



CITY OF SALEM, MA
Community Preservation Committee
FY17 Funding Application

Please date stamp here upon receipt.

Application Cover Page

Must be on top of entire application packet. No cover letters, please!

To ensure consideration for FY17 Community Preservation Act funding, please submit this no later than Thursday, March 17, 2017. Prior to submitting this funding application, applicants should first submit a Determination of Eligibility application and receive a Letter of Eligibility from the Community Preservation Committee. Please read all materials carefully. Omitted information may result in delays or application rejection.

PROJECT NAME: PALMER COVE ASSESSMENT AND CONCEPT PLAN

PROJECT LOCATION PALMER COVE PARK, 30 LEAVITT STREET SALEM MA

INDICATE THE LEGAL PROPERTY OWNER OF RECORD: CITY OF SALEM

Applicant is (check one):

- ☐ City board or department
☐ Non-profit - 501(c)(3)
☐ Private group or individual

APPLICANT NAME/ORGANIZATION: JENNA IDE, MAYOR'S OFFICE, CITY OF SALEM

CO-APPLICANT NAME/ORGANIZATION: - PATRICIA O'BRIEN DEPARTMENT OF PARK AND RECREATION

APPLICANT MAILING ADDRESS: 120 WASHINGTON STREET

APPLICANT CONTACT: JENNA IDE / TRISH O'BRIEN DAYTIME PHONE: 978-619-5699 / 978-619-0924

EMAIL: JIDE@SALEM.COM

In the chart below, please indicate (X) the **approved category(s)** from your **Letter of Eligibility**.

Indicate Total CPA Funds Requested (must match total CPA request in attached Budget Summary)
\$27,000

	Open Space	Historic Resources	Recreational Land	Community Housing
Acquisition*				
Creation				
Preservation				
Support				
Rehabilitation/ Restoration			X	

If acquisition, please provide the number of acres to be acquired: N/A

Provide a one sentence
description of the project:

This request is for funds to do an assessment of Palmer Cove existing assets, analysis of existing ball field and options for upgrade or location at different site, and development of concept plan.

I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of Salem to obtain verification from any source provided. I acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.

Name (printed) PATRICIA O'BRIEN

Signature

Date: 3-13-17

Name (printed) Jenna Ide

Signature

Date: 3/17/17

Submission:

- ☒ Eleven (11) copies (double sided acceptable) – to preserve file space, NO 3-ring binders please; and
☒ One (1) electronic copy of all submitted materials (**Word** for narratives, **.jpeg** for pictures, no PDFs except application) on CD or flash drive to: Jane A. Guy, Assistant Community Development Director, City of Salem, Dept. of Planning & Community Development, 120 Washington St., Salem, MA 01970

Submission Requirements

Please check ☒ each item included in your submission. Your submission should include the applicable items in the order listed below.

General

- ☒ Application Cover Page (form provided)
- ☒ Submission Requirements Checklist (this form)
- ☒ Narratives
- ☒ Category Specific Narratives
- ☒ Project Timeline - Provide a project schedule showing all major milestones (i.e. study, design, environmental, permitting, construction, estimated completion date, etc.), including receipt of other funding sources.

A# . B

Financial

- ☒ Budget Summary (form provided)
- ☒ Cost estimates and/or written quotes, if applicable A# . B
- N/A ☐ Proof of secured funding (commitment letters, bank statements), if applicable

Visual

- ☒ Map - Please include a map showing the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website at <http://host.appgeo.com/salemma/> A# . C + C-2
- N/A ☐ Catalog cuts (i.e. recreation equipment), if applicable
- ☒ Photos of the project site (not more than four views per site). Digital copies for use in a presentation must be provided. A# . C

Ownership/Operation (non-City)

- N/A ☐ If the owner is not the applicant, attach documentation of site control or written consent of the property owner to undertake the project.
- ☐ Certificate of Good Standing (if operating as a corporation)
- ☐ 501(c)(3) certification (if operating as a non-profit)
- ☐ Purchase and Sale agreement or Copy of Current Recorded Deed (if applicable)

Community Support (Recommended)

- ☒ Letters of Support (i.e. city departments, residents, neighborhood groups, civic organizations, businesses, etc.)

A# . D

Historic Resource Projects

- N/A ☐ Documentation that the project is listed on the State Register of Historic Places or a written determination from the Salem Historical Commission that the resource is significant in the history, archaeology, architecture or culture of Salem. Note: If located within a local or National Register district, it must be a contributing property to the district.
- ☐ Photos documenting the condition of the property
- ☐ Report or condition assessment by a qualified professional describing the current condition of the property, if available.

Community Housing Projects

- N/A ☐ Development proforma

Plans and Reports (if available) - If available in 8 1/2 x 11, include in the application. If not, provide separately, not bound to the application.

- ☒ Renderings, site plans, engineering plans, design and bidding plans and specifications A# . E - Open Space Plan Concept
- ☒ Applicable Reports: 21E, Historic Structure Reports, appraisals, survey plans, feasibility studies - for reports of more than 10 pages, applicants may provide 2 copies, rather than 11.

