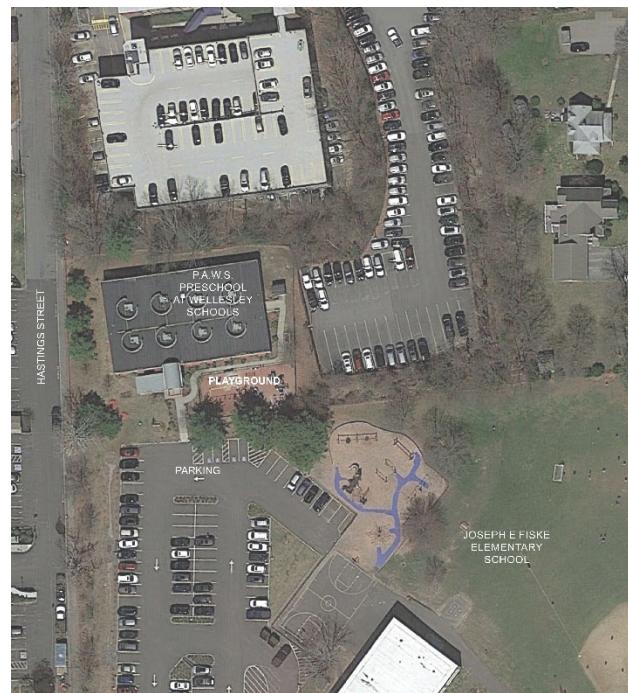
Basic Site Description and Location

P.A.W.S. School is located at 63 Hastings Street. The school serves children between two and five years old and has a population of 151. Approximately half of the school's population have special needs, including motor delay, visual impairment, and mobility constraints. The play area is fenced in and has trees bordering it to the south and the school to the north. Facility assets include the following:

- One (1) playground
- One (1) parking area

Playground Amenities

- 2-5 targeted age group
- One (1) multi-function structure
- Two (2) swing bays
- Rubber safety surfacing
- Installed in 2006



Playground Uses

- Preschool recess

Summary of Existing Conditions

- Playground equipment is in fair condition.
- Rubber safety surfacing is uneven, with bulging mounds/air bubbles, creating tripping hazards.
- Rubber safety surfacing is contained by plastic curbs, which are not permanent and easily bend contributing to the poor condition of the surfacing.
- The strip of dirt between the fence and the rubber is riddled with large tree roots, creating an even larger risk of tripping.
- No shade within the play area and no seating.
- Routes to playground and within playground are fully accessible.
- Facility is restricted to public use: "P.A.W.S. Use Only - 8:00AM - 4:00PM Weekdays"
- Play area is small for the given number of intended users.



P.A.W.S. PRESCHOOL- PROPOSED

Minor Site Improvement Efforts

- Construct shade sail/structure over play area.
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees – Shade structure over play	\$40,000
Access to Amenities	\$6,000
Tree Pruning	\$0
Other Site Improvements	\$0
Subtotal:	\$46,000
Mobilization, Overhead, Profit & Contingency (25%):	\$11,500
SUBTOTAL:	\$57,500

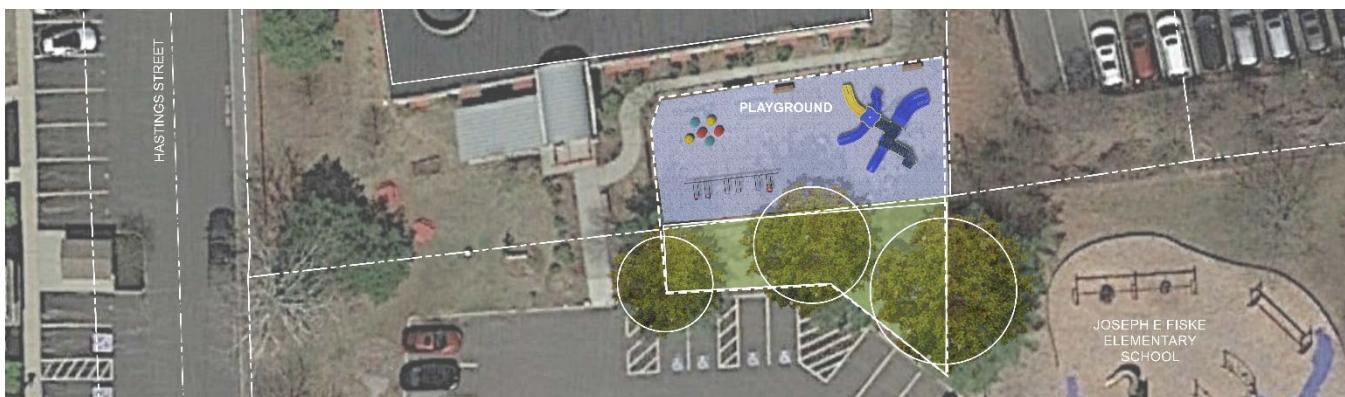
Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Primary Major Capital Project

P.A.W.S. Preschool is one of the recommended **primary** major capital projects and includes replacement of play equipment and poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2021 and is estimated to cost \$354,375 including the 5% annual inflation rate. Items to consider during this renovation are as follows:

- Expand play area to include the large trees and lawn area (natural play)
- Installation of equipment that support gross and fine motor skill development
- Space for running
- Consider multiple types of surfacing. Children with special needs benefit more from having numerous textures and surfaces to help activate more senses.
- Incorporate shade shelter/sail
- Add seating within the play area

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.

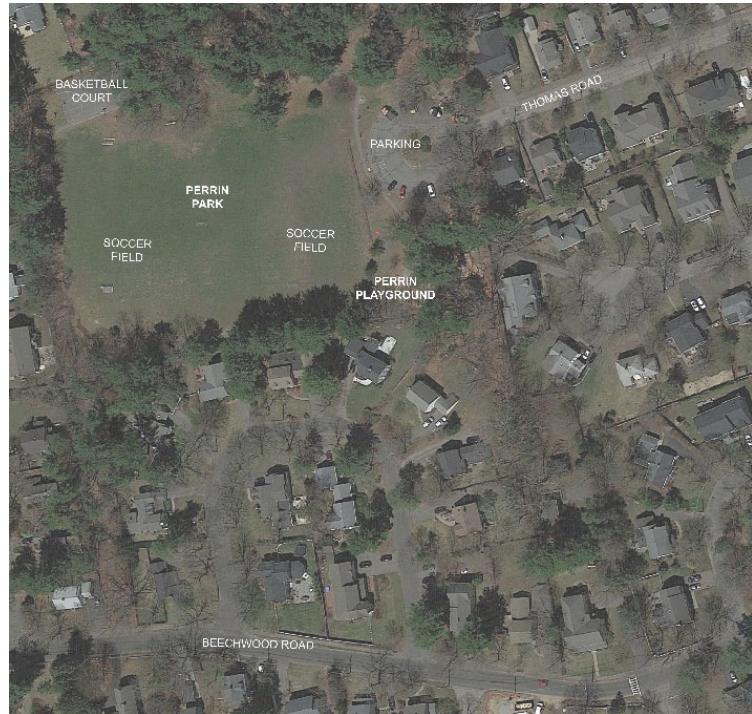


PERRIN PARK - EXISTING

Basic Site Description and Location

Perrin Playground is located at Thomas Road. The park is surrounded by single family residences. Facility assets include the following:

- One (1) playground
- Two (2) soccer fields
- One (1) basketball court
- Small parking area



Playground Amenities

- 2-12 targeted age group
- Four (4) multi-function structures
- Four (4) swing bays
- Two (2) spring-based play elements
- Two (2) climbers
- One (1) sandbox
- One (1) see-saw
- One (1) balance beam
- Installed in 1994/2000/2014

Playground Uses

- Informal use by neighborhood residents

Summary of Existing Conditions

- Well used playground
- Landscape Structures elements are aging and showing rust. Multiple pieces of equipment are 20+ years old.
- Playworld equipment is newer and in good condition.
- Wood fiber mulch is in fair condition yet migrating onto lawn and walk areas due to lack of edging.
- Sand box sand migrating into play areas.
- Tree branches/trunks are close to playground equipment and within safety zones.
- Pathway connects soccer fields, basketball, parking lot and playground. Pathway adjacent to play areas have accessibility issues regarding slope and transition to safety surfacing.
- Parking is positioned around a cul-de-sac at Thomas Road.



PERRIN PARK – PROPOSED

Minor Site Improvement Efforts

- Renovate existing pathway for accessibility.
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.
- Prune tree limbs away from safety zones and complete selective removal of trees around play structures.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$5,520
Shade/Trees	\$0
Access to Amenities	\$2,400
Tree Pruning & Removals	\$10,000
Other Site Improvements	\$0
Subtotal:	\$17,920
Mobilization, Overhead, Profit & Contingency (25%):	\$4,480
SUBTOTAL:	\$22,401

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Primary Major Capital Project

Perrin Park is one of the recommended **primary** major capital projects and includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2022 and is estimated to cost \$871,063 including the 5% annual inflation rate. Items to consider during this renovation are as follows:

- Installation of 2-5 and 5-12 play structures, swings, and climbers that support gross and fine motor skill development
- Create defined 2-5 and 5-12 play areas

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



PHILLIPS PARK - EXISTING

Basic Site Description and Location

Phillips Park is located behind Phillips Park Apartments off Washington Street. The park is surrounded by single family residences, apartment buildings, and commercial buildings. Facility assets include the following:

- One (1) playground
- One (1) multi-use field
- One (1) basketball court



Playground Amenities

- 2-12 targeted age group
- Two (2) multi-function structures
- Four (4) swing bays
- One (1) sandbox
- Installed 2003

Playground Uses

- Informal use by neighborhood residents
- Phillips Park Apartment residents

Summary of Existing Conditions

- Playground equipment is in good condition
- Playground set in wood fiber mulch with worn gravel pathway leading to it.
- Sand has migrated out of sandbox - many miscellaneous toys in sandbox.
- Parking lot is for residents only and on-street parking is metered.
- Benches and picnic tables are not accessible due to lack of appropriate pathway surfacing material.
- Brook Path connecting Phillips Park to Washington Street, Maugus Avenue and Seaward Road.
- Large trees surrounding the playground, with two located in close proximity to the sand box providing shade to that area.
- Large area of playground is in direct sun.



PHILLIPS PARK – PROPOSED

Minor Site Improvement Efforts

- Renovate existing pathway for accessibility
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.
- Seating area and signage

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$7,443
Shade/Trees	\$8,000
Access to Amenities	\$7,200
Tree Pruning	\$4,000
Other Site Improvements – Signage & Seating Area	\$15,000
Subtotal:	\$41,643
Mobilization, Overhead, Profit & Contingency (25%):	\$10,411
SUBTOTAL:	\$52,054

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Phillips Park includes replacement of the play equipment and replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2030 and is estimated to cost \$386,250 including the 5% annual inflation rate. Another item to consider during this renovation (but has not been included in the estimate) is the renovation of the existing Brook Path surfacing. Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



SCHOFIELD ELEMENTARY SCHOOL - EXISTING

Basic Site Description and Location

Schofield Elementary School is located at 27 Cedar Street. The school is surrounded by single family residences. The school serves Kindergarten through Fifth grade with a population of 385. Facility assets include the following:

- One (1) playground
- One (1) baseball field
- One (1) basketball court
- Three (3) tennis courts
- One (1) soccer field



Playground Amenities

- 5-12 targeted age group
- Three (3) multi-function structures
- Seven (7) swing bays
- Combination safety surfacing and wood fiber mulch surfacing
- Installed in 2000

Playground Uses

- Elementary school recess
- Informal use by neighborhood residents

Summary of Existing Conditions

- Wood fiber mulch is at appropriate levels but migrating onto the field area due to lack of edging. The rubber safety surfacing pathways were installed at incorrect grades affecting accessibility.
- Equipment is in fair condition although it is starting to show its age with chipped paint and worn decks that still appear structurally sound.
- Accessible pathway connect the parking lot and school drop-off zone to accessible rubber safety surfacing at playground.
- Trees provide shade to structures.



SCHOFIELD ELEMENTARY SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Prune tree limbs.
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.
- Install a new nature play area.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees	\$6,000
Access to Amenities	\$1,200
Tree Pruning	\$5,000
Other Site Improvements – Nature Play Area	\$20,000
Subtotal:	\$32,200
Mobilization, Overhead, Profit & Contingency (25%):	\$8,050
SUBTOTAL:	\$40,250

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Schofield Elementary School includes replacement of the play equipment and replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2028 and is estimated to cost \$847,000 including the 5% annual inflation rate. Other items to consider during this renovation are as follows:

- Exclude monkey bars, drop shot and the hand glider in future renovations.
- Include balancing equipment, spinning equipment, play panels, sensory and nature play.
- Renovate basketball court in future renovations.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



SPRAGUE ELEMENTARY SCHOOL - EXISTING

Basic Site Description and Location

Sprague Elementary School is located at 401 School Street. The school is surrounded by single family residences. The school serves Kindergarten through Fifth grade with a population of 398. Facility assets include the following:

- One (1) playground
- Three (3) baseball fields
- Five (5) multi-use fields
- Four (4) tennis courts



Playground Amenities

- 5-12 targeted age group
- Two (2) multi-function structures
- Ten (10) swing bays
- Wood fiber mulch surfacing
- Installed in 2002, 2003, 2008

Playground Uses

- Elementary school recess
- Informal use by neighborhood residents

Summary of Existing Conditions

- Playground equipment located closest to the fields is in good condition. Play equipment and surfacing at the courtyard playground are in fair condition.
- The set of swings by the school building are in poor condition with chipped paint and rusted swing chains.
- Surfacing is a combination of wood fiber mulch with rubber safety surfacing connecting to accessible play structure elements.
- The rubber safety surfacing at pathways (field playground) was installed at incorrect grades affecting accessibility.
- Shrubs, trees, and fencing screen play spaces from the adjacent parking lot.



SPRAGUE ELEMENTARY SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Plant trees on field side of playground to reduce sun exposure.
- Relocate existing amenities to accessible routes of travel.
- Complete swing replacement and surfacing repairs

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects.

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees	\$8,000
Access to Amenities	\$1,800
Tree Pruning	\$0
Other Site Improvements –Swings & Surfacing Repairs	\$20,000
Subtotal:	\$29,800
Mobilization, Overhead, Profit & Contingency (25%):	\$7,450
SUBTOTAL:	\$37,250

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Sprague Elementary School includes replacement of the play equipment and poured-in-place rubber surfacing. It is recommended that this renovation occurs in three phases, one for each play area. Phase one includes the swing area adjacent to the parking lot and school building. Phase two includes the courtyard play area. Phase three is the largest play area and is located adjacent to the fields. The suggested phasing and budget estimates are as follows:

- Phase one is suggested to occur in 2027 and is estimated to cost \$171,788 including the 5% annual inflation rate.
- Phase two is suggested to occur in 2029 and is estimated to cost \$356,338 including the 5% annual inflation rate.
- Phase three is suggested to occur in 2033 and is estimated to cost \$599,775 including the 5% annual inflation rate.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



UPHAM ELEMENTARY SCHOOL - EXISTING

Basic Site Description and Location

Upham Elementary School is located at 35 Wynnewood Road. The school is surrounded by single family residences. The school serves Kindergarten through Fifth grade with a population of 220. Upham Elementary hosts a specialized program for children with Autism Spectrum Disorder with approximately 40 children enrolled. This disorder affects a child's ability to interact, communicate, relate, play, imagine, and learn with varying degrees of severity. In coming years, the number of children with special needs is likely to increase. Facility assets include the following:

- One (1) playground
- One (1) soccer field
- One (1) baseball field
- Two (2) basketball courts



Playground Amenities

- 5-12 targeted age group
- Three (3) multi-function structures
- Nine (9) swing bays
- Wood fiber mulch surfacing
- Installed in 1999/2003

Playground Uses

- Elementary school recess
- Informal use by neighborhood residents

Summary of Existing Conditions

- High profile and well used site, in need of an improved playground
- Play equipment is in fair to poor condition and is approximately 20 years old.
- Surfacing is wood fiber mulch.
- Considerable grade change along site causing there to be no accessible travel route to or within the playground. The play equipment is positioned in a narrow-terraced area along school entrance roadway.
- Line of sight is affected by the linear nature of the play areas.
- There is no fence between the play areas and the entrance road. There are also multipole entrance/exit paths connecting to the play areas with no gates for containment.
- Many tree limbs are encroaching on the play equipment safety zones.
- The spectator seating and amenities are not along an accessible route.
- Identified need of play design for children with disabilities



UPHAM ELEMENTARY SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Renovate existing pathway for accessibility.
- Prune tree limbs.
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.
- Add fencing along roadside of play areas and gates at entrances for security.

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects

ITEM	COST
Pathway Improvements & Accessibility	\$8,920
Shade/Trees	\$0
Access to Amenities	\$6,000
Tree Pruning	\$3,000
Other Site Improvements – Fence & Gates	\$8,000
Subtotal:	\$25,920
Mobilization, Overhead, Profit & Contingency (25%):	\$66,480
SUBTOTAL:	\$32,399

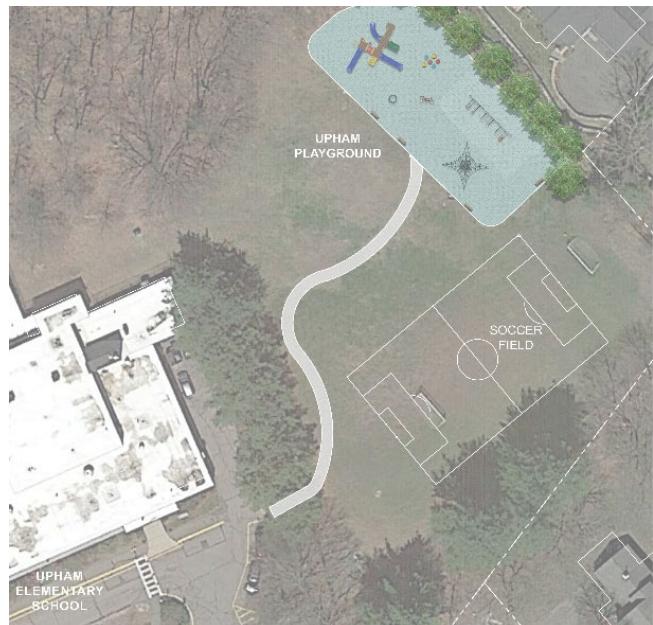
Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Primary Major Capital Project

Upham Elementary School is one of the recommended **primary** major capital projects and includes replacement of play equipment and the replacement of wood fiber mulch surfacing with poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2024, in conjunction with the Hunnewell, Hardy, Upham Elementary School Project Initiative. The intention is to make all elements safer, functional, and accessible until that time. The estimated cost is \$843,000 including the 5% annual inflation rate. Items to consider during this renovation are as follows:

- Relocate playground to a safer area, such as the upper field adjacent to school
- Renovation to accommodate children with special needs, sensory play, Ga-Ga pit, structures for kids 10-12 age range.
- Consolidate space to provide one large play area in lieu of separate play spaces
- Install equipment that support gross and fine motor skill development
- Strategically plant trees around relocated playground
- Create accessible pathways to all play areas

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



WARREN PARK – EXISTING

Basic Site Description and Location

Warren Playground is located at 90 Washington Street. The park is surrounded by single family residences. Facility assets include the following:

- One (1) playground
- Two (2) baseball fields
- One (1) basketball court
- One (1) multi-use field
- Parking area



Playground Amenities

- 2-12 targeted age group
- Two (2) multi-function structures
- Six (6) swing bays
- Multiple standalone pieces
- Installed in 2003/2004

Playground Uses

- Informal use by neighborhood residents
- Summer camps

Summary of Existing Conditions

- Multiple play areas scattered across a terraced hill. Playground equipment is in good condition especially for its age.
- Wood fiber mulch has migrated outside the play areas, it is at appropriate levels.
- With the exception of the 5-12 play structure, due to grades and lack of accessible pathways leading to them the play areas are not accessible.
- Large trees and shrubs provide shade to playground and surrounding benches. Some trees are close to encroaching on safety zones of multiple equipment especially the 2-5 structure.
- Pathway leading to playground from parking lot and recreation building is accessible.



