

# Community Preservation Act Committee Town of Arlington

## CPA Funding – FY2021 Final Application

One (1) electronic copy and three (3) hard copies of the completed application must be submitted to the CPAC **no later than 4 p.m. on December 9, 2019** in order to be considered for advancement to the final application stage, with the electronic copy sent to [jwayman@town.arlington.ma.us](mailto:jwayman@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Julie Wayman  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received. This PDF form may be completed on a computer using [Adobe Reader](#).

### 1. General Information

Project Title: Mill Brook and Wellington Park Revitalization: Phase III

Applicant/Contact: Amber Christoffersen

Organization: Mystic River Watershed Association

Mailing Address: 20 Academy Street, STE 306  
Arlington, MA 02476

Telephone: 781-316-3438 E-mail: amber.christoffersen@mysticriver.org

### 2. CPA Eligibility (refer to the chart on page A-4)

CPA Category (select one):

Community Housing     Historic Preservation     Open Space     Recreation

CPA Purpose (select one):

Acquisition     Creation     Preservation     Support     Rehabilitation & Restoration

### 3. Budget

Amount Requested: \$250,000 Total Project Cost: \$1,003,725

Signature  Date 12/9/19

**Please answer and document all questions on the following page**

## PROJECT DESCRIPTION

### 1. **Goals:** What are the goals of the proposed project?

The long-term goal of this proposed project is to expand both passive and active recreational opportunities in the Mill Brook Corridor (between Brattle and Grove Street) with a focus on Wellington Park, as well as to make Mill Brook an environmental, cultural and public health resource for the Town of Arlington. It is a particularly relevant project for the Town given that it meets recreation and preservation goals and will be tangible progress toward the Mill Brook Linear Park vision from the 1970's, and the recently updated 2019 Mill Brook Corridor Report.

Since the Mystic River Watershed Association (MyRWA) first applied at the end of 2016, we have received two CPA grants to lead a participatory design and planning process to increase use and visibility of this section of the Mill Brook Corridor. This CPA funding has been leveraged by a \$399,420 grant from the state Municipal Vulnerability Preparedness (MVP) program for flood and park improvements that were completed in June 2019.

### **CPA Phase III: Current Request**

In this third and final phase, MyRWA is requesting \$250,000 from CPA for capital costs for the final park improvements. This includes seating and gathering spaces near Mill Brook, additional native plantings and improvements to the entry area, and connections between the new boardwalk and the existing bridge. When completed, these improvements will meet the core design intent and primary community desires from the first phase completed in 2018.

We received a \$100,000 Community Development Block Grant to cover design and engineering services for these park improvements. The RFP was issued in November and we plan to select a firm by the beginning of 2020. The park improvements will follow the scope of design services (funded by CDBG) which include:

1. 100% Design and Construction Drawings – design and construction bid documents to build the final phase of Wellington Park. The designs will be based on the schematic design from the original plan, supplemented by the “as-built” drawings for the first phase of construction, and the original site survey and soil tests. The main park amenities that are part of this design phase are as follows (see schematic design and phased plan in appendix for location and further details):
  - a. Existing bridge retrofit for ADA accessibility and to address structural/aesthetic issues;
  - b. Create an ADA-compliant pathway from new boardwalk to existing bridge. There may be some boardwalk components or other pathway materials – this will be explored during the early stages of this design effort;
  - c. Planting plan for the whole park with a focus on the entrance and area alongside the new path and landscape amenities (benches, picnic table(s), bike rack etc.);
  - d. The schematic design depicts a “natural play area.” Develop a cost effective design for an area that uses natural materials and serves as a seating and unstructured play area that connects people to Mill Brook along the southern bank of the park, and;
  - e. Incorporate design elements that educate the public on where current and future flooding within the park occur. The goal of these design elements is to expand the education about flooding in the park through identifying probable flooding locations and depths of water.

2. Permitting – in collaboration with the Arlington Conservation Agent, initiate and complete for project implementation from various local, state and federal authorities as necessary.
3. Construction Cost Estimate – develop cost estimate, with a detailed estimate prior to the contractor bid process.
4. Meetings and Public Engagement – In addition to the work to produce these deliverables, the consultant will participate in a site tour at project kick-off and present at 2 public meetings, with 1 iteration of the concept design based on feedback from the first public meeting.

This is a time-sensitive opportunity to see this project to completion and leverage significant state and federal investments. We have received \$499,420 from federal, state and local funds and, including this request, will have received \$479,306 in funding from CPA.

### **Completed Phases and CPA Grants**

#### *CPA Phase I [June 2017 to July 2018]*

With the first CPA grant, MyRWA and the Town created a concept design for Wellington Park and feasibility analysis for a waterfront path from Grove to Brattle St. To see these deliverables, visit the project webpage: [www.mysticriver.org/millbrook](http://www.mysticriver.org/millbrook). In creating these designs, we carried out the following activities:

- Convened ongoing meetings with a steering committee (comprised of MyRWA, Town of Arlington Planning and Community Development Department, Park and Recreation Commission, Conservation Commission, Mill Brook Working Group and Open Space Committee, and three resident/abutters)
- Issued an RFP, hired, drafted the scope and managed the design and engineering consultant Weston and Sampson
- Engaged more than 400+ residents through surveys, site walks, public meetings and park clean-ups.

Throughout the community design process, we have received an enormous amount of support for improvements along the Brook. There were also many people who didn't know what Mill Brook was or that it was hidden behind vegetation and fences in Wellington Park (a park that most people refer to as simply the "tennis courts"). We raised awareness of both the existence and potential for this waterway. As far as a consensus on the design intent, most people wanted a park design that respects and enhances the natural and wild qualities of the Brook.

#### *CPA Phase II + MVP Grant [June 2018 to September 2019]*

By leveraging the first two CPA grants, we were able to secure a \$399,420 grant from the state Municipal Vulnerability Preparedness (MVP) program to build a constructed wetland to reduce flooding. While the main feature was the flood storage area, this first phase of construction opened up a half-acre of the park and connected people visually and physically to the brook and the existing bridge upstream. In order to see a significant reduction in flooding at Mill Brook, many more interventions like this would need to take place upstream. Instead, this flood storage area helps to slow the flow of the brook in rain events and is designed to be floodable. This is also the reason for the boardwalk - a path would get washed out frequently, but a boardwalk can withstand consistent wetness/flooding due to the helical piles and will be a usable amenity when the park is saturated with water.

Additional construction activities included: removal of invasive knotweed and a deteriorating chain link fence, building a new boardwalk to connect people to Mill Brook, and adding an improved, porous path in the park. Additionally, MyRWA designed three interpretive signs: one sign focused on the history of Mill Brook and Wellington, one on the larger Mill Brook Corridor and one on the flood resiliency/ecological components.

See the appendix for two final reports with photos, a summary of completed work and press, one for each CPA grant.