A# . E - Recreation Needs Assessment
A# . F - Open Space Plan - Evaluation

Budget Summary

Indicate the total project costs, including CPA funding request, from all proposed sources.

Application package must include a complete itemized budget of all project costs.

Note: CPA funds cannot be used for maintenance.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA FY 17 <i>(total must match amount requested on cover sheet)</i>	\$27,000	\$	\$	\$	\$27,000
SOURCE 2:	\$	\$	\$	\$	
SOURCE 3:	\$	\$	\$	\$	\$
SOURCE 4:	\$	\$	\$	\$	\$
SOURCE 5:	\$	\$	\$	\$	\$
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$	\$	\$	\$27,000

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

**For this application "construction" refers to new construction, rehabilitation, preservation and/or restoration work.

In the column to the right, please explain the status of each funding source (i.e. submitting application 7/1/14, applied on 1/1/14, received award notification 3/1/14, funds on-hand in organization bank account, etc.). For sources where funding has been awarded or funds are on hand, please attach documentation proof from the funding source (commitment letter, bank statement, etc.).

SOURCE 2:	STATUS:	
SOURCE 3:	STATUS:	
SOURCE 4:	STATUS:	
SOURCE 5:	STATUS:	

Do you anticipate that your project may require bonding (City projects only)? If yes, please elaborate.

NOT AT THIS TIME. SHOULD THE CONCEPT PLAN BE APPROVED, THEN FUNDING FOR SURVEY'S, SOIL TESTING, AND OTHER ACTIVITIES MIGHT BE REQUESTED IN ORDER TO PROVIDE MORE INFORMATION.

Application Narratives

Please attach concise narratives that respond to all questions in the order they are described below.

General Narratives (All Applicants)

A. Project Description

1. What is the project description, scope of work and goals?

The project has several goals. The overall goal is to develop a plan for the future of the park, and to determine the best location and upgrades needed for the existing baseball field. The current baseball field is the one of few fields in Salem that meets the requirements of High School leagues. The scope of work will have several components.

- a. First, the goal is to determine the existing conditions of the site, with particular focus on the ball field.
- b. Second, the goal is to determine what is needed to upgrade the ball fields or determine whether another park might be a better location for the High School baseball field. As the 2015 Open Space Plan, other possibilities could be Gallows Hill or the High School.
- c. Third, the team will solicit input from the community on what improvements they would like to see in the park. Whether or not the ball field remains at Palmer Cove, will have a big impact on the concept plan and schematic design however, either way, there are other upgrades that would improve the park for the neighborhood. This part of the plan will also determine needs related to resiliency, as the property is within a flood zone.
- d. Lastly, alternatives and estimated costs will be developed. Schematic designs would be provided for the favored option. In addition, a review of potential funding sources will be researched.

2. Where is, the project located? Describe the visibility.

This Palmer Cove park is at 7.2-acre park located in the Point Neighborhood of Salem, on the eastern part of the City. It is bordered by several residences, Salem Harbor, and Salem Street. It is across the road from Saltonstall School, and Salem Academy Charter is a 0.4 mile walk away. Salem Yacht Club is adjacent to the park. It is a well-used park, that is in the densest part of Salem (33 people per sq. acre versus the average of 8 people per sq. acre for Salem). Not only is it used by the neighborhood, but also the schools use it for athletics and classes. One of the goals of this project would be to increase its visibility through signage, paths, and design.

3. Why is this project needed? How does it preserve and enhance the character of the City?

In the Open Space Plan for 2015, it was noted that Palmer Cove has not received much investment toward upgrades other than the basketball court (Appendix C, page 5). The ballfield was given some good ratings, but some components were rated poor (see attached photos/summary assessment). The recommendations were to invest in this park, given its proximity to several underserved neighborhoods and the ocean, and to redesign based upon the ball field being moved to another location (See Volume 1, page 13 and Appendix C). Even if the ballfield remains, it needs several upgrades (dugouts, lighting, field) and other park amenities can be redesigned around it. The existing ball fields also have a significant impact on the existing park, as their footprint dominates the park. This project has the potential to re-engage the neighborhood with the ocean, and the economic development along Congress Street.

4. What is the public benefit? Describe the population the project will serve. Does the project encourage economic development and/or enhance the tax base?

The public benefit of this park is to the neighborhood, schools, and community who rely on this park heavily. Its proximity to Shetland Park, if redesigned, could be an asset to businesses locating in this region of the City. The park has existing community gardens, which support the neighborhood. The population in the neighborhood is diverse (63% non-white versus 25% for the City as a whole), and is younger than the average population of Salem (32.6% under 19 versus 22.6% average for Salem).

5. How is the project consistent with recommendations of current relevant planning documents? For information on available planning documents, refer to the Community Preservation Plan and/or

http://salem.com/pages/salema_dpcd/studies . Be specific, citing document and page of each goal/object quoted.

