

GREENWOOD PARK M A S T E R P L A N



City of Worcester Department of Public Works and Parks
Parks, Recreation and Cemetery Division

September 2014



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Acknowledgements

We recognize the residents of the City of Worcester, especially those representing the Greenwood Park Neighborhood Association and the surrounding community whose participation at various public meetings helped forge this Master Plan. The recommendations and priorities that are established within this document address the needs of the Greenwood Park community and the needs of various other stakeholders that make use of the important recreational amenities located at the property. Master plan solutions are intended to be pragmatic, and to recognize the basic fact that municipal governments like Worcester, must continue to provide a high level of service in a time of great financial uncertainty. To this end it becomes essential that residents who enjoy the benefits of this important park continue to advocate on its behalf and continue to be diligent custodians in a way that helps to encourage maximum appropriate use and in doing so discourages abuse by others.

Greenwood Park is an important park and open space resource and this Master Plan intends to strike the right balance by providing renovated or new facilities that meet the needs of the three main constituent groups identified below:

- Neighborhood
- City Sports Leagues
- General Public

When implemented, the improvements identified within the Master Plan will provide enhanced opportunities for public use and enjoyment. Greenwood Park will be a place where the neighbors of the park, residents of the City, and City sports league participants can come to enjoy passive and active recreational opportunities.

In the future, Greenwood Park will be filled with park patrons of all ages engaged in positive activities that help to maintain good health, good will and good cheer within this community and larger society.

We also wish to express our appreciation to members of,

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Thank you,

The Weston & Sampson Project Team



Introduction | Executive Summary

In 2011, the City of Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division engaged Weston & Sampson and began collaboration with community stakeholders to develop this comprehensive Master Plan for Greenwood Park.

From 2011 to 2013, representatives of the Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division and Weston & Sampson developed conceptual and final master plans, which were generated in response to the expressed needs and desires of residents around Greenwood Park and various city sports leagues. A workshop was held with members of the park community and several general public hearings were also held at Quinsigamond Village Community Center. At these meetings, opinions were voiced on a wide range of topics that included:

- The condition of existing site features and facilities
- Access within the park
- Programming protocols / requests and discussions
- Security matters
- Maintenance concerns
- Trash generated by baseball and multipurpose field uses
- Parking and pedestrian circulation system needs
- Possible new amenities for the facility



Current baseball field



Park entrance to parking area

With input from the various park stakeholders, the designers established a series of concept plans aimed at addressing the needs and priorities of those stakeholders and other known users of the park. The final preferred Master Plan, as represented in this document, was presented to the Worcester Parks & Recreation Commission at a public hearing on October 2nd, 2014. The plan represents the preferred alternative, but might also be called the “consensus plan” as it matches the goals and aspirations of the majority of the individuals that participated in the planning process as well as the City Administration’s assessment of park and community needs. It is understood that the plan will be implemented over a period of time and when improvements are fully realized it will have achieved a number of primary community objectives including:

- Upgraded soccer, multi-use, and softball field (with new related amenities)
- New children’s playground facilities

- Refurbished and new tennis courts and new basketball court facilities
- Improved and accessible pedestrian circulation systems
- Renovated parking lot
- New sports and pedestrian lighting systems
- Park edge enhancements to include fencing, sidewalk and curb upgrades
- Tree plantings and other landscape improvements
- Improved aesthetics throughout the site
- A cleaner, safer park
- A “greener” park
- A setting that is diverse, multi-generational and ADA compliant



Existing view of park, looking southeast

The preferred Master Plan, which is described in detail later in this report, includes several major initiatives that would bring significant positive change when compared to current conditions. Major themes of the preferred Master Plan are summarized below.

- **Field Complex-** The field complex is to remain in the same location, but will be improved to incorporate the following: a softball field of a larger size and a 360’ x 225’ soccer field. For the softball field, a new infield will be laid out with a new backstop, new player’s benches, formal and informal options for spectator seating, and new irrigation and sub-drainage systems. A new sports field lighting system is also included.
- **Courts-** refurbished existing tennis courts (2) and new tennis (1) and a basketball court (1).
- **Playground-** new and expanded children’s playground to include a more diverse range of equipment geared to children of all ages and abilities, with a new picnic and seating area integrated into the center of the playground.
- **Parking Lot-** refurbished parking lot with accessible pathways and edge improvements.
- **Pedestrian Circulation Systems-** ADA compliant pathways to park support buildings, park entrances and major park facilities, improved loop paths for walking or jogging, refurbished trails within wooded areas and a new pedestrian lighting system.
- **Landscape Enhancements-** to meet the hopes and desires of many stakeholders, the plan envisions aesthetic enhancements throughout the property to include new shade tree plantings and the installation of park furnishings like shade shelters, benches and trash receptacles.



The preferred Master Plan showing new sports field improvements with new and refurbished bleachers, dugouts and sports field lighting, new tennis and basketball courts, renovated pathways with pedestrian lighting, new expanded play facilities, and other park enhancements.

This report represents the culmination of the master planning process. The document contains narrative and graphic depictions of the Preferred Master Plan with relevant sections dedicated to identifying the full extent of potential improvements, potential phasing scenarios and implementation strategies. The overarching goal was to improve facilities and programming opportunities, foster community interaction, improve park aesthetics, and improve environmental stewardship.

Implementation of the improvements outlined in this master plan will require significant effort. The funding opportunities section of the report identifies potential granting agencies, non-profit entities and other sources of capital dollars or in-kind services that might help with the refurbishment of various spaces and facilities.

It is important to note that a “Master Plan” is a guidebook and is typically general with recommendations that are not “cast in stone”. It is fully intended and anticipated that as particular projects are implemented the actual, detailed scope of improvements will generally follow the recommendations contained in this report, but they will be refined or adjusted in order to meet actual site conditions and funding availability.

Project Background

This Master Plan was undertaken on behalf of the Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division and on behalf of the residents of the Greenwood Park constituent community. The master plan was written by our core team of landscape architects and park planners with contributions from Worcester’s Parks, Recreation and Cemetery Division representatives. The specific tasks that were accomplished included:

- Deed research, utility compilation and field survey work to provide complete and recordable property line and topographic/detail base mapping of Greenwood Park
- Inventory of all existing site facilities, features and conditions
- Participation in a public outreach process through the hosting of a series of public hearings and stakeholder interactions
- Development of preliminary and final master planning documents
- Presentation of the finished Master Plan to the Worcester Parks Commission and Worcester City Council



The Master Plan addresses the entire 14 acre Greenwood Park parcel, which includes undeveloped woodlands and trails located in the northeast part of the property, and developed park areas throughout the north central and western sections.

The developed sections of the park contain the following major parks and recreation facilities:

Greenwood Park – Existing Major Facilities:
Field Complex (two baseball diamonds with an overlapping multipurpose field)
Two small children’s playgrounds
Parking lot with driveway
Pedestrian pathways (limited)
One basketball court and two tennis courts
Splash pad with support building
Two additional park support buildings

Community Participation

In order to develop a Master Plan that met the recreational needs of the surrounding neighborhood, Worcester residents at large and a variety of other community organizations, the Department of Public Works and Parks- Parks, Recreation and Cemetery Division conducted a series of public hearings to present ideas and receive community input. The typical venue for the receipt of community input were Greenwood Neighborhood Association meetings held at the Quinsigamond Village Community Center. Over the course of about two years, the Department of Publics Works and Parks- Parks, Recreation and Cemetery Division presented concept plans for the property, received comments, and addressed a variety of concerns. Following is a listing of the major public forums that were held.

Public Input Meetings		
Date	Public Hearing Location	Meeting Purpose / Participants
11.17.2010	Part of the Greenwood Street Landfill Task Force Meeting	Update from Commissioner Robert L. Moylan, Jr. on pool demolition, develop a conceptual plan on how Greenwood Park could look
03.30.2011	Part of the Greenwood Street Landfill Task Force meeting	Discuss improvements for basketball, tennis and playground
06.25.2012	Quinsigamond Village Community Center	Presentation of initial opportunities, reactions from meeting participants to the concepts, other general public input
10.25.2012	Part of the Greenwood Street Landfill Task Force meeting	Update meeting on Master Plan
11.15.2012	Part of the Greenwood Street Landfill Task Force meeting	Update meeting on Master Plan
08.21.2013	Part of the Greenwood Street Landfill Task Force meeting	Update on Phase 1 Improvement Program
10.02.2013	Part of the Greenwood Street Landfill Task Force meeting	Commissioner Robert L. Moylan updating group on Phase 1 construction contract award
09.10.15	Parks Commission at 50 Skyline Drive	Parks & Recreation Commission

It should be noted that attendance at the various meetings was somewhat sparse, and included mostly those affiliated with the park and a handful of neighborhood residents. Attendance notwithstanding, several consistent lines of conversation and observations and corresponding needs became clear from the various interactions as summarized below:

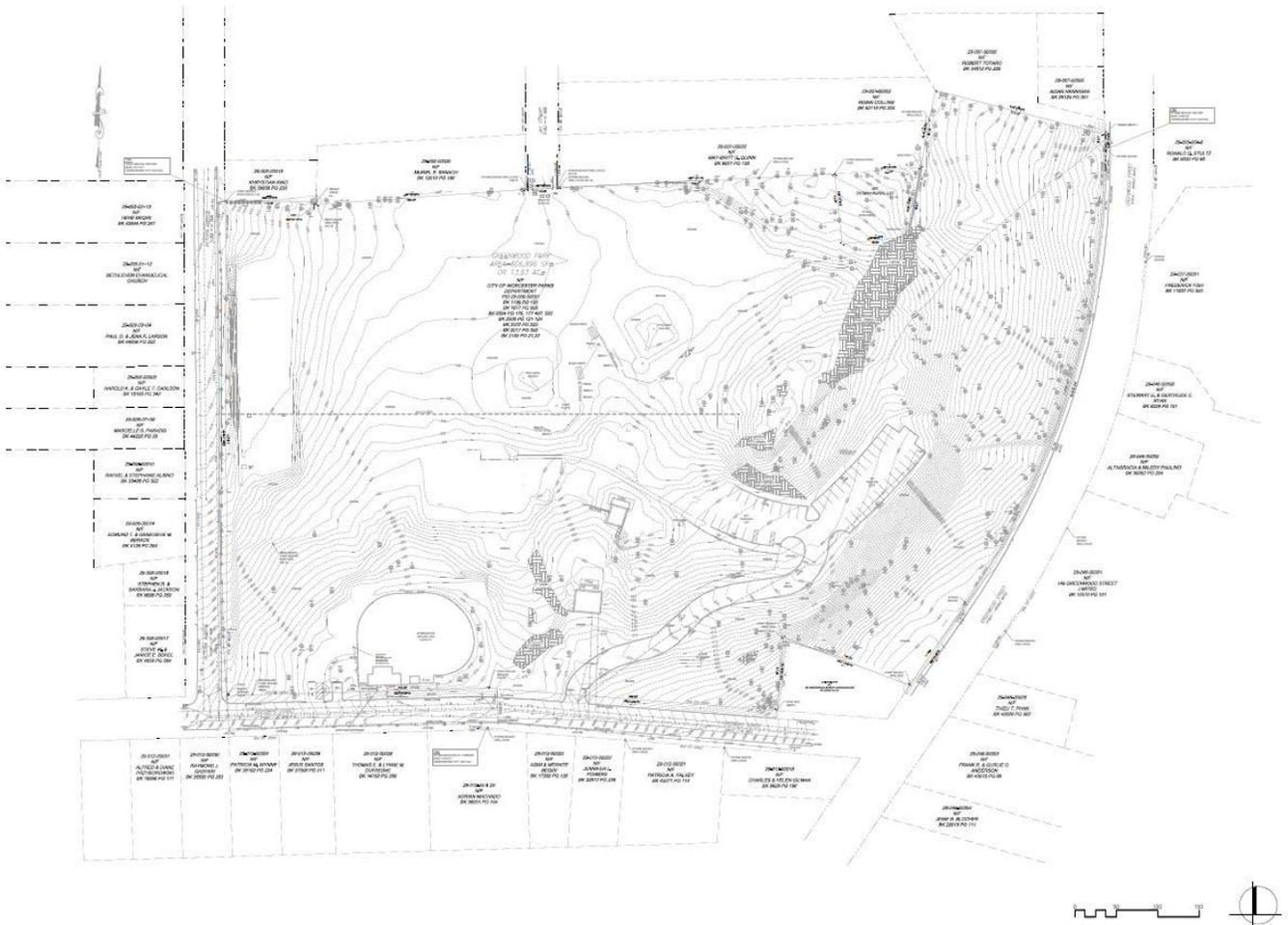
- The fair to poor physical condition of the two basic recreational elements (ball fields and playgrounds) may discourage broader use by neighborhood and community residents
- The need to incorporate more court amenities that are in demand with users of the park and in harmony with abutting neighbors
- Need for larger, full size soccer field
- Need for full size men’s softball field
- Limited parking has been an issue when regional/city -wide leagues make use of sport fields and in summer when the splash pad is in full operation.
- The lack of continuous walkways and need for loop paths was also brought up in meetings and has been requested many times in other public forums by Worcester residents (see Open Space & Recreation Plan Update 2013).
- More complete accessible path system

