



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

RECEIVED

SEP 12 2024

PLANNING DIVISION
TOWN OF CONCORD MA

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 13, 2024

Applicant*: Concord Public Schools

Federal Tax Id. No.*: 046-001-121

Co-Applicant (if applicable): _____

Project Name*: Recreational Athletic Fields & Green Space - Thoreau Elementary School

Project Location/Address (if applicable): 29 Prairie Street, Concord, MA 01742

Purpose*: (Select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Project Budget*:

Amount of CPC Funds Requested: \$ \$500,000
 Amount from Other Funding Sources: \$ _____
 Total Project Budget: \$ _____ (If multi-year project,
 note current phase only)

Please check which of the following is included with this Application:

- One Paragraph Project Summary *
- Architectural plans, site plans, photographs (if appropriate)
- Map (if applicable)

- Narrative *
- Selection Criteria and Needs Assessment
- Detailed Project Budget *
- Feasibility Assessment
- Statement of Sustainability (if applicable)
- Timeline *
- N/A Copy of IRS determination letter (Non-profit Organizations only)*
- N/A Copy of Audit or most recent Financial Information (Non-profit Organizations only)*
- _____ Letters of Support (if any)

Project Contact Person*: Laurie Hunter

Project Contact Address*: 120 Meriam Road, Concord, MA

Project Contact Phone*: 978-318-1500 Email*: lhunter@concordps.org

Authorized Signature of Applicant*: Laurie Hunter

Authorized Signature of Property Owner* (if different): _____

* Required

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

Thoreau Elementary School

29 Prairie Street
Concord, MA 01742

<https://thoreau.concordps.org>
978-318-1300



Justin Sparks, Principal
jsparks@concordps.org

Julie Basler, Assistant Principal
jbasler@concordps.org

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I. CPC Cover Sheet

See Cover Page.

II. Summary of Project Request

Concord Public Schools is seeking funding for two key initiatives: first, the restoration, rehabilitation, and beautification of open green spaces and recreation areas at Thoreau Elementary School, in accordance with the master campus plan developed by CHA in 2023; and second, the expansion and construction of new recreational facilities at TES.

Category: Recreation

Funding Requested: \$500,000

Project Goal: Funding is sought for the restoration and rehabilitation of the Thoreau Elementary School fields, open green space, and community gardens, all as part of the comprehensive master campus plan designed to benefit Thoreau students, their families, the Concord Recreation Department, and community organizations throughout the town. The funding will also support the installation of shade structures, walkways, and play equipment. Proposed upgrades include developing multi-use sports fields, enhancing the community garden, and additional play equipment. This will involve stabilizing surrounding grass areas and realigning paved pathways to improve access to these recreational spaces.

Project Budget: It is estimated that the entire project will cost approximately \$672,490; the \$500,000 requested would support 74% of the total budget with the remaining 26% provided by \$200,000 in CPS Capital Funds. Funds would support the construction of fields and associated infrastructure. This would be used in conjunction with a \$200,000 estate gift dedicated to a new playground integrating West Concord history.

III. Map

Enclosed as Attachment A is an Aerial Locus Map of TES depicting the existing conditions.

Enclosed as Attachment B is a Tax Locus Map of TES.

Enclosed as Attachment C is a proposed improvement plan provided by CHA depicting the conceptual development of the new recreational areas and associated infrastructure.

The development will remain within the existing limits of the parcel.

IV. Narrative & Statement of Need

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Thoreau Elementary School is seeking CPC funding for the restoration and beautification of green space at Thoreau Elementary School in alignment with our educational philosophy and strategic objectives. Our theory of action posits that by providing engaging, innovative learning experiences supporting multiple paths to success, ensuring students' well-being through fostering connections and belonging, creating a collaborative, inclusive culture valuing diversity, and developing a physical environment that catalyzes learning, our students will discover their passions, become joyful learners, and be empowered to chart their paths to success. This initiative corresponds with Strategic Objective #4, aiming to create safe, healthy, and innovative indoor and outdoor spaces conducive to student learning. Proposed outcomes include establishing working gardens integrated into the curriculum, expanding outdoor spaces with sun shelters, and ensuring accessibility of all outdoor spaces for experiential learning opportunities for every student. Through this project, we aim to foster a nurturing environment where every student can thrive academically, emotionally, and socially, ultimately empowering them to embrace their passions and confidently pursue their aspirations. Green space on the Thoreau campus would be resodded with school gardens, trees and shrubs, added for beautification and to foster biodiversity. A shade structure would be added and additional recreation space would be created, including but not limited to rehabilitated/expanded basketball courts. All of this space would be utilized by students as part of their instruction during the school day and through physical education programming. During the school day, all students participate in a physical education program and the curriculum makes full use of its outdoor recreation spaces to introduce a wide variety of team sports, team-building activities, and lifetime fitness exercises. Recreational areas would be open to the public after school hours.

