



CPA Funding Application Form

City of Worcester

Submitted On:

May 8, 2025, 04:11PM EDT

Project Name	Renovation of The “Fatty Jenkins Cage” Basketball Court
Project Location and/or Address	124 Piedmont Street, Worcester, MA 01609
Project Lead Organization (or Individual if Applicable)	Worcester Common Ground
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	
Brief Project Description	The “Fatty Jenkins Cage” Basketball Court is a community space in the Pleasant and Piedmont neighborhoods. Our renovation plan includes resurfacing the court, new fencing, updated equipment, lighting, and a roof for shade and protection for rain.
Project Contact Information	Annessia Jimenez [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Open Space and Recreation
What activity are you proposing to do in this category? (Check All that Apply)	Preserve Rehabilitate / Restore
What is the project budget?	500,000
How much are you requesting in CPA funding?	250,000
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	No
Are you requesting an expedited review process for your project? The CPC shall consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more	No

information.	
Please briefly describe your project.	<p>Today, the basketball court faces significant challenges. The playing surface is uneven and cracked in several areas. The hoops, backboards, and poles are worn down and covered in graffiti. The entrance gate is barely functional, and the lack of lighting makes the area very dark. Additionally, there is no shade, making the court unusable during extreme heat or rainy weather. Without renovation, these conditions will continue to deteriorate.</p> <p>Recognizing the importance of this space, our goal is to renovate the court. We will begin by resurfacing it to eliminate cracks and create a safe, level playing area. New fencing will be installed to secure the space, and we will replace the hoops, backboards, and poles. We also plan to install a roof to provide shade and allow for play during rainy weather. Lighting will be added to enhance safety. Finally, we will paint a mural on the court to honor a beloved neighborhood resident who has passed away.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	The project will likely require a building permit and a special permit. These permits will be obtained by the construction company hired to complete the work. In addition, structural and site layout plans will be necessary to carry out the project. We are currently in the process of identifying and hiring an architecture firm to develop these plans.
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	N/A
What is the desired start and end date of this project?	We anticipate starting this project during the Summer and early Fall. Beginning with developing a design with the community, then hiring a construction team, and breaking ground in early spring of 2026 with completion in late Summer or fall of 2026.
Please attach a Timeline for the project.	WCG CPA Project Timeline.xls
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	WCG CPA Budget.xlsx
What is the status of the match funding identified in the budget?	We have applied for two additional grants and are currently awaiting award decisions, which we expect to receive in May and June. Additionally, we plan to apply for another grant that will open for applications in May. As for committed funds, the Transformative

	Development Initiative (TDI) Fellow for Worcester has pledged financial support specifically for the mural that will be painted on the basketball court after it is repaved.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	WCG Balance Sheet.pdf
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	CPA funding is needed for this project to match other sources and help make it possible. Due to the extensive rehabilitation and potential covering, significant financial support is necessary to achieve this goal. A collaborative funding effort will be made, with CPA funding as a key component, though it will not be the only source.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	The project will be overseen by the Project Manager, Executive Director, and Community Organizer at WCG, all of whom have extensive experience managing large-scale construction projects and managing grant-funded projects. Our Project Manager has over eight years of experience in urban planning and project management. He has led four of our most recent housing construction projects, including one that included a commercial space and a community center. The Executive Director has been with the organization for more than twenty years and has overseen a variety of multi-use construction projects, including the transformation of vacant lots into community gardens and one into a public playground. The Community Organizer has managed grant funding and reporting for multiple awarded grants during her tenure at WCG. Together, their combined expertise makes the WCG team well-qualified to lead and execute a project of this scale.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	Our organization maintains a stable financial position, supported by a combination of grants and donor contributions. While we actively pursue external funding to support our work, we are prepared to manage the upfront costs of this renovation. We have a strong track record of managing public and private funding responsibly. We have also managed several projects in the past that were funded on a reimbursement basis. We are confident in our ability to cover the upfront costs of the project.
Please upload any reports that may be helpful in establishing a capable financial position.	WCG Balance Sheet.pdf WCG 2023 Audit.pdf
How will this resource/property/building be maintained in the future?	Worcester Common Ground has a maintenance manager on staff who helps take care of all our properties. It is also the role of the community organizer to manage our community gardens, playground, and now the basketball court to ensure they are free of trash and being used properly. We also have a company that is contracted to handle any larger scale maintenance if our maintenance manager is incapable of solving the issue.
Please describe how this project/program will benefit	The Piedmont and Pleasant Street neighborhoods lack recreation space and free athletic options. These areas face high rates of

Worcester residents in general, as well as specific groups that will benefit from the project.	childhood obesity, diabetes, and asthma. The Cage will offer a free, safe space for all ages to be active, learn sports, and engage in programs. The surrounding census tracts are primarily people of color, with an average per capita income of \$20,000 and nearly 50% of residents living in poverty.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing. PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.
Please describe how this project aligns with the above Community Priorities.	This project increases accessibility to open space by revitalizing a heavily used but deteriorating basketball court in the Piedmont and Pleasant Street neighborhood. By resurfacing the court, adding new fencing, and lighting, we are creating a safer, more inclusive space. This neighborhood faces high rates of asthma, diabetes, and childhood obesity, making access to safe, active recreation even more critical. This project prioritizes investment in a neighborhood with a strong need for healthy recreational activities, especially for young people. This area of Worcester lacks many open spaces, specifically recreational space but this court provides an open park space and a sports activity for both adults and young adults to utilize.
Historic Resource Category Goals	This project does not align with any of these Category Goals.
Open Space and Recreation Category Goals	GOAL 2: Refurbish existing park amenities to meet the city's changing needs.
Community Housing Category Goals	This project does not align with any of these Category Goals.
Please describe how this project aligns with the above Category Goals.	This project supports the goal of refurbishing existing park amenities to meet the city's changing needs by renovating a worn basketball court and adding a roof to allow for year-round use. Basketball is a key recreational activity in the neighborhood, especially for youth. The new court surface, gate, fencing, and overhead cover will improve safety, extend usability during hot or rainy weather, and create a more welcoming space for community events and youth programming. More specifically, the gate is difficult for youth and people with disabilities to open and close, making the court hard to access. These upgrades respond to the current needs of residents and preserve the court as an active and accessible space for residents and youth.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	The basketball court is located within Worcester's TDI District, designated by MassDevelopment. The Pleasant Street neighborhood was selected as an area that would benefit from economic investment and programming to activate underutilized spaces. As a result of this initiative, several local businesses have received support, with five completing storefront renovations. Additionally, the partnership has hosted multiple events that activate underutilized

	public spaces and create community.
Does your project have community support? Please describe outreach efforts for this project.	The basketball court is a beloved space for residents, local businesses, and community organizations. There is strong support for its renovation to better serve the neighborhood and support events and programming. To ensure the project reflects community needs, we plan to host at least two public meetings for residents to share input and help shape the vision for the court.
Please upload any letters of support.	WCG CPA Community Support Letters.pdf
Is there anything else you want the CPC to know about your project?	There is a strong history of this basketball court. For decades, it served as an organic gathering place for residents of all ages to play basketball and build community. In the mid-2000s, it was renamed after Fatty Jenkins, who passed away in 2006. He was a beloved firefighter and youth advocate who ran programs at the court for local kids. The history of this court makes the space even more special for the community and the renovated court would contribute to this positive impact.