WARREN PARK – PROPOSED

Minor Site Improvement Efforts

- Add an accessible pathway to each play area. Selective tree removal and replacement may be necessary to establish accessible route.
- Relocate existing amenities to accessible routes of travel and add accessible tables and benches.
- Prune tree limbs

Cost Considerations

The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects

ITEM	COST
Pathway Improvements & Accessibility	\$25,090
Shade/Trees	\$0
Access to Amenities	\$3,000
Tree Pruning	\$3,000
Other Site Improvements	\$0
Subtotal:	\$31,090
Mobilization, Overhead, Profit & Contingency (25%):	\$7,773
SUBTOTAL:	\$38,863

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Warren Park includes replacement of the play equipment and poured-in-place rubber surfacing. It is recommended that this renovation occurs in two phases. Phase one includes the 2-5 play area and phase two includes the 5-12 play area. The suggested phasing and budget estimates are as follows:

- Phase one is suggested to occur in 2028 and is estimated to cost \$323,050 including the 5% annual inflation rate.
- Phase two is suggested to occur in 2029 and is estimated to cost \$467,625 including the 5% annual inflation rate.

Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



WELLESLEY HIGH SCHOOL - EXISTING

Basic Site Description and Location

Wellesley High School is located at 50 Rice Street. The school is surrounded by single family residences. Facility assets include the following:

- One (1) playground
- One (1) large parking area

Playground Amenities

- 2-5 targeted age group
- One (1) multi-function structure

Playground Uses

- Childcare school recess
- Informal use by neighborhood residents



Summary of Existing Conditions

- Very small play structure/ play area in rubber safety surfacing in good to excellent condition.
- Wall/ornamental fence.
- Rubber safety surfacing in good to excellent condition.
- Shade structure over play area in good condition.
- Accessible via pathways from main school entrance and parking lot.
- All pathways leading to the play space area accessible.
- Aside from the shade structure, the remaining play area is in direct sun.



WELLESLEY HIGH SCHOOL – PROPOSED

Minor Site Improvement Efforts

- Plant trees adjacent to playground to provide shade and reduce sun exposure.
- Add one bench for spectator seating.

Cost Considerations

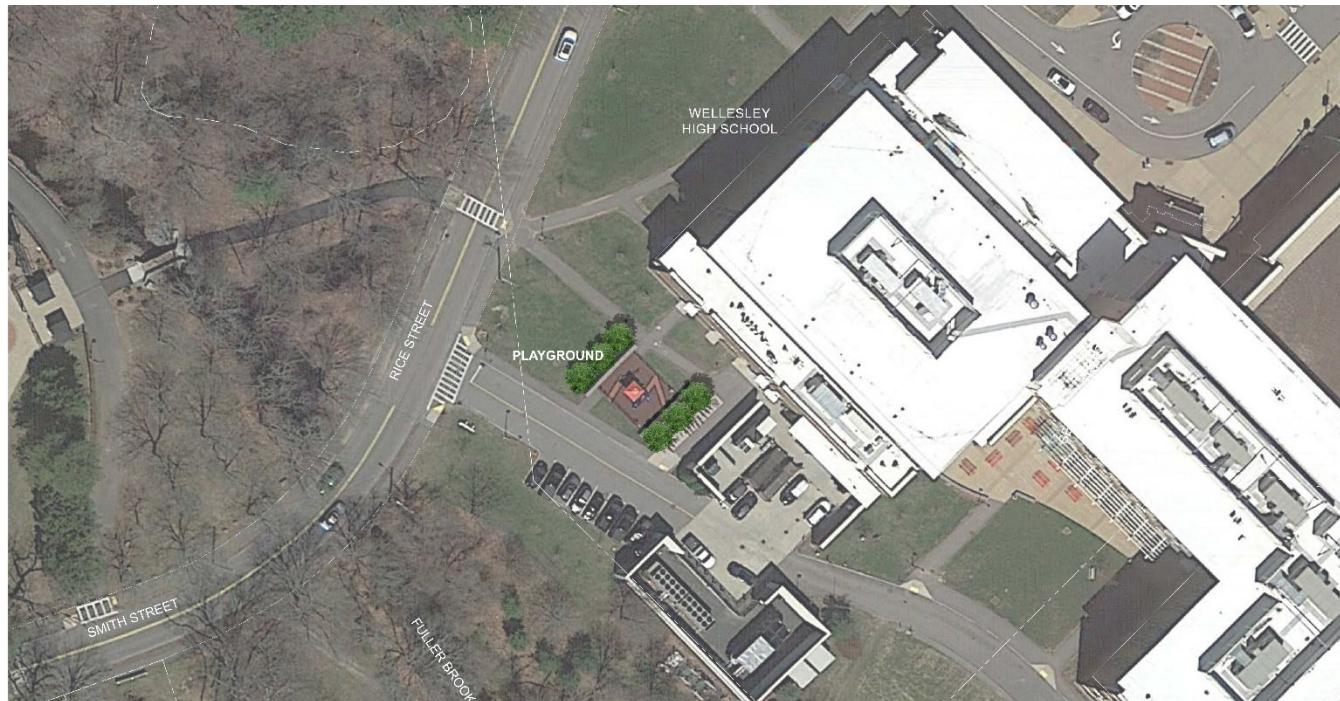
The following preliminary budget summary identifies the initial breakdown of costs associated with the minor site improvements mentioned above. All costs have been rounded and are estimated based on previous experience with similar projects

ITEM	COST
Pathway Improvements & Accessibility	\$0
Shade/Trees	\$8,000
Access to Amenities	\$3,000
Tree Pruning	\$0
Other Site Improvements	\$0
Subtotal:	\$11,000
Mobilization, Overhead, Profit & Contingency (25%):	\$2,750
SUBTOTAL:	\$13,750

Budgeting should consider an annual 5% inflation allowance (not included in the above estimate)

Major Capital Project

The long-term major capital project for Wellesley High School includes replacement of the play equipment and poured-in-place rubber surfacing. It is recommended that this renovation occurs in 2034 and is estimated to cost \$84,150 including the 5% annual inflation rate. Refer to *Appendix E* for recommended play equipment replacement and associated cost break-down.



D. MAINTENANCE APPROACH

In this section, we summarize the maintenance tasks to be carried out at playgrounds, including visual and physical inspection of park facilities, equipment, and/or amenities to ensure compliance, safety, and proper operation.

Maintenance Standards

- Routine Inspection and Maintenance – Visually inspect the assigned area. Evaluate site conditions and identify potential maintenance needs or safety hazards which require immediate attention. Identify excessive litter or debris, graffiti, broken or vandalized amenities which may create a safety hazard. Adjustments in the daily schedule are made based on the findings of these inspections. Perform maintenance services as needed.
- Preventive Maintenance – Perform preventive measures to avoid maintenance issues that could become a hazard to playground users and result in unnecessary costs.
- Repair – Follow department procedures and priorities to react to any requests for repairs. Problem areas identified through visual inspections, periodic inspections, and emergency reports from park users will be reported to the Department of Public Works Director who will follow up and schedule repairs as needed.

Work Order Priority

Perform services in accordance with an established work order priority schedule. After hours and emergency work orders may be authorized verbally and followed up with a written work order. Response time requirements for work orders:

- Priority 1: Complete within 24 hours
- Priority 2: Complete within 7 days
- Priority 3: Complete within 21 days
- Priority 4: As directed

Maintenance Elements

- Playground inspection and repair
- Pathways and hardscape surfaces
- Plant materials
- Amenities
- Litter, Debris and Trash Removal

Maintenance Schedule

Please refer to *Appendix F* for the suggested maintenance schedule. It is important to note, this schedule is provided as a guide of typical maintenance activities. The town should adjust the schedule to satisfy the staffing and existing maintenance practices as they see fit.

Playground Inspection and Repair

- Visually inspect each playground.
- Complete and document high frequency playground inspections once to twice annually.
- Check proper movement and possible wear of all dynamic elements and lubricate as needed. Inspect all nuts and bolts and tighten as needed.

- Inspect all pins, clamps, s-hooks, and parts to ensure that they are securely attached in the proper locations and adjust as needed.
- Inspect for pinch points, rough edges, and cracks of plastic, metal, or wood surfaces and adjust as needed.
- Inspect all posts, handles, decks, and play components for protruding objects that could result in injury and adjust as needed.
- Inspect all fall areas for proper depth and hard rake to fill in low areas, daily.
- Inspect the playground and immediate areas for broken glass, trash, and debris. Remove debris, daily.
- Add mulch to playground once to twice annually or as directed.
- Clean wood and seal as directed.
- Paint playground metal structures as directed.

Pathways and hardscape surfaces

- Sweep and blow off walking areas once or twice on a weekly basis.
- Hardscape Surfaces- Sweeping, blowing, and power washing of walkways, parking lots, tennis courts, dugouts, and any other hardscape surfaces in park and facilities

Plant materials

- Prune trees and shrubs biannually – early Spring/Summer (depends on species)
- Turf Care - Mowing, aeration, reseeding, top dressing, weed control
- Fertilization - Fertilization of turf, trees, shrubs, or floral plantings
- Irrigation - Automated or manual watering of turf, trees, shrubs, and floral plantings
- Disease and Insect Control - Prevention, correction, and management of disease and/or insects in turf, trees, shrubs, floral plantings either by cultural or chemical methods
- Weekly raking of wood-chip surface to level dips and ruts, and to remove litter and other foreign objects in the surfacing material.
- Floral Planting- Mulching/strawing, watering, fertilizing, disease control, dead-heading, cultivating, weeding, planting, or removal of ornamental flowering bedding plants

Amenities

- Immediately restore missing or broken equipment or park furniture to a safe condition. If permanent repairs are not immediately possible, take immediate measures to restrict access to the amenity and adequately warn park patrons of the hazardous situation. This may include securing the area for safety reasons, removing the object or placing a barrier around the area to prevent possible public access.

Litter, Debris, and Trash Removal

- Remove trash, ground litter, and debris daily or as often as needed during the week.
- Empty trash containers when they are more than half filled or are attracting bees and insects at the time of inspections or when park usage indicates that containers may be filled to capacity before the next inspection.
- Pick up ground trash and debris in the park while checking the trash containers.
- Report any debris that is too large to easily remove.

5

20-Year Capital Plan

A. CAPITAL PLAN MATRIX

The following capital plan matrix is a cost summary of minor site improvement efforts, to be completed in the next five years and the major capital projects spanning over the next twenty years. The purpose of this summary matrix is to assist the town in planning for the projected playground capital budgets.

The minor site improvement efforts include the five categories discussed in the previous section: pathway improvements & accessibility, shade/trees, access to amenities, tree pruning, and other site improvements. These estimates have been projected out over the next five years based on the immediate needs of each site. An annual budget has been suggested for each category beyond the five-year mark, with a 5% inflation allowance each year.

The major capital projects summarize the larger planning and budgeting needs of each site over the next twenty years. Six playgrounds have been strategically chosen as primary major capital projects based on site inventory and analysis, community contribution, and coinciding town building renovations. The costs associated with the six playgrounds are relating to full redesign and construction estimates and include:

- Demolition & site preparation
- Excavation, backfill, and grading
- Installation of new, attractive, and exciting play equipment and swings that appeal to various age groups and supports gross and fine motor skill development
- Installation of new and/or expanded playground infrastructure, including edging, surfacing, and utilities
- Installation of seating, signage, and other furnishings
- Installation of trees, landscaping, shade shelters, and picnic areas
- Installation of ADA accessible pathways

The order of projects is influenced by the Hunnewell, Hardy, Upham Elementary School Project. It is also important to note that an annual 5% inflation allowance has been added to the final cost in the matrix.

The remaining major capital project estimates include surface replacement and play equipment replacement in the same location of the existing playgrounds currently.

Please see the following page for a condensed version of the matrix. Refer to *Appendix E* for a larger print and additional break-down of the major capital project estimates.

APPENDIX E 20-Year Capital Plan

MINOR SITE IMPROVEMENT EFFORTS

PATHWAY IMPROVEMENTS & ACCESSIBILITY

NEXT 5-YEARS

ANNUAL BUDGET 5% INCREASE EACH YEAR	BUDGET
YEAR	BUDGET
2026	\$15,000
2027	\$15,750
2028	\$16,538
2029	\$17,364
2030	\$18,233
2031	\$19,144
2032	\$20,101
2033	\$21,107
2034	\$22,162
2035	\$23,270
2036	\$24,433
2037	\$25,655
2038	\$26,938
2039	\$28,285
2040	\$29,699

SHADE/TREES

ACCESS TO AMENITIES

Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School	Wellesley High School	Total
2021	\$1,800	\$1,200	\$2,400	\$2,400	\$1,200	\$6,000	\$2,400	\$6,000	\$2,400	\$2,400	\$1,200	\$1,200	\$1,800	\$1,800	\$20,400	\$20,400	
2022																\$7,800	\$7,800
2023																\$7,200	\$7,200
2024																\$3,000	\$6,600
2025																\$4,800	\$4,800

NEXT 5-YEARS

Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School	Wellesley High School	Total
2021	\$1,800	\$1,200	\$2,400	\$2,400	\$1,200	\$6,000	\$2,400	\$6,000	\$2,400	\$2,400	\$1,200	\$1,200	\$1,800	\$1,800	\$20,400	\$20,400	
2022																\$7,800	\$7,800
2023																\$7,200	\$7,200
2024																\$3,000	\$6,600
2025																\$4,800	\$4,800

ANNUAL BUDGET | 5% INCREASE EACH YEAR

YEAR	BUDGET
2026	\$8,000
2027	\$8,400
2028	\$8,820
2029	\$9,261
2030	\$9,724
2031	\$10,210
2032	\$10,721
2033	\$11,257
2034	\$11,820
2035	\$12,411
2036	\$13,031
2037	\$13,683
2038	\$14,367
2039	\$15,085
2040	\$15,839

TREE PRUNING

Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School	Wellesley High School	Total
2021	\$3,000	\$10,000	\$5,000	\$3,000	\$3,000	\$16,000	\$3,000	\$10,000	\$6,000	\$10,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$16,000	
2022																\$8,000	\$8,000
2023																\$3,000	\$3,000
2024																\$5,000	\$5,000
2025																\$4,000	\$4,000

YEAR	BUDGET
2026	\$6,000
2027	\$6,300
2028	\$6,615
2029	\$6,946
2030	\$7,293
2031	\$7,658
2032	\$8,041
2033	\$8,443
2034	\$8,845
2035	\$9,308
2036	\$9,773
2037	\$10,262
2038	\$10,775
2039	\$11,314
2040	\$11,880

ANNUAL BUDGET 5% INCREASE EACH YEAR	
YEAR	BUDGET
2026	\$18,000
2027	\$18,900
2028	\$19,845
2029	\$20,837
2030	\$21,879
2031	\$22,973
2032	\$24,122
2033	\$25,328
2034	\$26,594
2035	\$27,924
2036	\$29,320
2037	\$30,786
2038	\$32,325
2039	\$33,942
2040	\$35,639

OTHER SITE IMPROVEMENTS		NEXT 5-YEARS																
YEAR	BASES ELEMENTARY SCHOOL	BROWN PARK	FSKE ELEMENTARY SCHOOL	HUNNEWELL FIELD	HUNNEWELL ELEMENTARY SCHOOL	MORSES POND	P-A.W.S. PRESCHOOL	PERIN PARK	PHILLIPS PARK	SCHOFIELD ELEMENTARY SCHOOL	SPIAGUE ELEMENTARY SCHOOL	UPHAM ELEMENTARY SCHOOL	WARREN PARK	WEILESEY HIGH SCHOOL	WILLIS ELEMENTARY SCHOOL	Total		
2021	\$5,000		\$15,000			\$10,000								\$38,000				
2022			\$5,000											\$25,000				
2023														\$15,000				
2024														\$50,676				
2025														\$13,882				

MINOR SITE IMPROVEMENTS TOTALS		BUDGETS				TOTALS	
YEAR	PATHWAY IMPROVEMENTS & ACCESSIBILITY	SHADE/TREES	ACCESS TO AMENITIES	TREE PRUNING	OTHER SITE IMPROVEMENTS		
2021	\$32,552	\$48,000	\$20,400	\$16,000	\$38,000		\$154,952
2022	\$35,033	\$40,000	\$7,800	\$8,000	\$25,000		\$115,833
2023	\$23,322	\$8,000	\$7,200	\$3,000	\$15,000		\$56,522
2024	\$6,947	\$18,000	\$6,600	\$5,000	\$50,676		\$87,224
2025	\$2,357	\$8,000	\$4,800	\$4,000	\$13,882		\$33,039
2026	\$15,000	\$10,000	\$8,000	\$6,000	\$18,000		\$57,000
2027	\$15,750	\$10,500	\$8,400	\$6,300	\$18,900		\$59,850
2028	\$16,538	\$11,025	\$8,820	\$6,615	\$19,845		\$82,843
2029	\$17,364	\$11,576	\$9,261	\$6,946	\$20,837		\$85,985
2030	\$18,233	\$12,155	\$9,724	\$7,293	\$21,879		\$89,284
2031	\$19,144	\$12,763	\$10,210	\$7,658	\$22,973		\$127,748
2032	\$20,101	\$13,401	\$10,721	\$8,041	\$24,122		\$176,385
2033	\$21,107	\$14,071	\$11,257	\$8,443	\$25,328		\$180,205
2034	\$22,162	\$14,775	\$11,820	\$8,865	\$26,594		\$184,215
2035	\$23,270	\$15,513	\$12,411	\$9,308	\$27,924		\$188,426
2036	\$24,433	\$16,289	\$13,031	\$9,773	\$29,320		\$192,847
2037	\$25,655	\$17,103	\$13,683	\$10,262	\$30,786		\$197,489
2038	\$26,938	\$17,959	\$14,367	\$10,775	\$32,325		\$202,364
2039	\$28,285	\$18,856	\$15,085	\$11,314	\$33,942		\$207,482
2040	\$29,699	\$19,799	\$15,839	\$11,880	\$35,639		\$212,856

ANNUAL BUDGET | 5% INCREASE EACH YEAR

MAJOR CAPITAL PROJECTS

These projects are recommended for a full redesign and reconstruction including:

- Demolition & site preparation
- Excavation, backfill, and grading
- Installation of new, attractive, and exciting play equipment and swings that appeal to various age groups and supports gross and fine motor skill development
- Installation of new and/or expanded playground infrastructure, including edging, surfacing, and utilities
- Installation of seating, signage, and other furnishings
- Installation of trees, landscaping, shade shelters, and picnic areas
- Installation of ADA accessible pathways

the final cost in the matrix below. It is also important to note that an annual 5% inflation allowance has been added to the cost of projects influenced by the Hunnewell, Hardy, Upham Elementary School Project.

* To be accomplished in conjunction with the Morses Pond & Bath House Refurbishment project

B. FUNDING OPPORTUNITIES

There are many potential sources of funding from both public and private entities that could help to pay for potential improvements to the study sites in Wellesley. Donations, both large and small, can be lumped together to create the financing needed to undertake meaningful improvements. The Town of Wellesley may aggressively pursue a variety of funding and implementation strategies that could include:

In-house Services: Implement improvements making use of town labor forces, materials and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area, driveway or sidewalk, clearing and grubbing in advance of a new field site capital project, refurbishment of a baseball infield or sections of a soccer field (goal mouths, center field areas etc.). As funding, materials, equipment and human resources permit, other minor improvement efforts can be planned and undertaken. The removal of dead/diseased trees and the pruning of healthy trees around a field perimeter, the installation of player's benches, small bleacher systems, trash receptacles, limited lengths of fencing and signage are examples of the types of minor enhancements that can be provided using town forces and materials.

