



City of Salem Community Preservation Committee



Round 2

Report on Funding Recommendations for the Salem City Council

May 11, 2015

Community Preservation Act
FY15 Funding Round
(FY16 and Carried Over 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**
 - **Harbor and Lafayette Homes** **\$100,000**

- **Historic Resources**
 - **Salem Council Chambers Historic Artwork Conservation/Restoration** **\$25,000**
 - **Greenlawn Cemetery: Dickson Memorial Chapel Restoration** **\$86,000**
 - **Charter Street Burial Ground Preservation/Improvement** **\$90,550**
 - **House of the 7 Gables: Hawthorne Birthplace Roofing Project** **\$19,850**
 - **Hamilton Hall Window Restoration** **\$20,000**
 - **Salem Common Fence Restoration** **\$60,000**

- **Open Space/Recreational Land**
 - **Forest River Conservation Area Trail Infrastructure Upgrades** **\$15,000**
 - **McGlew Park Redesign** **\$79,000**
 - **Mary Jane Lee Park Improvements** **\$85,575**
 - **Camp Naumkeag Rehabilitation Master Plan** **\$25,000**
 - **Bates Elementary School Playground** **\$45,000**

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 is \$772,912.75. This includes the FY16 funding estimate of \$504,450 (not including funds set aside for administration costs) and carried over FY15 funds of \$268,462.75.

The CPC is recommending funding for projects totaling \$650,975. If awarded, the minimum of 10% minimum spending in each of the three categories will be satisfied.

This will leave a balance available of \$121,937.75, which will be carried over. Please note that the available funding will also increase in November, 2014 when late payments, unspent FY15 admin, surcharges received over \$450,000, the increase in the State match from FY15, interest and other extra funds are reported to the Department of Revenue and placed into the Fund Balance. In addition, the 18% match for FY16 could increase, if additional CPA funds is approved by the State.

Salem is still awaiting guidance from the DOR regarding the \$50,000 City contribution (blended funds); therefore these funds are not included in the calculations.

Available funds = \$772,912.75 (not including funds set aside for administration costs; does not include \$50,000 blended) - Additional funds will be available in November when late payments, unspent FY15 admin, the increase in the State match from FY15, surcharges received over \$450,000, etc. are added, as well as if additional dollars are approved by the State

Available Funds:	\$178,675.00	\$89,787.75	\$53,100.00	\$53,100.00	\$53,100.00	\$345,150.00
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APPLICATIONS RECOMMENDED FOR FUNDING	H M OR L PRIORITY	FY15 FUNDING ROUND RECOMMENDATION	FY15-Budgeted Reserve	Fund Balance	FY16-Community Housing	FY16-Historic Resources	FY16-Open Space/ Recreation	FY16 - Budgeted Reserve
Community Housing								
Harbor and Lafayette Homes	High	\$100,000.00	\$46,900.00		\$53,100.00			
Historic Resources								
Artwork Restoration: Council Chambers	High	\$25,000.00				\$25,000.00		
Dickson Chapel @ Greenlawn	High	\$86,000.00	\$8,575.00	\$69,787.75				\$7,637.25
Charter St. Burial Ground	High	\$90,550.00	\$82,300.00			\$8,250.00		
7 Gables: Hawthorne birthplace roof	High	\$19,850.00				\$19,850.00		
Hamilton Hall Window Restoration	High	\$20,000.00		\$20,000.00				
Salem Common Fence Restoration	Medium	\$60,000.00						\$60,000.00
Open Space & Recreational Land								
Forest River Trails	High	\$15,000.00					\$15,000.00	
McGlew Park Redesign	High	\$79,000.00	\$40,900.00				\$38,100.00	
Mary Jane Lee Park Improvements	High	\$85,575.00						\$85,575.00
Camp Naumkeag Master Plan	High	\$25,000.00						\$25,000.00
Bates School Playground	Medium	\$45,000.00						\$45,000.00
	Subtotal:	\$650,975.00	\$178,675.00	\$89,787.75	\$53,100.00	\$53,100.00	\$53,100.00	\$223,212.25
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$121,937.75
TOTAL UNDESIGNATED		\$121,937.75						

APPLICANT: North Shore Community Development Coalition
PROJECT TITLE: Harbor and Lafayette Homes
PROJECT LOCATION: 104-106 Lafayette & 15-17 Harbor Streets
CPA CATEGORY: Community Housing: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$100,000
CPC RECOMMENDED SOURCE: \$46,900 FY15 Budgeted Reserve
 \$53,100 FY16 Housing Reserve
CPC RECOMMENDED CONDITIONS: Enter into an Affordable Housing Restriction
 Install a 4'x4' CPA construction sign
 That the work only includes preservation activities

PROJECT DESCRIPTION:



North Shore Community Development Coalition (NSCDC) requested \$150,000 in CPA funds toward preservation of 27 units located in the Point Neighborhood, consisting of SRO and 1 bedroom apartments, for low income individuals.

Harbor and Lafayette Homes (HLH) consists of 2 individual properties: 15-17 Harbor Street and 104-106 Lafayette Street, both in Salem. 15-17 Harbor Street is a 3-story, 17 unit SRO building, each unit containing a bathroom and kitchenette. North Shore Community Development Coalition purchased this building this past fall. Planned rehabilitation and

preservation of the building includes updating and repairing the exterior stucco and brick veneer to make it watertight and ensuring it's structural integrity, replacing the building systems to make them more energy efficient and upgrading the bathrooms and kitchens.

104-106 Lafayette Street is a 3-story building with North Shore CDC offices on the ground floor, and 10 units of SRO housing on the upper floors. Residents are mostly very low income individuals, including 4 units reserved for clients of the Department of Mental Health. Acquired in 2001, the units were reconfigured from a rooming house into individual contained units with bathrooms and kitchenettes. Limited rehab was done at the time of acquisition due to budget constraints. As a result, at this time the building is in need of considerable work including new mechanical systems, roof, windows, brick pointing to fix structural issues including water leaks, adding insulation, and refurbishment of the commercial storefront. In addition the kitchens and bathrooms need to be replaced. The commercial and residential units are fully occupied.

This project is located in Salem's historic Point neighborhood. 104-106 Lafayette Street is located on the Lafayette St Corridor, close to downtown and thus is visible to anyone entering the downtown from that street. 15-17 Harbor Street is located only a short distance away, a few buildings in from Lafayette Street and directly across from the new affordable mixed income development at St. Josephs, now called 135 Lafayette Street, which has done quite a bit to improve the immediate area.

North Shore Community Development Coalition has focused much of its work in the Point because the area has some distinguishing characteristics from surrounding neighborhoods: high population density, lack of green space, high proportion of multi-family housing and high concentration of immigrants. The neighborhood was once composed of factory housing which has been neglected over recent decades, leaving it blighted and without stable resources for its residents. This project is an important piece of this larger community development initiative and also represents a unique opportunity to preserve housing specifically targeted for low-income, formally homeless individuals—many requiring supportive services.

Both buildings are almost entirely 100% occupied, as these types of units are in short supply in Salem. At both buildings, the CDC will provide service-enriched housing. At 15-17 Harbor St, the focus will be primarily on serving formally-homeless, low-income youth aging out of the foster care system with one live-in manager's unit in the building. Referrals for placements in these units will be facilitated directly through the CDC and its YouthBuild program partners, as well as through direct referrals from local and regional service providers. At 104-106 Lafayette St we will continue to reserve four units for DMH clients and the remaining apartments for low and very low-income individuals.