The factors referenced above have helped to define the range of design elements identified in the preferred Master Plan. It was generally agreed that the function and performance of all existing facilities must be improved, and new recreational facilities must be provided in order to build a strong constituent stakeholder base. In this way, new park stewards from the neighborhood and larger community, will be established. The best way to protect future investments at this property is through the creation of formal and informal recreational offerings that attract residents of all ages to the property for wide ranging activities and enjoyment. Proper uses during all seasons of the year and all times of the day will help to discourage the inappropriate uses that often compromise public safety and enjoyment within parks and open space properties like Greenwood Park.

The Master Plan attempts to address the challenges referenced above by identifying a series of phased improvements that provide maximum recreational benefit to the various stakeholders. In the end, the Master Plan represents a balance between active and passive recreation and between neighborhood and city-wide needs.

Existing Conditions

During the early stages of the project, representatives of Weston & Sampson gathered all available mapping and plan information to support master planning study and development efforts. The City provided GIS mapping for the property and aerial photography was also obtained. Site topographic/detail and property line survey was also performed and the resulting base plans will be suitable for the development of construction documents for all future phases of park improvements. A copy of the survey base plan is included below with a larger version appearing in the Appendix.



Weston & Sampson representatives undertook extensive field reconnaissance work to observe how facilities are used, to better understand the physical characteristics of the site and to record the conditions of all natural and man-made features at the property. The following is a summary of our findings.

Topography

The park lies on a hillside, with steeper terrain on the northwest part of the park and generally sloping down to the east and southeast. The change in elevation is about 75 feet from the highest to lowest points on the property. The park's topography defines use areas in that the existing sports fields and courts are at the higher, relatively flat, northwestern corner of the park, while steeper terrain tends to be less developed with informal trails traversing woodlands.



Other interesting site features are the scenic rock outcroppings. These rock outcroppings and changes in topography create views and vistas that make the pedestrian user experience more interesting as one traverses the site. Elevations from select locations of the park are indicated below:

	Park Feature or Location	Elevation
1	Northwest corner at Victoria Avenue (highest elevation)	+ 518 FT
2	Southwest corner at Victoria Avenue and Forsberg Street	+ 489 FT
3	Northeast corner at Greenwood Street	+ 449 FT
4	Southeast corner at Forsberg and Greenwood Streets (lowest elevation)	+ 442 FT
5	Existing Tennis Courts	+ 508 FT
6	Existing Ball Fields	± 498 FT
7	Existing Playground and Basketball Court	± 493.5 FT
8	Existing Splash Pad Facility	± 479.5 FT



This image highlights the elevated corner of the park (see orange oval), at the northwest. There is a 75' drop in elevation from this location to the southeast corner of the park near Forsberg and Greenwood Streets. (Slope is indicated by the orange arrows).

Vegetation

Existing vegetation at the Greenwood Park property is characterized and summarized as follows:

- Much of the site's vegetation consists of deciduous shade trees planted at park edges and around the perimeter of the sports fields and splash pad facility
- Mostly native, fairly mature deciduous trees and some evergreens within the steeply sloping and rocky northeastern section of the park

As future projects are planned, it will be essential to include new, strategic tree plantings and selective tree removals / pruning to provide a safer, more functional, and attractive park landscape for new generations. Tree plantings are critical elements in any park setting as they provide:

- Shade for those seeking relief from the hot summer sun
- A place for a picnic or social gathering
- Aesthetic qualities that benefit a neighborhood
- Refuge for birds and other wildlife
- Visual screening to reduce impacts of various park activities on surrounding properties
- Health benefits by improving air and water quality



Evergreen and deciduous shade trees form woodlands near the northeastern section of the property (left photo), while the sparsely planted deciduous trees along the northern park edge could be reinforced to provide more privacy for abutters and improved opportunities for the development of shaded perimeter pathways.

Neighborhood Setting

Greenwood Park is located in the southwestern section of Worcester, in District 3, and approximately 3 miles from City Hall and 1.6 miles from I-290. It is surrounded by residential areas on three sides and mixed use residential, commercial and industrial uses on a fourth side as follows:

Victoria Avenue and Forsberg Street- both primarily residential streets that connect to Greenwood Street.

Jay Street- short residential street that dead ends at the northern perimeter of the park.

Greenwood Street- A major thoroughfare that eventually connects to Worcester-Providence Turnpike (Route 146) to the north and South West Cutoff (Route 20) to the south.



The image above shows surrounding neighborhood context for Greenwood Park: Victoria Avenue, Forsberg Street, and Greenwood Street from the western, southern and eastern park perimeters.

There are hundreds of city residents living within a very short walk of Greenwood Park. The property is located in a medium density neighborhood (between 1,000 and 5,000 person/square mile). The City is looking to form and maintain partnerships with local park stewards in order to achieve the basic goals of a cleaner and safer Greenwood Park. The Preferred Master Plan seeks to improve use and access to the park and visibility.

From a demographic perspective, residents’ incomes within the immediate vicinity of the park are in Worcester’s average to low income range. This residential area has 15-40% of the population younger than 18 years of age and a significant minority population consisting of Hispanics and some Asian and African American racial groups (source: Mass GIS 2010). The passive and active recreational amenities to be provided at Greenwood Park will therefore be of critical importance to residents who likely possess a variety of recreational needs and interests.

Parking, Access and Park Circulation

Off-street Parking- the park has its own parking lot with a capacity of ± 49 cars. Parking is currently limited with community members reporting shortages during peak periods of park use.



Aerial view of the primary off-street parking area at Greenwood Park and street view of handicapped accessible parking near the splash pad at Forsberg Street.

On-street Parking- Park visitors currently park along Victoria Avenue and Forsberg Street where there is mostly parallel parking with the exception of two perpendicular parking spaces (including 1 accessible space) that jut into the park near the splash pad entrance.

A summary of parking availability on adjacent streets is as follows:

Victoria Avenue- although there are “No Parking” signs located along the park side of the road, parked vehicles have been observed on this side (and the other side) of the street during summer peak use periods. At least some of the parking along the residential side is likely by visitors to those residential properties.

Forsberg Street- park users tend to park along one side of this street in close proximity to the splash pad.

Greenwood Street- parallel parking is not permitted in this busy street. There are a couple of bus stops along this road without the benefit of a formal entrance to the park (see photos below).



No parking at Greenwood Street.



Residence parking at Victoria Avenue.



Parking at Forsberg Street.

In summary, on-street parking is limited on the streets surrounding Greenwood Park and it appears to accommodate primarily the immediate residential community, except for summer months when visitors to the splash pad compete for these same parking spaces.

For normal park activities, the off-street parking area has sufficient capacity. However, during peak periods of park use, conflicts occur with cars overflowing the off-street parking area and insufficient parking available on Victoria Avenue and Forsberg Streets.

Pedestrian Access- there is only one formal (paved) pedestrian access point into Greenwood Park and there are no crosswalk connections to help facilitate access into the park. Although there are two bus stops and a paved sidewalk along busy Greenwood Street, there are no formal connections to Greenwood Park.

Pedestrian access (formal and informal) into Greenwood Park is provided as follows:

Forsberg Street- pedestrian access is found from the accessible parking stall along Forsberg Street to the splash pad.

Victoria Avenue- no formal sidewalk or park entrance exists and this is likely due to the steepness of the terrain along this park edge. Without benefit of formal access points, park users move freely in and out of the park since there are no barriers restricting access.

Greenwood Street- no formal pedestrian access or entrance exists along Greenwood Street, although there is a park sign that might tend to confuse passersby and those making use of bus stops in this vicinity.

Jay Street- there is no formal entrance into the park from Jay Street, all the right of way at the end of this street shares the park border. Residents of Jay Street can make their way into the park informally at this location.



No formal pedestrian access into the park from Victoria Avenue (left photo) one universally accessible-paved entrance along Forsberg Street (middle photo) and a sidewalk edge with no formal connection into the park, from Greenwood Street (right photo).



A driveway from Forsberg Street leads into the Greenwood Park off-street parking lot, although it is closed (City forces place boulders to block access) during the winter season.



A crosswalk at the corner of Greenwood St and Forsberg St (left photo) does not connect to Greenwood Park and only provides access to a bus stop at Greenwood St. The photo to the right shows the informal pedestrian connection into Greenwood Park from the end of Jay Street.

Park Edges

The park is bordered by three public streets and has abutting residential properties on the fourth side to the north. The residential properties sit comfortably above the elevation of the park with pleasant views looking south toward Forsberg Street.

There are scattered tree plantings at the park edges formed by Victoria Avenue and Forsberg Street, with denser woodland vegetation along the Greenwood Street edge. At Greenwood Street, the dense vegetation combined with the steep terrain and lack of formal park entry reduces the visibility of the park to the thousands of passersby each day traveling along this major urban collector street.



Aerial oblique view of the park showing vegetation along park edges



Views from Victoria Avenue looking north showing few mature trees along the edge and stone embankments to retain earth and prevent soil erosion. (Photos on the left). View from the park looking toward the residential units along Forsberg Street.

Greenwood Park's topography and extensive rock outcroppings make the site challenging in relation to the potential installation of new access points and circulation (pedestrian pathway) system improvements. It will be important to analyze the cost/benefit for both pedestrian and vehicular enhancements including the development of new universally accessible pathways and expansion of the existing parking lot. Forthcoming proposals should also align with the City's green initiatives to foster the use of alternative modes of sustainable transportation, such as biking, walking or riding the bus. To foster alternative modes of arrival to the park, investment in the creation of clearly articulated pedestrian connections from nearby bus stops into the park (particularly during peak summer use periods when on and off-street parking is limited) should be considered.

Recreation Facilities

The chart below identifies condition summaries for major Greenwood Park facilities. Recent capital improvements at the splash pad have made the park more popular, attracted more attention and created additional demand for the upgrade of older facilities that have suffered from a lack of recent investment. The children's playground, courts and fields have been identified as priorities for upgrading due to consistent user demand and conditions that can be described as generally fair to poor.

