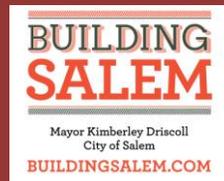




City of Salem Community Preservation Committee

Salem CPA at Work

This project receives funding assistance from
the Citizens of Salem through the
Community Preservation Act



~ Community Preservation Committee ~
www.salem.com/Pages/SalemMA_CPC/index



Report on Funding Recommendations for the Salem City Council

June 9, 2014

Community Preservation Act
FY14 Funding Round
(FY14 & FY15 Funds)

**Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future wetlands, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

Overview

The Community Preservation Committee (CPC) submits the following project award recommendations for Community Preservation Act (CPA) funds:

- **Housing**
 - **52-60 Congress/105-111 Dow Streets Housing Acquisition** **\$93,505**

- **Historic Resources**
 - **Salem Public Library Rear Roof Replacement** **\$135,500**
 - **Salem Common Fence Restoration** **\$100,000**
 - **Winter Island: Fort Pickering Phased Rehabilitation** **\$90,000**
 - **Old Town Hall Window Restoration** **\$46,000**
 - **Choate Statue Restoration** **\$40,000**

- **Open Space/Recreational Land**
 - **Winter Island Scenic Trail** **\$51,000**
 - **15 Ward St. Pocket Park** **\$40,000**
 - **Mack, Palmer Cove & Pickman Parks community garden improvements** **\$23,048**
 - **Driver & Patten Pocket Park Rehabilitation** **\$22,500**

Included in this report is a spreadsheet breaking down the recommended source of CPA funds for each project, as well as a detailed overview of the ten projects recommended.

The total funds available for projects (not including funds set aside for admin costs), includes \$380,000 from FY14 and \$508, 298 from FY15 for a total of \$888,298.

The CPC is recommending funding for projects totaling \$641,553. If awarded, the minimum of 10% minimum spending in each of the three categories will be satisfied.

This will leave a balance available of \$246,745, which will be carried over to the next funding round in the Fall. Please note that the available funding will also increase in November, 2014 when late payments, unspent FY14 admin, surcharges received over \$400,000, interest and other extra funds are reported to the Department of Revenue and placed into the Fund Balance. In addition, the 23% match for FY15 could increase, if an additional \$25m in CPA funds is approved by the State.

	A	B	C	D	E	F	G	H	I	J	K
1	Available funds = \$935,050 (includes \$46,752 admin), does not include \$50,000 blended - This will increase in November when late payments, unspent FY14 admin, surcharges received over \$400,000, etc. are added, as well as if the \$25M is approved by the State										
2	Budget per reserve account (does not include admin):			\$40,000	\$40,000	\$40,000	\$260,000	\$53,505	\$53,505	\$53,505	\$347,783
3	APPLICATION RECOMMENDED FOR FUNDING	H M OR L PRIORITY	FY14 FUNDING ROUND RECOMMENDATION	FY14 HOUSING	FY14 HISTORIC	FY14 OPEN SPACE/ RECREAT.	FY14 BUDGETED RESERVE	FY15 HOUSING	FY15 HISTORIC	FY15 OPEN SPACE/ RECREAT.	FY15 BUDGETED RESERVE
5	Community Housing										
6	Congress/Dow Housing (NSCDC)	High	\$93,505.00	\$40,000.00				\$53,505.00			
7	Historic Resources										
8	Old Town Hall (City)	High	\$46,000.00		\$40,000.00		\$6,000.00				
9	Salem Common Fence (City)	High	\$100,000.00				\$100,000.00				
10	Winter Island/Fort Pickering (City)	High	\$90,000.00								\$90,000.00
11	Choate Statue (City)	Medium	\$40,000.00				\$40,000.00				
12	Public Library Roof (City)	High	\$135,500.00				\$81,995.00		\$53,505.00		
13	Open Space & Recreational Land										
14	Winter Island Scenic Trail (City)	High	\$51,000.00							\$51,000.00	
15	15 Ward St. Park (NSCDC)	High	\$40,000.00			\$40,000.00					
16	Pocket Park Restoration - Driver & Patten Parks (City)	Medium	\$22,500.00				\$19,995.00			\$2,505.00	
17	Community Gardens (SGC)	High	\$23,048.00				\$12,010.00				\$11,038.00
18	Totals:		\$641,553.00	\$40,000.00	\$40,000.00	\$40,000.00	\$260,000.00	\$53,505.00	\$53,505.00	\$53,505.00	\$101,038.00
19	Remaining:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,745
20	FY14 & FY15 Admin set-aside		\$46,752.00								
21	TOTAL UNDESIGNATED		\$246,745.00								

APPLICANT: North Shore Community Development Coalition
PROJECT TITLE: Congress/Dow Street Revitalization
PROJECT LOCATION: 52-60 Dow Street & 105-111 Congress Street
CPA CATEGORY: Community Housing: Acquisition
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$93,505
CPC RECOMMENDED SOURCE: \$40,000 FY14 Housing Reserve
 \$53,505 FY15 Housing Reserve
CPC RECOMMENDED CONDITIONS: Enter into an Affordable Housing Restriction
 Install a CPA project sign

PROJECT DESCRIPTION:



North Shore Community Development Coalition (NSCDC) requested \$100,000 in CPA funds toward the acquisition of 52-60 Dow Street (1 building) and 105-111 Congress Street (2 buildings) which will be renovated into a total of 35 housing units and one commercial space, providing affordable housing for low income families.

The project is located in the Point neighborhood in close proximity to several other NSCDC projects. 52-60 Dow Street is a single, large masonry building immediately adjacent to Mary

Jane Lee Park, the central neighborhood park that is heavily utilized by neighborhood youth. Constructed in approximately 1914 following the Salem Fire, the subject properties are four-story brick walk-up buildings. 105-111 Congress Street consists of two masonry buildings directly on Congress Street, an important urban corridor and an identified priority for NSCDC's work throughout the Point Neighborhood Vision & Action Plan. Congress Street also has a commercial space which was haphazardly converted into a residential unit many years ago. NSCDC plans on converting this space back into a retail/commercial space both to make the property more attractive and historically relevant, as well as to use this development as an opportunity to bring a vibrant retail presence back to Congress Street.

This project, post rehab, is important since it highlights the historical significance of architecture and construction post the Salem fire from 100 years ago. As the anniversary of the fire fast approaches, these units can be included with the commemoration and can be noted as buildings that are also a part of the city's rich history.

The Congress & Dow Street renovations will benefit the public in several ways. The enhancement of the building's exterior common areas with green space will complement the public park that is currently across the street. On the Dow Street side of the building, there is a large, open, concrete area leading from the sidewalk and street to the entryway to the buildings which could, with relatively minimal investment in landscaping, be transformed into an attractive urban green space. It creates further greening of an area that is currently paved with asphalt.

The project will consist of thirty-five affordable housing units for low-income families. There is a strong demand for housing directed at this population and the Massachusetts Department of Housing and Community Development ("DHCD") places a high funding priority on this form of housing. NSCDC anticipates documenting the incomes of the existing families to align the project's income restrictions as closely as is feasible to the existing population to minimize displacement. To the extent where they have turnover or over-income families in the development, they anticipate

reserving a small number of the units of a corresponding number for formerly-homeless families. They also intend to apply for an allocation of eight project-based Section 8 units to provide additional deep subsidy for extremely low-income residents.



