

For CPC use only: Date Received _____

Town of Southborough Community Preservation Committee
17 Common Street; Southborough, MA 01772

APPLICATION FOR FY 2027 COMMUNITY PRESERVATION FUNDING
Application is due September 15, 2025

Name of Proposal: Fayville Park Improvement: Splash Pad, Dog Park, & Walking Trail

Date of Submission: 09/12/2025

Name of Applicant or Board/Committee/Commission:

Contact Person: Travis Farley

Sponsoring Organization and/or Affiliations: Southborough Recreation Department

Mailing Address: 21 Highland Street, Southborough, MA 01772

Daytime Phone Number: (508) 573-0410

Email Address: tfarley@southboroughma.com

CPA Funding Requested: \$1,005,200 ~ Project Design Funded From Recreation Revolving Fund (\$67,000)

Total Cost of Project: \$1,072,200

CPA Category (Check ALL that apply - refer to Coalition Chart on Last Page)

Open Space

Historic Preservation

Community Housing

Recreation

The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding. Projects are only eligible for CPA funding if they fit in a "Yes" box below.

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes (new 7/8/2012)	Yes, if acquired or created with CPA funds

NOTE:

The 7/8/2012 Legislation prohibits use of CPA funds to pay for Artificial Turf Fields.

ELIGIBILITY: Define how the project meets CPA requirements (please refer to the Community Preservation Coalition Chart on the last page)

The project is eligible due to the following reasons:

-Southborough currently lacks both a dedicated off-leash dog park and a public splash pad. Informal off-leash dog use on athletic fields has caused conflicts with youth sports and field maintenance. Many families travel to neighboring towns (e.g., Hopkinton, Ashland, Westborough) for these amenities, reflecting unmet local demand. Feedback gathered by going through the Stanton Foundation process for a possible dog park at Lunblad Field gathered over 100 surveys from residents in full support of a dog park (2023).

- Provides inclusive recreation options for families, seniors, and pet owners. There are only 3 parks/playgrounds in town that are not included in schools and can be used throughout the week. This is by far the most scenic playground/park the town has, and this would further highlight that.
- Promotes public health and social connection by encouraging outdoor activity.
- Reduces unsanctioned dog use of fields, protecting existing recreational investments.
- Revitalizes an underutilized park area, improving visibility and public safety. Currently, the playground and pavilion see considerable use but the baseball field does not see that same level of use.
- Adds a heat-relief amenity for summer months and complements existing playground facilities. A splash pad can provide many benefits for the community, such as promoting physical activity, enhancing social interaction, and providing a safe and affordable way for children to cool off in the summer heat.
- The addition of an ADA-compliant walkway enhances accessibility for residents of all abilities, ensuring

equitable access to all amenities within the site. One of the items identified by going through the ADA Transition Plan was that Fayville Park was not an acceptable park. Not only would this project make the park fully accessible, but the splash pad is a sensory rich inclusive place for children to gather and play, regardless of abilities. A new ADA-compliant pedestrian walkway will be incorporated around the site, providing accessible routes for all residents and enhancing circulation between the playground, splash pad, and dog park. This walkway can be utilized by all residents and full lap around would be .17 of a mile

-Lastly, this is town owned park property

SUMMARY: Brief description of the project, which will guide the project summary in the warrant article.

The project would include a 8,000 square foot splash pad, 1/3 of an acre dog park, a small picnic area, and the development of a walking path around the perimeter of the park. These amenities would be taking the place of the current baseball field at Fayville Park.

Before filling out this application, familiarize yourself with the Southborough CPC Application Handbook available on the CPC webpage:

<https://www.southboroughma.gov/424/Community-Preservation-Committee>

As you are filling out the application, make sure you are in-line with the requirements as documented in the Southborough CPC Application Handbook.

I have read and understand the process and requirements detailed in the CPC application handbook.

