



CITY OF SALEM, MASSACHUSETTS
Kimberley L. Driscoll, Mayor
Community Preservation Committee

98 WASHINGTON STREET ♦ SALEM, MASSACHUSETTS 01970
TEL: 978-619-5685

TO: Honorable City Council

FROM: Jane A. Guy, Assistant Community Development Director
on behalf of the Community Preservation Committee

DATE: May 12, 2022

RE: **CPC Recommendation for CPA Funding**

The Community Preservation Committee (CPC) is pleased to submit its recommendations for the City of Salem's ninth round of Community Preservation Act (CPA) funding.

While the CPC is responsible for studying community preservation needs and reviewing applications submitted for CPA funding, it is ultimately the City Council that must approve projects receiving CPA expenditures. In compliance with MGL c.44B, the City Council is requested to take one of the following actions on each funding recommendation:

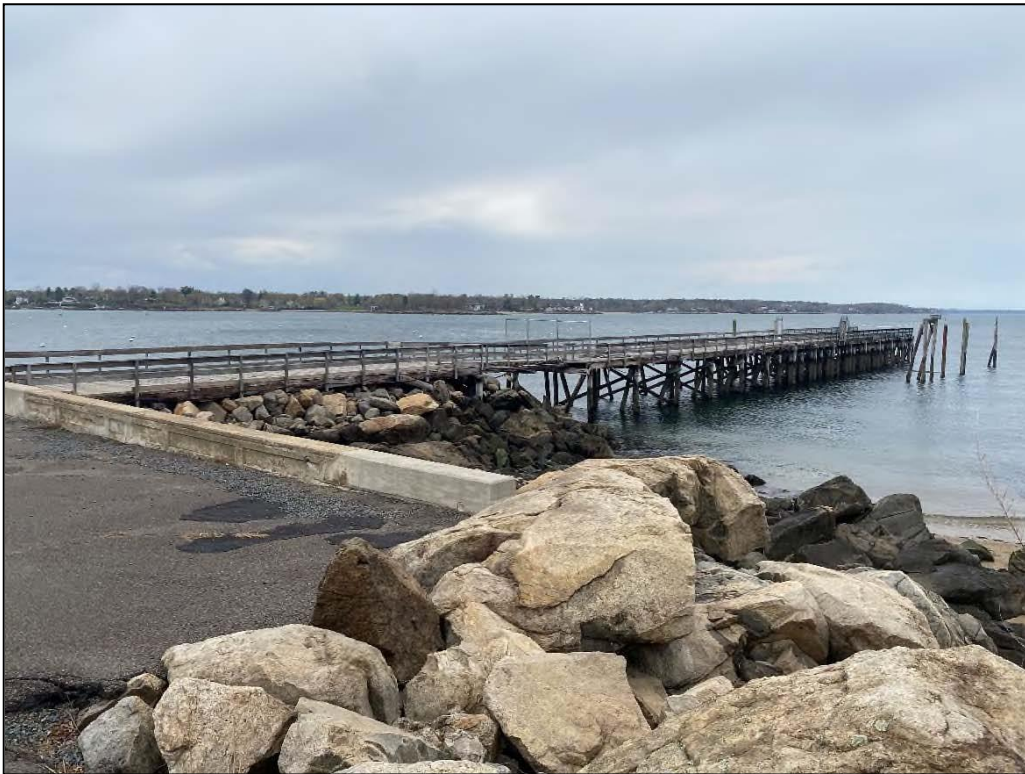
- Approve recommendation of the CPC
- Reject recommendation of the CPC
- Reduce amount recommended by the CPC
- Reserve amount recommended by the CPC to applicable reserve account, rather than approving the project

With your approval, funding for these projects will be available on July 1, 2022. Please feel free to contact me with any questions concerning this submission.

Thank you for your consideration.



City of Salem Community Preservation Committee



Round 9

Report on Funding Recommendations for the Salem City Council

May 12, 2022

Community Preservation Act
FY22 Funding Round
(FY23 Funds)

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

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Land to protect existing and future wet fields, 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 Yes	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 Yes	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 <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure. Yes	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 Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	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	X	X	X	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 Resources	
○ Leefort Terrace	\$200,000.00
○ Residences at St. James	\$250,000.00
○ Historic Resources	
○ Salem Deed Conservation	\$15,430.00
○ Pickering House Front Façade Replacement	\$80,000.00
○ Dickson Memorial Chapel Stained Glass Window Restoration	\$60,000.00
○ St. Peter's Church Coping Stones & Cellar Windows	\$40,000.00
○ Open Space/Recreational Land	
○ Salem Willows Pier	\$250,000.00
○ Palmer Cove Park	\$115,000.00
○ Floating Docks at Winter Island	\$96,500.00
○ Forest River Conservation Area, Volunteer Bridge Rehabilitation	\$66,148.66

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 \$1,173,078.66. This includes the FY23 estimated funds (surcharge revenues and State match), as well as \$259,903.66 in carried over, undesignated FY22 funds.

The CPC is recommending funding for projects totaling all \$1,173,078.66. If awarded, the minimum of 10% minimum spending in the categories of Housing Resources, Historic Resources and Open Space/Recreation will be satisfied.

This will leave a balance available of \$0. However, please note that the available funding will increase in November, 2022 when late payments, unspent FY22 admin, FY22 surcharge revenues received over the \$715,000 estimate, the increase in the State match from FY22 (\$98,131), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance.

Approval of all projects is conditional that signage be installed as provided in the Community Preservation Committee's sign policy.

Cover photo from Salem Willows Pier.

RECOMMENDED CPA PROJECTS & FUNDING BY CPA RESERVE ACCOUNT

Applicant	Title	AWARD RECOMM.	Fund Balance	FY23 Housing	FY23 Historic	FY23 OS/Rec	FY23 Budgeted Reserve
Community Housing							
Beacon Communities & Salem Housing Authority	Leefort Terrace	\$200,000.00	\$93,350.00	\$106,650.00			
North Shore Community Development Coalition	Residences at St. James	\$250,000.00	\$166,553.66				\$83,446.34
Historic Resources							
City of Salem (City Clerk/DPCD)	Salem Deed Conservation	\$15,430.00			\$15,430.00		
Pickering Foundation	Pickering House Front Façade Replacement	\$80,000.00			\$80,000.00		
City of Salem (DPCD/Cemetery)	Dickson Memorial Chapel Stained Glass Window Restoration	\$60,000.00			\$11,220.00		\$48,780.00
St. Peter's Church, Parish of	Coping Stone Reinstallation and Cellar Window Preservation	\$40,000.00					\$40,000.00
Open Space & Recreation							
City of Salem (DPCD)	Salem Willows Pier	\$250,000.00				\$106,650.00	\$143,350.00
City of Salem (DPCD)	Palmer Cove Park	\$115,000.00					\$115,000.00
Sail Salem & City of Salem Park & Recreation	Replacement of Floating Docks	\$96,500.00					\$96,500.00
Salem Sound Coastwatch & Salem Conservation Commission	Volunteer Bridge, Forest River Conservation Area (rehabilitation & improvements)	\$66,148.66					\$66,148.66
		\$1,173,078.66	\$259,903.66	\$106,650.00	\$106,650.00	\$106,650.00	\$593,225.00

APPLICANT: BC Leefort Terrace LLC c/o Beacon Communities & the Salem Housing Authority

PROJECT TITLE: Leefort Terrace

PROJECT LOCATION: 1 and 2 Leefort Terrace

CPA CATEGORY: Housing Resources: Creation

CPC PRIORITY RANKING: High

CPC RECOMMENDED CPA FUNDING: \$200,000.00

CPC RECOMMENDED SOURCE: \$93,350 – Fund Balance
\$106,650 – FY23 Housing Reserve

PROJECT DESCRIPTION:

Beacon Communities and the Salem Housing Authority requested \$200,000 in CPA funds to replace fifty obsolete Leefort Terrace state public housing units with one hundred and twenty-four units of affordable housing in a regenerative and climate resilient development.