Donations/Corporate Sponsorships/Community Build: Implement improvements for projects through a variety of means that might include construction of a playground or ancillary facility with funding generated through linkage or mitigation arrangements (often originating from the approval of a large in-town development). In certain cases, improvements can also be undertaken by contractors looking to donate services, equipment, or materials. The supply of volunteer labor, available through regional corporate initiatives such as Timberland's Path of Service program, can also assist with smaller improvement projects.

Traditional Public Bidding: Develop plans, specifications and estimates for the desired improvements, publicly advertise, receive bids and award a construction contract to the lowest qualified bidder. Projects typically range from small (approximately \$50,000 minimum) to very large (multi-million dollars).

Partnerships

Partnerships can also play an important role in the plan to improve, manage and maintain park properties. As an example, many surrounding towns have established contracts with nonprofit organizations to help share resources and staff for supporting certain maintenance and capital improvement initiatives for numerous facilities. Communities are increasingly relying on public/private partnerships to create facilities and the desired playing conditions needed to support sports programming.

Funding Alternatives

For initial consideration, several potential funding sources have been identified. Many of the governmental sources identified allocate millions of dollars per year for parks, open space and athletic facility improvement programs, but competition is intense. The actual improvements are then implemented through a public design, bid and construction process. Alternative funding sources are listed in the chart on the following page.

Organization	Grant Name	Purpose	Amount	Website
KaBOOM	Build it with KaBOOM	Playground design and development	Varies	https://kaboom.org/grants/build_it_with_kaboom
	Let's Play Community Construction	The purchase of playground equipment	\$15,000	https://kaboom.org/grants/lets_play_community_construction
	Creative Play Grants	For innovative playground design and equipment	Varies	https://kaboom.org/grants/creative_play
The American Academy of Dermatology	Shade Structure Program	Install of permanent shade structures	Up to \$8,000	https://www.aad.org/shade-structure-grants
Lowe's	Community Partners Grants	Support of high-need projects such as: building renovations/upgrades, grounds improvements, technology upgrades, and safety improvements.	\$2,000-\$100,000	https://newsroom.lowes.com/lowes-foundation/

6

Appendices

- A. PLAYGROUND INVENTORY MATRIX
- B. PLAYGROUND INVENTORY MAP
- C. EXISTING AND PROPOSED CONCEPT PLANS
- D. PLAYGROUND EVALUATIONS
- E. 20-YEAR CAPITAL PLAN
- F. SUGGESTED MAINTENANCE SCHEDULE

APPENDIX A

Playground Inventory Matrix

APPENDIX A

Playground Inventory Matrix

SITE		BATES ELEMENTARY SCHOOL		BROWN PARK	FISKE ELEMENTARY SCHOOL		HARDY ELEMENTARY SCHOOL	HUNNEWELL FIELD	HUNNEWELL ELEMENTARY SCHOOL	MORSES POND	OUELLET PARK	P.A.W.S. PRESCHOOL	PERRIN PARK	PHILLIPS PARK	SCHOFIELD ELEMENTARY SCHOOL	SPRAGUE ELEMENTARY SCHOOL	UPHAM ELEMENTARY SCHOOL	WARREN PARK	WELLESLEY HIGH SCHOOL	
SITE TYPE		School		NRC	School		School	NRC	School	Recreation	NRC	School	NRC	NRC	School	School	School	NRC	School	
LOCATION		Front	Back	Outfield	Left	Right	Back	Next to tennis	Side	South end	Front	Front	Left of drive	NE Corner	North	Right	Side	Side	Side	
INSTALL YEAR		2005	2005	2008	1999	1999	2000	2005	2002	2002	2004	2006	2000/2014	2003	2000	2002	1999	2003/2004	2012	
MANUFACTURER		Miracle	Miracle	LSI	LSI	LSI	Miracle	LSI	LSI	Miracle	LSI	LSI	LSI	Miracle	LSI	LSI	LSI/Miracle	LSI		
TARGETED AGE GROUP		5-12	5-12	5-12	5-12	5-12	2-12	2-5	2-12	2-12	2-12	2-5	2-12	2-12	5-12	5-12	2-12	2-5		
SURFACING		Rubber	Rubber&WFM	WFM	Rubber/WFM	Rubber/WFM	WFM	WFM	WFM	WFM	Rubber	WFM	WFM	Rubber/WFM	Rubber/WFM	WFM	WFM	Rubber		
EDGING		Concrete	Concrete	Plastic Curb	Plastic Curb	Plastic Curb	Plastic Curb	None	Plastic/None	Plastic Curb	None	Plastic Curb	Plastic/None	None	Plastic/None	Plastic/Conc.	Plastic Curb	Wood Curb	Wall	
PLAY EQUIPMENT	SWINGS	# OF BAYS	N/A	3	2	4	4	9	2	9	3	2	2	4	4	7	10	9	6	N/A
		TODDLER	N/A	N/A	1	N/A	N/A	2	2	2	2	2	N/A	4	2	N/A	N/A	N/A	4	N/A
		BELT	N/A	6	2	4	6	9	N/A	13	4	2	3	4	4	14	14	11	4	N/A
		BUCKET	N/A	N/A	1	N/A	N/A	1	N/A	1	N/A	N/A	1	N/A	N/A	N/A	2	1	N/A	N/A
		TIRE	N/A	N/A	N/A	2	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	3	2	N/A	
	STRUCTURES	#	1	1	1	2	1	2	1	2	1	2	1	4	2	3	2	3	2	1
		SLIDES	2	2	1	1	3	8	2	5	3	4	3	6	4	4	5	4	9	2
		CLIMBERS	5	6	3	3	6	10	2	7	2	4	2	2	2	10	15	8	7	2
		OVERHEAD	3	5	2	2	1	3	N/A	10	N/A	1	N/A	5	1	10	6	2	3	N/A
		PANELS	N/A	2	1	N/A	1	10	6	4	1	1	2	13	4	1	8	7	11	3
	INDIVIDUAL STRUCTURES	BALANCE	1	N/A	1	2	2	1	N/A	5	N/A	1	N/A	1	N/A	1	N/A	N/A	N/A	
		SPRINGERS	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	N/A	N/A	N/A	N/A	2	N/A
		SLIDES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		SPINNERS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		CLIMBERS	N/A	1	1	1	1	N/A	N/A	1	N/A	N/A	1	2	N/A	N/A	N/A	3	1	N/A
		SANDBOX	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	1	1	1	N/A	N/A	1	N/A	
		OTHER	N/A	Boulders	Seesaw	Hand Glide	Tire Scramble	N/A	N/A	Block Climb	N/A	N/A	3 Play Panels, Wheelchair Sway	1 Double Seesaw, 1 Balance	Seesaw	Drop Shot	N/A	Balance beam, ga-ga pit, drop shot	1 Seesaw, 1 Talk tube	N/A
ADA ACCESS		No	Yes	No	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Yes	Yes	No	No	Yes	
SHADE	TREES		N/A	N/A	N/A	N/A	Yes	Yes	Yes	Yes	N/A	N/A	N/A	Yes	N/A	Yes	Yes	N/A		
	EQUIPMENT		Yes	Yes	N/A	N/A	Yes	Yes	N/A	N/A	Yes	Yes	N/A	Yes	N/A	Yes	Yes	Yes		
	BENCHES		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present		
AMENITIES	TABLES		Present	Present	Present	Present	Present	Present	N/A	Present	Present	Present	N/A	Present	Present	Present	Present	Present		
	BIKE RACKS		N/A	Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
	TRASH RECEPTACLES		Present	Present	N/A	Present	Present	Present	Present	Present	Present	N/A	Present	Present	Present	Present	Present			
	DRINKING FOUNTAINS		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Present	N/A	Present	Present	Present	Present	N/A			
	SPORTS FIELDS		2 Multi-use		1 Baseball	1 Baseball	1 Baseball	2 Baseball, 1 Multi-use	5 Baseball, 2 Multi-use	1 Baseball	N/A	1 Baseball	N/A	1 Multi-use	1 Multi-use	1 Baseball, 1 Multi-use	3 Baseball, 5 Multi-use	1 Soccer, 1 Baseball		
	COURTS		2 Basketball		N/A	1 Basketball	1 Basketball	2 Basketball	8.5 Tennis, 4 Basketball	2 Half Basketball	1 Volleyball	1 Basketball	N/A	1 Basketball	1 Basketball	3 Tennis, 1 Basketball	4 Tennis, 1/2 Basketball	2 Basketball		
	# OF PARKING		REGULAR		86	N/A	37	25	56	34	28	100+	15	60	20	20	65	105	31	
	HANDICAP		5		N/A	3	5	2	2	2	0	1	5	3	N/A	3	7	2	5	