Facility	Condition Assessment
Splash Pad	New and compliant with ADA requirements
Baseball and Multi-use Fields	Field orientation is not optimal/recommended. The infield is in good condition, the outfield grass areas are in good condition. Some discoloring of grass due to heavy use. The backstop is in generally good condition and players' benches are in poor condition. Bleachers are in fair condition.
Playground	The children's playground is in fair to poor condition and all equipment requires replacement. City representatives have started upgrading the children's playground facilities.
Tennis Courts	Need pavement repair and access improvements
Basketball Court	Needs pavement repair and new spectator seating
Access Drive and Parking Area	The condition of curbs, pavements and drainage systems are generally fair. The lighting system works intermittently and requires upgrading.
Pedestrian Pathway Network	Asphalt pathways are in generally fair or good condition with some signs of deterioration evidenced by surface cracking
Site Furnishings	Benches, fences and other site furnishings vary in condition from generally good and to be retained to poor and in need of removal and replacement. Additional site furnishings are desirable in order to support daily use and special events at the park site.

Following are a series of photographs that serve to document the existing conditions of various park facilities and furnishings.



The multi-use field amenities (consists of two diamond ball fields and an adjacent basketball court to the south). There is a need for adequate spectator seating and a better orientation for the baseball fields (see images below).





Image above shows existing basketball and playground locations.



Images above show play equipment in fair to poor condition: surfacing and edging do not meet current safety or ADA standards.



Image to the left shows basketball and tennis courts at the northwest park corner with no ADA compliant seating or access to/around the courts (see image below) and in need of refurbishment.



Pedestrian walks with drainage piping exposed (image left). Tennis court with pavement in need of repair (image right).



Aerial view of the existing parking lot.



The new splash pad has proven to be a popular park element during the summer season.

Preferred Master Plan Recommendations

There is a great opportunity to improve passive and active recreational facilities, as well as other site features at Greenwood Park so that the neighborhood and the city as a whole can benefit and be better served. This section of the Master Plan identifies the basic scope of recommended park improvements. It is important to note that the range of the improvements has been informed through a public engagement and feedback process and from a variety of park stakeholder groups.

The improvements defined in the preferred Master Plan address the following basic needs:

- The need to provide new recreational opportunities to attract a wider audience and to build the next generation of park stewards
- The need to improve visibility at night throughout the property in an effort to discourage inappropriate park activities.
- The need to provide upgraded recreational facilities
- The need to provide upgraded playground facilities within an attractive, comfortable and cohesive space but with separation by age group
- The need to address safety issues and provide quality play value in children's playgrounds
- The need to provide improved on-street parking and expanded parking opportunities overall
- A need to provide new and improved outdoor gathering spaces to support community needs like shaded seating areas for caregivers at playgrounds and better spectator areas
- A desire to upgrade overall park aesthetics
- A critical need to design all future facilities in a way that recognized the city's ever evolving ability to provide strategic and specifically targeted maintenance and upkeep services
- The need to provide improved accessibility throughout the facility

Master planning process participants recognized that the cost for major renovation efforts is well beyond the financial means of the City at this time, and that under the best of scenarios improvements must be prioritized and implemented under many phases. A time frame of 5-10 years will likely be needed to accomplish the full breadth of desired park improvements through a continuing collaborative process that includes the Worcester Department of Public Works & Parks- Parks, Recreation and Cemetery Division and other partners.

Specific Site Improvements

The narratives that follow describe the basic scope of improvements to be undertaken within the Greenwood Park property. It is important to note that the potential scope of improvements has been presented to the public at numerous forums. The Master Plan describes an approach to providing new and refurbished recreational improvements in a manner that improves conditions and opportunities for use and enjoyment by all prospective park visitors. The narratives describe and support graphic plan images that are included throughout the section. These plans are conceptual in nature and are likely to be refined and expanded upon during future final design and implementation phases of work.

The overall Greenwood Park Master Plan is presented on the following page. The plan shows the preferred and recommended range of improvements for the entire property. We then use excerpts from that plan to identify and describe in more detail the full range of intended improvements. An 8 ½ x 11 inch version of this same Master Plan drawing is contained in the Appendix.



The plan above represents the final preferred Master Plan with a range of improvements that best meet the wants, needs and aspirations of the Greenwood Park neighborhood and the city as a whole.

Recreation Facilities | Fields

Primary recommendations for the multi-use field complex includes a complete re-design to achieve an improved layout. The field complex will continue to be programmed for adult softball and new orientation will allow for a multipurpose field overlay of 360' x 225' for soccer. The softball field will be reoriented and include new bleachers and dugouts with canopies. The installation of new sports facility lighting systems will extend daily and seasonal use of facilities and accommodate much higher demand and use.

The specific improvements that are suggested to be part of this multi-use field renovation project are listed below:

- New backstop
- New player's benches/dugouts with canopies
- Grading improvements throughout
- New removable goals for soccer
- New drainage systems
- New irrigation systems
- New athletic field and sport/pedestrian lighting
- Improved loop pathway with connections to new park entrances and new/refurbished facilities



The field improvements will allow for more flexible programming offerings and opportunities and support a wider array of sports league and neighborhood use requirements.

Recreation Facilities | Children’s Playground

There is a need to implement a new series of playground initiatives to replace outdated and unsafe play equipment while integrating the play areas into a innovative “play corridor” of events. This will foster more physical movement throughout the park, and also encourage children to explore the subsequent playgrounds and adjacent activities, thus aiding in integrating other park facilities that currently lie scattered and isolated within Greenwood Park. Basic goals, as depicted conceptually on the plan excerpt below, will include the following:



- Establishment of a dynamic and highly interactive series of play events that are connected by a new pathway system. This will encourage movement between different play components and a more entertaining and collaborative play environment that is also focused on exercise and associated health benefits.
- Incorporation of both traditional (using manufactured play equipment) and non-traditional play experiences (using other landscape features) that promote creative play, use of imagination and provide enjoyment for children of varying ages and abilities.
- Establishment of tree plantings, gathering and sitting areas, and other park furnishings that support and accommodate parents, grandparents, supervisors or caregivers.

The Master Plan excerpt above identifies a variety of connected “Play Pockets” branching off from a new pedestrian loop path. These play areas are located at the core of the active recreation zone, in order to provide

The City plans to embark on a first phase playground improvement initiative as this Master Plan continues through the final approval process. It is anticipated that these integrated playground zones and ancillary spaces would support diverse children’ age groups, parents and supervisors and will include the following basic amenities:

- Age appropriate play equipment for children with differing abilities
- Age appropriate and other regulatory signage
- Access ramps, walks and transfer stations for ADA and playground safety compliance
- Resilient safety surfacing
- Gathering spaces and nodes with shade, benches, tables, trash receptacles and other site furnishings
- Landscaping and related site amenities

Recreation Facilities | New Basketball and Tennis Courts

Recognizing the need to introduce new active recreational opportunities to support the City’s programming offerings and neighborhood use, the Master Plan identifies the potential for refurbishing two existing tennis courts and adding one new basketball and one new tennis court. The following features would be included as part of the improvements.



For existing tennis courts along Victoria Avenue:

- Repaving of existing tennis court surfaces
- New color sealcoating
- Netting and other appurtenances
- Universally accessible path connections
- New fencing
- USTA “Quick Start” court striping

For new basketball and tennis courts:

- Paving and color sealcoating
- New basketball standards
- New tennis court net with volleyball sleeves and stanchions
- Fencing at court perimeters
- New spectator seating
- Court lighting for extended use
- Universally accessible path connections

Other Park Improvements | Entrances & Edges

As part of park improvement undertakings it is recommended that park entrances be upgraded to be more attractive and conducive to everyday use and designed in a manner that alerts passersby that there is a major park resource located beyond the entrances. The preferred Master Plan identifies the need to upgrade the pedestrian arrival experience at various entrance locations through the installation of simple amenities that might include:



- New sidewalk improvements along Victoria Avenue
- New universally accessible parking spaces
- New entrance fencing and gates along Forsberg Street
- New protective field fencing
- New painted crosswalks
- New wood guard rail and access gates
- Tree plantings along some of the park edges
- Other landscape enhancements



Other Park Improvements | Pathway Systems

Interior Paths | A realignment of the existing pathway system is proposed to accommodate the new multipurpose field and playground layouts and to connect the splash pad with the rest of the park. The new circulation connections will accomplish the following:

- Add a new loop path in order to encourage members of the surrounding neighborhood and other park users to exercise
- Provide ADA compliant access points and pathways that allow connections to all new and existing facilities at the park
- New pathway lighting for improved pedestrian comfort, security, and safety
- Provide linkage to the pedestrian park entrances at Victoria Avenue and Forsberg Street

Pathways would be surfaced with asphalt for maximum use, accessibility and ease of maintenance. New park benches and shade trees would be strategically located along the loop pathway system at pedestrian nodes to provide meeting places or areas for rest.

Other Park Improvements | Gathering Spaces



Inherent to any successful park are gathering areas supportive of a wide range of park activities and community events. These spaces are essential in fostering social interaction and camaraderie among park users. To this end, the Master Plan seeks to establish a series of gathering and spectator spaces in close vicinity to new and improved facilities. In particular, a picnic area is situated at the core of the playground, locating seating and green space at this major park crossroads, the basketball court and the tennis court. This space will offer an outdoor socializing venue for the community that simultaneously allows for child supervision, game viewing, meeting, or just taking a break from activity during nice weather.

Specific improvements within a picnic / gathering area are likely to include the following:

- Furnishings such as benches and picnic tables
- Pavement treatments under picnic tables for universal access
- Shade shelters or shade tree plantings to protect park patrons during hot and sunny periods of use

Other Park Improvements | Landscape Enhancements

While major master plan recommendations are discussed in detail above, there are other miscellaneous improvements that, if incorporated into various park improvement initiatives, would help to dramatically transform the overall look, feel and function of Greenwood Park. These improvements include:

- Installation of new shade trees at select locations
- Installation of new park furnishings including benches, picnic tables, a shade shelter, trash receptacles, bike racks, fence treatments and informational signage

Summary

Through the development of the Master Plan, it became evident that:

- Greenwood Park is underused and under serves both the neighborhood and larger communities/other permitted sports groups
- A new generation of park stewards must be established to help protect the park as future improvements are implemented
- The City is committed to upgrading the park through a series of capital improvement programs
- Improvements will help to establish or reestablish a wide range of passive and active recreational amenities that meet the current and future needs of the Greenwood Park community
- The full renovation of Greenwood Park will take numerous phases and between five and ten calendar years to be fully realized

A successful Greenwood Park aims to host residents of all ages and backgrounds. Improvements will help to establish and maintain a diverse park environment that supports a variety of uses and therefore tends to discourage inappropriate use. This way, Greenwood Park will foster a safe and healthy environment for the use of all members of the community.

Budgets and Phasing

The Budget Summary included below identifies the potential breakdown of costs associated with various improvement phases. All costs are in current (2014) dollars, have been rounded and are estimated based on the preferred Master Plan designs that has been developed for the community.

Park Improvement Element	Budget Cost	Notes
Contractor's General Conditions	\$200,000	
Demo & Site Prep	\$250,000	
Renovate Existing Softball Field	\$350,000	New infield, turf, irrigation, grading
Multi-purpose Field	\$450,000	
New Fencing for Fields	\$150,000	Backstop, dugout & side fencing
Ball Field Netting	\$40,000	Netting between field and parking lot
Players Benches /Bleachers	\$125,000	
Athletic Field Lighting	\$380,000	
3 Tennis Courts/ Basketball Court	\$800,000	Surfacing, sealing, fencing, sports lighting, posts, nets and backboards
Informal Path Systems/Woodland Trails	\$130,000	
New Parking Lot	\$600,000	Asphalt, curbing, drainage, lighting, & plantings
New Fencing /Guardrail	\$80,000	
Vehicular Maintenance Gates	\$58,000	4 double swing gates
Playground & Gathering Areas	\$950,000	
Splash Pad and Park Shade Shelters, and other Site Furnishings	\$150,000	Benches, Trash Receptacles, Bike Racks, etc.
Building Renovation and Accessibility	\$1,000,000	
Utility Services	\$85,000	Upgrading if deemed necessary
Walkways, Landscaping and Misc. Park Elements	\$250,000	
Subtotal	\$6,048,000	
Contingency (10%)	\$604,800	
*Soft Costs (20%)	\$1,209,600	
Grand Total Estimates / 2014	\$7,862,400	

*Soft costs equal approximately 20% of the total construction cost and typically include engineering and project management services, public hearings, permits, printing and advertising, etc. and other efforts associated with implementation of a project

Given such a large dollar value associated with the total scope of Master Plan recommended improvements, it is critical to establish basic priorities so that the most needed improvements are undertaken as part of the earliest initiatives. To this end, the city has already earmarked funding for a first round of park improvements. Future phasing will be determined by available funding.