Lee Fort Terrace is a garden style development that was built in 1958 and consists of seven buildings and one additional building for a community room. The development includes 50 garden style one-bedroom units for elderly and disabled residents. The community room building houses commercial coin operated washer/dryer facilities and a management office. The Leefort Terrace units are subsidized by the MA Department of Housing and Community Development (DHCD) through the state public housing operating subsidy and capital formula funding, which has been insufficient to cover necessary upgrades. All residential units are currently on the ground floor in a coastal flood plain and at significant and increasing risk of storm related flooding and sea level rise. There are currently no handicap accessible units in the development, and given the approximate size of only 371 SF each, they cannot be adapted. Residents report continual problems with flooding, outdated kitchen and bath facilities, climate control, and pest issues resulting from the obsolete design and construction methods. For a development built to standards more than six decades out of date and located in a floodplain that does not allow for residential housing units at this grade, renovation is not an option.



The proposed development plan is:

Vision- A rescue mission to replace the 50 obsolete Leefort Terrace state public housing units with a newly imagined 124 unit affordable, regenerative and climate resilient development that works in harmony with natural and social systems. The opportunity to take Housing Authority property and leverage it to provide even more much needed affordable housing in perpetuity.

Unit Count & Parking- 124 units with 1- (66), 2 (34)- and 3 (24)-bedrooms. 100 parking spots.

Affordability- 100% affordable rental housing reserved for households with extremely low-, low-, and moderate-incomes. A total of 74 additional affordable housing units will be created, above the 50 state public housing replacement units.

Site Control- The Salem Housing Authority (SHA) chose affordable housing developer, owner and manager Beacon Communities Development LLC (Beacon) as its development partner for the redevelopment of Leefort Terrace. SHA has procured Beacon as a development partner for the site

through a fully-compliant Chapter 30B process. There is a signed MOU between SHA and Beacon. SHA will remain the land owner. The development will be facilitated through a 99-year ground lease to a BC Leefort Terrace, a Beacon affiliated entity that will construct and own the improvements. All improvements revert to SHA ownership after the ground lease term.

Rental Assistance- Sixty-five (65) units at the development will be targeted for occupancy by households who benefit from Section 8 assistance, including the 50 1BR units that are currently state Public Housing plus an additional 15 family units (1- 2- and 3- bedrooms).

Population Served- The new Leefort Terrace development will at its base be a family development with open-occupancy and no age restriction placed on units. That said, in response to community and resident feedback, we anticipate that 65 units at the new Leefort Terrace will have either a preference or eligibility requirement for Elderly Families where at least one household member must be 62 years of age or older.

Temporary Relocation- Residents will be temporarily relocated off site during construction and will have a right to return to Leefort after it has been rebuilt. SHA plans to accommodate relocation needs of current residents in units held vacant in the SHA portfolio. Current residents who cannot be accommodated by the SHA will be accommodated in other rental apartments in the community. Beacon will provide relocation assistance to all current Leefort residents, including but not limited to finding temporary replacement apartments acceptable to each resident, and covering costs (including moving costs) that exceed residents' current housing costs. Beacon will engage a vendor, Housing Opportunities Unlimited (HOU), to oversee all aspects of the relocation process. All costs related to the relocation will be covered as a development expense. Residents will be able to return to a new unit while continuing to pay only 30% of their income for housing expenses.

Building Typology- The project includes the new construction of 124 units in two wings that embraces a sheltered, south-facing courtyard for the residents. The building site and residences are elevated to ensure resilience, while accommodating the majority of the parking in the basement below the building, where it will be screened. The basement parking level will be set at 10.5 feet above sea level (above the current flood map), and the lobby and first residential floor entrance at 13 feet and 21 feet above sea level (the 2070 sea level rise prediction). A four-story façade to the north along Collins Cove faces a substantial new community open space that will celebrate and strategically accommodate the tidal nature of the site. To the south, both wings drop down to three stories, breaking down the mass and giving them a height more consistent with the three abutting residences.

Accessibility and Universal Design- Making the development welcoming and easy for all people to access and enjoy is another key goal of the development. In addition to the required percentages of fully accessible apartments and apartments adapted for people with hearing and visual impairments, the apartments will exceed MAAB, ADA and Fair Housing requirements. All public spaces will be 100% accessible, all units will be visitable and the entire building and site will be designed to meet Universal Design guidelines. They will be designed to meet the needs of the anticipated SHA residents for aging in place as well.

Sustainability and Climate Resiliency- Being climate resilient, regenerative, and environmentally positive is an important goal of the Leefort Terrace redevelopment. The building and site will be designed with as many carbon sequestering materials as feasible, with the aim to minimize embodied carbon. The building will be all electric and designed and built to achieve Passive House (PHIUS+) certification and will strive to achieve as close as possible to net zero energy use with on-site solar energy generation. Material selection will also focus on healthier materials and indoor air quality.

Resident Services- Beacon's Community Engagement Department will provide a program of service enhancements at Leefort Terrace. The new building will include a large community room with a kitchen and area for computer learning, a fitness center and a wellness office with an exam room. A full time

Resident Services Coordinator will oversee a plethora of activities and services to support residents to thrive in all areas of their lives. The services plan will be tailored to the individual and community needs of the Leefort resident population.

Budget Summary

INDICATE THE TOTAL PROJECT COSTS, INCLUDING CPA FUNDING REQUEST, FROM ALL PROPOSED SOURCES.
APPLICATION PACKAGE MUST INCLUDE A COMPLETE ITEMIZED BUDGET OF ALL PROJECT COSTS.
Note: CPA funds cannot be used for maintenance.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(TOTAL MUST MATCH AMOUNT REQUESTED ON COVER SHEET)</i>	\$	\$200,000	\$	\$0	\$200,000
SOURCE 2: DEBT	\$	\$9,743,858	\$	\$11,898,701	\$21,642,559
SOURCE 3: 4% LOW INCOME HOUSING TAX CREDIT EQUITY	\$	\$8,000,000	\$	\$14,341,994	\$22,341,994
SOURCE 4: STATE LOW INCOME HOUSING TAX CREDIT EQUITY	\$	\$700,000	\$	\$7,500,000	\$8,200,000
SOURCE 5: DHCD SOFT DEBT	\$	\$1,000,000	\$	\$14,000,000	\$15,000,000
SOURCE 6: MASSSAVE PASSIVEHOUSE REBATE	\$	\$0	\$	\$434,000	\$434,000
SOURCE 7: DEFERRED DEVELOPER FEE	\$	\$1,663,303	\$	\$0	\$1,663,303
TOTAL PROJECT COST	\$	\$21,307,161	\$	\$48,174,695	\$69,481,856

Project Timeline

The timeline for completed and upcoming milestones in the redevelopment of Leefort Terrace:

- Design process
 - Site Investigation and Feasibility Analysis- Fall '20- Spring '21
 - Conceptual Site Plan, Massing & Elevations- Fall '21- March '22
 - Preparation of Construction Documents- April '22-September '22
- Community Process
 - Fall '20- ongoing- Met directly with close to 50 residents, abutters, community members and City officials in individual and small group meetings.
 - Launched website www.leefortterrace.com
 - Virtual Community Meetings- March '21, December '21, February '22
- City Permitting and Entitlement Process
 - 40B Comp Permit April 2022- August 2022
 - ConCom May 2022- August 2022
 - MEPA- April 2022- November 2022
 - Chapter 91- August 2022- February 2022
- Funding Timeline
 - DHCD State Public Housing PEHO Feasibility Grant- awarded summer 2020 for initial site investigation work
 - DHCD Public Housing Innovation Application - Awards expected June 2022
 - DHCD Private Rental Housing Award Competition- Awards expected Fall 2022 or Winter 2023
- Construction Schedule
 - Construction Start- April '23.
 - Construction Completion & Rent-up- Summer '24

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$200,000. The CPC voted to recommend \$93,350 from the Fund Balance and \$106,650 from the FY23 Housing Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction that has been approved by the MA Department of Housing and Community Development be executed and filed at the Registry of Deeds. Such restriction shall include that 100% of the 124 housing units must be affordable to households who earn 60 percent or less of the area median income. Such restriction shall be for a period of 99 years.