The project will encourage economic development activities in several ways. The conversion of the ground floor residential space back into its original use as a retail/or commercial space is anticipated to generate strong interest from local residents to operate a new business within an area that lacks new retail and commercial space. The retail/commercial space conversion will also bring activity to the east side of Congress Street. Currently the west side of Congress Street has several restaurants and an autobody shop. NSCDC will encourage local builders and subcontractors to bid on the project following acquisition. They intend on utilizing qualified Salem based subcontractors on the site, which will enable the dollars being spent to recirculate within the community. Since their holding company is a for-profit entity, the property, once improved, may be valued significantly higher; thus increasing the tax base and revenues generated in property taxes.

The project is consistent with the City of Salem Neighborhood Revitalization Strategy (NRS) (NRS) July 1, 2014 to June 30, 2020 Fiscal Years 2015 – 2020. The project is addressing the residential, commercial/retail needs set forth within with the identification of “areas of the Point with redevelopment potential” page 39 (City of Salem NRS).

NSCDC has received community support from several business owners in the immediate vicinity of the project. The application included letters of support from the business owners of Celas Restaurant, Pequot Filling Station, and Congress Street Supermarket.

FINANCIAL:

The appraisal report prepared by Bonz and Company, Inc. Real Estate Advisors states that “the Market Value of the fee simple interest the subject property, as of May 12, 2014, was \$2,975,000. On February 21, 2014, NSCDC entered into a Purchase and Sale Agreement with the current owner for a purchase price of \$2,952,000. The project sources and uses are as follows:

	Acquisition	Construction	Total
Source 1: Salem CPA	\$93,505.00		\$93,505.00
Source 2: NSCDC equity/dev fee contributed	\$50,717.00		\$50,717.00
Source 3: LISC acq-construction will use tax credit equity	\$2,611,800	\$4,056,170.00	\$6,667,970.00
Source 4: North Shore HOME Consortium	\$95,978.00	\$174,022.00	\$270,000.00
Source 5: City of Salem CDBG	\$100,000.00		\$100,000.00
Source 6: FHLB/permanent loan		\$2,391,763.00	\$2,391,763.00
Total Project Cost	\$2,952,000.00	\$6,621,955.00	\$9,573,955.00

TIMELINE:

- March 2014-April 2014 - Conduct Initial Feasibility Assessment, Title Survey, Environmental Assessment, Market Study/Appraisal, Zoning Opinion (conversion of ground floor residential into retail space), Acquisition/Pre-development Financing Commitments, Architectural RFP & Selection, Secure local funding
- September 2014 - Site Acquisition & Design, Acquisition closing, Architectural design work

- February 2015 - Pre-Application for Funding, Cost Estimation, List with Mass Historic Commission, Pre-app submission (est. 2/28/15)
- February 2015-June 2015 - Rezoning of Commercial Space Completed
- June 2015 - State Funding Commitments (first possible)
- September 2015 - Construction Loan Closing & Construction Start
- March 2016 - Construction Completion
- June 2016 - Re-Lease-Up
- August 2016 - Permanent Loan Closing & Developer Fee



This project is of an urgent nature and is being driven by the current real estate market in Salem and the North Shore. Regionally, vacancy rates are extremely low and there is not enough housing supply available to keep up with the demand. By acquiring this property, the NSCDC is preserving and rehabilitating much needed affordable housing stock in the community. The CPA grant will also give them the ability to leverage additional pre-development dollars from other sources. Lastly, there is also a critical deadline with the units since they would like to address the necessary health and safety related items observed during its last inspection.

CPC RECOMMENDATION:

This project would result in the city acquiring affordable housing restrictions for the three buildings.

The Community Preservation Committee voted unanimously to recommend funding this application at \$93,505, with Shea and Northcutt not present. While the request was for \$100,000 the CPC voted to recommend \$40,000 from FY14 Housing Reserve and \$53,505 from FY15 Housing Reserve. This would enable the CPC to expend the full 10% housing minimum from Fiscal Years 14 and 15. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (cost may be taken from CPA award); and
- That the applicant grants the city affordable housing restrictions on the buildings/units.

APPLICANT: Trustees of the Salem Public Library
PROJECT TITLE: Replacement of Rear Roof
PROJECT LOCATION: 370 Essex Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$134,500 (project) and up to \$1000 (CPA sign)
CPC RECOMMENDED SOURCE: \$81,995 FY14 Budgeted Reserve
 \$53,505 FY15 Historic Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project sign
PROJECT DESCRIPTION:



The Trustees of the Salem Public Library have requested \$134,500 in CPA funds for the replacement of the rear roof of the Library.

Located within Salem's McIntire Historic District, the Salem Public Library building is a fine example of mid-19th century High Renaissance Italianate style brick and brownstone architecture. It was built in 1855 as the home of ship captain and philanthropist Captain John Bertram. Donated to the city by his heirs for use as a public library, Captain Bertram's home was renovated and opened its doors in 1889. An addition was added in

1911, which houses the stacks and Reference area. The Reference Room is always busy with patrons on Library computers, using the WiFi, studying, doing research or using the microfilm machines.

The roof project will take place on the 1911 addition. The present roof has long outlived its warranty. There are leaks damaging the interior of the building and threatening the Reference collection. The goal of the project is to stop water from entering the building through the rear roof and the damage it causes. Currently there is damage to the plaster ceilings in several places. If this leaking continues there is the possibility of mold, rusting of beams and dry rotting of wood elements. Replacement of the roof and the elimination of leaks will prevent serious structural damage to the historic building, ensure the safety of the Reference collection and avoid a possible health hazard. It is imperative to sustain a water tight condition of the library building due to the sensitivity of the contents.

This project consists of removal of existing membrane and insulation of the rear roof of the Library and installing a new roofing system. Complicating the roofing work is the fact that HVAC units are located on the roof. Replacement of the roof is not possible without disconnecting existing HVAC units, pumping down refrigerant for re-use, removing all piping and electrical conduit from roof and re-installing equipment when new roofing is complete. The HVAC units housed on the roof consist of one large rooftop unit which will not be removed or replaced, along with six smaller condenser units. Public view was taken into consideration for the original placement of the units and was approved by the Salem Historical Commission in 1987. The Library has done extensive work on the large unit and also replaced three of the six smaller units. The remaining three smaller units are near end of life. Therefore purchasing and installing three new replacement units as part of the project makes sense both practically and economically. Though these new units are incorporated into the project, the Library Board of Trustees has committed funds for the purchase of these units and no CPA funds are being requested for this purpose. There will be no visible change from what is currently viewed from the public ways around the building. The roof itself is not visible from the ground.

The Salem Public Library is part of the Salem Historic Preservation Maintenance Plan of 1998. Though this document was written before the rear roof was in need of replacement, the importance of preserving the historic building remains true: “the building is architecturally significant for the well preserved exterior formal Italianate detailing of its 1855 main block and its associations with the Bertram family and subsequent usage as the Salem Public Library.”