The 2015 Open Space Master Plan and Assessment gave the park mixed grades. The basketball court is in excellent condition; however, the tennis court could be renovated for a multi-use purpose. The Plan also recommended upgrading the ballfields, in particular the dugouts, lighting, irrigation, and some of the fencing, as well as creating walking paths and accessibility upgrades. Palmer Cove in particular was highlighted, and a preliminary concept plan developed. Volume 1, page 13 discusses ideas for Palmer Cove. The Seven Year Action Plan update (Section 9, Action Plan Matrix page 8) lists a prioritized park revitalization plan for Palmer Cove in 2015. Attached are portions of the plan in relation to Palmer Cove.

The Salem Point Neighborhood Vision and Action Plan 2013 (page 37) recommends investment in the neighborhood parks, including the revitalization of Palmer Cove.

6. Is the project of an urgent nature?

a. Is there a critical deadline? Please specify if the project is constrained by scheduling factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity).

The CPC had originally found our lighting request to be eligible, but the City had determined that this study is the first step prior to investing in new lighting, as the field may be moved or reconfigured.

b. For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.

N/A

7. What is the nature of community support for this project?

See attached letters of support from:

- Salem Charter Academy

8. How does the project meet any additional General Evaluation Criteria?

This project is focused on improvements to an existing park, to make it more accessible, visible, and easier to maintain. The programming for this park will be for the neighborhood, as well as the larger community. It is the largest greenspace in the Point Neighborhood, providing the only large open space for the community for athletics, walking, and open recreational play.

B. Financial

1. Will there be in-kind contributions, donations or volunteer labor? Are there fundraising plans? Describe other attempts to secure funding (including unsuccessful).

At this phase, there will be a concept plan developed. There may be opportunities to work with Saltonstall or Salem Academy Charter on volunteer labor to assist in the development of the plan. Part of the scope of work will be to identify other sources of funding and opportunities for fundraising. The construction of the project would be eligible for CDBG funds.

2. What is the basis for the total CPA funding request?

Former concept plans were reviewed. This project is similar to several other concept plans, with the addition of the research needed to identify other sites for a ballfield. The cost of the work was based upon these similar projects.

3. Provide any additional pertinent information relative to the proposed budget.

None.

C. Project Management

1. Please describe how the project is practical and feasible and can be implemented within a reasonable, feasible schedule and budget.

The project schedule is based upon experience with other similar projects. Study will start in the fall, concurrent

with school starting, and there will be public meetings to develop schematic design. Following those, the City will seek funds for final design and construction. See attached schedule.

- 2. Will the project need any permits? Please describe the nature of permits and inspections required. Applicants are encouraged to concurrently begin to seek applicable permits. Are there any other known or potential barriers to project implementation and completion?**

If the project proceeds, the project will need approval from the Park and Recreation Commission, potentially building permits (if existing structures are upgraded), electrical, and, likely wetland, Chapter 91, and other related permits would be needed.

- 3. Who will be responsible for undertaking the project? Is the project regional? Identify and describe the roles of all known participants (applicants, architects, contractors, etc.).**

- a. For City of Salem (and regional) projects, what City of Salem department will manage the project?**

Jenna Ide, Director of Capital Improvements and Operations will manage the study in close coordination with Trish O'Brien, Superintendent of Parks & Recreation and Park & Recreation Commission. We will work closely with Planning and Department of Public Services.

- b. For non-City of Salem projects, what are the qualifications/experience of the project's sponsoring organization? Demonstrate that the applicant/applicant team has successfully implemented projects of similar type and scale, or has the ability and competency to implement the project as proposed.**

N/A

- 4. Who will be responsible for ongoing maintenance?**

Currently, the infield is maintained by the City's DPS and park crew with support from Greenscapes for regular moving of outfield and open space. As part of the concept plan, maintenance will be further discussed and costs managed. This will pertain in particular to the fields.

Category Specific Narratives

Prepare narratives that respond to all questions below for each category checked on the Application Cover Page.

Community Housing Projects

- A. How does the project meet the CPC's Evaluation Criteria for Community Housing Projects? Please describe how the project meets the category specific primary criteria and any secondary criteria for Community Housing.
- B. How does the property contribute to the goal of 10% affordability as defined by M.G. L. Chapter 40B? What are the total number of units proposed? How many will meet the State definition of "affordable"? What will be the long term affordability? Note: Property owner must enter into an affordable housing restriction for a minimum of 30 years (if CPA funds are used for acquisition, a permanent restriction).
- C. If the project incorporates sustainable design features, explain how they will reduce impacts on the environment including, but not limited to, reducing energy consumption, enhancing energy and water conservation, and the use of recyclable materials.
- D. Explain how the project incorporates universal design, if applicable.

Historic Resource Projects

- A. How does the project meet the CPC's Evaluation Criteria for Historic Resource Projects? Please describe how the project meets the category specific primary criteria and any secondary criteria for Historic Resources.
- B. What is the date of the original construction/creation of the resource? The resource must be a minimum of 50 years old.
- C. Is the resource listed on the State Register of Historic Places or has the Salem Historical Commission made a determination that the resource is significant? Written documentation is required.
- D. If the project incorporates sustainable design features, explain how they will reduce impacts on the environment including, but not limited to, reducing energy consumption, enhancing energy and water conservation, and the use of recyclable materials.
- E. Explain how the project incorporates universal design, if applicable.