Please submit the following application by September 15, 2025; for consideration at Annual Town Meeting in 2026. Please email your completed application to both: Lisa Braccio, CPC Chair at lbraccio@southboroughma.com and Frederica Gillespie, CPA Consultant at fg.cpaconsulting@gmail.com

PLEASE COMPLETE THE PROJECT DESCRIPTION BELOW AND INCLUDE WITH YOUR APPLICATION (use extra sheets, if needed)

PROJECT DESCRIPTION

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

1 Provide a Project Name (as it will appear on warrant article)

Fayville Park Improvement: Splash Pad, Dog Park, & Walking Trail

2 OPEN PROJECTS: Do you have any existing CPA funded projects? If so, are you up to date with your reporting? Please list them here.

I am currently working with Kristin LaVault (Recreation Commission Chair) to close out any projects we may still have open with CPC. We are hoping to have anything open closed out by the end of fiscal year FY26.

3 GOALS: What are the goals of the proposed project? Who will benefit and why? How will success be measured?

The goal of this project is to improve our current recreational amenities (as identified in our 2019 Open Space & Recreation Plan). This project would provide a water element that would be accessible to all abilities, would service a large number of residents, would give the community a dog park (identified more than 100 residents who identified they would like to see a dog park in Southborough), creates a walking path around the park that can be used by all ages, makes the park more accessible for users,

and converts a single use amenity into a multi-use one.

The goals of this project would include:

-Southborough currently lacks both a dedicated off-leash dog park and a public splash pad. Informal off-leash dog use on athletic fields has caused conflicts with youth sports and field maintenance. Many families travel to neighboring towns (e.g., Hopkinton, Ashland, Westborough) for these amenities, reflecting unmet local demand. Feedback gathered by going through the Stanton Foundation process for a possible dog park at Lunblad Field gathered over 100 surveys from residents in full support of a dog park (2023).

- Provides inclusive recreation options for families, seniors, and pet owners. There are only 3 parks/playgrounds in town that are not included in schools and can be used throughout the week. This is by far the most scenic playground/park the town has, and this would further highlight that.
- Promotes public health and social connection by encouraging outdoor activity.
- Reduces unsanctioned dog use of fields, protecting existing recreational investments.
- Revitalizes an underutilized park area, improving visibility and public safety. Currently, the playground and pavilion see considerable use but the baseball field does not see that same level of use.
- Adds a heat-relief amenity for summer months and complements existing playground facilities. A splash pad can provide many benefits for the community, such as promoting physical activity, enhancing social interaction, and providing a safe and affordable way for children to cool off in the summer heat. The towns Open Space and Recreation Plan in 2019 survey an aquatic option (pool) is mentioned 40 times.
- The addition of an ADA-compliant walkway enhances accessibility for residents of all abilities, ensuring equitable access to all amenities within the site. One of the items identified by going through the ADA Transition Plan was that Fayville Park was not an acceptable park. Not only would this project make the park fully accessible, but the splash pad is a sensory rich inclusive place for children to gather and play, regardless of abilities. A new ADA-compliant pedestrian walkway will be incorporated around the site, providing accessible routes for all residents and enhancing circulation between the playground, splash pad, and dog park. This walkway can be utilized by all residents and full lap around would be .17 of a mile

COMMUNITY NEED: Why is this project needed? Does it address needs identified existing Town plans - i.e. Recreation Plan/Master Plan/Housing Production Plan/Open Space Plan?

Yes, the recreation department believes there is a need for an upgrade at Fayville Park at this time. We evaluate our recreational amenities every year as part of our Open Space and Recreation Plan (2019). We believe this is an improvement/opportunity that would serve a larger population in Southborough. There are elements to this project that would make the park far more accessible for our users (as identified in our 2021 Town of Southborough Self-Evaluation and Transition Plan). Lastly, when applying for the Stanton Foundation a few years ago we surveyed more than 100 residents on the need for a dog park in Southborough. The resounding answer was yes it was an amenity that residents would like to see in the community.

Community Outreach Used for Application:
Open Space and Recreation Plan (2019)
ADA Transition Plan (2021)
Stanton Foundation (2023) ~ Dog Park
Anticipated Survey for fall of 2025

4 COMMUNITY SUPPORT: What is the nature and level of support and/or opposition for this project?

We are in the early phases of this project but we do feel this would be a project the community would support. This project would create a multi-use park that would benefit a very large population of Southborough. We are also currently working with youth baseball/softball (ABSA) to identify fields we could improve to replace the loss of the field at Fayville.

