

West Side Park:

A Three Phase Redevelopment Plan



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Table of Contents

EXECUTIVE SUMMARY.....3

ACKNOWLEDGEMENTS4

INTRODUCTION.... 5

RESEARCH PROBLEM.....6

 HISTORY OF NEWARK6

 WEST SIDE PARK.7

 CURRENT CONDITIONS.....7

 THE VALUE OF PARKS.....10

RESEARCH APPROACH.....13

 SCOPE OF RESEARCH.....13

 RESEARCH GOALS.....13

 METHODOLOGY.....14

 Tour of Neighborhood.....14

 Self-Guided Tour of West Side Park.....14

 Community Meetings.....15

 Case Study of Weequahic Park.....16

 Case Study of Park Conservancies 16

 Meeting with Essex County Park Department.16

 3-D Park Design17

 Survey Instrument17

 RESEARCH PRODUCT...17

RESEARCH RESULTS AND RECOMMENDATIONS.....18

 TOT LOT AND PLAYGROUND.....18

 Size and Location18

 Playground Manufacturer.....18

 Surfacing19

 Design Issues21

 Recommendations.....22

 MAINTENANCE 23

 Essex County Parks Department’s Responsibility.....23

 Distribution of Funds.....23

 Current Staff23

 Recommendations.....24

 SAFETY.....25

 Police and Security25

 Lighting26

 Park Design Issues26

 Fencing and Barriers27

 RESTROOMS AND WATER FOUNTAINS.....31

YOUTH INVOLVEMENT.....32
 BUILDING THE WEST SIDE PARK CONSERVANCY/ FRIENDS OF WEST SIDE
 PARK.....33

CONCLUSION: PHASES OF WEST SIDE PARK REDEVELOPMENT.....37

 PHASE I.....37
 PHASE II.....39
 PHASE III.....40

BIBLIOGRAPHY.....42

APPENDICES.....44

 A. SURVEY ONE44
 B. SURVEY TWO45
 C. PLAYGROUND AND TOT-LOT DESIGNS48
 D. COST ESTIMATES FOR PLAYGROUND AND TOT-LOT.....49
 E. NEWARK GREENWAYS NETWORK55
 F. POTENTIAL SOURCES OF ADDITIONAL FUNDING.....56

Executive Summary

This report is the outcome of a joint venture among the West Side Park Conservancy/Friends of West Side Park, a Newark based community organization created in response to continued disinvestments in and around West Side Park, the Newark Empowerment Council, and the Spring 2000 graduate Community Development Studio course at the Edward J. Bloustein School of Planning at Rutgers University in New Brunswick, New Jersey.

The West Side Park neighborhood is located in the Central Ward of Newark. This once vibrant area has suffered from disinvestment due to population loss and lack of interest from the local government over the past thirty years. Recently, new housing has been built in the areas surrounding the park, which has increased the population interested in using the park.

In the beginning stages of the project, the West Side Park Conservancy/Friends of West Side Park outlined their vision of a renewed, safer, cleaner park area with appropriate facilities and equipment suitable for all members of the community. This request was made in conjunction with a \$500,000 Green Acres Grant funded by the New Jersey Department of Environmental Protection and an additional \$250,000 from the Essex County Department of Parks and Recreation.

Given the task at hand, the students of the Community Development Studio toured the West Side neighborhood and park along with members of the community, immersed themselves in the history of the city of Newark and the West Side community and established relationships with the local community based organizations. With the help of local community based organizations, an initial meeting was held in the park to generate a list of issues community residents believed were imperative in the overall effort to secure a safer, cleaner park space. As time passed, the community meetings grew in terms of resident turnout, active participation in the planning process and overall engagement in the discussion of what items were of priority in the redevelopment of their park.

Working alongside GameTime, a playground design and recreational equipment supplier, community residents selected individual pieces of equipment as part of a larger effort to create a playground and tot-lot for the neighborhood children. In the truest sense of community participation, residents of the West Side community displayed their willingness to revoke the present conditions of the park and work toward making it a better place for all the community to enjoy.

The Community Development Studio also used surveys to further gauge the resident's priorities for the rest of the park facilities. The final research result is a three-phase plan. The first phase focuses on the installation of the playground, improving the safety of the park, improving county maintenance, and strengthening the organizational capacity of the West Side Park Conservancy. The second phase is expected to be implemented shortly upon the completion of the first phase and encompasses the repair of specific playing fields and the addition of amenities, such as picnic tables and benches. The third phase is expected to be implemented at a later date as further funding is made available. This phase includes all rehabilitation not otherwise mentioned, especially new floodlights for the playing fields.

Acknowledgments

Special thanks to the many individuals and organizations who assisted with this project. Community residents graciously gave their time, energy, and effort to develop the playground and tot lot designs and to complete the surveys indicating their preferences for the park revitalization's initial focus.

The assistance of the Center for Urban Policy Research was essential to our establishing initial networks within the community and for providing resources to enable the studio to conduct this research.

Specifically, we would like to thank the following for their assistance in reaching out to the community, providing resources for the project, and for participating in field and telephone interviews and focus groups: Alle Ries, Newark Community Development Network; Sheila Pitts, Judy Favors, and Hal Hamilton, West Side Park Conservancy/Friends of West Side Park Inc.; Vicki Connolly, GameTime; Robert Lake and Stephen Finn, Rutgers Center for Urban Policy Research; Lt. Brian Glasco, Salvation Army; Sarah Hanson, Daniel Salvante, and Bruce DeVita, Essex County Parks System; Kevin Moore and Wilbur McNeil, Weequahic Park Association; Connie McGhee, Weed and Seed; Ollyn Lettman, TriCity People's Corporation; Gerald Bishop; Stephen Wiessner, Greater Newark Conservancy; Sister Eileen McNeely, New Community Corporation; Floyd Melvin and Simone Jacobs, United Community Corporation; Raul Escobedo, Barrio Planners Incorporated.

Introduction

West Side Park, a 31-acre park designed in 1895 by the Olmsted Brothers Landscape Architecture Firm lies at the heart of the West Side Park neighborhood located in Newark's Central Ward. The park is used by a variety of local actors. These include groups who walk the track in the mornings, cricket clubs that play on the weekends and high school students who play football and use the fields for track and field practice in the afternoons. The park is an excellent asset for the West Side Park community, but it has been neglected for many years and is currently underutilized and needs to be refurbished.

The West Side Park Conservancy/Friends of West Side Park Inc. (WSPC) and the Neighborhood Empowerment Council (NEC), requested that the Rutgers Community Development Studio develop a revitalization plan for West Side Park. The WSPC in conjunction with Corinthian Housing CDC and the Essex County Parks Department successfully applied for and received a grant from the New Jersey State Green Acres program in 1997 (Treffinger, 1997). The State grant is in the amount of \$500,000 and Essex County is providing a \$250,000 match for a total of \$750,000 to be spent on the park revitalization effort. Additionally, Corinthian CDC received additional funding from other sources for a mobile police station and the revitalization of the football field.

The WSPC and NEC requested that the studio develop a plan to spend the \$750,000¹. The development of a playground and tot lot were established as priorities since community surveys done by TriCity People's Corporation (Summer, 1999) and by the 1997 Rutgers Community Development Studio showed a high interest in a playground. Additional concerns raised included a fence, a variety of security issues, and the revitalization of ball fields.

The WSPC and NEC also requested that the studio look at existing parks organizations to make recommendations for strengthening the WSPC and that it conduct case studies of other parks, such as Weequahic Park. These case studies allowed the studio to discern successful methods of park revitalization, which were combined with the interests expressed by the WSPC, the NEC and the local community.

The following research is divided into sections pertaining to each concern, with recommendations at the end of each section. At the end of the report, a three-phase plan summarizes the recommendations and their timing. This final report and supporting documents can be located at:

<http://www.policy.rutgers.edu/cupr/community/organization/projcomm/publications.htm>

¹ The application submitted to receive the State funding including an extensive plan for revitalizing the park. However, the original application was for 1 million dollars, more than the total amount of money received, and the plan was developed without extensive community participation.

Research Problem

HISTORY OF NEWARK

In its heyday, Newark was a big, bustling town. By the 1930's its population approached half a million (Patterson, 1997). During this time the city of Newark was immersed with industry, commerce, retail activity, and vibrant neighborhoods. Newark was racially and economically integrated including a number of Jewish and Irish residents as well as an African American population. A majority of residents were employed in factories throughout Newark and the neighboring city of Irvington. A few residents owned local shops and some were professionals who worked in downtown Newark. Home ownership was higher than it is today, and rental housing was very common.

After the Great Depression and World War II, Newark experienced a loss of industry that contributed to the out-migration of the city's middle and working classes, which led to a drastically reduced tax base coupled with major decline. Within five years \$300 million in assessed valuation was lost because of highways that allowed people to move into the suburbs (Reis, 1998). Middle class and working class residents abandoned the city in favor of suburban locales where the housing was cheaper, the lots were larger and schools were newer. As de-industrialization continued, more and more jobs left the city and so did the residents. Newark declined more in ten years than most cities did in 20 to 30 years of continuous decline (Reis, 1998).

As disinvestment continued, the Civil Rights movement gained momentum. The demographics in Newark changed in the neighborhoods, but not in City Hall. As the residents were squeezed together by city officials they became angry and disillusioned.

Along with mounting frustrations came the riots of 1967, right in the heart of commercial-based Springfield Avenue. These riots caused so much damage that the marks inflicted upon Newark are still visible today. The scars of the battle can still be seen in the form of vacant lots, distressed neighborhoods and abandoned buildings. In addition to causing physical damage, the riots accelerated the existing suburbanization "white flight" and de-industrialization that was already rapidly taking place (Reis, 1998).

The West Side Park community was at the heart of the 1967 riot that epitomized the tragic disinvestment and abandonment suffered in Newark. This area has been struggling with the aftermath of the riots and larger trends, including suburbanization, de-industrialization, discrimination in federal housing policy, and other macro-level events, for more than thirty years.

From the data below one can conclude that the economic and racial integration that once characterized Newark, particularly West Side Park community, has been gone for a while now. As a result of the effects of de-industrialization and resident flight, the West Side Park Community has an above average set of indicators. Poverty is high while educational attainment is low in this community. There are a high percentage of female-headed households, 20% higher than the city and almost 30% higher than the state (Reis, 1998). According to 1990 Census data, West Side Park is comprised of 92% African Americans.

WEST SIDE PARK

West Side Park is located on 31.36 acres of land in the Central Ward of Newark. It is the third largest park in the Essex county park system. The land was acquired in 1895 and was designed by the renowned Olmstead Brothers landscape architectural firm. In early years the park was maintained as a naturalized setting. Lakes and ponds, flowerbeds and arbors, and an extensive system of pathways provided opportunities for neighbors to stroll, swim, or just enjoy the view from one of the highest elevations in the city. In the 1970's, use of the park changed to more active recreation. Amenities reflecting more active uses such as baseball, tennis, and football were added to the park. The lakes were filled and the landscaping disappeared (McGuire, 1997).

West Side Park has declined due to misuse, and lack of care by the Essex County Parks Department. West Side Park in Newark has suffered similarly to what other parks in low-income communities have experienced (The Trust for Public Land, 1994).

The last park improvement of West Side Park was completed in 1981, 19 years ago, with the assistance of New Jersey State Green Acres Funds. The project included a new field house, track and football field, tennis courts, amphitheater, playground, renovated ball fields and drainage systems. The playground was removed in February 1997 due to its deterioration, which had raised safety issues.

Budgets for the park have been slashed resulting in the inability to maintain upkeep and sanitation at the park. The Essex County Parks Department has lost funding over the past twenty years. As happens in many other low-income communities, discrimination in allocating recreational resources becomes a big problem.

CURRENT CONDITIONS

Currently, West Side Park is in a state of disrepair, but shows promising possibilities that would benefit greatly from repairs and maintenance. The following concerns would be largely solved by greater attention from a park maintenance crew, and the addition of garbage cans to the high-traffic areas of the park. The following are some of the specific problems created by lack of park maintenance.