Harbor and Lafayette Homes will provide 27 affordable studios and small one bedrooms for single occupants, all targeted to individuals earning less than 60% of the area median income. Seven units will be set aside for formally-homeless individuals earning up to 30% of AMI (ELI households). The project has recently been awarded 16 project-based MRVP subsidies along with \$2,500 per unit annually for services, which will allow North Shore CDC to provide the most affordable housing possible and also generate sufficient income to operate these facilities and pay debt service

There is a significant demand for housing reserved specifically for young people emerging primarily from the foster care system without sufficient ability to pay market rate rents. Each year, about 20,000 adolescents, nationally, and approximately 800 in Massachusetts, leave the foster care system and attempt to live independently. These youth are discharged from foster care at the age of 18 or shortly thereafter; in other words, they “age out” of care, and are thus “on their own” at a relatively early stage in the transition to adulthood. We have experienced this situation with many of the young people in our YouthBuild program

Residents of both properties will have excellent access to supportive services, with agencies such as North Shore CDC, Salem Community Health Center, Catholic Charities, Plummer Home and the Salem Community Charter School accessible by foot or public transportation. In addition, the CDC recently created a Family Stability Coordinator position to assist residents in our properties to enhance the quality of their lives, empower them and encourage them in taking the steps to achieve self-sufficiency

FINANCIAL:

	SOFT COSTS	ACQUISITION	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$	\$	\$150,000	\$150,000
SOURCE 2: CDBG + SALEM GRANT	\$	\$50,000	\$10,000	\$60,000
SOURCE 3: SOFT SUBSIDY	\$718,465	\$941,535	\$490,000	\$2,150,000
SOURCE 4: LIHTC	\$1,097,249	\$600,000	\$1,001,100	\$2,698,349
SOURCE 5: PERM LOAN	\$	\$	\$350,000	\$ 350,000
SOURCE 6: SPONSOR LOAN	\$	\$138,465	\$147,233	\$285,698
TOTAL PROJECT COST	\$1,815,712	\$1,730,000	\$2,148,333	\$5,694,045

TIMELINE:

Development Schedule:	<i>Original</i>	<i>Revised</i>	
CPA Application Date	03/20/15		This project timeline assumes a DHCD funding round in April 2015, awards announced in July 2015, and a construction closing five months thereafter.
Construction Loan Closing	12/1/15		
Initial Loan Closing (MHFA only)	n/a		
Construction Start	12/1/15		
50% Construction Completion	4/1/16		
Construction Completion	7/1/16		
First Certificate of Occupancy	7/1/16		
Final Certificate of Occupancy	8/1/16		
Sustained Occupancy	9/1/16		
Permanent Loan Closing	9/1/16		

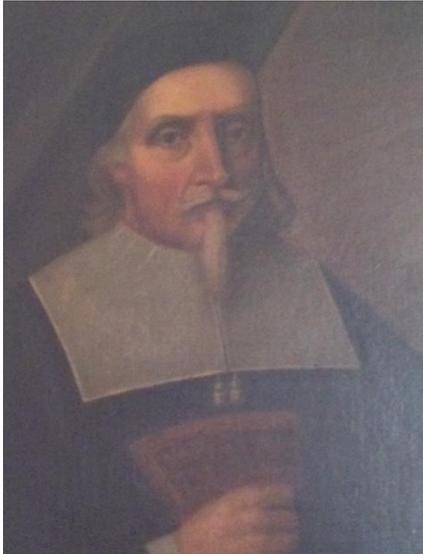
CPC RECOMMENDATION:

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

The Community Preservation Committee voted 6-2 with Hoskins and McCrea dissenting and Northcutt not present to recommend funding this application at \$100,000. The CPC voted to recommend \$46,900 from FY15 Budgeted Reserve and \$53,100 from FY16 Housing Reserve. This would enable the CPC to expend the full 10% housing minimum from Fiscal Years 16. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA 4'x4' construction sign be installed (cost may be taken from CPA award); and
- That the applicant grants the city affordable housing restrictions on the buildings/units
- That the work funded with CPA only include preservation activities as provided by the DHCD Public Housing Notice 2013-12.

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Conservation & Restoration of Historic Artwork
PROJECT LOCATION: City Council Chambers
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$25,000
CPC RECOMMENDED SOURCE: \$25,000 FY16 Historic Reserve
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$25,000 in CPA funds to conserve and restore three historic portraits located in Salem City Hall Council Chambers.

The City of Salem is in possession of several fine antique oil paintings that feature prominent individuals important to the history of the city. Oil paintings and the frames that surround them need to be maintained periodically in order to last well into the future. Dust, dirt and grime accumulate on the surface of paintings and picture frames over time and eventually darken and discolor the art objects. Also, exposure to varying temperatures and levels of humidity cause and or exacerbate condition issues. In addition, the manner in which an art object was created factors significantly into the condition of each individual item.

The paintings in City Hall have a variety of different condition issues. The paintings and their frames are all dirty and discolored. In addition, some have unstable paint surfaces with cracking and or lifting of the paint film. Some of them have areas of ornamentation that need repair. The entire collection needs to be examined in a studio setting by fine art restoration professionals in order to determine the appropriate treatment plan for each individual work of art.

The portraits:

Portrait of John Endecott painted by George Southward in 1873: The painting was presented by WM. G. Endicott to the City of Salem in 1892. The subject, John Endecott, who was born c. 1588 and died March 15, 1665, and served as the first governor of the Massachusetts Bay Colony in 1629.

Portrait of Simon Bradstreet by an unknown artist painted and presented to Salem in 1892: Salem resident Simon Bradstreet, among others including John Winthrop, helped to found Boston, the capital of the Massachusetts Bay Colony. Before he served as the last governor of the Colony, Bradstreet and Endecott, the subject in the aforementioned painting, were at odds with each other over beliefs concerning charter rights. Fittingly the two face each other as they hang on opposite walls.

Portrait of John Glen King painted by Salem artist, Frank W. Benson: The subject, John Glen King, was born in Salem on March 19, 1787 and served as the first president of the Common Council of Salem. The artist, Frank W. Benson, is celebrated as one of America's best impressionist painters. Benson was a native of Salem, born into a prosperous old Salem family. The painting in City hall by Benson is a copy of the original painting by the artist Charles Osgood, a Salem artist who painted many portraits for Salem.

Project Scope of Work:

- Conduct an examination of the paintings and frames by qualified professionals in the field of conservation and restoration to determine the condition.
- Depending on the examination the following may include but not limited to:
 - Cleaning
 - Stabilizing
 - Lining
 - Retouching
 - Varnishing
 - Rewiring/Remounting
 - Stretching

Many works of art have lifespans that last for centuries. Yet, with long age comes eventual deterioration – this is true for artwork just as it is for most other objects. For paintings, everything from environmental changes to the specific materials used by the artist can contribute to the degradation of a piece over time. Fortunately, periodic restoration of artwork can help to significantly reverse the ravages of time and bring stability to the artwork. The goal is to stabilize and preserve these works of art for the enjoyment of present and future generations.

Art immortalizes people, places, and events. Artists create a visual record of life experiences. Artists serve as historians in this role, documenting life on canvass, photography, or sculpture. Art helps us organize our world. It is one means by which we understand our society and culture, and the society and cultures of others. Art is important as an intellectual stimulant. A good artist advances culture and civilization by provoking thought, introspection, and discussion. Art communicates across all cultures, tells the stories of the past and present, and inspires minds, both young and old. Art is for everyone.