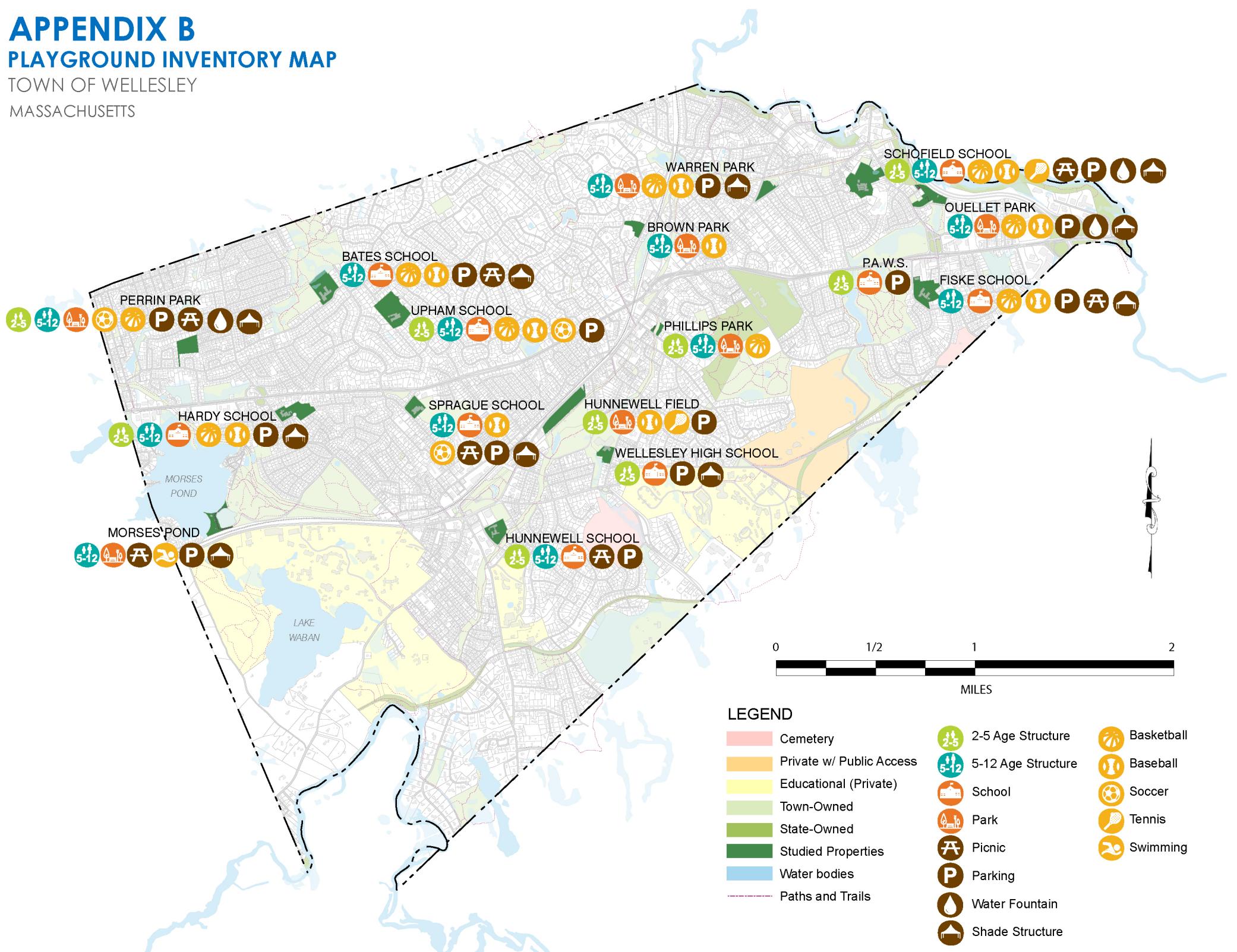
APPENDIX B

Playground Inventory Map

APPENDIX B

PLAYGROUND INVENTORY MAP

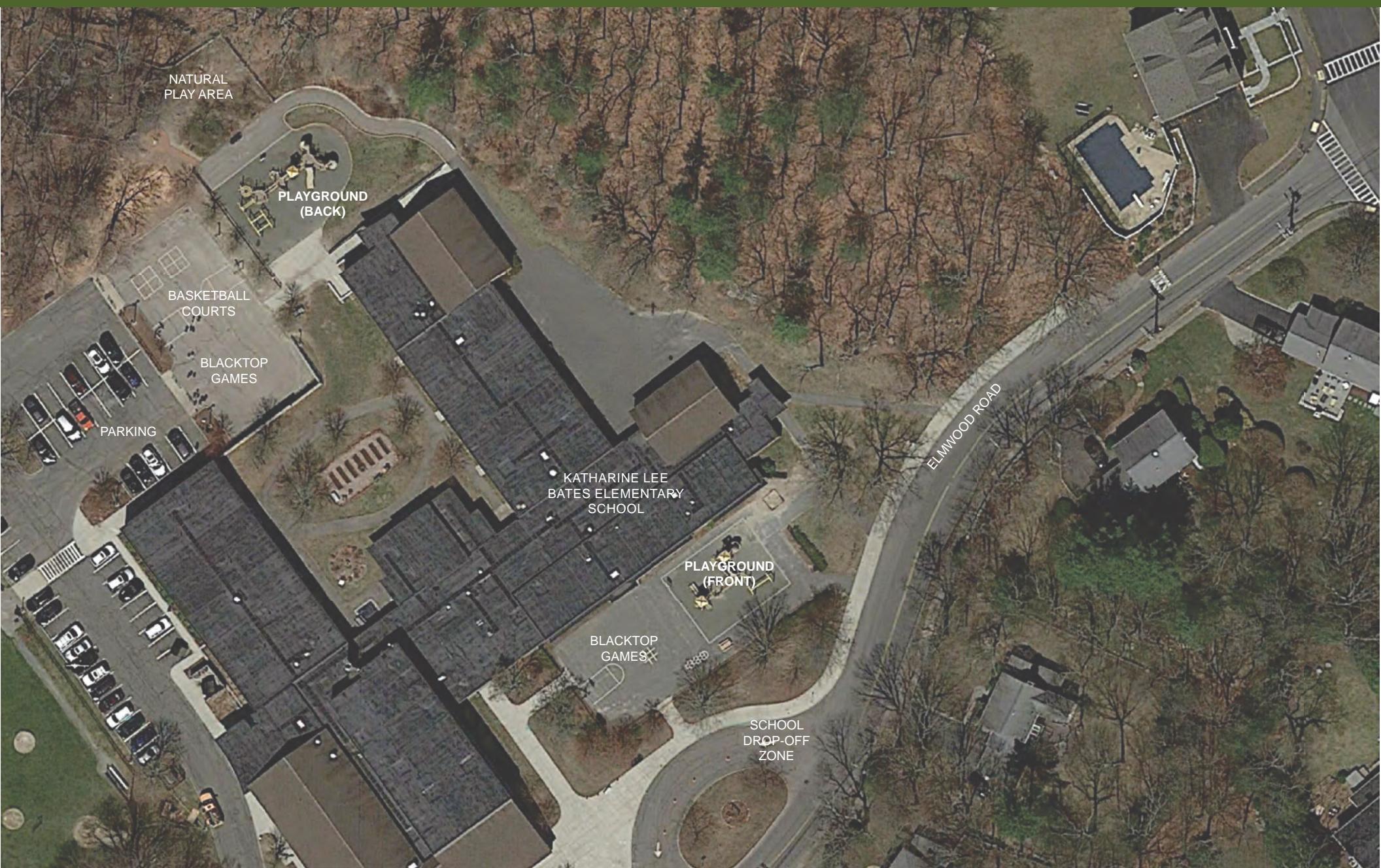
TOWN OF WELLESLEY
MASSACHUSETTS



APPENDIX C

Existing and Proposed Concept Plans

BATES ELEMENTARY SCHOOL - EXISTING



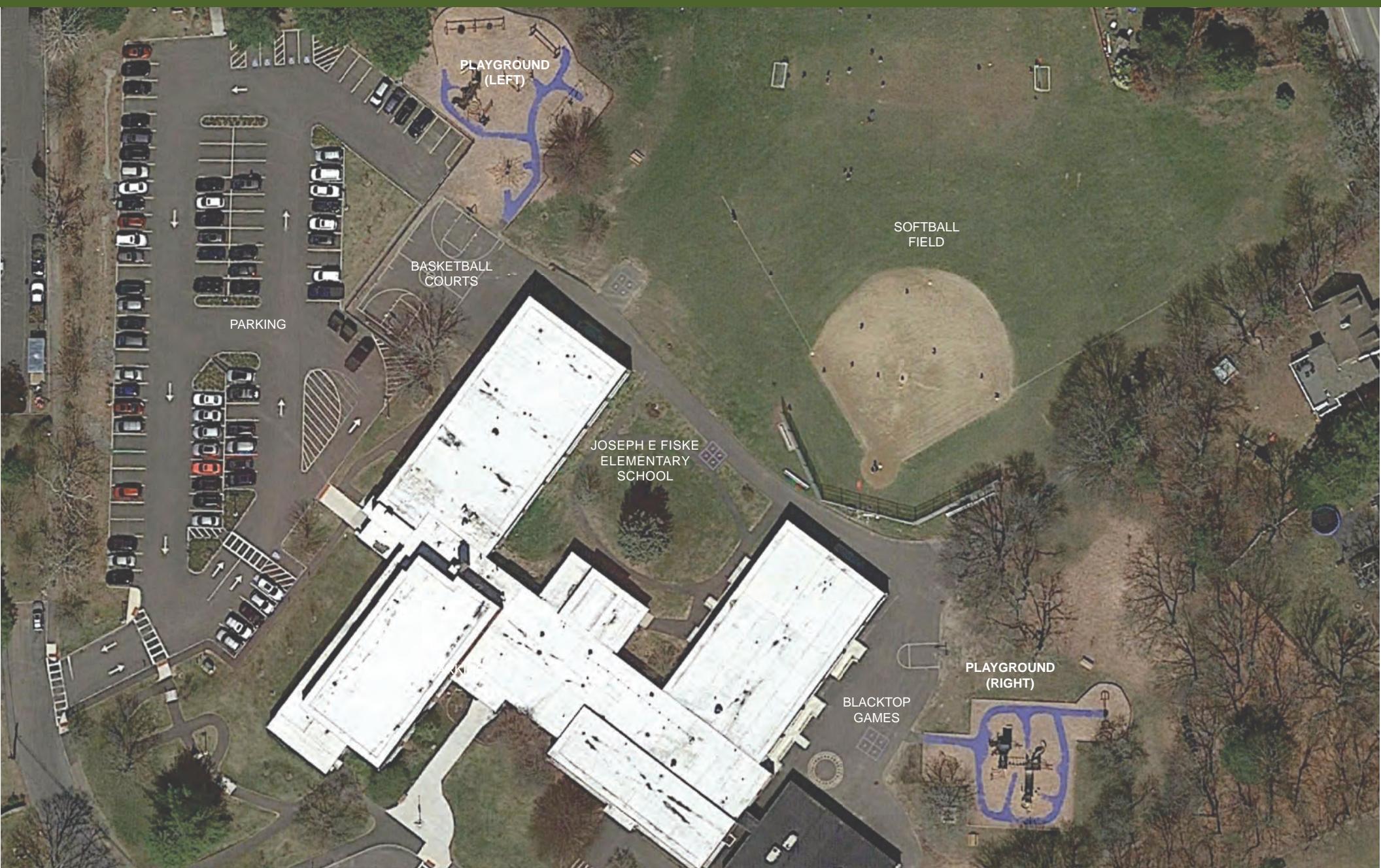
BROWN PARK - EXISTING



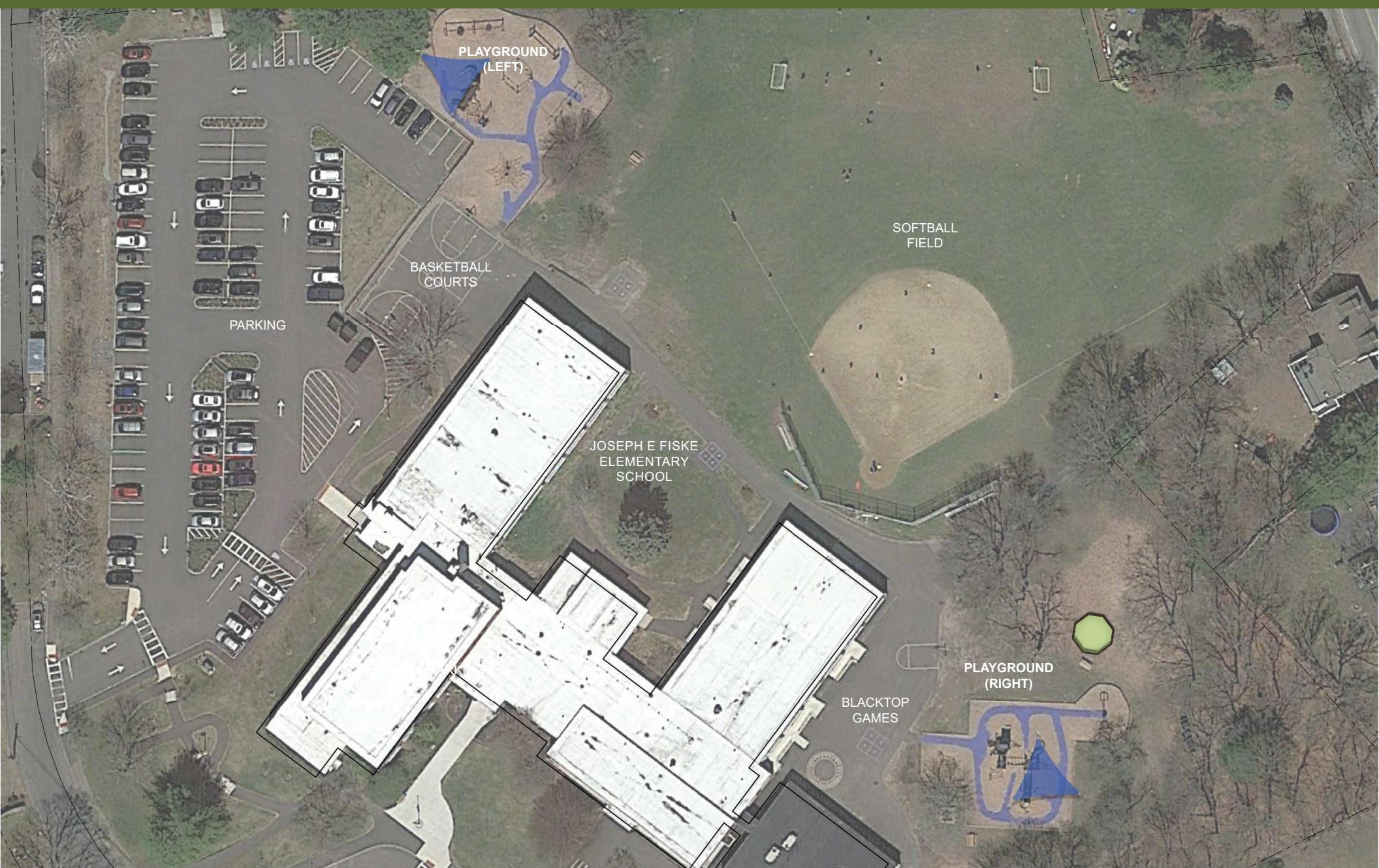
BROWN PARK - PROPOSED



FISKE ELEMENTARY SCHOOL - EXISTING



FISKE ELEMENTARY SCHOOL - PROPOSED



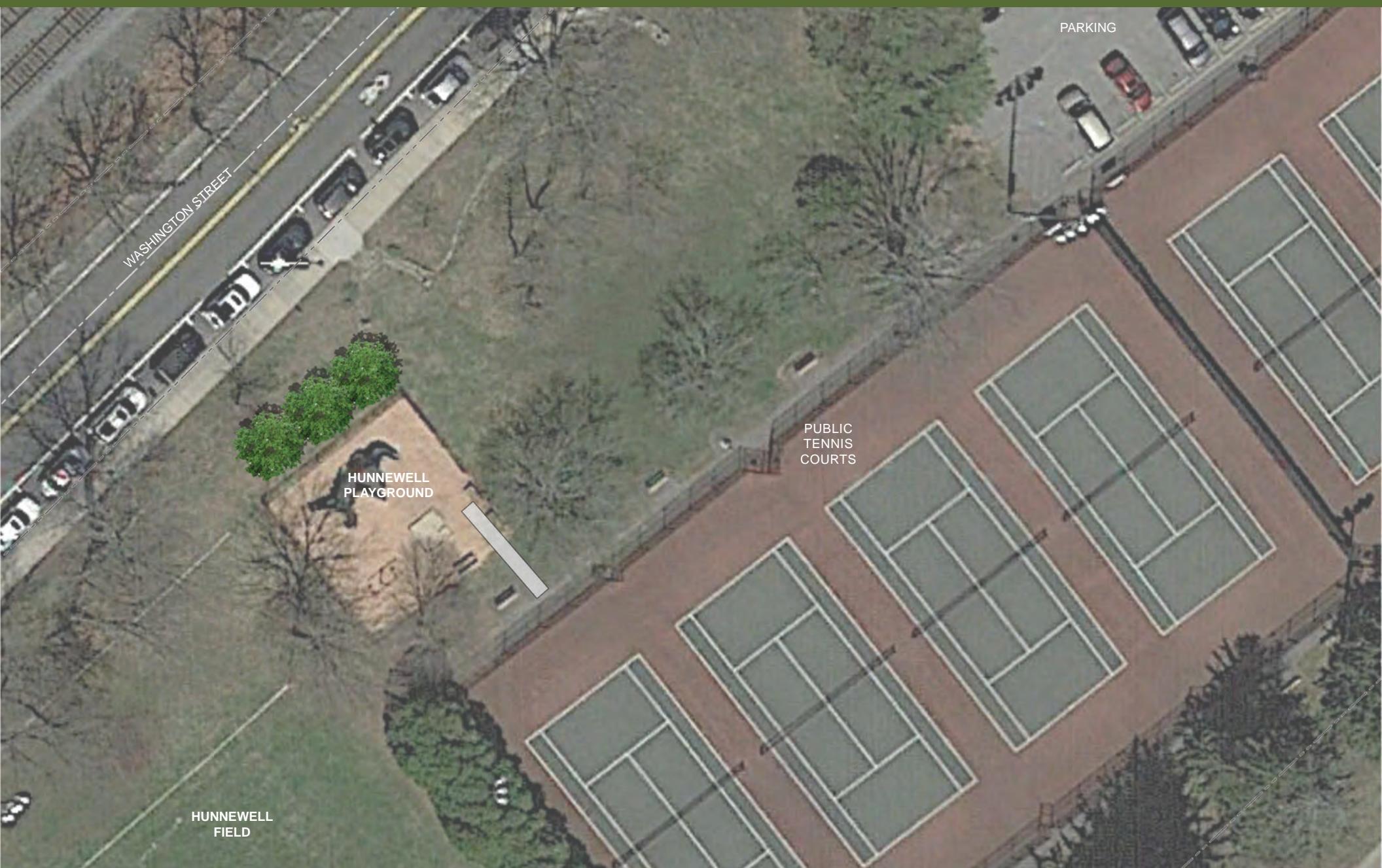
HARDY ELEMENTARY SCHOOL - EXISTING



HUNNEWELL FIELD - EXISTING



HUNNEWELL FIELD - PROPOSED



HUNNEWELL ELEMENTARY SCHOOL - EXISTING



HUNNEWELL ELEMENTARY SCHOOL - PROPOSED



MORSES POND - EXISTING



MORSES POND - PROPOSED



OUELLET PARK - EXISTING



OUELLET PARK - PROPOSED



P.A.W.S. PRESCHOOL - EXISTING



P.A.W.S. PRESCHOOL - PROPOSED



PERRIN PARK - EXISTING



PERRIN PARK - PROPOSED



PHILLIPS PARK - EXISTING



PHILLIPS PARK - PROPOSED



SCHOFIELD ELEMENTARY SCHOOL - EXISTING



SCHOFIELD ELEMENTARY SCHOOL - PROPOSED



SPRAGUE ELEMENTARY SCHOOL - EXISTING



SPRAGUE ELEMENTARY SCHOOL - PROPOSED



UPHAM ELEMENTARY SCHOOL - EXISTING



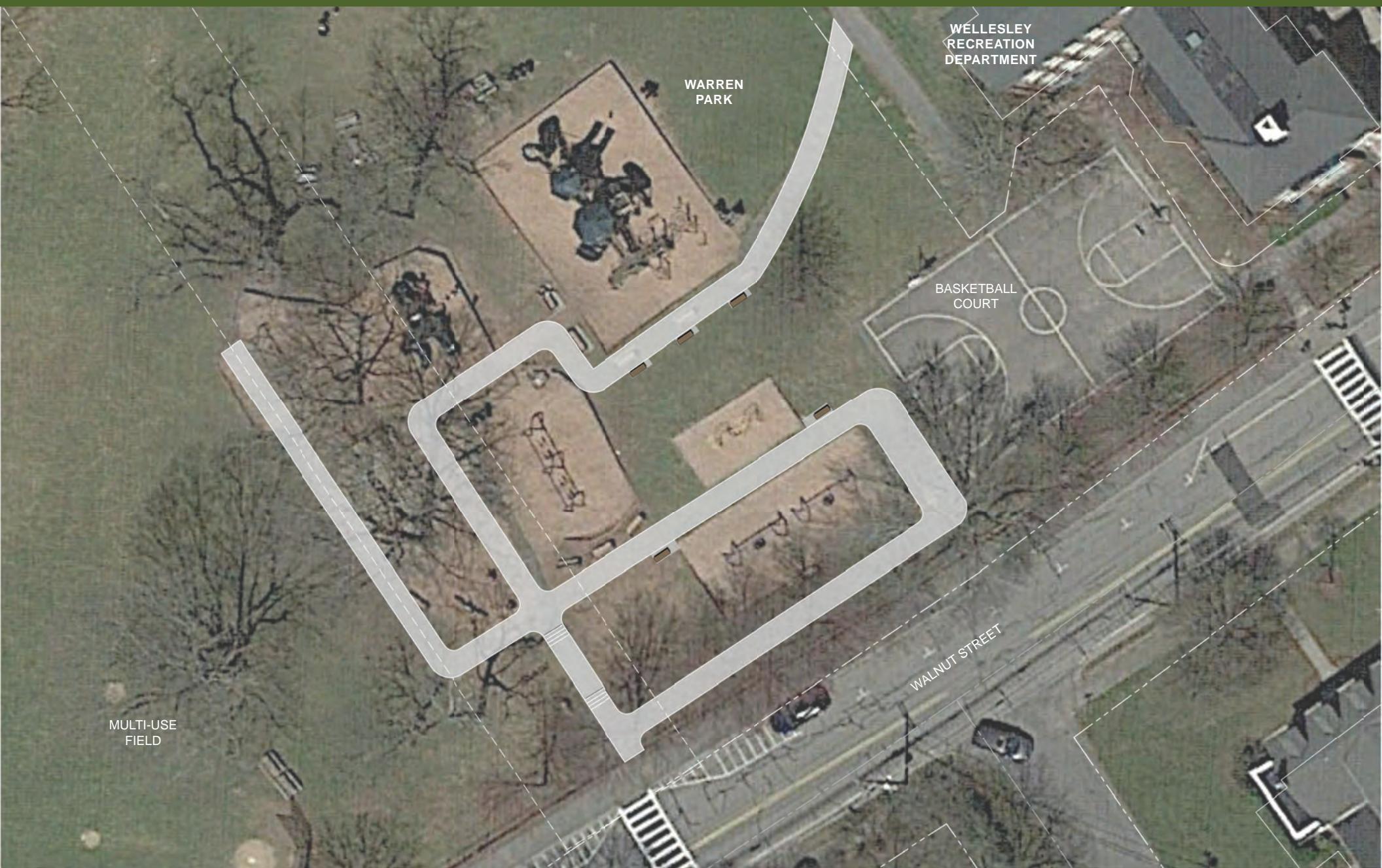
UPHAM ELEMENTARY SCHOOL - PROPOSED



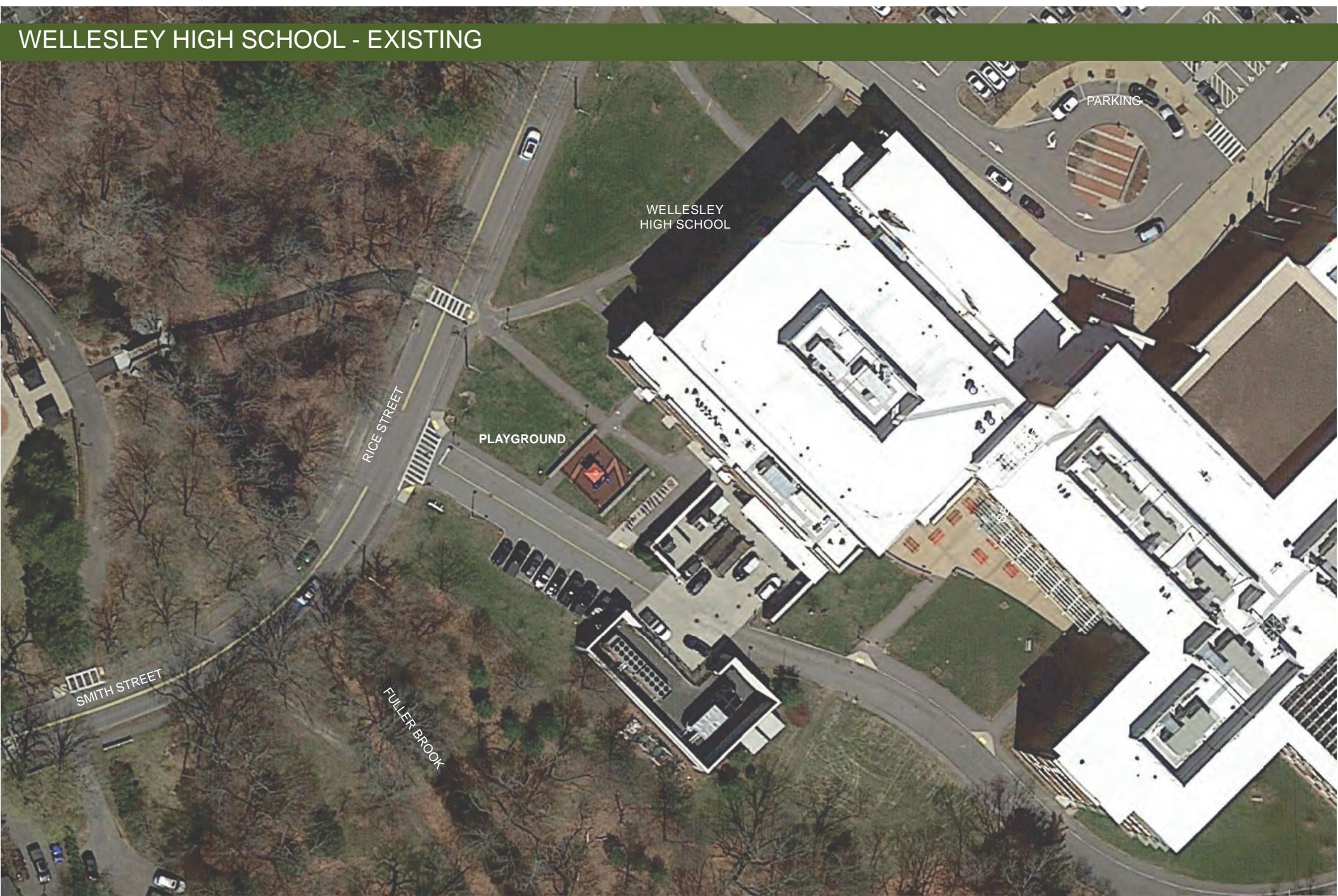
WARREN PARK - EXISTING



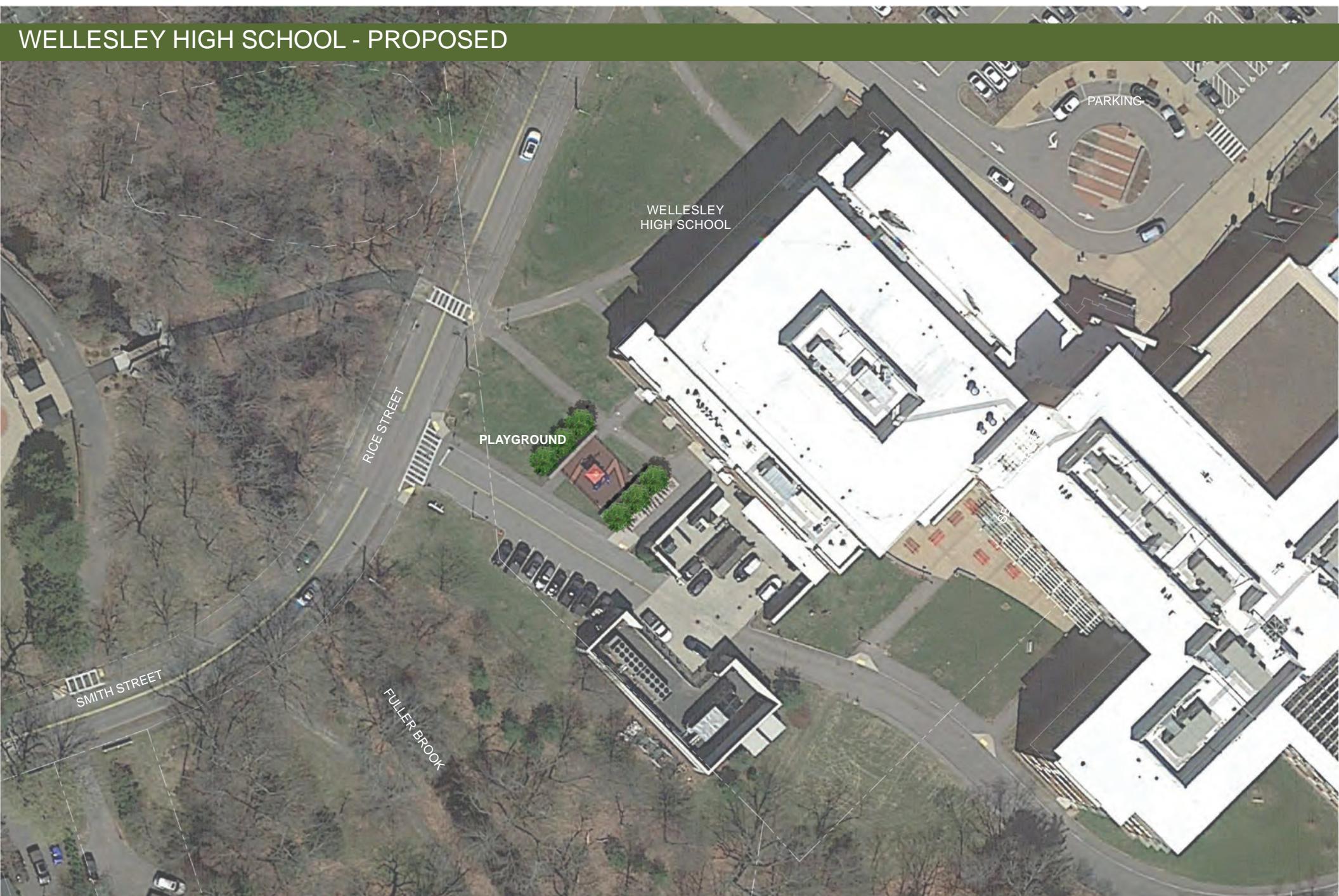
WARREN PARK - PROPOSED



WELLESLEY HIGH SCHOOL - EXISTING



WELLESLEY HIGH SCHOOL - PROPOSED



APPENDIX D

Playground Evaluations



Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Bates School (Front)

LOCATION: 116 Elmwood Rd, Wellesley Hills

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

1. FAILING -	Failing and unacceptable condition, needs remediation, improvement prior to any activity
2. POOR -	Marginally meets guidelines and safety standards, needs improvement
3. FAIR -	Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
4. GOOD -	Good condition, acceptable for play, could use very minor improvements
5. EXCELLENT -	Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low
 other: _____

USER GROUPS

neighbors permitted informal
 school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street.