V. Meeting CPC Selection Criteria

The project supporting restoration, rehabilitation, and beautification of open green space and recreational space aligns with CPC selection criteria in the "Recreation" category. The green space at Thoreau Elementary School serves 100% of the student body annually. It hosts physical education classes year-round and is utilized for recess and outdoor learning activities. The Concord Recreation before and after school program utilizes this space, providing a valuable service to local families. Throughout the year, the Thoreau Parent Teacher Group (PTG) holds regular events, including road races, which foster community engagement. Before and during the school year, student groups gather on campus, creating social opportunities for children Prek-5 and beyond. When not in use by the school, the campus is available for scheduled community activities or passive recreation by town residents. According to the CPA, recreational use encompasses both active and passive activities, such as community gardens, trails, and noncommercial sports, as well as park-like amenities like pergolas, walkways, and playground equipment situated on dedicated recreational land. Additionally, the project aligns

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with the 2018 COMPREHENSIVE LONG RANGE PLAN GOAL #1 and all project review goals listed below.

"Provide responsible management of recreation amenities, including programming of open spaces, public spaces, trails, and recreational facilities to encourage use by all residents."

- 1. Address objectives or projects identified in the 2018 Comprehensive Long Range Plan, Recreation Facilities Strategic Plan, the 2015 Open Space and Recreation Plan and the Playing Fields Study.*
- 2. Utilize Town owned land when possible to fulfill identified current and future recreational needs.*
- 3. Ensure universal accessibility to recreational activities.*
- 4. Expand programs or facilities for special needs, youth, young adults and seniors seeking new recreational health and fitness opportunities.*
- 5. Consider the interests and needs of Concord youth sports organizations, both those sponsored by the Town and by private organizations.*

This proposal also aligns with recreation opportunities listed below.

- 3. Existing Park Improvements and New Park Development Many of Concord's existing neighborhood parks are in need of facility updates and amenities such as water fountains, benches, park and picnic shelters, and bike racks. Additionally, the Recreation Facilities Plan notes that Concord's neighborhood parks provide only .62 acres of park land/thousand population which is below the National standard of 3.5 acres of neighborhood park land/thousand population.*
- 4. New Playgrounds The Recreation Facilities Plan states that there is a need for 2.9 additional playgrounds. Several areas have been considered for new playground areas. Another potential option is to enhance the playground at Emerson.*
- 5. Multi-Purpose and Youth Soccer Fields. The Town currently has a deficit of 1.8 fields. A new multi-purpose field is planned for the High School as part of Phase 3 of the current field renovation plans but no new soccer fields are currently proposed.*

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6. *Baseball Diamonds and Softball Fields* The Town has a need for approximately 1.8 adult and 1.2 youth softball fields. Several sites have been explored for new 60 and 90 foot baseball diamonds but an appropriate site has not yet been located.

7. *Outdoor Basketball Courts* The Recreation Department has identified a need to create a new, lighted outdoor basketball court at a site yet to be determined.

8. *Shared Use of Available Facilities* In addition to Concord's town-owned facilities, a number of additional facilities exist that are owned by private schools in the area and by the Town of Carlisle. The shared use of recreational facilities will help to ease field demand and overuse, and projects are encouraged that lead towards this goal.

VI. Budget

The following items from the TES project cost estimates are related to the development of the fields and associated infrastructure.