TIMELINE:

July – August, 2015 - Procure Conservator

September, 2015 - Works Begins

Completion of Project will depend on the findings of the conservator and the amount of restoration needed for the portraits and the frames.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Northcutt not present, to recommend funding this application at \$25,000. The CPC voted to recommend \$25,000 from FY15 Historic Reserve.

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Dickson Memorial Chapel Restoration
PROJECT LOCATION: Greenlawn Cemetery/57 Orne Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$85,000 (project) & up to \$1,000 (sign)
CPC RECOMMENDED SOURCE: \$8,575 FY15 Budgeted Reserve
 \$69,787.75 FY15 Fund Balance
 \$7637.25 FY16 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: Install a 4'x4' CPA sign
PROJECT DESCRIPTION:



The Dickson Memorial Chapel is located on the grounds of the Greenlawn Cemetery. The chapel is sited on a level grassed area at the crest of a hill. While small in size, the chapel is a prominent structure and is widely visible throughout the cemetery.

Following the conservatory's removal in the 1980's, the interior of the Dickson Memorial Chapel continued to suffer deterioration due to the lack of an appropriate heat source, resulting in crumbling interior stonework and ornate carvings. Cracks in the exterior masonry have allowed water to penetrate the

walls and have resulted in damage to the interior sandstone and terra cotta masonry. In addition, ongoing cracking problems with the 10' doors, posed security problems and allowed wind and water to penetrate the building, thus further accelerating the building's condition.

According to the 1998 Historic Preservation Maintenance Plan completed by Finch & Rose for several City-owned properties, the chapel "has significant masonry deterioration problems and requires comprehensive repairs to gutters, downspouts and flashings, as well as the heating system; once these problems are corrected, the building could be returned to use for memorial services which will be the best way to ensure its long term preservation." Utilizing limited funds, the City has incrementally made improvements to address the basic issues with the chapel and to attempt to limit further deterioration. A new heating system has been installed, the landscaping around the building has been trimmed and cleared, and the vines have been removed from the masonry. However, a greater amount of funds than is available is necessary in order to restore the masonry elements.

The goal of this project is to stop water and weather infiltration in the Dickson Memorial Chapel and restore some of the building's deteriorated historical fabric. This work will include repair and/or replacement of the exterior downspouts, repair and repointing of the brick masonry at the furnace vent location, repair and repointing of the stone masonry buttress, repairs/replacement to several interior sandstone and terra cotta masonry pieces, scraping and repainting around the stained-glass windows, installation of window glazing panels, and cleaning and repainting of the interior masonry walls. This project, coupled with other recent work to restore the 10' conservatory doors and the installation of a new mechanical system, will help to secure the building's condition and make it able to be used more regularly for memorial services as originally intended.

The Dickson Memorial Chapel's public benefit is two-fold: it provides a location for bereavement and memorial services as well as contributing to the beautiful landscape of the historically significant Greenlawn Cemetery.

While the Chapel has been occasionally utilized by community groups, including the Friends of Greenlawn, for public events, its primary and originally intended use is as a memorial chapel. With additional restoration, the City foresees the building being used more frequently which would ultimately assist in its preservation. The Cemetery Commission charges a minimal fee for those that wish to use the building. These funds are directed into the Dickson Endowment Fund and then utilized for repair costs to the chapel and Greenlawn Cemetery.

Influenced by the Rural Cemetery Movement, Greenlawn Cemetery is unlike many other cemeteries in that it is also a popular location for area residents to walk and reflect. It has a large collection of botanical specimens and attracts a wide variety of wildlife making it a respite for residents of North Salem and beyond.

Finally, as a newly nominated National Register Historic Property, Greenlawn Cemetery as a whole contributes to the diversity and expanse of Salem’s historic resources. The protection, restoration and maintenance of our historic resources works to strengthen our efforts to improve the quality of life for Salem residents and, as a major tourist destination, Salem’s residents benefit by employment opportunities and tax revenues.

FINANCIAL:

	SOFT COSTS	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$15,000	\$70,000	\$85,000
SOURCE 2: MHC MPPF GRANT	\$	\$50,000	\$50,000
TOTAL PROJECT COST	\$15,000	\$120,000	\$135,000

The City is planning to submit a grant application to the Massachusetts Historical Commission for a Massachusetts Preservation Projects Fund grant in the amount of \$50,000. The grant requires that the City provides a 100% match to these funds in addition to covering soft costs and construction contingency.

Separately, the Friends of Greenlawn Cemetery has been actively fundraising to assist in the restoration of the Dickson Memorial Chapel. In November 2014, they applied for and received a \$10,000 grant from the Salem Five Heritage Foundation to restore the 10 foot doors along the south side of the chapel. Their current fund raising efforts, which include a t-shirt campaign and fundraising event, will help fund the full restoration of the stained glass windows. Long term, the group hopes to see the conservatory restored.

TIMELINE:

June 2015: Community Preservation Funds awarded & MPPF Funds awarded
 July - September 2015: Finalize bid drawings and specifications
 October 2015-January 2016: Procure contractor
 February 2016: Construction begins
 June 2016: Construction completed

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously with Northcutt not present, to recommend funding this application at \$85,000 and up to \$1000 for a CPA sign. The CPC voted to recommend \$8575 from FY16 Budgeted Reserve, \$69787.75 from FY15 Fund Balance and \$7637.25 from FY16 Budgeted Reserve. The CPC’s recommendation is subject to the following recommended conditions:

- That a 4’x4’ CPA sign be installed (up to \$1000 cost added to CPA award).

APPLICANT:	Dept. of Planning & Community Development
PROJECT TITLE:	Charter St. Burial Ground Preservation & Improvement
PROJECT LOCATION:	51 Charter Street
CPA CATEGORY:	Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$90,050 (project) and up to \$500 (CPA sign)
CPC RECOMMENDED SOURCE:	\$82,300 FY15 Budgeted Reserve \$8,250 FY16 Historic Reserve
CPC RECOMMENDED CONDITIONS:	Install a 18"x24" CPA sign
PROJECT DESCRIPTION:	



The City of Salem Department of Planning and Community Development (DPCD) requested \$149,050 in CPA funds for the historic preservation and restoration of the Charter Street Burial Ground.

Charter Street Burial Ground, the City's oldest burial ground, is a 1.47 acre green space located within the boundaries of Charter Street, Central Street, Derby Street and Liberty Street. Established in 1637, Charter Street Burial Ground is the City's oldest burial ground. The burial ground is a highly visible, a historical asset that is well documented, and visited by thousands of tourists per year.

The goals of this project are 1) preservation and restoration of headstones and tombs; 2) improve pathways and circulation including signage, installation of pathway borders, and improvements to existing pathway surfaces; 3) installation of appropriate lighting within the cemetery; 4) installation of a closed circuit security camera system; 5) landscaping and vegetation improvements. All of these project goals are proposed to assist visitor access, decrease vandalism, and continue to preserve and protect the headstones, tombs and other historically significant features of this National Historic Site.

Freeze/thaw damage, deterioration of marble and limestone due to acid rain, compaction of pathways and new cut-through pathways created by visitors have all contributed to the deterioration of the burial ground and headstones. In addition, vandalism is a significant threat as visitors have been known to take pieces of headstones that are already fractured or in disrepair. As described in the "Salem Burying Grounds Planning Project" of 2002, one of the most effective ways to deter vandalism is to maintain and enhance conditions of the burial ground. The integrity of the headstones, tombs, and pathways will be preserved, restored and significantly improved to protect this National Historic Site, while keeping the Cemetery open to the public to enjoy.