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

For decades, the Town of Arlington has been exploring the possibility of developing a linear park along Mill Brook, an important ecological and historical feature in the town. At one time, there were nine mills and seven millponds along the brook, which flows eastward from the Arlington Reservoir to Lower Mystic Lake and is part of the Mystic River Watershed. Four Town-owned recreational and conservation areas are accessible along Mill Brook— Reservoir/Hurd Fields, Wellington Park, Cooke’s Hollow and Meadowbrook Park. The first official concept study for a Mill Brook Linear Park, initiated by Mia Leher in 1977, still remains an important blueprint for today.

The project is eligible for CPA funding because it:

- Preserves or utilizes currently owned Town Assets (Mill Brook)
- Save resources that would otherwise be threatened (invasive plants and un-stabilized shoreline threaten Mill Brook)
- Demonstrates consistency with other current and widely scrutinized planning documents that have been adopted by the Town of Arlington (Mill Brook Linear Park Study, 2019; Open Space and Recreation Plan, 2015-2022; Arlington Master Plan, 2015-all outlined below)
- Received endorsement from other municipal boards or departments (Open Space Committee, Conservation Commission, Recreation Department, Department of Planning and Community Development)
- Serves more than one CPA purpose (Open Space & Recreation)
- Leverage additional public and/or private funds

The proposed project meets the following selection criteria from the Community Preservation Plan, specific to Open Space & Recreation:

- Project located along key open space sites: Mill Brook and Wellington Park
- Contains natural resources: surface water body, wetlands
- Land that is contiguous to a recreation site: Wellington Park
- Land that connects the recreation site to open space: Wellington Park to the Mill Brook Corridor
- Open Space Priority: Mill Brook Corridor (more detail below)

This project is in-line with several planning documents that have been adopted by the Town of Arlington:

A. State-approved *Open Space and Recreation Plan (OSRP)*, 2015-2022. The plan identifies Mill Brook Corridor as one of the Action Plan focus locations; specific actions that align with CPA funding include:

- 2-a-6. Protect and enhance the water quality and ecological integrity of Mill Brook as it meanders through Town from the Reservoir, through many neighborhoods and Meadowbrook Park, and into the Lower Mystic Lake.
- 2-a-7. Work with the Redevelopment Board and others on future development in the Mill Brook Study Area and pursue opportunities to expand and enhance public access to Mill Brook by linking existing and new open spaces.

- 2-a-12. Work to protect endangered species, such as Englemann's Umbrella Sedge, and to eliminate invasive plants, such as Phragmites, Japanese Knotweed, Garlic Mustard, Black Swallowwort, and Oriental Bittersweet.
- 4-c-4. Pursue initiatives to improve public access and create new pathways along Mill Brook and around Spy Pond.

*B. Town of Arlington Master Plan, 2015*

In addition to implementing the OSRP, this plan recommends a Mill Brook plan that creating “landscape and building design standards, and establish requirements for public access to the Mill Brook, and the preservation of views (page 144).” This project will contribute to this recommendation.

*C. Mill Brook Linear Park Study, 2019 (updated from 2010 report)*

This study looks at opportunities to restore the environmental and visual qualities of Mill Brook by creating a greenway with pedestrian facilities and access and providing enhanced recreational opportunities. It recommends creating a comprehensive plan for the Mill Brook Study Area, including daylighting options, flood plain management, and public access.

Specific to this project, the 2010 study states: “This entire segment of Mill Brook from Brattle Street to Grove Street presents tremendous potential to highlight the brook in its natural, uncovered state. A vibrant, renewed park and recreational area would be accessible to the Minuteman Bikeway, Mass. Ave., and the High School on the east side of Grove Street.”

The Mill Brook and Wellington Park Revitalization project is one of the key site-specific projects included in the updated, 2019 report.

**3. Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.

We are excited about the momentum for this project, particularly by residents who see the potential of the underutilized and hidden park and waterfront. During the first phase of work more than 400 local residents participated in the planning process. Additionally, we have a steering committee made up of four community members—who continue to be involved.

Mill Brook continues to be an important cultural touchstone for Arlington residents as demonstrated by the two short films created recently completed: [Mill Brook Rediscovered](#) and [The Linear Park that Could Bring New Life to Mill Brook](#), as well as the 8-month exhibit “A Brook Runs Through It: Arlington’s Mill Brook Legacy,” at Old Schwamb Mill.

**4. Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

Appendix 1: Assessor’s map showing location of the project (REQUIRED)

Appendix 2: Capital Construction Budget

Appendix 3: Schematic Design Plan

Appendix 4: Final CPA reports from Phase I & Phase II (includes photos)

5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?

Below is the timeline for Phase III. This includes funding from CDBG (in-hand) and CPA/private funding including the Mass Audubon Judy Record Fund and the Fields Pond Foundation (pending).

RFP for Landscape Architecture consultant released: November 2019 [CDBG funded]

Select Consultant/Notice to Proceed: January 2020 [CDBG funded]

Community Outreach (two meetings): March 2020-May 2020 [CDBG and MyRWA general funds]

Final construction capital budget (based on CPA and foundation grants): June 2020

Complete Design/Construction Documents: June 2019 [CDBG funded]

CPA Project Kick-Off and Contractor Bid: July 2020 [CPA funding]

Construction Administration: Summer/Fall 2020 [CPA funding, private funding]

Project Completion, Communications and Ribbon Cutting Event: November 2020 [CPA funding]

Grant Close-Out and Reporting: January 2021 [CPA funding]

6. **Credentials:** How will the experience of the applicant contribute to the success of this project?

The Mystic River Watershed Association (MyRWA) is a 501(c3) non-profit organization that works “to protect and restore the Mystic River, its tributaries and watershed lands for the benefit of present and future generations and to celebrate the value, importance and great beauty of these natural resources.” Founded in 1972, the Mystic River Watershed Association’s programming works to protect water quality, restore important habitat, build climate resilience, transform parks and paths, and inspire youth and community members.

MyRWA has demonstrated significant organizational experience during the past five years in properly managing and executing grant agreements and project deliverables of similar size. Most relevant the Mystic River Watershed Association has CPA grants from both the Town of Arlington and the City of Somerville. For Arlington CPA, we have closed out both Phase I & II funding with reports and project deliverables. We are in the middle of Phase II for Somerville, whereby the project team (City of Somerville, Mass. Department of Conservation and Recreation and Groundwork Somerville) led a comprehensive, community-driven plan and design for Blessing of the Bay Park. The schematic design has been completed, and the first phase of park improvements, (a new shared-use path and plantings) will be complete in summer 2020.

Amber Christoffersen, Greenways Director at MyRWA, will be the project manager. As the project manager, she will manage the consultant contract ensuring all final deliverables are complete and providing all reports (financial and narrative) to CPA, liaise with the named partners and serve as the participatory design lead to coordinate community engagement.

In her role as Greenways Director, Amber Christoffersen has led participatory design processes for riverfront open spaces in Arlington, Charlestown, Everett, Malden, Medford and Somerville. She holds a Master’s Degree in Landscape Architecture from the University of Georgia and a Bachelor’s Degree in Economics from the College of William and Mary.

