



City of Salem Community Preservation Committee



Round 4

Report on Funding Recommendations for the Salem City Council

May 4, 2017

Community Preservation Act
FY17 Funding Round
(FY18 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:

- **Historic Resources**
 - **Nathaniel Hawthorne Statue Restoration** **\$45,000**
 - **Charter Street Cemetery Restoration** **\$260,000**
 - **House of the Seven Gables Turner-Ingersoll Mansion Roof Replacement** **\$42,500**

- **Open Space/Recreational Land**
 - **Ryan Brennan Memorial Skate Park Renovation** **\$75,000**
 - **Palmer Cove Assessment & Concept Plan** **\$27,000**
 - **Saltonstall School Playground** **\$95,000**
 - **Lafayette Park Renovation** **\$100,000**

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 seven projects recommended.

The total funds available for projects are \$717,782.97. This includes the FY18 estimated funds, as well as carried over, undesignated FY17 funds.

The CPC is recommending funding for projects totaling \$644,500. If awarded, the minimum of 10% minimum spending in the categories of Historic Resources and Open Space/Recreation will be satisfied. However, because no housing projects are being recommended for funding this year, the funds set-aside in the Housing Reserve (\$63,250) will be carried over to the next round.

This will leave a balance available of \$10,032.97, which will be carried over. Please note that the available funding will also increase in November, 2017 when late payments, unspent FY17 admin, surcharges received over the \$550,000 estimate, the increase in the State match from FY17 (\$19,479), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance. In addition, the 15% match for FY18 could increase, if additional CPA funds are approved by the State.

**RECOMMENDED CPA PROJECTS & FUNDING
BY CPA RESERVE ACCOUNT**

Project	AWARD RECOMMENDATION	FY17	Fund Balance	FY18	FY18	FY18
		Budgeted Reserve		Historic Reserve	OS/Rec Reserve	Budgeted Reserve
		\$231.52	\$116,676.45	\$63,250.00	\$63,250.00	\$411,125.00
Community Housing						
<i>Carry over Housing Reserve to FY18</i>						
Historic Resources						
Nathaniel Hawthorne Statue Restoration	\$45,000.00					\$45,000.00
Charter Street Cemetery Restoration	\$260,000.00	\$231.52	\$116,676.45	\$63,250.00		\$79,842.03
Turner-Ingersoll Mansion Roof Replacement	\$42,500.00					\$42,500.00
Open Space & Recreation						
Ryan Brennan Memorial Skate Park Renovation	\$75,000.00					\$75,000.00
Palmer Cove Assessment & Concept Plan	\$27,000.00					\$27,000.00
Saltonstall School Playground	\$95,000.00				\$63,250.00	\$31,750.00
Lafayette Park Renovation	\$100,000.00					\$100,000.00
	\$644,500.00	\$231.52	\$116,676.45	\$63,250.00	\$63,250.00	\$401,092.03
Remaining		\$0.00	\$0.00	\$0.00	\$0.00	\$10,032.97

APPLICANT:	City of Salem (DPCD)
PROJECT TITLE:	Charter Street Cemetery Restoration
PROJECT LOCATION:	51 Charter Street
CPA CATEGORY:	Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$260,000.00
CPC RECOMMENDED SOURCE:	\$231.52 - FY17 Budgeted Reserve
	\$116,676.45 - Fund Balance
	\$63,250.00 – FY18 Historic Reserve
	\$79,842.03 – FY18 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$300,000 in CPA funds to retain the historical integrity and maintain public access to the Charter Street Cemetery through the implementation of the new landscape plan. This year, the City hopes to fully implement the newly completed and approved landscape plan. The project scope includes upgrades and stabilization of pathways, installation of in-ground lighting, installation and restoration of fencing, and major landscaping improvements.



Established in 1637 and located on Charter Street in the heart of the Charter Street National Historic District, the 1.47 acre green space is the City's oldest burial ground. Charter Street Burial Ground is a highly visible, well documented site that is visited by approximately 600,000 people per year.

In FY 2016, the City Council approved \$90,000 in CPA funding toward conservation work at the site. With these funds, the City hired Monument Conservation Collaborative to restore twenty-three (23) headstones and eight (8) box tombs. The City also hired landscape architect, Martha Lyon, to conduct an assessment, create landscape plans and make recommendations to conserve the site. Entrances to the cemetery are currently in poor condition and not universally accessible. On the interior, pathways have been created by visitors trampling the site over time. Although there are stone dust paths, there is a lack of a firm edge that has led to significant surface compaction and widening of pathways. Many of the makeshift pathways lead to and surround fragile headstones and negatively impact the stones and landscape. In addition, this site has experienced significant vandalism over time. Due to the number of visitors at this historically significant site, the integrity of the headstones is increasingly threatened by compaction and widening of the stone dust pathways. More urgently, vandalism is a significant and direct threat to the preservation and protection of the historically significant headstones and tombs. One of the most effective ways to deter vandalism is to maintain and enhance conditions of the burial ground.