The Library works hard to preserve and maintain the building with at least one project a year. Over the last six years the Library has replaced the original slate roof of the 1855 main building, replaced three small flat roofs, replaced and fixed all copper balustrades, replaced two cast iron roof drains, replaced a granite and brick walkway and repaired the front steps and concrete work on corners of the building. The Library has also done work on the cast iron gate replacing finials, keeping several extras and the finial mold for future repairs. Other recent projects, though not historical preservation in nature, include carpet replacement in the Children’s Room, new boiler, all new interior lighting, new outside lights, three new HVAC condensers, all new low water usage toilets and sinks, and landscaping.

Letters of support of the application were provided by Congressman John Tierney, Senator Joan Lovely, Representative John Keenan, Mayor Kimberley Driscoll, Michael Quijano-West of the National Park Service, Salem Historical Commission, Dr. Joseph Salerno of the Salem Public Library Board of Trustees, Architect Robert D. Farley, Essex National Heritage Commission, Historic Salem, Inc., Franco-American Institute of Salem, Inc., Jim McAllister of Derby Square Tours, John Goff of Historic Preservation and Design, Peter LaChapelle, Barbara Taylor and John Hermanski.

FINANCIAL:

Removal of the existing membrane and insulation and installation of a new roofing system	\$ 99,000
Disconnection of existing HVAC units, moving of units, removal of piping and electrical conduit, and reinstallation of equipment	\$ 30,500
Crane rental to accomplish above work	<u>\$ 5,000</u>
TOTAL	\$134,500

The total budget has been established for the project based on the cost of the previous flat roof work completed on the building over the past five years. A reasonable percentage was added to cover inflation costs of labor and materials during this period.

The Library is not asking for funding for the supply and installation of three new condenser units (\$9000) nor any architectural fees/soft costs (\$2400). The project has also been submitted to the city’s Capital Improvement Plan for FY15.

TIMELINE:

The longer this project is put off the more damage will be done to the building. The time frame for the project is constrained by weather. All work should be completed sometime between April and November to avoid work in temperatures below 40 degrees. It will be feasible to carry out the roofing project during the summer months when the temperature ranges are favorable for the installation of the roofing felts. An outside crane will be “implemented” to lift the roofing materials on to the roof deck which is thirty two feet above ground level. The present roof top condenser units will be shut down and disconnected for a period of one week and temporarily located to one side of the roof while the new roofing is installed on that section of the roof. The units will be relocated to their original locations after the roof is installed over that section of roof. Three of the older

condenser units will be replaced at this time. The library will remain open during this period. Electric fans will be implemented in the areas affected to ensure the comfort of the patrons. The estimated time schedule from bid advertisement to job close out is 15 weeks. Bid plans and specifications are already completed.

CPC RECOMMENDATION:

The Community Preservation Committee voted 7-1 with Moriarty dissenting and Shea not present to recommend funding this application at \$134,500 and up to \$1000 for a CPA sign. The CPC voted to recommend \$81,995 from FY14 Budgeted Reserve and \$53,505 from FY15 Historic Reserve. This would enable the CPC to expend the full 10% minimum from Fiscal Year 15. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (up to \$1000 cost added to CPA award).

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Salem Common Fence Restoration
PROJECT LOCATION: Washington Square
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$100,000
CPC RECOMMENDED SOURCE: \$100,000 FY14 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project sign
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$50,000 in CPA funds to repair and restore twelve sections of fence flanking Washington Square West and four sections of missing fence along Washington Square East, the longest stretch of missing sections for the entire fence.

In the early 19th century, the Common was enclosed by a wooden fence with ornamental gateways. In 1850 a group of private citizens petitioned the City Council to sponsor the erection of an iron fence. On May 27, 1850, the City Council voted to appropriate \$7,000 for the erection of the current ornate cast iron fence. The fence not only defines and protects the Common, but its simple, graceful and uniform lines serve as a transition from the open green space on the Common to the blocks of Federalist and Greek Revival homes beyond. The 9.5 acre Common itself is the heart of the Salem Common National Register District and the

Washington Square Local Historic District. The Common is the site of the first muster of the East Regiment, Massachusetts Militia, which marked the beginning of the National Guard of the United States (approximated as Spring, 1637). The Common has been central to the civic life of Salem for four centuries.

Vandalism, acid rain, animal waste, accidental damage, and inappropriate repairs have placed the fence at such risk that Historic Salem Inc. (HSI) designated the fence as one of Salem’s Most Endangered Historic Resources. In 2012, the City engaged CBI Consulting to create an Existing Conditions Study and Preservation Plan for the fence. The integrity of the fence is increasingly threatened and its rapidly deteriorating condition invites vandalism and further destruction.

Due to an estimated restoration cost of more than \$1.2 million, and limited funding, it is necessary that the project be completed in multiple phases. The proposed project is phase two in the restoration of the Salem Common fence to its original condition. With the vast majority of the fence still needing restoration, the City is concentrating this phase of work on completing a contiguous section of restored fence along Washington Square West. This is a very visible section of the fence, with a lot of foot and vehicular traffic. By completely restoring this one stretch of fence, the City hopes that there will be a sense of momentum and cohesiveness to the restoration project, as the first phase of restored sections were somewhat spread throughout.

The Common Fence restoration project supports the Open Space and Recreation Plan goal to “assess historic resources and prioritize improvements to protect those resources that are most endangered.” The project is also an example of how City departments can work together to protect a historic resource, which is an issue discussed in the 1991 Preservation Master Plan.

Letters of support for the application were provided by Senator Joan Lovely, Representative John Keenan, Salem Department of Parks and Recreation, Salem Historical Commission, Historic Salem, Inc. and the Salem Common Neighborhood Association.

FINANCIAL:

	Soft costs*	Construction**	Total
Source 1: Salem CPA	\$	\$100,000	\$100,000
Source 2: City Funds	\$10,000	\$45,000	\$55,000
Source 3: MPPF Grant	\$	\$75,000	\$75,000
Total Project Cost	\$10,000	\$220,000	\$230,000

The City of Salem has applied for a Round 20 Massachusetts Preservation Projects Fund grant from the Massachusetts Historical Commission in the amount of \$75,000 to undertake this phase of restoration. CPA funds would leverage this MPPF funding in order to complete a larger project than would have otherwise been possible.

Community Preservation Act funds, along with City funds, will be utilized as a grant match and to hire a consultant to oversee the restoration. Estimates for this phase of work are based off of restoration estimates included in the Existing Conditions Study and Preservation Plan completed by CBI Consulting in 2012. The figures were adjusted to take in to account inflation costs.

TIMELINE:

June 2014: Community Preservation funds awarded; MPPF grant funds awarded

July: Procure consultant

July-September: Finalize bid drawings and specifications

September: Procure contractor

November 1, 2014: Construction begins

June 30, 2015: Construction completed

It is important that the restoration phases are undertaken close together in order to preserve the fence before additional deterioration and damage occurs. Due to the nature of cast-iron repairs, it is not always possible to preserve broken and damaged pieces of the fence. Broken pickets need to be re-cast, which preserves the visual effect of the fence, but not the original fabric.

Additionally, the City has applied for Round 20 Massachusetts Preservation Projects Fund grant from the Massachusetts Historical Commission to undertake this phase of restoration which requires a grant match and has a project commencement of October 1, 2014 and completion of June 30, 2015. The Community Preservation Act funds will be utilized as a match for this grant.