7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)

Below is a summary of all soft and hard costs for this CPA application. The full estimate of capital (hard) costs is included in the appendix.

<b>BUDGET</b>			
<b>Personnel</b>			
Project Management and Participatory Design Lead (convene and outreach to stakeholders, lead steering committee, assist with overall project management with Town)	MyRWA: Amber Christoffersen	160 hrs @ \$63.64/hr	\$ 10,182
<b>Capital Funding</b>			
Landscape improvements at Wellington Park	Town of Arlington	See capital estimate in appendix. This will be refined during the design phase that will begin in early 2020.	\$ 264,641
<b>Materials</b>			
Workshops: printing and food	MyRWA: outreach and meeting facilitation		\$ 175
<b>Total</b>			<b>\$ 274,999</b>
			<b>TOTAL PROJECT*</b>
			<b>\$ 274,999</b>
			<b>CPA FUNDING</b>
			<b>\$ 249,999</b>
*Includes \$25,000 of private funding from Fields Pond and Judy Record (pending)			

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

Below is a table showing funds in-hand and pending funding (applications that are in the works) for the total project to date.

Funding Source	Funds in Hand	Pending Funding	Notes
CPA Phase I	\$ 56,783		
CPA Phase II	\$ 172,523		
State MVP Grant	\$ 399,420		
CPA Phase III		\$ 250,000	Application due 12.9.19
CDBG	\$ 100,000		
Fields Pond		\$ 15,000	Letter of interest submitted
Judy Record		\$ 10,000	Invited to submit full application in December 2019
<b>Total</b>	<b>\$ 728,726</b>	<b>\$ 275,000</b>	

TOTAL PROJECT	\$ 1,003,726		
CPA FUNDING	\$ 479,306	48%	
NON CPA FUNDING	\$ 524,420	52%	

9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

The park will continue to be maintained by DPW. All new park features constructed in Phase II that require maintenance have a maintenance checklist, developed by the Phase II architect Weston & Sampson. New park features added in Phase III will have a similar maintenance checklist. These checklists are shared with DPW park maintenance crews so that maintenance for the new assets is understood. At this point, maintenance for Phases II and III will include invasive plant removal, native plant management, and vacuuming of the porous pathway. DPW has committed to vacuuming the porous pathway, along with the other porous paths and parking lots in town. Based on interest from local residents, we hope to start a Friends Group in 2020 that can continue small-scale invasive plant maintenance and caring for new native plants.

10. **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

See answer above.

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

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.

The Town of Arlington owns this site. They support this project.

2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.

No deed restriction.

3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

Not applicable.

4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.



Wellington Park is owned by the Park and Recreation Commission, and therefore Phase III will require coordination with and approval by the Commission, as was accomplished in Phase II.

The project will require a new permit from the Arlington Conservation Commission and possibly an 8(m) permit from the Massachusetts Water Resources Authority (MWRA) depending on how the proposed park elements interact with an MWRA easement that runs through the park. Phase II of the project required a permit from the Conservation Commission, an 8(m) permit, and an Army Corps of Engineers Self-Verification Notification Form.

**5. Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

No hazardous materials have been identified in any of the planning or phase one construction.

**6. Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.

See above.

**7. Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.

This project will flag wetland areas along Mill Brook to inform the design and construction of Phase III. During Phase II of this project, the park was surveyed and wetlands, floodplain, and other environmental resource areas delineated. The Conservation Commission found the survey's delineations accurate. Phase III will use this same survey and delineations.

**8. Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

The RFP outlines the professional standards required of the consultant team.

## 9. Further Attachments

### FURTHER ATTACHMENTS

Appendix 1: Assessor's map showing location of the project (REQUIRED)

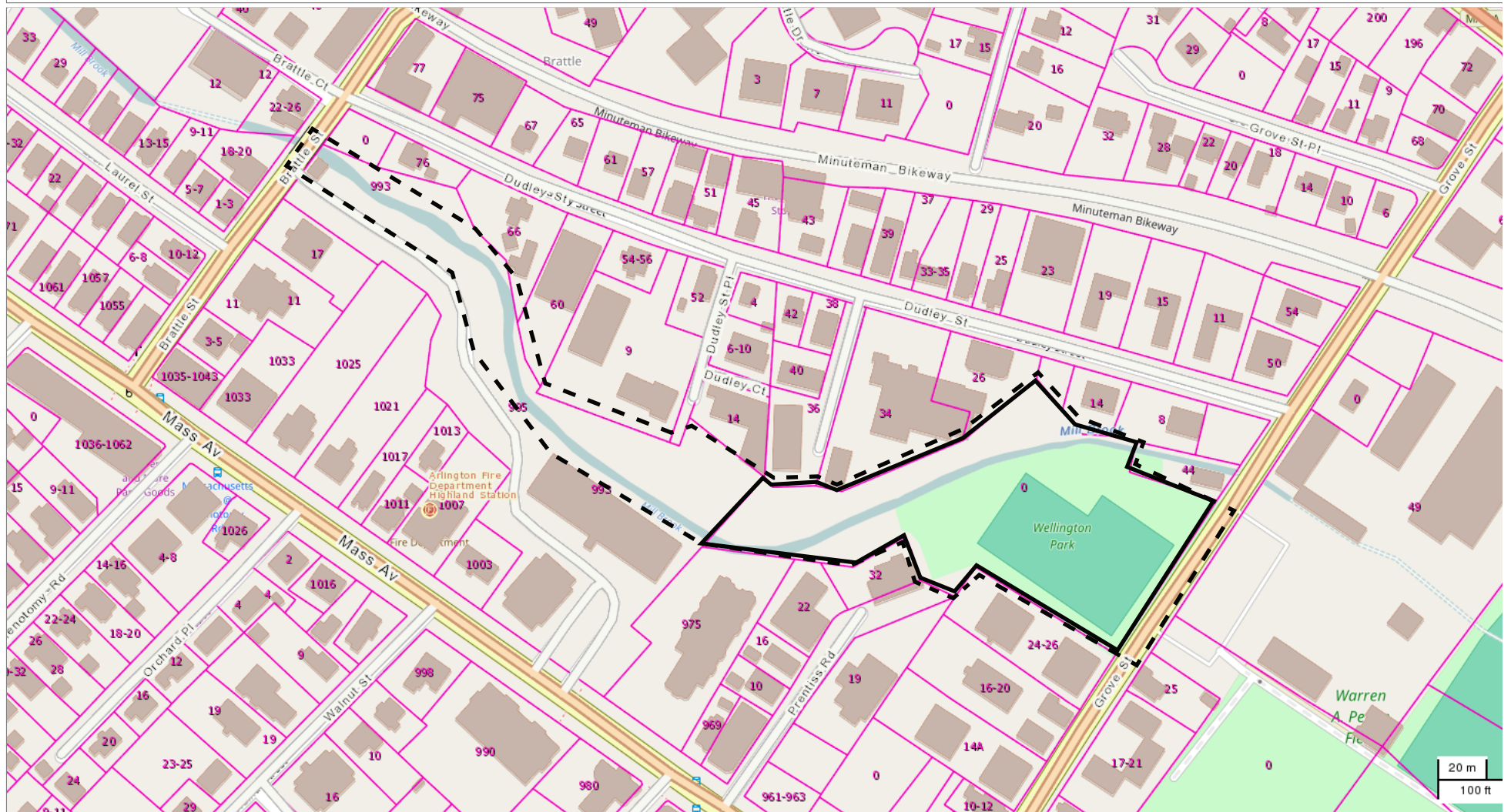
Appendix 2: Capital Construction Budget

Appendix 3: Schematic Design Plan



Appendix 4: Final CPA reports from Phase I & Phase II (includes photos)