Currently the baseball field is in use via blanket field permit by Algonquin Baseball & Softball Association. These blanket field permits include practices/games but the field is rarely in use for the full allotment of time.

We have had a handful of conversations with Youth Baseball/Softball in regard to the field at Fayville possibly coming offline. They have been receptive to the change at Fayville and we have had some really productive conversations in regard to investing at fields at Neary or Finn as an alternative.

The Baseball Field is also used for recreational programming like mini-sports/lax/t-ball on Saturday mornings.

6. BUDGET: What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. Depending on your project, more than one estimate may be required (NOTE: CPA funds may NOT be used for maintenance). Attach a two to five-year budget, if appropriate.

The total project cost is \$1,072,200 (\$952,200 is for construction and \$120,000 is for design/permitting/bidding assistance/construction administration). The Recreation Department is willing to contribute \$67,000 (the design portion) from our revolving fund as we fully plan on continuing to use this site for recreational programming in the future. We would just like to note that historically we have used the revolving fund for basic design and concept investments that are typically proportionally appropriate for the balance in the revolver and typical annual fund flows.

We are also exploring grant funding from the Land and Water Conservation Fund Grant Program through the state (the communities of Woburn & Leominster both successfully received funding for spray parks recently through this grant). The grant opens up in December and at this time we do not know if we will receive any grant funding but will be applying.

Sample Budget:

<u>Year</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
Anticipated Utility Costs	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Anticipated Wood Chip Cost	\$500	\$500	\$500	\$500	\$500

Annual Anticipated Expense Cost	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
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We fully anticipate being able to absorb these fees from our recreation revolving fund. This would mean no taxpayer funding would be needed to operate this park moving forward. The recreation department plans on using this park for birthday parties, recreational program, or possibly sponsorship to support these annual costs

7 FUNDING: Are you seeking alternative funding outside of the CPA? What additional funding sources are available, committed or under consideration?

Include commitment letters, in kind donations and volunteer hours, and describe any other attempts to secure funding for this project.

The Recreation Department is willing to contribute \$67,000 (the design portion) from our revolving fund as we fully plan on continuing to use this site for recreational programming in the future. We would just like to note that historically we have used the revolving fund for basic design and concept investments that are typically proportionally appropriate for the balance in the revolver and typical annual fund flows.

We are also exploring grant funding from the Land and Water Conservation Fund Grant Program through the state (the communities of Woburn & Leominster both successfully received funding for spray parks recently through this grant). The grant opens up in December and at this time we do not know if we will receive any grant funding but will be applying.

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

If funding becomes available July 1st, 2026, Activitas could design and permit the project to have bid documents available late winter/early spring 2027 for a late spring/early summer construction mobilization (mobilization would depend on weather). A project of this size/scope would most likely be 4-5 month construction timeline so the project could be substantially complete mid-late September, so a 14-15 month timeline is more likely for the project. Our goal to keep the playground & basketball court open during that period.

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

The Recreation Department will be responsible for all aspects of implementation and project management

10 MAINTENANCE: If ongoing maintenance is required, who will be responsible and how will it be funded? Please attach a detailed five-year budget.

The Recreation Department in conjunction with the DPW will be responsible for maintenance of the park. We inspect our parks annually and identify items that need to be improved/replaced where needed.

The life span of a splash pad can be up to 25 years (some parks can go longer). Our plan would be to replace elements as needed to extend the life of the splash pad.

ADDITIONAL INFORMATION: Please provide the following additional information.

1. **FURTHER DOCUMENTATION:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option to deed. (Letters of support from relevant town entities)

estimate from Activitas (Landscape Architect)

map of the property

2D rendering of potential project

Deed of property

2. FEASIBILITY REPORTS: Any feasibility reports, renderings or other relevant studies and material.

Please see attached

Open Space and Recreation Plan (2019)
ADA Transition Plan (2021)
Stanton Foundation (2023) ~ Dog Park
Anticipated Survey for fall of 2025

3. BY-LAW COMPLIANCE: Evidence that the project is in compliance with zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.