CPC RECOMMENDATION:

An historic preservation restriction is already in place.

The Community Preservation Committee is recommending that an additional \$50,000 be awarded over the \$50,000 requested. This would allow more sections to be completed and it is believed that one project with a larger amount of funds will go further than two projects with smaller amounts. The CPC voted 7-1 with Moriarty dissenting and Shea not present to recommend funding this application at \$100,000. The CPC voted to recommend \$100,000 from FY14 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (cost may be taken from CPA award).

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Winter Island Fort Restoration
PROJECT LOCATION: Fort Pickering
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$90,000
CPC RECOMMENDED SOURCE: \$90,000 FY15 Budgeted Reserve
CPC RECOMMENDED CONDITIONS:

- Install a CPA project sign (one sign with the Winter Island Scenic Trail project)
- Within the phased project, the plan should include the coordination of opportunities for volunteers to participate in portions of the work that do not require professional skills

PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$90,000 in CPA funds to initiate restoration efforts to Fort Pickering.

Winter Island Park contains a rich history and is listed on the National Register of Historic Places as part of the Winter Island Historic and Archaeological District. The Park contains several Native American archaeological sites dating over 6,000 years as well as the masonry and

earthworks of Fort Pickering which were established in 1644.

As indicated in the City's Winter Island Park Master Plan completed by the Cecil Group in 2012, Winter Island is a significant place not only for the City of Salem, but also the region and country. An important recommendation of the Master Plan is that the identity and heritage of Winter Island should be commemorated, celebrated and interpreted to include its history of pre-contact settlement, coastal defenses, maritime navigation and trade, and the U.S. Coast Guard facilities. To that end, the City wishes to begin the process of rehabilitating Fort Pickering by acquiring the services of an historic landscape architect who will develop and begin to implement an action plan for the Fort's restoration. The consultant will develop renovation guidelines, and oversee and supervise all actions to maintain and restore the integrity of the Fort. Such actions potentially include masonry repairs to the Fort's magazines and other masonry structures, restoration of riprap walls, removal of invasive species of vegetation, planting of native grasses and plants to appropriately stabilize its embankments, creation of a path system that minimizes erosion and installation of interpretive signage. In addition, the consultant will make recommendations regarding future maintenance and upkeep of the improvements.

FINANCIAL:

Due to the amount of work needed to properly restore the Fort, these improvements will need to be phased over time. To initiate the Fort Pickering restoration work, the City initially requested \$50,000, but since increased its request to \$90,000. It is estimated that \$15,000 will fund the services of an historic landscape architect. The consultant's hourly rate is expected to be in the range of \$100-120.00/hour. The remaining funds of approximately \$75,000 will be set aside to begin the actual work of restoring the Fort, with specific work to be identified and prioritized by the consultant.

TIMELINE:

DPCD staff will develop a work scope and undertake a public procurement process for hiring a qualified historic landscape architect. Once completed, a detailed cost proposal, work scope and recommendation for the first phase of work will be reviewed by MHC, as well as the CPC. The consultant will acquire all needed permits, including approvals by the Massachusetts Historic Commission and the Salem Conservation Commission.

CPC RECOMMENDATION:

In addition to this application, the CPC reviewed a similar application from the Friends of Winter Island. The FOWI application was specifically to prepare construction documents, to undertake repairs to the masonry structures including two granite walls and two ammunition bunkers and to remove invasive shrubs and overgrowth. They received cost estimates ranging from \$30,000 to \$120,000. The CPC determined that since the FOWI does not have site control, the City would ultimately be responsible for procurement. In addition, there were concerns that without review of the proposed work by MHC, even removal of apparent overgrowth could have an effect on erosion of the earth work forts, which are an important archaeological site.

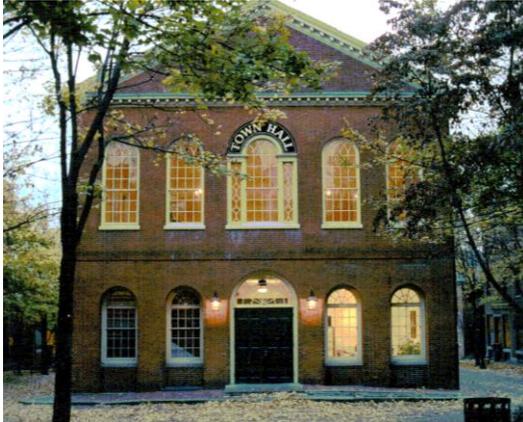
The City has developed a Master Plan for Winter Island and also has a study of Fort Pickering and Fort Lee. While general priorities have been developed, a hired landscape architect can determine which work is most dire, as well as identify what work could be undertaken by volunteers and provide proper instruction. Review of plans and specifications by MHC will ensure that the work proposed will preserve this archaeological site.

The CPC applauds the FOWI for their efforts, but determined that the City is the most appropriate vehicle for undertaking the project. The CPC believes that the FOWI will be pleased to have CPA funds being set aside for Fort Pickering. The CPC strongly recommends that, as part of the project, there be opportunities for volunteers to participate (i.e. an organized clean-up day).

The Community Preservation Committee voted unanimously, with Boris not present, to recommend funding the Fort Pickering project at \$90,000, as a two-phase project, with the hiring of a landscape architect as the first phase. The CPC voted to recommend \$90,000 from FY15 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (cost may be taken from CPA award); and
- That the project's phases include coordinating opportunities for volunteers to participate in portions of the work not requiring professional skills.

APPLICANT: Dept. of Planning & Community Development
PROJECT TITLE: Restoration of Salem Old Town Hall's Historic Windows
PROJECT LOCATION: 32 Derby Square
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$45,000 (project) and up to \$1000 (CPA sign)
CPC RECOMMENDED SOURCE: \$40,000 FY14 Historic Reserve
 \$6,000 FY14 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project sign
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$45,000 in CPA funds to restore all sixty (60) of Old Town Hall's historic windows. The City has also applied for funding through the 2014 Massachusetts Cultural Facilities Fund (CFF), which requires a one-to-one match.

Old Town Hall is Salem's oldest surviving municipal structure, dating back to 1816. It is an outstanding example of a Federal Style building. The second floor has always been used as a public hall, and contained Town offices until 1837. The first floor, originally designed as a public market, is now used as a public museum that documents Salem's historic past, as well as a venue for a winter farmer's market and other events. The building and its Derby Square site maintain historical associations with Salem's prominent 18th and 19th century Derby family. The building contains elements attributed to both Charles Bulfinch, an influential Boston architect of the Federal period, and Samuel McIntire, Salem's renowned architect and woodcarver. The structure was saved from demolition by Salem preservation architect Philip Horton Smith in the 1930s, and underwent a partial restoration in the 1970s. Last year the venue saw more than 40,000 visitors to the Salem Museum on the ground floor, held 80 events, and hosted well over 14,000 patrons to History Alive's production of "Cry Innocent."

Gordon College currently manages Old Town Hall on behalf of the City of Salem and the two entities have been strong partners in its preservation and maintenance. The College was awarded funds from the Massachusetts Cultural Facilities Fund in 2009 to replace Old Town Hall's heating system. The facility's Great Hall was re-floored in 2012. The City made repairs to its roof, and the College oversaw the repainting of the Great Hall in 2013.