# APPENDIX 1

## Mill Brook - Wellington Park



### LEGEND

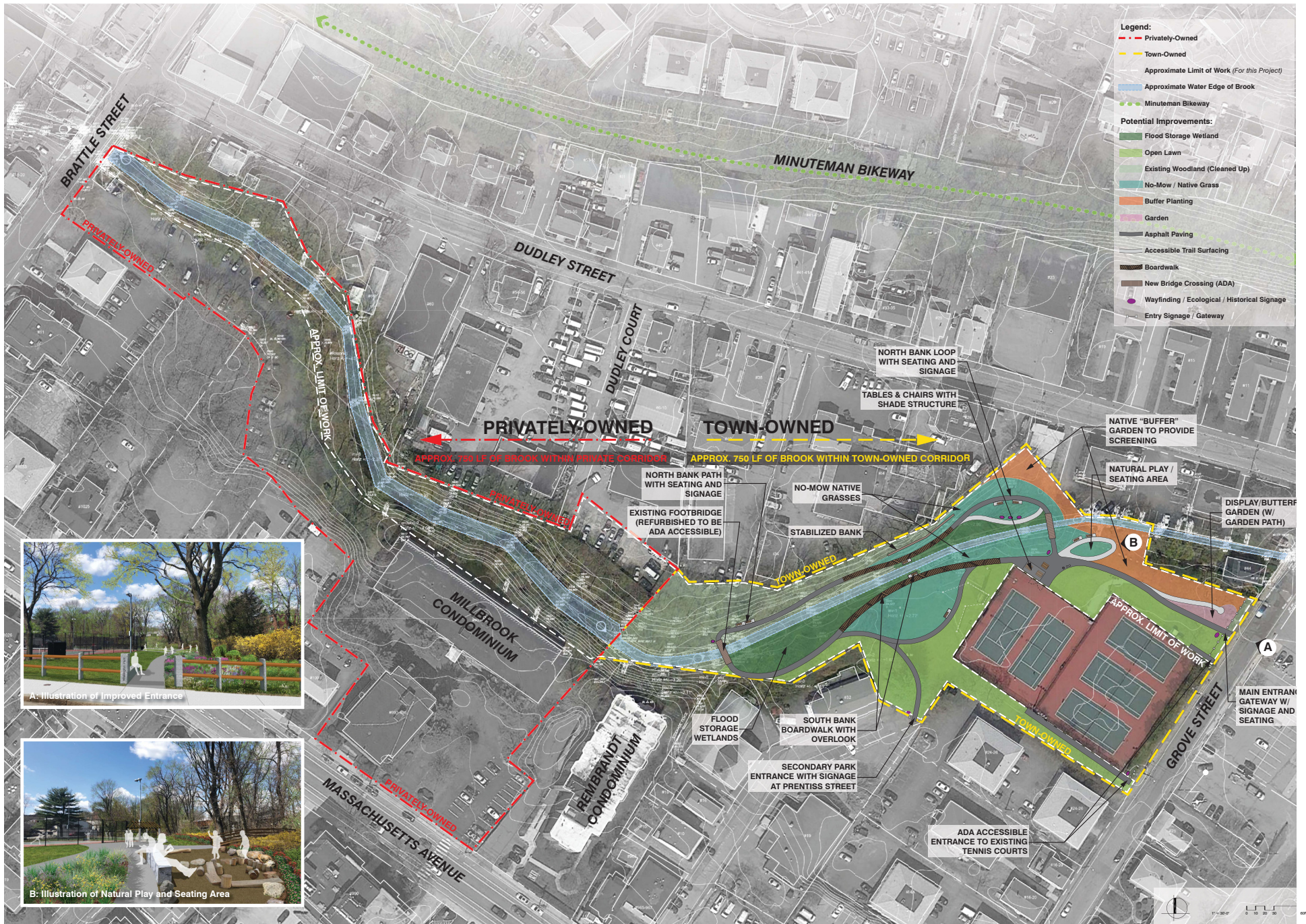
-  Wellington Park (Town-owned property)
-  Mill Brook Corridor Study Area