APPLICANT: North Shore Community Development Coalition
PROJECT TITLE: Residences at St. James
PROJECT LOCATION: 160 Federal Street
CPA CATEGORY: Housing Resources: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$250,000.00
CPC RECOMMENDED SOURCE: \$166,553.66 – Fund Balance
\$83,446.34 – FY23 Budgeted Reserve

PROJECT DESCRIPTION:

The North Shore Community Development Coalition (NSCDC) requested \$250,000 in CPA funds for adaptive reuse of the St. James School into 33 units of mixed-income rental housing for those age 62 and older.

The St. James School at 160 Federal Street, in the McIntire Historic District, was constructed in 1906 and served as a school for the St. James Parish until closing in 1972. It has been vacant for decades.



The North Shore CDC intends to convert the building into 33 rental housing units restricted to seniors 62 years old or older. Twenty-seven of these units will be affordable. The 36,000 SF school’s high ceilings, large rooms with tall windows, excellent natural light and ample on-site parking lend itself well to rehabilitation into high quality housing units. The project’s design was informed by DHCD’s Senior Design Guidelines, so the building will include wayfinding with large text, automated entry doors, accessible common areas and other accessible features in order to serve seniors with a wide range of mobility.

The need for affordable housing for seniors, in particular, in Salem is expected to grow as the population increases significantly in the next few years. According to Salem for All Ages – Five Year Report 2021, one out of every five Salem residents are over the age of 60 today and that figure is projected to climb to one in four by 2030, increasing from around 8,000 individuals today to as many as 12,000 people in just a few years’ time.

The building is just a few steps away from the Mayor Jean A. Levesque Community Life Center (Senior Center) where residents can access services such as meals, registration for transportation, exercise classes, benefits coaching and other programs. The St. James’ location also provides a remarkable opportunity for NSCDC to partner with the City of Salem’s Department of Parks, Recreation and Community Services, which operates out of the Senior Center.

Unit and Affordability Matrix

<i>Bedroom Type</i>	<i>30% AMI</i>	<i>60% AMI</i>	<i>Market</i>	<i>Total</i>
Studio	5	6	0	11
1-Bedroom	3	13	4	20
2-Bedroom	0	0	2	2
Total	8	19	6	33
% of Total	24%	58%	18%	

Budget Summary

**Indicate the total project costs, including CPA funding request, from all proposed sources.
Application package must include a complete itemized budget of all project costs.**

Note: CPA funds cannot be used for maintenance.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$ 250,000	\$250,000
SOURCE 2: FEDERAL AND STATE LIHTC	\$	\$	\$	\$	\$8,090,299
SOURCE 3: STATE SUBSIDY/ GRANTS	\$	\$	\$	\$	\$ 2,354,236
SOURCE 4: FEDERAL AND STATE HISTORIC TAX CREDITS	\$	\$	\$	\$	\$ 3,323,382
SOURCE 5: SENIOR DEBT	\$	\$	\$	\$	\$2,354,236
SOURCE 6: CITY HOME FUNDS	\$	\$	\$	\$	\$25,000
SOURCE 7: SPONSOR LOAN – BROWNFIELDS GRANT					\$57,500
TOTAL PROJECT COST	\$	\$1,844,882	\$189,250	\$10,734,879	\$ 14,237,026

Timeline

- Fall 2019 – Winter 2020 – 2 Community Meetings plus numerous individual meetings to present the project (DONE)
- Fall 2019 – Preliminary Design (DONE)
- Spring/Summer 2020 – Permitting (DONE)
- Fall 2020 / Winter 2021 – Design + more community engagement (DONE)
- Fall 2021 – Pre-Application to DHCD (DONE)
- Winter 2022 – Full Funding Award Application to DHCD (DONE)
- Fall 2022 - Funding Awards
- Spring/Summer 2023 – Construction Start Date
- Summer 2022 - Lease Up
- Fall/Winter 2022 – Permanent Closing

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, to recommend funding this application at \$250,000. The CPC voted to recommend \$166,553.66 from the Fund Balance and \$83,446.34 from the FY23 Budgeted Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction that has been approved by the MA Department of Housing and Community Development be executed and filed at the Registry of Deeds. Such restriction shall include a minimum of 27 of the housing units must be affordable to households who earn 60 percent or less of the area median income. Such restriction shall be for a period of 99 years.

APPLICANT: City of Salem
PROJECT TITLE: Salem Willows Pier
PROJECT LOCATION: Willows Park - 200 Fort Avenue
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$250,000
CPC RECOMMENDED SOURCE: \$106,650 – FY23 Open Space/Recreation Reserve
\$143,350 – FY23 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem Department of Planning & Community Development (DPCD) requested \$250,000 for the replacement of the Salem Willows Pier in coordination with the Massachusetts Office of Fishing and Boating Access and the Division of Marine Fisheries.

The Project is located at the north end of Salem Neck, on the property of Salem Willows Park, a city-owned public open space, primarily used for recreation. The park includes maintained lawns and trees, benches, picnic tables, restroom facilities, gazebos, sports fields, tennis and basketball courts, public parking, public beaches and rocky shoreline, networks of paved and unpaved paths, and a pile-supported pier. The pier is an iconic element of the Salem Willows Park and highly visible from land and sea.



The prior pier extended approximately 345 linear feet from its land-side access, in an east-northeast direction. A pier of similar size, shape, orientation, and general character has existed in the current pier location for more than 100 years; however, the pier has likely been reconstructed and repaired extensively since the original construction. The structure experienced significant damage during storm events in October 2012 (Hurricane Sandy) and February 2013 (winter storm Nemo). Due to the damaged and deteriorating conditions and corresponding concerns for public safety, the pier has been closed or partially open, with restricted access to the public since 2013. The pier was demolished in January 2022 in preparation for the proposed reconstruction.

The City and FBA are proposing the replacement with the proposed pier to be constructed in roughly the same footprint and alignment, and will extend about the same horizontal distance from shore as the prior pier structure. The proposed work also includes the replacement of the gangway hoist (“gallows”) frame located off the north side of the pier. Approximately 72 plumb piles will be installed to support the proposed pier and 4 piles (2 plumb and 2 batter) will be installed to support the gangway hoist frame off the north side of the pier. The proposed pier superstructure will consist of three significant elements: a land-side access ramp and stair system, a main pier, and a terminal T-pier. A timber or concrete access ramp and stair system will be constructed within an existing paved area at the landward end of the pier to provide ADA-compliant access to the new elevated pier deck while maintaining existing surrounding grades and surface materials. The proposed main pier will extend seaward from the proposed access ramp and stair system. The main pier will be approximately 330 feet long and 12 feet wide. The proposed terminal T-pier will be approximately 60 feet long and 16 feet wide, centered about its length and perpendicular to the alignment of the main pier. A railing system will be installed continuously around the perimeter of the pier deck. The new recreational fishing pier will be designed to improve

accessibility, safety, functionality, aesthetic appeal, and resiliency, while minimizing adverse environmental and societal impacts.

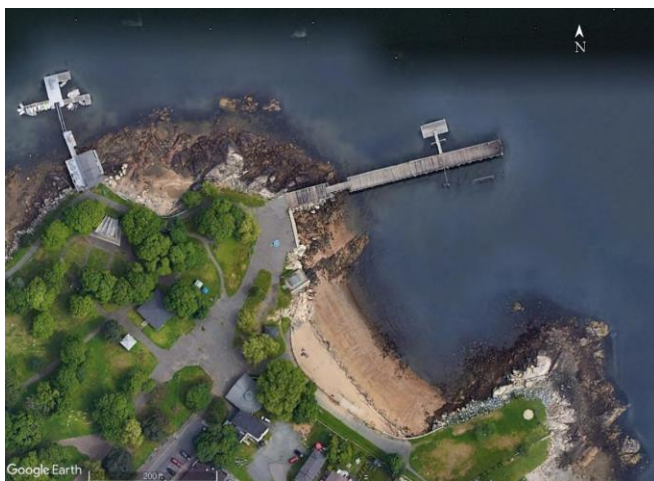
The pier will continue to be free, open to the public, and serve all residents of Salem, including access to Salem Sound for fishing and general recreation.