General Park Concerns

- New lighting needs to be installed and maintained for the benefit and safety of park users.
- Fencing surrounding the park has been torn down, knocked down, and has fallen down, leaving the remaining few sections left to rust and hang precariously.
- The old bathrooms in the park have been closed and locked for a long time because of their exposure to misuse and vandalism in the past. The structure has much graffiti, and a large concentration of garbage in and around it.
- Water fountains should be turned on and kept on during all of the warmer months of the year.
- There are not enough benches for park visitors to sit on.

- Picnic tables and benches should be installed for those who would like to use them.
- Trash accumulates in all areas of the park.
- The old community center is covered in graffiti, and could be renovated for many uses – on the outside; a mural could be painted to add much to the area, as well as discouraging vandalism.
- Grass stands overgrown for long periods of time and is in great need of mowing and weeding.

Baseball Field – *Local little league teams use the baseball field at West Side Park.*

- On the baseball field, there is no maintenance of the sand and clay that forms the baseline – giving the entire diamond a messy appearance.
- Grass is not mowed for long periods of time.
- Stone bleachers should be cleaned and banisters should be checked for safety, to make them more user-friendly.



Football Field – *This field enjoys use by the local high school team, and by community soccer teams. It could really benefit from more maintenance – possibly attracting more usage by other groups.*

- Grass is overgrown on the football fields.



Running/Walking Track – *The 1/4-mile track that circles around the football field is used by many of the neighborhood residents for their morning and evening exercise.*

- The surface is quite worn, and covered in broken glass at sections.



Basketball Courts – *The basketball courts are used quite heavily – by community teams and neighborhood pickup games alike.*

- The courts have experienced quite a large amount of wear and each is in need of a new surface.
- Hoops are in need of nets.
- Surface of the court could also be repainted, to make it look more attractive.
- Several benches should be placed courtside, so that spectators and players have a place to sit.



Tennis Courts – *many residents are not aware that they even exist; publicity to draw more community interest to the use of the courts would be very helpful to ensure their continued upkeep.*

- The tennis court surfaces need painting, trash maintenance, and new nets installed.



Users with Permits

The Permit Unit in the Department of Parks recently compiled statistics of users of the athletic fields in 1997. Permits are distributed according to blocks of time for field play (usually three hours). The Newark Board of Education obtained one hundred-twenty blocks of time for the softball field and sixty-five blocks of time for the soccer field for West Side High School. The City of Newark Baseball League obtained thirty blocks of time (Green Acres Preliminary Application, 1997 6A).

Although organizations and schools do take advantage of the park and obtain permits to hold athletic events, many do so reluctantly. A 1999 *Star Ledger* article addressed the issue that many of the parks' facilities are unsafe, inadequate and in disarray (Politi, 1999). Also addressed, is the fact that different groups and organizations compete for play space. Based on this information, it can be concluded that organizations utilize the parks' athletic fields because they have limited options.

THE VALUE OF PARKS

The inquiry of whether or not nature possesses an intrinsic value has been the basis of several contemporary debates, conversations and scholarship. The lingering antagonism of the differences in factions of the natural and man-made landscapes lies within the interpretation of the individual engaged in the natural or simulated human activities. Preservationist, Naturalist, Ecologist, Planners, Landscape Architects and the typical admirer of open space and the natural environment all agree that the presence of such spaces are central to the collective human experience.

Human attraction to open spaces, primarily the neighborhood park, transcends the categorical limits of race, class, gender, age or disability. The American traditional inclination to associate us with open space has been a distinctive feature of our cultural affinity to co-exist with nature and the natural surroundings.

Certainly, the construction of parks and natural spaces exist outside the realm of the "wilderness experience." The park as an entity serves as the physical rendering of mankind's manipulation of the landscape to better suit their individual and collective recreational pursuits. Authenticity, or the level of naturalness maintained in the physical environs of open spaces is not the issue at hand, but rather the development of natural spaces to support the needs of humans to experience and interpret the natural landscape.

Communal open spaces serve as mediums of human exchange, a realm of human and natural interchange and more importantly as a microcosm of the community's values to preserve spaces for communal activities in the midst of economic restructuring and urban redevelopment.

Parks and open spaces emerged within the context of history as physical representations of class disparities and mobility set in place by the upper classes to maintain singular spaces for leisure. To this end, the notion of a public park and open spaces, dedicated to recreational leisure activities came into existence in the late Seventeenth Century. The urban park as a distinctive entity of the original park gained prominence as a result of upper class British

bourgeoisie to create attractive spaces, reminiscent of the natural landscape. The first of the British inspired public parks, Bloomburg Garden Square of London opened in 1775.

Subsequently, the development of public parks in the United States during the Nineteenth Century emulated the British model in ideology and design. Created in the conviction that nature should be brought to the city to improve the health of people by providing space for exercise and relaxation, the American park or the urban park carried on the ideology of their British predecessors. It was felt that the opportunity to contemplate nature would improve moral standard as well as offering a sense of place for community members or those who utilize the parks as a part of their recreational or spiritual pursuits.

Frederick Law Olmsted, a visionary and designer of several parks in the United States, including West Side, Branch Brook and Weequahic parks in Newark, suggested his ideology of the necessity to maintain parks and open spaces. Olmsted renders his opinion of the social values of a park by asserting:

We want a ground to which people may easily go after their day's work is done, where they may stroll for an hour, seeing, hearing and feeling nothing of the bust and jar of the streets. Where they shall find the greatest contrast with the restraining and confining conditions of the town, those conditions which compel us to walk circumspectly, watchfully, jealously, which compels us to look closely upon each other with sympathy. (McGuire, 1997)

The present conditions of several urban open and public spaces are quite the opposite of why they were created. Across the United States, parks have become spaces of disinvestments and often times new spaces of illegal activities or activities that are quite irrelevant to the usage of a park. Jane Jacobs, a critic of urban planning, assigns the park the label of "lung of the city" (Jacobs, 1969). As the so-called "lung of the city" parks themselves possess a unique quality of mimicking the surroundings or the environs in close proximity. The park and activities that take place in the park are often a continuation of the surrounding neighborhoods. If the neighborhood surrounding the park is affluent, then the affluence of the community is likely to be reflected in the activities of the park and the people who use the areas as well. In a similar manner, if the community that surrounds the park is one in which the resident population is predominantly poor or impoverished therefore a similar manifestation is likely to occur. The duplicity of the landscape allows it to be all encompassing at times while serving a second purpose of being exclusive. Well-utilized parks are generally safer, friendlier spaces for familial and individual endeavors. The element of the shared space includes a built-in factor of human security, whether intentional or organic. Park users often become entangled in a system of informal securing in which they monitor the areas within and around the perimeter of the park.

The most vital parks are ones in which people engage in a variety of activities simultaneously. Parks that are under used become prone to vandalism, low usage and at times disinvestments by way of the municipality's allocation of funding.

Open Space as a Catalyst for Economic and Social Advancement

The relationship between open space and community prosperity has become central to community identity and a greater understanding of how the development of communal spaces act as a catalyst for more extensive efforts of community economic and social development. The incorporation of a viable and productive public domain within the context of community affords community members to address issues of economic development and neighborhood change.

Movements to revitalize urban parks and open spaces are examples of community reinvestment. Such efforts have a much greater impact in places where they are complemented by economic development and community participatory action. Throughout the United States, individual communities have witnessed the correlation between viable open spaces and economic resurgence. The spatial location of open space has a direct impact on the local real estate market. (Trust for Public Land, 1994) Proximity to open space, primarily in an urban environment, often becomes a prerequisite for prospective homebuyers hoping to relocate within a new neighborhood. Likewise, renters gravitate to areas with open spaces in order to gain access to the open spaces. Development of open spaces tends to induce a sequential model of economic development for communities that maintain a public domain.

Investing in parks is no longer an option, it is a necessity. Open spaces foster a variety of recreational alternatives for individuals of diverse backgrounds regardless of their race, gender, income levels, educational assessment, age or disability. It is imperative that open space and the preservation thereof become imbedded in discussion among community groups, community leaders and within the policy formations of governing bodies.

Community Economic Development strives to integrate the separate and distinct neighborhood entities of educational institutions, faith-based organizations, homeowners, tenants, merchants, civic associations and advocates of open spaces into one cohesive community-building effort. Investment in parks complements the neighborhood as a visible representation of positive investment.

Research Approach

The studio team met with the clients in order to determine our research approach. After this first meeting in February 2000, we decided to use an approach that focused on combined outside research and community-based meetings. We scheduled a set of community meetings focused on different topics and conducted research into various issues of park revitalization including best practices for building park conservancies, theory of open space, physical structures, and other urban park revitalization efforts across the country. During this time, we documented the conditions of the park and created a digital three-dimensional model of the proposed renovations. We also researched different initiatives and organizations related to the park in order to provide relevant and recent data on a number of unclear situations surrounding the park. Finally, we constructed a report and presentation of practical value to residents and community organizations.

SCOPE OF RESEARCH

The studio team focused on resident involvement in the process of planning the neighborhood park. Since the neighborhood has a history of top-down planning, we decided that a bottom-up approach, though challenging, would be the best course of action. Accordingly, we sought to bring in interested community residents, activists, community organization members, and relevant officials. Although we kept the larger issues of Newark's history and context in mind, the focus was mostly on West Side Park and the immediate surrounding areas. The final report is to be used by the West Side Park Conservancy and community residents as a guide to the revitalization of the park. The report reflects the interests of the majority of participating residents.

RESEARCH GOALS

The studio class aimed to create a revitalization plan that combined technical planning considerations with resident-based community input. In order to accomplish this goal, we had to answer six main questions:

- *Question One: What is the current condition of West Side Park?* It was important to document the actual conditions in the park to use as a guide for further development and as a snapshot for future study.
- *Question Two: How is West Side Park currently used and by whom?* This information was vital to understanding what type of facilities and projects should be implemented. We gathered data to answer this question through surveys, interviews, on-site photography, and observation.
- *Question Three: How is the park currently maintained and what is the responsibility of the County Parks System?* Many residents were interested in learning more about the actual workings of the county park system. We met with the County in order to better understand the process of maintenance and share this information with residents.

- *Question Four: What does the community think needs to be done to improve the park?* This was one of the keys to our research. We wanted to discover directly from the residents their preferences for the park. We gathered this data through the five community meetings and two surveys.
- *Question Five: How large should a playground and tot-lot be, where should they be located, and what should they look like?* This question was identified as one of the most important issues for the residents. Since they placed such a high priority on the playground/tot-lot, we spent a significant amount of time in secondary research, three specific community meetings, and extensive interviewing.
- *Question Six: What sources of money are currently being used for efforts to revitalize West Side Park and what community organizations are involved in these efforts?* We documented some of the other initiatives in the community in order to organize the various projects in one place. The residents expressed a desire to know more specifically about what was happening with regard to the Park since there are so many different programs.

The goals were created after meetings with the WSPC, NEC, community members and amongst ourselves. They were crafted to create a plan that would be both feasible and high quality with significant resident participation.

RESEARCH METHODOLOGY

We used a combination of secondary and primary research. Studio members conducted secondary research that focused on books, articles, grant proposals, Internet sites and primary research that entailed field and telephone interviews, informal conversations, meetings, phone calls, site visits, community surveys and participant observation. We conducted a total of five community meetings, met with the County Parks Department once, and conducted over ten site visits to the Park. We also listened to a variety of in-class presentations.

Tour of the Neighborhood

The studio class was given a tour of the park and the surrounding area on February 7th by Judy Favors of TriCity People's Corporation. We saw the Pabst Brewing Company factory, Springfield Avenue shops, and much of the new housing in the area.

Self Guided Tour of West Side Park

Students visited the park in groups to record the current park conditions, usage and layout while talking informally to park users and maintenance workers. Multiple later tours were conducted by small groups of studio members. These site visits were used to take photographs for the 3-D visualization and the final report. Video footage was also taken of the park conditions and video interviews were conducted with park users.