DESCRIPTION	COST
DEMOLITION	
Remove Gravel Parking	\$3,900
Demo Ex. Play Structure & Wood Chip Area	\$4,300
FIELDS & LANDSCAPING	
Grassed Areas	\$43,600
Multi-Use Field	\$49,900
Landscaping & Community Garden	\$33,000
RESURFACING	
Asphalt Play Area (Four Square / Hopscotch)	\$25,300
Resurface Basketball Court & Reconstruct Gaga Pit	\$33,000
Asphalt Paths through Play Areas	\$9,200
EROSION CONTROL & STABILIZATION	



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Erosion Control & Slope Stabilization	\$42,000
Recreation Space	
Play Equipment	\$185,000
TOTAL	\$429,200
15% Soft Costs (Engineering/Design)	\$63,380
15% Contingency	\$63,380
SUMMARY OF COSTS TOTAL (2024)	\$557,960

VII. Feasibility

This project was professionally designed by CHA through capital funds approved at Town Meeting in 2023, in response to community input regarding the current state of the Thoreau Elementary School campus. Attached you'll find documents related to the initial feasibility study as well as the project specific to green space enhancements.

VIII. Statement of Sustainability

In our proposal, sustainability is a cornerstone of our approach. We aim to enhance, restore, and beautify green spaces at Thoreau Elementary School, fostering environmental health and biodiversity with native plants including flowers, shrubs and trees, which serve as the foundation of a healthy ecosystem. By expanding options for student outdoor play and community recreational use, we're promoting physical activity and well-being while reducing carbon footprints associated with transportation. Our commitment to sustainability extends to incorporating eco-friendly practices in the design and maintenance of these spaces, ensuring long-term benefits for both current and future generations. Natural grass fields are a component of this sustainable school and contribute to sustainability goals in several ways. Grasses absorb carbon dioxide from the atmosphere through photosynthesis which helps mitigate climate change by reducing greenhouse gas levels. Natural grass fields also act as natural filters, absorbing and filtering rainwater. This helps prevent soil erosion and reduces the risk of flooding by allowing water to infiltrate the ground. Natural grass fields offer recreational spaces for physical activities, promoting a healthier lifestyle which enhances the well-being of citizens, and fosters community engagement. Fields will have shade trees nearby, which reduce the need for



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watering in hot weather. Shady trees coupled with water refilling stations will further serve to cool athletes during play.

IX. Outreach Strategy

The project was publicly presented to students, parents, teachers, and the community for feedback on January 17, 2024. The final improvement plan, which incorporates this feedback, was then presented to the Concord School Committee on March 26, 2024, where it received positive comments. The project aims to support the school day curriculum, after-school athletic programs, and community use by developing new fields as a key component. Over the past two years, CHA has conducted a campus feasibility study at Thoreau Elementary School, engaging staff, community members, and students to drive the initial design and associated cost recommendations. This design was first shared at a recorded community forum, where input was collected and integrated into a revised proposal, which included enhancements to field space as shown in the accompanying map. The revised plan was presented to the School Committee for further feedback before being shared with all stakeholders, including neighbors, families, staff, and students. Regular email updates have been sent to ensure transparent, two-way communication regarding the study's progress. This inclusive approach reflects a commitment to creating a campus environment that meets the needs and preferences of the entire Thoreau Elementary community. The project, including the replacement of the fields, has received strong, positive support and is integral to enhancing both the school day curriculum and after-school athletic programs.