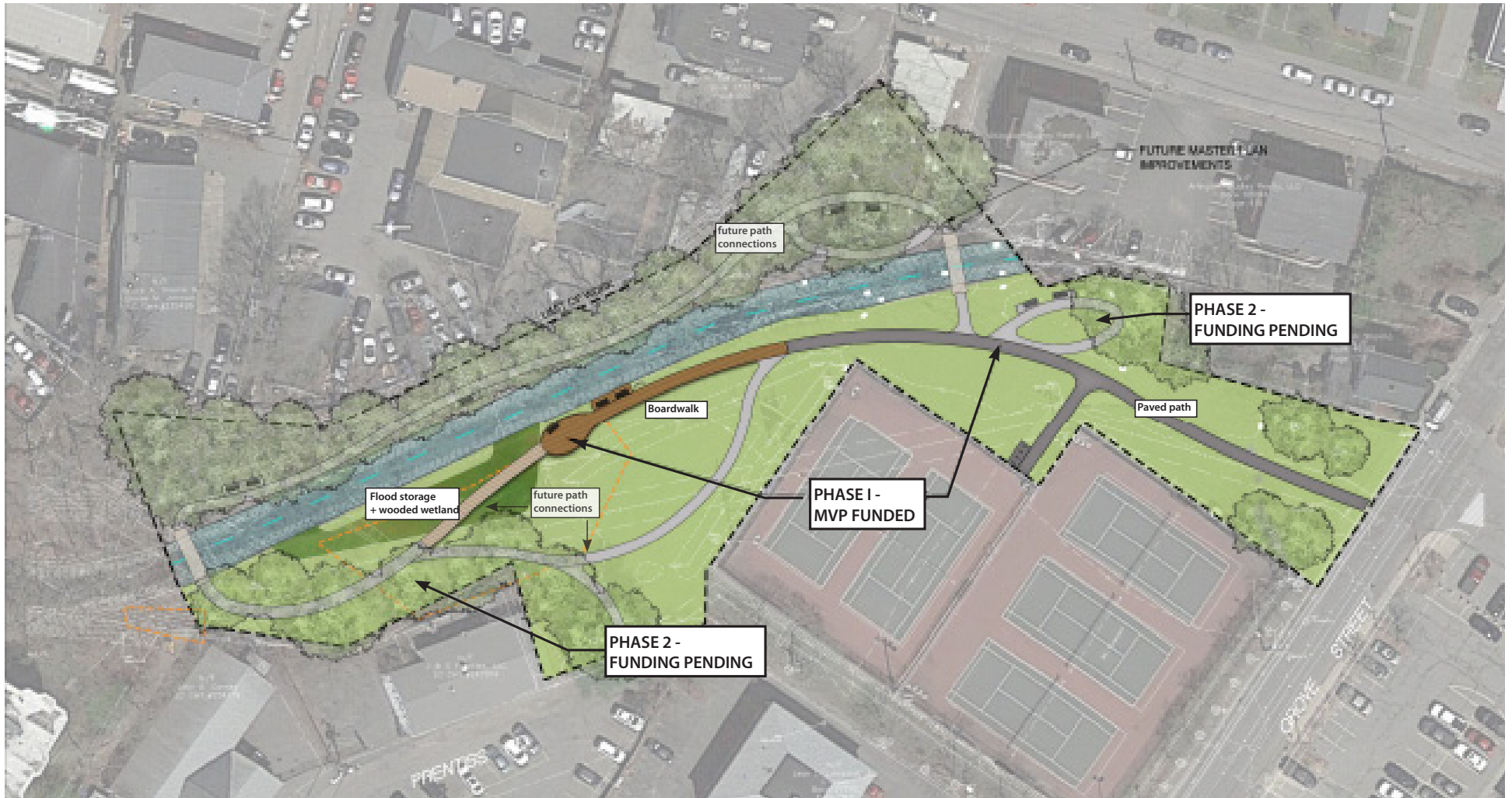
## APPENDIX 2

### Mill Brook Corridor Revitalization, Wellington Park CPA Phase II Estimated Capital Construction Budget

ITEM	COST	NOTES
Site Prep and Grading	\$ 50,000	
Trail Surfacing	\$ 67,731	
Site Amenities	\$ 44,200	benches, picnic table, natural play area
Plantings	\$ 34,100	trees, shrubs, buffer garden, no-mow grass
<b>SUBTOTAL</b>	<b>\$ 196,031</b>	
Construction Contingency (20%)	\$ 39,206	
Contractor Mobilization (15%)	\$ 29,405	
Design Fee	N/A	funded by CDBG
<b>TOTAL</b>	<b>\$ 264,641</b>	

Note: This is a conceptual cost estimate based on construction costs from the first phase of implementation in 2019 and cost estimates from the original design in 2018





# WELLINGTON PARK PHASING PLAN

Phase I Construction (dark) // Phase II Construction (light)

Note: Phase II Construction is CPA Phase III and will only include portions on the southside of Mill Brook

## APPENDIX 4



### MILL BROOK AND WELLINGTON PARK REVITALIZATION

2018 CPA Grant

Final Report – October, 2019

By leveraging this (and the prior year's) CPA grant, the first phase of construction was completed in summer 2019 with a \$399,260 grant from the state MVP program. Improvements included: removal of invasive knotweed and a deteriorating chain link fence, building a new boardwalk to connect people to Mill Brook, an improved, pervious path in the park, and a constructed wetland/flood storage area. These efforts opened up a half-acre of the park and connected people visually and physically to the brook and the existing bridge upstream.

In addition to partnering with the Town to implement the first phase of the park improvements, MyRWA led a working group (four meetings total) and designed three interpretive signs that were installed in the summer 2019. One sign focused on the history of Mill Brook and Wellington, one on the larger Mill Brook Corridor and one on the flood resiliency/ecological components funded by the MVP grant.

We also participated in an Eco Week event April 2019 that brought out 20 residents for a tour of the site and to share the construction plan and broader future of Mill Brook. Below is a list of all of the press received and photos documenting before/after of construction and the April event.

#### **Press**

Mill Brook, Wellington Park improvement part of Mystic 'renaissance'

October 2, 2019

YourArlington.com

<https://www.yourarlington.com/easyblog/entry/15-environment/2659-watershed-100219.html?jversion=3.9.12>

Wellington Park boardwalk now open to the public

Sep 27, 2019

Wicked Local Arlington

<https://arlington.wickedlocal.com/news/20190927/wellington-park-boardwalk-now-open-to-public>

Improvements to Mill Brook, Wellington Park due by summer

YourArlington.com

April, 24 2019

<https://www.yourarlington.com/arlington-archives/town-school/environment/15607-wellington-041819.html>

Old Schwamb Mill exhibit to showcase improvements coming to Arlington's Mill Brook and Wellington Park

Sep 26, 2018

Wicked Local Arlington

<https://arlington.wickedlocal.com/news/20180926/old-schwamb-mill-exhibit-to-showcase-improvements-coming-to-arlingtons-mill-brook-and-wellington-park>

Eco Week Site Tour, April 2019. Photo credit: David Mussina.



Installation and completion of the boardwalk, May-July 2019. Photo credit: David Mussina.