Open Space Projects

- A. How does the project meet the CPC's Evaluation Criteria for Open Space Projects? Please describe how the project meets the category specific primary criteria and any secondary criteria for Open Space.

Recreational Land Projects

- A. **How does the project meet the CPC's Evaluation Criteria for Recreational Land Projects? Please describe how the project meets the category specific primary criteria and any secondary criteria for Recreational Land.**
This project is on existing recreational land and open space. This project will restore, revitalize, and create new pathways and uses at an existing park. This is a park owned by the City of Salem.
- B. **Does the project support multiple recreation uses? Describe each use.**
The study would look at many uses of the park, including team sports (softball, baseball, basketball, soccer, etc.), community gardens, street hockey, tennis, walking paths, and any other uses that the community believes would be beneficial.
- C. **Explain how the project incorporates universal design, if applicable.**
The existing park was given a marginal rating for ADA compliance. The parking lot and pathways do not have integrated accessible pathways. This project would create a park that was fully compliant. The existing park does have restrooms that accessible.

Application Information

General:

- If the proposal involves City-owned land or structures, either the applicant or the co-applicant must be a City agency/department.
- Applicants must review the Community Preservation Plan, including the Evaluation Criteria and all materials in this Funding Application packet. Review of the CPA legislation is recommended.
- All proposals must be submitted using the application forms contained herein (Application Cover Page, Application Checklist, Budget Summary) along with the required narratives and attachments.
- Applications may be accepted at any time. However, the CPC will announce one annual cutoff date to ensure funding consideration for that funding round. Applications received after the deadline may be held until the next funding round.
- If submitting multiple applications, the applicant may indicate if one application is preferred over another.
- During the funding round review, the CPC may request additional information from the applicant.
- Supplanting is not permitted. CPA funds cannot be used to reimburse funds paid from other sources.
- Implementing cost-saving measures and leveraging other funding or in-kind donations is encouraged.
- Other permitting: Projects must conform to the zoning regulations of the City of Salem, as applicable. Projects must have Board of Appeals, Conservation Commission, Salem Historical Commission, Planning Board, Salem Redevelopment Authority and/or Park & Recreation Committee approval, as applicable. Projects must have a building permit before proceeding, as applicable.
- Non-city applicants must be in good standing with all real estate taxes and water/sewer fees.
- For acquisition of an interest in real estate, property value will need to be established through procedures "customarily accepted by the appraising profession as valid". Applicants for acquisition projects are encouraged to include an appraisal from a qualified profession. CPA funds may be requested to pay for an appraisal, but this may delay a CPA funding award. Please include an estimate of the number of acres to be acquired.
- Non-city property will require the filing of a permanent restriction at the Registry of Deeds to ensure that the property continues to be used for the applicable CPA purpose. Restrictions are legal documents that place limitations on the use of a property. These restrictions apply to all future owners of the property, and can't easily be changed or removed by subsequent owners. The restriction will be held by the City of Salem in order to facilitate enforcement of the conditions. These are the four types of restrictions that are commonly used in CPA projects:
 - For Open Space Conservation and Outdoor Recreation Projects, the Conservation restriction will be approved by the MA Executive Office of Energy and Environmental Affairs (EOEEA)
 - For Community Housing Projects the Affordable Housing Restrictions will be approved by the MA Dept. of Housing and Community Development (DHCD)
 - For Open Space Agricultural Projects, the Agricultural Preservation Restrictions will be approved by the MA Dept. of Agricultural Resources (DAR)
 - For Historic Projects the Preservation Restrictions will be approved by the Massachusetts Historical Commission

Please direct any questions on completion of this application to Jane Guy, jguy@salem.com or 978-619-5685.

