

## CITY OF NEWBURYPORT




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 IN CITY COUNCIL
**ORDERED:**

That the City Council appropriates or reserves from the Community Preservation Act FY 2022 estimated revenues, in accordance with the provisions of M.G.L. Chapter 44B, for the following projects, based upon the Community Preservation Committee's recommendation, the total amount of **\$1,366,254**. The source of funds shall be FY2021 estimated revenues in the amount of \$1,293,240.44 and the Community Preservation Fund Balance in the amount of \$126,460. Each project listed below shall be considered a separate appropriation or reservation in the amount indicated for that project. Any conditions or stipulations indicated within the Community Preservation Committee's recommendation, incorporated herein, shall be considered a condition of this appropriation and subsequent grant award.

Project No.	Project Title	Applicant	Request	Recommendation
1	YWCA at Hillside	YWCA Greater Newburyport	\$50,000	\$50,000
2	Newburyport Rental Assistance	Affordable Housing Trust	\$200,000	\$200,000
3	Custom House Door Restoration	Newburyport Maritime Society, Inc.	\$43,832	\$43,832
4	Cushing House Landscape Restoration Phase III	Historical Society of Old Newbury	\$45,717	\$45,717
5	Garrison Birthplace Signage	Newburyport Preservation Trust	\$1,800	\$1,800
6	Open Space Reserve Fund	Open Space Committee	\$100,000	\$100,000
7	Market Landing Park Expansion	Newburyport Office of Planning & Development	\$250,000	\$250,000
8	Lower Atkinson Master Plan Amendment	Newburyport Parks Department	\$3,850	\$3,850
9	Bartlet Mall Frog Pond Improvements	Newburyport Parks Department & Commission	\$186,035	\$186,035
10	Restoration of Swan Fountain at Bartlet Mall	Newburyport Parks Department & Commission	\$126,000	\$126,000

<b>11</b>	Restoration of Nock Middle School Tennis Courts	Newburyport Parks Department and Friends	\$175,000	\$175,000
<b>12</b>	Atwood Park Lighting Improvements	Newburyport Parks Department & Commission	\$33,000	\$33,000

**Total:            \$1,215,234    \$1,215,234**

<b>13</b>	NHS Stadium Bond Payment	127,080
<b>14</b>	Cherry Hill Soccer Field Bond Payment	\$11,940
<b>15</b>	Administrative Costs	\$12,000

**Total:            \$151,020**

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Councillor Charles F. Tontar

**NEWBURYPORT COMMUNITY PRESERVATION COMMITTEE  
RECOMMENDATIONS FOR FY22 APPROPRIATIONS**

The Newburyport Community Preservation Committee recommends that the City Council appropriate or reserve, as indicated, **\$1,366,254** from Community Preservation Fund Revenues for the projects and bond payments, in the amounts, in the categories, and subject to the conditions hereinafter described.

The following CONDITIONS are common to recommended projects #1 - #5 and #7-#12:

- A. Each recipient of funds is required to submit to the CPC a written report on the status of the project by each October 15, January 15, April 15 and July 15 following appropriation and until final completion of the project.
- B. If a project is not completed within twelve (12) months of appropriation, the grantee must submit a written request to the CPC for an extension of the grant. Otherwise, funds may be subject to rescission and returned to Community Preservation Fund Reserves (applicable to appropriations, not to reservations).
- C. Full funding is conditioned upon the receipt of state matching funds, estimated to be 32.3% of local revenue, expected in November 2021.

Attached are:

- 1. A draft Council Order and table summarizing all CPC recommendations.
- 2. Recommendations for appropriation numbers 1-15, with summaries for each.
- 3. Criteria for project evaluation adopted and published by the CPC.

Estimated Community Preservation Fund Revenues available for appropriation or reservation in FY 2022 total **\$1,419,700.44**. This figure includes estimated receipts of the local CPA surcharge through fiscal year end 2021, accumulated interest, the anticipated 32.3% state matching funds expected to be received in November 2021, current uncommitted and unreserved funds, and the returned funds from completed and closed-out projects.

Applications for all projects are available for review in the Office of Planning & Development. Applications received, including those recommended for funding, are also available for viewing on the City website at the following URL:

<https://www.cityofnewburyport.com/community-preservation-committee>

Respectfully submitted by:

Community Preservation Committee Members

Michael Dissette, Chair  
Mark Rosen  
Tom O'Brien  
Don Little  
Charles Griffin

Jane Healey, Vice Chair  
Paul Healy  
Don Walters  
Glenn Richards

**PROJECT NO. 1  
YWCA AT HILLSIDE**

The CPC recommends the appropriation of \$50,000 from the FY 2022 Estimated Revenues to the YWCA of Greater Newburyport for the YWCA at Hillside project.