RESOURCES | PARK AMENITIES

public transportation comfort station
 community facility wading pool
 parking swimming pool
 off-leash area picnic area
 skateboarding shade shelter
 courts (indicate #)
 2 basketball
 — tennis
 — street hockey sports fields (#)
 — soccer
 — baseball
 2 multi-use

RESOURCES|AMENITIES NOTES:

One (1) picnic table, one (1) bench in fenced area.

Two (2) benches outside of fenced area and one (1) trash can.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material

asphalt
 concrete
 pavers

condition

good to excellent
 fair
 failing to poor

fencing

material

chain link
 vinyl-coated c.l.
 ornamental

condition

good to excellent
 fair
 failing to poor

grading | drainage

low | wet areas

blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

wood fiber mulch

condition

good to excellent
 fair
 failing to poor

rubber safety surfacing

combination of wood fiber mulch and rubber safety surfacing

sand

COMPONENTS

2-5 age structure

5-12 age structure

water elements

swings

ADA

infant

belt

tire

drinking fountain

slides

2-5 age

5-12 age

shade

material plastic

individual elements: _____

manufacturer | estimated age of equipment:

Miracle/recent

PLAY VALUE

motor skills

cognitive skills

rocking

experimenting

swinging

pretending

spinning

constructive play

climbing

other unstructured play:

talk tubes

sliding

balancing

training

PLAYGROUND NOTES:

Play equipment is in excellent.

Rubber safety surfacing is in good condition, set in blacktop with a concrete mow curb all around.

Good lines of sight all around the play area.

No shade on structure surrounding tree cover provides shade.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total # parking spaces:	86	-
Total # accessible parking spaces: (designated spot & curb cut)	4	-
Total # van parking spaces: (designated spot & curb cut)	1	-

PLAYGROUND

Accessible play structure:	Yes	No	None
Full access (wheelchair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partial access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible swing	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible route:	Yes	No	None
To all play elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To selected play elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible path to playground?	Yes	No	None
Are spectator facilities accessible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

ACCESSIBILITY NOTES

Entire playarea is accessible.

CIRCULATION & CONNECTIVITY NOTES:

Open circulation, sits in fenced blacktop area. No gates present, this is a hazard due street proximity.

PLANT MATERIAL NOTES:

The shrubs planted on the outside of the fence area growing through the chainlink fence, however, they do not interfere with the play equipment.

PHOTOS:





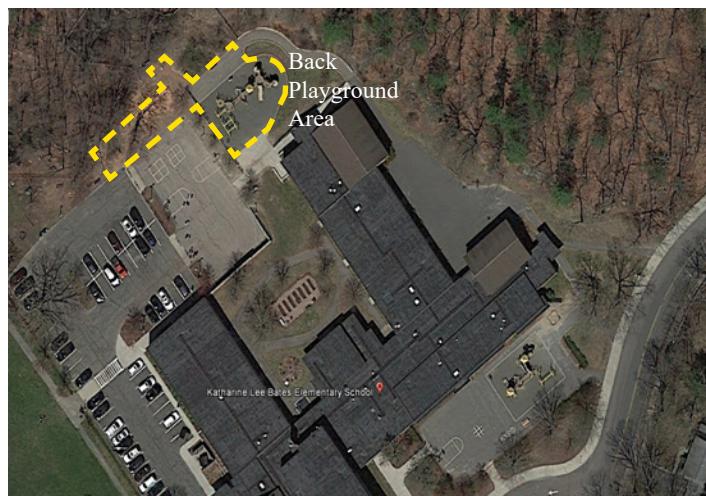
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Bates School (Back)

LOCATION: 116 Elmwood Rd, Wellesley Hills

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low
 other: _____

USER GROUPS

neighbors permitted informal
 school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street.

RESOURCES | PARK AMENITIES

public transportation comfort station
 community facility wading pool
 parking swimming pool
 off-leash area picnic area
 skateboarding shade shelter
 courts (indicate #)
 2 basketball
 — tennis
 — street hockey sports fields (#)
 — soccer
 — baseball
 2 multi-use

RESOURCES|AMENITIES NOTES:

Multiple picnic table, benches, and bike racks in the play area.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> concrete	<input type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> vinyl-coated c.l.	<input type="checkbox"/> fair
<input checked="" type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input type="checkbox"/> wood fiber mulch	<input type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> rubber safety surfacing	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input checked="" type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Playground in good condition.

Rubber safety surfacing is in poor to failing condition due to soil settling.

Swings and climbing wall are in wood fiber mulch area, of a poor condition.

The natural play area containing wood logs and boulders adds play value.

COMPONENTS

2-5 age structure 5-12 age structure

water elements swings

seating for caregivers ADA

drinking fountain infant

climbing wall belt

shade tire

slides 2-5 age

5-12 age

material plastic

individual elements: _____

manufacturer | estimated age of equipment:

Miracle/2005

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lot On-
Street

Total # parking spaces: 86 -

Total # accessible parking spaces:
(designated spot & curb cut) 4 -

Total # van parking spaces:
(designated spot & curb cut) 1 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partial access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessible swing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Accessible route: Yes No None

To all play elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
To selected play elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

All benches and picnic areas are inaccessible.

ACCESSIBILITY NOTES

Pathway leading to playground from main school entrance and parking lot has non ADA compliant grades.

Due to safety rubber surfacing settlements - the playground is not ADA complaint.

CIRCULATION & CONNECTIVITY NOTES:

A non ADA route is the main connection to the playground from the school main entrance. A secondary entrance to the playarea is provided via the parking lot at the rear of the school, and secondary school building.

PLANT MATERIAL NOTES:

Poison Ivy in surrounding wooded areas.

Natural play area is set among trees and boulders.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Brown Park

LOCATION: Wellesley

OWNER: Town of Wellesley, Natural Resources Commission



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

Park is not easily accessible, because of it's location near private condos, with no public parking or pathways.

RESOURCES | PARK AMENITIES

<input type="checkbox"/> public transportation	<input type="checkbox"/> comfort station
<input type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input type="checkbox"/> parking	<input type="checkbox"/> swimming pool
<input type="checkbox"/> off-leash area	<input checked="" type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input type="checkbox"/> shade shelter
<input type="checkbox"/> courts (indicate #) — basketball — tennis — street hockey	<input checked="" type="checkbox"/> sports fields (#) — soccer — baseball — multi-use

RESOURCES|AMENITIES NOTES:

Two (2) benches and one (1) picnic table, none are along an accessible route - in good condition.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
— asphalt	— good to excellent
— concrete	— fair
— pavers	— failing to poor
X stone dust	

fencing

material	condition
X chain link	— good to excellent
— vinyl-coated c.l.	— fair
— ornamental	— failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input checked="" type="checkbox"/> wood fiber mulch	X good to excellent
<input type="checkbox"/> rubber safety surfacing	— fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	— failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Play equipment is in good condition, transfer platform present. There is no accessible path to the playground and no clear entrance.

The playground is set in the baseball field outfield, which could be dangerous during a game.

Wood fiber mulch is at appropriate levels, held in by a plastic curb.

All safety zones are within wood fiber mulch surfacing.

COMPONENTS

<input type="checkbox"/> 2-5 age structure	<input checked="" type="checkbox"/> 5-12 age structure
<input type="checkbox"/> water elements	<input checked="" type="checkbox"/> swings
<input checked="" type="checkbox"/> seating for caregivers	1 ADA
<input type="checkbox"/> drinking fountain	1 infant
<input checked="" type="checkbox"/> climbing wall	2 belt
<input type="checkbox"/> shade	— tire
<input checked="" type="checkbox"/> individual elements:	— slides

Steppers, springers, double see-saw, balance beam

manufacturer | estimated age of equipment:

Landscape Structures, 2008

PLAY VALUE

motor skills	cognitive skills
<input checked="" type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: - 9

Total # accessible parking spaces:
(designated spot & curb cut) - -

Total # van parking spaces:
(designated spot & curb cut) - -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Partial access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessible structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Accessible swing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Accessible route: Yes No None

To all play elements?

To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches and picnic area are not accessible. On-
Street parking is very informal and does not meet
the width requirement

ACCESSIBILITY NOTES

Some of the play equipment is accessible. No
pathway leading to the playground.
Evidence of an old stone dust pathway, now warn
down.

CIRCULATION & CONNECTIVITY NOTES:

Car and pedestrian access to the playground are both restricted due to resident only parking and no street parking near the playground.

An old stone dust gravel pathway is in poor to failing condition.

PLANT MATERIAL NOTES:

Wooded area behind the playground, with larger trees.

Playground is within safe distance of trees.

PHOTOS:





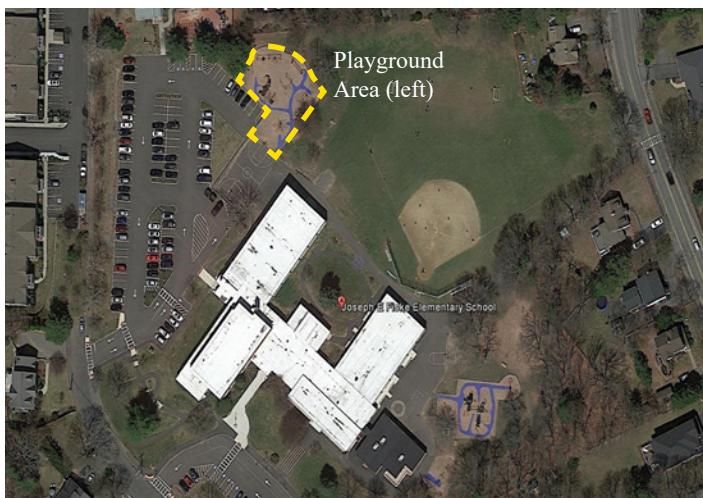
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Joseph E Fiske Elementary School (Left)

LOCATION: 45 Hastings St, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #) sports fields (#)

1 basketball

— tennis

— street hockey

1 soccer

— baseball

— multi-use

RESOURCES|AMENITIES NOTES:

One (1) bench, two (2) picnic tables, one (1) trash receptacles, one (1) recycling

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> concrete	<input type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> vinyl-coated c.l.	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input checked="" type="checkbox"/> failing to poor

grading | drainage

<input type="checkbox"/> low wet areas	<input type="checkbox"/> blocked structures
<input type="checkbox"/> ADA compliant grates	

lighting

<input type="checkbox"/> adequate for security
--

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input type="checkbox"/> wood fiber mulch	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> rubber safety surfacing	<input type="checkbox"/> fair
<input checked="" type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Play equipment is in fair condition, some paint has chipped, showing wear and tear.

Wood fiber mulch is at appropriate levels, contained in plastic curbing.

Benches and picnic tables are in good condition but not accessible.

There is rubber safety surfacing pathways going to most elements.

Fencing between property lines is rusted with vines growing through, poor condition.

COMPONENTS

<input type="checkbox"/> 2-5 age structure	<input checked="" type="checkbox"/> 5-12 age structure
<input type="checkbox"/> water elements	<input checked="" type="checkbox"/> swings
<input checked="" type="checkbox"/> seating for caregivers	<input type="checkbox"/> ADA
<input type="checkbox"/> drinking fountain	<input type="checkbox"/> infant
<input checked="" type="checkbox"/> climbing wall	<input type="checkbox"/> belt
<input type="checkbox"/> shade	<input type="checkbox"/> tire
<input checked="" type="checkbox"/> individual elements: Glider, climbing net	_____

manufacturer | estimated age of equipment:

Landscape Structures

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input checked="" type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

ACCESSIBILITY NOTES

Rubber safety surfacing pathways within wood fiber mulch. Pathways lead to most playstructures and accessible platforms.

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)

Partial access

possible structure

Accessible swing

Accessible route: Yes No None

To all play elements?

To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches and picnic tables are not accessible.

CIRCULATION & CONNECTIVITY NOTES:

Accessible pathway from school building and parking lot to playground. Accessible pathways within playground and to various transfer platforms.

PLANT MATERIAL NOTES:

Large trees around playground do not provide shade - play equipment is in full sunlight.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Joseph E Fiske Elementary School (Right)

LOCATION: 45 Hastings St, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

NEIGHBORHOOD NOTES:

School is surrounded by detached single family

homes, quiet street

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #) sports fields (#)

1 basketball

— tennis

— street hockey

1 soccer

— baseball

— multi-use

RESOURCES|AMENITIES NOTES:

One (1) bench on concrete pad - good condition, two

(2) trash receptacles, one (1) recycling

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material

asphalt
 concrete
 pavers

condition

good to excellent
 fair
 failing to poor

fencing

material

chain link
 vinyl-coated c.l.
 ornamental

condition

good to excellent
 fair
 failing to poor

grading | drainage

low | wet areas

blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

wood fiber mulch

condition

good to excellent
 fair
 failing to poor

rubber safety surfacing

combination of wood fiber mulch and rubber safety surfacing

sand

COMPONENTS

2-5 age structure

5-12 age structure

water elements

swings

ADA

infant

6 belt

1 tire

drinking fountain

slides

2-5 age

3 5-12 age

shade

material Plastic

individual elements: _____

Climbing arch, tire climbing element

manufacturer | estimated age of equipment:

Landscape Structures

PLAY VALUE

motor skills

rocking

cognitive skills

experimenting

swinging

pretending

spinning

constructive play

climbing

other unstructured play:

sliding

balancing

training

PLAYGROUND NOTES:

Play equipment is in good condition. There is rubber safety surfacing pathways going to most elements.

Wood fiber mulch is at appropriate levels, contained in plastic curbing.

The play equipment sits in direct sunlight.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 25 -

Total # accessible parking spaces: 4 -
(designated spot & curb cut)

Total # van parking spaces: 1 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)

Partial access

Accessible structure

Accessible swing

Accessible route: Yes No None

To all play elements?

To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Bench at playground is not accessible, there is one nearby accessible bench (against school building)

ACCESSIBILITY NOTES

Rubber safety surfacing pathways within wood fiber mulch. Pathways lead to most playstructures and accessible platforms.

CIRCULATION & CONNECTIVITY NOTES:

Accessible pathway from school building and parking lot to playground. Accessible pathways within playground and to various transfer platforms.

PLANT MATERIAL NOTES:

Large trees around playground do not provide shade - play equipment is in full sunlight.

PHOTOS:





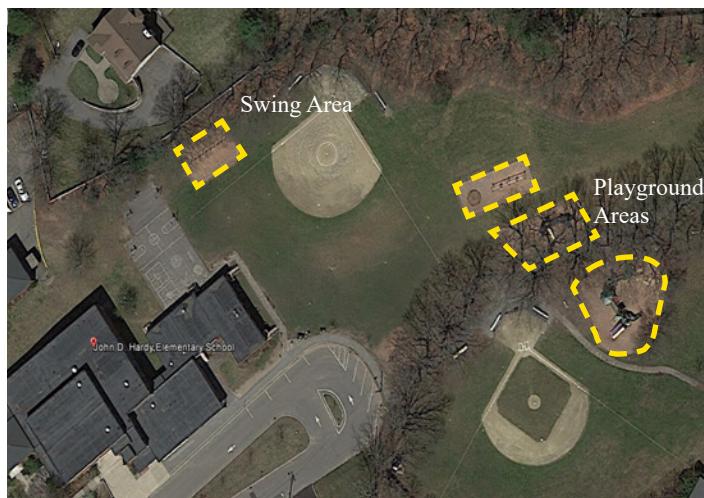
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Hardy School

LOCATION: 293 Weston Rd, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial
 school

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street

RESOURCES | PARK AMENITIES

<input type="checkbox"/> public transportation	<input type="checkbox"/> comfort station
<input checked="" type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input checked="" type="checkbox"/> parking	<input type="checkbox"/> swimming pool
<input type="checkbox"/> off-leash area	<input type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input type="checkbox"/> shade shelter
<input checked="" type="checkbox"/> courts (indicate #)	<input checked="" type="checkbox"/> sports fields (#)
<u>2</u> basketball	<u>2</u> soccer
<u>—</u> tennis	<u>2</u> baseball
<u>—</u> street hockey	<u>—</u> multi-use

RESOURCES|AMENITIES NOTES:

Ample seating, however benches and tables are in poor to fair condition, not accessible.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	— good to excellent
<input type="checkbox"/> concrete	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> pavers	<input checked="" type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> vinyl-coated c.l.	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

condition	
<input checked="" type="checkbox"/> wood fiber mulch	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> rubber safety surfacing	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Play areas are dispersed across the field.

All play areas are set within wood fiber mulch with plastic curbing.

Apart from one swing set area, all play areas do not fall along the bituminous concrete accessible path.

The play equipment is almost 20 years old, and is in good to fair condition for its age.

The 5-12 age structure is adjacent to the baseball field's left foul line, with no fencing or barrier as a protection measure.

COMPONENTS

<input checked="" type="checkbox"/> 2-5 age structure	<input checked="" type="checkbox"/> 5-12 age structure
<input type="checkbox"/> water elements	<input checked="" type="checkbox"/> swings
<input type="checkbox"/> seating for caregivers	<input checked="" type="checkbox"/> ADA
<input type="checkbox"/> drinking fountain	<input checked="" type="checkbox"/> infant
<input checked="" type="checkbox"/> climbing wall	<input checked="" type="checkbox"/> belt
<input checked="" type="checkbox"/> shade	<input checked="" type="checkbox"/> tire
<input type="checkbox"/> individual elements: _____	<input checked="" type="checkbox"/> slides

2-5 age 5-12 age

material plastic

manufacturer | estimated age of equipment:

Miracle/2000

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input checked="" type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lot On-
Street

Total # parking spaces: 8 -

Total # accessible parking spaces:
(designated spot & curb cut) 0 -

Total # van parking spaces:
(designated spot & curb cut) 0 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Partial access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible swing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Accessible route: Yes No None

To all play elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
To selected play elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches and picnic areas are set in grass and wood fiber mulch, making them not ADA accessible via pathways.