The Town's existing general liability insurance typically extends to municipally owned and operated recreation areas, including dog parks and splash pads. - The Massachusetts Interlocal Insurance Association (MIIA) confirms that towns covered under their general policy do not require separate insurance for dog parks when proper risk management policies are in place.

Additional Risk Mitigation:
Prominent signs will include a "Use at Own Risk" disclaimer, referencing M.G.L. c. 258, §10(j), limiting municipal liability.

The town's zoning would prevent us from using any fencing above 8 feet

We have also confirmed with DCR that the proximity of a dog park to their property will not be an issue. They did ask we include signage as well as execute a waste management plan (both of which we fully anticipate doing).

Southborough Board of Health did confirm that the use of Port-a-Potties will be an acceptable bathroom option at this location.

4. If a non-town government entity is the applicant, please list contact information for all relevant contacts for the project and if a non-profit list contact information of the board members.

Travis Farley – Recreation Director for the Town of Southborough

5. Have you determined if your project requires a Preservation Restriction, Conservation Restriction or Deed Restriction?

Yes no Unsure

We have verified there are no current deed restrictions

6. **OTHER INFORMATION:** Any additional information that might benefit the CPC in their consideration of this project.

We know there may be some concern over a park that included a dog park & a splash pad in close proximity to each other.

Our goal was to create a buffer between the two amenities at the park. The Recreation Department went through a very extensive search for a possible dog park location. Unfortunately, we did not find a suitable location during that process and this is an opportunity we would like to take advantage of. We really are trying to create a park with multiple uses as we believe a successful park has multiple uses because its varied functions provide social, environmental, and economic benefits, attracting a diverse range of users and enhancing community well-being.

- The dog park will be fully enclosed with 4–6 ft fencing and double-gated entries to prevent dogs from escaping toward child play areas. – In addition to the fencing a landscaped buffer will be included between the two amenities (trees, berms, and shrubs) will visually and acoustically separate the dog park from the playground and splash pad.

A. Enhanced Fencing

- Use 4–6 ft fencing (vinyl-coated chain link or steel picket) with a sight-obscuring panel or privacy screen.
- Add a secondary low fence or railing on the playground/splash pad side for double containment.
- Consider angled fence caps or plant trellises to block line-of-sight stimulation between dogs and children.
- Fencing along picnic areas

B. Vegetative Barriers

- Install dense shrubs or hedgerows along the fence line to dampen sound and movement visibility.
- Add shade trees every 15–20 ft to create overhead coverage and visual division

C. Wood Chips

Typical Replacement Schedule for wood chips

- Every 6–12 months: Most dog parks refresh or replace their wood chips at least once a year.
- Lightly used parks: Can stretch to 12–18 months if the surface drains well and is maintained
- We believe this will fall in the lightly used category and can work with DPW on replacement

annually. We will explore dog park tags or donations for the cost of the wood chips