Budget Summary					
Indicate the total project costs, including CPA funding request, from all proposed sources. Application package must include a complete itemized budget of all project costs. Note: CPA funds cannot be used for maintenance.					
	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$ 250,000	\$ 250,000
SOURCE 2: STATE CONTRIBUTION	\$	\$ ALL – AMOUNT UNKNOWN	\$	\$ 2,000,000	\$ 2,000,000
SOURCE 3: SALEM CIP	\$	\$	\$	\$ 1,900,000	\$ 1,900,000
SOURCE 4:	\$	\$	\$	\$	\$
SOURCE 5:	\$	\$	\$	\$	\$
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$	\$	\$ 4.15M	\$ 4.15M

TIMELINE: The project is in the design and permitting process and is anticipated to begin construction in late fall 2022 or winter 2023 pending receipt of all permits.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$250,000, with \$106,650 from the FY23 Open Space/Recreation Reserve and \$143,350 from the FY23 Budgeted Reserve.



APPLICANT: City of Salem
PROJECT TITLE: Palmer Cove Park Renovation – Phase II
PROJECT LOCATION: 30 Leavitt Street
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$115,000
CPC RECOMMENDED SOURCE: \$115,000 - FY23 Budgeted Reserve

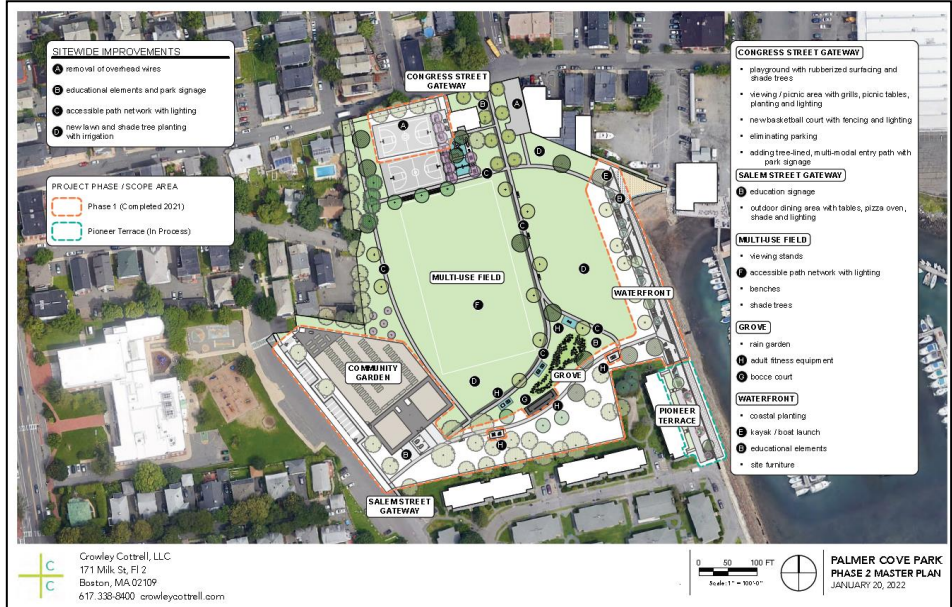
PROJECT DESCRIPTION:

The City of Salem DPCD requested \$115,000 in CPA funds to be used toward the final phase of construction to implement the community’s vision for improvements to Palmer Cove Park, including a second basketball court, a new multiuse field, water access, trees, furnishings and public art.

Located in the Point neighborhood, the Palmer Cove Park is across the street from the Saltonstall School and adjacent to Pioneer Terrace, a 104-unit senior housing complex owned and managed by the Salem Housing Authority.

Many residents with disabilities and mobility concerns reside in this complex. These neighbors are not well served by the park’s aging infrastructure, inadequate pathways and physical barriers to waterfront access. Concerns have also been expressed that the park is underutilized. Stakeholders have identified improved waterfront access, park accessibility, increased recreation opportunities and climate change resiliency as important for revitalizing the space. The City completed a first phase of improvements in 2021 that included a new waterfront promenade, relocation and upgrades of community gardens, refurbished basketball court, new parking, trees, paths, and furnishings.

The City now seeks CPA funds to implement a second and final phase of improvements identified by the neighborhood and other community stakeholders. Proposed Phase II improvements include construction of a second basketball court and conversion of the dilapidated baseball infrastructure to a multipurpose grass field to better meet the community’s recreation needs. Additional paths will enhance connectivity within and through the park and site furnishings, including benches, adult exercise equipment, and a bocce court, will draw additional park visitors. New trees and a rain garden will serve as green infrastructure and educational signage will engage learners of all ages with these climate adaptations. Signage formalizing a kayak launch at the northeast corner of the park will connect the community to the water and promote safe boating. At the intersection of Congress and Leavitt Streets, where the North Shore Community Development Coalition is building an affordable housing development and the City is investing in pedestrian infrastructure, an improved park entrance will be constructed.

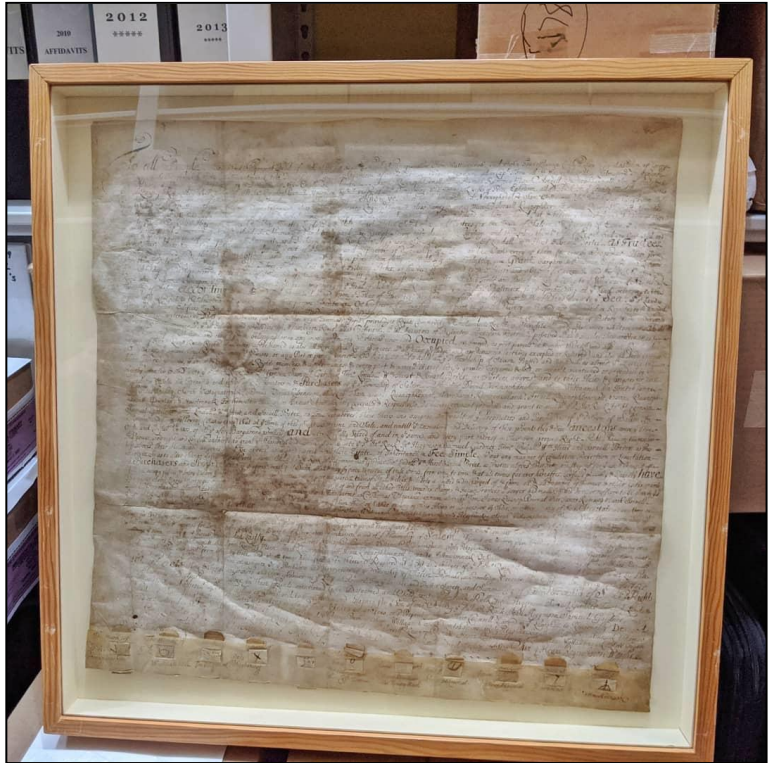


APPLICANT: City of Salem
PROJECT TITLE: Salem Deed Conservation
PROJECT LOCATION: City Clerk's Office, 93 Washington Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$15,430
CPC RECOMMENDED SOURCE: \$15,430 - FY23 Historic Resources Reserve

PROJECT DESCRIPTION:

The City of Salem's City Clerk and the DPCD submitted a request for \$15,430 to hire a document conservator to undertake conservation of the Salem Deed, a 1686 parchment document, and to rehouse the document in an archival frame.

The Salem Deed is a 300 year old parchment document that is used as evidence of the conveyance of the land now known as Salem from the Massachusetts Tribe to English settlers. The Salem Deed is located in the vault in the City Clerk's office at City Hall, 93 Washington Street. While in relatively good condition, an assessment of the document by Northeast Document Conservation Center indicated that it is exhibiting cockling, ink deterioration, areas of parchment loss, and previous repairs that are failing. In addition, the deed is attached to a rag board in a frame that does not meet current archival standards. Due to the fragile nature of the 300-year-old parchment document, the original deed is not displayed for public viewing. A copy of the document is displayed in the City Council Chambers. As the City nears its 400th anniversary in 2026, conservation of this fragile and irreplaceable document to preserve it for future generations becomes even more important.