ACCESSIBILITY NOTES

Not all play equipment is accessible because of grade change, failing pathway and lack of curb cuts.

CIRCULATION & CONNECTIVITY NOTES:

Accessible pathway in poor to failing condition connecting Hardy Road, to Lawrence and Hickory neighborhood roads via school playground and fields.

PLANT MATERIAL NOTES:

Large trees along pathway leading to playspace. Some branches extending towards playstructures safety zones.

PHOTOS:





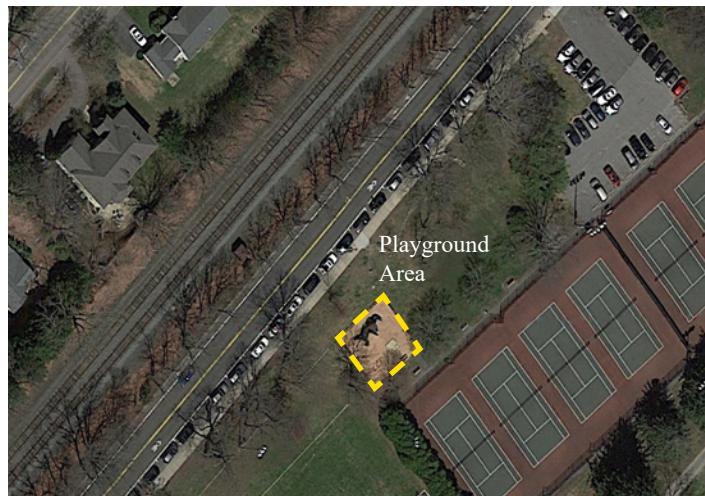
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Hunnewell Field

LOCATION: 435 Washington St, Wellesley

OWNER: Town of Wellesley, Natural Resources Commission



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

NEIGHBORHOOD NOTES:

Site is surrounded by detached single family homes

Fuller Brook to the south

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #) sports fields (#)

8 basketball

3 soccer

— tennis

— baseball

— street hockey

— multi-use

RESOURCES|AMENITIES NOTES:

Four (4) benches within the enclosed playarea

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> concrete	<input type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> vinyl-coated c.l.	<input type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

<input type="checkbox"/> low wet areas	<input type="checkbox"/> blocked structures
<input type="checkbox"/> ADA compliant grates	

lighting

adequate for security

manufacturer | model: _____

COMPONENTS

2-5 age structure

5-12 age structure

water elements

swings

seating for caregivers

ADA

infant

belt

tire

drinking fountain

slides

climbing wall

2-5 age

5-12 age

shade

material _____

individual elements: _____

Sand box

manufacturer | estimated age of equipment:
Landscape Structures/2005

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input checked="" type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input checked="" type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

PLAY SURFACING MATERIAL

condition

wood fiber mulch

rubber safety surfacing

combination of wood fiber mulch and rubber safety surfacing

sand

PLAYGROUND NOTES:

Small 2-5 play area near tennis courts.

Surfacing is wood fiber mulch. Sand from sandbox has migrated to other areas of the play space.

Equipment is in good condition.

Tree provides shade over benches, no shade at the play structures or swings.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lot On-
Street

Total # parking spaces: 34 50+

Total # accessible parking spaces:
(designated spot & curb cut) 2 -

Total # van parking spaces:
(designated spot & curb cut) 0 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Partial access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Accessible swing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Accessible route: Yes No None

To all play elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
To selected play elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches within playspace are not accessible/ no
companion seating at parameter benches.

ACCESSIBILITY NOTES

Accessible path within park. However, walkway/
ramp leading into wood fiber mulch playspace is
not ADA compliant.

CIRCULATION & CONNECTIVITY NOTES:

Pathway leading from parking lot to playspace is accessible. However sidewalk leading to the playspace is not ADA compliant and requires regrading.

PLANT MATERIAL NOTES:

Trees within playspace provide some shade for benches. Some trees with over reaching branches.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Hunnewell Elementary School

LOCATION: 28 Cameron St, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #) sports fields (#)

.5 basketball

— tennis

— street hockey

— soccer

— baseball

multi-use

RESOURCES|AMENITIES NOTES:

Tables and benches are in good condition, not along accessible route

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material

- asphalt
- concrete
- pavers

condition

- good to excellent
- fair
- failing to poor

fencing

material

- chain link
- vinyl-coated c.l.
- ornamental

condition

- good to excellent
- fair
- failing to poor

grading | drainage

- low | wet areas

- blocked structures

- ADA compliant grates

lighting

- adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

condition

- wood fiber mulch
- rubber safety surfacing
- combination of wood fiber mulch and rubber safety surfacing
- sand

- good to excellent
- fair
- failing to poor

COMPONENTS

2-5 age structure

5-12 age structure

water elements

swings

seating for caregivers

— ADA

— infant

— belt

— tire

drinking fountain

slides

climbing wall

— 2-5 age

5-12 age

shade

material Plastic

individual elements: _____

manufacturer | estimated age of equipment:

Landscape Structures, 2002

PLAY VALUE

motor skills

rocking

cognitive skills

swinging

experimenting

spinning

pretending

climbing

constructive play

sliding

other unstructured play:

balancing

training

PLAYGROUND NOTES:

Play equipment is showing age, with some repairs having been carried out to ropes.

Play areas are not accessible due to wood fiber mulch surfacing with plastic curb.

Swings are in fair condition.

Tree branches are within play structures safety zones.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 28 0

Total # accessible parking spaces:
(designated spot & curb cut) 2 -

Total # van parking spaces:
(designated spot & curb cut) 0 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)
 Partial access
 Accessible structure
 Accessible swing

Accessible route: Yes No None

To all play elements?
 To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

None of the site amenities are accessible.

ACCESSIBILITY NOTES

Accessible path from buildings and car park to
5-12 year old main structures transfer platform via
safety rubber surfacing. Some repair is needed to
this surfacing.

All other structures are set in wood fiber mulch.

CIRCULATION & CONNECTIVITY NOTES:

Accessible pathways extend from main school parking lot, main entrance, and accessible side entrance towards play spaces. Most playareas are not ADA accessible due to wood fiber mulch surfacing.

Brook Path along Fuller Brook is behind the school fence.

PLANT MATERIAL NOTES:

Large trees among and around playarea - some branches extending towards playstructure safety zones.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Morses Pond

LOCATION: Turner Rd, Wellesley

OWNER: Town of Wellesley Recreation Department



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

Within town beach _____

RESOURCES | PARK AMENITIES

<input type="checkbox"/> public transportation	<input checked="" type="checkbox"/> comfort station
<input checked="" type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input checked="" type="checkbox"/> parking	<input checked="" type="checkbox"/> swimming pool
<input type="checkbox"/> off-leash area	<input checked="" type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input checked="" type="checkbox"/> shade shelter
<input type="checkbox"/> courts (indicate #) — basketball — tennis — street hockey	<input type="checkbox"/> sports fields (#) — soccer — baseball — multi-use

RESOURCES|AMENITIES NOTES:

There is one bench in the play area but the park itself has many more amenities.

Bench is in good condition, not accessible.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> concrete	<input type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input type="checkbox"/> chain link	<input type="checkbox"/> good to excellent
<input type="checkbox"/> vinyl-coated c.l.	<input type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

COMPONENTS

2-5 age structure 5-12 age structure

water elements swings

seating for caregivers ADA

drinking fountain infant

climbing wall belt

shade tire

slides 2-5 age

material plastic 5-12 age

individual elements: _____

manufacturer | estimated age of equipment:

Miracle/2002

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input checked="" type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input checked="" type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	<u>talk tubes</u>
<input type="checkbox"/> balancing	_____
<input type="checkbox"/> training	_____

PLAY SURFACING MATERIAL

wood fiber mulch condition

rubber safety surfacing good to excellent

combination of wood fiber mulch and rubber safety surfacing fair

sand failing to poor

PLAYGROUND NOTES:

The playspace is surrounding by beach sand, and set in wood fiber mulch with plastic curbs - not accessible.

Structure is in fair condition - slightly weathered but structurally sound. Plastic curbing around wood fiber mulch is a tripping hazard.

Swing area is set in wood fiber mulch, with an accessible asphalt pavement leading to it.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lot On-
Street

Total # parking spaces: 100+ -

Total # accessible parking spaces:
(designated spot & curb cut) 0 -

Total # van parking spaces:
(designated spot & curb cut) 0 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)
Partial access
Accessible structure
Accessible swing

Accessible route: Yes No None

To all play elements?
To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

No accessible benches or tables near playspace.

ACCESSIBILITY NOTES

Playground is within beach area, apart from
swings, all other structures are not ADA accessible.
No ADA parking - beach ADA drop-off zone
accessible via service access road.

CIRCULATION & CONNECTIVITY NOTES:

Accessible pathway leading to beach from main parking lot, through a land bridge. Accessible route connects to swing set area and shaded picnic structure.

PLANT MATERIAL NOTES:

No planting near playareas.

Large trees along grass area behind the beach.

Densely wooded area provides screening between beach and train tracks.

PHOTOS:





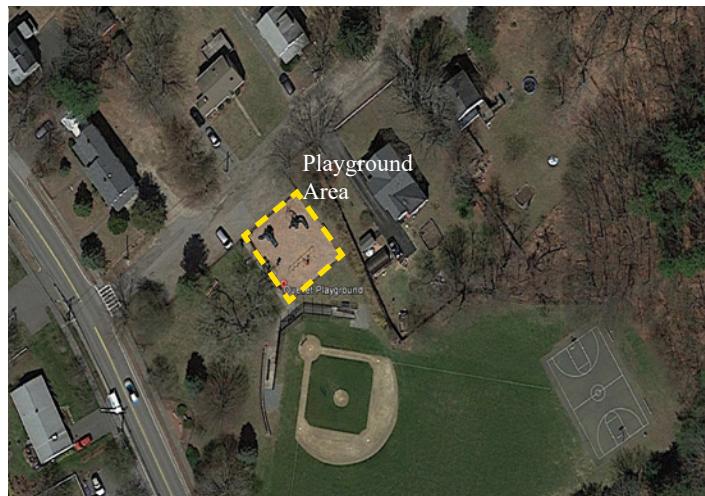
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Ouellet Park

LOCATION: 21 Charles St, Wellesley Hills

OWNER: Town of Wellesley, Natural Resources Commission



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low
 other: _____

USER GROUPS

neighbors permitted informal
 school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

Detached single family homes, Busy street

RESOURCES | PARK AMENITIES

public transportation comfort station
 community facility wading pool
 parking swimming pool
 off-leash area picnic area
 skateboarding shade shelter
 courts (indicate #)
 1 basketball
 1 tennis
 1 street hockey sports fields (#)
 1 soccer
 1 baseball
 1 multi-use

RESOURCES|AMENITIES NOTES:

Two (2) accessible picnic tables, two (2) benches in good condition, one (1) drinking fountain in fair condition, two (2) trash receptacles, trail head sign with map of Wellesley Parks

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material

- asphalt
- concrete
- pavers
- stone dust

condition

- good to excellent
- fair
- failing to poor

fencing

material

- chain link
- vinyl-coated c.l.
- ornamental

condition

- good to excellent
- fair
- failing to poor

grading | drainage

low | wet areas

ADA compliant grates

blocked structures

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

condition

- wood fiber mulch
- rubber safety surfacing
- combination of wood fiber mulch and rubber safety surfacing
- sand

- good to excellent
- fair
- failing to poor

COMPONENTS

2-5 age structure

5-12 age structure

water elements

swings

seating for caregivers

- ADA
- infant
- belt
- tire

drinking fountain

- slides
- 2-5 age
- 5-12 age

climbing wall

shade

material Plastic

individual elements: _____

manufacturer | estimated age of equipment:

Landscape Structures

PLAY VALUE

motor skills

rocking

cognitive skills

swinging

experimenting

spinning

pretending

climbing

constructive play

sliding

other unstructured play:

balancing

training

PLAYGROUND NOTES:

Playstructures are in good condition, swings are in fair condition.

Wood fiber mulch is at appropriate levels, but edges are uneven, affecting accessibility to playground.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 15 -

Total # accessible parking spaces:
(designated spot & curb cut) 1 -

Total # van parking spaces:
(designated spot & curb cut) 0 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)
Partial access
Accessible structure
Accessible swing

Accessible route: Yes No None

To all play elements?
To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches within playspace are not accessible

Picnic area is set within grass and not accessible

Baseball spectator facilities are accessible.

ACCESSIBILITY NOTES

ADA parking spot leads to stone dust pathway in fair condition.

Wood fiber mulch means playground is not accessible.

CIRCULATION & CONNECTIVITY NOTES:

Parking lot and access road are stone dust/bituminous concrete in fair to poor condition, are in need of repair.

Stone dust pathway transition to wood fiber mulch playground surfacing is warn down, and not at grade.

PLANT MATERIAL NOTES:

Shrubs act as visual buffer to neighboring properties. Some shade trees within park, are not near playground.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: P.A.W.S. Preschool at Wellesley Schools

LOCATION: 63 Hastings St, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #) sports fields (#)

- basketball
- tennis
- street hockey

- soccer
- baseball
- multi-use

RESOURCES|AMENITIES NOTES:

No amenities within the play area.

One (1) bench, and a picnic area located outside fenced play area

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> concrete	<input type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> vinyl-coated c.l.	<input type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input type="checkbox"/> wood fiber mulch	<input type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> rubber safety surfacing	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input checked="" type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Play equipment is in fair condition. Rubber safety surfacing is uneven, with bulging mounds/air bubbles, can become a tripping hazard.

Plastic curb around rubber safety surfacing may have contributed to poor surfacing condition.

No shade within the play area and no seating.

COMPONENTS

2-5 age structure 5-12 age structure

water elements swings

seating for caregivers ADA

drinking fountain infant

climbing wall belt

shade tire

slides 2-5 age

material Plastic 5-12 age

individual elements: _____

Sandbox, accessible see-saw, panel play

manufacturer | estimated age of equipment:

Landscape Structures, 2006

PLAY VALUE

motor skills	cognitive skills
<input checked="" type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 60 -

Total # accessible parking spaces:
(designated spot & curb cut) 4 -

Total # van parking spaces:
(designated spot & curb cut) 1 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)
Partial access
Accessible structure
Accessible swing

Accessible route: Yes No None

To all play elements?
To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

No benches or other spectator amenities within or
facing the play area.

ACCESSIBILITY NOTES

Playground rubber safety surfacing has lots of
settling issues.

Route to playground and within playground is fully
accessible.

CIRCULATION & CONNECTIVITY NOTES:

Accessible routes to and within playground.

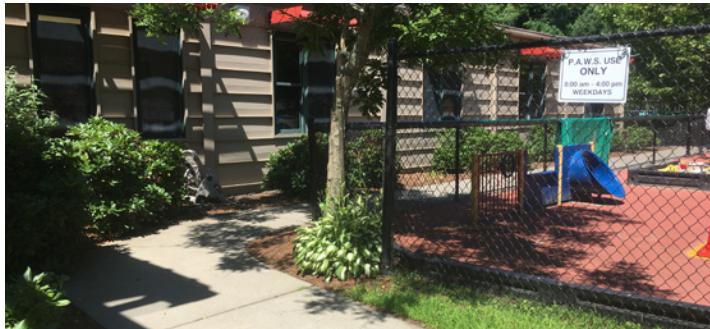
Two gates to playground - one is not accessible.

Facility is restricted to public use: "P.A.W.S. Use Only - 8:00AM - 4:00PM Weekdays"

PLANT MATERIAL NOTES:

Some tree branches are encroaching on play equipment safety zones.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Perrin Park

LOCATION: Thomas Rd, Wellesley

OWNER: Town of Wellesley, Natural Resources Commission



LEGEND/DEFINITIONS OF COMMENTS

1. FAILING -	Failing and unacceptable condition, needs remediation, improvement prior to any activity
2. POOR -	Marginally meets guidelines and safety standards, needs improvement
3. FAIR -	Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
4. GOOD -	Good condition, acceptable for play, could use very minor improvements
5. EXCELLENT -	Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

Park is surrounded by detached single family homes,
quiet street

RESOURCES | PARK AMENITIES

<input type="checkbox"/> public transportation	<input type="checkbox"/> comfort station
<input type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input checked="" type="checkbox"/> parking	<input type="checkbox"/> swimming pool
<input checked="" type="checkbox"/> off-leash area	<input type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input type="checkbox"/> shade shelter
<input checked="" type="checkbox"/> courts (indicate #)	<input checked="" type="checkbox"/> sports fields (#)
<u>1</u> basketball	<u>2</u> soccer
<u> </u> tennis	<u> </u> baseball
<u> </u> street hockey	<u> </u> multi-use

RESOURCES|AMENITIES NOTES:

Playground set within area full of large trees.

Park has a perimeter walking path.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> concrete	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> vinyl-coated c.l.	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

<input type="checkbox"/> low wet areas	<input type="checkbox"/> blocked structures
<input type="checkbox"/> ADA compliant grates	

lighting

<input type="checkbox"/> adequate for security	
--	--

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input checked="" type="checkbox"/> wood fiber mulch	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> rubber safety surfacing	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Ultiplay and Landscape Structures elements are aging and showing rust.

Playworld equipment is newer and in better shape.

Wood fiber mulch is in fair condition. No clear edges.

Sand box sand leaking out of box and onto play areas.

Tree branches/trunks are close to play equipment and within safety zones.

COMPONENTS

<input checked="" type="checkbox"/> 2-5 age structure	<input checked="" type="checkbox"/> 5-12 age structure
<input type="checkbox"/> water elements	<input checked="" type="checkbox"/> swings
<input type="checkbox"/> seating for caregivers	<input checked="" type="checkbox"/> ADA
<input type="checkbox"/> drinking fountain	<input checked="" type="checkbox"/> infant
<input checked="" type="checkbox"/> climbing wall	<input checked="" type="checkbox"/> belt
<input type="checkbox"/> shade	<input type="checkbox"/> tire
<input type="checkbox"/> individual elements:	<input checked="" type="checkbox"/> slides

2-5 age _____

5-12 age _____

material plastic _____

manufacturer | estimated age of equipment:
Playworld Systems, Ultiplay, and Landscape Structures
2014/2000/1994

PLAY VALUE

motor skills	cognitive skills
<input checked="" type="checkbox"/> rocking	<input checked="" type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>

On-street parking is permit only

Lot On-
Street

Total # parking spaces: 20 -

Total # accessible parking spaces: 2 -
(designated spot & curb cut)

Total # van parking spaces: 1 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)

Partial access

Accessible structure

Accessible swing

Accessible route: Yes No None

To all play elements?

To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Ample seats within playground, however they are not ADA accessible.

ACCESSIBILITY NOTES

Accessible walking trail connects soccer fields, basketball, parking lot and playground.

CIRCULATION & CONNECTIVITY NOTES:

Park parking lot is positioned around a cul-de-sac. Walking trail loops around the park, connecting to the playground.