Thirteen (13) Salem based tour companies/organizations incorporate the cemetery as a point of destination and many more private and non-profit organizations provide information about the gravestone artistry, burial ground landscape, and the lives and legacies of the people who are interred at this site. In addition, Boston and regional motor coach tours include either a drive by of the site or bring visitors by foot into Charter Street Cemetery. Numerous school groups also visit the site throughout the year. Due to the nature of the proposed improvements and utilization of this site as one of the top five tourist destinations in the City, it is highly desirable that this project

be completed in one phase. Further, CPA funds will be utilized as a possible one-to-one match of our pending Massachusetts Cultural Council Facilities Fund grant.

Letters of support for the restoration work were provided from the following organizations and people:

- Representative Tucker
- City Councillor Heather Famico
- Destination Salem
- Salem Historic Commission
- Salem Cemetery Commission
- Salem Partnership
- Historic Salem Inc.
- Friends of the Downtown Cemeteries

FINANCIAL:

The City has applied for a Massachusetts Cultural Council Facilities Fund grant in the amount of \$300,000. In case the City is not successful with this highly competitive grant, the Department of Planning and Community Development has also requested Capital Improvement Project funds. There are several tour groups that are working together this season to implement a small surcharge on tour tickets to make additional donations to the City for the conservation of the downtown cemeteries.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on coversheet)</i>	\$	\$43,000	\$	\$257,000	\$300,000 (1 TO 1 GRANT MATCH REQUEST)
SOURCE 2: MASSACHUSETTS CULTURAL COUNCIL FACILITIES FUND GRANT	\$	\$	\$	\$	\$300,000 (REQUESTED)
SOURCE 3:	\$	\$	\$	\$	\$
SOURCE 4:	\$	\$	\$	\$	\$
SOURCE 5:	\$	\$	\$	\$	\$
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$	\$	\$	\$591,686

TIMELINE:

- June 2017 - Community Preservation Funds awarded; Massachusetts Cultural Council Fund Grant Announced
- July–August - Procure project team
- September 2017 - Work begins
- September 2018 - Project completed

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Shea abstaining and with Moriarty not present, to recommend funding this application at \$260,000. The CPC voted to recommend \$231.52 from FY17 Budgeted Reserve, \$116,676.45 from the Fund Balance, \$63,250 from the FY18 Historic Reserve and \$79,842.03 from the FY18 Budgeted Reserve.

APPLICANT: City of Salem (DPCD)
PROJECT TITLE: Nathaniel Hawthorne Statue Restoration
PROJECT LOCATION: Hawthorne Boulevard
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$45,000
CPC RECOMMENDED SOURCE: \$45,000 - FY18 Budgeted Reserve
PROJECT DESCRIPTION:

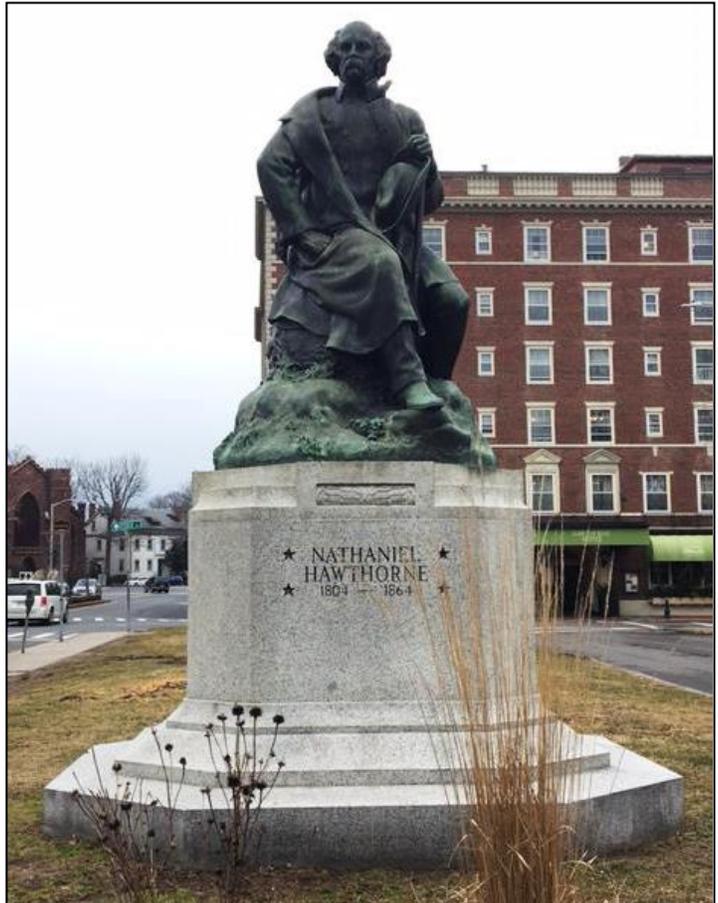
The City of Salem requested \$45,000 in CPA funds to stabilize the surface of the Nathaniel Hawthorne Memorial Statue, return the sculpture to its original appearance, and give the bronze a protective coating in order to prevent corrosion and simplify annual maintenance requirements.