Rev. 9/1/16

AH.B

Estimated Study Cost for Palmer Cove

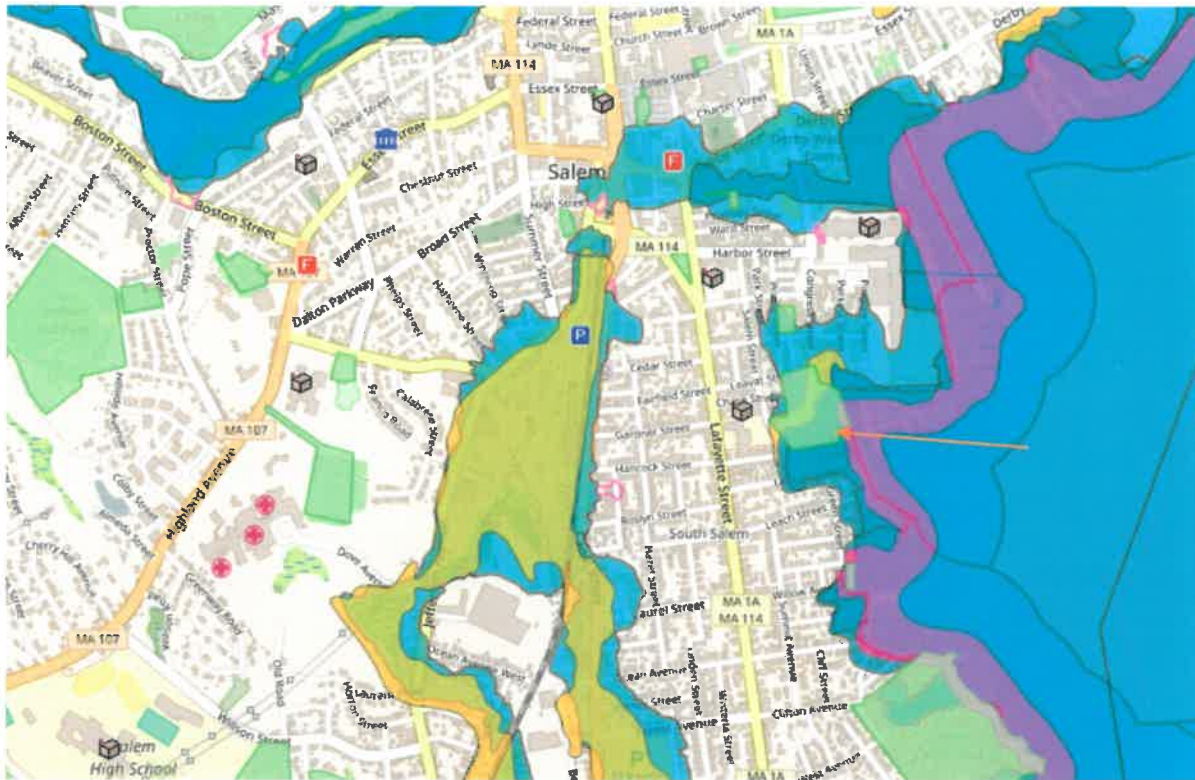
Conceptual Study	\$ 20,000.00	Based Upon previous conceptual plans for McGlew, Forest River, and Lafayette (smaller)
Analysis of Ball Fields	\$ 2,000.00	
Development of Costs/Initial Plans	\$ 5,000.00	See Above
Borings/Site Testing	\$ 20,000.00	Estimate is placeholder if costs high. Based upon McGlew and Lafayette.
Site Survey	\$ 10,000.00	Based upon costs from McGlew and Lafayette (smaller)
Total	\$ 57,000.00	
Total Request CPA	\$ 27,000.00	Additional funds for testing and surveys will be sought from other sources if Concept plan is approved.

Estimated Schedule for Palmer Cove Study

Funding for CPA Grant Application Approved	7/1/2017
Develop Scope of Work/RFP	10/1/2017
Receive Proposals	10/31/2017
Start Study	11/1/2017
Existing Conditions	Nov-17
Public Meeting	Dec-17
Draft Report	1/15/2018
Final	2/15/2018
Submit for CPA/CDBG Funds - Final Design/Construction	Mar-18