Charter Street Burial Ground is the oldest cemetery in Salem, one of the oldest in the United States and is significant for the following reasons:

- Status as part of a National Register district: The 1.47 acre burial ground is located at the center of the Charter Street National Register District.
- Important connection to local, regional and nationally significant citizens: Some citizens include Nathaniel Mather, Chief Justice Benjamin Lynde, Governor Simon Bradstreet, Samuel McIntire, Nathaniel Bowditch and many others.
- Rare examples of gravestone artistry from well-known gravestone carvers include: Headstones from the 17th and 18th centuries are predominately slate with carvings of winged skulls, winged faces, urns and willows completed by the Lamson family. As described by the "Salem Burying Grounds Planning Project" of 2002, the Essex Institute wrote about the gravestone of Miss Mary Cromwell (d. 1683) as "the finest and only perfect example of its ancient gravestones known to exist in the country and one of the two or three now standing in New England." The

stone is also attributed to a well-known gravestone carver of the time known as the Old Stone Cutter of Boston.

- Important tourist destination: There are current ten (10) private tour groups that guided approximately 8,000 people through Charter Street Burial Ground last year in addition to the thousands of people who visit Salem annually that conceivably walk through this highly visible and well know cemetery (Ron Malioneck, Cemetery Commissioner).

FINANCIAL:

	SOFT COSTS	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$15,000	\$134,050	\$149,050
TOTAL PROJECT COST	\$	\$	\$149,050

Preservation and Restoration of Headstones and Tombs, 50-75 (tombs and headstones) - \$50,000
 Landscape Architect Expertise in pathway improvements/project mgt. - \$15,000
 Post and Chain Fencing Installed, 180 sections (2 inch post with chain suspension) -\$18,000
 Stone Dust Materials and Installation - \$6,000,
 Landscaping - \$2,000, Signage - \$4,000, Lighting and Electrical - \$35,000,
 Security Cameras and Radio Control 2 cameras and 1 controller installed - \$5,500.
 Contingency 10% - \$13,550

The Cemetery Commission has been working with private tour groups and residents to secure long-term funding for maintenance through a “Friends of Charter Street” association although the organization is still working on its formation. For the purpose of this project, the Community Preservation Act funds will be utilized for the entire preservation and restoration project.

TIMELINE:

June 2015: Community Preservation Funds awarded, Procure Landscape Architect, Procure Conservator, Finalize bid drawings and specifications (signage, lighting, pathway restoration) SRA/DRB Review

July: Procure contractor, Headstone and Tomb Conservator Conservation, Electrical and Lighting Installation, Procurement of Materials by contractor (pathway, lighting, landscaping)

August: Headstone and Tomb Conservation, Electrical and Lighting Installation, Installation (pathway improvements, signage, and landscaping if needed)

September: Headstone and Tomb Conservation, Electrical and Lighting Installation, Pathway Improvements, Signage and Landscaping (if needed), Final Walk through- September 30, 2015

October: Project Finished.

CPC RECOMMENDATION:

The Community Preservation Committee voted 5-1 with McCrea dissenting, with Shea and Boris abstaining and with Northcutt not present, to recommend funding this application at \$90,050 and up to \$500 for a CPA sign. The CPC voted to recommend \$82,300 from FY15 Budgeted Reserve and \$8,250 from FY16 Historic Reserve. The CPC’s recommendation is subject to the following recommended conditions:

- That a CPA 18”x24” sign be installed (up to \$500 cost added to CPA award).

The application will be kept open to allow the City to come back for lighting and/or fencing.

APPLICANT: The House of the Seven Gables
PROJECT TITLE: Nathaniel Hawthorne Birthplace Reroofing Project
PROJECT LOCATION: 31R Hardy Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$19,350 (project) and up to \$500 (CPA sign)
CPC RECOMMENDED SOURCE: \$19,850 FY16 Historic Reserve
CPC RECOMMENDED CONDITIONS: Enter into a Preservation Restriction
 Install a CPA 18"x24" construction sign

PROJECT DESCRIPTION:



The House of the Seven Gables requested \$19,850 in CPA funds to the complete reroofing of the Nathaniel Hawthorne Birthplace.

The project is the complete reroofing of the Nathaniel Hawthorne Birthplace (circa 1750), located on the historic campus of The House of the Seven Gables. The project will consist of roof, rake board, downspout, and gutter replacement. The goals of the project are to help protect the exterior of the building, to mitigate further interior deterioration, and to protect the historically significant artifacts on display

within the house. This project is needed because deferred maintenance has brought the Hawthorne Birthplace's need for preservation and restoration work to a critical level. The project described should not be delayed, as further deterioration would be imminent.

Nathaniel Hawthorne's connection to Salem has made the city a pilgrimage site for lovers of American literature. Best known for his novel *The Scarlet Letter*, which Henry James described as "the finest piece of imaginative writing yet put forth in the country", Hawthorne is recognized as the author who put American literature on the world stage. Hawthorne's legacy has characterized the city as a place of great literary importance. Preserving the house in which he was born will enhance Salem, the city in which great American literature was born.

The preservation and restoration of the Hawthorne Birthplace benefits the public, as it is open to the public and visited by 90,000+ museum guests a year. The house contains galleries of items owned by Hawthorne and his family and furnished examples of mid-18th century rooms, which are explored by visitors on a self-guided tour. The project will serve tourists as well as the local population, since entrance to The Gables' grounds and museum admission are free for Salem residents. The project will benefit neighbors by aesthetically improving the neighborhood.

The House of the Seven Gables is one of Salem's most important historic sites, and one of the main draws to the city for many tourists. Maintaining our campus and its historic houses is important because once tourists have visited the Gables, if they decide to stay in town, they tend to patronize other attractions, shops, and restaurants in the area. Enhancing the visitor experience by keeping the campus attractive and well preserved will therefore translate to economic success for the city of Salem.

The House of the Seven Gables was restored and opened to the public in 1910 by Caroline Emmerton, specifically to fund social services. In addition to The House of the Seven Gables, Ms. Emmerton moved other at-risk historic buildings to the campus in order to preserve them and to create an authentic colonial atmosphere for visitors. Her goal was to attract paying visitors and use a portion of the proceeds for settlement work in the community.

Our dual mission of education and preservation has continued to provide programs for underserved children and to preserve the eight historic houses on our campus for over a century. This project will alleviate some of our preservation costs, placing us in a better position to continue to expand our mission of providing educational and enrichment programs for the underserved children of immigrant families.

FINANCIAL:

Budget Summary		
	Construction	Total
Source 1: Salem CPA	\$19,350.00	\$19,350.00
Source 2: MCC	\$29,350.00	\$29,350.00
Source 3: DAR (not secured)	\$10,000.00	\$10,000.00
TOTAL PROJECT COST		\$58,700.00

The House of the Seven Gables has been able to obtain some funding for this project through other sources. Most significantly, we received a grant from the Massachusetts Cultural Council that will cover fifty percent of the Hawthorne Birthplace’s roof replacement costs, as well as other preservation projects on campus. We have also applied for a grant from the Daughters of the American Revolution, but have not yet secured it. While additional efforts have been made to raise funds (annual appeal, fundraising events, additional grant applications), we have been unsuccessful in raising enough funds beyond the MCC grant for the Hawthorne Birthplace project. Funds raised by our efforts were used to perform similar work on another historic house on our campus, the Hooper-Hathaway House (1682).