The Nathaniel Hawthorne statue was made in 1917; later purchased and dedicated on December 23, 1925. It is located in a highly visible location across the street from the Hawthorne Hotel at 20 Hawthorne Boulevard. This corridor (Route 1A) is highly traveled, which means that the statue is viewed daily by thousands of pedestrians and passersby. It also means, however, that the statue is subject to increased corrosion due to acid deposition.

The statue is significant, having been created by well-known sculpture Bela Lyon Pratt. Bela Lyon Pratt, an American sculpture, completed works for the World's Columbian Exposition in the Chicago and Pan-American Exposition in Buffalo New York (1901). He also taught at the School of the Museum of Fine Arts, Boston. His works can be seen throughout New England and Washington D.C. including at the Boston Library and the Library of Congress.

The Nathaniel Hawthorne statue not only commemorates the City's "most famous native son", but also reinforces the naming of the Hawthorne Hotel. In 1925, Judge Alden C. White, and the Hawthorne Memorial Association, raised funds to buy Bela Pratt's statue to coincide with the naming of the Hawthorne Hotel. The Nathaniel Hawthorne statue speaks to the illustrative and influential role that Salem and its residents have played in the history of New England, as well as the nation as a whole.

The Nathaniel Hawthorne statue has not undergone any repairs or restoration work to our knowledge. The statue is currently black or green from copper corrosion. As a result, it will require a complete bronze restoration. The scope of work will include research on the repatination color, cleaning the granite base, bronze repair, bronze repatination, and the application of a protective coating. The structure will be evaluated for any internal structural issues. This project is necessary to restore and preserve the original details and patina of this statue. Extensive copper corrosion



results in metal loss and obscures the surface detail of the statue. The protective coating, along with annual maintenance, will protect the statue from extensive corrosion in the future.

Letters of support for the restoration work are included from the following:

- Ward 2 City Councillor Heather Famico
- Hawthorne Hotel

FINANCIAL:

The estimated cost for restoration of the statue is based on the associated costs of the Choate Memorial Statue restoration, previously completed with CPA funds.

TIMELINE:

June 2017 - Community Preservation Funds awarded

July 2017 - Procure conservator

September 30, 2017 - Project completed

CPC RECOMMENDATION:

The Community Preservation Committee voted 7 in favor and 1 opposed, with Hoskins in opposition and with Moriarty not present, to recommend funding this application at \$45,000 from FY18 Budgeted Reserve.



APPLICANT: House of the Seven Gables
PROJECT TITLE: Turner-Ingersoll Mansion Roof Replacement
PROJECT LOCATION: 54 Turner Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$42,500
CPC RECOMMENDED SOURCE: \$42,500 - FY18 Budgeted Reserve
PROJECT DESCRIPTION:

The House of the Seven Gables requested \$42,500 in CPA funds to replace the roof of the Turner-Ingersoll Mansion, popularly known as The House of the Seven Gables. It is located on the highly visible campus of The House of the Seven Gables Settlement Association and is viewable from Salem Harbor. The goal is to seal the mansion’s envelope in order to protect and preserve the structure and the historically significant collections and items on display inside of it.



The Turner-Ingersoll Mansion’s roof was last replaced in 2005. Unfortunately the “tumbled” steel nails that were used are deteriorating due to a chemical reaction with the fire resistance treated underlayment. This deterioration has caused roof shingles to slip out of place. Tumbled steel nails were considered industry standard in 2005 and their failure has become an industry-wide problem. Other historic houses in the area, including the Nathaniel Felton Sr. House in Peabody, the Whipple House in Ipswich, and the Sargent House in Gloucester, have experienced the same issue, necessitating roof replacement long before it should be needed. Replacing the Turner-Ingersoll Mansion’s roof is critical to its preservation. A roof seals the envelope of a structure, protecting its masonry, wood, plaster, and paint, as well as its contents. Considering the architectural and historical significance of the Turner-Ingersoll Mansion, and the tangible and intangible value of its collections, ensuring that it has an adequate roof, which it currently does not, is of the utmost importance.

According to a National Park Service Preservation Brief by architectural historian Sarah M. Sweetser entitled *Roofing for Historic Buildings*, “A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design,” and, “A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure.” Because the shingles are falling off of the current roof at an increasingly alarming rate, the roofing project is of an urgent nature. The current condition of the Turner-Ingersoll Mansion’s roof jeopardizes the integrity of the building, as well as the valuable artifacts inside. The Turner-Ingersoll Mansion is currently at risk for irreparable loss due to the poor condition of the roof.