Funding Considerations

There are many potential sources of funding from both public and private entities that could help to pay for potential improvements to Greenwood Park. Donations, both large and small, can be lumped together to create the financing needed to undertake meaningful improvements. The Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division will aggressively pursue a variety of funding and implementation strategies that could include:

- **Traditional Public Bidding-** Develop plans, specifications and estimates for the desired improvements, publicly advertise, receive bids and award a construction contract to the lowest qualified bidder. Projects typically range from small (say \$50,000 or so) to very large (many hundreds of thousands of dollars).
- **In-kind Services-** Implement improvements making use of city labor forces, materials and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area or driveway, or refurbishment of adjacent city sidewalks. As funding, material, equipment and human resources permit, other minor improvement efforts can be planned and undertaken. The removal of dead or diseased trees, pruning of healthy trees, and the installation of other limited site or utility elements are examples of work efforts that can sometimes be completed by using city forces and materials.
- **Donations / Corporate Sponsorships / Community Build-** Implement improvements for projects through a variety of means that might include, construction of a children’s playground by a corporation or community group or construction of a park feature or facility with funding generated through linkage or mitigation arrangements (often originating from the approval of a large area development). In certain cases, improvements can also be undertaken by contractors looking to donate their services.
- **Greenwood Landfill Tipping Fees-** Unique to this particular park property is the ability to make use of tipping fees associated with the disposal of soils at the Greenwood Landfill. In recent years this has generated significant funds that have been put toward major improvements at the park site.

For consideration, a number of potential funding sources and mechanisms have been identified. Many of the governmental sources identified allocate millions of dollars per year for parks, open space and athletic facility improvement programs, but competition is intense. The actual improvements are then implemented through a public design, bid and construct process.

Partnerships

Partnerships can also play an important role in the overall plan to improve, manage and maintain various park properties. As an example, there are many privately managed sports leagues in Worcester with a history of supporting certain maintenance and capital improvement initiatives. City’s and Town’s are increasingly relying on these types of public/private partnerships to create the types of facilities and related playing conditions that are needed to support sports programming.

Commonwealth of Massachusetts - Division of Conservation Services (DCS)

This state agency has funded hundreds of park, open space and recreation projects throughout Massachusetts over the past several decades. Each June, the agency receives applications from municipalities for improvements to parks, playgrounds, athletic facilities or assistance in the acquisition of open space properties. DCS administers several programs including the “**LAND**” program, which generally funds acquisitions and limited enhancements to open space properties. The funds for acquisitions are designed to

protect natural resources by eliminating threatened development for conservation. The “**PARC**” program typically funds the purchases and the renovations of parks, playgrounds and athletic facilities in larger communities that have fewer outlets for recreation. Demographics play a role in the grant award process. Communities that are more urban in nature with high percentages of low-income residents tend to fair better in the decision-making process as compared to smaller communities or larger communities with higher income levels. Worcester has a very successful track record in applying for and receiving funding from both of these long established programs.

DCS also receives Federal Land and Water Conservation Funds for distribution to communities that are considering park improvements or land acquisitions as described above. The allocation for Massachusetts for the upcoming year has not been determined, although the funds, when available, may be used to supplement both the **PARC** and **LAND** programs.

Massachusetts Department of Transportation (MassDOT) Ch. 91 Funding

Worcester and every other city and town in Massachusetts receives annual Chapter 91 funding through MassDOT. This funding is intended to pay for the restoration of local streets and roadways including the construction of sidewalks, crosswalks and other pedestrian accommodations. This is a likely source of funding as improvements are planned for the streets that form the perimeter of the Greenwood Park property.

Other Alternative Methodologies for Implementing Improvements

The City of Worcester, through the Department of Public Works and Parks - Parks, Recreation & Cemetery Division, receives annual quotations for a variety of public improvements that can be ordered on an as-needed basis. The installation of fencing, bituminous concrete pavements for roadways/parking areas, and curbing are examples. As deemed appropriate, ordering work through this method could be used to complement or support other improvements that are accomplished through other means.

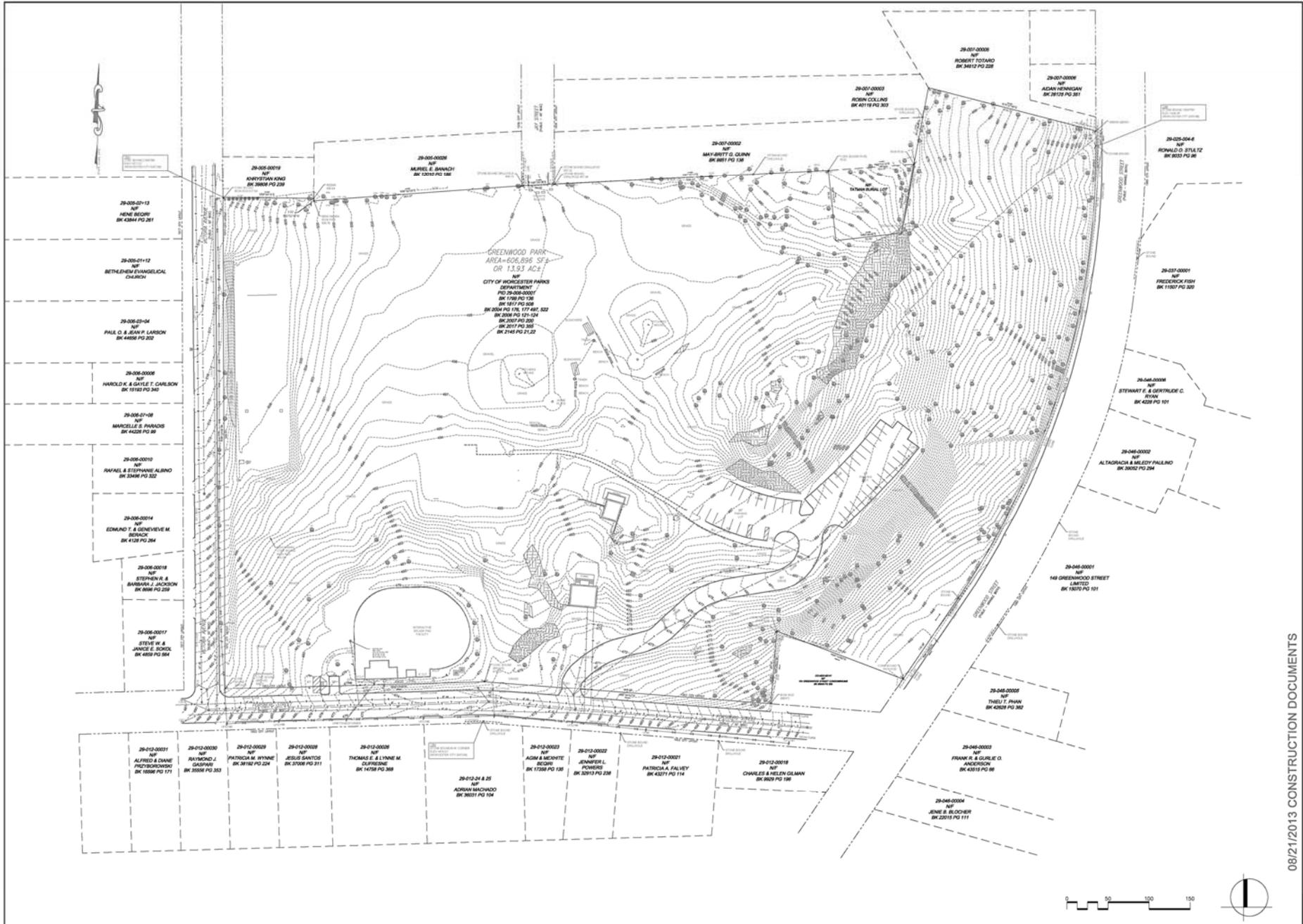
Greenwood Park Master Plan

APPENDIX









Revisions:

Rev.	Date	Description

Seal:

CONSTRUCTION DOCUMENTS

Date: 06.21.2013
 Scale: AS SHOWN

Drawn By: TJK
 Reviewed By: MSM
 Checked By: LFK
 Approved By: ERB

08/21/2013 CONSTRUCTION DOCUMENTS



SITE VISIT

TO: Mike Moonan
FROM: Michael Mitchell
DATE: March 6, 2012
ARRIVAL TIME: 8:00 AM
DEPART TIME: 8:45 AM
PROJECT: Greenwood Park
PROJECT No.: 2120033
SUBJECT: Recreation Building and Convenience Station Building Inspection
ATTENDEES: Cesar Valiente
WEATHER: Sunny, 20's

On site, I met with Cesar and performed visual inspections of both the Convenience Station Building and Recreation Building. Both buildings are rectangular (in plan) two story structures with partially buried walk-out basements. Cesar provided access to both floors of the Convenience Station Building and the upper floor of the Recreation Building. Inspection was limited to visual conditions.

General condition (both buildings)

Flaking paint was predominant throughout. The original windows, doors, fixtures, mechanical and electrical equipment appear to be in need of repair. The buildings have been vandalized in their recent history, with graffiti on the exterior and general chaos of the buildings contents inside. The structure specific observations are as follows:

Convenience Station Building

Existing drawings date the buildings construction to the late 1920's. The building is rectangular in plan (27ft. x 33ft.) and constructed with a fieldstone foundation/basement walls and masonry walls above the first floor. The basement floor is a slab on grade; the first floor is concrete deck supported by concrete encased structural steel beams supported at their mid-points by steel

columns; the ceiling and roof consist of light timber framing. Exterior finish is stucco with masonry accents at the buildings' corners. Interior finish is plaster. Utilities include gas, water, and electricity.

From the exterior, eave soffits show some rot and could use repair; staining was also visible at the east elevation of the building. From the opened attic scuttle (visible from the floor) the exposed rafters and wood planking appeared to be in good condition.

Recreation Building

There is no construction date found on the original plans, but it can be estimated that the buildings' approximate construction was completed in the 1930's. The building is rectangular in plan (24ft. x 20ft.) and is constructed with a fieldstone foundation/basement walls and light wood framed walls above the first floor. The basement floor is a slab on grade; the first floor is light framed timber; the ceiling and roof consist of light timber framing as well. Exterior finish is stucco. Interior finish is plaster with wainscot style wood paneling on the walls. Utilities include gas, water, and electricity.

Observations were limited to the first floor. Water stains are visible on the ceiling. Cracking and crazing of the exterior stucco finish is apparent on all sides. Due to limited access, the basement was not observed.

Existing drawings show 2x8 pressure treated wood framing spaced 16-inches on center spanning 20 feet. This floor system is under-designed for current code requirements.

Conclusion/Recommendations

General

In general the buildings do not suffer from structural deficiency. The following lists our general recommendations for reuse of these buildings:

1. Perform a code analysis for the following:
 - a. Bathroom requirements.
 - b. Egress and ADA accessibility.
 - c. Smoke alarms.
2. Test for asbestos and lead paint.
3. Repair and replace roof (shingles).
4. Repair or replace windows and doors.
5. Update Mechanical and electrical systems.
6. Clean/refinish interior and exterior wall surfaces.