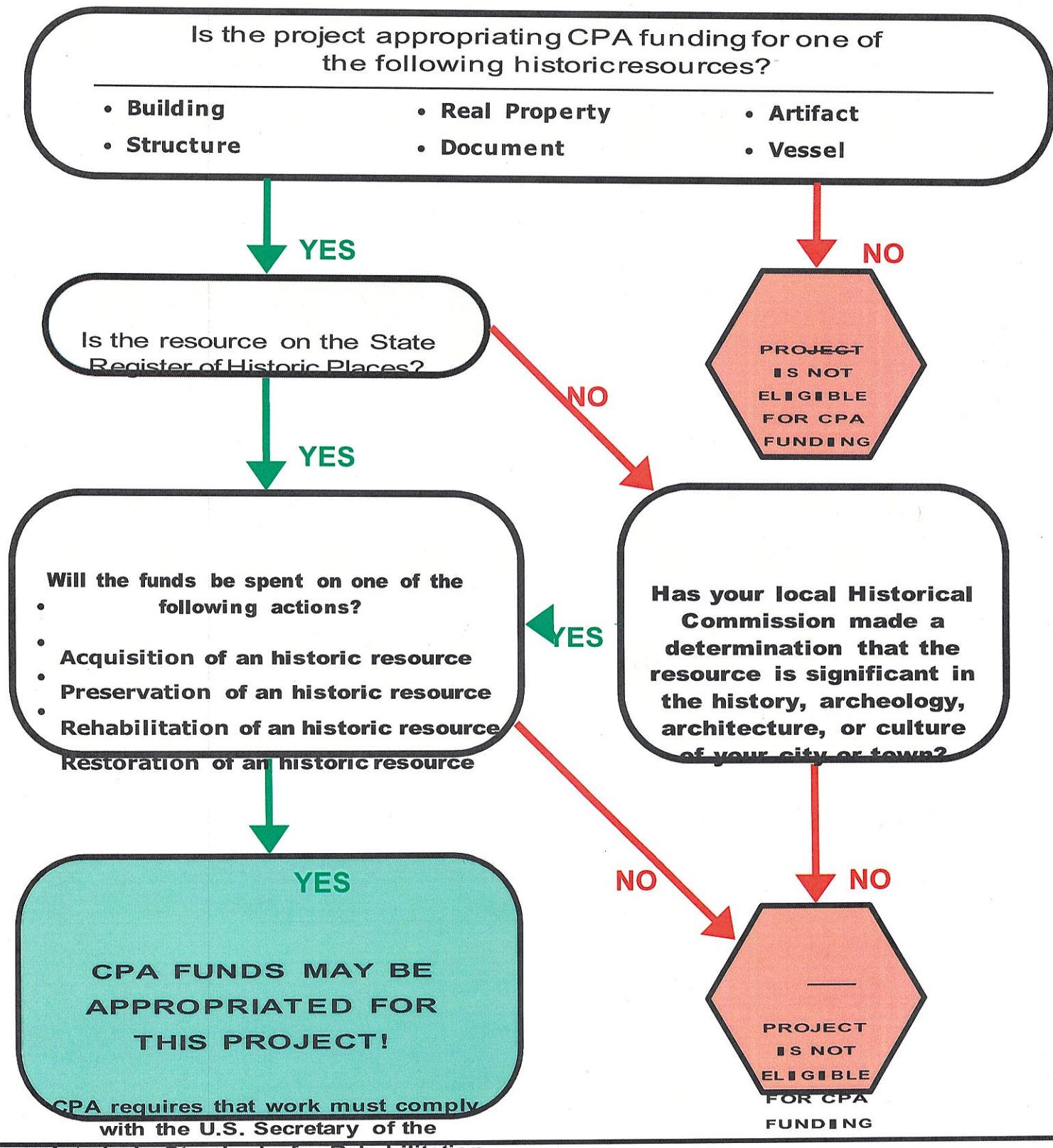
We have also included designs from a potential park in Chelsea that feature a park with dog park & splash pad in close proximity of each other.

A representative from the project will be required to present the project to the CPC. After the application deadline, you will be sent the presentation schedule.

Applicant requirements after CPC recommends project for Town Meeting:

- To assist with fielding questions concerning the project, a Project Representative shall attend the Select Board and Advisory Committee meetings with the CPC when the CPC warrant articles are reviewed.
- A Project Representative shall attend Town Meeting to answer questions. Any Project Presentation to be reviewed by CPC.
- All Town Meeting approved projects must submit a project schedule and proposed payment timeline. That schedule will be used to determine project completion deadline. The MOU must be signed prior to start of Project.
- All Town Meeting approved projects shall present progress reports at 6-month intervals along with written reports to the CPC.
- All Town Meeting approved projects are required to include permanent signage stating that Southborough CPA provided funding for the project (wording shall be reviewed with the CPC prior to completion of the project).
- All publicity shall include statement that the Southborough Community Preservation Act provided funding for the project.

How to Determine CPA Eligibility for the Historic Preservation Category





Learn more at
www.communitypreservation.org

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SUMMARY OPINION OF PROBABLE COSTS

Project: Town of Southborough - Fayville

Project No.