Community Meetings

February 4 – Client Meeting

Goal: Learn from the leaders of the community and the community organizations what they were looking for in the revitalization plans. Meet leaders and key people.

This was the first meeting between the studio class and the two clients – NEC and WSPC. The goal of the meeting was to agree on the main focus of the project. This meeting took place in a meeting room in the community center located in the western section of the park. Attendees included representatives from the Department of Justice’s Weed and Seed program, Corinthian Housing Development Corporation (CHDC), TriCity People’s Corporation, WSPC, Newark Community Development Network (NCDN), United Community Corporation (UCC), WSPC, NEC, Habitat for Humanity, CREST/IYO and area council-member Corey Booker. Also attending were the Rutgers studio class and a variety of residents and interested people. This was primarily an introductory/planning meeting.

February 7 – Community Meeting

Goal: Learn from residents what they wanted to see in the park. Introduce studio members to community residents and leaders.

Although attendance was smaller than expected, this meeting gave the class an opportunity to speak to residents and to start developing initial goals and plans. The community benefited by learning more about the process and current status of the project, as well as meeting other community members. This meeting took place again at the park community center, but in the gymnasium. This meeting was more widely attended with all the groups from the previous meeting plus more residents and youth. An Essex County Parks representative was also present to answer questions. Some attendees suggested that community turnout was low because the meeting was held in the park at night and the park lights were not on.

February 28 – Community Meeting

Goal: Find out what the community priorities are for the park. Inform community of the issues in building a playground and gauge interest in the revitalization process.

This meeting was productive in that we distributed a preference survey, talked extensively with residents, and had a representative from GameTime describe issues involved in creating a playground. On the other hand, there appeared to be than more than one discussion occurring, as there was a secondary dialogue between local organizations in addition to the general meeting agenda. The meeting occurred at the Salvation Army on Springfield Avenue.

This meeting had much better turnout than the previous meetings because of more extensive outreach. This outreach included phone calls to local churches, neighborhood flyers, and mailing to local residents. Those present included 16 residents, Rutgers students, and representatives from WSPC, the Greater Newark Conservancy, House of Murray Mission, Weed and Seed, CHDC, TriCity, Crest/IYO, Corey Booker’s office, and the Newark Community Development Network (NCDN). There were approximately 45 people at the meeting, four of whom were children.

March 25 – Community Meeting Playground Design Session

Goal: Allow community members to choose the components for the playground. Inform the residents of the safety and design issues of the playground.

Once again, the Salvation Army was the site of a successful community meeting. This meeting focused only on the purpose of creating a design of the playground for ages 5-12 years old. There was strong turnout of 55 residents and children. There were representatives from IYO, TriCity, the Salvation Army and Rutgers students. The representative from GameTime facilitated the design process. GameTime catalogs were passed out to all attendees, then playground components were chosen by popular vote by the residents present. By the end of the meeting, the full playground design had been established.

April 8 – Community Meeting Tot Lot Design Session

Goal: Allow community members to choose the components for the Tot Lot and Single Units. Inform the residents of the safety and design issues of the Tot Lot and Single Units.

This meeting focused on the creation of a design for the Tot Lot for ages 2-5 years old. We met at the Salvation Army and again experienced a strong turnout of approximately 46 residents and children. There were representatives from TriCity, the Salvation Army and Rutgers students. The representative from GameTime facilitated the design process in the same manner as previously – choosing by popular vote the components for the Tot Lot. By the end of the meeting, the full Tot Lot design had been established and Single Unit components were chosen, mainly swing sets.

Case Study of Weequahic Park

Although it is larger and in a slightly different economic bracket, the studio chose to conduct a case study of Weequahic Park because it faces similar challenges to West Side Park and is also within the Essex County Park System. Weequahic had a successful effort in building a new tot-lot and playground area, as well as the refurbishing and maintenance of their recreational fields. The magnitude of revitalization that needed to be done at Weequahic Park, as well as the community-based focus that was chosen in order to complete the revitalization would help to give us a guideline to follow when considering how to establish a possible methodology for our plan.

Case Study of Park Conservancies

We examined other park conservancies to establish best practices for WSPC to use. We focused on Weequahic Park Conservancy because it is a relatively new organization in Essex County that also deals with the County Park Department and has had a number of successes in its efforts to revitalize the Weequahic Park. The case study was researched by interviewing the President of the Conservancy, reading its publications, and searching the Internet for examples and guides for building park conservancies. In addition, we also looked at Central Park Conservancy.

Meeting with Essex County Parks Department

On February 28, the studio class met the Essex Park Department. The purpose of this meeting was to meet the key county leaders and gather information about the park from the governmental perspective. In the first two hours of the meeting, a representative from GameTime, the company contracted by the county to design playgrounds, and the County

Parks Manager discussed the regulations and county process for finalizing the playground project.

3D Park Design

Both the site plan of current conditions and the site plan for improvements submitted with the Green Acres grant in 1997 were scanned to create a computerized version of the park, using the computer program AutoCad. This 2-dimensional outline gave the basis for the elevation of the current buildings. The computer program 3-D Studio Viz took the 2-dimensional outline from AutoCad to form a 3-dimensional picture of the current conditions of the park. All the expected renovations of the park were added to the 3-dimensional version to project a picture of the future West Side Park. This 3-dimensional picture was printed out as posters for community input.

Survey Instrument

We used two surveys in our research process. The first survey was used at the February 28 meeting mostly to gauge resident's interest in different park issues and to gather their contact information for future events/activities. (See Appendix A) The survey was distributed at the end of the meeting and was filled out by twenty-two residents. A second survey was used more specifically to find out what residents prefer for the park and as a guide for how to prioritize how the grant money should be spent on the park (See Appendix B). This survey is currently still being collected.

Limitations of Research Methods

Our research methodology attempted to elicit the maximum amount of community participation and maintain a high degree of quality and efficiency. However, a community-based approach sometimes faces problems with participation and inefficiency. In our case, we initially had some difficulty drawing out community participation because we had to rely on third-party outreach, were unfamiliar to the residents, and were addressing a sensitive issue. The initial community meeting was held in the park at night where they may have felt unsafe. Our second community meeting was not completely effective because of the disparate agenda of participants. Finally, a full-scale organizing strategy would have been the most effective, but we were limited by our role as (outsider) students with a limited timeframe.

RESEARCH PRODUCTS

- Report and Executive Summary
- Play ground and tot lot design
- 3D graphic depiction of park
- Video
- Directory of potential funders for future park revitalization efforts
- CD-Rom of report and photographs documenting the current conditions of the park
- Website location of report and supporting documents

Research Results and Recommendations

TOT-LOT AND PLAYGROUND

The West Side Park community has expressed the need and desire to have a functioning tot lot and playground through surveys done by the Center for Urban Policy Research and other community based organizations in the area. Residents have indicated their concern about the lack of a safe place in the community where their children can play. Currently, children play in the streets and are in constant danger of being victims of automobile accidents. As per the U.S. Consumer Product Safety Commission (CPSC), “preschool and school-age children differ dramatically, not only in physical size and ability, but also in their cognitive and social skills. Therefore, age-appropriate playground designs should accommodate these differences with regard to type, scale and the layout of equipment” (U.S. CPSC, 1997). There are two different needs groups: preschool-age children, ages 2-5 years, and school-age children, ages 5-12.

Working closely with residents, community organizers, and county administrators, we facilitated the design of a playground site plan, including equipment type and cost, and submitted the site plan to the West Side Park Conservancy, The Newark Empowerment Council, and Essex County for approval.

Size and Location of the Playgrounds

To determine the appropriate size of the playground, we tried to estimate the number of children in the neighborhood. Using the Newark community facilities map (The Hillier Group, 1999), there are approximately 5,500 students between eight daycare centers, five elementary schools, three parochial schools, two middle schools, and two high schools in this neighborhood. Among all of these schools, none have any playground or sports facilities. The equipment chosen for the playground and tot-lot has the capacity to accommodate 100-140 children, at any given time.

According to Bruce Devita, County Parks Recreation Supervisor, due to underground sewer and drainage restrictions, the optimal placement for the tot-lot/playground is near the existing community center. This area is approximately 200 feet by 350 feet. Freestanding smaller pieces of equipment can also be placed throughout the park. This site is ideal from the resident’s perspective, as they prefer being able to see their children from the community center. The gentle slope of this area would allow for better drainage. Should a loose fill material be used for surfacing, there is less likelihood that it would be washed away during a heavy rain.

Mr. Devita reiterated the issues of safety, vandalism, crime, and maintenance as aspects to be cognizant of when designing the site. He told us that the role of the parks department was somewhat limited due to budget cuts and other responsibilities. Therefore, the West Side Park Conservancy and the larger community must take an active role in participating in the upkeep of the park.

Playground Manufacturer

Four playground manufacturers were consulted in regards to the services that could be provided for this project. We contacted World Playground, Creative Playgrounds, ACM

Consulting, and Marturano Recreation/GameTime. It is our recommendation to use the services of GameTime². The Weequahic Park Conservancy selected them after reviewing eleven other potential candidates. They installed and designed the Weequahic Park project and since then Essex County has had a contract with GameTime to provide playground equipment and designs for all Essex County parks. If a different vender were used, the county would be the entity to place a bid and choose the final vender, as opposed to either the West Side Park Conservancy or the Newark Empowerment Community Development Network. Additionally, GameTime assured us that they would be able to help gather the community input and incorporate it in the design. By using GameTime in multiple parks it is easier for the parks department to get parts and maintain them. Since there is not much money for maintenance in the parks system, this will benefit the community. GameTime is responsible for ensuring that all safety, testing standards, height restrictions and the Americans with Disabilities Act (ADA) regulations are followed. They also adhere to the guidelines developed by the U.S. CPSC Handbook for Public Playground Safety.

As a proactive method to prevent vandalism and promote maintenance, it is recommended that the facility be designed as maintenance free as possible. Through their contract with Essex County, GameTime products will be used for all repairs, but the county is responsible for the cost of all maintenance and repairs of the playground equipment. GameTime installs the equipment at no charge and will repair any damage that is not due to vandalism. GameTime products have a ten-year warranty for most parts and a lifetime warranty for vertical posts.

We engaged community input of the site design through a series of community meetings held on February 7, March 4, March 25, and April 8. These meetings gave the community an opportunity to express their concerns and preferences for the site plan. GameTime facilitated two interactive sessions with community members to decide which pieces of equipment they would like to see in the playground. GameTime catalogs were distributed to the community members at the meetings, from which playground components were chosen. Residents voted for their favorite piece and the item with the greatest votes was added to the design. In cases of ties, both items were added. The GameTime representative took this material and modified it so the design fit the space determined by the county for the playground. There were approximately 30 residents at each meeting who signed the attendance sheet. Many of these children drew pictures of playgrounds, particularly swing sets, during the meetings.

Surfacing

The West Side Park Conservancy has two options for safe surfacing material under the playground. There is a product known as Fibar, which is a processed wood product similar to wood mulch. It is not chemically treated, so it is safe for children and there have been no

² GameTime contact: Victoria Connolly, Design Consultant
Marturano Recreation/GameTime
750 Burnt Tavern Road
P.O. Box 449
Brick, NJ 08723
(800) 922-0070 x26 Fax: (732) 458-1165
Locally: (973) 743-4585; Fax: (973) 743-4587

incidences of animals being attracted to it. The Fibar is put in at 12 inches deep and raked out to provide equal protection. It is compacted to a depth of eight inches for optimum safety protection. Fibar must be raked frequently to maintain an even safety level and to keep the surfacing clean from any debris such as stones, glass, or drug paraphernalia. GameTime referred us to the Fibar website (www.fibar.com) for more information. This website contains frequently asked questions and concerns helpful in understanding the benefits of this surfacing product. The Newark Housing Authority and The New York City Parks Department have been switching to Fibar recently. Both municipalities have used poured-in-place surfacing in the past, and are now testing to see if Fibar will be as easy to maintain and if there are any potential benefits to Fibar. However, the GameTime representative for New York stated that, due to maintenance issues, poured in place is preferred by these two groups. Five other parks recently designed and installed, or yet to be installed, by GameTime in Newark use Fibar.