Convenience Station Building

The building appeared to be in good structural condition. Our recommendations are as follow:

1. Repair eave soffits.
2. Further investigation of the attic should be performed.

Recreation Building

The structure appeared to be in fair condition. Our recommendations are as follows:

1. Load rating of the floor should be performed. The floor may require stiffening by supplementing floor joists.
2. Further investigation of the building's basement and attic should be performed

The City of Worcester provided existing drawings, and are available in office. Pictures were taken.

Photos



Photo 1 - Convenience Station Building



Photo 2 - Recreation Building

Commonwealth of Massachusetts.

Worcester ss. Feby. 4th, 1905. Then personally appeared the above named F. W. Cutting Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Worcester Mechanics Savings Bank, before me,

A. H. Ballard, Justice of the Peace.
Rec'd Feb. 4, 1905, at 10h. 42m. A. M. Ent'd & Ex'd.

Attest: *Lottie M. Hubbard*, Post Register.

Day
to
City of Worcester

KNOW ALL MEN BY THESE PRESENTS that I, Ezra A. Day of the City and County of Worcester and Commonwealth of Massachusetts, in consideration of twelve thousand two hundred ten and 83/100 dollars (\$12,210.83) paid by City of Worcester, a municipal corporation in the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said City of Worcester, the following described tract of land with the buildings thereon, situated in the southerly part of Quinsigamond Village in said City of WORCESTER, on the westerly side of Greenwood Street, bounded and described as follows, to wit: Beginning at the southeasterly corner thereof on the westerly side of said street; thence N. 59 1/2° W. 16 rods to an angle; thence N. 67 1/2° W. 26 1/2 rods to a corner; thence northerly by land now or late of J. S. Perry 24 1/5 rods to a stone bound; thence S. 84 1/2° E. 38 rods to the northeasterly corner of the burial lot; thence southerly by said burial lot 5 1/4 rods; thence easterly by said burial lot 4.8 rods; thence S. 22° W. 4 rods to an angle in the wall; thence S. 1° W. 8 rods to a corner; thence S. 64° E. 13 rods to the westerly line of said Greenwood Street; thence by said street line S. 38° W. 8 rods; thence still by said street S. 44 1/2° W. 13.2 rods to the place of beginning. Being the same estate described in a deed of even date herewith from Frederick A. Higgins to me.

Also another tract of land, situated in said WORCESTER on the westerly side of Greenwood Street, and bounded and described as follows:- Beginning at a stone post in the wall on the west side of said Greenwood Street; thence running S. 8 1/2° W. six (6) rods by said street to an angle; thence S. 12° W. six (6) rods to an angle; thence S. 20° W. eleven (11) rods to angle of the wall; thence N. 66° W. thirteen (13) rods to an angle of the wall; thence N. 1° W. eight (8) rods to an angle of wall; thence N. 20° E. fourteen (14) rods and eighteen (18) links to an angle of the wall; these three last lines bounding on land formerly of John Tatman; thence S. 68° E. thirteen (13) rods and eighteen (18) links on land formerly of Reuben Tatman's to the place of beginning. Being the same estate described in a deed of even date herewith from William Forsberg to me.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereby belonging, to the said City of Worcester and its successors and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances, except the taxes assessed upon the first parcel, hereinbefore described, for the year 1904; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And for the consideration aforesaid I, Louise N. Day, wife of the said Ezra A. Day, do hereby release unto the said grantee and its successors and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein.

IN WITNESS WHEREOF we the said Ezra A. Day and Louise N. Day hereunto set our hands and seals this thirty-first day of January in the year one thousand nine hundred and five.

Signed and sealed in presence of
J. Fred Humes to E. A. D. Ezra A. Day (seal)
Louise N. Day (seal)

Commonwealth of Massachusetts.

Worcester ss. February 4th, 1905. Then personally appeared the above named Ezra A. Day and acknowledged the foregoing instrument to be his free act and deed, before me,

J. Fred Humes, Justice of the Peace.
Rec'd Feb. 4, 1905, at 10h. 45m. A. M. Ent'd & Ex'd.

Attest: *Lottie M. Hubbard*, Post Register.

Know all men by these presents

Forsberg

that I, William Forsberg of Worcester, in the County of Worcester and Commonwealth of Massachusetts,

to

in consideration of fourteen hundred dollars, paid by the City of Worcester, a municipal corporation duly established under the laws of said Commonwealth,

City of Worcester

the receipt, whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said City of Worcester, a certain tract of land situated in said WORCESTER on the easterly side of a private street called Victoria Avenue and bounded and described as follows: Beginning at a point in the easterly line of said Victoria Avenue at the northwesterly corner of lot numbered 8 as shown on a plan entitled "Plan of Lots on Tatman Street Worcester, Mass. owned by William Forsberg" and recorded in the Worcester District Registry of Deeds as plan 38 in Plan Book 10; thence southerly by said easterly line of Victoria Avenue four hundred and twenty-three (423) feet to a stone monument set in the ground at the southwesterly corner of lot 15 as shown on said plan; thence easterly by the southerly line of said lot 15 one hundred fifty-seven and eight tenths (157.8) feet to a stone monument set in the ground at land of the City of Worcester; thence northerly by said land of the City of Worcester known as Greenwood Park four hundred and two (402) feet to a stone monument set in the ground; thence making a slight angle but still northerly three (3) feet to the northeasterly corner of said lot 8; thence westerly by the northerly line of said lot 8 one hundred nine and five tenths (109.5) feet to the point of beginning; being lots 8, 9, 10, 11, 12, 13, 14 and 15 as shown on said plan.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said City of Worcester, and its assigns, ~~XXX~~ its and ~~XXXXXXXXXX~~ their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators covenant with the grantee and its ~~XXXXXXXXXX~~ assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances

that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and its ~~XXXXXXXXXX~~ assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Sophia M. Forsberg, wife of said William Forsberg hereby release unto the grantee and its assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein.

In witness whereof we the said William Forsberg and Sophia M. Forsberg

hereunto set our hands and seals this fourteenth day of November in the year one thousand nine hundred and five.

Signed, sealed and delivered in presence of

William Forsberg (seal)

Sophia M. Forsberg (seal)

Commonwealth of Massachusetts.

Worcester ss. November 14th, 1905. Then personally appeared the above-named William Forsberg and acknowledged the foregoing instrument to be his free act and deed, before me—

J. Fred Humes, Justice of the Peace.

Received Nov. 14, 1905, at 5 h. P. M. Entered and examined.

Attest:

William Hubbard, Esq. Register.

considerations paid by Meyer Price of the City and County of Worcester and Commonwealth aforesaid the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, and forever QUITCLAIM unto the said Meyer Price all my right, title and interest in that certain property which I may have acquired by reason of a discharge, of a bank mortgage, which was given by Max Rutberg to the Worcester County Institution for Savings, dated November 13, 1903 and recorded in Worcester District Registry of Deeds, Book 1733, Page 561 and which discharge was dated July 19, 1905 and recorded in Worcester District Registry of Deeds, Book 1810, Page 320.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Meyer Price and his heirs and assigns, to their own use and behoof forever.

And for the consideration aforesaid I, Mary E. M. Kabley, wife of Charles A. Kabley do hereby release unto the said grantee and his heirs and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein.

IN WITNESS WHEREOF we the said Charles A. Kabley and Mary E. M. Kabley "wife" hereunto set our hands and seals this thirty-first day of July in the year one thousand nine hundred and twelve.

Signed and sealed in presence of

Charles A. Kabley (seal)
Mary E M Kabley (seal)

Commonwealth of Massachusetts.

Worcester ss. August 26th 1912. Then personally appeared the above-named Charles A. Kabley and acknowledged the foregoing instrument to be his free act and deed, before me-

Edward F. Mann Justice of the Peace.

Rec'd Aug. 27, 1912, at 4h. P. M. Ent'd & Ex'd

* * * * *

Scott, Tr.
Declaration
of Trust

WHEREAS by deed dated May 23, 1906 and recorded with Worcester District Registry of Deeds, Book 1894, Page 93, Charles E. Bennett conveyed certain real estate therein described to H. Arthur Scott, Trustee and by deed dated July 31, 1912 and to be recorded with Worcester District Registry of Deeds said Scott, as Trustee conveyed said real estate to Meyer Price, but the trusts upon which said Scott held said real estate were not declared of record.

NOW KNOW ALL MEN BY THESE PRESENTS that, I, the said H. Arthur Scott do hereby declare that I took and held title to said real estate in trust for the benefit of Charles A. Kabley of Worcester with full power to make sale and conveyance of the same without the purchaser or purchasers being liable to me for the application of the purchase money.

Aug 27/1912

H. Arthur Scott.

Rec'd Aug. 27, 1912, at 4h. P. M. Ent'd & Ex'd

* * * * *

Kabley, Tr.
Declaration
of Trust

WHEREAS by deed dated October 21, 1904 and recorded with Worcester District Registry of Deeds, Book 1803, Page 504, H. Arthur Scott conveyed certain real estate therein described to Charles A. Kabley, as Trustee and by deed dated July 14, 1905 and recorded with Worcester District Registry of Deeds, Book 1810, Page 369 said Kabley, as Trustee conveyed said real estate to Charles E. Bennett, but the trusts upon which said Kabley held said real estate were not declared of record.

NOW KNOW ALL MEN BY THESE PRESENTS that I, the said Charles A. Kabley, of Worcester do hereby declare that I took and held title to said real estate in trust for the benefit of Mary E.M. Kabley, wife of said Charles A. Kabley for the purpose of sale and re-investment of the proceeds with full power to sell and convey the same and that said conveyance to said Bennett was made in pursuance thereof.

Aug 27/1912

Charles A. Kabley

Rec'd Aug. 27, 1912, at 4h. P. M. Ent'd & Ex'd

* * * * *

Reardon
to
City of
Worcester

KNOW ALL MEN BY THESE PRESENTS that I, Josephine F. Reardon of Worcester, County of Worcester and Commonwealth of Massachusetts in consideration of \$1840.50 and other valuable

considerations paid by the City of Worcester, Commonwealth of Massachusetts the receipt whereof is hereby acknowledged, do hereby **G I V E, G R A N T B A R G A I N, S E L L** and **C O N V E Y** unto the said City of Worcester a certain tract or parcel of land situated on the northerly side of Forsberg Street, in that part of WORCESTER known as Quinsigamond, bounded and described as follows:- Beginning at a stake in the northerly line of said Forsberg Street, at corner of land of Marie I. Hellstrom; thence running northerly by land of said Hellstrom one hundred and thirty-three (133) feet, more or less, to other land of the City of Worcester, known as Greenwood Park; thence westerly by said Greenwood Park one hundred and forty three (143) feet, more or less, to a corner at land of Bert H. Prior; thence southerly by land of said Prior one hundred and fifty-six (156) feet, more or less, to said Forsberg Street; thence easterly by said Forsberg Street fifteen and three-tenths (15.3) feet to an angle in said street; thence easterly by said street one hundred and ten and one-tenth (110.1) feet to the place of beginning. Containing 19100 square feet, more or less.

Also another lot or parcel of land situated on the northerly side of said Forsberg Street, and bounded and described as follows:- Beginning at a stake in the northerly line of said street, at corner of land of James Conaty, Heirs; thence running northerly by land of said Conaty, Heirs, one hundred and seventy-two (172) feet, more or less, to other land of the City of Worcester; thence westerly by land of said City of Worcester sixty-one (61) feet, more or less, to a corner at land of Hugh J. McGuire; thence southerly by land of said McGuire one hundred and eighty-eight (188) feet, more or less, to said Forsberg Street; thence easterly by said Forsberg Street sixty (60) feet to the place of beginning. Containing 10800 square feet, more or less.