Att. C

F17 FY16 CPA Application Palmer Cove Assessment and Concept Plan

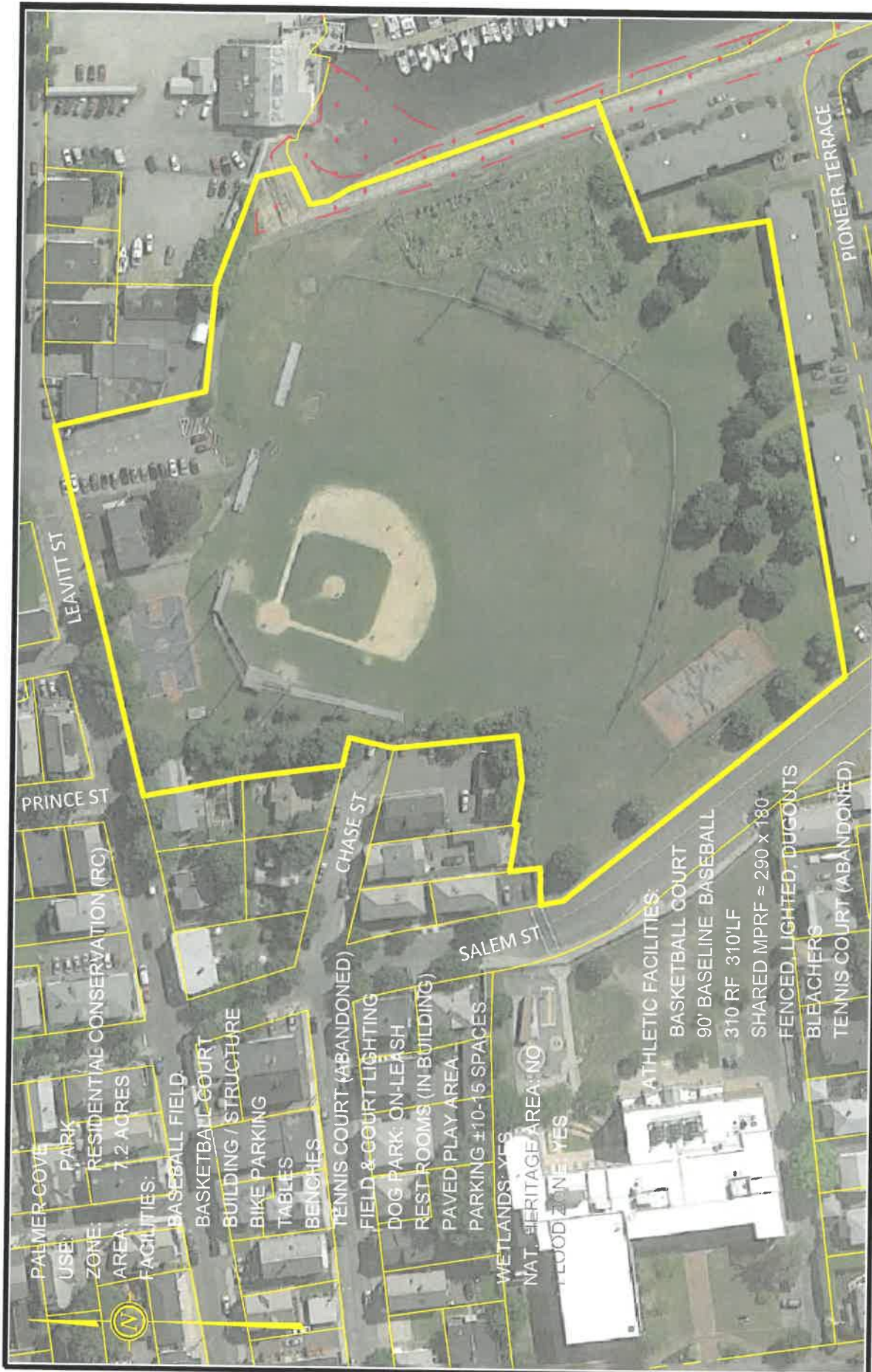



Palmer Cove is located as noted with the orange arrow with mapping of flood zones shown. A close up of the park is shown in Map 2, with 21E and lot lines of neighbors also shown.

FY16 CPA Application Palmer Cove Assessment and Concept Plan

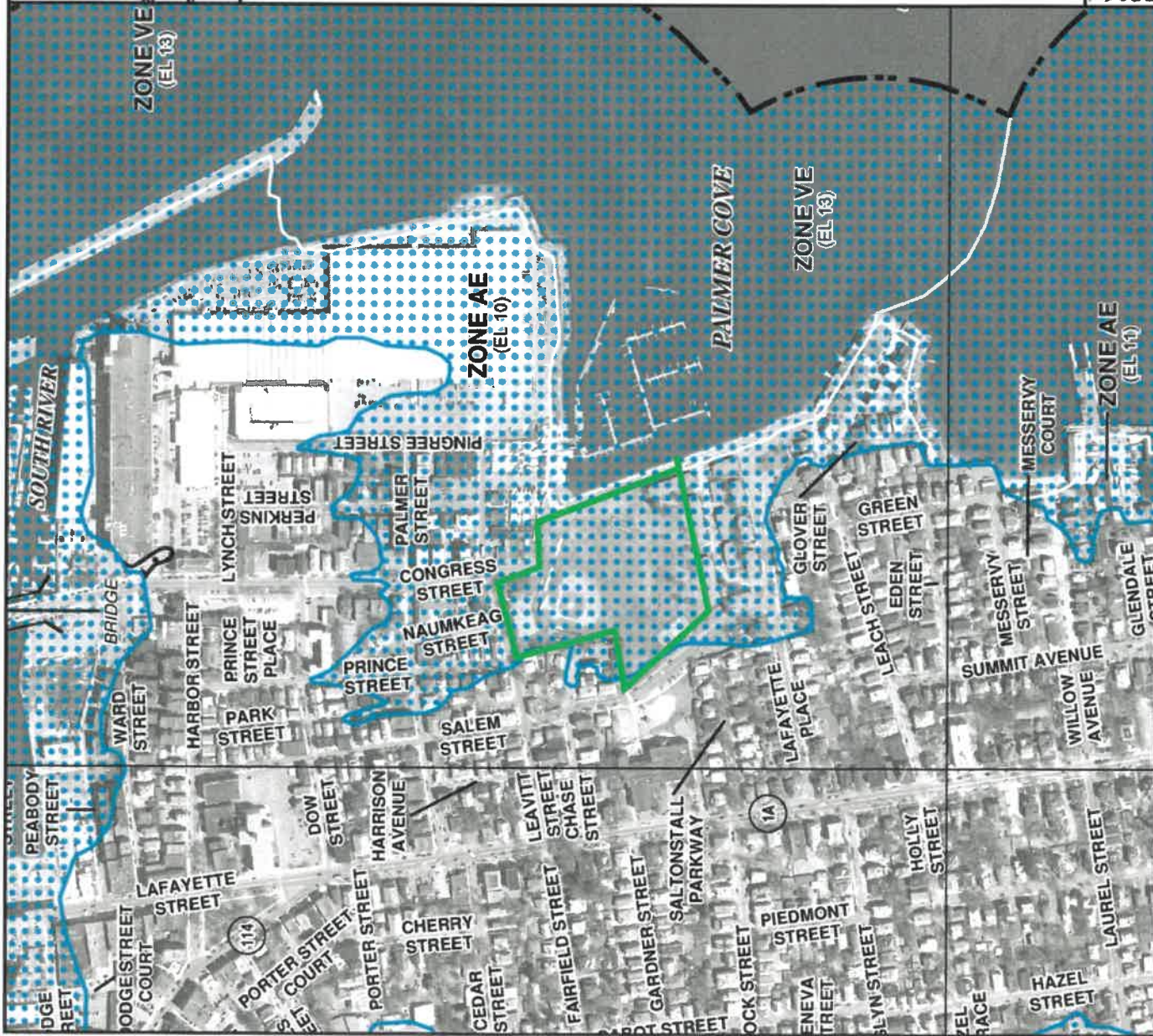
The pictures below show the condition of the dugouts, ballfields, and tennis courts. There are few pathways during the winter or areas of shelter.