PLANT MATERIAL NOTES:

Large trees within playarea require pruning or/and are within safety zones of play equipment - some trees branches encroaching on playequipment safety zones.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Phillips Park

LOCATION: Wellesley

OWNER: Town of Wellesley, Natural Resources Commission



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

Sits adjacent to apartment complex, parking on _____
Maugus Ave. bike path/walking trail (Brook Path) runs _____
along court adjacent to play _____

RESOURCES | PARK AMENITIES

- public transportation comfort station
- community facility wading pool
- parking swimming pool
- off-leash area picnic area
- skateboarding shade shelter
- courts (indicate #)
— basketball
— tennis
— street hockey sports fields (#)
— soccer
— baseball
 multi-use

RESOURCES|AMENITIES NOTES:

Two (2) accessible picnic tables, three (3) benches, one (1) game table, all in good condition but not accessible.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
— asphalt	— good to excellent
— concrete	— fair
— pavers	— failing to poor
X stone dust	

fencing

material	condition
— chain link	— good to excellent
— vinyl-coated c.l.	— fair
— ornamental	— failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input checked="" type="checkbox"/> wood fiber mulch	X good to excellent
<input type="checkbox"/> rubber safety surfacing	X fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	— failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Play equipment is in good condition

Wood fiber mulch has been replenished, it is migrating due to a lack of curbing

Sand has migrated out of sandbox - many miscellaneous toys in sandbox.

COMPONENTS

2-5 age structure 5-12 age structure

water elements swings

seating for caregivers 2 ADA infant belt

drinking fountain 4 tire

climbing wall slides

shade 1 2-5 age

material Plastic 1 5-12 age

individual elements: _____

Double see-saw, fire truck structure, sand box

manufacturer | estimated age of equipment: _____

Landscape Structures, 2003

PLAY VALUE

motor skills	cognitive skills
<input checked="" type="checkbox"/> rocking	<input checked="" type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input type="checkbox"/> balancing	_____
<input type="checkbox"/> training	

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On-street parking is permit only	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 27 20

Total # accessible parking spaces:
(designated spot & curb cut) 1 -

Total # van parking spaces:
(designated spot & curb cut) 0 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)
 Partial access
 Accessible structure
 Accessible swing

Accessible route: Yes No None

To all play elements?
 To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches and picnic tables are not accessible due to
lack of appropriate surfacing material of pathways
leading to them.

ACCESSIBILITY NOTES

Playground set in wood fiber mulch with
warndown gravel pathway leading to it.

Parking lot is for residence only, and on-street
parking is metered.

CIRCULATION & CONNECTIVITY NOTES:

Parking lot near playground is for Phillips Park Apartments residence only.

On-street parking is in designated parking spots only, due to busy streets along commercial strip.

Brook Path connecting Phillips park to Washington Street, Maugus Avenue and Seaward Road.

PLANT MATERIAL NOTES:

Large trees surrounding the playground, with two set in close proximity to sand box providing shade to that area.

PHOTOS:





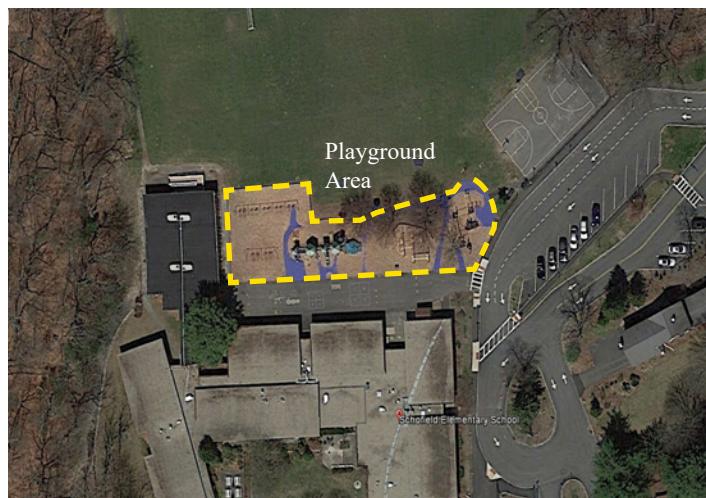
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Schofield Elementary School

LOCATION: 27 Cedar St, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

NEIGHBORHOOD NOTES:

Detached single family homes, Busy street

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #)
1 basketball
3 tennis
— street hockey sports fields (#)
X soccer
X baseball
— multi-use

RESOURCES|AMENITIES NOTES:

Three (3) trash receptacles, one (1) drinking fountain, two (2) bike racks, three (3) picnic tables, one (1) bench

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> concrete	<input type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> vinyl-coated c.l.	<input type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

COMPONENTS

2-5 age structure 5-12 age structure

water elements swings

seating for caregivers ADA

14 infant belt

drinking fountain tire

climbing wall slides

2-5 age

3 5-12 age

material Plastic

individual elements: _____

manufacturer | estimated age of equipment:
Miracle

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input checked="" type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	<u>Blacktop games</u>
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	_____

PLAY SURFACING MATERIAL

wood fiber mulch

rubber safety surfacing

combination of wood fiber mulch and rubber safety surfacing

sand

condition

<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> fair
<input type="checkbox"/> failing to poor

PLAYGROUND NOTES:

Wood fiber mulch is at appropriate levels but migrating into the field area due to lack of edging. Rubber safety surfacing walks are in good condition and provide access to all equipment. Equipment is in fair condition, it is starting to show its age, chipped paint, worn decks are still structurally sound.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

ACCESSIBILITY NOTES

Accessible pathway from parking lot and school drop-off zone to accessible rubber safety surfacing at playground.

PLAYGROUND

Accessible play structure: Yes No None

- Full access (wheelchair)
- Partial access
- Accessible structure
- Accessible swing

Accessible route: Yes No None

To all play elements? Selected play elements?

	Yes	No	None
Accessible path to playground?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are spectator facilities accessible?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches within playspace are not accessible

Picnic area is set within grass and not accessible

CIRCULATION & CONNECTIVITY NOTES:

Accessible pathway from school building and parking lot to playground.

Neighborhood access from Hunting Circle to pathways within school grounds.

PLANT MATERIAL NOTES:

Four large trees within playspace, provide shade - non are within safety zones, however trimming of branches is recommended to prevent any future safety concerns.

Trees provide shade to structures.

PHOTOS:





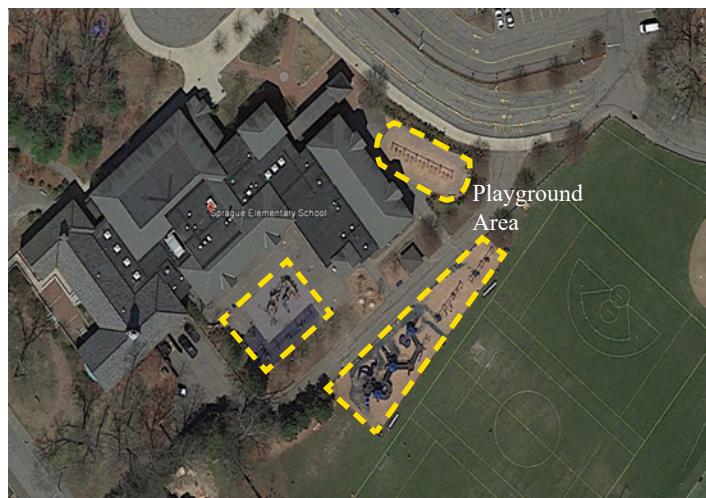
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Sprague School

LOCATION: 401 School St, Wellesley

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

RESOURCES | PARK AMENITIES

public transportation comfort station

community facility wading pool

parking swimming pool

off-leash area picnic area

skateboarding shade shelter

courts (indicate #) sports fields (#)

0.5 basketball

— tennis

— street hockey

— soccer

— baseball

— multi-use

RESOURCES|AMENITIES NOTES:

Plenty of tables and benches. Tables under shade shelter are accessible.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material
 asphalt
 concrete
 pavers

condition
 good to excellent
 fair
 failing to poor

fencing

material
 chain link
 vinyl-coated c.l.
 ornamental

condition
 good to excellent
 fair
 failing to poor

grading | drainage

low | wet areas blocked structures
 ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

wood fiber mulch
 rubber safety surfacing
 combination of wood fiber mulch and rubber safety surfacing
 sand

condition
 good to excellent
 fair
 failing to poor

COMPONENTS

2-5 age structure 5-12 age structure
 water elements swings
 seating for caregivers ADA
 drinking fountain infant
 climbing wall belt
 shade tire
 individual elements: _____

manufacturer | estimated age of equipment:

Landscape Structures/2008, 2003

PLAY VALUE

motor skills	cognitive skills
<input checked="" type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input checked="" type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input checked="" type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	<input type="checkbox"/> talk tubes
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	_____

PLAYGROUND NOTES:

Play equipment is in good condition.

The set of swings by the school building are in poor condition, paint is chipped and swing chains are rusty.

All pieces of equipment are a combination of wood fiber mulch with rubber safety surfacing leading to accessible structures.

Play equipment and surfacing at upper playground are in fair condition.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 105 -

Total # accessible parking spaces: 6 -
(designated spot & curb cut)

Total # van parking spaces: 1 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)

Partial access

Accessible structure

Accessible swing

Accessible route: Yes No None

To all play elements?

To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities accessible?

OTHER

Note accessibility of any other site amenities: (benches, tables, picnic areas, etc)

Most benches and picnic tables are not accessible.

Tables under shade shelter are accessible.

ACCESSIBILITY NOTES

Accessible pathways to all playspaces.

CIRCULATION & CONNECTIVITY NOTES:

ADA car parking spots are far away from playground.

Accessible pathways to all playstructures except swings which are set in wood fiber mulch.

PLANT MATERIAL NOTES:

Spaced tree planting around playspaces - within safe clearance.

Shrubs, trees and fencing screen playspaces from parking lot.

PHOTOS:





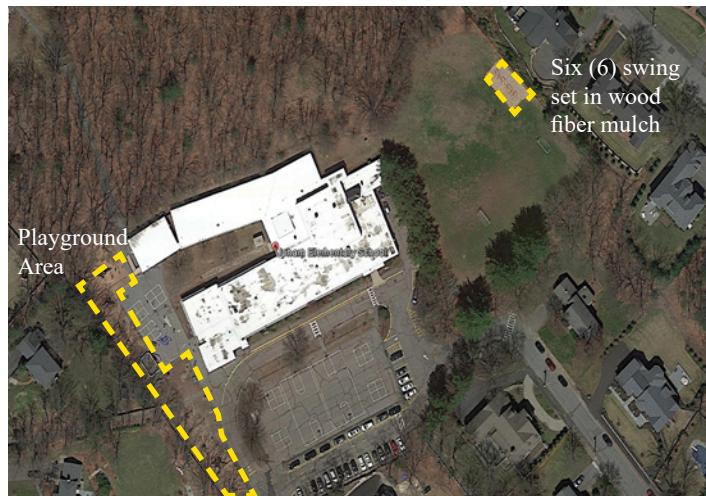
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Upham Elementary School

LOCATION: 35 Wynnewood Rd, Wellesley Hills

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

1. FAILING -	Failing and unacceptable condition, needs remediation, improvement prior to any activity
2. POOR -	Marginally meets guidelines and safety standards, needs improvement
3. FAIR -	Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
4. GOOD -	Good condition, acceptable for play, could use very minor improvements
5. EXCELLENT -	Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural
 residential mixed-use industrial
 school

NEIGHBORHOOD NOTES:

School is surrounded by detached single family homes, quiet street

RESOURCES | PARK AMENITIES

<input type="checkbox"/> public transportation	<input type="checkbox"/> comfort station
<input checked="" type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input checked="" type="checkbox"/> parking	<input type="checkbox"/> swimming pool
<input type="checkbox"/> off-leash area	<input type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input type="checkbox"/> shade shelter
<input checked="" type="checkbox"/> courts (indicate #) 2 basketball — tennis — street hockey	<input checked="" type="checkbox"/> sports fields (#) 1 soccer 1 baseball — multi-use

RESOURCES|AMENITIES NOTES:

one (1) trash can, two (2) picnic tables, two (2) benches

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	— good to excellent
<input type="checkbox"/> concrete	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> pavers	<input checked="" type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	— good to excellent
<input type="checkbox"/> vinyl-coated c.l.	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas blocked structures

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

COMPONENTS

2-5 age structure 5-12 age structure

water elements swings

seating for caregivers ADA

drinking fountain infant

climbing wall belt

shade tire

slides 2-5 age

5-12 age

material plastic

individual elements: _____

manufacturer | estimated age of equipment:

Landscape Structures/1999

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input checked="" type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	_____

PLAY SURFACING MATERIAL

	condition
<input checked="" type="checkbox"/> wood fiber mulch	— good to excellent
<input type="checkbox"/> rubber safety surfacing	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input checked="" type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Play equipment is in fair to poor condition.

Surfacing is wood fiber mulch.

Playground is terraced with wood curbs holding the grade. Not accessible.

The playground is not fenced in.

There are fences along the neighboring properties; at 2-ft height in some areas.

Six (6) swings in field area in wood fiber mulch surfacing are newer and in better condition.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>

On-street parking is permit only

ACCESSIBILITY NOTES

Considerable grade change along site - causing many of the pathways leading to the playground not ADA compliant.

PLAYGROUND

Accessible play structure: Yes No None

- Full access (wheelchair)
- Partial access
- Accessible structure
- Accessible swing

Accessible route: Yes No None

To all play elements? Selected play elements?

To selected play elements?

Yes No None

Accessible path to playground?

Are spectator facilities accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

None of the site amenities are accessible

CIRCULATION & CONNECTIVITY NOTES:

No accessible travel route to or within playground. The play equipment is positioned in a narrow-terraced area along a roadway leading to the school drop-off zone.

Playground can be accessed via wooded area to the north of school building and neighborhood access path towards Bristol Road.

PLANT MATERIAL NOTES:

Densely vegetated area to the north of the school. Large trees surrounding the main play equipment provide shade.

PHOTOS:





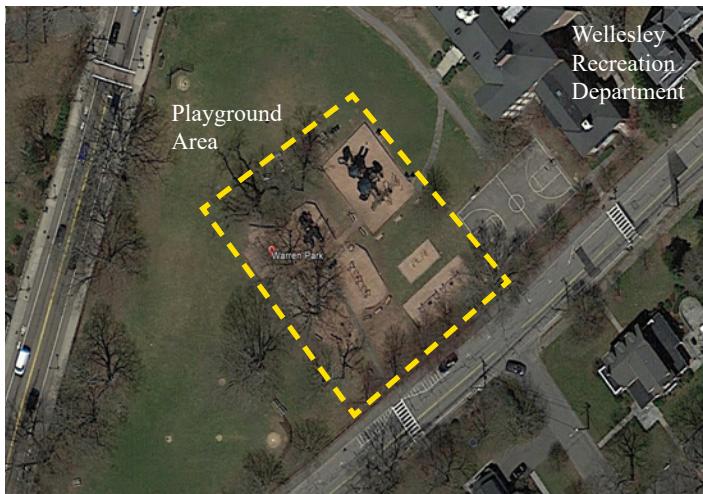
Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Warren Park

LOCATION: 90 Washington St, Wellesley

OWNER: Town of Wellesley, Natural Resources Commission



LEGEND/DEFINITIONS OF COMMENTS

1. FAILING -	Failing and unacceptable condition, needs remediation, improvement prior to any activity
2. POOR -	Marginally meets guidelines and safety standards, needs improvement
3. FAIR -	Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
4. GOOD -	Good condition, acceptable for play, could use very minor improvements
5. EXCELLENT -	Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal
 school other: Recreation Center

CONTEXT

urban suburban rural
 residential mixed-use industrial

NEIGHBORHOOD NOTES:

Detached single family homes

Along busy road

RESOURCES | PARK AMENITIES

<input checked="" type="checkbox"/> public transportation	<input checked="" type="checkbox"/> comfort station
<input checked="" type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input checked="" type="checkbox"/> parking	<input type="checkbox"/> swimming pool
<input type="checkbox"/> off-leash area	<input checked="" type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input type="checkbox"/> shade shelter
<input checked="" type="checkbox"/> courts (indicate #)	<input checked="" type="checkbox"/> sports fields (#)
<u>1</u> basketball	<u>2</u> soccer
<u>—</u> tennis	<u>—</u> baseball
<u>—</u> street hockey	<u>—</u> multi-use

RESOURCES|AMENITIES NOTES:

Recreation center, thirteen benches in various conditions, trash and recycling receptacles, two (2) picnic tables by field, one (1) bike rack.

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
<input checked="" type="checkbox"/> asphalt	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> concrete	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> pavers	<input type="checkbox"/> failing to poor

fencing

material	condition
<input checked="" type="checkbox"/> chain link	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> vinyl-coated c.l.	<input checked="" type="checkbox"/> fair
<input type="checkbox"/> ornamental	<input type="checkbox"/> failing to poor

grading | drainage

low | wet areas

ADA compliant grates

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input checked="" type="checkbox"/> wood fiber mulch	<input checked="" type="checkbox"/> good to excellent
<input type="checkbox"/> rubber safety surfacing	<input type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input type="checkbox"/> failing to poor
<input checked="" type="checkbox"/> sand	

COMPONENTS

<input type="checkbox"/> 2-5 age structure	<input checked="" type="checkbox"/> 5-12 age structure
<input type="checkbox"/> water elements	<input checked="" type="checkbox"/> swings
<input checked="" type="checkbox"/> seating for caregivers	<input type="checkbox"/> ADA
<input type="checkbox"/> drinking fountain	<input type="checkbox"/> infant
<input type="checkbox"/> climbing wall	<input type="checkbox"/> belt
<input checked="" type="checkbox"/> shade	<input type="checkbox"/> tire
<input checked="" type="checkbox"/> slides	<input type="checkbox"/> 2-5 age
	<input type="checkbox"/> 5-12 age
	material <u>Plastic</u>

individual elements: _____

arch-climber, 2 springers, 1 double seesaw, sand box

manufacturer | estimated age of equipment: Miracle (2004), Landscape Structures (2003)

PLAY VALUE

motor skills	cognitive skills
<input checked="" type="checkbox"/> rocking	<input checked="" type="checkbox"/> experimenting
<input checked="" type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input checked="" type="checkbox"/> spinning	<input type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input checked="" type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	<u>Talk tubes</u>
<input checked="" type="checkbox"/> balancing	_____
<input type="checkbox"/> training	_____

PLAYGROUND NOTES:

Multiple play areas scattered across a terraced hill.

Wood fiber mulch has migrated outside the playareas, it is at appropriate levels.

All safety zones are within wood fiber mulch, with the exception to one of the springers.

Play equipment is in good condition especially for its age.

Due to grades, the play areas are not very accessible, some play areas do not have pathways leading to them.

Some trees are close to multiple equipment especially the smaller structure.

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>

On-street parking is permit only

ACCESSIBILITY NOTES

Pathway from parking lot is accessible towards playground. Pathway continuing to basketball court is not ADA accessible.

PLAYGROUND

Accessible play structure: Yes No None

- Full access (wheelchair)
- Partial access
- Accessible structure
- Accessible swing

Accessible route: Yes No None

To all play elements?
Selected play elements?

	Yes	No	None
Accessible path to playground?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are spectator facilities accessible?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

Benches and picnic areas are not ADA accessible.

CIRCULATION & CONNECTIVITY NOTES:

Pathway leading to playground from parking lot and recreation building is accessible, however due to playground's wood fiber mulch surfacing the playground is not considered ADA accessible.

Pathway leading to playground from Walnut Street is not ADA accessible.

PLANT MATERIAL NOTES:

Large trees and shrubs provide shade to playground and surrounding benches. Some trees are close to encroaching on safety zones of multiple equipment especially the smaller structure.