Also another lot or parcel of land situated on the northerly side of said Forsberg Street, and bounded and described as follows:- Beginning at a stake in the northerly line of said Forsberg Street, at corner of land of Hugh J. McGuire; thence running northerly by land of said McGuire one hundred eighty-nine (189) feet, more or less, to other land of the City of Worcester; thence westerly by land of said City of Worcester sixty and two-tenths (60.2) feet, more or less, to land of Frank Houston; thence southerly by land of said Houston one hundred and eighty-three (183) feet, more or less, to said Forsberg Street; thence easterly by said street sixty (60) feet to the place of beginning. Containing 11160 square feet, more or less. The first parcel above described being lots numbered six (6) and seven (7). The second parcel above described being lot numbered nine (9) and the third parcel above described being lot numbered eleven (11) on a plan of lots recorded in the Worcester District Registry of Deeds, in Plan Book 7, Plan 18.

T O H A V E and **T O H O L D** the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its heirs and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall **W A R R A N T** and **D E F E N D** the same to the grantee and its heirs and assigns forever against the lawful claims and demands of all persons. **I N W I T N E S S W H E R E O F** I the said Josephine F. Reardon, being unmarried hereunto set my hand and seal this twentieth day of August in the year one thousand nine hundred and twelve.

Signed and sealed in the presence of

Josephine F. Reardon. (seal)

Commonwealth of Massachusetts.

Worcester ss. August 20th, 1912. Then personally appeared the above-named Josephine F. Reardon and acknowledged the foregoing instrument to be her free act and deed, before me-

Walter W Clark Justice of the Peace.

Approved.

C. S. Anderson Asst. City Solicitor.

--A as to description

Fred'k A McClure -A

Approved Aug 28 1912

David F. O'Connell Mayor

Rec'd Aug. 30, 1912, at 2h. 33m. P. M. Ent'd & Ex'd

* * * * *

KNOW ALL MEN BY THESE PRESENTS Moran
that I, Mary C. Moran, of the City and County of Worcester in the Commonwealth of Massachusetts in consideration of One Dollar and other valuable consideration paid by William A. Bergen and Alice M. Bergen of the City and County of Worcester, in the Commonwealth of Massachusetts, husband and wife to Bergen et ux.

KNOW ALL MEN BY THESE PRESENTS

that I, Marie L. Hellstrom of Worcester, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Four Hundred Fifty (\$450.00) Dollars paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said City of Worcester and its successors and assigns, a certain parcel of land in WORCESTER, described as follows: Beginning at a point on the northerly line of Forsberg Street at land of J. F. Reardon; thence easterly along said Forsberg Street sixty (60) feet, more or less, to land of J. O. Wahlgren; thence northerly by said Wahlgren land one hundred twenty-three (123) feet, more or less, to Greenwood Park; thence westerly along said Greenwood Park sixty and five tenths (60.5) feet, more or less, to land of Josephine F. Reardon; thence southerly by land of said Reardon one hundred thirty-three (133) feet, more or less, to the place of beginning, containing 7,680 square feet of land, more or less TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And I hereby for myself and -^A heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

Hellstrom
to
City of
Worcester

And for the consideration aforesaid I, Carl A. Hellstrom do hereby release unto the said grantee and its successors and assigns all right of by the COURTESY in the granted premises, and all other rights and interests therein.

IN WITNESS WHEREOF we the said Marie L. Hellstrom and Carl A. Hellstrom hereunto set our hand and seals this third day of September in the year one thousand nine hundred and twelve.

Signed and sealed in the presence of
S. E. Hanson Marie L. Hellstrom (seal)
Carl A Hellstrom (seal)

Commonwealth of Massachusetts.

Worcester ss. Sept. 5 1912 Then personally appeared the above-named Marie L. Hellstrom & Carl A. Hellstrom and acknowledged the foregoing instrument to be their free act and deed, before me
Sven E. Hanson Justice of the Peace.

Approved: As to description
Fred'k A McClure City Engineer
C. S. Anderson Asst. City Solicitor

Title approved
C. S. Anderson -^A
David F. O'Connell Mayor

Rec'd Sept. 5, 1912, at 2h. 23m. P. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS

that I, Ellen A McGauley, widow, of Worcester, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Thirteen Hundred and Fifty Dollars (\$1350.) paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby RE-MISE, RELEASE and forever QUITCLAIM unto the said City of Worcester and its successors and assigns, all my right, title and interest in a certain parcel of land situated in said WORCESTER and bounded and described as follows: Beginning at a point on the southerly side of Cambridge Street at land now or formerly of Margaret Maloney; thence north 80° 23' west by the said southerly side of Cambridge Street, forty (40) feet, more or less, to a point; thence south 59° 37' west, one hundred fifty (150) feet, more or less, to land now or formerly of the Whitcomb Blaisdell Machine Tool Company; thence south 80° 23' east, by said land of the Whitcomb Blaisdell Machine Tool Company, forty (40) feet, more or less to land now or formerly of Margaret Maloney; thence north 59° 37' east, by said Maloney land, one hundred fifty (150) feet, more or less, to the place of beginning, -^A 6,000 square feet of land, more or less.

McGauley
to
City of
Worcester

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever, for playground purposes. And I do hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its

condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.
IN WITNESS WHEREOF I the said Mary Rowe being unmarried hereunto set my hand and seal this fourth day of September in the year one thousand nine hundred and twelve
Signed and sealed in the presence of

Mary Rowe (seal)

Commonwealth of Massachusetts.

Worcester ss. September 4th 1912. Then personally appeared the above-named Mary Rowe and acknowledged the foregoing instrument to be her free act and deed, before me-

John P. Halnon Notary Public.

Rec'd Sept. 6, 1912, at 1h. 4m. P. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS

Conaty et ali.

that we, John J. Conaty, Mary A. Conaty, unmarried, and Thomas J. Conaty, unmarried, all of Worcester, in the County of Worcester and Commonwealth of Massachusetts, in consideration of \$339.75 paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said City of Worcester and its successors and assigns, a certain parcel of land in WORCESTER, described as follows; Beginning at a point on the northerly line of Forsberg Street at land of Josephine F. Reardon; thence easterly along said Forsberg Street forty-five and three tenths (45.3) feet, more or less, to other land of Josephine F. Reardon; thence northerly by said Reardon land one hundred sixty (160) feet, more or less, to Greenwood Park; thence westerly by Greenwood Park to land of said Reardon; thence southerly by said land of Reardon one hundred seventy-two (172) feet, more or less, to the place of beginning, containing 7,520 square feet, more or less

to
City of Worcester

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And we hereby for ourselves and -A heirs, executors, and administrators, covenant with the grantee and its successors and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Rena A. Conaty, wife of said John J. Conaty do hereby release unto the said grantee and its successors and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein.
IN WITNESS WHEREOF we the said John J. Conaty, Mary A. Conaty, Thomas J. Conaty and Rena A. Conaty hereunto set our hand and seals this sixth day of September in the year one thousand nine hundred and twelve.
Signed and sealed in the presence of

Mary A. Conaty. (seal)
Thomas J. Conaty. (seal)
Rena A Conaty (seal)
John J Conaty (seal)

Commonwealth of Massachusetts.

Worcester ss. Sept. 6, 1912. Then personally appeared the above-named John J. Conaty and acknowledged the foregoing instrument to be his free act and deed, before me-

Clifford S. Anderson Justice of the Peace.

Approved: as to description.

Fred'k A McClure City Engineer
C. S. Anderson Asst. City Solicitor
David F. O'Connell Mayor

Title approved.

C. S. Anderson

Rec'd Sept. 6, 1912, at 1h. 53m. P. M. Ent'd & Ex'd.

* * * * *

Loud
to
Duprey

KNOW ALL MEN BY THESE PRESENTS that I, Roy E. Loud, of the City and County of Worcester and Commonwealth of Massachusetts in consideration of Eleven Hundred (\$1100.00) Dollars

KNOW ALL MEN BY THESE PRESENTS

that we, James M. Maloney, widower, Elizabeth T. McGauley, Maria G. Colloty, Maloney et ali. and Margaret F. Maloney, of Worcester in the County of Worcester and the Commonwealth of Massachusetts, in consideration of Two Thousand Twenty-five (\$2025.00) Dollars paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby **R E M I S E**, **R E L E A S E** and forever **Q U I T C L A I M** unto the said City of Worcester and its successors and assigns, all our right, title and interest in a certain parcel of land situated in said WORCESTER and bounded and described as follows: Beginning at a point on the southerly side of Cambridge Street; thence north 80° 23' west by the said southerly side of Cambridge Street, sixty (60) feet, more or less, to land now or formerly of Ellen A. McGauley; thence south 59° 37' west, by said McGauley land one hundred fifty (150) feet, more or less to land of Whitcomb Blaisdell Machine Tool Company; thence south 80° 23' east, by said Whitcomb Blaisdell Machine Tool Company land sixty (60) feet, more or less, to a point; thence north 59° 37' east, one hundred fifty (150) feet, more or less, to the place of beginning, - **A** 9,000 square feet of land, more or less. **T O H A V E** and **T O H O L D** the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever, for playground purposes. And we do hereby for ourselves and - **A** heirs, executors, and administrators, covenant with the grantee and its successors and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances made or suffered by us, that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall **W A R R A N T** and **D E F E N D** the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under us but against none other.

to

City of Worcester

And for the consideration aforesaid we, Thomas F. McGauley, husband of Elizabeth T. McGauley and Michael J. Colloty, husband of Maria G. Colloty do hereby release unto the said grantee and its successors and assigns all right by the **C U R T E S Y** in the granted premises, and all other rights and interests therein. **I N W I T N E S S W H E R E O F** we the said James M. Maloney, widower, Elizabeth T. McGauley, Thomas F. McGauley, Maria G. Colloty and Michael J. Colloty and Margaret F. Maloney, unmarried hereunto set our hand and seals this 9th day of September in the year one thousand nine hundred and twelve.

Signed and sealed in the presence of

- James M. Maloney. (seal)
- Margaret F. Maloney. (seal)
- Maria G. Colloty. (seal)
- Michael J. Colloty (seal)
- Thomas F. McGauley (seal)
- Elizabeth T. McGauley (seal)

Commonwealth of Massachusetts.

Worcester ss. September 9th 1912. Then personally appeared the above-named James M. Maloney and acknowledged the foregoing instrument to be his free act and deed, before me-

William I. McLoughlin Justice of the Peace.

Approved: as to description.

- Fred'k A McClure City Engineer
- C. S. Anderson Asst. City Solicitor
- David F. O'Connell Mayor

Title approved. C. S. Anderson

Rec'd Sept. 12, 1912, at 8h. 32m. A. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS

that I, John O. Wallgren of Worcester in the County of Worcester and Commonwealth of Massachusetts in consideration of Four Hundred Fifty (\$450.00) Dollars paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby **G I V E**, **G R A N T**, **B A R G A I N**, **S E L L** and **C O N V E Y** unto the said City of Worcester and its successors and assigns, a certain parcel of land in WORCESTER, described as follows: Beginning at a point on the northerly line of Forsberg Street at land of Marie L. Hellstrom; thence easterly by said Forsberg Street sixty (60) feet, more or less, to land of Emil and Charlotte C. Frykholm; thence northerly by said Frykholm land one hundred fourteen (114) feet, more or less, to Greenwood Park; thence westerly by said Greenwood Park sixty and three tenths (60.3) feet, more or less, to land of Marie L. Hellstrom; thence southerly by said Hellstrom land one hundred twenty-

Wallgren

to

City of Worcester

three (123) feet, more or less, to the place of beginning, containing 7,110 square feet of land, more or less
 T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And I hereby for myself and -^A heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee= simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Sofia Wallgren-do hereby release unto the said grantee and its successors and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F we the said John O. Wallgren and Sofia Wallgren hereunto set our hand_ and seals this tenth day of September in the year one thousand nine hundred and twelve.