Phase: Conceptual Design

Date: 22 October 2025

NOTES:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Project Cost only and is based upon a preliminary conceptual design sketch and discussions without community input. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

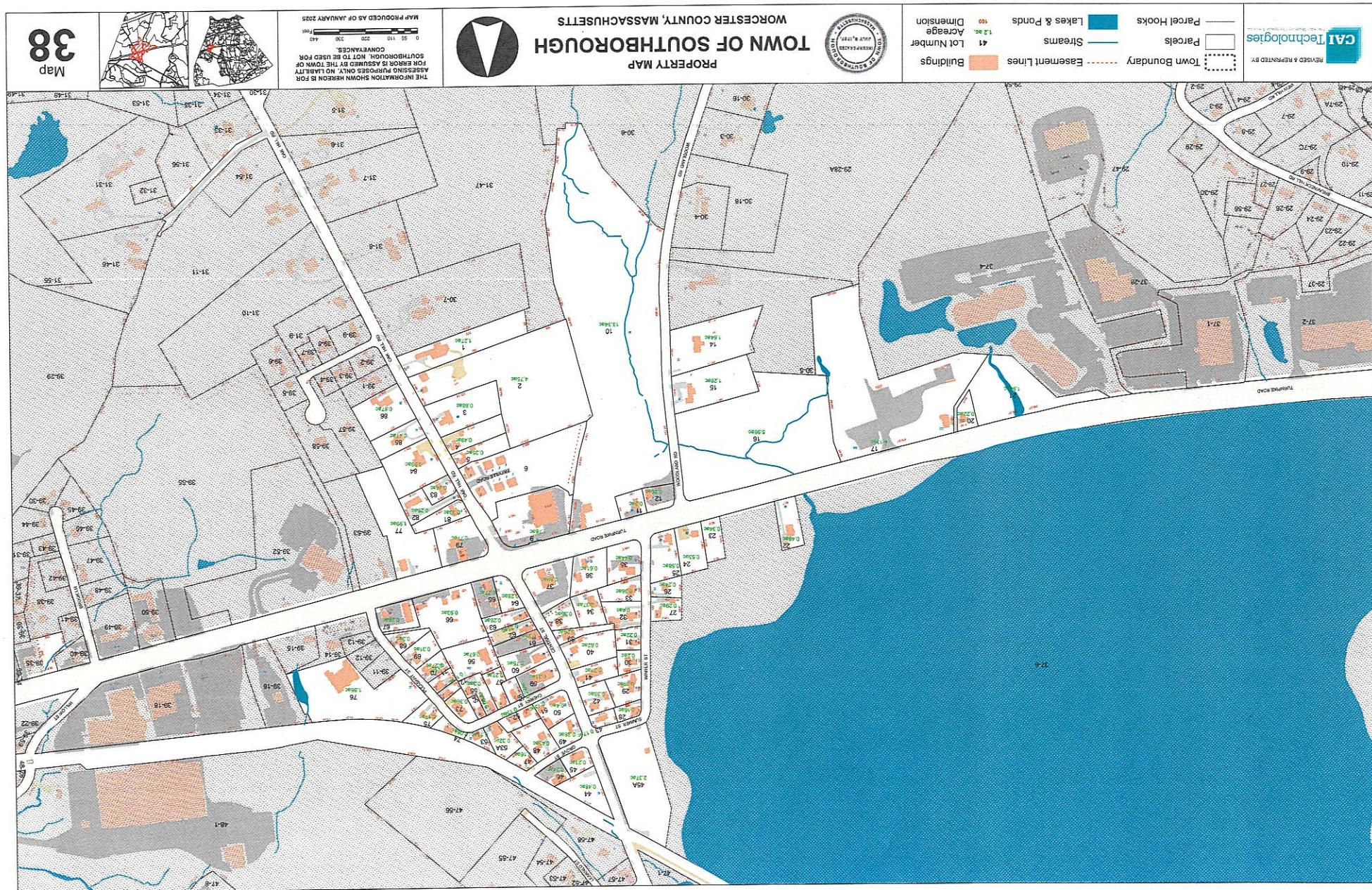
ASSUMPTIONS:

Sales tax exempt, prevailing wage rate construction.