There is also a rubber surface known as Playbound™ Poured-in-Place that is a urethane product created just for playground surfacing. It is poured into the playground space, much like wet cement. There are two layers of the urethane. The first is a base mat that includes the color or design of the surfacing. The second coat of urethane acts as a binder, to protect the mat and keep the surface smooth (Surface America, 1998). The playground surface must be prepped with gravel, crushed stones or concrete, which adds to the cost and production time. When the urethane is poured, the air temperature must be higher than 40° and it needs to be protected from the weather while it cures. This suggests that this surfacing should not be applied during the winter.

Poured-in-Place meets all CPSC and ADA safety requirements and has done extra testing to ensure a strong resistance to falls from certain height increments, fire, freezing temperatures and spikes on soccer shoes. Poured-in-Place does allow for some water permeability, so there will be some drainage during rainfall.

Poured-in-Place surfacing is available in 17 colors, although black, or any combination with black, is less expensive (Surface America, 1998). The cost for the Poured-in-Place is approximately \$10 per square foot, as compared to \$1 per square foot for Fibar. GameTime works with SurfaceAmerica for their surfacing needs. SurfaceAmerica also has a county contract, so there would be no bidding process if they were used. SurfaceAmerica offers a five year warranty on material and workmanship.

Characteristics of Surfacing:

Fibar

Advantages

- Low cost
- Good drainage
- Unattractive to animals
- Less abrasive than sand

Disadvantages

- Combines with dirt and other foreign materials – glass, drug paraphernalia, nails, pencils, stones
- Requires replenishment
- High maintenance
- Flammable
- Unusable when frozen

Poured-in-Place

Advantages

- Low maintenance
- Easy to clean
- Material is not as easily displaced
- Harbors few foreign objects
- Can be used in weather as cold as -50°

Disadvantages

- High cost
- Can be flammable
- Level ground surface is optimal
- Subject to vandalism if cut or ignited

The community has expressed interest in the poured-in-place surfacing, despite the extra cost. There is extensive concern that debris will be found in the Fibar, and that a lack of constant maintenance from the County Parks Department will not keep the surfacing safe for children. As the Essex County maintenance schedule does not appear to be equipped to handle constant rakings of Fibar at the West Side Park, it would be recommended that poured-in-place surfacing is used for the West Side Park playground.

Design Issues

There are three design issues of concern to this project that the WSPC, NEC and the West Side Park neighborhood residents should carefully consider. It has come to our attention that other playground systems have experienced vandalism with certain playground components. The plastic parts of the playground have been shown to be flammable and can otherwise be vandalized by breaking or creating large holes through the plastic. However, there is some concern that metal slides may become too hot to use in the summer. Plastic tunnels, by virtue of their small and confined size, have created their own a situation of allowing people to sleep in them. In this way, plastic tunnels can cause a security issue, leading to decreased use of the playground and park. It has also been suggested that having a barrier around the playground and tot-lot area would allow for greater security for the children as they play and the parents watching them. This barrier would not have to be a fence, it could be a natural barrier of hedge bushes, trees, and flowers, or benches for the parents to sit on. A combination of benches and plantings would serve a dual purpose of creating a place for supervision and adding natural beauty to the area.

Future Steps

Community participation is crucial for the future steps of the design process. Once the design has been submitted to the county for approval, the county may take as long as it likes to approve the design. The West Side Park Conservancy, the NEC, and the residents of the West Side Park neighborhood will need to be diligent in following up with the county's decision. Once the design is approved, the county parks department will need to bid out for a contractor to do the preparation work on the site for the playground and surfacing installation. The county has informed us that the bidding process will take at least three months. Once again, it is important that community residents work with the county parks department to finalize this process. Once the bidding process is done, the playground installation can occur. If it is late fall or winter when this occurs, the surfacing installation of poured-in-place cannot take place, due to the weather conditions needed in order for the poured-in-place to work.

Recommendations

- The playground and tot-lot should not exceed an amount of between 100-140 children at any one time.
- The playground and tot-lot should be located in the 200 by 350 foot area next to the existing community center.
- The ease of maintaining a poured-in-place surface leads us to recommend that poured-in-place rubberized surfacing be used for this playground, instead of the Fibar surfacing.
- We recommend that large plastic components be used sparingly, or if possible, similar metal components used in their place.
- Plastic tunnels should be avoided in the playground design.
- A barrier around the playground and tot-lot should be used as a safety procedure to limit the ability for children to wander from supervised playing areas. This could be fencing, bushes, a row of trees, benches, or a mixture of any of these.
- The estimated cost for this project is \$200,000.

MAINTENANCE

Essex County Parks Department Responsibilities

Throughout all of the community meetings the issues of security and maintenance consistently topped the list of primary concerns. According to residents, park amenities are worthless if issues of maintenance and security are ignored. Justifiably so, maintenance of the park is a major concern. In adequately assessing the appropriation of new funds into the park, it is important to evaluate the existing maintenance procedure in place. This information can then be used in making sound recommendations for future actions.

Distribution of Funds

Based on conversations with the Essex County Parks Officials, funding and resources for the 26 parks and reservations within the Essex County Parks system are pooled into a general fund and a general staff. Accordingly, the present structure of the Essex County Parks System distributes 131 employees, representing 24 different trades, among 26 parks and reservations in Essex County. Consequently, within the present county system, there appears to be no record specifically detailing how much of the department’s budget is allocated to each park in the County. Rather, the budget is distributed among all the parks on an as needed basis.

The 1990s presented a challenge to park officials with scarce public funds to provide innovative vandal deterrent park equipment and park maintenance projects to repair repeatedly misused park facilities (Green Acres Preliminary Application, 1997 6A). In fact vandalism is identified as the cause for much of the decline, lethargic maintenance record, and lack of resources in the park. For everything from the removal of the original perimeter fencing, to the absence of signs such as those in other county parks, to the replacement of bulbs and lights, to the accessibility of restroom facilities and water fountains, county officials identify vandalism as the root of the decline of the park.

Current Staff

The present system includes assigning employees to a specific park on certain days, most of the time on an as needed basis. There are individual staff members responsible for each park. The present 131 staff members represent jobs that were spared after a lay off in December 1999. During this time, the budget for the County Parks system was reduced by \$219,939. In addition, the number of staff members decreased from 161 to 131. In fact, reviewing the last twelve years of the parks systems’ budget and staff reflects a sporadic series of cut backs and moderate increases to both staff members and the budget.

YEAR	BUDGET (in millions)	STAFF
1988	10.2	309
1989	10.9	311
1990	11.0	311
1991	11.0	247
1992	11.1	247
1993	11.2	243
1994	11.4	240

YEAR	BUDGET (in millions)	STAFF
1995	11.2	160
1996	10.1	159
1997	10.1	161
1998	10.2	161
1999	11.4	161
2000	11.2	131

(Walsh, 2000)

Recommendations

- The County Parks Department must be held accountable for providing the necessary funding to repair and replace park facilities and amenities.
- The County Parks Department should incorporate a full time employee with the responsibility of managing the park and work closely with the West Side Park Conservancy.
- Residents must also demand that the county be held responsible for fulfilling their responsibility and commitment to the park.

SAFETY

Issues of safety and security have been noted as the most important issue with the park. This was reflected throughout all of the community meetings, surveys, and with conversations with residents.

Police and Security

Security matters and park safety are among the paramount issues to both neighborhood residents and county officials. Not surprisingly however, both the county and residents offer contrasting interpretations of present policing and security measures taken in the park. County officials attest that police officers ride through the park regularly. Conversations with neighborhood residents allege that they rarely, if ever, see police officers in the park and when they do see officers in the park they usually sit in one spot for a moment then leave. One irony that arises out of these countering reports is that, if there was indeed a large police presence in the park, how is that crime, theft, and vandalism is the cause for much of the deterioration in the park? One might assume that a large police presence would act as a crime deterrent. The exact opposite is the case. When speaking to county officials about the lengthy period for replacement bulbs in park lamps, we were told that just as fast as they are replaced, they are destroyed. If there were a constant, regular, police presence, some of the vandalism may decrease, as undoubtedly some officers would catch some of the offenders. Granted officers may not be able to catch every single criminal, however, their mere presence can discourage some would be offenders and act as a warning. Several recommendations have been proposed as crime deterrent or anti crime measures that would increase security in the park and in the neighborhood as well. Several local neighborhood organizations are looking into incorporating a police substation to the park.

Recommendations

- Increasing police presence at the park, via bicycles
- Implementing a Neighborhood Watch
- Community Policing
- Greater Use of Weed and Seed Funding
- Turn the old community center into a police station

It is important to note that the recommendation of community policing builds on a relationship that must exist between law enforcement officers and community residents. Community policing is not suggested in lieu of police officers, rather as an extension, supplementing police efforts. At the center of community policing are three essential and complementary core components: community partnership, problem solving and change management³. All of these elements come together to improve the quality of life for the residents and increase the sense of safety and well being in the community. There has been a great deal of research done on community policing efforts across the country. The grant from Weed and Seed provides the funding to incorporate these initiatives. It is a sound recommendation to implement community policing and the Weed and Seed strategy in efforts to revitalize the park.

³ For more information, please see <http://www.communitypolicing.org/>

Subsequently, there is funding available to achieve these ends. Weed and Seed is strategy through which these efforts are channeled. Operation Weed and Seed is foremost a strategy – rather than just a grant program – which aims to prevent, control, and reduce violent crime, drug abuse, and gang activity in targeted high-crime neighborhoods across the country⁴. Recently, the West Side neighborhood of the city of Newark has been designated a Weed and Seed Site. Newark’s grant of \$250,000 is to be distributed within the central and west wards of Newark, with the primary focus on the area immediately surrounding the park. This strategy incorporates the joint efforts of both law enforcement agencies as well as community policing.

Lighting

There are two types of lighting in the park:

1. Streetlight style, dusk-to-dawn, lights are maintained by PSE&G. These light fixtures utilize conventional lamps that are relatively inexpensive to maintain⁵.
2. Illumination for athletic venues: These high intensity lights are the responsibility of the Essex County Parks System. These lights can be a great asset for the community by letting people use the park at night. They are however fairly expensive to maintain.

Recommendations

- We suggest that the PSE&G’s street light repair number be prominently posted within the park so that park users can call in problems regarding the streetlights for prompt repair.
- Purchase of bullet-proof lights
- Work with PSE&G to get additional lights donated to the park.

The high-intensity lighting fixtures for lighting of the basketball and tennis courts are in place—the problem seems to be keeping the lights themselves functioning. The high cost of replacing the lights (both parts & labor) coupled with the high rate of vandalism cited by the parks department is definitely an issue.

Park Design Issues

Clear visibility of the interior of the park is important for safety. In the case of West Side Park this is true for the eastern (lower) end of the park. The topography of the western end of the park tends to reduce visibility from the street, although the presence of the community center counteracts the relative sense of isolation from the street.

Not surprisingly, local residents have identified the area that is least visible from the street as one of the worst crime spots: the area behind the baseball stands. It is not immediately

⁴ For more information, please see <http://www.usdoj.gov/>

⁵ The phone number to request street light repair is 1-800-436-7734.

practical to rip up the stands, and hopefully a greater police presence will curtail illegal activities in the area, but this should provide some guidance as to future projects.

It has been suggested in the design guidelines of the playground to avoid “hiding spaces” such as tunnels. Special care should be taken to design the football bleachers so that the area underneath/behind them does not become a hiding space. All landscaping should be designed so that it does not reduce visibility of the park’s interior from the surrounding streets.