Due to the nature of the work, the skills needed to accomplish it, and the obvious danger in the work, The House of the Seven Gables will rely on licensed, professional companies and our own preservation & maintenance department to perform the work.

The Hawthorne Birthplace Reroofing Project will cost \$58,700. The MCC grant mentioned above will cover half of this. CPA funds requested will cover the balance of the costs.

TIMELINE:

Hawthorne Birth House Reroofing Timeline	2012	2014				2015				2016			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Study													
Campus Plan - Campus Plan prepared by consultants detailing maintenance work required on Gables	X												
Design													
Roof plans					X								
Permitting													
Salem Historical Commission Approval					X								
Acquire Building Permits from the City of Salem								X					
Construction													
Abatement								X					
Complete Reroofing								X	X				
Funding													
MCC matching grant application - \$29,350 matching		X											
City of Salem CPC grant application - \$19,350 requested						X							

The House of the Seven Gables is eligible to receive matching funds from the Massachusetts Cultural Council for the roof work if it is completed by March 31, 2016.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$19,350 and up to \$500 for a CPA sign, with Northcutt not present. The CPC voted to recommend \$19,850 from FY16 Historic Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That the applicant grants the City a Preservation Restriction
- That a CPA 18"x24" construction sign be installed (up to \$500 cost added to CPA award).

APPLICANT: Hamilton Hall
PROJECT TITLE: Hamilton Hall Window Restoration
PROJECT LOCATION: 9 Chestnut Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$20,000
CPC RECOMMENDED SOURCE: \$20,000 FY15 Fund Balance
CPC RECOMMENDED CONDITIONS: Enter into a Preservation Restriction
 Install a CPA 18"x24" construction sign

PROJECT DESCRIPTION:



Hamilton Hall has requested 32,450 in CPA funds to support preservation of existing, original wood windows.

The Hall has been in the process of an incremental preservation project for the existing windows. This is required to insure that they remain weather tight, protect the existing building from water intrusion, reduce operating costs, and preserve the integrity of this historic resource. For the past two years, the Hall

has have been working with the Window Woman of New England on this incremental preservation. WWNE offers comprehensive restoration and preservation of existing historic wood windows. To date, through grant funding and the generosity of membership and benefactors, the Hall has completed restoration of 4 of the 5 large windows in the main ballroom. The board of directors has identified preservation of the remaining windows (1 large window in the main ballroom, and 18 smaller windows elsewhere in the building) as a goal for the upcoming fiscal year. Although not at risk for imminent failure, continued deferral of the preservation of the windows will result in added cost in the future as they deteriorate, and increase the risk of water intrusion and other damage.

Completed in 1806, Hamilton Hall is one of America's outstanding examples of Federal style architecture. In 1970, the Hall was designated a National Historic Landmark. Designed and built by Samuel McIntire, the namesake of Salem's McIntire Historic District, Hamilton Hall has hosted many outstanding social and cultural events over its 200 year history. For example, the Ladies Committee has hosted an annual lecture series devoted to world affairs every year since 1946. The Hall is also home to public lectures, weddings, corporate events, the Boston Artists Ensemble music series, annual Christmas Ball, and many other events. The Hall plays an instrumental role in the historic and cultural fabric of the city of Salem.

The Hall plays an instrumental role in the historic and cultural fabric of the city of Salem. The public benefit is that many of the events hosted at the Hall are open to the public (albeit not free). The population served by the Hall is twofold - it's membership, and the general public. Although the project does not enhance the tax base (Hamilton Hall is a 501(c)3 organization), securing the future of the Hall does promote economic development. Events (weddings, lectures, music series, and corporate events) hosted at Hamilton Hall draw guests and visitors to the city of Salem from far and wide. These guests and visitors learn about the city of Salem, and are patrons of the city's hotels, restaurants and cultural institutions.

FINANCIAL:

\$32,450 based on quotes received from the Window Woman of New England.

Recent projects at Hamilton Hall over the past two years have taxed our operating budget, membership, and benefactors. These projects have included restoration of the wrought iron fire escape to both preserve this structure and insure life-safety considerations, a historic preservation project for the McIntire carved eagle on the Chestnut Street side of the building, and a partial

window preservation project. These have all been funded through a small amount of grant money from MPPC, our operating budget, a capital campaign for the eagle restoration, and the generosity of our membership and benefactors. Although we will continue to pursue these more traditional fund-raising avenues, we do not believe that these sources will be in a position to contribute at the same level for a third year in a row to support the balance of the window preservation project. To that end, we are seeking financial support from the Community Preservation Committee to support the preservation of the windows to insure the well-being of the Hall into the future.

TIMELINE:

Hamilton Hall is committed to completing this project in Summer 2015 pending securing funds. This is a 6-8 week construction project.

CPC RECOMMENDATION:

The Community Preservation Committee voted 6-2 with Moriarty and Shea dissenting and Northcutt not present, to recommend funding this application at \$20,000. The CPC voted to recommend \$20,000 from FY15 Fund Balance. The CPC's recommendation is subject to the following recommended conditions:

- That the applicant grants the City a Preservation Restriction
- That a CPA 18" x 24" construction sign be installed.

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: Medium
CPC RECOMMENDED CPA FUNDING: \$60,000
CPC RECOMMENDED SOURCE: \$60,000 FY16 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: CPA funds used only for construction and not for soft costs

PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$90,000 in CPA funds to repair and preserve 25 sections of fence flanking Washington Square South.

The Salem Common is a 9.5 acre green space located in the midst of the densely developed Salem Common neighborhood. The cast iron fence follows along the Common’s perimeter, bordering Washington Square West, Washington Square North, Washington Square East, and Washington Square South. Throughout the fence’s history, it has served both functional and aesthetic purposes.

The proposed project is phase three of a multi-phased project to restore the Common Fence to its original condition. The goal of this project is to repair and restore twenty-five (25) sections of fence flanking Washington Square South. Once completed, there will have been seventy-three (73) sections of fence repaired or restored over the three phases of restoration (or 28% of the whole fence). There are one hundred and eighty (180) sections of fence remaining to be restored.

Vandalism, acid rain, animal waste, accidental damage, and inappropriate repairs have placed the fence at such risk that Historic Salem Inc. (HSI) designated the Common Fence as one of Salem’s Most Endangered Historic Resources. In 2012, CBI Consulting created an Existing Conditions Study and Preservation Plan for the Common Fence. During their examination, CBI found that at least fourteen sections of the fence were missing. Several additional sections of fence have fallen since completion of CBI’s report, several of which were replaced during the Phase II restoration project. There is damage throughout and historically inappropriate fixes that need to be repaired. The integrity of the fence is increasingly threatened and its rapidly deteriorating condition invites vandalism and further destruction.

The cast-iron fence not only defines and protects the Common, but its simple, graceful, 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 Salem Common Fence is significant for the following reasons:

- Rare civic example of cast-iron fencing: 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 ornate cast iron fence which currently graces the Common.
- Status as part of a historic districts: The 9.5 acre Salem Common is the heart of the Salem Common National Register District and the Washington Square Local Historic District.
- Important connection to the National Guard: Although the exact date is not known (approximated as Spring, 1637), the Salem Common was the site of the first muster of the East

Regiment, Massachusetts Militia, which marked the beginning of the National Guard of the United States.