No rock or ledge excavation is required unless otherwise noted.

Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

FAYVILLE CONSTRUCTION		\$952,200
1	MOBILIZATION, SITE PREP AND EARTHWORK	\$116,700
2	SPLASH PAD (8,000 SF)	\$437,500
3	PICNIC AREA	\$109,200
4	DOG PARK (1/3 ACRE)	\$83,500
5	OTHER LANDSCAPE IMPROVEMENTS (ADA WALKWAYS, BENCHES, ETC)	\$59,900
6	CONTRACTOR GENERAL CONDITIONS, OVERHEAD AND PROFIT	\$145,400
7	20% CONTINGENCY	\$190,500
DESIGN FEE		\$120,000
1	DESIGN DEVELOPMENT	\$67,000
2	PERMITTING	\$15,000
3	BIDDING ASSISTANCE	\$8,000
4	CONSTRUCTION ADMINISTRATION	\$30,000
OPINION OF TOTAL PROJECT COSTS		\$1,072,200

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Map



Fayville Park Splash Pad and Dog Park | Conceptual Site Plan

Town of Southborough | Southborough, MA

ACTIVITAS

Engineering | Architecture | Interior Design

70 Milton Street | Dedham, MA 02026-2915

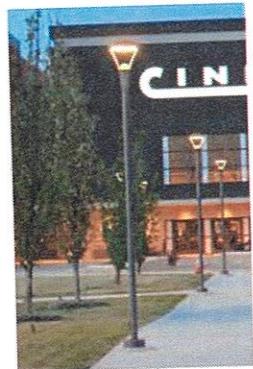
(781) 326-2600 | activitas.com

OCTOBER 7, 2025



ic play structure for kids ages 5-12

as de juego geométrica para niños de 5 a 12 años



Light Post

Poste de luz



ic play structure for ages 2-5

as de juego geométrica para niños de 2 a 5



Splash Pad on Pavers

Juegos acuáticos sobre adoquines



h water spray area

área de aspersión de agua



Shade structure with seating

Estructura de sombra con asiento



TREMONT STREET

Comparable Community Spray Parks/Dog Parks

Town	Splash Pad Size	Year Installed	Cost	Funding Source
Watertown	2500 sq feet	2023-2024	\$700,000.00	Capital Funding, Park includes a dog park, fields, playground
Polonia Park - Chelsea		Fall 2026	\$900,000.00	PARC Grant Funded (\$500,000 from grant), park includes an abutting dog park & playground
Coolidge Park - Fitchburg				J. Robert Crowley Swimming Complex/ Dog Park abut each other
Wilbraham - Spec Pond Spray Park		2013-14	\$450,000.00	CPA
Petersen Splash Pad - Watson Park Braintree	4000 sq feet	2013-14	\$393,000.00	Trust Fund
Salem - Mary Jane Lee Park Splash Pad		2015-16	\$396,531.00	CPA
Sudbury - Fairbanks Center		2020	\$350,000.00	Design/Construction
Fournier Park - Leominster	4800 sq feet	2020	\$200,000.00	Land Water Conservation Fund - State Office of Energy and Environmental Affairs
Ceylon Park - Boston				LWCF Funded
Groff Park Amherst		2020	\$1,050,500.00	Splash Pad (\$500K) - CPA Funded \$500K
Woburn - Green Street Spray Park	1680 sq feet	2024-2025	\$480,968.00	Land Water Conservation Fund - State Office of Energy and Environmental Affairs
NonoTuck Park - Easthampton		Fall 2026	\$529,000.00	LWCF Funded renovate existing splash park (\$264K from grant),
Pittsfield - Durant Park	7,000	Not Built Yet	350000-450000	Capital Funding
Dedham Condon Park		2025- construction happening currently	\$518,000.00	
Southwick Ma - Fournier Park		Not Built Yet	\$294,000.00	\$19K for Design - Capital Funded