The CPA category is Affordable Housing.

**Project Summary:** In 2016, YWCA was awarded \$150,000 of CPA funds to develop the YWCA at Hillside. Since then, the project has experienced some delays. The overall planning for Hillside Center for Sustainable Living took longer than anticipated after permitting was completed. One of the major changes which resulted from the project planning phase was to adopt the Passive Housing Institute Standards of the US. Hillside decided to develop the project in compliance with these, more rigorous, standards which was not originally anticipated. These design changes contributed to the delay in construction of YWCA at Hillside. YWCA at Hillside, when completed, will be a 10 unit lodging house that is designed to meet Passive Housing Institute Standards of the US and be net zero. This led to a series of engineering issues that needed to be solved, for example, air flow, heating, cooling and de-humidification. Both the delays themselves and the technical solutions to the mechanical issues resulted in additional costs to the project. The YWCA is requesting CPA funding to help close project funding gaps.

**PROJECT NO. 2  
NEWBURYPORT RENTAL ASSISTANCE**

The CPC recommends the appropriation of \$200,000 from the FY 2022 Estimated Revenues to the Newburyport Affordable Housing Trust for rental assistance programming.

The CPA category for this appropriation is Affordable Housing.

**Project Summary:** The Newburyport Affordable Housing Trust (the "Trust") seeks CPA funding for reimbursement to support its existing Emergency Rental Assistance (ERA) Program in the amount of \$110,000 as well as \$90,000 of funding to support a new General Rental Assistance Pilot Program.

The City of Newburyport, through the Trust, has been providing funds since June 2020 through its existing Emergency Rental Assistance (ERA) Program to financially assist income qualified households during the current public health crisis in partnership with the Pettengill House. The Trust is requesting \$110,000 of CPA funding for reimbursement to support this program. The Pettengill House, Inc. is a nonprofit community social service agency serving nine Massachusetts communities including Newburyport. The Pettengill House is fully administering the program for the Trust and is contracted with the City per a Memorandum of Agreement. The Pettengill House accepts applications and determines eligibility. To date, 30 households (8 seniors, 34 adults and 23 children) have been assisted with \$87,681 in rental assistance stabilization funding.

Additionally, the Trust is requesting \$90,000 of CPA funding to begin a new General Rental Assistance Program. This new option for assistance will be a sister program run by the Pettengill House and will be able to provide assistance in the form of security deposit, first and last month's rent to income qualified applicants looking to rent an affordable unit in the city of Newburyport. According to reports by the Pettengill House, as staff has been working with applicants, there are often residents looking for general

rental assistance and this new program will be able to help address this existing need. The program guidelines and application will need to be developed and refined but will most likely be similar to those of the ERA Program.

### **PROJECT NO. 3 CUSTOM HOUSE DOOR RESTORATION**

The CPC recommends the appropriation of \$43,832 from the FY 2022 Estimated Revenues to the Newburyport Maritime Society, Inc. for the Custom House door restoration project.

The CPA category for this appropriation is Historic Preservation.

**Project Summary:** The project consists of the restoration of the front (south) doors and the replacement of the rear (north) doors of the Custom House building. The tall oak doors at the front of the Custom House date back to 1872 and are in poor condition. The applicant's plan is to remove the existing front doors, restore them off-site and reinstall them when the work is finished. A temporary enclosure will be installed in the door opening. The existing rear doors are not period appropriate and poorly functioning, and the applicant's plan is to replace the doors with new period-appropriate wood airtight egress doors. The project will be overseen by Gregory Colling of Merrimack Design Architects. The Newburyport Historical Commission has submitted a support letter for the project. A new Preservation Restriction (PR) has been finalized, executed and recorded. The project conforms to the new PR. The restoration of the 1872 south (Water Street) entrance doors was originally part of the scope of the work for the museum's 2012 exterior preservation project, but due to lack of available funds the door work was removed from the project at that time. The proposed replacement of the north (waterside) 1975 aluminum storefront doors and the 2003 painted plywood side lights with period appropriate painted mahogany doors will respect the characteristics which contribute to the architectural and historic integrity of the building. A removable flood gate will also be installed to further protect the museum and its collections from storm water incursion and sea level rise.

### **PROJECT NO. 4 CUSHING HOUSE LANDSCAPE RESTORATION PHASE III**

The CPC recommends the appropriation of \$45,717 from the FY 2022 Estimated Revenues to the Historical Society of Old Newbury for the third and final phase of the Cushing House's historic landscape restoration project.

The CPA category for this appropriation is Historic Preservation.