The City is seeking to have the document treated by a conservation professional and reframed in a custom made double-sided archival frame. Treatment will include: consolidation of friable and fragile media, including writing ink and wax seals; gently cleaning the parchment supports; reducing pronounced distortions within the supports; and repairing tears as needed. New housing will be provided and will include new 100% cotton rag mat boards and mounts, additional and more substantial hinges, and a new frame.

FINANCIAL:

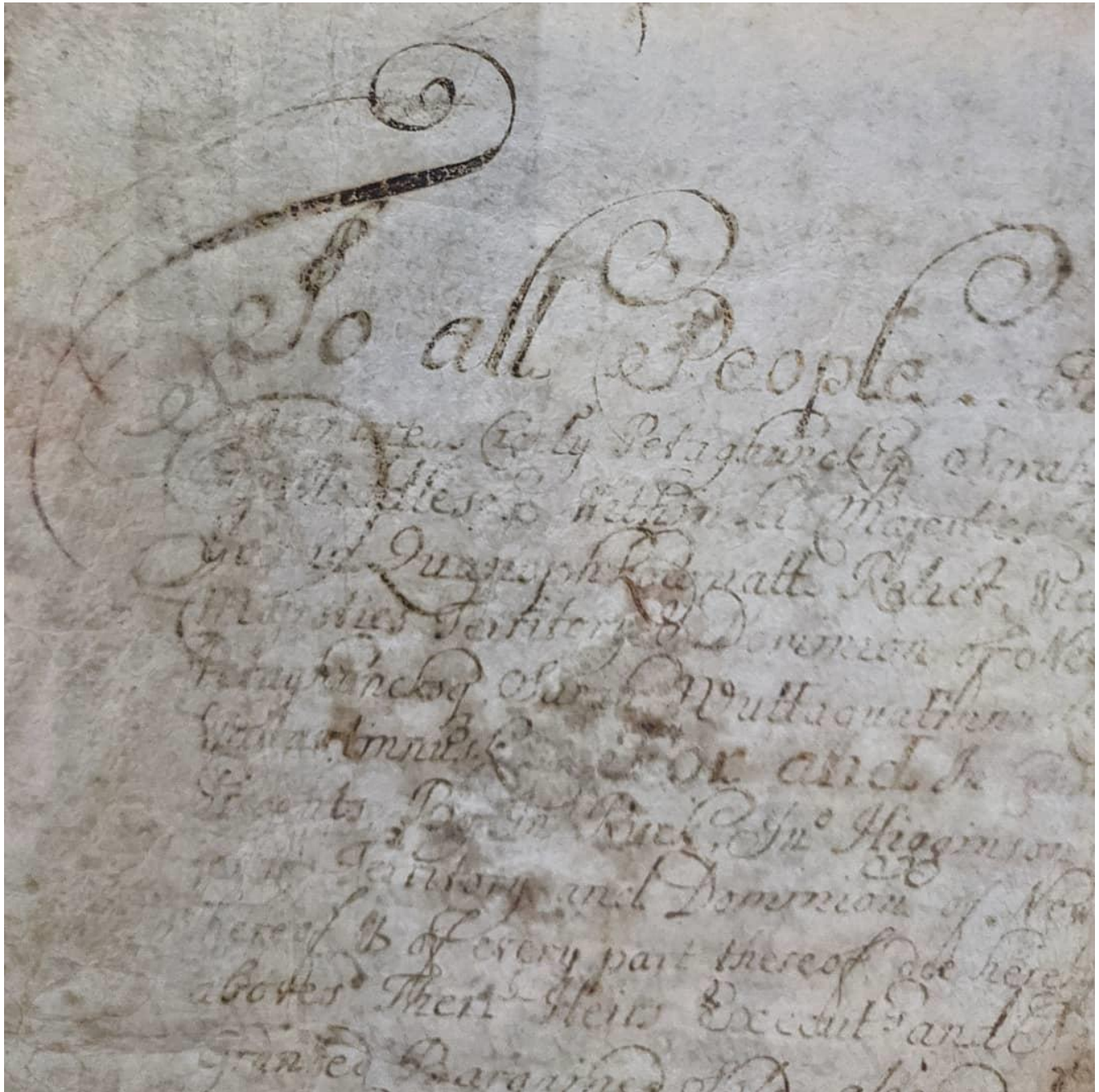
The Northeast Document Conservation Center assessed the Salem Deed and estimated the cost of the project at \$15,430.

TIMELINE:

Conservator selection process: August 2022-October 2022
Conservation: November 2022-April 2023
Project completion: May 2023

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 2 opposed, with Moriarty and Livramento-Bryant in opposition, to recommend funding this application at \$15,430. The CPC voted to recommend \$15,430 from the FY23 Historic Resources Reserve.



APPLICANT: Sail Salem, Inc. & Salem Park & Recreation
PROJECT TITLE: Replacement of Floating Docks
PROJECT LOCATION: Off Winter Island SW of Cat Cove & E of Footprint Power
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$96,500
CPC RECOMMENDED SOURCE: \$96,500 - FY23 Budgeted Reserve

PROJECT DESCRIPTION:

Sail Salem, Inc. and the City of Salem Park & Recreation submitted a request for \$96,500 for the design and construction of replacement wooden floats used for staging and summer storage of sailboats for the Sail Salem youth sailing program on Winter Island.

Sail Salem is in urgent need of replacing the float system for safety and operational efficiency reasons. The current system consists of two large deteriorating floats - the first of which is 10+ years old and the second 5-7 years old. The floats serve as the primary platforms for storing and launching the fleet of Opti and 420 sailboats used by the children and youth summer camp. An older float has been disposed and it is likely that the second will need to be disposed of within the next year given the extensive repairs needed. Sail Salem will be using a temporary solution for the destroyed float for 2022. The harbormaster is also in need of supplemental floats as outlined below.



In partnership with the Salem Harbormaster's office and Salem Park and Rec, Sail Salem is looking to design, construct, and put in place multiple wooden floats. Sail Salem also shares a facility with the Salem Harbormaster at Winter Island Park, and these floats would occasionally serve as additional mooring appliances for stricken vessels, as well as dock space for other marine law enforcement departments participating in regional training exercises or protracted responses to maritime incidents. They would also serve as a platform for a Salem High School sailing team. The floats would be the property of the City of Salem with a memorandum of understanding with Sail Salem.

Having safe well-maintained floats is critical to the operation of the Sail Salem Community Sailing Program. Due to the geography of Winter Island, there is no safe land-based solution to launching the program's sailboats each day. Boats need to be stored on the floats in Cat Cove and launched from these floats each day. Children are shuttled by boat to these floats to reach their assigned sailboats. The program needs a float system with a minimum of 2 major floats and 2 small affixed floats to run the program safely and efficiently. Sail Salem, a grass roots organization, started with donations of used equipment which has continued over the years, but has reached a point that the aged float system has suffered damage from storms and everyday usage and needs to be replaced for the safety of the children and to continue running the program.

Salem, and in particular Winter Island, has a rich sailing and maritime history and Sail Salem is the only Community Boating Program for its residents. As one of the few deep-water ports in New England, Salem's waterfront should be explored and enjoyed by as many as possible; Sail Salem's programs contribute to that recreational exploration and enjoyment.

FINANCIAL:

The basis for the \$96,500 funding request is an initial estimate provided by North Shore Marine based in Salem. If awarded the funds, municipal procurement will be undertaken.

TIMELINE:

- July – Sept 2022: Bid and award project
- Oct – Dec 2022: Final design
- Jan – March 2023: Assemble materials and stage construction
- Apr – May 2023: Construction and mooring preparation
- May – June 2023: Launch and test

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$96,500. The CPC voted to recommend \$96,500 from the FY23 Budgeted Reserve.