In 2012, the College commissioned Gray Architects, Inc. to conduct a conditions study of Old Town Hall. The results, among other conclusions, showed evident deterioration of window sills due to water penetration, deteriorated window glazing and damaged wood sashes and frames. The building's original windows are in varying states of disrepair. Many windows are inoperable, due to swelling. Despite the installation of a new, state-of-the-art, fuel-efficient heating system, renters and the management of the facility are faced with uncomfortably low internal temperatures throughout the winter months due to the structural gaps and in some cases, missing panes of these windows. In addition, on a number of occasions, rotted window frames have given-way, dropping glass panes upon the sidewalk below, a potent danger to passers-by. Having windows that adequately seal in heat will improve the visitor experience when they attend events at Old Town Hall, will make the building all the more aesthetically pleasing, will shield the interior of the building from outside elements and will provide public safety.

A detailed estimate provided by a contractor qualified to work on historic windows outlines a scope of work that will require three separate levels of restoration across Old Town Hall's sixty windows. Full restoration will have to be performed on at least 12 windows. This will partly entail repairing sashes, repainting interior and exterior wood features, re-glazing damaged panes, replacing broken panes with antique glass, installing bronze weather stripping, and lubricating parts. A less invasive form of repair deemed mechanical restoration will have to be performed on at least 20 windows. Minor repairs will be performed to 24 additional windows.



This project is consistent with the Salem Downtown Renewal Plan, which was completed in October of 2011, and is a consolidated and updated version of the previous Heritage Plaza East and West Renewal Plans. Specifically, the project aligns with the "Plan Objective" noted on page E-6, 'to preserve and enhance historic architecture and resources which are valued contributors to the civic, cultural and economic environment of the Project Area'. Also in keeping with the Plan, project details will be reviewed and approved by the City's Design Review Board and Salem Redevelopment Authority (SRA).

Letters of support were submitted by the National Park Service, the Essex National Heritage Commission, the Salem Partnership, Destination Salem, the Chairman of the SRA and Gordon College.

FINANCIAL:

	SOFT COSTS*	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA	\$	\$45,000	\$45,000
SOURCE 2: MA CULTURAL FACILITIES FUND	\$7,600	\$37,400	\$45,000
TOTAL PROJECT COST	\$7,600	\$82,400	\$90,000

TIMELINE:

The 2014 MA Cultural Facilities Fund funding announcements are due by mid-June, 2014.

The City of Salem will execute this project by contracting an architect to produce bid specifications to be included in an invitation for bids. These specifications and the project overall will be reviewed by the City's Design Review Board and Salem Redevelopment Authority, in keeping with the City's Downtown Renewal Plan and to ensure that the project's integrity is maintained. Once the contractor begins work restoring the windows, the project should take no longer than three months.

CPC RECOMMENDATION:

There is already a preservation restriction in place for this building.

The Community Preservation Committee voted unanimously with Shea not present, to recommend funding this application at \$45,000 and up to \$1000 for a CPA sign. The CPC voted to recommend \$40,000 from FY14 Historic Reserve and \$6,000 from FY14 Budgeted Reserve. This would enable the CPC to expend the full 10% minimum for Historic Resources from Fiscal Year 14. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (up to \$1000 cost added to CPA award).

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Choate Memorial Restoration
PROJECT LOCATION: Highland Ave./Boston St./Essex St. Intersection
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: Medium
CPC RECOMMENDED CPA FUNDING: \$40,000
CPC RECOMMENDED SOURCE: \$40,000 FY14 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project sign
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$40,000 in CPA funds for the Choate Monument to stabilize the surface, return the sculpture to its original appearance, and give the bronze a protective coating in order to prevent corrosion.

The Choate Memorial is set at the edge of the McIntire Historic District; located at the intersection of Essex St, Highland Ave, and Boston Street. Both Highland Ave and Boston Street are highly travelled entrance corridors into the City of Salem, which means that the statue is viewed daily by thousands of passersby. It also means however, that the statue is subject to increased copper corrosion due to acid deposition. Extensive copper corrosion results in metal loss and obscures the surface detail.

The statue is very prominent in the City not only in terms of visibility but also in terms of culture and identity. The Choate Memorial celebrates an accomplished and well respected Salem native, Joseph Hodges Choate, a lawyer and diplomat who served as Ambassador to the Court of Saint James, chairman of the American delegation to the Second Hague Convention in 1907, and was involved in many cultural and humanitarian activities. The statue speaks to the illustrative and influential role that Salem and its residents have played in the history and politics of New England, as well as the nation as a whole. The Choate Memorial was created by John Massey Rhind (1858/1860-1936), a Scottish-born, well-known sculpture whose most-familiar work is his portrait bust of Andrew Carnegie found in many libraries.

The Choate Memorial has not undergone any repairs or restoration work in many years. The statue is currently black or green from copper corrosion. As a result, it will require a complete bronze restoration. This project is necessary to restore and preserve the original details and patina of the statue. The scope of work will include research on the repatination color, cleaning the pink granite, cleaning and bronze repair, bronze repatination, and the application of a protective coating. The protective coating, along with annual maintenance, will protect the statues from extensive copper corrosion in the future. The structure will be evaluated for any internal structural issues.

The project is consistent with 1991 Preservation Master Plan's goal to protect all city-owned historic properties, including monuments (pg. 26), and to increase "public awareness of Salem's extraordinary historical, architectural and cultural resources...of Salem's residents and those who work here (pg. 47). The project supports the Vision of the 2013 Public Art Master Plan (pg. 2) which states that "Public art in Salem should contribute to the community's identity as the cultural hub of the North Shore and a center for creativity; foster community pride, ownership and a sense of belonging, and contribute to the quality of Salem's built environment." The project also supports the 1996 Master Plan priority to promote cultural tourism.

Letters of support for the restoration work are included from Historic Salem, Inc., Salem Common Neighborhood Association and the Salem Historical Commission.

FINANCIAL:

The cost of this work is estimated at \$30,000 however this number does not account for any potential structural damage. As a result, the City is asking for \$40,000 to accommodate for any unforeseen circumstances encountered during the restoration. The estimated cost for restoration of these projects was obtained from Rika Smith McNally, Rika Smith McNally & Associates, who is a Massachusetts-based art conservator.

TIMELINE:

A professional conservationist will be procured through a public procurement process through the City's Purchasing Agent. No building permits are required to complete this work. The City of Salem will need to obtain a Certificate of Non-Applicability from the Salem Historical Commission prior to any work being undertaken.

The bronze restoration work is expected to take approximately one week, unless there are uncooperative weather conditions or unforeseen circumstances. A police detail may be required while work is underway.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$40,000, with Shea not present. The CPC voted to recommend \$40,000 from FY14 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (cost may be taken from CPA award).

Note: The initial application included improvements to the Roger Conant statue - including cleaning, a coat of lacquer and mortar repair to the bronze plaque. The CPC carried over this portion of the application to the next funding round.