**Project Summary:** The work will focus on the carriage drive and the so-called orchard or nursery garden that connects to the cobble courtyard to provide barrier free access to the formal garden, carriage barn and the Perkins Printing and Engraving building. Various improvements proposed include salvaging the cobblestones on the carriage drive, re-grading carriage drive, removal of the bulkhead adjacent to the carriage barn, providing an accessible walking path connecting the main campus with the Perkins Printing & Engraving Building, constructing board fences to match the existing ones along the property line and installing a low evergreen boxwood hedge. Original materials will be used whenever possible. Where original materials need to be replaced, i.e. fences where wood is rotted, materials will be



matched in kind. This is a highly visible project that will enhance the historic significance of the property and make it more widely available for the benefit for the community. The Newburyport Historical Commission has submitted a support letter for the project.

A new Preservation Restriction has been submitted to the Massachusetts Historical Commission for review. The applicant shall finalize, execute and record the new permanent Preservation Restriction (PR) on the entire exterior facade of the structure to be held by the Newburyport Historical Commission (NHC) prior to distribution of funds. The applicant has consulted and obtained approval from the NHC regarding the scope and details of a new draft PR. These requirements shall be met before any funds are distributed to the applicant.

#### **PROJECT NO. 5 GARRISON BIRTHPLACE SIGNAGE**

The CPC recommends the appropriation of \$1,800 from the FY 2022 Estimated Revenues to the Newburyport Preservation Trust to fund, create, and install two interpretive signs in the Garrison Gardens section of Newburyport's Atwood Park. The applicant originally requested a grant in the amount of \$3,694 but the request was subsequently revised to \$1,800.

The CPA category is Historic Preservation.

**Project Summary:** The proposed project includes the creation and installation of two interpretive signs (each 24 inches wide by 18-inches tall) in the Garrison Gardens section of Newburyport's Atwood Park, directly across from the 18th century house at 3-5 School Street, the birthplace of William Lloyd Garrison. The content of the two interpretive signs will relate to preeminent abolitionist, journalist, and suffragist, William Lloyd Garrison. One sign will focus on the house he was born in, and the other on Garrison the person. The installation of the signs has been preapproved by the Newburyport Parks Commission at its October 2020 public meeting. There are interpretative signs nearby the Garrison statue on Brown Square, elsewhere in Newburyport, but content of these new signs will be complementary to, rather than duplicative of, those other signs. Historian Dr. Kate Larson has agreed to write the text and her fee is included in the budget. A local graphic designer will create the format for each sign. Her fee is also included in the project budget. The Newburyport Historical Commission has submitted a support letter for the project.

#### **PROJECT NO. 6 OPEN SPACE RESERVE FUND**

The CPC recommends the reservation of \$100,000 from the FY 2022 Estimated Revenues to the Open Space Reserve Fund.

The CPA category for this reservation is Open Space.

**Project Summary:** Since 2014, through appropriations from the Open Space Reserve Fund, the City successfully protected 10+ acres of land on Curzon Mill Road, a significant portion of the Colby Farm land on Low Street and helped secure protection of our water supply in partnership with West Newbury, Greenbelt and DCR. The existence of the Reserve allowed and will allow the City to take the

opportunities when they are presented. Recent CPC funding rounds have restored the Reserve to its current balance of \$629,966. With this application the Open Space Committee asks that the process of restoring the Reserve be continued so that the Committee is in a stronger position to address future opportunities for land protection and preservation as they arise.

#### **PROJECT NO. 7 MARKET LANDING PARK EXPANSION**

The CPC recommends the appropriation of \$250,000 from the FY 2022 Estimated Revenues to the Newburyport Office of Planning & Development for the Market Landing Park Expansion. The purpose of this application is to secure funding for park construction.

The CPA category for this project is Open Space and Recreation.

**Project Summary:** Market Landing Park is Newburyport's flagship park in a prominent location. This project will expand existing park space, upgrade "interim" park space (grass lawns), and reconfigure existing parking areas to accommodate park expansion. In addition, this project will incorporate a much needed connection between Clipper City Rail Trail phases I & II, across the central waterfront (see application's schematic "framework" plan for conceptual layout). This project will beautify our downtown and central waterfront, extending park and pedestrian usage across the site and throughout the year, in lieu of the existing park edges which bleed off into dirt and gravel parking lots. The land in question is already protected by Article 97 and explicitly reserved for park purposes.

In conjunction with the City Council's Ad Hoc Committee on Market Landing Park Expansion, the Office of Planning & Development issued a Request for Proposals (RFP) for design services necessary to design the park expansion beyond the basic layout agreed to in the schematic "framework" plan. Following schematic design, now underway with assistance from the design firm Sasaki, final design will provide plans, details and specifications suitable for public bidding. As stated above, the purpose of this application is to begin to secure funding toward park construction costs which are expected to be in the range of \$5,000,000. Appropriation toward construction funding now will put the City in a stronger position when applying for state and other grants when local funding commitments are expected.