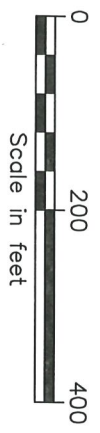
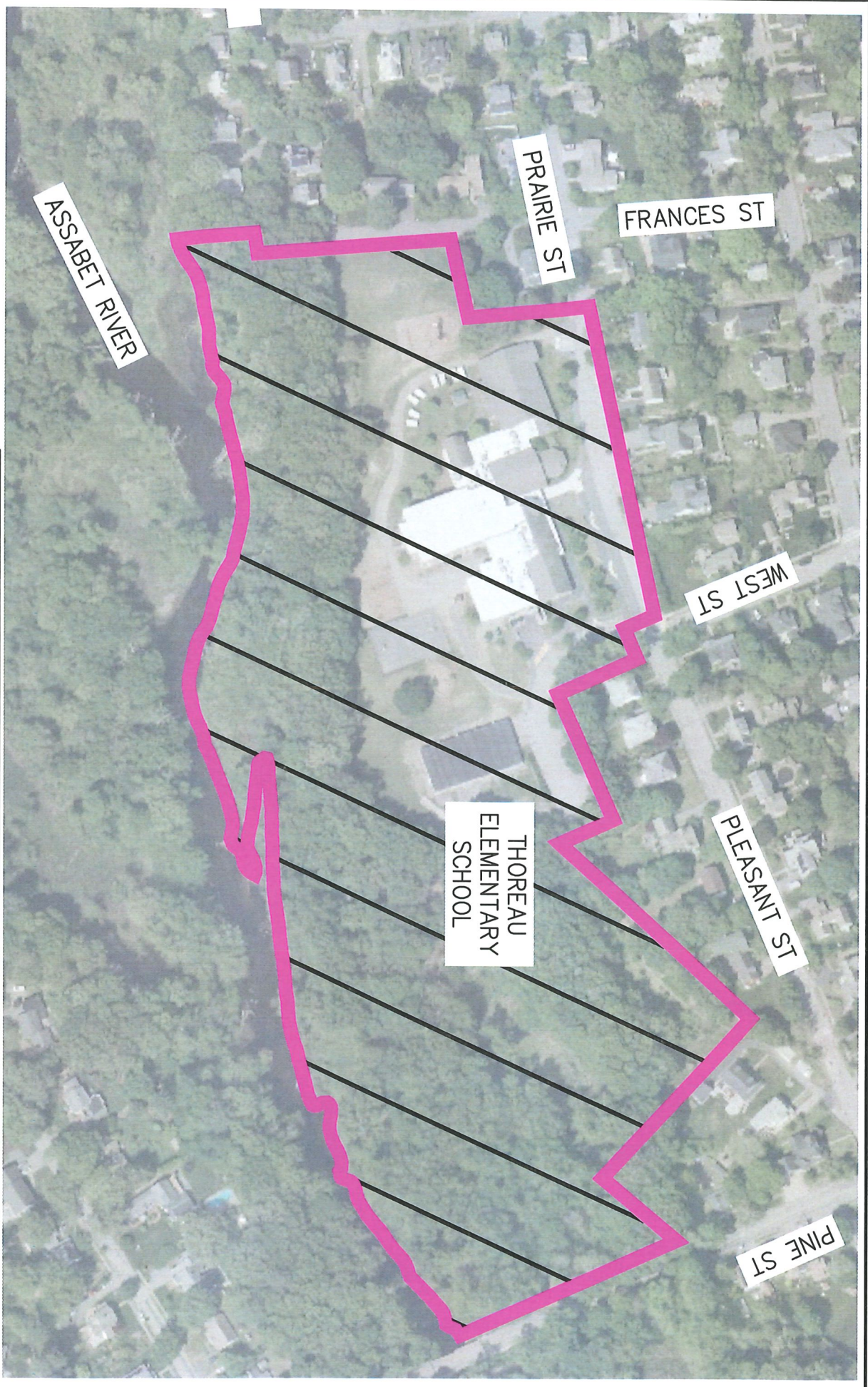
X. Timeline