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Winter Island Scenic Trail
PROJECT LOCATION: Winter Island
CPA CATEGORY: Recreational land: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$50,000 (project) and up to \$1000 (CPA sign)
CPC RECOMMENDED SOURCE: \$51,000 FY15 Open Space & Recreation Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project sign (one sign with the Fort Pickering project)

PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$50,000 in CPA funds for the creation of a scenic, multi-use, fully accessible trail along Collins Cove.

Winter Island Park is a peninsula of land consisting of 27.1 acres. Its recreational resources are extensively used both by Salem residents and visitors of all ages and abilities and include a small public beach, a playground, a community garden, a state owned boat ramp, a state financed pier, a community sailing program and RV and

tent sites. Winter Island was added to the National Register of Historic Places in 1994 as part of the Winter Island Historic and Archaeological district. It contains several Native American archaeological sites dating over 6,000 years as well as the masonry and earthworks of Fort Pickering which were established in 1644. The Park was home to the United States Coast Guard and Sea Rescue Station, which was based in the historic USCG Hangar Building, one of two of this type in the country, along with the Barracks' Building and several other smaller structures. Winter Island was also the center for Salem's fishing trade throughout the 1600's.

In 2011, the City of Salem developed a comprehensive Master Plan to guide the successful renovation and redevelopment of Winter Island. The City, in concert with its consultants, undertook an extensive six month public process to develop the Master Plan. A Winter Island Park Committee was established to help guide the process. The Committee members included representatives of the Park and Recreation Commission, Salem Sound Coast Watch, Sail Salem community sailing program, Friends of Winter Island, and neighborhood residents. In addition to regular meetings by the Committee, the City also held three public meetings to enable all interested residents to review and provide valuable input during key steps in the planning process. Once finalized, the Plan was presented and approved at a public hearing hosted by the Parks and Recreation Commission. The Master Plan contains a number of key recommendations that address concerns expressed by the public during the planning process, and can be implemented in phases over time. Ultimately, the goal of the City's Master Plan is to enhance Winter Island Park's unique natural resources, preserve its historically significant properties, increase the public's access and enjoyment and enable it to operate in a financially sustainable manner.

The City seeks CPA funds in an effort to begin to carry out the Master Plan's recommendations. The proposed scope of this phase includes the creation of a scenic walkway/bike path along the perimeter of the park bordering Cat Cove in order to provide access and viewing spots of the Cove. The 1600 linear ft. waterside trail will be interpretive and will contain signage to explain the natural environment and heritage of Winter Island Park and its relationship to the surrounding Harbor and community. Benches and trash receptacles will be situated along the walkway. This new multi-use pathway will be accessible and will connect Winter Island directly to an extensive City-wide Salem Bike Path which links to both Beverly and Marblehead bike paths, thus increasing access by alternative methods.

The improvements proposed in this application are intended to take advantage of the Park's natural features, increase public access and introduce a greater level of sustainability and environmental treatments. Enhanced native plantings will be thoughtfully incorporated along the trail to minimize erosion and restore a more native seashore habitat. Improvements to existing paved edges of the parking lot will include new walkways and bio swales that will allow for safer pedestrian access and better containment of the existing storm water runoff that directly feeds into Salem Harbor.

FINANCIAL:

This request for funding is for a partial local match needed for a PARC grant application to be submitted to the Commonwealth of Massachusetts Division of Conservation Services. The City intends to apply to DCS in the amount of \$291,522. In turn, the City is required to provide a match equal to 34% of the total project cost, or \$99,117. In addition to this CPA funding request of \$50,000, the Planning Department will seek the balance of the match (\$50,000) from the CIP.

TIMELINE:

PARC Program Funding Award	October, 2014
Designer Selection Process	Jan – March, 2015
Design & Permitting*	April – June, 2015
Construction Bid Process	July – August, 2015
Construction	August, 2015 – June 2016

*Note: An Order of Conditions from the Salem Conservation Commission is required.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$50,000 and up to \$1000 for a CPA sign, with Shea not present. The CPC voted to recommend \$51,000 from FY15 Open Space & Recreation Projects Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (up to \$1000 cost added to CPA award).



APPLICANT: North Shore Community Development Corporation
PROJECT TITLE: Ward Street Pocket Park
PROJECT LOCATION: 15 Ward Street
CPA CATEGORY: Recreational land: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$40,000
CPC RECOMMENDED SOURCE: \$40,000 FY14 Open Space & Recreation Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project sign
 Enter into a Restriction

PROJECT DESCRIPTION:



North Shore Community Development Coalition (NSCDC) has requested \$68,504 in CPA funds to convert a blighted, vacant, paved lot in the urban Point neighborhood into an environmentally friendly park that will provide an open, passive recreational space for the densely populated, heavily paved, low income neighborhood.

15 Ward St. is a square lot located just east of Lafayette Street and one block north of Harbor St. It is open to public view along the Ward St. side, and it is surrounded on the other three sides by brick apartment buildings with windows that look out onto the site. Across the street from the lot are wood frame duplexes and apartment buildings which look either directly or at an angle into the site. Currently, the lot is blocked off from the public by unattractive and uninviting cement barriers, and the broken pavement makes it difficult for the elderly, disabled and young children to enter.

Following the wishes of the neighbors, NSCDC plans to build a park that is a combination of plaza and garden styles to provide the residents with a comfortable, open and airy place to stroll, sit, relax, read, think, and talk while enjoying a respite from the sea of pavement and closely packed brick structures surrounding it. Raised beds planted with ground covers and shade trees will be built with walls which can also serve as seating. There will be pathways between planted areas. Small children will have room to run around a bit, but the goal is to maintain tranquility in this space.

Residents of The Point have little or no outdoor space of their own, and they need this type of space in order to enjoy the outdoors, the sunshine, and the fresh air. The space will be transformed from a completely paved, unusable, dumping ground to an urban oasis which residents of all ages can enjoy. The Project will benefit area landlords and strengthen the property tax base by making the neighborhood more attractive, and it will benefit other local businesses to the extent that it encourages residents to leave their apartments and walk around the neighborhood.

The retaining wall which supports the 1,725 square foot property is in such poor condition that the City of Salem has condemned it and has ordered repairs, which for safety reasons must be completed before construction of the park can begin. The repairs require replacing at least the top 8 feet of the 12- foot high, 53- foot long wall, as well as demolition and rebuilding of adjacent alley walls, demolition and removal of 1,800 sq. ft. of paving, and the transportation, storage, and reuse of excavated soil. Due to the confined space, all excavation, demolition, and reconstruction will have to be done from above, a job that is estimated to take three to six weeks.

The park construction ensures that the public is protected from potentially contaminated soil by encapsulating it in asphalt, and planting trees and shrubs only in planters filled with clean soil. The construction utilizes green concepts/components and sustainable initiatives, i.e., adds trees, prevents storm runoff, uses drought-resistant plants.

NSCDC will own and operate the park for the foreseeable future. Maintenance will be provided by the same staff which maintains NSCDC's housing properties, and Youth Build students are available to keep the park clean, as they do during Get to the Point Day. NSCDC hopes to create a feeling of ownership among the residents and to recruit them for some maintenance.

The City of Salem has already demonstrated its support by awarding NSCDC \$23,000 in Community Development Block Grant (CDBG) funds to acquire the site, \$20,000 toward construction, as well as a letter of support. The Property Manager for NSCDC has written a letter of support describing the problem of illegal dumping at the site. A letter of support was provided by the leader of The Point Neighborhood Association and neighbors have articulated their support at various community meetings and have provided input to NSCDC staff on what they would like to see on the site.