- o Important location for Salem civic life: The Common has been central to the civic life of Salem for four centuries. Conceived of as public common land, the Common evolved into a landscaped park used for recreation and public events by the 1800s. Today, the City holds many cultural and civic events at the Common, including: Heritage Days, Haunted Happenings, the Witches Cup bike race and other numerous road races, wedding ceremonies and Concerts on the Common.

FINANCIAL:

	SOFT COSTS	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$10,000	\$80,000	\$90,000
SOURCE 2: 2015 CITY CIP	\$5,000	\$35,000	\$40,000
SOURCE 3: 2016 CITY CIP	\$5,000	\$45,000	\$50,000
TOTAL PROJECT COST	\$20,000	\$160,000	\$180,000

There is \$40,000 of FY 2015 Capital Improvement Project funds available toward the restoration of the Common Fence. In addition, the Department of Parks and Recreation has requested another \$50,000 of Capital Improvement Project funds be allocated for fiscal year 2016.

TIMELINE:

July 2015: Procure consultant

August-October 2015: Finalize bid drawings and specifications

October 2015: Procure contractor

November 2015: Construction begins

May 2016: Construction completed

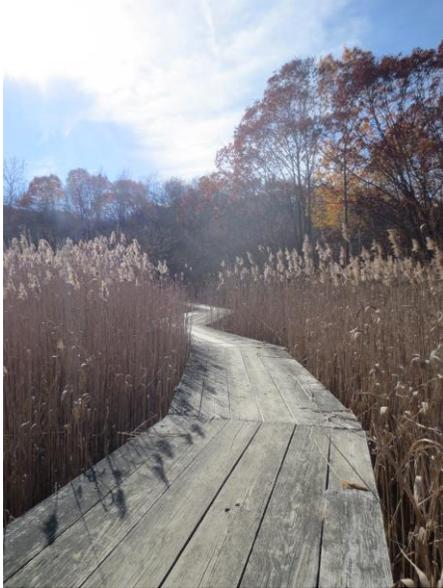
As previously noted, the integrity of the fence is increasingly threatened and its rapidly deteriorating condition invites vandalism and further destruction. Due to an estimated restoration cost of more than \$1.2 million, and limited funding, it is necessary that the project be completed in phases. However, it is important that the phases are undertaken close together in order to preserve the fence before additional deterioration and damage occurs. This is of particular importance because, due to the nature of cast-iron repairs, it is not always possible to preserve broken and damaged pieces of the fence. Broken pickets, for example, need to be re-cast, which preserves the visual effect of the fence, but not the original fabric. The City will complete the restoration project over a period of approximately 10 years, by completing at least 25 sections of fence per year.

CPC RECOMMENDATION:

An historic preservation restriction is already in place. A construction sign is already in place.

The Community Preservation Committee voted 7-1 with McCrea dissenting and Northcutt not present, to recommend funding this application at \$60,000. The CPC voted to recommend \$60,000 from FY16 Budgeted Reserve. The CPC's recommendation is subject to the recommended condition that CPA funds are used only for construction costs and not for soft costs.

APPLICANT: Salem Conservation Commission
PROJECT TITLE: Forest River Conservation Area Trail Infrastructure Upgrades
PROJECT LOCATION: Forest River Conservation Area (trail head at Salem State University South Campus)
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$15,000
CPC RECOMMENDED SOURCE: 15,000 FY1 Open Space & Recreation Reserve
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$15,000 in CPA funds to undertake an assessment of the condition of the footbridges and other trail infrastructure at the Forest River Conservation Area (FRCA) and to design upgrades necessary to bring them into a state of good repair and safety.

The FRCA contains 126 acres of undeveloped wooded open space along the banks of the Forest River, with a main trailhead inside Salem’s State South Campus. The area extends from Loring Avenue to the MBTA Commuter Rail tracks (across which lies Salem Woods, under the jurisdiction of the Salem Park & Recreation Commission). The FRCA is visible looking west from Loring Avenue at the Forest River crossing.

The Salem Conservation Commission requests CPA funding to assess the condition of the footbridges and other trail infrastructure at the Forest River Conservation Area (FRCA) and design upgrades necessary to bring them to a state of good repair and safety.

The proposed scope is as follows:

1. Evaluation of the current condition of the FRCA footbridges and trail infrastructure
 - a. Review structural integrity, safety, and aesthetics of the three footbridges
 - b. Conduct cursory review of trail conditions and wayfinding signage
 - c. Determine applicability of Americans with Disabilities Act on trail infrastructure and feasibility of incorporating universal design
2. Summarize findings
 - a. Describe and rank recommended improvements in order of priority
 - b. Develop rough cost estimates for recommended improvements
3. Create final design and bid documents for select improvements

Volunteers have generously conducted stopgap maintenance, but the Commission lacks adequate funds to bring the trail infrastructure into a state of good repair. The condition of the trails and bridges must be evaluated and improvements must be designed in order to plan and budget for their upgrade.

This FRCA, the largest continuous protected open space in South Salem, is an important part of Salem’s natural character. It contains the Forest River, which is Salem’s most pristine river, with the North River heavily impacted by past industrial activity and the South River almost entirely buried and culverted. The natural character of Salem would be threatened by the further deterioration of the trails and bridges that facilitate public access to this natural area.

Because the FRCA is a unique natural space, it provides tremendous public benefits to diverse user groups when the trails and bridges are passable. Casual hikers, dog watchers, and birders can be seen there daily. In addition, its unique characteristics draw researchers, school groups, and education programs.

FINANCIAL:

	STUDY	SOFT COSTS	TOTAL
SOURCE 1: SALEM CPA	\$ 7,500.00	\$ 7,500.00	\$ 15,000.00
SOURCE 2: CONSERVATION COM.	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00
TOTAL PROJECT COST	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00

The Conservation Commission will provide \$5,000 (25%) of this project’s cost. While the Commission expects volunteers to continue providing maintenance after the trails and bridges are upgraded, it will explore the feasibility of utilization of volunteer labor during the construction of the upgrades.

TIMELINE:

Action Item	Month															
	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	
Procurement of architect/engineer to conduct assessment	█															
Assessment		█														
Conservation Commission’s review of assessment			█													
Procurement of architect/engineer to design selected upgrades				█												
Development of construction bid documents					█	█										
Permitting (as applicable)					█	█										
Secure funding for construction			█	█	█	█	█	█	█							
Procurement of construction contractor										█						
Construction												█	█	█		
Rededication															█	

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$15,000, with Northcutt not present. The CPC voted to recommend \$15,000 from FY16 Open Space and Recreation Reserve.

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: McGlew Park Redesign
PROJECT LOCATION: 201 ½ North Street
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$78,000 (project) and up to \$1000 (CPA sign)
CPC RECOMMENDED SOURCE: \$40,900 FY15 Budgeted Reserve
 \$38,100 FY16 Open Space & Recreation Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA 4'x4' construction sign
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$78,000 in CPA funds for the redesign of McGlew Park.

McGlew park is currently in a state of disrepair, with its features beyond their useful life and in need of upgrade. The park is the only public space of its type north of Furlong Park. Having such a public space supports the character of North Salem. Its current poor condition threatens the quality and character of the neighborhood.

Friends of McGlew park has engaged North Salem residents to begin to develop a vision for the park's renovation. The goal is to upgrade the park to better meet the needs of its diverse user groups.