Signed and sealed in the presence of
 William Forsberg John O Wallgren (seal)
 Sofia Wallgren (seal)
 Commonwealth of Massachusetts.

Worcester ss. Aug 31 1912. Then personally appeared the above= named John O Wallgren and acknowledged the foregoing instrument to be his free act and deed, before me-

William Forsberg Justice of the Peace.

Approved: as to description
 Fred'k A McClure City Engineer
 C. S. Anderson Asst. City Solicitor
 David F. O'Connell Mayor

Title approved. C. S. Anderson
 Rec'd Sept. 12, 1912, at 8h. 32m. A. M. Ent'd & Ex'd.

* * * * *

Stenman
 to
 City of
 Worcester

KNOW ALL MEN BY THESE PRESENTS that I, Edward H. Stenman of Worcester, in the County of Worcester and Commonwealth of Massachusetts in consideration of Four Hundred Fifty (\$450.00) Dollars paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said City of Worcester and its successors and assigns, a certain parcel of land in WORCESTER, described as follows: Beginning at a point on the northerly line of Forsberg Street at land of Emil and Charlotte V. Frykholm; thence easterly along said Forsberg Street sixty (60) feet, more or less, to land of Carl and Emma Anderson; thence northerly by land of said Carl and Emma Anderson eighty-eight (88) feet, more or less, to Greenwood Park; thence westerly by Greenwood Park sixty and three tenths (60.3) feet, more or less, to land of Emil and Charlotte V. Frykholm; thence southerly by said land of Emil and Charlotte V. Frykholm one hundred five (105) feet, more or less, to the place of beginning, containing 5,790 square feet, more or less

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And I hereby for myself and -^A heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee= simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Augusta Stenman-do hereby release unto the said grantee and its successors and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises and all other rights and interests therein.

I N W I T N E S S W H E R E O F we the said Edward H. Stenman and Augusta Stenman hereunto set our hand_ and seals this fourth day of September in the year one thousand nine hundred and twelve
 Signed and sealed in the presence of

S. E. Hanson Edward H. Stenman (seal)
 Augusta Stenman (seal)
 Commonwealth of Massachusetts.

Worcester ss. September the fourth 1912. Then personally appeared the above-named Edward H. Stenman & Augusta Stenman and acknowledged the foregoing instrument to be their free act and deed, before me-
Sven E. Hanson Justice of the Peace.

Approved: as to description.
Fred'k A McClure City Engineer
C. S. Anderson Asst. City Solicitor
David F. O'Connell Mayor

Title approved C. S. Anderson
Rec'd Sept. 12, 1912, at 8h. 32m. A. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS that I, James M. Maloney, of Worcester in the County of Worcester and the Commonwealth of Massachusetts, in consideration of Four Thousand Seven Hundred Dollars (\$4,700.) paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby **REMISE**, **RELEASE** and forever **QUITCLAIM** unto the said City of Worcester and its successors and assigns, all my right, title and interest in a certain parcel of land situated in said WORCESTER and bounded and described as follows: Beginning at a point on the easterly line of Camp Street, said point being two hundred twelve and one tenth (212.1) feet, more or less, southerly from land now or formerly of Ellen A. McGauley; thence south 59° 37' west, along the said easterly line of Camp Street, sixty (60) feet, more or less to a point; thence south 80° 23' east, one hundred (100) feet, more or less to a point; thence north 59° 37' east, sixty (60) feet, more or less, to a point; thence north 80° 23' west, one hundred (100) feet, more or less, to the place of beginning, - 6,000 square feet of land, more or less.

Maloney
to
City of
Worcester

TO HAVE and **TO HOLD** the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And I do hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances made or suffered by me that I have good right to sell and convey the same as aforesaid; and that I will and DEFEND the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under me but against none other.

IN WITNESS WHEREOF I the said James M Maloney widower hereunto set my hand and seals this 9th. day of September in the year one thousand nine hundred and twelve.
Signed and sealed in the presence of

James M. Malney (seal)

Commonwealth of Massachusetts.

Worcester ss. September 9th, 1912. Then personally appeared the above-named James M. Maloney and acknowledged the foregoing instrument to be his free act and deed, before me-
William I. McLoughlin Justice of the Peace.

Approved: as to description.
Fred'k A McClure City Engineer.
C. S. Anderson Asst. City Solicitor
David F. O'Connell Mayor

Title approved C. S. Anderson.
Rec'd Sept. 12, 1912, at 8h. 32m. A. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS that we, Emil and Charlotte Wiktoria Frykholm of Worcester in the County of Worcester and Commonwealth of Massachusetts, in consideration of Four Hundred Fifty (\$450.00) Dollars paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby **GIVE**, **GRANT**, **BARGAIN**, **SELL** and **CONVEY** unto the said City of Worcester and its successors and assigns, a certain parcel of land in WORCESTER, described as follows: Beginning at a point on the northerly line of Forsberg Street at land of J. C. Wahlgren; thence easterly along said Forsberg Street sixty (60) feet, more or less, to land of E. H. Stenman; thence northerly by land of E. H. Stenman one hundred five (105) feet, more or less to Greenwood Park; thence westerly along Greenwood Park sixty and five tenths (60.5) feet, more or less to land of J. O.

Frykholm et al.
to
City of
Worcester

Wahlgren; thence southerly by said Wahlgren land one hundred fourteen (114) feet, more or less, to the place of beginning, containing 6,570 square feet of land, more or less
 T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and its successors and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

I N W I T N E S S W H E R E O F we the said Emil Frykholm and Charlotte Wiktoria Frykholm hereunto set our hand and seals this tenth day of September in the year one thousand nine hundred and twelve.

Signed and sealed in the presence of
 William Forsberg
 John A Anderson
 Emil Frykholm (seal)
 Charlotte Wiktoria Frykholm (seal)
 Commonwealth of Massachusetts.

Worcester ss. Sept 7th 1912 Then personally appeared the above-named Emil Frykholm and acknowledged the foregoing instrument to be his free act and deed, before me-

William Forsberg Justice of the Peace.

Approved: as to description
 Fred'k A McClure City Engineer
 C. S. Anderson Asst. City Solicitor
 David F. O'Connell Mayor

Title approved. C. S. Anderson
 Rec'd Sept. 12, 1912, at 8h. 32m. A. M. Ent'd & Ex'd.

* * * * *

September 11 1912

Peterson
 to
 Nelson

The mechanic's lien on the real estate of Claes Nelson otherwise known as Claes Nilson of the City and County of Worcester, Commonwealth of Massachusetts in WORCESTER or elsewhere in the County of Worcester, made on the twenty ninth day of December 1909 and recorded with the Worcester District Registry of Deeds, Book 1922 Page 558 in an action commenced in the Central District Court by Andrew J. Peterson Plaintiff is hereby

D I S S O L V E D.

Victor E. Runo Attorney for Plaintiff.
 Commonwealth of Massachusetts

Worcester, ss. September 11, 1912 Then personally appeared the above-named Victor E. Runo Attorney of Record for said Plaintiff and acknowledged the foregoing instrument to be his free act and deed before me.

Timothy F. Larkin Justice of the Peace.

Rec'd Sept. 12, 1912, at 10h. 27m. A. M. Ent'd & Ex'd.

* * * * *

Wor. Co. Inst.
 for Sav.

to
 Unknown

KNOW ALL MEN BY THESE PRESENTS, that the Worcester County Institution for Savings, a corporation duly established and doing business at Worcester in the County of Worcester and Commonwealth of Massachusetts, the mortgagee named in a certain mortgage given by Albert H. Steele as Guardian of Ruth M. Steele dated January 16 A. D. 1911, and recorded in the Worcester District Registry of Deeds, Book 1953, Page 41, doth hereby acknowledge that it has received full payment and satisfaction of the same; and in consideration thereof it doth hereby cancel and D I S C H A R G E said mortgage.

I N W I T N E S S W H E R E O F the said Worcester County Institution for Savings has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Albert L. Stratton, its Treasurer, this eleventh day of September in the year of our Lord one thousand nine hundred and twelve.

Worcester County Institution for Savings, (seal)

By Albert L. Stratton Treas

Worcester, ss. Sept. 11 1912. Personally appeared the above-named officer of said Institution and acknowledged the above instrument to be the free act and deed of the Worcester County Institution for Savings, before me,

Ernest Russell Justice of the Peace.

Rec'd Sept. 12, 1912, at 10h. 51m. A. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS

that I, Bert H. Prior of Worcester, County of Worcester and Commonwealth of Massachusetts in consideration of One Hundred Ten Dollars and Twenty-five Cents (\$110.25) paid by City of Worcester, Commonwealth of Massachusetts the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said City of Worcester and its successors and assigns a certain lot or parcel of land situated on the northerly side of Forsberg Street, in that part of WORCESTER known as "Quinsigamond" and bounded and described as follows:—Beginning at a stake in the northerly line of said Forsberg Street, at corner of other land of the City of Worcester, said stake being four hundred ninety-nine and one-tenth (499.1) feet from the intersection of the northerly line of Forsberg Street with the westerly line of Greenwood Street; thence running northerly at right angles to said Forsberg Street and by other land of said City of Worcester one hundred fifty-six (156) feet, more or less, to a corner at land of said City of Worcester, formerly owned by Herbert Jay; thence westerly by land of said City of Worcester fifteen and two-tenths (15.2) feet, more or less, to a corner at land of said City of Worcester, formerly owned by James Conaty; thence southerly by land of said City of Worcester, formerly James Conaty, one hundred sixty (160) feet; more or less, to said Forsberg Street; thence easterly by said Forsberg Street fourteen and seven-tenths (14.7) feet to the place of beginning. Containing two thousand three hundred twenty (2320) square feet of land, more or less. Said parcel being a part of lot numbered eight (8) on a plan of lots recorded with the Worcester District Registry of Deeds, in Plan Book 7, Plan 18.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF I the said Bert H. Prior, being unmarried hereunto set my hand and seal this twenty-fourth day of December in the year one thousand nine hundred and twelve.

Signed and sealed in the presence of

Bert H. Prior (seal)

Commonwealth of Massachusetts.

Worcester ss. December 24th, 1912. Then personally appeared the above-named Bert H. Prior and acknowledged the foregoing instrument to be his free act and deed, before me—

Elliott H. Peabody, Justice of the Peace.

Approved, —A 19—

C. S. Anderson Asst. City Solicitor.

Approved for Playground Commission

by George F. Booth Chairman

Approved as to description,

Fred'k A McClure—A

Title approved,

C. S. Anderson Asst. City Sol.

Rec'd Jan. 15, 1913, at 2h. 9m. P. M. Ent'd & Ex'd

* * * * *

KNOW ALL MEN BY THESE PRESENTS

that we, Frederic J. Aldrich, of Uxbridge, County of Worcester State of Massachusetts, Alice M. Carpenter, of Los Angeles, California and Leander S. Aldrich of said Uxbridge, in consideration of One Dollar and other considerations paid by Augustus Daniels of West Dudley in said County the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, and forever QUITCLAIM unto the said Augustus Daniels a certain parcel of land with the buildings thereon situated in West Dudley in the Town of DUDLEY in said Worcester County, described as follows: Bounded on the east by the highway that leads over the railroad at the West Dudley Station; on the north by the grist-mill property of Charles W. Weld; on the west and south by other land of the said Weld, together with the West Dudley Paper-Mill so called two two tenement houses and the ruins of the burned property.