Spring/Summer 2025 - Playground

Summer 2025 - Lot

Spring 2026 - Green space/Recreational Space

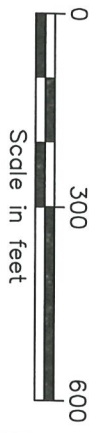
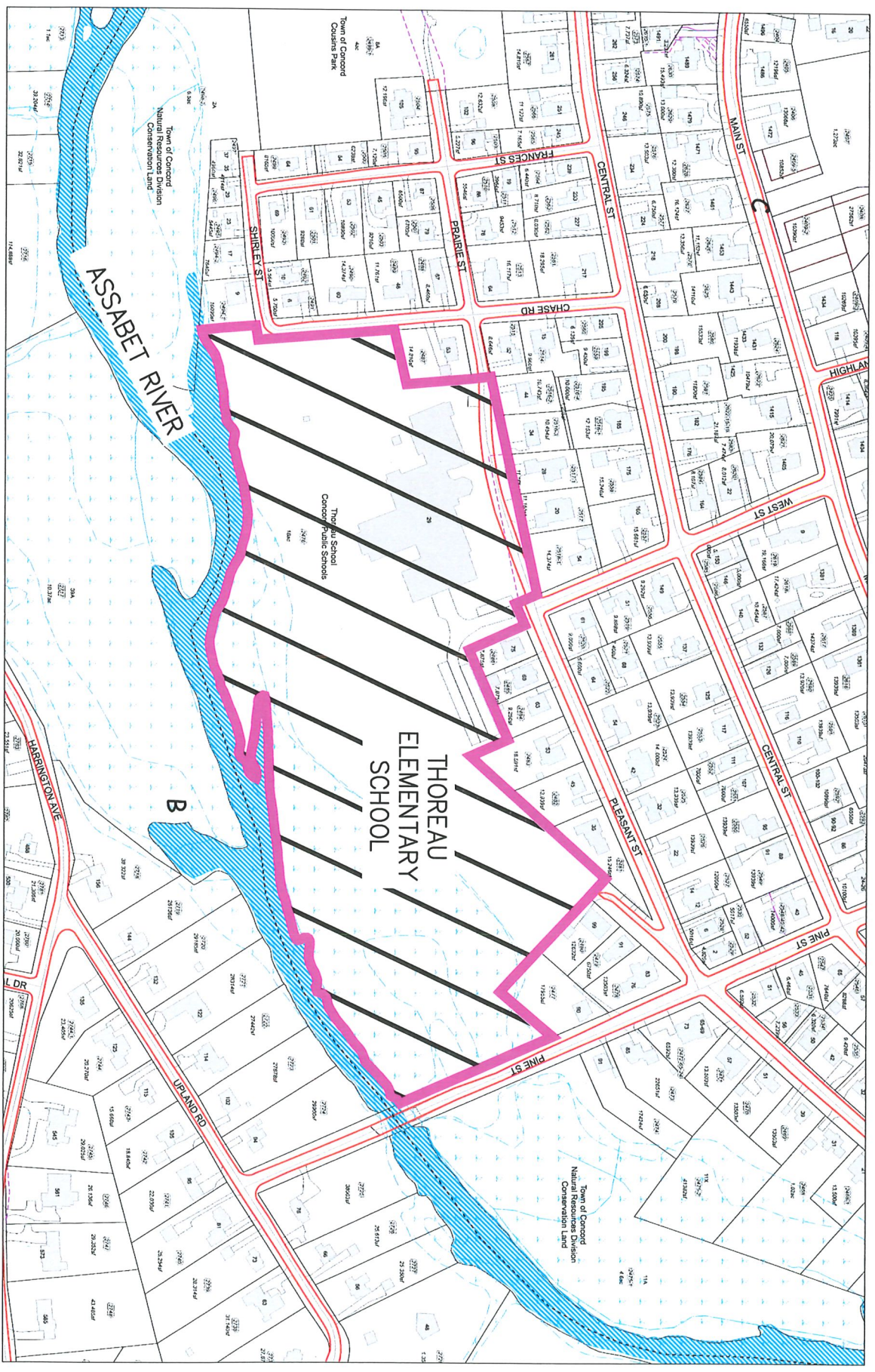
XI. Site Plan - See attachments.



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AERIAL LOCUS MAP
THOREAU ELEMENTARY SCHOOL
29 PRAIRIE ROAD
CONCORD, MA