The Turner-Ingersoll Mansion is the cornerstone of The House of the Seven Gables Settlement Association’s historic campus, and is listed on the State Register of Historic Places. A First Period structure built by a Salem sea merchant in 1668, the mansion is an example of First Period architecture. In 1908, philanthropist and early historic preservationist Caroline Emmerton rescued the mansion and restored it in collaboration with architect Joseph Everett Chandler. Capitalizing on its famous connection to Nathaniel Hawthorne (who used it as the inspiration and setting for his 1851 novel, *The House of the Seven Gables*), she opened it to the public as a museum in 1910, to attract paying visitors and use ticket sales specifically to serve the community by funding social services for Salem’s newly arrived immigrants. This “Settlement work” included English language

and home economics classes, as well as training in a variety of skills to help immigrants “settle” into their new country.

Over several decades, Emmerton and the Trustees of The Gables acquired and moved other at-risk historic buildings to the campus in order to preserve them and to create an authentic colonial atmosphere for visitors. The House of the Seven Gables Settlement Association is a 501(c)(3) public charity that now owns, operates, and preserves the campus properties. In addition to the Turner-Ingersoll Mansion, The House of the Seven Gables Settlement Association owns and cares for six other historic buildings, including the Birthplace of Nathaniel Hawthorne (c. 1750), the Retire Beckett House (1655), and the Hooper-Hathaway House (1682).

In 2007, the campus was designated a National Historic Landmark District by the U.S. Department of the Interior for interpreting the heritage and history of the United States, and the 349-year-old mansion is a contributing building to that designation. Today, the Turner-Ingersoll Mansion is one of America’s most beloved historic house museums, possessing 3½ centuries worth of stories relevant not only to the heritage of our region, but to the architectural, economic, literary, and social history of our nation.

To this day, The House of the Seven Gables Settlement Association remains dedicated to honoring our founder’s legacy through its mission to preserve our National Historic Landmark District and leverage its power as an icon of American culture to engage diverse audiences and provide educational opportunities for our local immigrant community, at-risk children and adults. Although nonresidents are charged admission for the daily guided house tour, earned income does not cover operational expenses. Relied upon is the generosity of donors and grant makers to help fulfill the mission and continue our programming, which includes the following programs offered free of charge:

- **Caribbean Connections:** The Gables offers a five-week summer enrichment program that was created in 2012 in collaboration with the Essex National Heritage Commission, who partnered with The Gables after winning an America’s Best Idea grant from the National Park Foundation. Caribbean Connections offers students a chance to learn in English and Spanish about their heritage and to discover untold stories and the historical connections between Salem and the Caribbean.
- **Pathways to Citizenship:** The Gables provides Adult ESOL and Citizenship classes. Childcare is included for participants with children. 84 adults from 4 countries, ranging in age from 18 to 65 years are currently enrolled with 14 children receiving care and homework help. In 2014 & 2015, The Gables hosted naturalization ceremonies - 40 new citizens from over 25 countries were sworn in at each ceremony.
- **Community Conversations:** In 2015 and 2016, The Gables presented a series of five Community Conversations on the topic of immigration. This year’s five conversations will continue on the same topic.

The Gables also partners with other community organizations whose missions align with ours in serving the immigrant community or other at-risk children, including Express Yourself, LEAP for Education, Salem State University & Salem Public Schools.

Salem is largely characterized by its historic houses, and the Turner-Ingersoll Mansion is arguably one of the most important. Classified by architectural historian Abbott Lowell Cummings as “the most ambitious surviving seventeenth-century framed house in New England,” the mansion’s relevance to the architectural, economic, literary, and social history of our city and our nation make it one of Salem’s main draws for many tourists. In 2016, over 100,000 visitors from all over the world experienced our guided tour of The House of the Seven Gables, exploring literary, maritime and architectural history. Given in English, written and audio translations of the tour are available in

8 other languages. Visitors also self-guide through Hawthorne's Birthplace and our colonial revival gardens. Entrance to The Gables' grounds, museum admission and guided tours are free for Salem residents.

The project will directly impact Salem residents by aesthetically improving the Historic Derby Street Neighborhood. Enhancing the visitor experience by maintaining the historic structures and collections will translate into significant benefits to the local economy as tourists visiting The Gables typically patronize other attractions, shops, and restaurants in the area.

The replacement of the Turner-Ingersoll Mansion's roof will comply with the Secretary of the Interior's standards.

Letters of support were provided by

- Historic Derby Street Neighborhood Association
- Point Neighborhood Association

FINANCIAL:

The Turner-Ingersoll Mansion Roof Replacement Project will cost \$85,000 based on a quote from NAPCO.