FINANCIAL:

	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA	\$ 6,396	\$ --	\$ 33,604	\$ 40,000
SOURCE 2: MASSDEP GRANT	\$ 16,868	\$ --	\$ 88,533	\$ 105,401
SOURCE 3: SALEM CDBG	\$ 13,000	\$ 10,000	\$ 20,000	\$ 43,000
GAP:			\$ 8,504	\$ 8,504
TOTAL PROJECT COST	\$ 36,264	\$ 10,000	\$ 150,641	\$ 196,905

NSCDC purchased the parcel at 15 Ward Street last year using a CDBG grant of \$23,000 from the City of Salem. Also last year, the Massachusetts Department of Environmental Protection (MassDEP) awarded North Shore CDC a Rubchinuk grant of \$105,401. These funds are sufficient for repairing the retaining wall and for designing the park, but not for constructing the park. The wall repairs will cost about \$89,000 in total, which is \$42,000 more than the original DEP grant budget. On April 2, 2014, North Shore CDC received approval from MassDEP to reallocate funds from the construction of the park to the reconstruction of the retaining wall. Unfortunately, due to the higher than projected cost to repair the retaining wall, there is a funding gap that must be filled in order to fully complete the park. A CPA grant is needed to complete the project. NSCDC plans on engaging members of our Youth Build program to provide a portion of the labor required to plant ground covers. NSCDC will also explore the feasibility of obtaining in-kind contributions for some of the plant material.

Because the wall will have been repaired with the DEP grant, all CPA funds awarded will be used for design and construction of the park. If it will not be possible to grant the funding request in full, certain features of the park construction may be delayed until more funding becomes available, including lighting, benches, shrubs, and the reconstruction of the damaged and unsightly public sidewalk. However, NSCDC feels strongly that in order to make this a truly inviting and enjoyable space, the entire park should be built up front.

NSCDC will minimize landscape costs by using asphalt instead of concrete for paved surfaces, by installing a chain link fence instead of something more expensive, by minimizing the use of shrubs and maximizing the use of ground covers, by building raised beds with poured concrete instead of stone, by keeping furnishings and lighting to a minimum, and so on. Every attempt will be made to keep the costs of the park as low as possible without compromising its benefits to the environment and to the neighborhood.

The most significant unknown is what will be discovered underground during excavation for reconstruction of the wall. As with most projects in the urban parts of Salem, there is the potential for contaminated soil, which NSCDC has addressed in the Soil Management Plan (SMP) developed

by its environmental engineers. The SMP calls for all excavated soil to be returned to the site and for the prevention of human contact with the soil after the park is built through the use of impermeable surfacing and the importation of clean soil for planting beds. Also, construction contingencies have been established to address unforeseen circumstances.

TIMELINE:

CPA funding is needed from the current round of funding in order to build and plant the park during this year's growing season.

May: Begin wall repair (3-6 weeks)

June: Release landscape RFP, begin writing landscape contract, demobilize after completion of wall repair, site walk for landscape RFP.

July: Bids due, complete bid analysis, select contractor & negotiate/sign contract.

Sept.: Landscape construction (4 weeks)

The length of the design process will depend somewhat on the involvement and reactions of the community, but there is already some direction for the design and a plan to organize a small group of neighbors. Design can take place while the wall is being repaired.

CPC RECOMMENDATION:

While the application was for \$68,504, the Community Preservation Committee voted unanimously, to recommend funding this application at \$40,000, with Northcutt and Shea not present. The CPC voted to recommend \$40,000 from FY14 Open Space & Recreation Projects Reserve. This would enable the CPC to expend the full 10% minimum from Fiscal Years 14. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed (cost may be taken from CPA award).

APPLICANT: Salem Community Gardens
PROJECT TITLE: Salem Community Gardens for All!
PROJECT LOCATION: Palmer Cove Park, Mack Park, Pickman Park
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$22,048 (project) and up to \$1000 (CPA signs)
CPC RECOMMENDED SOURCE: \$12,010 FY14 Budgeted Reserve
 \$11,038 FY15 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA project signs
PROJECT DESCRIPTION:



The Salem Community Gardens (SCG) has requested \$24,458 in CPA funds to create more accessible, secure and educational, community gardening spaces.

SCG, a non-profit organization, currently operates 3 gardens in the City of Salem. Community gardens are proven to be an integral part of urban renewal. While the gardens are relatively small, plants grown are aesthetically pleasing to many people, provide fresh produce and clean oxygen, and sequester carbon. Gardeners utilize organic growing practices so the land used by the gardens is not degraded. Since 2007, Salem

Community Gardens has provided almost 1500 Salem families with places to grow fresh-grown vegetables and plants, as well as passive recreation, physical activity, a sense of community, connection with nature, and neighborhood improvement. The current enrollment includes 400 families. In addition to private citizens, many groups have maintained plots in the gardens. These community groups include the Boys & Girls Club, several Salem Public Schools, Salem Community Child Care Center, and civic groups such as Boy and Girl Scout troops.

Since SCG's inception, volunteers have worked to create spaces that are both inviting to residents and secure against theft and garden pests. In that time, its members have built the existing gardens from the ground up including tasks such as: building of raised garden beds, fencing, compost bins, and watering stations. This has been done with all volunteer labor, monetary donations, and by charging a small fee to gardeners.

SCG volunteers installed the garden fences at Palmer Cove and Mack Parks in 2007 and 2008 as temporary perimeters. They are ineffective at deterring theft by both humans and animals. The entrance gates are flimsy and not accessible by people with physical disabilities. SCG is requesting CPA funds to meet SCG's goal of improved accessibility and security. Funds will be used to install fences with wheelchair accessible entrances at two of the gardens (Palmer Cove and Mack Park) as well as sheds (Pickman Park and Palmer Cove). Installation of fencing will help to define the spaces, as well as improve accessibility to those with physical challenges. The tasteful sheds will house valuable tools and equipment that is shared among gardeners. In addition, all three gardens will receive attractive, educational signage in both English and Spanish.

Palmer Cove Park is highly visible by residents of the abutting Salem Housing Authority building, teachers, parents, and students at the nearby Saltonstall School, members of Palmer Cove Yacht Club, and neighbors in Salem Point. The garden located at Mack Park is less visible to neighbors and street traffic, but can be seen by foot traffic between Mason and Grove Streets as well as those who attend softball games, or accompany small children to the nearby playground.

The project supports many recommendations of current City of Salem planning documents: the Community Preservation Plan, the Salem Point Vision Action Plan, the City of Salem Open Space and Recreation Plan, the City of Salem Five-Year Consolidated Plan, and the City of Salem North River Canal Corridor Master Plan.



After work funded by the CPA is completed, SCG board members and volunteers will conduct recruitment outreach to Palmer Cove neighbors who live in Salem Point to increase the number of gardeners who come from underserved populations living in this neighborhood. SCG will also create at least one wheelchair accessible garden bed at each of the three gardens that will be available in the Spring of 2015. Upon their completion, Salem’s Commission on Disabilities will be informed so that residents will be aware of their availability.