Fencing and Barriers

Physical design options are only a small part of the solution to the larger set of issues facing West Side Park. Policy issues (such as the reported lack of a police presence), and the reportedly high level of vandalism and crime are significant problems that need to be dealt with directly. In addition, continuing cultural and recreational programming (which we have been told used to take place on a much larger scale in the recent past before a round of budget cuts) would greatly encourage the use of the park, which would hopefully decrease levels of vandalism and crime.

There are two possible options for pedestrian fencing:

1. Chain-link may be considered un-aesthetic for a park, and is extremely easy to vandalize. This form of fencing would not be an effective barrier to aggressive drivers. However, it is relatively inexpensive to purchase and install.
2. Iron fencing is more aesthetically pleasing, and would be slightly more of a deterrent to aggressive drivers than a chain link fence. However, it is more expensive to purchase and install than chain-link.

Issues with pedestrian fencing:

- In order to be effective, fencing must surround the entire park.
- Parents have expressed concerns about children injuring themselves climbing over the fence.
- If the fence does not have enough access points it may actually deter community member’s usage of the park, and increase the park’s isolation (Jacobs, 1969)
- Establishing a sufficient number of access points will require the installation, and the regular locking and unlocking of the numerous gates

William Whyte, an accomplished author and urban planner and one of the main forces behind the restoration of New York City’s Bryant Park, emphasized the need to “open the park up to the street” and to encourage “through pedestrian flows” in order to keep open spaces easily accessible, and thus, truly open (Whyte, 1988)

Before William Whyte’s time, the renowned landscape architect and parks designer Frederick Law Olmsted, founder of the firm that originally designed West Side Park in 1895 stated:

It is not desirable that the outer park should be separated by any barrier more than a common curb from the adjoining roadways. It is still more undesirable in the interest of those who are to use it that it should be separated more than is necessary from the interior park...

I consider the iron fence to be unquestionably the ugliest that can be used. If on the score of utility, it must be used then the less the better, and certainly where used, it should not be elaborated and set up on high, and made large and striking as if it were something admirable in itself, and had better claims to be noticed than the scenery which it crosses and obscures.

Further, iron fencing is "...in discord with all the sentiment of a park. It belongs to a jail or to the residence of a despot who dreads assassination." (Olmstead 1975)

Lessons to be learned from Bryant Park

Although Bryant Park has substantial differences from West Side Park, both in terms of size (Bryant Park is six acres compared to the 30 acres of West Side Park), and context (Midtown Manhattan compared to the West Side of Newark) there are some lessons to be learned from Bryant Park's restoration in early 1990s. Before Bryant Park's renovation, it suffered from a substantial crime problem, public disinvestment, and low usage.

Among the physical design changes made to Bryant Park were to remove the pedestrian fence, in order to "Create more and wider entrances, providing a feeling of easy [entry and] exit, and encourage a pedestrian flow into and through the park" (Gratz, 1998).

In conclusion, we recommend not constructing a fence around the perimeter of the park. We believe it would not only be a poor use of limited funds, but it would also be detrimental to park users and the surrounding community.

Vehicular Barriers

Community members have expressed concerns about unauthorized vehicles intruding into the park. These vehicles fall into two classes:

Casual: Coaches, parents, and other people affiliated with sports teams driving into the park. These people do not mean to be destructive, and can be easily deterred from entering the park.

Aggressive: People in stolen cars driving through the park on a joy ride. According to community member's reports, these drivers do not care about damaging either the vehicle they are driving or the park itself. Preventing stolen cars from entering the park is a challenge. Although lightweight fencing may be a slight deterrent, it may not stop more aggressive drivers. The previously installed fence was significantly damaged by aggressive drivers.

Traditional solutions to keep unauthorized vehicles out of parks are generally designed around the principle that drivers would not want to damage their vehicles in order to enter the park. Obviously, this is not the case with aggressive drivers who are operating stolen

vehicles. In addition, almost no solution that we have researched is capable of taking the repeated abuse described to us by both parks officials and community residents. The presence of stolen cars being driven through park has been frequently cited as a major factor in deterring the use of the park. In addition, aggressive drivers ruin the investments already made, and therefore deter future investments in the park. More importantly, they represent a grave danger to the physical safety of park users. According to the Port Authority, vehicle thefts from nearby Newark Airport hit a record high of 560 cars in 1990, but have been decreasing since then (“Police Plug holes at Newark Airport.” Newark Star-Ledger March 22, 2000).

The true answer to these aggressive drivers is to prevent them from stealing cars in the first place. The issue of car theft needs to be addressed by both local and regional law enforcement agencies and is a long-term issue for the greater Newark area. Hopefully the improvements to the park will foster social conditions less likely to lead to such destructive behavior.

Options that were considered to keep cars out of the park:

- Horizontal logs: Inexpensive and easy to install. Would definitely deter more casual drivers, but may not stop aggressive drivers. Pedestrians can easily step over the logs, and gaps can be left between the logs for handicapped (Americans w/ Disabilities Act compliant) and stroller access.
- Vertical tree stumps: Observed in many of Newark’s vacant lots. Also would deter more casual drivers, but not necessarily aggressive drivers. Pedestrians can easily step between the stumps, and gaps can be left between them for handicapped (Americans w/ Disabilities Act compliant) and stroller access.
- Concrete “Jersey Barrier”: Is not considered aesthetically pleasing and it would be difficult to create pedestrian access using this method.
- Highway Guard Rail: The standard steel highway guardrail may not be viewed as aesthetically pleasing. In addition, to insure pedestrian access, there will need to be numerous interruptions in the guardrail, which may add to the cost. An alternative to the standard stainless steel version of guard that is often used for parkways is a brown “pre-rusted” version of guardrail.



- Concrete Planters: Although concrete planters may seem to be a more aesthetic solution, they often become used as a “hiding place” for illegal drugs, and tend to collect garbage.



- Bollards: A variety of concrete and iron bollards are available. These could be placed approximately every five feet around the perimeter of the park. However, bollards would be fairly expensive to install.



- Mature Trees: Mature trees would definitely be the most “park-like” solution to the problem. However, mature trees are extremely expensive, and would be vulnerable to damage until their root system was fully established. In addition, vehicles may be able to drive through gaps between the trees.
- Boulders: Very effective, and fairly inexpensive. Boulders are currently used by Ramapo College, the City of Camden, and the Palisades Interstate Park Commission, New Jersey.



None of the above options may be able to withstand continued abuse by aggressive drivers, and most would be costly to maintain or replace. After careful consideration of the different design options, we have selected boulders as an economical, effective way to effectively discourage unauthorized vehicles from entering the park. Boulders would be able to stop most vehicles, and can easily be replaced if damaged or broken by stolen trucks. The existing stone wall along the eastern side of the park acts as a barrier between vehicular traffic and the park, so boulders will only need to be set out along the remainder of the park perimeter.



Since maintenance and emergency vehicles may occasionally need access to the park, we suggest installing gates in select locations, with keys provided to the Parks, Police, and Fire Departments. Although current Essex County Parks Department policy prohibits such gates, the county may wish to re-consider their policy if unauthorized vehicles continue to be a problem.



RESTROOMS AND WATER FOUNTAINS

During our conversations with residents and the county, issues concerning restroom and water facilities were often mentioned, especially concerning drinking fountains. The residents

commented that the restrooms are not in working order, or are often locked and that the water for the area by the playing fields was turned off over the summer. As a result, no one could use the water fountains or restrooms in that section of the park. There is also evidence that the restroom facilities are not well maintained or cleaned by the county. The county confirmed that there is a part-time seasonal attendant for the restrooms, and this person would lock the restrooms at the end of their shift. The county asserted that it is doing the best maintenance it can with limited resources, and that each county park is maintained equally. However, county officials do not hesitate to assert that theft and vandalism play a major role in maintenance efforts; specifically in West Side Park.

The county further explained the situation of the lack of water. It appears that during the summer of 1998, the steel doors to the restrooms and water station area were broken down and the copper piping was stolen. In the process, the valves for the water pipes were broken, allowing the water to stay on continuously. This created flooding in this section of the park, as well as a large water bill for the county. The only way to stem the flow of water was to turn the water off through the valve in the street, cutting off all water to the park. In the interim period before the damages were repaired, the county kept the water turned off, to limit further flooding and to keep the water bill within budget. Due to the drought in the summer of 1999, the water was never turned on, so as to maximize other water uses. The county does not want to deny water or restroom facilities to residents, but a solution to the vandalism of the pipes is needed.

Recommendations

- Repair existing damage to restrooms and water area after creation of police substation. Police presence should assist in preventing vandalism.
- Check feasibility of placing water station within police substation.
- Water for water fountains and restrooms should be available during scheduled events after 3:30. The county should schedule building attendants for hours approximating dawn to dusk during the peak summer season.
- Alternative restrooms facilities within the police station or the community center should be promoted until the facilities by the playing fields are operable.
- Check cost of automatic restroom facilities. Fewer exposed pipes could mean less vandalism.

YOUTH INVOLVEMENT

Young people are a vital component of the West Side Park neighborhood. Recent surveys (TriCity, 1999; Rutgers University, 1999) and interviews confirm the fact that any project in the community should have substantial youth participation. More importantly, they are among the most frequent users of West Side Park.

There are three main ways to involve youth in the revitalization of West Side Park:

1. **Leadership.** WSPC along with the neighborhood in general needs to cultivate leadership from youth. WSPC must make its meeting directed towards young people and ensure that their voices are heard. Young people should also participate in the

process of physical revitalization once it is underway and should be represented on WSPC's Board of Directors and working committees.

2. **Prioritize.** Based on our research, youth issues are among the three most important residents concerns in the park. The Plan should reflect this preference by budgeting the funds accordingly.
3. **Outreach.** WSPC must attempt to reach out to schools, daycare centers, churches, CDCs, youth leagues, parents, and other organizations that deal extensively with youth. (see listing of daycare centers and churches from the 1999 Rutgers studio report).

Recommendations

- Local CBOs/CDCs/churches should apply for grants to run new recreational programs in the park. Possible programs include sports leagues, urban gardening and horticulture initiatives, and murals creation.
- Expand the current programs. For example, increase the size of the youth basketball programs that currently only operate indoors at the community center.
- Seek out new programs that formerly operated in the park (Arthur Ashe Tennis Program) or currently exist in other parts of New Jersey (Soccer in the Streets⁶).
- Create a Youth Committee in the WSPC.
- Directly involve the recently created West Side Park Youth Council.
- Propose the creation of a youth-produced community mural.

BUILDING THE WEST SIDE PARK CONSERVANCY/ FRIENDS OF WEST SIDE PARK

One of the most important factors in the successful revitalization of the Park is the strength of the West Side Park Conservancy. A strong organization will be able to carry the plan through to completion and then ensure that the park never again falls into disrepair. Examples, such as the Central Park Conservancy and the Riverside Park Conservancy show that strong park organizations can create sustainable solutions for urban parks. Closer to home, Weequahic Park Association (WPA) provides lessons in Essex County.

WSPC was created in 1996 by Corinthian Housing Development Corporation (CHDC) in order to lobby for Green Acres grant money from the state of New Jersey. Although it was successful in securing a grant, it currently needs to expand the organization and increase its activity. The original plan for the organization was created by Gerald Bishop (Executive Director of Corinthian 1992-98) and modeled on the Central Park Conservancy. The initial organization consisted of four officers: a President, Secretary and two others.

Since a successful revitalization effort requires the cooperation of many different actors, WSPC must serve as the organization that directs the effort and collaborates with other

⁶The Soccer in the Streets program “sometimes referred to as SITS, is a nationwide, non-profit agency that develops soccer, educational, and life-skills programs for children in public housing, section 8, and other low income communities” (from their website). For more information, contact them at Soccer in the Streets, National Headquarters, 149 South McDonough Street, Suite 270, Jonesboro, GA 30236, Voice: 770-477-0354, <<http://www.sits.org>>. SITS has a chapter in New Brunswick, NJ.

entities. In addition, the Conservancy must build communication networks between the community and government bodies like the Parks Department, the County police, and elected officials. Lastly, the WSPC must provide opportunities for resident contributions. The surveys that the studio received (see Appendix B) indicated that community residents showed a strong interest in helping with the park revitalization process and being part of the Conservancy. Forty-seven people out of 71 responses indicated that they would be interested in hearing about Conservancy meetings while 27 indicated that they would like to join the organization (this data is as of 1 May 2000). The following table outlines resident interest in various projects.