Critical preservation work is needed on all of the Landmark campus structures. CPA funding for the Turner-Ingersoll Mansion Roof Replacement Project will allow The Gables to spend the funds we would use for the project on other critical preservation work on the other six structures, as well as on educational programming. 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 our community.

Because our preservation needs are constant, The Gables continually seeks funding from foundations and individual donors. The organization will be submitting an application to the Massachusetts Preservation Projects Fund for half of the cost of the roof replacement project. If additional funding is not obtained, The Gables is committed to matching funds from the CPA with contributions it receives from its 2017 Annual Appeal and from cash reserves. The Gables will also seek donations from individual donors. Any funds The Gables uses for this project will be diverted from critical preservation projects we hope to complete in other historic buildings on our campus that were identified in our 2012 campus plan and for which we are applying to other foundations for assistance. Alternatively, we will be required to withdraw funds from our endowment. As The Gables endowment is modest, such a withdrawal will negatively impact the long-term sustainability of the organization.

TIMELINE:

In addition to the physical conditions dictating urgency, we are also striving to complete this project in 2017, so that the Turner-Ingersoll Mansion can be in the best condition possible in 2018, the 350th anniversary of its construction. We expect visitation and visibility to be at an all-time high throughout that year.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Moriarty not present, to recommend funding this application at \$42,500 from FY18 Budgeted Reserve.

APPLICANT: City of Salem
PROJECT TITLE: Ryan Brennan Memorial Skate Park
PROJECT LOCATION: Gallows Hill Park
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$75,000
CPC RECOMMENDED SOURCE: \$75,000 - FY18 Budgeted Reserve
PROJECT DESCRIPTION:

The City of Salem requested \$75,000 in CPA funds to support final construction costs to upgrade the Ryan Brennan Memorial Skate Park. This park was originally built in 2001, through the efforts of an Eagle Scout, Tim Lunt, and through donations from the community and funding from the city. It was built in the memory of Ryan Brennan, a 15-year-old inline skater, boy scout, chess player, and Salem youth who was killed in the street while skating twenty years ago, this August.



Ryan Brennan Memorial Park is the only skate park in Salem, however, it's equipment is outdated and need of replacement. Studies have shown that these types of parks help to keep youth away from drugs and crime, have significant physical and mental benefits, and prevent damage to property that is not designed for skateboard use. One of the most important benefits is the safety, providing a place to practice skills safe from vehicular traffic. The risk to skaters is directly related to skateboarding and skating in roads.

In 2016, the Community Preservation Committee awarded the City a grant to study and design a new skate park to replace the existing one at Gallows Hill. The goal of the project was to design a multi-use facility that attracts a wide variety of uses and abilities. Stakeholders expressed that they wanted more flow, lines, and transitions. They wanted the ability to keep skating or riding, without stopping, and having more people be able to use the park. They also wanted a variety of obstacles and noted that the existing asphalt is very hard to ride and hard on users that fall; concrete would last longer, be safer, and be more attractive.

This project is located within 0.5 miles of the Collins Middle School and Witchcraft Heights School and 1 mile from Salem High School and the Salem MBTA Station. The Boys and Girls Club runs out of Collins Middle School, and they have a skateboard clinic. The skate park is right next to a playground and near ballfields and soccer fields. Therefore, families going to games could also use this facility. Several apartment buildings and complexes are also near the site.

A letter of support was provided by Brennan Construction, Inc. and the Brennan Family. A petition in support was signed by Sean Brennan, Brigitte Smith, Paul Wright, Rich & Wendy Brennan, Scott Caldwell, Jacob Purtz, Billy Needham, David Dumas and John Burke.

FINANCIAL:

The preliminary cost estimate for construction is \$210,000. This is based upon research of other parks and information provided at <http://publicskateparkguide.org/> and preliminary numbers from American Ramp Company, our study consultant. The City has submitted approval for capital

funding for this project. In addition, the Brennan family has expressed interest in providing support through in-kind donations (they have a construction company). Lastly, there are other local or national foundations (Tony Hawk, for example), that provide support for these types of parks. Once a concept plan is fully developed, then those additional resources will be solicited and documented.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA FY 17 <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$75,000	\$75,000
SOURCE 2: CIP	\$	\$	\$	\$125,000	\$125,000
SOURCE 3: DONATION – BRENNAN FAMILY	\$	\$	\$	\$TBD	\$
SOURCE 4: CPA FY16	\$5,000	\$10,000	\$	\$10,000	\$25,000
SOURCE 5:	\$	\$	\$	\$	\$
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$5,000	\$10,000	\$	\$210,000	\$235,000

TIMELINE:

Estimated Timeline for Ryan Brennan Skatepark

Study	NTP Issued for Study	1/31/2017
	Public Meeting	3/16/2017
	Draft Plan	4/1/2017
	Final Plan	4/30/2017
	Funding Sources	CIP Jun-17
	Approved	Grants May-17
	Design/Bid	Final Design
Bid		15-Jul-17
Bids Received		29-Jul-17
Contract		8/8/2017
Construction	Permits/Demo	9/1/2017
	Site Prep/Equipment Order	9/15/2017
	Equipment Order/Mobilize	Sept-October 2017
	Construction	November-December 2017
	Substantial Completion	Dec-17

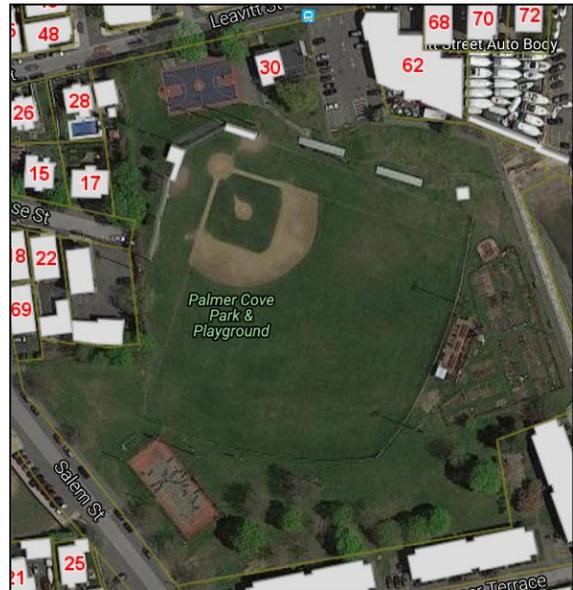
CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Moriarty not present, to recommend funding this application at \$75,000 from FY18 Budgeted Reserve.

APPLICANT: City of Salem
PROJECT TITLE: Palmer Cove Assessment & Concept Plan
PROJECT LOCATION: Palmer Cove Park
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$27,000
CPC RECOMMENDED SOURCE: \$27,000 FY18 Budgeted Reserve
PROJECT DESCRIPTION:

The City of Salem requested \$27,000 in CPA funds to complete an assessment of Palmer Cove Park's existing assets, an analysis of the existing ballfield, including upgrade or relocation to another site, and a concept plan.

Palmer Cove park is at 7.2-acre park located in the Point Neighborhood, across from Saltonstall School and .4 mile walk from the Salem Academy Charter School. It is a well-used park, in the densest part of Salem (33 people per sq. acre versus the average of 8 people per sq. acre for Salem). The population in the neighborhood is diverse (63% non-white versus 25% for the City as a whole), and is younger than the average population of Salem (32.6% under 19 versus 22.6% average for Salem). The park has existing community gardens, which support the neighborhood.



The overall goal is to develop a plan for the future of the park, and to determine the best location and upgrades needed for the existing baseball field. The scope of work is:

1. Determine the existing conditions of the site, with particular focus on the ballfield.
2. Determine what is needed to either upgrade the ball field or determine whether another park might be a better location. The disposition of the ball field will have a big impact on the concept plan and schematic design.
3. Solicit input from the community on what improvements they would like to see in the park. This part of the plan will also determine needs related to resiliency, as the property is within a flood zone.
4. Development of alternatives and estimated costs. Schematic designs would be provided for the favored option. Potential funding sources will also be researched.

The goal of the project is also to increase visibility through signage, paths, and design and to make the park more accessible and easier to maintain.

A letter of support was provided by the Salem Academy Charter School.

FINANCIAL:

The funding request is based on a proposal received by Weston and Sampson

TIMELINE:

The project schedule is based upon experience with other similar projects. Study will start in the fall, concurrent with school starting, and there will be public meetings to develop schematic design. The City will then seek funds for final design and construction.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Moriarty not present, to recommend funding this application at \$27,000 from FY18 Budgeted Reserve.

APPLICANT:	Saltonstall School & PTO Playground Comm.
PROJECT TITLE:	Saltonstall School Playground
PROJECT LOCATION:	211 Lafayette Street
CPA CATEGORY:	Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$95,000
CPC RECOMMENDED SOURCE:	\$63,250 – FY18 OS/Recreational Land Reserve \$31,750 – FY18 Budgeted Reserve

PROJECT DESCRIPTION:

The Saltonstall School along with the Saltonstall School Parent Teacher Organization Playground Committee requested \$106,546.48 in CPA funds to purchase and install playground equipment at the Saltonstall School.

The main play structure at the Saltonstall was demolished in 2011 and has never been replaced. There is a small play structure in the Kindergarten play area, rated only for ages five years through eight years, that can accommodate approximately only one classroom of students safely. However, as the school has recess with between 4-6 classes of students, this presents a safety concern.

Additionally, as the remainder of the play area is comprised of blacktop and patchy grass, alternative options for students are limited, and it is the time of day when the school experiences the biggest spike in disciplinary referrals.