 <p>Gale Associates, Inc. Engineers Planners 163 LUBBEY PARKWAY WEYMOUTH, MA 02186 P 781.335.6465 F 781.335.6487 www.galeinc.com Boston Baltimore Orlando San Francisco</p>		<p>PARKS AND OPEN SPACE INVENTORY CITY OF SALEM</p>			<p>DATE: 7/15/15</p>
		<p>SCALE: 1" = 120'</p>	<p>REVISION:</p>	<p>PALMER COVE</p>	
<p>PROJ. NO: 716760</p>	<p>DRAWN BTC</p>	<p>REVIEWED EQR</p>	<p>CADD FILE Salem Parks 31-40</p>	<p>SHEET 31-40 OF</p>	

A4. C-2



MAP SCALE 1" = 500'



NFIP

PANEL 0419G

FIRM

**FLOOD INSURANCE RATE MAP
ESSEX COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)**

PANEL 419 OF 600

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARLBOROUGH TOWN OF	250091	0419	G
SALEM CITY OF	250102	0419	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
25009C0419G
MAP REVISED
JULY 16, 2014**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

March 16th, 2017

To Whom It May Concern,

Salem Academy Charter School opened its doors to sixth and seventh graders in September 2004 with the promise to serve the diverse population of Salem. Through a unique integration of college preparatory classes with service to the community, Salem Academy's mission is to graduate informed, articulate, and proactive individuals of strong character. Today, Salem Academy has over 400 students in grades six through twelve.

Palmer's Cove is a very important facility within the Salem Academy Charter School community. Salem Academy Charter School services students in grades 6-12. Palmer's Cove is located roughly a quarter mile away from our school. Currently, our school does not have its own gymnasium or other athletic facilities. This space provides us with a venue for physical education classes as well as flag football in the fall season and baseball in the spring athletic season. It is an essential facility for our school and one that we are grateful to be able to have access to.

Over the years, we have noticed changes in this facility. We are in full support of an upgrade in which it would help make this an even better facility. Whether it is renovating the field, fixing the lights, or cleaning up the dugouts, these projects would be very beneficial to our school as well as for other groups within the greater Salem Community.

Sincerely,

Drew Betts
Athletic Director/Physical Education Teacher
Salem Academy Charter School
978-744-2105 ext 144
dbetts@salemacademycs.org

32. Memorial Park 17 Fort Avenue

Description: Memorial Park, Irzyck, and Bentley school are all the same site and are indistinguishable as separate parks to all but city staff.

SEE BENTLEY SCHOOL EVALUATION

33. Palmer Cove Park and Playground..... 30 Leavitt Street

Description: Palmer Cove park is a larger, downtown, waterfront neighborhood park, devoted mostly to active recreation that also serves as Salem High School's varsity baseball field facility.

Possible Improvements:

- *Renovate: Walking paths and site lighting. Extend walkways adjacent streets, provide walking loop within park. Provide ornamental lighting and seating areas.*
- *Replace: bent and rusted fencing*
- *Rebuild/Repurpose Fully renovate and convert Tennis court to Street hockey: currently asphalt and fencing are in poor condition, Asphalt is cracked, surface faded, various markings on pavement. This is a popular street hockey venue that is maintained by a passionate, but loosely organized group of users.*
- *Consider full renovation (or relocation) of baseball field. Renovate dugouts, fencing, pressbox, lighting, and infield areas.*
- *Add: additional tree plantings at waterfront and north.*
- *Consider adding a Playscape area.*
- *Maintain:*
 - *Basketball: Asphalt surface and backstops in good condition. Some cracks in asphalt. backstops are rusting, need nets.*

34. Patten Park..... 41 Buffum Street

Description: Patten park is a very small street corner park, with mature shade trees, lawn, landscape planting and four older benches.

Possible Improvements:

- *Remove garbage receptacles...poor condition, uneven, unsightly.*
- *Maintain:*
 - *Wood rail fence is in good condition, could use minor repairs and paint*
 - *Lawn areas: Fair condition some bare spots/thin-ness*
 - *Shade trees: pin oaks could use some pruning*
 - *Benches: fair condition, replace wood slats, repaint*
 - *Gravel Walkways: fair condition, could use touch up*

35. Peabody Street Park..... 15 Peabody Street

Description: Peabody park is a new (2013) harbor front park that was constructed off of the new harbor walk. The new park is provided with portion of the harbor walk as well as a small play area, shade structure, trees, landscaping and benches.