Letters of support were provided by Brett Mentuck, Patricia Hale, John Pelletier (Mass in Motion Program Coordinator), Doug Bollen (COO of Boys & Girls Club of Greater Salem), Edward Zielinski, Brian Beiler, Clare Giuffrida, Lee & Joshua Gillis, Amy M. Smith, Ph.D., Elizabeth Hutchinson, Cindy Rhodes and Brooke Saba.

FINANCIAL:

Palmer Cove Fence	\$10,800
Mack Park Fence	\$ 7,950
Mack Park Shed	\$ 2,299
Palmer Cove Shed	\$ 999
	\$22,048

Salem Community Gardens is a volunteer-run organization. Members of the board of directors and gardeners pay a small fee that covers general operating costs. Aside from making annual purchases of replacement tools, compost, and materials for general maintenance, there has not been much money left over. Volunteers have completed most projects that have allowed the gardens to flourish.

SCG will complete the fencing project using a skilled installation company. A professional sign company will be hired to make visually appealing signs. Other aspects of the project, including signage design, Spanish translation services, design and building of the wheelchair accessible garden beds, and outreach to Salem Point residents will be completed by volunteer members of Salem Community Gardens, along with members of the community who will donate in-kind services.

TIMELINE:

SCG has already received approval for the proposed work, and the design of the fence and sheds, from the Park and Recreation Commission.

Spring and Summer, 2014 – Wheelchair-accessible fences and sheds installed at Mack Park & Palmer Cove gardens.

Summer and Fall, 2014 – Bilingual, educational signs designed by SCG volunteers & professionally printed and installed at Mack Park, Palmer Cove, and Pickman Park Community Gardens.

Winter and Spring, 2015 – Outreach efforts begin by SCG volunteers and community members in Salem Point Neighborhood, recruiting residents to participate in Palmer Cove garden.

Spring, 2015 – At least one wheelchair-accessible raised bed to be built at each of the three gardens by SCG volunteers, using SCG funds.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$22,048 and up to \$1000 for three CPA signs, with Boris not present. The CPC voted to recommend \$12,010 from FY14 Budgeted Reserve and \$11,038 from FY15 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That CPA project signs be installed (up to \$1000 cost added to CPA award).

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: “Great Spaces for Great Places”
 Pocket Park Rehabilitation
PROJECT LOCATION: Driver Park and Patten Park
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: Medium
CPC RECOMMENDED CPA FUNDING: \$22,500 (project) and up to \$1000 (CPA signs)
CPC RECOMMENDED SOURCE: \$19,995 FY14 Budgeted Reserve
 \$2,505 FY15 Open Space & Recreation Reserve
CPC RECOMMENDED CONDITIONS: Install two CPA project signs
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$53,500 in CPA funds to rehabilitate four pocket parks in residential neighborhoods for the passive recreational enjoyment of the residents, and to transform these great spaces into great places. Because the CPC is only recommending funding in this round for two of these parks, only Driver Park and Patten park are included in this summary.

The project proposes to rehabilitate and restore two small pocket parks in residential neighborhoods. Driver Park is located on the corner of Essex Street and

Summer Street, across from the Witch House. It is oriented towards the intersection and, due to its proximity to downtown, sees a large amount of both vehicular and pedestrian traffic. Patten Park is at the corner of School Street and Buffum Street. Highly visible at this intersection, it is only one block away from busy North Street, but feels like a quiet respite spot, integrated into the fabric of the neighborhood.

Salem’s unique diversity of neighborhoods is part of what makes it a great city. These spaces have the potential to become great places – providing a place for passive recreation within each neighborhood, enhancing the sense of community, and improving the quality of life for the residents. These parks can become true resources to the neighborhoods they are located in, adding to their unique character and strengthening their fabric.

The Scope of work includes:

Driver Park

- Installing a new flagpole, similar to the one originally located in the park
- Enlarging and improving the decorative planting beds (new soil and edging)
- Planting additional shade trees, shrubs, and perennials to provide shade, screening, and aesthetic enjoyment
- A new waste receptacle and bench

Patten Park

- Removing the existing old concrete and wood benches, replacing them with new city-standard benches, made of more durable materials
- Removing the existing old waste receptacles and replacing with a new city-standard waste receptacle
- Installing new shrubs and perennials in existing planting beds
- Improving planting beds (new soil)
- Repairing the existing metal edging along the stone dust path
- Replenish the stone dust in the path

There is not a critical deadline associated with this work, however, these parks are long overdue for improvement. Patten and Driver Parks have been cared for with limited resources by neighborhood groups. Investment in these parks by the City would enable these groups to realize some of their long-time aspirations for improvement of these spaces.



The City will collaborate with the applicable neighborhood associations in the development of these parks. Given the history of involvement and stewardship of the neighborhood groups, it is likely that neighborhood volunteers will donate their time toward the improvements and maintenance of these parks.

The project is consistent with recommendations outlined in City of Salem Open Space and Recreation Plan: Seven Year Action Plan (2007 to 2014) - 2010 Update and City of Salem Master Plan Update and Action Plan - 1996.

Because both of these parks are also located on or adjacent to busier thoroughfares, they will also improve the general image and feel of Salem to those visitors and workers who will pass by. As potential neighborhood attractions and resources, these parks have the potential to enhance the tax base by increasing the desirability of the neighborhoods they are located in.

Included in the application package are letters of support from the City of Salem Beautification Committee, the Historic Derby Street Neighborhood Association, and the Mack Park Neighborhood Association. These organizations have been actively involved in improving neighborhoods.

FINANCIAL:

Estimates for the work at each park:

Patten Park

- Remove 4 existing benches
- 4 new benches with concrete pads
- remove 2 existing trash receptacles
- 1 new trash receptacle with concrete pad
- 2 shrubs at back corner
- replenish stone dust in path
- repair metal path edging
- loam for perennial planting area
- perennial plantings

TOTAL \$14,000

Driver Park

- 1 new flag pole
- loam for planting beds (front & rear)
- perennial plantings in front bed
- metal bed edging
- 15 shrubs at fence/wall line
- 2 new trees
- 3 vine trellises
- perennial plantings in rear bed
- 1 bench (backless)
- 1 new waste receptacle

TOTAL \$ 7,500

TIMELINE:

- Estimated receipt of CPA funds: Beginning July 2014
- Research, Design, Community outreach: July-August 2014
- Bidding of project: August-September 2014
- Construction Start: September-October 2014
- Construction Significant Completion: November 2014
- Spring planting of perennials, follow-up community outreach: April/May 2015

Total estimated construction time is approximately 1 month. Completion of construction and installation of plant materials will be seasonally dependent. Should funding be received later than July 2014, construction start may be delayed until Spring 2015.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$22,500 and up to \$1000 for two CPA signs, with Boris not present. The CPC voted to recommend \$19,995 from FY14 Budgeted Reserve and \$2,505 from FY15 Open Space & Recreation Projects Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA project sign be installed at each park (up to \$1000 cost added to CPA award).

Note: The initial application included improvements at Swiniuch Park and the park at Jefferson/Lawrence. The CPC did not recommend funding for Swiniuch Park and recommended carrying over the application for the park at Jefferson/Lawrence until the next funding round.