PROJECT NO.	85034
DATE:	7/22/24
LOCUS	



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TAX LOCUS MAP

THOREAU ELEMENTARY SCHOOL
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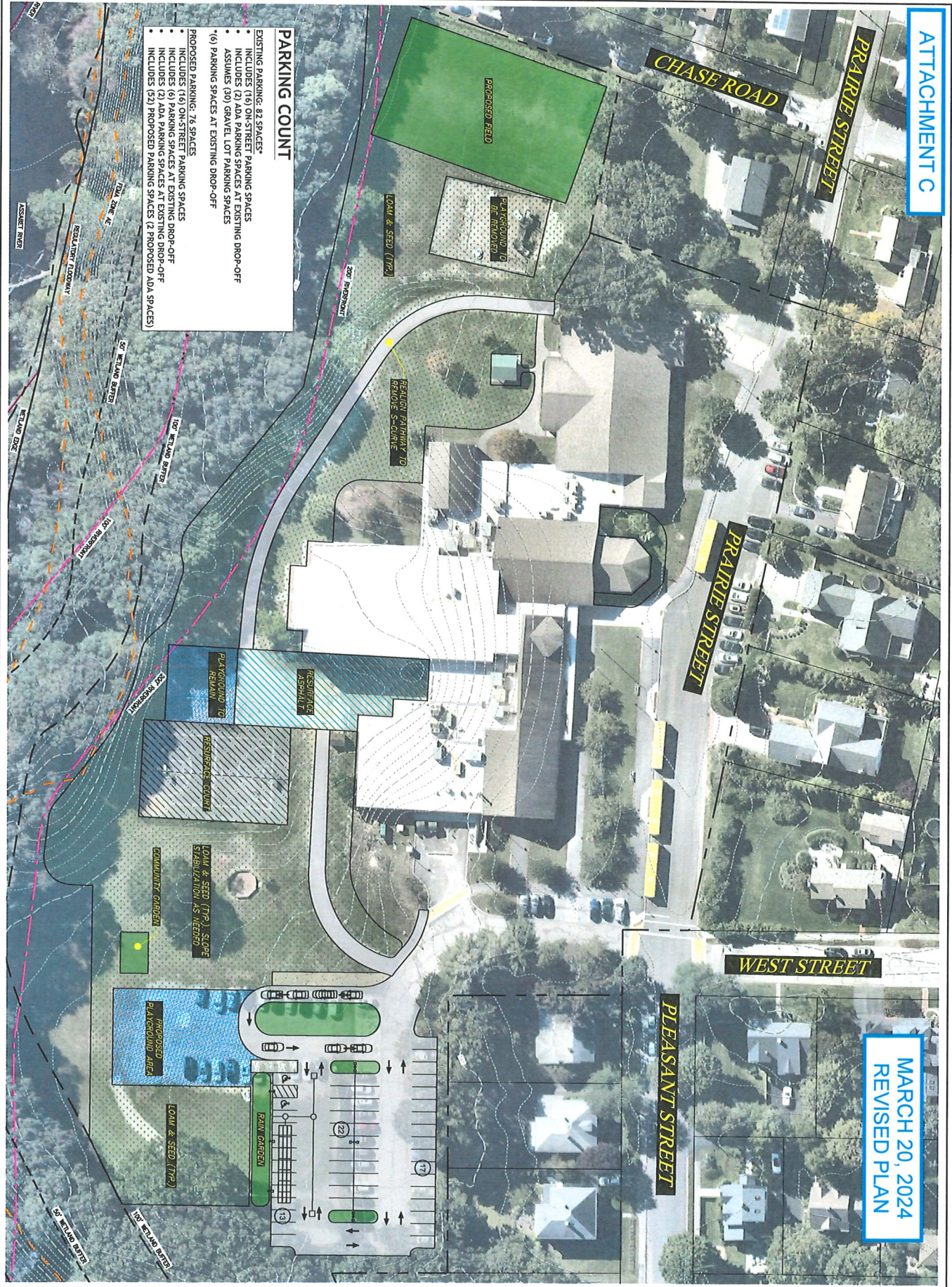
PROJECT NO.
85034

DATE: 7/22/24

LOCUS

ATTACHMENT C

MARCH 20, 2024
 REVISED PLAN



PARKING COUNT

- EXISTING PARKING: 83 SPACES*
- INCLUDES (16) ON-STREET PARKING SPACES
- INCLUDES (2) ADA PARKING SPACES AT EXISTING DROP-OFF
- ASSUMES (30) GRAVEL LOT PARKING SPACES
- (6) PARKING SPACES AT EXISTING DROP-OFF

PROPOSED PARKING: 76 SPACES

- INCLUDES (16) ON-STREET PARKING SPACES
- INCLUDES (6) PARKING SPACES AT EXISTING DROP-OFF
- INCLUDES (12) ADA PARKING SPACES AT EXISTING DROP-OFF
- INCLUDES (30) PROPOSED PARKING SPACES (2 PROPOSED ADA SPACES)

THORPE ELEMENTARY SCHOOL
 SITE ASSESSMENT

No.	Revision/Change	Drawn By	Scale

CONCEPTUAL PLAN

Drawn By	Checked By
TK	KK
JAS	KK

Issue Date: PROJECTIVE
 Scale: AS SHOWN
 Date: 03/20/24

Design No.: EX-001

1. All utilities are shown as indicated on this plan. The user of this plan should verify the location and depth of all utilities before construction. 2. The user of this plan should verify the location and depth of all utilities before construction. 3. The user of this plan should verify the location and depth of all utilities before construction. 4. The user of this plan should verify the location and depth of all utilities before construction. 5. The user of this plan should verify the location and depth of all utilities before construction.

Scale: 1" = 30'

North Arrow