The scope of work to develop a design for the renovation of McGlew Park is as follows:

- Commission landscape architect to:
 - Redesign the park through consultation with a Working Group and two public forums
 - Estimate construction costs
 - Develop construction documents and bid specifications
- Retain a Licensed Site Professional (LSP) to test soils and incorporate handling of any unsuitable materials into the park design

FINANCIAL:

The City intends to maximize the impact of CPA money by combining it with other funding sources. Depending on the cost estimates developed as part of the design, the city will determine which additional funding sources to pursue. Although the cost of construction cannot be determined prior to completion of the park design, the city has allocated an initial \$11,500 of Community Development Block Grant (CDBG) funds toward construction. An undetermined additional amount of CDBG funds will likely be available for this project in the next fiscal year. These funds will likely serve as a match for additional construction funding, such as a state Parkland Acquisitions and Renovations for Communities (PARC) grant or further CPA funds.

The landscape architect will consider whether volunteer labor can be utilized for a portion of the construction.

TIMELINE:

Action Item	2015						2016						
	July	August	September	October	November	December	January	February	March	April	May	June	July
Procurement of landscape architect	■												
Procurement of LSP	■												
Soil testing		■											
Design		■	■	■									
Working Group meetings		■	■	■									
Public forums		■		■									
Construction documents and bid package					■	■							
Procurement of contractor							■	■					
Obtain additional construction funding						■	■	■					
Permitting									■				
Construction									■	■	■	■	
Rededication													■

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$78,000 and up to \$1000 for a CPA sign, with Northcutt not present. The CPC voted to recommend \$40,900 from FY15 Budgeted Reserve and \$38,100 from FY16 Open Space & Recreation Projects Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA 4'x4' construction sign be installed (up to \$1000 cost added to CPA award).

APPLICANT: Department of Planning & Community Development
PROJECT TITLE: Mary Jane Lee Park Improvements
PROJECT LOCATION: 41 Palmer Street
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$85,075 (project) and up to \$500 (CPA sign)
CPC RECOMMENDED SOURCE: \$85,575 FY16 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: Install a CPA 18"x24" sign
PROJECT DESCRIPTION:



The City of Salem Department of Planning and Community Development (DPCD) requested \$85,074.35 in CPA funds for the renovation of Mary Jane Lee Park.

In the summer of 2014, the City and its landscape architect held a series of meetings with stakeholders to develop a Master Plan for Mary Jane Lee Park. Through this process, a series of proposed

improvements were endorsed by the Point Neighborhood Association, Point Vision & Action Plan Steering Committee, Park & Recreation Commission, and Conservation Commission. With funding from an Our Common Backyards grant from the state, construction of a new splash pad progressed into early winter, with final weather dependent work to be completed this spring.

While improvements constitute a major upgrade to the park, stakeholders expressed strong support for the implementation of the entire Master Plan. Remaining improvements include:

- Installation of approximately 4,000 square feet of rubber play surfacing beneath the existing play equipment and swing set
- 3 to 5 new shade trees
- New perennials along park perimeter
- Approximately 100 additional linear feet of pipe rail fence and 450 feet of new chain link fencing
- Conversion of approximately 4,000 square feet of asphalt to an expanded grass area
- Reconstructed basketball area with two junior courts (new surfacing, striping, and 4 new posts and backboards)
- Installation of approximately 150 feet of asphalt circulating paths to be incorporated into a tricycle track for small children
- Construction of a small shade pavilion
- Construction of a new park sign
- Proper handling and disposal of unsuitable soils as needed

Mary Jane Lee Park has served as a key public space at the heart of The Point Neighborhood for a generation. Although the park is a popular destination for residents, it has become clear that it is in need of substantial upgrades beyond normal maintenance. Furthermore, because The Point is so dense, its vibrant streets and public spaces are an important element of the neighborhood's character. By upgrading a key public space, this project helps to preserve and enhance the neighborhood's character.

Enhancement to the park will benefit its current users and encourage additional visitors. The Point is an Environmental Justice Neighborhood as defined by the state, based on the neighborhood's high foreign-born population, low income, and low English proficiency levels. This public investment will help to stabilize property values (and the neighborhood's tax base) and encourage private investment in the neighborhood.

FINANCIAL:

	SOFT COSTS	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$ 4,420.00	\$ 80,654.35	\$ 85,074.35
SOURCE 2: CDBG	\$ 11,400.00	\$ 88,600.00	\$ 100,000
SOURCE 3: PARC	\$ 8,580.00	\$ 202,376.10	\$ 210,956.10
TOTAL PROJECT COST	\$ 24,400.00	\$ 371,630.45	\$ 396,030.45

The CPA request is based on the amount needed to bridge a gap in a creative constellation of funding sources. The total estimated project cost is \$396,030.45. The city plans to draw from \$100,000 in CDBG funds allocated to the park to install play surfacing (\$65,000) and conduct soil tests (\$11,400) this summer, leaving \$319,630.45 of work left to complete. The DPCD anticipates seeking funding for a project in that amount in the next state PARC grant round (awards are expected to be announced in November), which requires a 34% local match. The match, totaling \$108,674.35, would consist of the remaining \$23,600.00 of CDBG funds, leaving a gap of \$85,074.35. The CPA request is for funds in that amount.

TIMELINE:

Action Item	2015						2016								
	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September
Receipt of CDBG funding	■														
Soil testing	■														
Play surface installation		■	■												
PARC Grant application	■														
PARC Grant award						■									
Final design and development of bid documents							■	■	■						
Procurement of contractor										■	■				
Permitting (building and lighting)													■		
Construction													■	■	■
Rededication															■

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$85,075 and up to \$500 for a CPA sign, with Northcutt not present. The CPC voted to recommend \$85,575 from FY16 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA 18" x 24" sign be installed (up to \$500 cost added to CPA award).

APPLICANT: Salem Parks & Recreation/Salem YMCA
PROJECT TITLE: Camp Naumkeag Rehabilitation
PROJECT LOCATION: 85 Memorial Drive
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$25,000
CPC RECOMMENDED SOURCE: \$25,000 FY16 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: That the award is made solely to the City and the City manages the project.

PROJECT DESCRIPTION:



Salem Parks & Recreation, along with the Salem YMCA requested \$25,000 in CPA for the creation of a master plan for the Camp Naumkeag site.

The Camp Naumkeag site consists of approximately five acres along the waterfront in the Salem Willows. There are three buildings and a caretaker's house at Camp Naumkeag, and one building at the Waterfront Park. There is a small beach, parking area and an area for volleyball. There are restrooms located in two buildings. There is a main porch for use which is

connected to the caretakers building.

All of the buildings at Camp Naumkeag are in disrepair and are in need of rehabilitation. The current conditions of this site do not allow the City to take full advantage of this amazing asset along the waterfront in terms of programming, rentals and other events.

Camp Naumkeag is used for recreational purposes serving the entire community. Through the Salem YMCA recreational day camp, over 150 youth ages 5-14 experience the joys of summer on a beachfront camp location.

The Salem YMCA is about to enter a 10 year lease with the City of Salem, which includes a commitment to invest \$100,000 into the property. The sooner that a master plan is created, the sooner these investments can be made.

This project will support multiple recreational uses. A creation of a master plan will ensure that each area of the property and recreational opportunity is best utilized, including:

- a. Beach and boating access
- b. Playground
- c. Open grassy field
- d. Volleyball Court
- e. Basketball Court
- f. Community Garden
- g. Picnic/BBQ Area

The Salem Parks and Recreation Commission and other City departments are in support of how this \$25,000 investment would leverage the Y's commitment of \$100,000 to ensure it's being spent consistent with the wishes of the community. It would help cover the cost of an architect to lead visioning sessions, community meetings, and the overall creation of the master plan. The goal of the project is to create a plan that will, in the end, meet the desires of the community and City of Salem, creating a recreational space that can be used by all.