PHOTOS:





Town of Wellesley, Massachusetts

Site Assessment Form

NAME OF FACILITY: Wellesley High School

LOCATION: 50 Rice Street, Wellesley Hills

OWNER: Town of Wellesley, Wellesley Public Schools



LEGEND/DEFINITIONS OF COMMENTS

- 1. FAILING -** Failing and unacceptable condition, needs remediation, improvement prior to any activity
- 2. POOR -** Marginally meets guidelines and safety standards, needs improvement
- 3. FAIR -** Reasonable condition, acceptable for play, meets guidelines and safety standards, could use improvements
- 4. GOOD -** Good condition, acceptable for play, could use very minor improvements
- 5. EXCELLENT -** Meets/ exceeds all standards and requirements, new or near new condition

USE

high medium low

other: _____

USER GROUPS

neighbors permitted informal

school other: _____

CONTEXT

urban suburban rural

residential mixed-use industrial

RESOURCES | PARK AMENITIES

<input type="checkbox"/> public transportation	<input type="checkbox"/> comfort station
<input checked="" type="checkbox"/> community facility	<input type="checkbox"/> wading pool
<input checked="" type="checkbox"/> parking	<input type="checkbox"/> swimming pool
<input type="checkbox"/> off-leash area	<input type="checkbox"/> picnic area
<input type="checkbox"/> skateboarding	<input checked="" type="checkbox"/> shade shelter
<input type="checkbox"/> courts (indicate #)	<input type="checkbox"/> sports fields (#)
— basketball	— soccer
— tennis	— baseball
— street hockey	— multi-use

RESOURCES|AMENITIES NOTES:

PLAYGROUND ASSESSMENT

SITE INFRASTRUCTURE

pathways

material	condition
asphalt	good to excellent
concrete	fair
pavers	failing to poor

fencing

material	condition
chain link	good to excellent
vinyl-coated c.l.	fair

ornamental
Brick wall

grading | drainage

<input type="checkbox"/> low wet areas	<input type="checkbox"/> blocked structures
<input type="checkbox"/> ADA compliant grates	

lighting

adequate for security

manufacturer | model: _____

PLAY SURFACING MATERIAL

	condition
<input type="checkbox"/> wood fiber mulch	<input checked="" type="checkbox"/> good to excellent
<input checked="" type="checkbox"/> rubber safety surfacing	<input type="checkbox"/> fair
<input type="checkbox"/> combination of wood fiber mulch and rubber safety surfacing	<input type="checkbox"/> failing to poor
<input type="checkbox"/> sand	

PLAYGROUND NOTES:

Very small play structure/ play area in rubber safety surfacing all in good to excellent condition.

Wall/ornamental fence surrounding rubber safety surfacing in good to excellent condition.

Shade structure over play area in good condition.

COMPONENTS

<input checked="" type="checkbox"/> 2-5 age structure	<input type="checkbox"/> 5-12 age structure
<input type="checkbox"/> water elements	<input checked="" type="checkbox"/> swings
<input type="checkbox"/> seating for caregivers	<input type="checkbox"/> ADA
<input type="checkbox"/> drinking fountain	<input type="checkbox"/> infant
<input type="checkbox"/> climbing wall	<input type="checkbox"/> belt
<input checked="" type="checkbox"/> shade	<input type="checkbox"/> tire
<input type="checkbox"/> individual elements:	<input checked="" type="checkbox"/> slides

manufacturer | estimated age of equipment:

Landscape Structures/2012

PLAY VALUE

motor skills	cognitive skills
<input type="checkbox"/> rocking	<input type="checkbox"/> experimenting
<input type="checkbox"/> swinging	<input checked="" type="checkbox"/> pretending
<input type="checkbox"/> spinning	<input checked="" type="checkbox"/> constructive play
<input checked="" type="checkbox"/> climbing	<input type="checkbox"/> other unstructured play:
<input checked="" type="checkbox"/> sliding	_____
<input type="checkbox"/> balancing	_____
<input type="checkbox"/> training	_____

ACCESSIBILITY

PARKING

	Yes	No
Lot parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessible parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-street parking is permit only	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Lot On-
Street

Total # parking spaces: 100+ -

Total # accessible parking spaces:
(designated spot & curb cut) 8 -

Total # van parking spaces:
(designated spot & curb cut) 2 -

PLAYGROUND

Accessible play structure: Yes No None

Full access (wheelchair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partial access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Accessible swing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Accessible route: Yes No None

To all play elements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To selected play elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yes No None

Accessible path to playground?

Are spectator facilities
accessible?

OTHER

Note accessibility of any other site amenities:
(benches, tables, picnic areas, etc)

No benches in or around playspace

ACCESSIBILITY NOTES

Accessible via pathways from main school
entrance and parking lot.

All pathways leading to the playspace area
accessible.

CIRCULATION & CONNECTIVITY NOTES:

PLANT MATERIAL NOTES:

PHOTOS:



APPENDIX E

20-Year Capital Plan

APPENDIX E

20-Year Capital Plan

MINOR SITE IMPROVEMENT EFFORTS

PATHWAY IMPROVEMENTS & ACCESSIBILITY

NEXT 5-YEARS										
Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	Perrin Park	Phillips Park
2021			\$18,112						\$5,520	
2022						\$9,943				
2023		\$15,879								\$8,920
2024				\$6,947						
2025							\$2,357			

ANNUAL BUDGET 5% INCREASE EACH YEAR	
YEAR	BUDGET
2026	\$15,000
2027	\$15,750
2028	\$16,538
2029	\$17,364
2030	\$18,233
2031	\$19,144
2032	\$20,101
2033	\$21,107
2034	\$22,162
2035	\$23,270
2036	\$24,433
2037	\$25,655
2038	\$26,938
2039	\$28,285
2040	\$29,699

SHADE/TREES

NEXT 5-YEARS										
Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	Perrin Park	Phillips Park
2021									\$40,000	
2022			\$40,000							
2023									\$8,000	
2024	\$6,000			\$6,000						\$6,000
2025										\$8,000

ANNUAL BUDGET 5% INCREASE EACH YEAR	
YEAR	BUDGET
2026	\$10,000
2027	\$10,500
2028	\$11,025
2029	\$11,576
2030	\$12,155
2031	\$12,763
2032	\$13,401
2033	\$14,071
2034	\$14,775
2035	\$15,513
2036	\$16,289
2037	\$17,103
2038	\$17,959
2039	\$18,856
2040	\$19,799

ACCESS TO AMENITIES

NEXT 5-YEARS																	
Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Perrin Park	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School	Total
2021							\$6,000		\$6,000	\$2,400						\$20,400	
2022			\$2,400			\$2,400									\$3,000	\$7,800	
2023											\$7,200					\$7,200	
2024		\$1,200			\$1,200						\$1,200				\$3,000	\$6,600	
2025	\$1,800							\$1,200				\$1,800				\$4,800	

ANNUAL BUDGET 5% INCREASE EACH YEAR	
YEAR	BUDGET
2026	\$8,000
2027	\$8,400
2028	\$8,820
2029	\$9,261
2030	\$9,724
2031	\$10,210
2032	\$10,721
2033	\$11,257
2034	\$11,820
2035	\$12,411
2036	\$13,031
2037	\$13,683
2038	\$14,367
2039	\$15,085
2040	\$15,839

TREE PRUNING

NEXT 5-YEARS																	
Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Perrin Park	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School	Total
2021				\$3,000						\$10,000						\$16,000	
2022						\$5,000									\$3,000	\$8,000	
2023					\$3,000											\$3,000	
2024											\$5,000					\$5,000	
2025											\$4,000					\$4,000	

ANNUAL BUDGET 5% INCREASE EACH YEAR	
YEAR	BUDGET
2026	\$6,000
2027	\$6,300
2028	\$6,615
2029	\$6,946
2030	\$7,293
2031	\$7,658
2032	\$8,041
2033	\$8,443
2034	\$8,865
2035	\$9,308
2036	\$9,773
2037	\$10,262
2038	\$10,775
2039	\$11,314
2040	\$11,880

OTHER SITE IMPROVEMENTS

Year	NEXT 5-YEARS															
	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Perrin Park	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School
2021	\$5,000			\$15,000			\$10,000							\$8,000		\$38,000
2022			\$5,000										\$20,000			\$25,000
2023											\$15,000					\$15,000
2024		\$30,676									\$20,000					\$50,676
2025							\$13,882									\$13,882

ANNUAL BUDGET 5% INCREASE EACH YEAR	
YEAR	BUDGET
2026	\$18,000
2027	\$18,900
2028	\$19,845
2029	\$20,837
2030	\$21,879
2031	\$22,973
2032	\$24,122
2033	\$25,328
2034	\$26,594
2035	\$27,924
2036	\$29,320
2037	\$30,786
2038	\$32,325
2039	\$33,942
2040	\$35,639

MINOR SITE IMPROVEMENTS TOTALS

YEAR	BUDGETS					TOTALS
	PATHWAY IMPROVEMENTS & ACCESSIBILITY	SHADE/ TREES	ACCESS TO AMENITIES	TREE PRUNING	OTHER SITE IMPROVEMENTS	
2021	\$32,552	\$48,000	\$20,400	\$16,000	\$38,000	\$154,952
2022	\$35,033	\$40,000	\$7,800	\$8,000	\$25,000	\$115,833
2023	\$23,322	\$8,000	\$7,200	\$3,000	\$15,000	\$56,522
2024	\$6,947	\$18,000	\$6,600	\$5,000	\$50,676	\$87,224
2025	\$2,357	\$8,000	\$4,800	\$4,000	\$13,882	\$33,039
2026	\$15,000	\$10,000	\$8,000	\$6,000	\$18,000	\$57,000
2027	\$15,750	\$10,500	\$8,400	\$6,300	\$18,900	\$59,850
2028	\$16,538	\$11,025	\$8,820	\$6,615	\$19,845	\$62,843
2029	\$17,364	\$11,576	\$9,261	\$6,946	\$20,837	\$65,985
2030	\$18,233	\$12,155	\$9,724	\$7,293	\$21,879	\$69,284
2031	\$19,144	\$12,763	\$10,210	\$7,658	\$22,973	\$72,748
2032	\$20,101	\$13,401	\$10,721	\$8,041	\$24,122	\$76,385
2033	\$21,107	\$14,071	\$11,257	\$8,443	\$25,328	\$80,205
2034	\$22,162	\$14,775	\$11,820	\$8,865	\$26,594	\$84,215
2035	\$23,270	\$15,513	\$12,411	\$9,308	\$27,924	\$88,426
2036	\$24,433	\$16,289	\$13,031	\$9,773	\$29,320	\$92,847
2037	\$25,655	\$17,103	\$13,683	\$10,262	\$30,786	\$97,489
2038	\$26,938	\$17,959	\$14,367	\$10,775	\$32,325	\$102,364
2039	\$28,285	\$18,856	\$15,085	\$11,314	\$33,942	\$107,482
2040	\$29,699	\$19,799	\$15,839	\$11,880	\$35,639	\$112,856

MAJOR CAPITAL PROJECTS

These projects are recommended for a full redesign and reconstruction including:

- Demolition & site preparation
- Excavation, backfill, and grading
- Installation of new, attractive, and exciting play equipment and swings that appeal to various age groups and supports gross and fine motor skill development
- Installation of new and/or expanded playground infrastructure, including edging, surfacing, and utilities
- Installation of seating, signage, and other furnishings
- Installation of trees, landscaping, shade shelters, and picnic areas
- Installation of ADA accessible pathways

The order of projects is influenced by the Hunnewell, Hardy, Upham Elementary School Project. It is also important to note that an annual **5% inflation allowance** has been added to the final cost in the matrix below.

MAJOR CAPITAL PROJECTS (INCLUDES 5% ANNUAL INFLATION ALLOWANCE)	Year	Bates Elementary School	Brown Park	Fiske Elementary School	Hardy Elementary School	Hunnewell Field	Hunnewell Elementary School	Morses Pond	Ouellet Park	P.A.W.S. Preschool	Perrin Park	Phillips Park	Schofield Elementary School	Sprague Elementary School	Upham Elementary School	Warren Park	Wellesley High School	Major Capital Project Totals	Minor Site Improvements Totals	ANNUAL TOTALS	
		Year Installed	2005/2019	2008	1999	2000	2005	2002	1998/2002	2004	2006	1994/2014	2003	2000	2002/2008	1999/2003	2003	2012			
	2021									\$354,375								\$354,375	\$154,952	\$509,327	
	2022										\$871,063								\$871,063	\$115,833	\$986,896
	2023																		\$0	\$56,522	\$56,522
	2024				\$977,250														\$1,820,250	\$87,224	\$1,907,474
	2025																		\$435,938	\$33,039	\$468,977
	2026																		\$1,007,500	\$57,000	\$1,064,500
	2027	\$263,250		\$887,625															\$1,322,663	\$59,850	\$1,382,513
	2028																		\$1,170,050	\$62,843	\$1,232,893
	2029																		\$823,963	\$65,985	\$889,947
	2030																		\$581,063	\$69,284	\$650,346
	2031																		\$363,088	\$72,748	\$435,836
	2032																		\$334,000	\$76,385	\$410,385
	2033																		\$599,775	\$80,205	\$679,980
	2034																		\$84,150	\$84,215	\$168,365
	2035																		\$0	\$88,426	\$88,426
	2036																		\$0	\$92,847	\$92,847
	2037																		\$0	\$97,489	\$97,489
	2038																		\$0	\$102,364	\$102,364
	2039																		\$0	\$107,482	\$107,482
	2040																		\$0	\$112,856	\$112,856

* To be accomplished in conjunction with the Morses Pond & Bath House Refurbishment project

MAJOR CAPITAL PROJECTS COST BREAK-DOWN (EXCLUDES 5% ANNUAL INFLATION ALLOWANCE)

	HARDY	HUNNEWELL	* MORGES	PAWS	PERRIN	UPHAM
SITE INFORMATION						
Population	309	269	N/A	151	N/A	220
Property Acreage	7.5	5.6	4	0.6	5.6	12
Existing Playground SF	11,805	12,800	2,675	2,900	15,920	7,700
*Estimated # of Children Per Recess	60-80	55-70	30-50	30-40	80-100	45-55
Suggested Playground SF	8000	7000	5000	3000	10000	5500
COSTS						
Demo & Site Preparation	\$30,000	\$30,000	\$15,000	\$15,000	\$40,000	\$30,000
Play Equipment						
2-5 Structure (15K-30K)	\$30,000	\$15,000		\$30,000	\$30,000	
5-12 Structure (60K-100K)	\$100,000	\$120,000	\$60,000		\$80,000	\$120,000
Swings (2 Bays- 10K)	\$50,000	\$70,000	\$20,000	\$30,000	\$40,000	\$60,000
Climbers (15K-50K)	\$30,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Individual Pieces (5K-8K)	\$15,000	\$10,000	\$5,000	\$15,000	\$20,000	\$24,000
Surfacing (\$25 / SF)	\$200,000	\$175,000	\$125,000	\$75,000	\$250,000	\$137,500
Equipment Install (50% of eq. cost)	\$112,500	\$115,000	\$50,000	\$45,000	\$92,500	\$109,500
Pathways	\$25,000	\$25,000	\$15,000	\$5,000	\$20,000	\$25,000
Drainage	\$20,000	\$15,000	\$8,000	\$10,000	\$25,000	\$15,000
Shade Shelter (20K EA)				\$20,000		
Plantings/Trees (2K EA)	\$20,000	\$14,000	\$6,000	\$6,000		\$14,000
Benches (2 EA)	\$10,000	\$10,000	\$4,000	\$4,000	\$12,000	\$6,000
Tables(3K EA)	\$9,000	\$6,000	\$6,000		\$9,000	\$6,000
TOTAL	\$651,500	\$620,000	\$329,000	\$270,000	\$633,500	\$562,000
Mobilization, Overhead, & Profit (15%)	\$97,725	\$93,000	\$49,350	\$40,500	\$95,025	\$84,300
Contingency (10%)	\$65,150	\$62,000	\$32,900	\$27,000	\$63,350	\$56,200
SUBTOTAL	\$814,375	\$775,000	\$411,250	\$337,500	\$791,875	\$702,500

WFM with PIP Paths (PIP is 20% of total sf)	\$43,911	\$38,422	\$27,444	\$16,467	\$54,889	\$30,189
**ALT SURFACING TOTAL	\$495,411	\$483,422	\$231,444	\$211,467	\$438,389	\$454,689
Mobilization, Overhead, & Profit (15%)	\$74,312	\$72,513	\$34,717	\$31,720	\$65,758	\$68,203
Contingency (10%)	\$49,541	\$48,342	\$23,144	\$21,147	\$43,839	\$45,469
ALT SURFACING SUBTOTAL	\$619,264	\$604,278	\$289,306	\$264,333	\$547,986	\$568,361

PLAY EQUIPMENT & SURFACE REPLACEMENT ONLY COST BREAK-DOWN (EXCLUDES 5% ANNUAL INFLATION ALLOWANCE)

	BATES (f)	BROWN	FISKE	HUNN. FIELD	OUELLET	PHILLIPS	SCHOFIELD	SPRAGUE 1	SPRAGUE 2	SPRAGUE 3	WARREN 1	WARREN 2	WHS
SITE INFORMATION													
Population	379	N/A	449	N/A	N/A	N/A	385	398	24	N/A	N/A	N/A	
Property Acreage	9.1	2.9	8.5	8.1	6.2	2.4	12.7			3		14.6	
Existing Playground SF	2250	3350	15140	2075	3470	3500	11500	2700	3600	6900	4230	4600	1000
*Estimated # of Children Per Recess	20-40	N/A	90-115	N/A	N/A	N/A	70-85	80-100			N/A	N/A	N/A
Suggested Playground SF	4000	3350	11500	2075	3470	3500	8500	2050	2730	5220	4230	4600	1000
COSTS													
Demo & Site Preparation	\$5,000	\$5,000	\$10,000	\$3,000	\$5,000	\$5,000	\$10,000	\$1,000	\$5,000	\$8,000	\$5,000	\$5,000	\$2,000
Play Equipment													
2-5 Structure (15K-30K)				\$25,000	\$15,000	\$15,000					\$30,000		\$15,000
5-12 Structure (60K-100K)	\$60,000	\$60,000	\$120,000	\$60,000	\$60,000	\$180,000		\$75,000	\$100,000			\$100,000	
Swings (2 Bays- 10K)		\$20,000	\$80,000	\$20,000	\$30,000	\$70,000		\$50,000	\$50,000		\$40,000	\$20,000	
Climbers (15K-50K)			\$30,000					\$40,000				\$15,000	
Individual Pieces (5K-8K)			\$10,000	\$5,000	\$5,000	\$5,000					\$10,000		
Surfacing (\$25 / SF)	\$100,000	\$83,750	\$287,500	\$51,875	\$86,750	\$87,500	\$212,500	\$51,250	\$68,250	\$130,500	\$105,750	\$115,000	\$25,000
Equipment Install (50% of eq. cost)	\$30,000	\$40,000	\$120,000	\$25,000	\$47,500	\$55,000	\$127,500	\$25,000	\$57,500	\$75,000	\$40,000	\$67,500	\$7,500
TOTAL	\$195,000	\$208,750	\$657,500	\$129,875	\$234,250	\$257,500	\$605,000	\$127,250	\$245,750	\$363,500	\$230,750	\$322,500	\$49,500
WFM with PIP Paths (PIP is 20% of total sf)	\$21,956	\$18,388	\$63,122	\$11,389	\$19,046	\$19,211	\$46,656	\$11,252	\$14,985	\$28,652	\$23,218	\$25,249	\$5,489
**ALT SURFACING TOTAL	\$116,956	\$143,388	\$433,122	\$89,389	\$166,546	\$189,211	\$439,156	\$87,252	\$192,485	\$261,652	\$148,218	\$232,749	\$29,989

The National Resource Center for Health and Safety in Child Care and Early Education recommends at least 75 square feet of total outdoor play area for each child over 2 years of age using a playground at one time. For children under two the recommendation is at least 50 square feet and children under 18 months, the minimum drops down to 33 square feet.

*Assumes there are four (4) to five (5), thirty-minute recess periods at each school daily.

** Alternate surfacing is wood fiber mulch with poured-in-place safety surfacing pathways

APPENDIX F

Suggested Maintenance Schedule

APPENDIX F

Suggested Maintenance Schedule