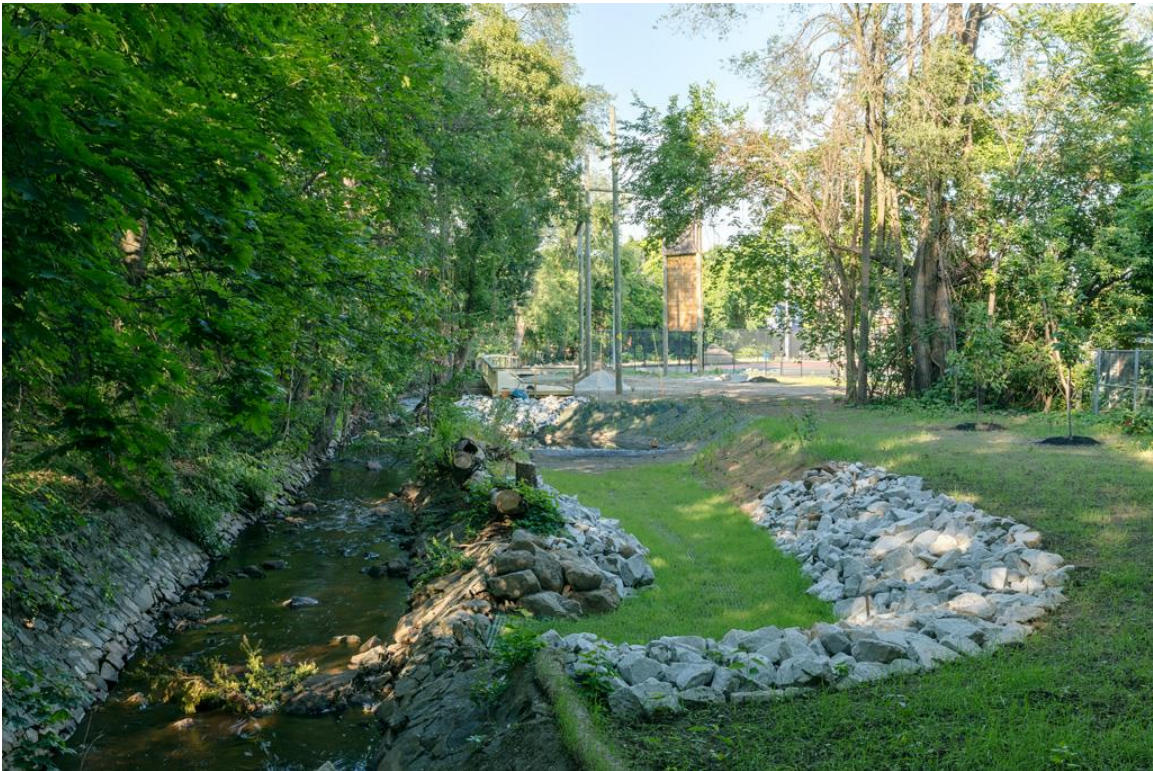




Interpretive signage installed, September 2019. Photo credit: David Mussina.



**Constructed wetland and flood storage, September 2019.** Photo credit: David Mussina.





For Immediate Release  
September 26, 2019

Contact: Amber Christoffersen  
[amber.christoffersen@mysticriver.org](mailto:amber.christoffersen@mysticriver.org)  
781-316-3438

## **Wellington Park Improvement; Part of a Mystic Renaissance**

**Arlington, MA**—The Mystic River Watershed Association (MyRWA) applauds the extraordinary progress being made to revitalize and connect public greenways along the Mystic River and its tributaries. Since breaking ground in 2016, the Encore Boston Harbor casino has been the highest profile project on the Mystic River. What is less obvious is that many other waterfront parks and walk/bike paths involving tens of millions of dollars of new investment are also underway.

The public's investment in cleaning up Boston Harbor led to the transformation of Boston's waterfront, and now it's the Mystic River's turn," said Fred Laskey, Executive Director of the Massachusetts Water Resource Authority. "I give a lot of credit to public and private landowners and to MyRWA for reconnecting people with the river. Let's continue to make this a resource that is an asset for all 21 communities in the Mystic."

Above and beyond Encore's investment, tens of millions of dollars in public and private investments are being dedicated to new and restored shoreline parks and paths up and down the Mystic River. This includes 2.5 miles of completed shoreline paths, five miles of additional paths in design or construction, and five shoreline parks in Arlington, Everett, Malden, Medford, and Somerville undergoing major renovations--all since 2016.

### *Wellington Park Improvement*

The first-ever capital grant from the state Municipal Vulnerability Preparedness program has been completed along Arlington's own Mill Brook.

Earlier this year, Massachusetts Secretary of Energy and Environmental Affairs Katie Theoharides toured Arlington's Wellington Park, where the first capital grant from the state Municipal Vulnerability Preparedness (MVP) program helped pay for green infrastructure to help manage stormwater flooding along Mill Brook and create a shoreline boardwalk. The Mystic River Watershed Association encourages you to go checkout this improvement at our local park.

"Arlington was pleased to receive the first-ever capital grant from the State MVP program to do this project," said Town Manager Adam Chapdelaine. "MVP does a great job of supporting multiple-benefit projects like this one that beautify our town while helping us prevent flood damage."

The Mystic River Watershed Association first focused attention on this underused park in 2017 through securing an Arlington Community Preservation Act (CPA) grant for a community-driven redesign. Since that time a second CPA grant and federal Community Development Block Grant are contributing to a broader climate resilient park renovation.



This investment is part of the larger renaissance of the Mystic River watershed—which includes tens of millions of dollars in public and private investments to new and restored shoreline parks and paths. This includes 2.5 miles of completed shoreline paths, five miles of additional paths in design or construction, and five shoreline parks in Arlington, Everett, Malden, Medford, and Somerville undergoing major renovations—all since 2016—when the high profile Encore Casino Boston Harbor broke ground.

“The Charles River and Boston Harbor have for years been more visible than the Mystic,” said Patrick Herron, MyRWA Executive Director. “The Mystic has similarly benefitted from decades of effort and millions in public investment to clean up our waterways. It’s really coming into its own, and these park investments are helping residents and visitors enjoy its renaissance.”

For photos of these improvements or to read more about the renaissance of the Mystic River check out this story [here](#).

###

**About the Mystic River Watershed Association:** The Mystic River Watershed Association (MyRWA) works to improve the lives of the more than half million residents of Mystic River communities through its efforts to protect and restore water quality, natural habitat and open space throughout the 76 square mile watershed. *For more information see [MysticRiver.org](http://MysticRiver.org).*



FOR RELEASE  
18 April, 2019

Contact: Erica Wood  
Phone: (781)316-3438  
Email: Erica.Wood@MysticRiver.org

### **Improvements Coming to Mill Brook and Wellington Park**

After 18 months of design, community outreach and fund-raising, shovels are about to go into the ground at Wellington Park, off Grove Street. The Mystic River Watershed Association (MyRWA) and town planning initially undertook this work to improve this underused park, address ecological concerns and uncover a hidden but historically significant waterway.

As the water source for at least eight mill sites and mill ponds during the 17th through 19th centuries, Mill Brook is a significant part of Arlington's cultural landscape and a link to its industrial past. Much of the brook is now channelized, with segments running through underground culverts and only limited views to the exposed sections of the waterway.

Portions of the brook are subject to regular flooding, largely because so much of it is constricted in narrow man-made channels. Wellington Park, along 425 linear feet of the brook, faces these challenges yet offers a unique opportunity for transformation.

Just in time for summer, there will be a new elevated boardwalk along Mill Brook, with additional plantings that provide aesthetic and ecological value. Nearly a half-acre of thick invasive species and a deteriorating chain-link fence will be replaced with wetland plants and a reinforced edge to absorb flood waters during rain events.

These physical improvements are phase I of a larger park-revitalization vision and are funded by the state's Executive Office of Energy and Environmental Affairs and the Municipal Vulnerability Preparedness Program.

Design and engineering services were led by Weston & Sampson.

"Our hope is that as this section of Mill Brook is opened up, people can begin to visualize the impact that future improvements can have on the entire 2.7-mile corridor between the Arlington Reservoir and Mystic Lakes," says Amber Christoffersen, Greenways director, in a news release. "This has the potential to be a linear park that provides access to nature and a slower-paced, recreational trail for community members."

The Town of Arlington, as part of their Eco-Week, will host a tour of the park just before construction begins. This free event will meet at the Grove Street entrance of Wellington Park



on Tuesday, April 23, at 5:30 p.m. Meet your neighbors and learn more about other resilience-building efforts in Town and the newly updated Mill Brook Corridor Report.