Saltonstall, a K-8 school located in Salem’s Point Neighborhood, is now the only elementary school in the Salem Public School district without access to an age appropriate schoolwide playground. Sadly, because so much time has passed without a replacement structure being installed, many children will move on from the Saltonstall School never having had the opportunity to play on a school playground.

CPA funds would be used specifically to purchase and install new playground equipment and play area surfacing in approximately the same location where the previous play structure was located. The playground shall feature a new state-of-the art play structure, which is age appropriate for students in a K-8 school (5-12 years), and ADA accessible, allowing the entire school community to play and learn in a safe and appropriate environment. At the recommendation of Daniel Hakim, Physical Education instructor, the main structure is a continuous loop, which shall allow for its use during the students’ physical education time.

The Playground Committee sought the advice of Salem Public Schools Occupational Therapist, Amanda Bartlett, and her recommendations have been incorporated into the proposed plan. Those recommendations include swings and climbing equipment for sensory play; a swing and slide to provide vestibular input, climbing apparatus for providing proprioceptive input, as well as monkey bars and a variety of horizontal bars for children to hold with their hands and hang from. In addition, the proposed plan features a “sensory wall”, for use by multiple children simultaneously. These features will make this playground a welcoming place for all children.

Recreational play is essential to healthy early childhood development. Playgrounds are a place for children to play, socialize, build friendships, and engage in physical activity that is crucial for good health. The new Saltonstall playground will not only provide unmatched opportunity for play and fun for Saltonstall's 383 students, but will also be accessible to the Boys and Girls Club which provides afternoon and evening services to 50 students. Beyond school hours, the playground will be accessible to all residents in this densely populated neighborhood. As a community anchor of a vibrant, diverse, and growing neighborhood, having an appropriate, modern, ADA accessible playground will serve as a gathering point for families and children for years to come.

Letters of support for this playground have been provided by the following community stakeholders and leaders:

- Josh Turiel, City Councillor, Ward 5
- Kristine Wilson, School Committee member and retired educator
- Nicholas Gesualdi, Principal, Saltonstall School
- Michael Lister, Asst. Principal, Saltonstall School
- Paula Dobrow, RN, MSN, NCSN, Director of Nursing & Health Services, S.P.S.
- Daniel Hakim, Physical Education teacher, Saltonstall School
- Emily Froeschl, President, Saltonstall Parent Teacher Organization
- 5th and 6th Grade Classes, Saltonstall School
- Lucy Corchado, President, Point Neighborhood Association
- Doug Bollen, Director of Operations, Boys and Girls Club of Greater Salem
- Lauren Perry, project site abutter and Saltonstall parent

FINANCIAL:

Based on the current design proposal, the total project cost is estimated at \$133,790. To maximize resources and minimize cost, the play structure will be built using primarily volunteer labor, recruited largely from within the school community

To date, the Saltonstall PTO Playground Committee has raised \$7,243.52 of dedicated funds for the erection of a play structure and playground. These funds have primarily come from within the Saltonstall Community (parents, teachers, and families).

The Playground Committee will be applying for grants from local banks, businesses, and civic organizations and continues to pursue other opportunities and plans to supplement funding sources.

TIMELINE:

March, 2016	Site review with multiple industry professionals
March, 2016	Preliminary design completed
January 10, 2017	CPA eligibility application approved
February, 2017	Consultation with Amanda Bartlett, Occupational Therapist
March 7, 2017	Updated design completed
Spring 2017	Continued fundraising and grant submissions
Spring and Summer 2017	Secure school and community volunteers for build
Summer 2017	Installation of new playground structure and completion of project.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Moriarty not present, to recommend funding this application at \$95,000. The CPC voted to recommend \$63,250 from FY18 Open Space/Recreational Land Reserve and \$31,750 from the FY18 Budgeted Reserve.

Note: Any award is made solely to the School and the School manages the project.

APPLICANT:	City of Salem
PROJECT TITLE:	Lafayette Park Renovation
PROJECT LOCATION:	Intersection of Washington, Harbor & Lafayette Sts.
CPA CATEGORY:	Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$100,000
CPC RECOMMENDED SOURCE:	\$100,000 FY18 Budgeted Reserve
PROJECT DESCRIPTION:	

The City of Salem requested \$100,000 in CPA funds to renovate a highly visible public space at the gateway of the downtown, the Point Neighborhood and South Salem, based on a vision developed through a broad public engagement process.