APPLICANT: Pickering Foundation
PROJECT TITLE: Pickering House Front Façade Replacement
PROJECT LOCATION: 18 Broad Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$80,000
CPC RECOMMENDED SOURCE: \$80,000 - FY23 Historic Reserve

PROJECT DESCRIPTION:

The Pickering Foundation submitted a request for \$80,000 toward complete replacement of the iconic south-facing Gothic Revival matched board siding and all related trim and details.

The Pickering House was erected c1660 and, unofficially, it is not only the oldest "home" in Salem, it is also the oldest garden and green space in Salem. The site currently includes two buildings (the house and a mid-19th century barn) and 2+ acres of gardens. It has been home to 10 generations of Pickering, who have played a remarkable role in the founding and development of our nation.



In 1950, the ownership was transferred to the Pickering Foundation, a 501 (c)3 organization. In 1973, the house and barn were added to the National Register of Historic Places as part of a National Register district and in 1981, the property was included in the designation of Salem's McIntire Historic District. The house is used as a space for an annual lecture series, tours in the summer, frequent musical events, and an annual garden party, at which is awarded their Sarah C. Pickering Scholarship of \$2,500 to a deserving Salem High School student. In recent years, it has become a popular rentable space for the community, and has hosted weddings, non-profit events, birthday parties and more. It is also an important stop for local tour guides who interpret both the family and Salem's role in American history.

The Gothic Revival façade of the Pickering House was added in 1841, replacing the existing First Period Colonial façade. In the 1960s, a second layer of matched-board tongue and groove siding of relatively poor quality was installed on top of the 1841 siding, with a layer of tarpaper between the two. In recent years, pronounced cupping and splitting has occurred and it has been determined that the primary cause is moisture collecting in the tarpaper. The house was last painted eight years ago, and caulking was used liberally to seal cracks and openings along trim lines. Close examination of the siding in multiple locations reveals that the siding is in the process of completely failing. The original 1840s siding is still in place and runs behind the ornamental trim. So far, the 1841 siding appears to be in good condition and likely can be saved and used again as a support structure for a new layer of siding, which will be spaced to allow sufficient air flow. However, the 1841 siding was affixed to insubstantial studs that will need to be shored up in order to be reused. The ultimate goal is to properly secure and replace all key elements of the 1841 façade to both protect the underlying Colonial post and beam structure, and to do it in a way that best preserves the integrity and historic character of the Pickering House's unique Gothic Revival façade and contributing elements so that the building can be enjoyed and interpreted for generations to come.

FINANCIAL:

The estimated cost for this project is \$160,000. The Pickering Foundation will provide the 50% match.

TIMELINE:

- Study — HSR completed 2006, updated continuously through 2022.
- Design — All elements of existing design will be retained; no impact on project timeline.
- Environmental — Only consideration is selection of materials and treatment of existing materials. Careful consideration will be shown during construction period for disposal and treatment of any hazardous materials, as required by law, e.g., lead paint.
- Permitting — 90 days, commencing Spring 2022 — Salem Historical Commission permission and building permits.
- Construction — approximately one month ± one week, commencing and completed Spring 2023.
- Funding sources — All commitments for 50% match by the Pickering Foundation in hand.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$80,000. The CPC voted to recommend \$80,000 from the FY23 Historic Reserve. Approval is conditional that a Preservation Restriction be executed and filed at the Registry of Deeds and that all work must adhere to the Secretary of the Interior Standards for Treatment of Historic Properties.

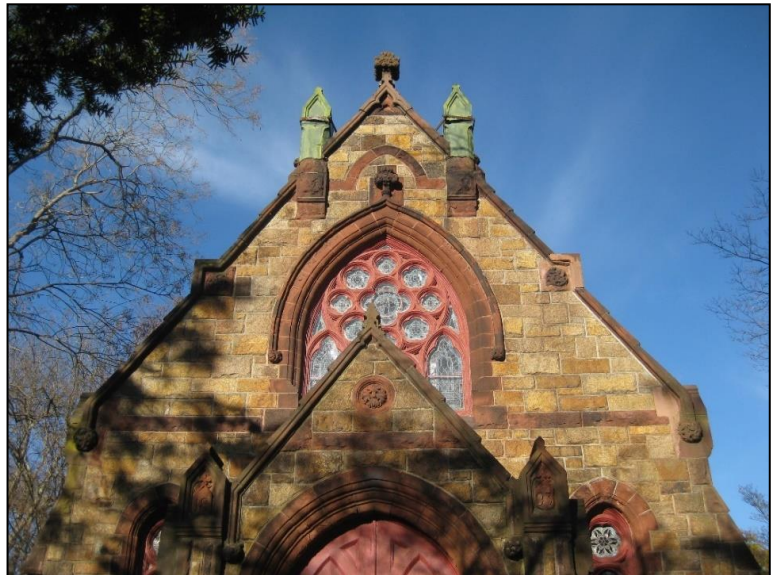


APPLICANT: City of Salem
PROJECT TITLE: Dickson Memorial Chapel Stained Glass Window Restoration
PROJECT LOCATION: Greenlawn Cemetery, 57 Orne Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$60,000
CPC RECOMMENDED SOURCE: \$11,220 - FY23 Historic Reserve
\$48,780 – FY23 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem DPCD submitted a request for \$60,000 in order to hire a certified stained glass restoration specialist to restore historic stained glass windows at Dickson Chapel.

Dickson Memorial Chapel is located in Greenlawn Cemetery in the Northfields neighborhood of North Salem. Greenlawn Cemetery was established in 1807 and enlarged in the mid-19th century and designed during the Rural Cemetery Movement. During this time, cemeteries and structural elements were specifically designed to create naturalistic landscapes for people to enjoy as a park. At Greenlawn, extensive tree and shrub plantings, creation of two ponds and meandering paths were added to create a rural retreat from the bustling of industry in downtown Salem. In 1894, a stone chapel and associated glass conservatory (greenhouse) were built in the cemetery and donated by Salem resident Walter Scott Dickson in honor of his late wife. In keeping with the Rural Cemetery Movement, the Dickson Memorial Chapel served as a place for funerary services while the conservatory and associated gardens served as a place of solace and as a public botanical garden. In the 1980's, the conservatory was removed due to severe storm damage, but its foundation and gardens remain. In 2015, the Chapel, the City's only example of a High Victorian Gothic building, and Greenlawn Cemetery were accepted in the National Register of Historic Places. In 2020, the Cemetery was designated a Level I Arboretum, the only publicly owned cemetery in Massachusetts afforded such accreditation.



Restoration of the Dickson Chapel has been a goal of the City since at least 2014, when a structural assessment was completed for the building. In 2016, the City utilized CPA funds to complete a Preservation and Utilization Plan, which estimated a full restoration cost that exceeded \$1 million, resulting in the City's decision to complete the work in phases. In 2017, the City completed the first phase of restoration, concentrating on emergency conditions. This phase included restoration of the East rose stained glass window after it was determined to be in imminent risk of failure.

This next phase of restoration focuses on the remaining stained glass windows. These windows, original to the building, feature non-ecclesiastical floral motifs in shades of blue, green, brown, gold and cream opalescence and drapery (sculptural) glass. Many of these windows are exhibiting deteriorated wood tracery and severe lead deterioration that has resulted in cracked and missing glass and acute deflection and fatigue. Without immediate treatment, these historic windows will continue to deteriorate until windows collapse resulting in irreparable loss of historic fabric and will lead to increased heating costs, future deterioration through water and weather infiltration to the building's interior and may result in the building's closure to public use. The project will entail the removal of deteriorated windows by a

certified restoration contractor who will disassemble, re-lead, and reassemble the windows. All original glass will be reused with any broken pieces repaired with epoxy. Wood tracery and frames will be restored and painted to replicate the chapel’s original trim color Essex Green. New clear protective glass will be installed over each restored window.