Number of Survey Respondents Interested in Park Activities

	Strongly Interested	Somewhat Interested	Not Interested
Community Garden	27	14	10
Community Mural	20	22	4
Community Policing	33	13	2
Monthly Trash Clean-Up	29	22	3

n=71

Central Park Conservancy

As one the largest conservancies in the nation, the Central Park Conservancy (CPC) is held up as a prototype. Founded in 1980, the Conservancy makes up the private side of a public/private partnership with the New York Department of Park and Recreation (Central Park Conservancy, 2000). The CPC raises money, maintains the park, and provides recreation and entertainment. Although most parks are much smaller than Central Park, the practices of the CPC can be applied to other urban parks.

The most important lessons that apply to WSPC are basic structural questions. For example, the CPC has many different ways for interested people to get involved. They can become a Member (at varying membership fee levels), a Volunteer, a Corporate Partner, an Employee, or a member of the Women's Committee. This enables the Conservancy to grow both numerically and financially through unobtrusive solicitation. Another lesson is the partnership that they have developed with New York City. At this point, they have almost full control of the park while still receiving public funds. Finally, CPC brings large numbers of people into Central Park, a key to promoting its vitality, increasing their organizational strength, and making the park safe.

Weequahic Park Association (WPA)

The WPA is the foremost park organization in the Essex County Park system. Founded in 1992 by a group of runners, the WPA meets weekly on Saturdays to plan, socialize and work on improving Weequahic Park. It has been successful in lobbying for money directly from Congress, creating the first public-private park partnership in Essex County, and maintaining the quality of life at the park. It has also received Community Development Block Grants (CDBG) and Department of Transportation (DOT) funding.

The WPA has a paid staff that works from within Weequahic Park. It currently has a grant from the US Environmental Protection Agency to preserve one of the lakes in the park, and is actively negotiating with other local and state actors for continued funding. The Board of Directors for the WPA is made up of six people.

The WPA has been successful because of its commitment to demanding its rights, determined leadership and committed volunteers. The leaders of the WPA have learned to work within the constraints of the County Park system and have created an organization that can maintain the park in the long run. It is committed to quality work and hires proficient, locally based professionals. In addition, it makes connections to other groups like the environmental community. From the beginning, the WPA focused on small victories and made sure to rely mostly on volunteer contributions.

Recommendations

Type	Time Frame	Recommendation
Planning and Organization	<i>Short-term</i>	Create a logo
	<i>Short-term</i>	Hold more frequent meetings
	<i>Short-term</i>	Update/create bylaws
	<i>Short-term</i>	Press kit
	<i>Short-term</i>	Official Memberships
	<i>Short-term</i>	Records
	<i>Short-term</i>	Create volunteer list
	<i>Short-term</i>	Newsletters and Bulletins
	<i>Long-term</i>	Legal Issues - 501(c) status
	<i>Long-term</i>	Apply for funding to hire a full time executive director
	<i>Long-term</i>	Create “History” and FAQs for the West Side Park
Fund-Raising	<i>Long-term</i>	Acquire office space
	<i>Short-term</i>	Expand membership
Drawing on Available Resources	<i>Long-term</i>	Apply for external funding
	<i>Short-term</i>	Study other conservancies
	<i>Long-term</i>	Build relationships with other potential stakeholders, schools, elected officials, local merchants etc.
	<i>Long-term</i>	Connecting to foundations
	<i>Long-term</i>	Individual funders: Dog owners, walkers, parents, famous local people
Increasing Safety	<i>Long-term</i>	Co-sponsorship: Schools, PTA, Athletic Leagues, Youth Organizations, Tenant Associations,
	<i>Short-term</i>	Volunteers in the Park
	<i>Short-term</i>	Contact Sheet for Crime Problems
	<i>Long-term</i>	Posting Park Rules
	<i>Long-term</i>	Clean up-Day

Ideas for Events in the Park (from Urban Park Institute, 2000)

- Green-Up Day (weekends, April 25 - May 17, 1998) - citywide day to spruce up your park, complete with goodies and give-aways.
- Halloween (October 31) - costume contests, haunted walks through wooded parks, ghost stories, candy, bobbing for apples, pumpkin carving/painting.
- Tree lighting/holiday event - (mid-late December) - caroling, ornament making, tree trimming, menorah lighting.
- Santa Claus, Kwanzaa ceremony.

Events You Can Schedule Throughout the Season

- Regular clean-ups and plantings - monthly, weekly, or after long holiday weekends.
- A fundraiser in the park - containing elements listed here; often includes a sale of food, t-shirts, plants, raffle tickets, etc. Occasionally, where appropriate, it's possible to rent space to vendors who sell their wares in the park, much like a street fair. Parks permission is required.
- Musical performance - rock and roll, classical, jazz, salsa, swing dancing, or gospel concert.
- Multicultural festival - traditional arts and crafts, music, storytelling, food, games, sports.
- Food-centered event - picnic, barbeque, ice cream social, shad bake, cook-off.

Resources for Further Information:

Central Park Conservancy

14 East 60th Street, New York, NY 10022
212-310-6600
<<http://www.centralparknyc.org/>>
Email: <contact@centralparknyc.org>

Urban Parks Online

153 Waverly Place, 4th Floor, New York, NY, 10014
Tel.: (212) 620.5660, Fax: (212) 620.3821
<<http://www.pps.org/urbanparks/>> E-mail: pps@pps.org

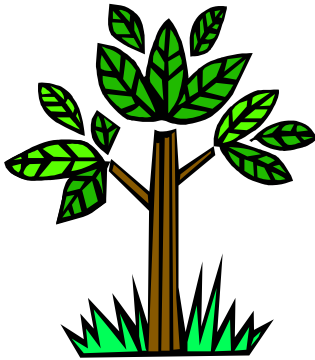
The City Parks Forum

Mary Eysenbach, Director
122 S. Michigan Avenue, Suite 1600
Chicago, IL 60603
Tel: 312-786-6395, Fax:: 312-431-9985
<http://www.planning.org/cpf> E-mail: meysenbach@planning.org

Project for Public Spaces

<<http://www.pps.org/core.html>>

Conclusion:
Phases of West Side Park Redevelopment



PHASE I- IMMEDIATE IMPLEMENTATION

We recommend that the following issues be given first priority by the Essex County Park System for immediate implementation. By focusing available resources on key issues, we believe that the West Side Park Conservancy can respond to West Side resident's most pressing concerns and gain momentum and public confidence by providing highly visible signs of progress.

Playground and Tot Lot

Both community members and all Community Based Organizations (CBO's) involved in the local meetings process have identified the noticeable absence of a playground/tot-lot as one of the most important problems with the park.

- Playground Equipment
- Tot Lot Equipment
- Fencing around playground
- Benches near playground for parents
- Site Preparation for playground/tot lot
- Surfacing

Safety

The safety of park users has been identified as an issue of utmost importance by everyone involved in the project. In addition to the safety of park users, vandalism must be curtailed in order to ensure both future and existing investments in the park can be enjoyed in the future.

- Construction of Police Sub-Station, costs to be covered by Corinthian Weed and Seed Grant
- Community Policing Program

- Repair of existing street-lights, contractually covered by PSE&G
- Possible installation of new street-lights – check on possible donation by PSE&G
- Transportation and installation of boulders along the perimeter of the park to discourage cars from entering the park
- Possible installation of gates for maintenance vehicles

Murals on the outside walls of the Community Center

- Murals can be painted by volunteers from local schools.

Repairs

- Repair of walkways
- Repair of stairways and handrails

Community Organization Responsibilities

Building West Side Park Conservancy

- Planning and Organization
- Fund Raising and Drawing on Available Resources
- Increasing the safety of the Park
- Prioritizing Youth

PHASE II: MID-RANGE PROJECTS

Rehabilitation of Athletic Fields

According to preliminary results the most recent survey we have conducted, park users have put a high priority on the renovation of the basketball courts and running track. Additionally, the renovation of the football field is already funded by a separate, dedicated grant to Corinthian from the National Football League (NFL). Therefore, we recommend the following three athletic fields be rehabilitated as soon as possible after the completion of the playground:

- Rehabilitation of Football Field
- Rehabilitation of Basketball Courts
- Rehabilitation of Running Track

Amenities

- Picnic Tables
- Chess Tables
- Bicycle Racks
- "Welcome to West Side Park" Signs
- Park Benches

General Repairs

Youth Programs

PHASE III: LONG-RANGE PROJECTS

As more funding becomes available, the WSPC can pursue the renovation of the baseball field, and the installation of flood lights for currently unlit playing fields. The WSPC may also want to provide additional landscaping and other aesthetic improvements to the park.

ITEMS REQUIRING FURTHER STUDY

The following issues are all of utmost concern, but determining the actual cost of implementation, and finding funding for the proposed projects will need further study:

- Renovation of Drinking Fountains
- Renovation of Comfort Stations

OPERATIONS AND MAINTENANCE

In addition to the above projects, we must stress the importance of continuous operations and maintenance (O&M) of the park facilities. The Essex County Parks Department must commit itself to regular cleaning and maintenance in order to ensure a safe and enjoyable park experience for everyone.

COSTS

Please note: All costs are approximate

(Cost Estimate Book, Essex County park system, Miceli, Kulkik, Willams & Associates 1997)
RSMMeans 1998)

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Appendix A: Survey One

- Q1 – Are you a community resident? (Yes/No)
 - Q2 – Do you or your children use West Side Park? (Yes/No)
 - Q3 – Would you be interested in volunteering in the park restoration process? (Yes/No)
 - Q4 – Can the West Side Park Conservancy call you about its upcoming meetings? (Yes/No)
 - Q5 – Would you like to join the West Side Park Conservancy? (Yes/No)
 - Q6 – How interested are you in participating in any of the following activities?
 - Scale: Strongly Interested → A
 - Somewhat Interested → B
 - Not Interested → C
 - Q6_1 – Community Garden
 - Q6_2 – Community Mural
 - Q6_3 – Community Policing
 - Q6_4 – Monthly Trash Clean-Up
 - Q6_5 – Music Events
 - Q6_6 – Sports Leagues
- Q7 – Other (The same question as Q6)
- Q8 – What do you feel most needs to be done to revitalize West Side Park and increase community usage of the park?

Appendix B: Survey Two

West Side Park Survey 2000

The Rutgers Community Development Studio, the West Side Park Conservancy/Friends of West Side Park Inc., and the Urban Coordinating Council are currently developing a plan to revitalize West Side Park. The State of New Jersey has provided a Green Acres grant of \$500,000 and Essex County has provided \$250,000 for this effort. Please assist us in identifying community priorities by completing this survey. Thank you for your time.