Also a small tract of land on the easterly side of said highway, opposite said paper-mill, with the boiler house thereon and the boiler set in brick. Also all power and water rights belonging to us in connection with the above described property. Meaning to convey what was conveyed to

City of Worcester, (seal)

by George F. Booth Chairman
George Sumner Barton
A Van Leeuwen
Harry Worcester Smith
James Logan
Jno J McCoy
Parks and Recreation Commission
of the City of Worcester.

Commonwealth of Massachusetts.

Worcester, ss. November 28, 1917. Then personally appeared the above named George F. Booth and acknowledged the foregoing instrument, by him subscribed, to be his free act and deed, and the free act and deed of the City of Worcester, before me,

John W. Mawbey, Justice of the Peace.

Rec'd Nov. 30, 1917, at 2h. 4m. P. M. Ent'd & Ex'd.

* * * * *

Houston
to
City of Worcester

KNOW ALL MEN BY THESE PRESENTS that I, Frank Houston, of Worcester, County of Worcester, Commonwealth of Massachusetts, in consideration of Eight Hundred Seven and 75/100ths Dollars paid by the City of Worcester, a municipal corporation within the County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said City of Worcester and its successors and assigns, a certain parcel of land situated in said WORCESTER, more particularly described as follows: Beginning at a monument in the northerly line of Forsberg Street, at the southeasterly corner of said lot, at land of the City of Worcester and running northerly at right angles to said Forsberg Street, one hundred eighty-three (183) feet, more or less, to land of the City of Worcester; thence westerly by land of the City of Worcester and Victoria Avenue sixty and two tenths (60.2) feet, more or less, to a corner; thence southerly one hundred seventy-six (176) feet, more or less, to said Forsberg Street; thence sixty (60) feet by said street to the place of beginning, containing 10,770 square feet, more or less. Being lot No. 12 on plan of lots recorded with Worcester District Deeds, Plan Book 7, Page 18.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said City of Worcester and its successors and assigns, to its and their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Rose Houston, wife of said Frank Houston, do hereby release unto the said grantee and its successors and assigns all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein.

IN WITNESS WHEREOF we, the said Frank Houston and Rose Houston, hereunto set our hands and seals this twenty-sixth day of November, in the year one thousand nine hundred and seventeen.

Signed and sealed in the presence of his
Geo. T Delaney, Frank + Houston (seal)
witness to mark of Frank Houston mark
Gertrude M. O'Connor to R. H. Rose Houston (seal)
Commonwealth of Massachusetts.

Worcester, ss. November 26, 1917. Then personally appeared the above-named Frank Houston and acknowledged the foregoing instrument to be his free act and deed, before me-

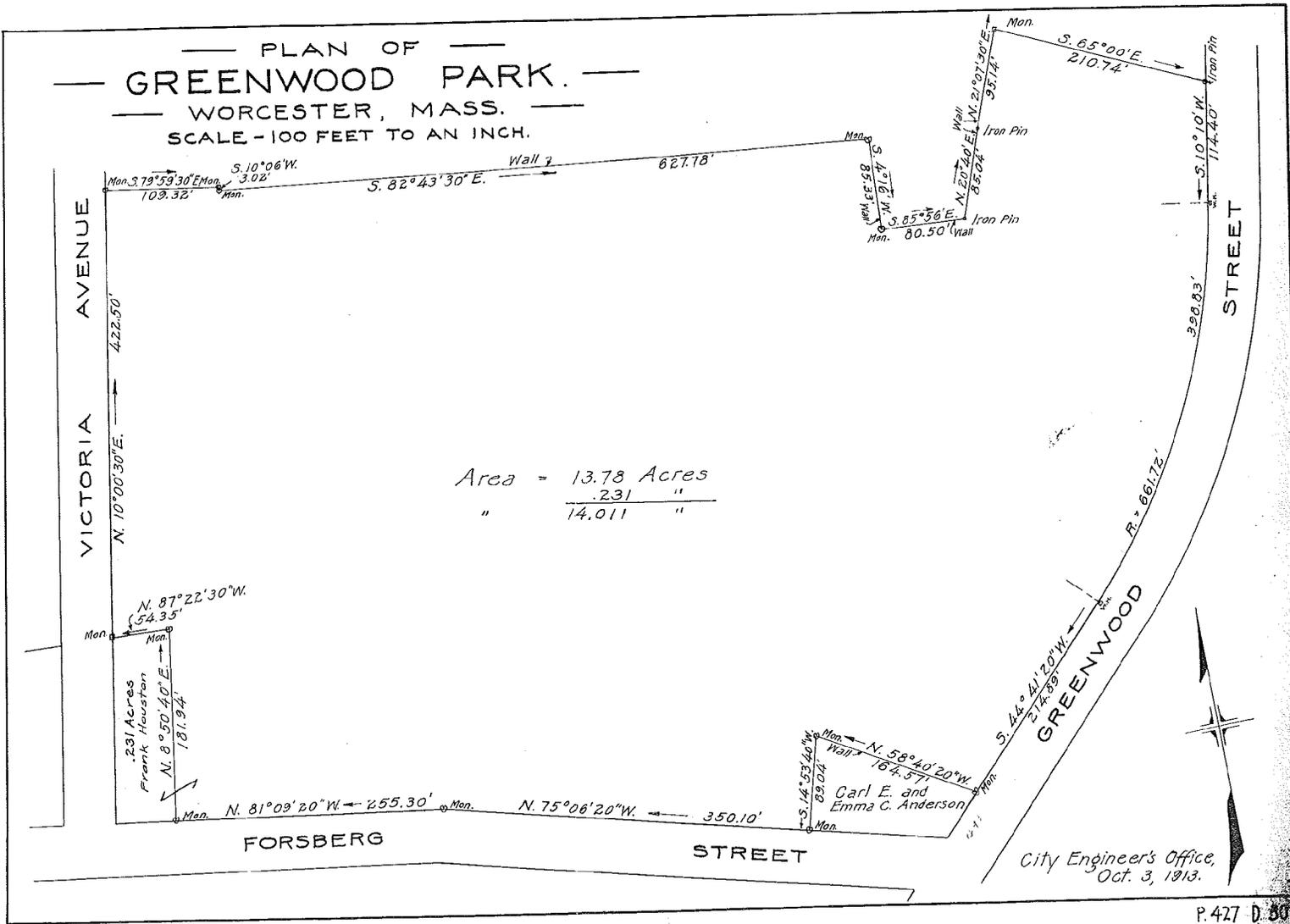
John W. Mawbey, Justice of the Peace.

Approved:
As to description,
Fred'k A McClure City Engineer
Approved as to legal form and execution:
John W. Mawbey Ass't City Solicitor
Pehr G Holmes Mayor

Rec'd Nov. 30, 1917, at 2h. 5m. P. M. Ent'd & Ex'd.

* * * * *

— PLAN OF —
GREENWOOD PARK.
 — WORCESTER, MASS. —
 SCALE - 100 FEET TO AN INCH.



City Engineer's Office,
 Oct. 3, 1913.

DPW & Parks - Parks, Recreation and Cemetery Division

Greenwood Park Improvement Program Discussion

Quinsigamond Village Community Center, 16 Greenwood St. - June 25, 2012 @ 6:00 PM

Robert C. Antonelli Jr., Assistant Commissioner



	Name	Address	Phone No.	Affiliation/Resident
1	Tom King			RES
2	Alex Gaspari			RES
3	Ken Carlson			RES
4	Paul Larson			RES
5	Gayle Carlson			RES
6	George Russell			
7	Jane Brown			RES
8	Maver Beane			Resident/Manager
9	Rachel Wagner			RES
10	Charlotte Chubb			RES
11	TIM ZAPAROKA			RES
12	Chris Adams			Resident
13	Gene Scutella			"
14	Sean Maloney			Resident
15	Junne Dubéane			Resident
16	DAN GAFARI			Resident
17	PATRICIA WYVONE			Resident
18	Cory Smith			RES
19	Chris Howard			Resident
20	Karen Cardwell			RES



**City Of Worcester, DPW and Parks
Parks, Recreation and Cemetery Division**

Date: June 25, 2012 Time: 6:00 PM

**Place: Quinsigamond Village Community Center
16 Greenwood Street
Worcester, MA 01607**

Greenwood Park Improvement Program Discussion

Topic will include:

The Discussion of a Proposed Improvement Program with DPW and Parks, Recreation and Cemetery Division, followed by a Public question and comment period, to allow the Department to understand and ascertain the effect of the program to the neighbors, citizens and organizations that utilize the facility.

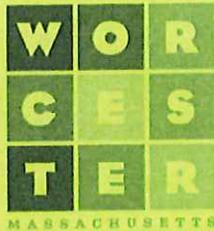
Phone: 508-799-1190 Fax: 508-799-1293

E-mail: parks@worcesterma.gov

All Are Invited and Encouraged to Attend

Reminder

Please contact (508) 799-1294 in the event of severe weather for up-to-date meeting status.



**City of Worcester DPW and Parks
Parks, Recreation and Cemetery Division
Date: September 10, 2015 Time: Approx. 7:00PM**

Place: Parks and Recreation Commission Meeting*
50 Skyline Drive, Worcester, MA 01605, Meeting Room A**

*** This is scheduled for discussion as the second item on the meeting agenda.

Greenwood Park Master Plan

Topics to include:

The presentation by DPW and Parks, of the Draft Final Master Plan. This presentation will be followed by an open public discussion/question and comment period to allow the Parks and Recreation Commission to better understand and ascertain the impact to the neighbors, citizens and organizations that currently use the facility.

Invitation

All are Invited and Encouraged to Attend.

Phone: (508) 799-1190
Fax: (508) 799-1293
E-Mail: parcs@worcesterma.gov

Call (508) 799-1294 in the event of severe weather, for up-to-date meeting status.

The City of Worcester does not discriminate on the basis of disability. The Parks, Recreation and Cemetery Division will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to persons with disabilities upon advance request.

Please contact the Parks Division at parcs@worcesterma.gov or phone (508) 799-1190 or the City ADA Coordinator at disabilities@worcesterma.gov.

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

Parks, Recreation and Cemetery Division 50 Skyline Drive Worcester, MA 01605-2898

Paul J. Moosey, P.E.
Commissioner



Robert C. Antonelli, Jr., CPRP
Assistant Commissioner

(508) 799-1190
(508) 799-1293 FAX

Edward M. Augustus, Jr., City Manager

PARKS AND RECREATION COMMISSION MEETING Sign-in Sheet

Thursday, September 10th 2015
6:30 p.m.

(PRINT ONLY)

	<u>Name</u>	<u>Address/Organization</u>	<u>Phone Number</u>
1.	<i>Raymond Carlson</i>		
2.	<i>Paul Ferson</i>		
3.	<i>KEN CARLSON</i>		
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CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

Parks, Recreation and Cemetery Division 50 Skyline Drive Worcester, MA 01605-2898

Paul J. Moosey, P.E.
Commissioner



Robert C. Antonelli, Jr., CPRP
Assistant Commissioner

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Edward M. Augustus, Jr., City Manager

PARKS AND RECREATION COMMISSION MEETING Sign-in Sheet

Thursday, September 10th 2015
6:30 p.m.

(PRINT ONLY)

	<u>Name</u>	<u>Address/Organization</u>	<u>Phone Number</u>
1.	michael Sigel		
2.	EDWARD G Robinson		
3.	HOA N GUYEN		
4.	Rafael Albino		
5.	Chaker Boudle		
6.	TOM DUFRESNE		
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Master Plan Approved by Worcester Parks Commission
September 10th, 2015

Master Plan Approved by Worcester City Council
February 23rd, 2016

City of Worcester Department of Public Works and Parks

Weston&Sampson[®]
environmental/infrastructure consultants