The Friends of Greenlawn, which formed in 2012, has been actively advocating and fundraising for the conservation of Dickson Chapel. The group hosts historic tours and walks of the cemetery as well as events to celebrate the history of the chapel. Today, there is interest in continuing its historical use, as well as utilizing the building for other events such as weddings, holiday festivities, historic lectures, and other public gatherings. The future use of the Chapel is dependent on a secure building envelope.

FINANCIAL:

Budget Summary					
INDICATE THE TOTAL PROJECT COSTS, INCLUDING CPA FUNDING REQUEST, FROM ALL PROPOSED SOURCES. APPLICATION PACKAGE MUST INCLUDE A COMPLETE ITEMIZED BUDGET OF ALL PROJECT COSTS. Note: CPA funds cannot be used for maintenance.					
	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(TOTAL MUST MATCH AMOUNT REQUESTED ON COVER SHEET)</i>	\$	\$	\$	\$60,000	\$
SOURCE 2: FRIENDS OF GREENLAWN	\$	\$	\$	\$10,000	\$
SOURCE 3: DICKSON CHAPEL TRUST FUND	\$	\$8,000	\$	\$	\$
SOURCE 4:	\$	\$	\$	\$	\$
SOURCE 5:	\$	\$	\$	\$	\$
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$8,000	\$	\$70,000	\$78,000

TIMELINE:

Window Conservator Selection Process September 2022-November 2022

Conservation Process November 2022-May 2023

Project Completion June 2023

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 2 opposed, with Moriarty and Livramento-Bryant in opposition, to recommend funding this application at \$60,000. The CPC voted to recommend \$11,220 from the FY23 Historic Reserve and \$48,780 from the FY23 Budgeted Reserve. Work must adhere to the Secretary of the Interior Standards for Treatment of Historic Properties.

APPLICANT: Parish of St. Peter's Church
PROJECT TITLE: Coping Stone Reinstallation and Cellar Window Preservation
PROJECT LOCATION: 24 St. Peter Street
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$40,000
CPC RECOMMENDED SOURCE: \$40,000 – FY23 Budgeted Reserve

PROJECT DESCRIPTION:

The Parish of St. Peter's Church submitted a request for \$41,455 to reinstall fallen granite coping stones to the roof of the 1872 chapel and to replace clear glass windows (4) to historic condition.



St. Peter's Church was founded in 1733 on land given by Phillip English who was a wealthy Salem merchant accused, with his wife, of witchcraft in 1692. The current church edifice is the second building and was built in 1833 of Cape Ann granite by very prominent architect, Isaiah Rogers. It is renowned as one of the most outstanding ecclesiastical structures of its style and type in the United States. Located the corner of Brown and St. Peter's Streets, the church is listed on the National Register of Historic Places and, for decades periodically, and consistently in 2021, St. Peter's/San Pedro Church has opened its doors for the visiting public to experience its historic building and learn of its history from the early years of the Massachusetts Bay Colony, through the American Revolution and up to today through historic church tours. Most recently, the church was used as a Massachusetts "Stop the Spread" PCR COVID-19 testing site.

The coping stones from the roof of the chapel fell to the ground in 2018 after a single cast iron pin that held them in place gave way after 146 years. In addition, four of the clear glass cellar windows, that flank two of our three 18th century cemeteries need replacement to prevent water infiltration and to keep out unwanted entry from wildlife and other unauthorized entry. This project is urgent because both of these elements protect the historic structure from the elements that cause much wear and tear on the structure. Over time, if the coping stones are not returned to their position of function and the windows not restored to full function and historically preserved, the future condition of the building will be, without a doubt, adversely affected to the point of exorbitantly expensive repairs, and the historic integrity of the structure may be compromised. Please note that the reinstallation of the historic cast iron cross that rested on top of the coping stones is NOT a part of this project budget. It will be attended to by the same contractor to ensure that the joint between the two top stones will be properly sealed and that the warranty for the work completed will not be in jeopardy. That work will be funded by the parish or covered pro bono.

The public benefit of historic preservation of St. Peter's is to ensure its continued presence as a part of the historic landscape of this city for future generations. Literally thousands upon thousands of tourists walk Salem streets every year, many of whom seek out St. Peter's long history and see it still in active use and beauty today. For as long as St. Peter/San Pedro church and chapel are preserved, its historic bells heard, its edifice seen, its impact on our city's history will continue to be learned and treasured.

FINANCIAL:

From April 2022 to August 2022, the Parish shall raise 15% of the project or \$7,200.

TIMELINE:

Three months' time is anticipated for project completion of both the coping stones reinstallation and the cellar window replacement, depending on materials availability.

CPC RECOMMENDATION:

The Community Preservation Committee voted 6 in favor and 2 opposed, with Hoskins and Pattison in opposition, to recommend funding this application at \$40,000. The CPC voted to recommend \$40,000 from the FY23 Budgeted Reserve. Approval is conditional that a Preservation Restriction be executed and filed at the Registry of Deeds and that work must adhere to the Preservation Restriction and the Secretary of the Interior Standards for Treatment of Historic Properties.



APPLICANT: City of Salem Conservation Commission
 & Salem Sound Coastwatch

PROJECT TITLE: Volunteer Bridge Rehabilitation

PROJECT LOCATION: Forest River Conservation Area

CPA CATEGORY: Recreational Land: Rehabilitation/Restoration

CPC PRIORITY RANKING: Medium

CPC RECOMMENDED CPA FUNDING: \$66,148.66

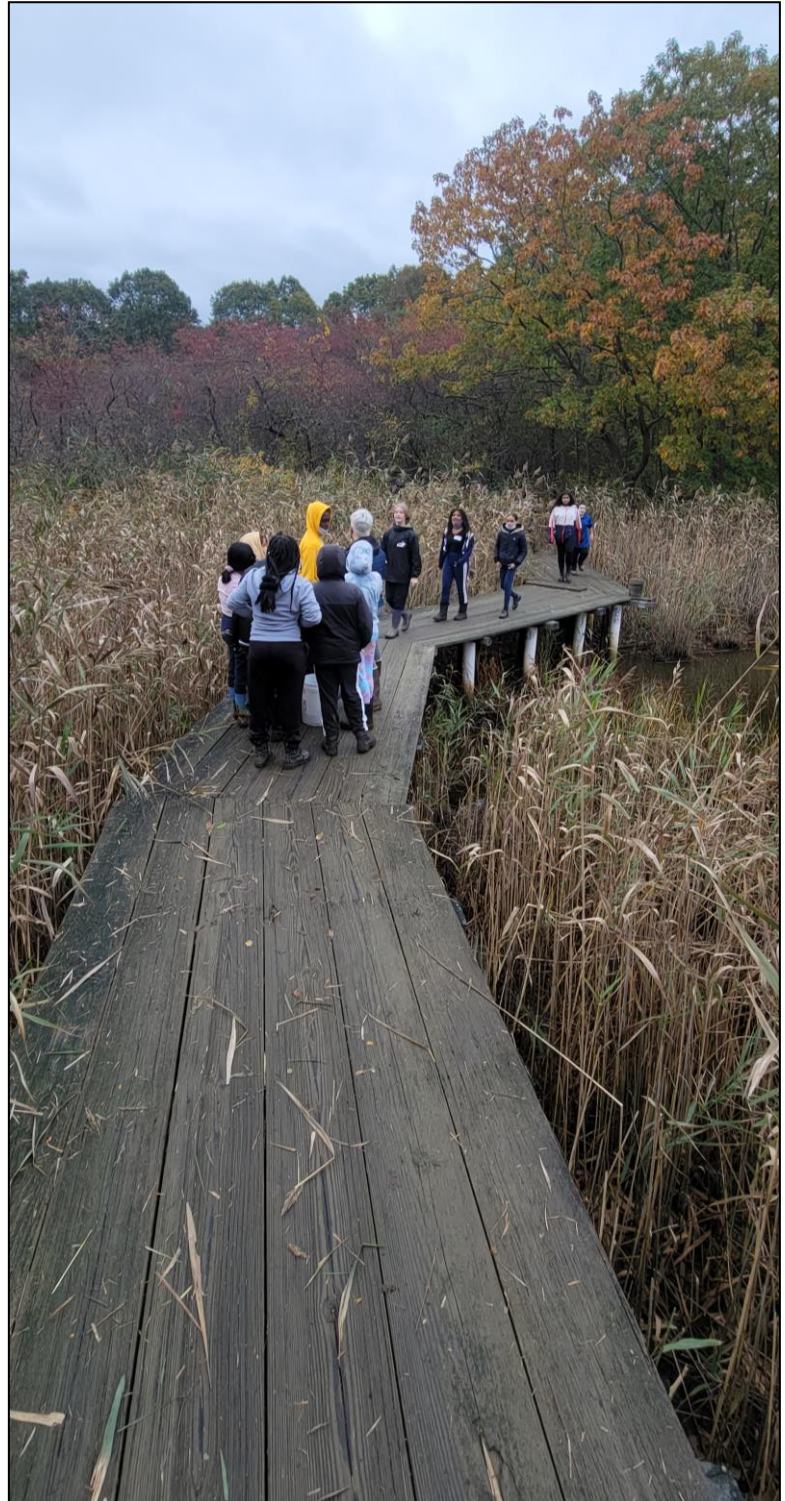
CPC RECOMMENDED SOURCE: \$66,148.66 – FY23 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem Conservation Commission and Salem Sound Coastwatch submitted a request for \$98,231 to make necessary improvements to the Volunteer Bridge and add a new stone seating area that will improve public safety and increase immersive outdoor learning in the Forest River Conservation Area for Salem students and visitors.