The MyRWA works to improve the lives of the more than half million residents of Mystic River communities through its efforts to protect and restore water quality, natural habitat and open space throughout the 76 square mile watershed. For more information, see [MysticRiver.org](http://MysticRiver.org).

The Mystic Greenways Initiative seeks to connect 25 miles of paths, improve hundreds of acres of parkland and engage thousands of community members from the Mystic Lakes to the Boston Harbor.

This project is co-managed by the town and the Mystic River Watershed Association. RAE Contracting has been selected as the construction contractor.

###

**About the Mystic River Watershed Association:** The Mystic River Watershed Association (MyRWA) works to improve the lives of the more than half million residents of Mystic River communities through its efforts to protect and restore water quality, natural habitat and open space throughout the 76 square mile watershed. *For more information, see [MysticRiver.org](http://MysticRiver.org).*

**About Mystic Greenways:** The Mystic Greenways Initiative seeks to connect 25 miles of paths, improve hundreds of acres of parkland and engage thousands of community members from the Mystic Lakes to the Boston Harbor. *For more information see [www.MysticRiver.org/greenways](http://www.MysticRiver.org/greenways) and [www.MysticRiver.org/millbrook](http://www.MysticRiver.org/millbrook).*



MILL BROOK AND WELLINGTON PARK REVITALIZATION  
2017 CPA Grant  
Final Report – September 2018

This CPA grant focused on community outreach and developing an initial feasibility study for the corridor and schematic design for the park. The first three pages show photos from that process and the last summarize the community needs and desires. The final deliverable was the design report, found at [www.mysticriver.org/millbrook](http://www.mysticriver.org/millbrook).

**Earth Day Cleanup at Wellington Park, April 2018.** Photo credit: Amber Christoffersen.





**Public Meeting for the Design and Feasibility Study, March 2018.** Photo credit: Amber Christoffersen.



Onsite Open House, April 2018. Photo credit: Amber Christoffersen.



Site Walk with Conversation Commission, Spring 2018. Photo credit: Amber Christoffersen.



# MILL BROOK + WELLINGTON PARK - Outreach Summary

Abutters Meeting	January 24, 2018
Public Meeting #1	March 8, 2018
Open House/Meeting #2	April 14, 2018
Earth Day Clean Up	April 22, 2018
Public Meeting #3	June 6, 2018

TOTAL PEOPLE ENGAGED: 400+ (through meetings and survey)

## Public Meeting #1

- Wayfinding / Signage - Minuteman, Mass Ave, bridges, ecological and site history
- Pedestrian Connections / Access - clear entrances
- Vegetation Management - knotweed problem and remove blockages in Brook
- Active Recreation - like tennis courts, maybe climbing wall could be better utilized
- Storm Events & Flooding Risk
- Site Amenities - benches, chess, vistas, picnic areas
- Want to maintain natural and wild feel of the space - more native plantings
- Maintenance - pervious surfaces & durability

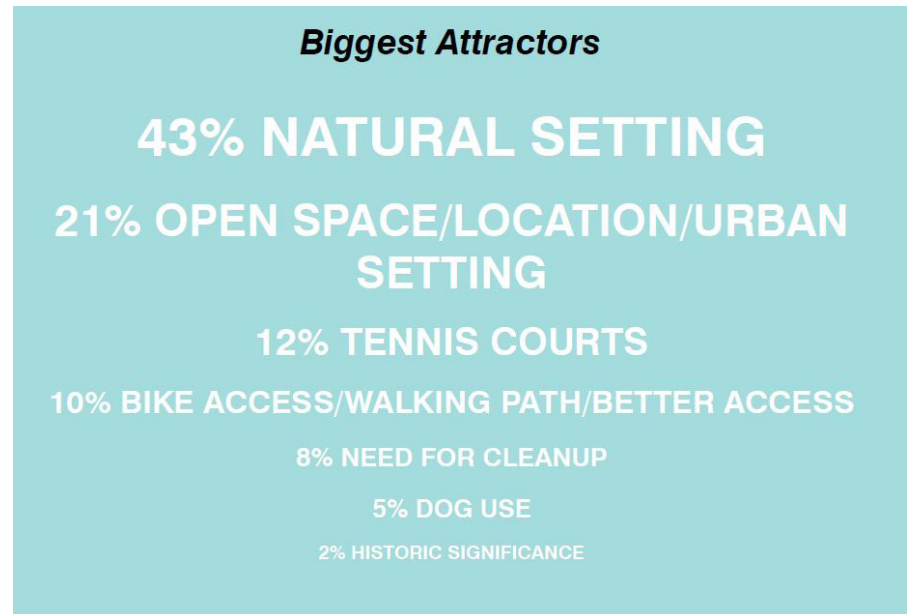
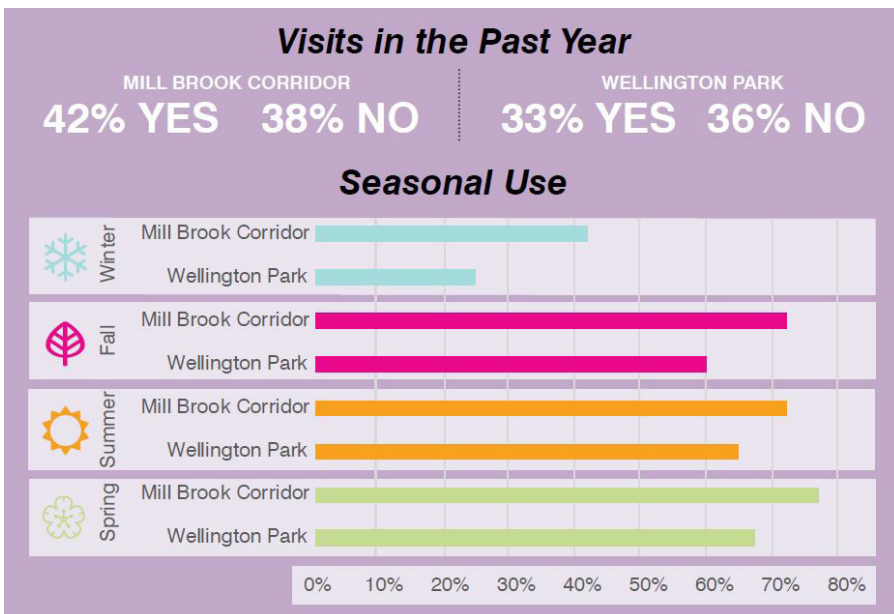
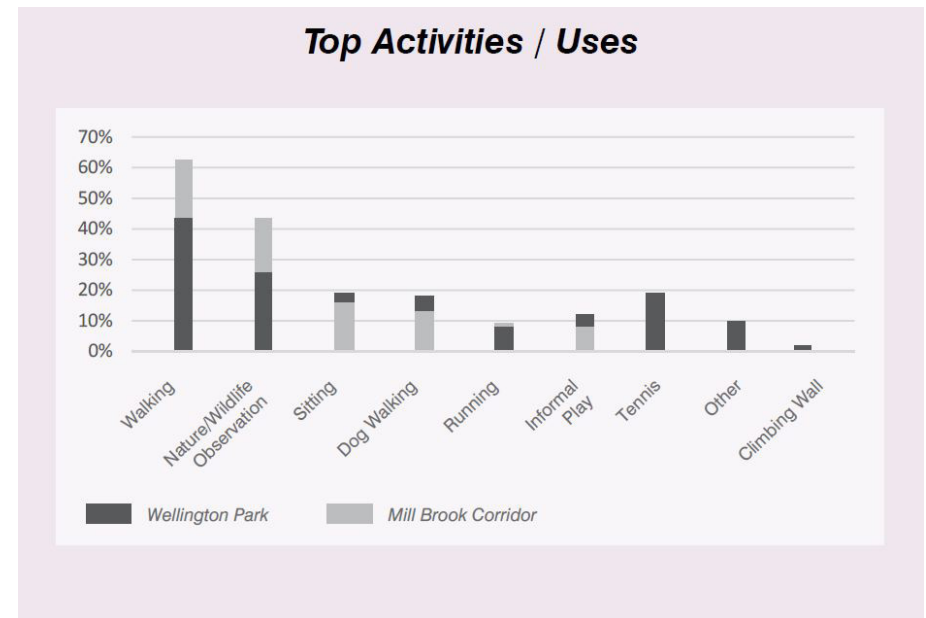
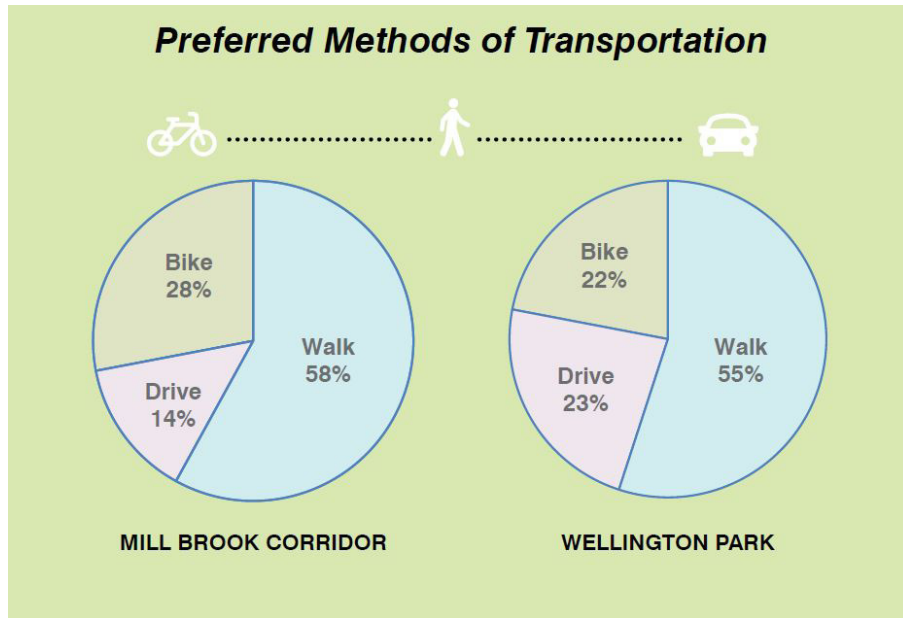
## Public Meeting #2