The park is located in the most densely populated part of Salem. Lafayette Park is the site of a firehouse and tenement structures that burned in Salem's Great Fire of 1914 and was constructed by the Salem Rebuilding Commission in the years following the conflagration. A small bronze plaque honoring the recovery from the fire was rededicated in 2014. A 35-foot granite obelisk inaugurated in 1947 honors the service of the French-Canadian veterans of the St. Joseph's Parish that formerly stood across the street. Reflecting important parts of Salem's history, the Great Fire plaque and the veterans monument must be preserved and highlighted. However, the park otherwise now fails to live up to the needs of the community. Cow paths have formed throughout the lawn, showing that pedestrians now prefer routes other than the existing straight paths. With this combination of worn paths and the park's dense tree cover, much grass in a park valued for being a green oasis fails to thrive. In addition, the Salem Police Department has had the park's internal benches removed due to discourage undesirable activity in the dark interior of the park.

The neighborhood surrounding the park is undergoing substantial revitalization. A housing and retail development has replaced St. Joseph's Parish across the street and construction of a new residential, hotel, and commercial development nearby on Washington and Dodge Streets is underway. These exciting new developments contrast with the poor state of the park. The current condition and out of date design of Lafayette Park limits its usability and results in few people being drawn to this public space. Upgrades are needed for Lafayette Park to once again be a quality green space that respects the city's history, while enhancing the neighborhood character.

In the fall of 2016, the City began a public visioning process for Lafayette Park. Public engagement included an online survey, an open house, and multiple public forums. The project was designed based on broad public outreach and consensus building. A stakeholders group, including neighborhood leaders, residents, business owners, and City officials, worked closely with the City's landscape architect to synthesize the goals distilled through this public visioning process, including:

- Improve the park's natural elements: trees, lawn, and other plantings;
- Highlight the park's role in the Great Salem Fire of 1914 and the neighborhood's immigrant heritage represented by the existing veterans monument;
- Create space that can accommodate formal events/gatherings, such as fairs and markets;
- Improve lighting, visibility and circulation; and
- Include an artistic element.

The new design was approved by the Park & Recreation Commission on March 21, 2017 and includes the following elements:

- Lighting to showcase the existing art deco veterans monument, highlight the park’s aesthetics, and improve security;
- Reorientation of the Great Salem Fire plaque for better, increased exposure;
- Upgraded pathways accommodate the routes pedestrians use based on the desire lines that have formed throughout the lawn;
- Irrigation system suitable to support healthy grass in a heavily trafficked public space;
- An open area to accommodate scheduled events such as public markets;
- Thoughtfully located benches and trashcans;
- Improved landscaping offering a mix of sun and shade and providing adequate sight lines for public safety; and
- Interpretive signage to recognize the park’s connection to significant chapters of the city’s history: The Great Salem Fire that burned a firehouse that stood where the park is located today, and the French Canadian immigrant community that once populated the surrounding neighborhood, whose heritage is reflected in the veterans monument.

The park upgrades are designed for durability and limited maintenance, so as avoid additional burden on the City’s park maintenance program. An irrigation system will promote the long-term health of new and existing trees. Walkways will be located where cowpaths indicate desire lines. Furnishings, such as benches, trash barrels, and signage hardware, will be durable city-standard products. The irrigation system will include a rain sensor so that water is not wasted during wet weather. The new lighting will consist of modern, high-efficiency fixtures. Furthermore, all new plantings will be native species proven to thrive in the local climate without threatening other species.

A revitalized park will be enjoyed by people who live, do business, visit, or simply travel through this location between downtown, the Point Neighborhood and South Salem. The project enhances the space for passive recreation and will see increased use for dog walking, picnicking, and people watching. Additionally, the revitalized space will welcome quiet reflection about the history through the veterans monument and the Salem Fire plaque, which will be better highlighted through new lighting, interpretive signage, and the overall reconfiguration of the park. Furthermore, space will be available for scheduled events at the park, such as outdoor fairs and markets. A revitalized park may help inspire reuse of the vacant St. Joseph’s rectory and attract tenants to the retail spaces in the new apartment building across Lafayette Street.

FINANCIAL:

CPA funds will leverage \$105,000 in Community Development Block Grant funding for the construction phase of the project. Given the high demand on CDBG funds, it is necessary to combine limited CDBG funds with other sources.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION	TOTAL
SOURCE 1: SALEM CPA	\$	\$	\$	\$ 100,000	\$ 100,000
SOURCE 2: CDBG	\$	\$ 8,000	\$	\$ 97,000	\$ 105,000
TOTAL PROJECT COST	\$	\$	\$	\$	\$ 205,000

TIMELINE:

Action Item	2016		2017												2018
	November	December	January	February	March	April	May	June	July	August	September	October	November	December	May
Public visioning															
Soil testing															
Park & Rec. design approval															
Final design and construction documents															
Public bidding and construction contract															
Contractor mobilization															
Permitting (electrical and plumbing)															
Construction															
Substantial completion															
Construction punch list															
Rededication															

CPC RECOMMENDATION:

The Community Preservation Committee voted 5 in favor, 0 opposed, with Moriarty not present, and Shea and McCrea abstaining, to recommend funding this application at \$100,000 from the FY18 Budgeted Reserve.