The Forest River Conservation Area (FRCA) is the 100 acres of forest and salt marsh that surround the Forest River as it flows between Salem Woods and Salem Harbor. The main entrance and trail head can be found in the southwest corner of Salem State’s south campus parking lot, at the end of Harrison Road, off Loring Ave. The wooden boardwalk, referred to as the “Volunteer Bridge” is located approximately half a mile down the main walking trail in the FRCA.

In 2016, Salem’s Conservation Commission received CPA funding to evaluate the condition of the trails and related infrastructure. This extensive report, compiled by Kyle Zick Architecture and Landscaping (KZLA) and Childs Engineering Corporation, concluded, among other things that “while generally a good way to make water crossings accessible, the boardwalks on this site cannot be considered ADA accessible due to loose boards and non-level entries, and they do not meet building code without guardrails. Guardrails are needed when the boardwalk is over 30” from the surface of ground, and all the FRCA boardwalks exceed that limit.” The report made explicit recommendations that the Volunteer Bridge be replaced and that guardrails be added. Since that time, deterioration has



only worsened.

This project intends to significantly enhance the safety of the bridge by re-framing the bridge while reusing the existing pilings that have been evaluated by Greg St. Louis and Tyler Glode, engineers on the Conservation Commission, and are still in good condition. Atop the new framing, all of the decking will be replaced and a guard rail will be added to both sides of the bridge. A toe-board will also be installed on both sides for the visually impaired. The replacement of the deck surface will include improving wheelchair accessibility for on-ramps on either side of the bridge. The ramps will be extended and redirected to a more sturdy (less mud-prone) ground surface. In addition to the work being done on the Volunteer Bridge, this project will also include the arrangement of a stone seating area along the walking trail. There is an existing seating area at the very beginning of the trail, approximately thirty yards from the entrance/parking lot. This existing area is a perfect location for introductory activities and a more centrally located seating area would allow visitors to be fully surrounded by all that the conservation area has to offer. Lastly, the scope of this project includes the addition of several informative trail signs along the main trail. Locations for the signs were determined to encourage visitors to be more mindful and informed when exploring the FRCA. The first sign will include general information: defining an estuary, salt marsh and the other present ecosystems. It will include some "species to look for" as well. The second sign, near the new seating area approximately a quarter mile up the trail, will define stormwater and describe stormwater's influence on the surrounding ecosystems and will delineate the watershed around the FRCA. The third sign, located near the upgraded Volunteer Bridge, will go into greater detail about the adjacent salt panne, the freshwater river that contributes to the marsh and will discuss the impact of invasive species like the phragmites which surrounds the bridge. The three signs will be bilingual, illustrative and chock-full of information about the marsh's diverse ecosystems, multitude of species, stormwater influence and general human impact.

This area holds value in the Salem community by way of recreation and education. Many utilize the area for jogging, biking, bird watching, or a morning stroll with their dogs, as it provides a quiet respite from the urban Salem environment. Another way that community members, specifically elementary aged students, may experience the conservation area is through SSCW's School-to-Sea programming. For the last eight years, SSCW has brought two hundred 6th grade students to the salt marsh and surrounding trails of the Forest River Conservation area. Students engage in activities that introduce them to general watershed concepts, river hydrology, and the multitude of wildlife found in and around the marsh, as well as learning about the impacts of invasive species and erosion on aquatic environments and the landscape. SSCW brings groups of 20+ students to and from the sides of the river and even conducts an activity on the bridge itself. Specifically, students set and retrieve fish traps, as the bridge is the only possible and appropriate location to do so within the marsh. From the bridge, students can observe more than two distinct and unique habitats: life within a salt panne, compared to a flowing, highly vegetated brackish river.

In the opinion of SSCW, components of this project are incredibly urgent, as next year's 6th graders are expected to participate in the annual Salt Marsh Study field trip in the fall of 2022. Each year, the trip is attended by at least one student in a wheelchair, if not a few. Wheelchair-bound students are not always able to engage in all of the activities because of the bridge's sloped surfaces, loose boards and lack of guard rails and toe boards. SSCW makes every effort to include all students, but at this time, the unsafe condition of the bridge is a limiting factor. SSCW also utilizes the FRCA for its annual Teach Institute, a week-long professional development opportunity that provides teachers with outdoor teaching experience and helps them bring locally relevant learning to their classrooms.

The area's potential for outdoor education is undeniable and is already regularly utilized by learners of all ages. Most notably, preschool children from the Greenhouse School and Toddle Inn, college students in the biology department of Salem State University, 6th graders from Saltonstall and Collins Middle School and teachers participating in professional development with SSCW.

FINANCIAL:

Budget Summary					
INDICATE THE TOTAL PROJECT COSTS, INCLUDING CPA FUNDING REQUEST, FROM ALL PROPOSED SOURCES. APPLICATION PACKAGE MUST INCLUDE A COMPLETE ITEMIZED BUDGET OF ALL PROJECT COSTS. Note: CPA funds cannot be used for maintenance.					
	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(TOTAL MUST MATCH AMOUNT REQUESTED ON COVER SHEET)</i>	\$	\$	\$	\$ 98,231.00	\$ 98,231.00
SOURCE 2: IN-KIND DONATIONS	\$	\$	\$	\$ 150,000.00	\$ 150,000.00

TIMELINE:

TASKS	TIMING			
	July	August	September	October
PRE-CONSTRUCTION				
Finalize construction drawings	■			
Begin to acquire all materials (by donation or purchase)	■	■		
Solicit volunteers	■	■		
Apply for building permit and CCoC	■			
CONSTRUCTION				
Area Prep (acquire dumpster and tarps for lumber area)		■		
Install necessary erosion control		■		
Prep lumber in parking lot and bring in small loads		■	■	<i>continue as needed</i>
Remove existing bridge decking		■	■	
Repair tops of pilings as needed		■	■	
Install new subflooring - headers and joists			■	■
Install new decking and ramps			■	■
Install guardrails and toeboard				■
TRAIL WORK				
Clear area for new seating area - remove brush and stumps		■	■	<i>continue as needed</i>
Bring in granite slabs to new seating site			■	
Fill wet trail areas and exposed fabric with stone dust			■	■
Place fallen trees at erosional areas to slow flow			■	■
SIGNAGE				
Begin drafting design/content for each sign			■	■
City review and approve design/content			■	■
Purchase sign and frame				■
Install Signage				■

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously to recommend funding this application at \$66,148.66. The CPC voted to recommend \$66,148.66 from the FY23 Budgeted Reserve.