- Highest priorities: trails/connectivity & wildlife and water resources restoration
- Add a community board near the park entrance
- Outside places to hang out
- Water features
- Dedicated area for street hockey
- Connect with arts community
- Downstream connections to cemetery and Mill Brook
- Adult-oriented exercise equipment
- Increase visibility of Mill Brook from Grove St and Wellington Park
- Relocate adventure climbing structure?
- Signs with historical and ecological information and picking up dog waste
- Better pedestrian connections from Dudley St that could be upgraded

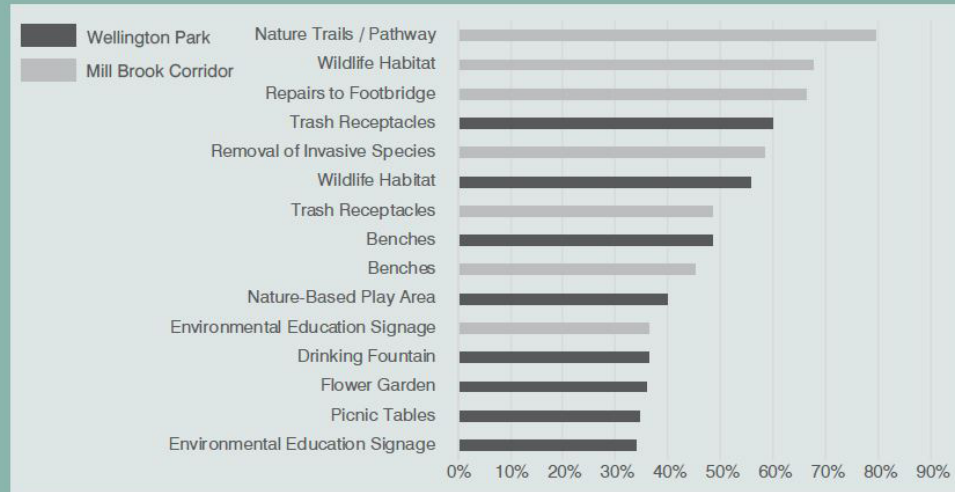
## Public Meeting #3

- Play areas - climbing wall moved? natural playground as opposed to bright plastic play areas
- Benches - seating for tennis courts
- Signage - historical information included
- Entrances - like the pillars; make Prentiss St a clear entrance
- Parking - limit parking in condo lot
- Privacy - concerned with grade of path by condo buildings
- Bridges - adapt instead of tear down?
- Planting and Wildlife - tick issue with no-mow? long term maintenance of entrance
- Flooding and erosion concerns
- Porta potties - enclose with wood, add kids porta potty
- Safety concern around Brook with kids

# Online Survey Results - 274 Responses



## Desired New Amenities



## User Experience Key-Words

**CONNECT** *Cleaner* **NATIVE PLANTS** *Landscaping* **SIGNAGE**  
**REMOVAL** *Fewer Invasive* **WALKING** *Think* **CONNECTION TO THE BIKEWAY**  
**BROOK** **WELLINGTON PARK** **PATH** **TRASH RECEPTACLES**  
**ACCESS** **WATER QUALITY** **TRAIL** *Gardens* **CLEAN** *Racks*  
**TREES** **FOOTBRIDGE** *Clearer* **BENCHES** **NICE** *KIDS*  
*Picnic Tables* **WATER** *Bike Racks* **EQUIPMENT**  
**Street** **PARK** *Space* **NATURE** **TENNIS COURTS**