1. Are you a resident of the West Side Park neighborhood? Yes _____ No _____
2. How long have you lived in the West Side Park neighborhood? _____
3. Do you or your children use West Side Park? Yes _____ No _____
4. If yes, what do you use the park for?
 _____ cricket _____ soccer _____ basketball _____ baseball _____ football _____ tennis _____
 picnics _____ parties _____ walking _____ jogging _____ meeting people
 _____ family gatherings Other _____

5. How often do you use the park during the following seasons? (select one for each season)

	Daily	Weekly	Monthly	Never
Spring				
Summer				
Fall				
Winter				

6. What are your reasons (if any) for not using the park?
 _____ lack of activities/programs _____ crime _____ lack of amenities
 _____ lack of other people using the park _____ cleanliness _____ not interested
 other _____

7. Please review the following list of items and rank whether you think they are very important, important, or less important park needs:

Safety

	Very Important	Important	Less Important
Increased police presence			
Community policing			
Additional lighting around the park			
Additional lighting to athletic fields Which fields/courts _____			
Turn on existing lights			
Repair existing lights			
Install a fence or other barrier around the perimeter of the park			

Maintenance and Facilities

	Very Important	Important	Less Important
Clean park often of trash and broken glass			
Shovel walking track during the winter			
Working bathrooms			
Working water fountains			
Increased number of trash cans			
Repair stairs and handrails in park			
Additional signs around the park			

Amenities

	Very Important	Important	Less Important
Increased number of park benches			
Game tables (checkers, chess, cards)			
Picnic tables			
Bike racks			
Murals			
Refurbish band shell			
Resurface track			
Plant trees			
Playground and tot lot			
Create an open lawn			
Create a bike path leading to the park			
Landscaping			
Bleachers for the football field			

Programs and Group Activities

	Very Important	Important	Less Important
Sports leagues			
Community garden			
Horticultural programs for youth			
Music events			
Horticultural programs for adults			

8. Which of the following would you most like to see revitalized right away?

	1 st Priority	2 nd Priority	3 rd Priority
Tennis courts			
Basketball courts			
Baseball field			
Football field			
Volleyball court			
Soccer area			
Cricket area			
Track			

9. Are you interested in volunteering in the revitalization process? Yes ____ No ____

10. How interested are you in participating in any of the following activities?

	Strongly Interested	Somewhat Interested	Not Interested
Community Garden			
Community Mural			
Community Policing			
Monthly Trash Clean-Up			

11. Can the West Side Park Conservancy call you about meetings? Yes ___ No ___

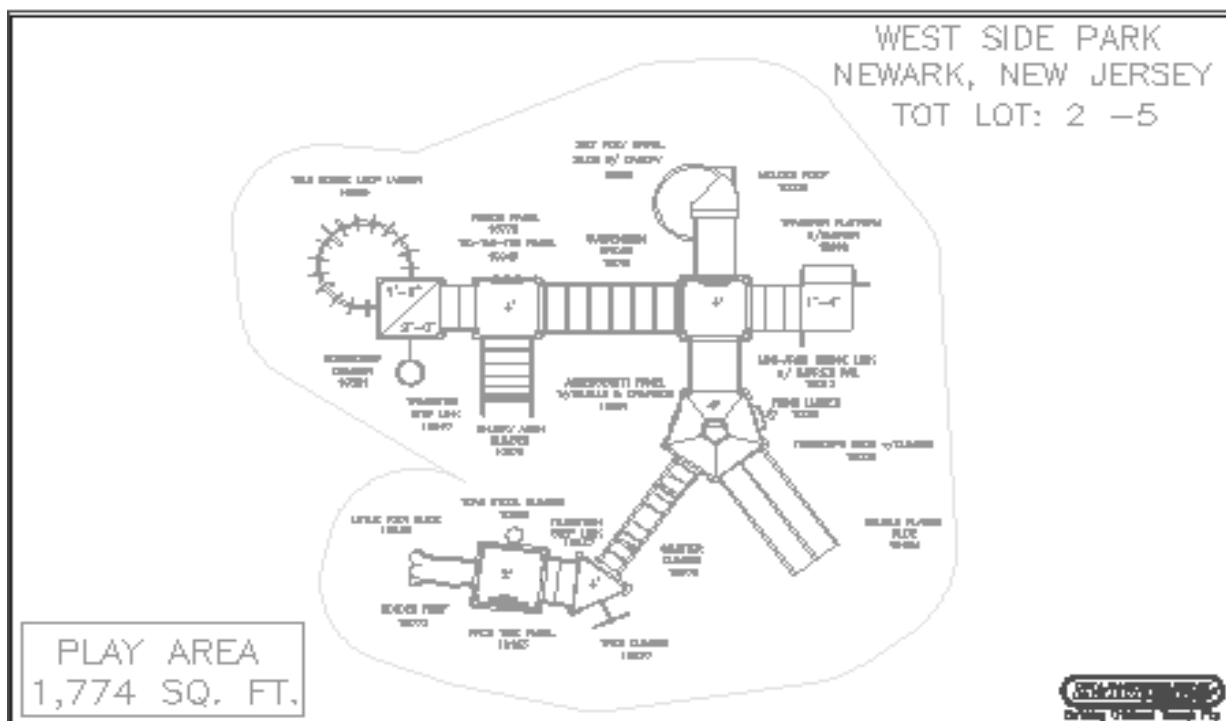
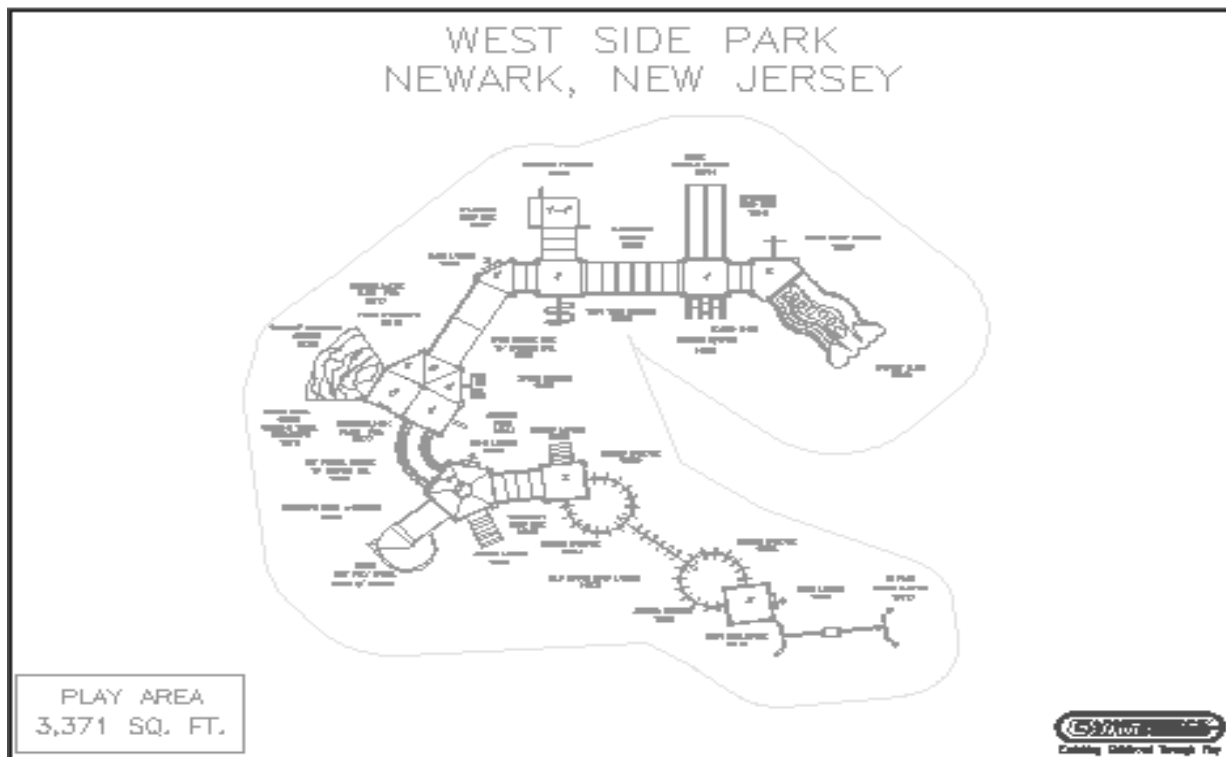
12. Would you like to join the West Side Park Conservancy? ___ Yes ___ No

13. Please tell us what you feel most needs to be done to revitalize West Side Park and increase community usage of the park_____

Name: _____ *Phone:* _____

Address: _____

Appendix C: Playground and Tot-Lot Designs



Appendix D: Cost Estimates of Playground and Tot-Lot

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Enriching Childhood Through Plays.
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E-MAIL: MMARTURANO@40L.COM

APRIL 7, 2000

DUPPD EJ BLOOSTEIN SCHOOL
ATTN: KATE FULLERTON
RE: WEST SIDE PARK, NEWARK, NJ
33 LIVINGSTON AVENUE
NEW BRUNSWICK, NJ 08901
(732) 932-4101 X556

SUPPLY & INSTALL: ONE (1) POWERSCAPE GAMETIME MODULAR DESIGN (SEE ATTACHED)

TOTAL DELIVERED PRICE \$50.815.00

WHEN THE ABOVE EQUIPMENT IS PURCHASED UNDER NEW JERSEY STATE CONTRACT #A85966, THE EQUIPMENT WILL BE INSTALLED BY WHIRL CONSTRUCTION - A GAMETIME FACTORY CERTIFIED INSTALLER - FREE OF CHARGE FOR ALL INSTALLATION DETAILS, PLEASE REFER TO THE WHIRL CONSTRUCTION PROPOSAL ATTACHED. SURFACING, LANDSCAPE TIES AND SITE PREPARATION/GRADING ARE NOT INCLUDED IN FREE INSTALLATION. CUSTOMER'S RESPONSIBILITY TO ACCEPT AND UNLOAD THE DELIVERY OF THE EQUIPMENT & PROVIDE A SECURED STORAGE AREA UNTIL THE TIME OF INSTALLATION.

TO ORDER: PLEASE PROVIDE A SIGNED COPY OF THIS QUOTATION AND/OR PURCHASE ORDER NUMBER, BILLING & SHIPPING ADDRESS, SHIPPING SITE CONTACT PERSON W/PHONE & FAX NUMBER AND COLORS. ORDERS WILL SHIP 30-45 ARO.

TERMS: ACCEPTANCE OF THIS QUOTE INDICATES YOUR AGREEMENT TO GAMETIME'S TERMS WHICH ARE: NET 30 DAYS F.O.B. WITH A MUNICIPAL PURCHASE ORDER MADE OUT TO GAMETIME; NEW JERSEY STATE CONTRACT #A85966
QUOTE VALID FOR 30 DAYS

SOLD TO: _____

SHIP TO: _____

COUNTY: _____

COUNTY: _____

CONTACT: _____

CONTACT: _____

PHONE: _____

PHONE: _____

FAX: _____

FAX: _____

MARTURANO REC. CO / GAME TIME REP

PURCHASE AUTHORIZED BY:

VICTORIA CONNOLLY



**GAMETIME
C/O MARTURANO
RECREATION
COMPANY, INC.**

**PARK AND PLAYGROUND
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E-MAIL: MMARTURANO@AOL.COM

ESSEX COUNTY PARKS DEPARTMENT
ATTN: KATE FULLERTON
RE: WEST SIDE PARK – TOT LOT
DUPPD
EJ BLOOSTEIN SCHOOL
33 LIVINGSTON AVENUE
NEW BRUNSWICK, NJ 08901
(732) 932-4101 X556

APRIL 29, 2000

SUPPLY & INSTALL: ONE (1) GAMETIME POWERSCAPE MODULAR DESIGN - TOT LOT

*****TOTAL DELIVERED PRICE \$31,523.00*****

WHEN THE ABOVE EQUIPMENT IS PURCHASED UNDER NEW JERSEY STATE CONTRACT #A85966, THE EQUIPMENT WILL BE INSTALLED BY WHIRL CONSTRUCTION - A GAMETIME FACTORY CERTIFIED INSTALLER - FREE OF CHARGE

FOR ALL INSTALLATION DETAILS, PLEASE REFER TO THE WHIRL CONSTRUCTION PROPOSAL ATTACHED.

SURFACING, LANDSCAPE TIES AND SITE PREPARATION/GRADING ARE NOT INCLUDED IN FREE INSTALLATION.

CUSTOMER’S RESPONSIBILITY TO ACCEPT AND UNLOAD THE DELIVERY OF THE EQUIPMENT & PROVIDE A SECURED STORAGE AREA UNTIL THE TIME OF INSTALLATION.