Possible Improvements:

- *Maintain:*
 - *Repair Shade structure roof*



#33 Palmer Cove Park

Palmer Cove Park was chosen for additional study because it is located in an important part of the city with regards to the adjacent Point Neighborhood and the adjacent waterfront. Except for the basketball court which was recently renovated Palmer Cove park has been generally neglected. The existing baseball field is lighted and is the home field for Salem High School. The park also has an abandoned tennis court that is utilized mostly by a local street hockey league, which performs some of its own maintenance on the courts, including the court lights. Any development of Palmer cove will require consideration of flooding, as the entire site is within the flood zone for the adjacent harbor.

Key to any redevelopment of Palmer cove would be the redevelopment or relocation of the baseball field to another site. Other goals for improvement include improvements to the waterfront stroll, improvements to the community gardens, and formalizing pedestrian linkages from Salem and Leavitt Streets. Goals would also include formalizing the street hockey court and community garden areas. Ornamental lighting and formalized linkages would restore this park as a neighborhood park for active and passive recreational uses.

Changes we would propose include: Replacing baseball with a Multipurpose Rectangular field / great lawn, installing a street hockey court with fencing and lighting, improving the waterfront stroll, adding a play area and adding lighted walkways and linkages to the various streets bordering the park. Other amenities to consider (that are not included here) would be the consideration of synthetic turf and new athletic lighting to increase usage of the multipurpose field.

COST ESTIMATE – Palmer Cove

Palmer Cove Park Renovations: For Cost Estimating purposes the following items were included in the scope of the budget estimates. No work to the existing basketball court is proposed. Costs for relocation of the baseball field to another location are not included here.

Athletic field renovation numbers include costs for demolition of the existing field, all on site fencing and pavements as well as the construction of a natural turf rectangular multipurpose field, which includes costs for a new irrigation system, fencing at each end of the field and seeding the field as turf.

Street Hockey Renovation costs include the demolition of the existing tennis court pavement and lighting as well as costs for new pavements, color coating, dashboards fencing and basic lighting as well as costs for electrical connections and lighting controls.

Park and Playground Northeast costs: This area of redevelopment includes costs for cleaning up some overgrowth along the park perimeter as well costs for a new Playscape, new lawns, trees and landscaping.

Walkways and Connections: This portion of the proposed work includes a perimeter asphalt walkway around the site as well as connections to Salem and Leavitt Streets. This line item includes benches, pedestrian lightings, an allowance for reconfiguring the community gardens, as well as a line item for a new gazebo structure along the shoreline.

Opinion of Budget Costs – Palmer Cove:

Item	Cost
Athletic Field	\$701,000
Street hockey	\$343,000
Park and Playscape NE	\$292,000
Walkways and Connections	\$557,000
TOTAL	\$1,893,000

Athletic Field Evaluation Form

33-Palmer Cove Park

Field Grade:	2.8
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Date of Evaluation	4/23/2015				
Type of Field:	Baseball Field (High School Main Field)				
Number of Fields:	1				
Typical age of users:					
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90	310	320	400	

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				X	
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				x	
Planarity (playing surface - lack of dips, heaves, holes, etc.)			X		
Striping (Completeness, visibility, condition)					X
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			x		
Irrigation (condition, coverage, reported adequacy)	x				
Safety (Run-outs, lack of obstructions, etc.).					X
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)				X	
Site Lighting			x		
Spectator Seating (condition, size, accessibility, etc.)				X	
Drainage				X	
Average Score =	2.8				

Comments	Recommendations
Irrigation boxes visible; condition unknown	Maintain irrigation and field areas
Outfield 50% turf, 50% weeds, slightly uneven	Maintain/renovate field amenities
Safety netting along 1st base line	Formalize/renovate specator seating and access.
Dugouts good condition, poor aesthetics	Field lighting will need renovation within 5 years

Hard Court Evaluation Form

33-Palmer Cove Park

Court Grade:

1.8

Date of Evaluation	4/23/2015	
Type of Court:	Tennis	
Number of Courts:	1	
Typical age of users	Popularly used as a street hockey court	
Type of Structure		
Type of Surfacing	Asphalt with color coating	
Playing Dimensions	Length:	Width:

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry					X
Condition of Structure and Surfacing (cracks, delamination, etc.)		X			
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)			X		
Striping (Completeness, visibility, condition)		X			
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)		X			
Court Hardware	X				
Safety (Run-outs, lack of obstructions, etc.).					
Support Equipment (bases, batting cages, goals, players benches, etc.)	X				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)			X		
Site Lighting					
Spectator Seating (condition, size, accessibility, etc.)	X				
Average Score = 1.8					

Comments	Recommendations
<p>This court is abandoned for tennis but is used regularly for street hockey - Unusable for tennis</p> <p>Fencing and asphalt in very poor condition</p> <p>Fence is bowed, rusted and bent</p> <p>Asphalt is heaved, cracked and has multiple patches</p>	<p>Abandon, remove or redevelop Tennis court</p>