FINANCIAL: Salem Parks and Recreation will work as the fiscal agent for this project. They will work with architect to create the master plan. Estimated costs for this project are \$25,000.

TIMELINE:

The project will take 3-6 months, and is feasible both financially and on schedule.

- a. Select Architect
- b. Schedule 2 community meetings to run over the summer months.
- c. Bring before Parks Commission and other City Boards.
- d. Architect will take all feedback and bring back a proposal to present to Parks Commission and City Council.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$25,000, with Northcutt not present. The CPC voted to recommend \$25,000 from FY16 Budgeted Reserve. The CPC's recommendation is subject to the recommended conditions that the award is made solely to the City and that the City manages the project.

APPLICANT: Bates Elementary School and Bates PTO Playground Committee

PROJECT TITLE: Bates Elementary School Playground & Garden

PROJECT LOCATION: 53 Liberty Hill Ave.

CPA CATEGORY: Recreational land: Rehabilitation/Restoration

CPC PRIORITY RANKING: Medium

CPC RECOMMENDED CPA FUNDING: \$45,000

CPC RECOMMENDED SOURCE: \$45,000 FY16 Budgeted Reserve

CPC RECOMMENDED CONDITIONS: Determine how to gift either raised funds or the completed structures and improvements back to the City.

PROJECT DESCRIPTION:



Bates Elementary School and the Bates PTO Playground Committee requested \$95,000 in CPA funds to purchase and install new playground equipment and establish a garden at Bates Elementary School.

The main play structure at the Bates Elementary School is unsafe and unable to be repaired. Additionally, an area previously used as a parking lot at the far end of the playground is overgrown and inaccessible. To address these issues and to enhance educational and developmental opportunities at the school, it is proposed to replace

the existing play structures, improve the playground surfacing, add swings, and create a joint school and community garden space. CPA funds would be used specifically for the purchase of the new playground equipment, timbers and main play area surfacing.

The existing structure poses a significant hazard as it is unstable and the wood splinters easily. Sections of the structure have already been demolished due to safety concerns, and students both at the school and in the after school program are not allowed to play on what remains. The structure cannot be repaired as it does not meet current building codes. Until new equipment is installed, a large portion of the playground area is off limits to the children as it is supposed to serve. As our children grow, they will continue to miss out on the developmental opportunities a safe structure would provide them.

The project is to replace the 25 year old wooden structure and the smaller plastic structure next to it with a new, modern play structure featuring multiple play experiences: slides of different heights, multiple climbing areas, a spinning activity and areas designed to encourage imaginary and cooperative play. This new structure will be ADA accessible, allowing all school and community children the opportunity to play safely. Also to be replaced is the existing and much deteriorated wood mulch surfacing and the rotting wood timbers that surround the play area. This will ensure safe and accessible entry points to the play area for all. As there is an emergency drain access point directly under the current play area, the new surfacing will be selected in cooperation with city and school personnel to ensure that access is maintained. Additionally, and with non-CPA funding, the PTO will install swings and safety surfacing near the play structure, and a garden at the far end of the playground area. A portion of the garden will be used by the school for science and classroom activities, and they will partner with Salem Community Gardens to provide garden plots to members of the community in the remainder of the space.

The playground and garden area is highly visible to all school visitors and to anyone traveling along Liberty Hill Avenue. The play structure is situated at the end of the playground closest to the school

building, directly next to the road, and is the dominant feature of the area. The swings will be installed across the road access entry from the play structure, and the garden area will be established further down the road, next to the Kernwood Country Club.

Playgrounds are social places. They are where friendships are formed and games are played. The lack of a safe and usable play structure is a great loss to the Bates Elementary School community and the surrounding neighborhood. Our children need a safe place to play, grow, and challenge their minds and bodies! New playground equipment will create an inviting and inspiring place for unstructured, child-directed play, a place where children can develop physically and socially. The project will further the city's commitment to improving school facilities and, along with the garden, will provide a quality recreational destination for all Salem residents to enjoy. The new play structure, in particular, will appeal to the growing community of young families in the city.

The playground is used by the school throughout the school day and is an important part of the school's facilities. Outside of school hours, it is used by children from all over Salem attending the For Kids Only after school program and by other members of the community, including several scouting groups, many school families who chose to stay and play after school and neighborhood families who visit in the summer and on weekends.

The proposed improvements to the Bates Elementary School property will return the playground to its intended use and will make the full playground area, from the play structure to the garden, accessible and functional for use by all. It will also encourage a greater number of Salem residents to use the property outside of school hours as it is a walkable destination for many families in North Salem, and gardeners and their families will return frequently to tend to their garden plots. The creation of the community garden plots also returns that section of the Bates property to public use, as that area was once a public park (Liberty Hill Park) - one of the earliest established parks in Salem.

FINANCIAL:

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$ 0	\$ 0	\$ 0	\$ 95,000	\$ 95,000
SOURCE 2: LOWE'S TOOLBOX FOR EDUCATION	\$ 0	\$ 0	\$ 0	\$ 25,000	\$ 25,000
SOURCE 3: HERITAGE SALEM FIVE	\$ 0	\$ 0	\$ 0	\$ 10,000	\$ 10,000
SOURCE 4: EASTERN BANK	\$ 0	\$ 0	\$ 0	\$ 10,000	\$ 10,000
SOURCE 5: HOME DEPOT	\$ 0	\$ 0	\$ 0	\$ 5,000	\$ 5,000
SOURCE 6: FUNDRAISING & OTHER INCOME	\$ 0	\$ 0	\$ 0	\$ 24,700	\$ 24,700
TOTAL PROJECT COST	\$ 0	\$ 0	\$ 0	\$ 169,700	\$ 169,700

*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: LOWE'S TOOLBOX FOR EDUCATION	STATUS: APPLIED ON FEB. 13, 2015
SOURCE 3: HERITAGE SALEM FIVE	STATUS: APPLIED ON MAR. 19, 2015
SOURCE 4: EASTERN BANK	STATUS: SUBMITTING APPLICATION IN SPRING 2015
SOURCE 5: HOME DEPOT	STATUS: SUBMITTING APPLICATION IN SPRING 2015
SOURCE 6: FUNDRAISING & OTHER INCOME	STATUS: ON-GOING, \$4,405.25 ON HAND.

TIMELINE:

October 2014	Playground committee formed
November 2014	Site review with industry professionals
December 2014	Preliminary design completed
February 2015	Development of a Fund Management Plan in conjunction with the School District's Business Office.
	Application to Lowe's Toolbox for Education submitted
March 2015	CPA Funding application due
	Heritage Salem Five Foundation application due
Spring 2015	Seedling sale fundraiser
	Application to Home Depot Foundation
	Application to Eastern Bank Foundation
Summer 2015	Planning and continued fundraising for the new garden area
September 2015	Teardown of the current play structure and removal of existing surfacing and timbers
	Installation of the new play structure, swings, surfacing & timbers
Fall 2015	Site preparation for the new garden area
Spring 2016	Installing garden beds
	Opening of the new garden area

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$45,000, with Northcutt not present. The CPC voted to recommend \$45,000 from FY16 Budgeted Reserve. The CPC's recommendation is subject to the recommended conditions that it be determined how either the raised funds or the completed structures and improvements can be gifted back to the city.