TO ORDER: PLEASE PROVIDE A SIGNED COPY OF THIS QUOTATION AND/OR PURCHASE ORDER NUMBER, BILLING & SHIPPING ADDRESS, SHIPPING SITE CONTACT PERSON W/PHONE & FAX NUMBER AND COLORS. ORDERS WILL SHIP 30-45 ARO.

TERMS: ACCEPTANCE OF THIS QUOTE INDICATES YOUR AGREEMENT TO GAMETIME’S TERMS WHICH ARE: NET 30 DAYS F.O.B. WITH A MUNICIPAL **PURCHASE ORDER MADE OUT TO GAMETIME; NEW JERSEY STATE CONTRACT #A85966**

QUOTE VALID FOR 30 DAYS

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SHIP TO: _____

COUNTY: _____

COUNTY: _____

CONTACT: _____

CONTACT: _____

PHONE: _____

PHONE: _____

FAX: _____

FAX: _____

MARTURANO REC. CO / GAME TIME REP

PURCHASE AUTHORIZED BY:

VICTORIA CONNOLLY

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E-MAIL: MMARTURANO@AOL.COM**

ESSEX COUNTY PARKS DEPARTMENT
ATTN: KATE FULLERTON
RE: WEST SIDE PARK – TOT LOT
DUPPD
EJ BLOOSTEIN SCHOOL
33 LIVINGSTON AVENUE
NEW BRUNSWICK, NJ 08901
(732) 932-4101 X556

APRIL 9, 2000

SUPPLY & INSTALL: TWO (2) POWERSCAPE SWING FRAMES
FOUR (4) POWERSCAPE ADD-A-BAYS
SIX (6) ENCLOSED TOT SEATS

*****TOTAL DELIVERED PRICE \$12,319.00*****

WHEN THE ABOVE EQUIPMENT IS PURCHASED UNDER NEW JERSEY STATE CONTRACT #A85966, THE EQUIPMENT WILL BE INSTALLED BY WHIRL CONSTRUCTION - A GAMETIME FACTORY CERTIFIED INSTALLER - FREE OF CHARGE

FOR ALL INSTALLATION DETAILS, PLEASE REFER TO THE WHIRL CONSTRUCTION PROPOSAL ATTACHED.

SURFACING, LANDSCAPE TIES AND SITE PREPARATION/GRADING ARE NOT INCLUDED IN FREE INSTALLATION.

CUSTOMER’S RESPONSIBILITY TO ACCEPT AND UNLOAD THE DELIVERY OF THE EQUIPMENT & PROVIDE A SECURED STORAGE AREA UNTIL THE TIME OF INSTALLATION.

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TERMS: ACCEPTANCE OF THIS QUOTE INDICATES YOUR AGREEMENT TO GAMETIME’S TERMS WHICH ARE: NET 30 DAYS F.O.B. WITH A MUNICIPAL **PURCHASE ORDER MADE OUT TO GAMETIME; NEW JERSEY STATE CONTRACT #A85966**

QUOTE VALID FOR 30 DAYS

SOLD TO: _____

SHIP TO: _____

COUNTY: _____

COUNTY: _____

CONTACT: _____

CONTACT: _____

PHONE: _____

PHONE: _____

FAX: _____

FAX: _____

MARTURANO REC. CO / GAME TIME REP

PURCHASE AUTHORIZED BY:

VICTORIA CONNOLLY

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COMPANY, INC.**

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E-MAIL: MMARTURANO@AOL.COM

WEST SIDE PARK
SCHOOL AGE LOT

APRIL 25, 2000

SURFACE OF AMERICA

SUPPLY & INSTALL: 3,371 SQ. FT. PLAYBOUND POURED-IN-PLACE: 2 1/2" THICK
SYSTEM WTH TOP SURFACE IN 100% BLACK TO COVER
ONE AREA – SCHOOL AGE LOT

TOTAL DELIVERED PRICE \$22,999.00

**NOTE: GROUND PREPARATION NOT INCLUDED; MUST BE INSTALLED OVER
CONCRETE, ASPHALT OR CRUSHED STONE**

Customer Name		Customer Signature	
Customer Billing	City	State	Zip Code
Telephone Number		Fax Number	
Delivery Address		Contact Phone Number	
Desired Delivery Date			

MAKE CHECK PAYABLE TO:	PLEASE MAIL ALL PAPERWORK TO:
SURFACE OF AMERICA	MARTURANO RECREATION CO.,INC. P.O. BOX 449 BRICK TOWN, NEW JERSEY 08723

THIS QUOTE IS VALID FOR 30 DAYS

SIGNED AND APPROVED BY _____
VICTORIA CONNOLLY

**MARTURANO
RECREATION
COMPANY, INC.**

**PARK AND PLAYGROUND
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E-MAIL: MMARTURANO@AOL.COM

WEST SIDE PARK
TOT LOT

APRIL 25, 2000

SURFACE OF AMERICA

SUPPLY & INSTALL: 1,774 SQ. FT. PLAYBOUND POURED-IN-PLACE: 1 1/2" THICK
SYSTEM WTH TOP SURFACE IN 100% BLACK TO COVER
ONE AREA – TOT LOT

*****TOTAL DELIVERED PRICE \$11,999.00*****

**NOTE: GROUND PREPARATION NOT INCLUDED; MUST BE INSTALLED OVER
CONCRETE, ASPHALT OR CRUSHED STONE**

Customer Name		Customer Signature	
Customer Billing	City	State	Zip Code
Telephone Number		Fax Number	
Delivery Address		Contact Phone Number	
Desired Delivery Date			

MAKE CHECK PAYABLE TO:

PLEASE MAIL ALL PAPERWORK TO:

SURFACE OF AMERICA

**MARTURANO RECREATION CO., INC.
P.O. BOX 449
BRICK TOWN, NEW JERSEY 08723**

THIS QUOTE IS VALID FOR 30 DAYS

SIGNED AND APPROVED BY _____
VICTORIA CONNOLLY

**MARTURANO
RECREATION
COMPANY, INC.**

**PARK AND PLAYGROUND
RECREATION EQUIPMENT**

P.O. BOX 449 • BRICK TOWN, NEW JERSEY 08723 • 732-458-1111 FAX 732-458-1165
E-MAIL: MMARTURANO@AOL.COM

WEST SIDE PARK
SWINGS

APRIL 25, 2000

SURFACE OF AMERICA

SUPPLY & INSTALL: 2,856 SQ. FT. PLAYBOUND POURED-IN-PLACE: 3" THICK
SYSTEM WTH TOP SURFACE IN 100% BLACK TO COVER
ONE AREA – SCHOOL AGE LOT

*****TOTAL DELIVERED PRICE \$21,499.00*****

**NOTE: GROUND PREPARATION NOT INCLUDED; MUST BE INSTALLED OVER
CONCRETE, ASPHALT OR CRUSHED STONE**

Customer Name		Customer Signature	
Customer Billing	City	State	Zip Code
Telephone Number		Fax Number	
Delivery Address		Contact Phone Number	
Desired Delivery Date			

MAKE CHECK PAYABLE TO:

PLEASE MAIL ALL PAPERWORK TO:

SURFACE OF AMERICA

**MARTURANO RECREATION CO., INC.
P.O. BOX 449
BRICK TOWN, NEW JERSEY 08723**

THIS QUOTE IS VALID FOR 30 DAYS

SIGNED AND APPROVED BY _____
VICTORIA CONNOLLY

APPENDIX E. Newark Greenways Network

An important issue mentioned by community residents is safe access to the park from the surrounding community. Habitat for Humanity of Newark, the New Community Coalition, and the City of Newark, have proposed a City-Wide Greenway Network, which would address these concerns by providing a safe route for pedestrians and bicyclists to West Side Park.

In addition, the proposed Greenway Network would connect West Side Park with educational facilities, employment centers, other regional parks, shopping districts and other destinations. The network has the potential to enhance both the quality-of-life and the mobility of the residents of West Side Park. The United States Environmental Protection Agency as well as the New Jersey Department of Transportation has provided grant moneys for the implementation of the network. (Mobilizing the Region, September 3, 1999, "Newark Greenways Project," EPA Region 2 Web Site, NJ DOT Website)

Appendix F: Potential Sources of Additional Funding

GOVERNMENT FUNDING

Federal

- **US Environmental Protection Agency:**
Community-Based Environmental Protection (CBEP) Program
Region 2 Office
Rabi Kieber, CBEP Coordinator
(212) 637- 4448
kieber.rabi@epa.gov
www.epa.gov/ooaujeag/cbep/index.html
- **US Housing and Urban Development:**
Community Development Block Grant (CDBG) Program
One Newark Center
13th Floor
Newark, NJ 07102
(973) 622-7900
- **US Department of Justice**
Executive Office for Weed and Seed
810 7th Street, NW
Washington, DC 20531
202-616-1152

State

- **Green Acre Grant Program**
Martha Sapp, Team Leader
Urban Acquisition/Development Team
Green Acres
501 East State Street
Station Plaza Building 5, Ground Floor
Trenton, NJ
(609) 984-0570

County

- **Essex County Parks Department**
115 Clifton Avenue
Newark, New Jersey 07104
Commissioner Daniel K. Salvante
Deputy Commissioner Sarah M. Hanson
(973) 268-3516

Municipal

- **City of Newark**

City Coordinator of Federal and State Grants
Daniel Shulgasso
Newark City Hall
920 Broad Street, D16
Newark, NJ 07102
(973) 733-8410

FOUNDATIONS

- **Greater Newark Conservancy**
303-309 Washington Ave
Newark, NJ 07102
Marleny Franco, Executive Director
(973) 642-4646
- **The National Trust for Historic Preservation**
1785 Massachusetts Avenue NW
Washington, DC 20036
(800) 944-6847
www.nthp.org
- **Trust for Public Land: Green Cities Initiative**
Mid-Atlantic Regional Office
666 Broadway
New York, NY 10012
(212) 677-7171
- **The New Jersey Conservation Foundation (NJCF)**
Bamboo Brook
170 Longview Road
Far Hills, NJ 07931
908-234-1225
908-234-1189 (fax)
www.njconservation.org
info@njconservation.org
Dennis O. Miranda, Urban Parks Project Manager
dennis@njconservation.org
Michele S. Byers, Executive Director
micheleb@njconservation.org
- **Schumann Fund for New Jersey**
21 Van Vleck Street
Montclair, NJ 07105

(973) 509-9883
(973) 509-1149
Barbara Reisman, Executive Director

- **Victoria Foundation**
40 South Fullerton Ave
Montclair, NJ 07042
(973) 783-4450
(973) 783-6664
Catherine McFarland, Executive Director
cmcfarvic@aol.com

ATHLETIC ORGANIZATIONS

- **Tennis:**
David Goodman
Executive Director
U.S. Tennis Association - Eastern Division
550 Mamaroneck Avenue, Suite 209
Harrison, NY 10528
(914) 698-0414 x17 Fax: (914) 698-2471
www.usta.com
- **Baseball:**
Baseball Tomorrow Fund:
245 Park Avenue
New York, NY 10167
- **Basketball:**
New Jersey Nets: Nets Court Refurbishment Project (Includes tournaments, clinics, and clean-up days)
New Jersey Nets
Attn: Community Affairs
Champion Center
390 Murray Hill Parkway
East Rutherford, NJ 07073
FAX (201) 935-0887
www.nba.com/nets/NetsCommunity/court_refurbishment.html

PROCEEDS FROM PARK OPERATIONS

- Profits from concession stand operations (if WSP Conservancy operates concessions directly)
- Athletic Field Permits

- Concession Permits

[NOTE: The ability for the WSPC to use park permits fees is currently limited by Essex County Policy.]

CORPORATE SPONSORSHIPS

- **PSE&G**
Shirley Ward- Manager - Strategic Urban Development
(973) 430-8827
ward@pseg.com
- **Lucent Technology Foundation**
c/o The National Conference for Community and Justice (NCCJ).
Hylan T. Hubbard IV
(212) 545-1300
475 Park Avenue South
19th Floor
New York, NY 10016