#### **PROJECT NO. 8 LOWER ATKINSON MASTER PLAN AMENDMENT**

The CPC recommends the appropriation of \$3,850 from the FY 2022 Estimated Revenues to the Newburyport Parks Department for supplemental services to the Lower Atkinson Common Master Plan project to provide renderings/elevations of the proposed clubhouse.

The CPA category is Recreation.

**Project Summary:** The Parks Department plans to renovate all non-field space at the Lower Atkinson Common along Merrimac Street, long used by the Pioneer League for all of its games and for High School girls' softball. The impetus for this project is the need to improve safety in the parking area and on Merrimac Street which experiences a high number of speeding vehicles along that stretch of road creating a hazard for pedestrians and other drivers. Reconfiguring the park will improve safety. In order to determine the best configuration, the Parks Department hired a consultant to create a Master Plan

with 2018 CPC funding. The Parks Department is now seeking supplemental services for the Lower Atkinson Common Master Plan project to provide renderings/elevations of the proposed clubhouse which are not part of the current scope of services with the consultant.

## **PROJECT NO. 9 BARTLET MALL FROG POND IMPROVEMENTS**

The CPC recommends the appropriation of \$186,035 from the FY 2022 Estimated Revenues to the Newburyport Parks Department and Parks Commission for Bartlet Mall Frog Pond Improvements Project.

The CPA category for this reservation is Historic Resources and Recreation.

**Project Summary:** The Parks Commission and Parks Department are requesting funding for the first of several phases to breathe life back into the Bartlet Mall Frog Pond. As the applicant puts it in the application, this project has reached a critical point, requiring immediate attention, as the algal blooms in the pond have increased in duration, toxicity and frequency over the past few years and may pose a health risk to small animals, wildlife and people. The applicant is currently requesting funding to complete the following three items:

1. A bathymetric survey. This survey will provide the applicant with the contours of the bottom of the Frog Pond, extending out 30' from the edge, and will inform the work required in future phases of the project.
2. Two shallow wells to provide irrigation to the Park and eventually provide a clean source of water to fill and maintain the Frog Pond at a consistent level, without the need to tap into City water resources.
3. Acquisition of granite stones which will eventually create a coping around portions of the perimeter of the pond, stabilizing the edge while also providing a funding source for the remainder of the project. These stones will be engraved with a history of the park as well as donor names which will support the completion of future phases of Bartlet Mall restoration plan. If the Conservation Commission rejects the use of these stones around the pond edge, they will be used in other parts of the park as a means to fundraise and educate the public on the history of the Mall.
4. Further designing and engineering work as may be necessary. \*

The City of Newburyport, applicant, is the owner of this park. The park is under the jurisdiction of the Parks Commission.

\*The applicant submitted an amendment to the original request on May 18, 2021. The applicant reported to the CPC that in the months since the original application as submitted, work has begun with a consultant team on cleanup of the pond. As a result of that work, the applicant has become aware that it will likely be necessary to perform further design-engineering work to move the project forward. Therefore, the applicant asked that the CPC allow the applicant to use any amount awarded for the current application toward design-engineering, should the applicant determine such services are needed. Any remaining balance would be used for the original request.



**PROJECT NO. 10**  
**RESTORATION OF THE SWAN FOUNTAIN AT BARTLET MALL**

The CPC recommends the appropriation of \$126,000 from the FY 2022 Estimated Revenues to the Newburyport Parks Department and Parks Commission for Restoration of the Swan Fountain at Bartlet Mall.

The CPA category for this appropriation is Historic Preservation.

**Project Summary:** The Parks Commission and Parks Department are requesting funding for restoration of the Frog Pond Swan Fountain. This project would include removal, repair, cleaning and re-painting with a four part paint system to all interior and exterior surfaces, and re-installation of the fountain. Since the late 1800's, the Bartlet Mall has seen several waves of stewards who have fought to protect its history and resources to support community quality of life. However, it has suffered decline in recent years and deserves to be brought back to its former glory, while supporting the needs of its present day users. Further, the Swan Fountain has now been sitting idle in the center of the pond for the last decade and deserves to be a showcase of the Park once again. This project meets the CPC's criteria of preservation of an historic asset. The Bartlet Mall is a contributing property to the National Register District and is, itself, listed in the National Register. The Newburyport Historical Commission has submitted a support letter for the project.

**PROJECT NO. 11**  
**RESTORATION OF THE NOCK MIDDLE SCHOOL TENNIS COURTS**

The CPC recommends the appropriation of \$175,000 from the FY 2022 Estimated Revenues to the Newburyport Parks Department and Friends of Newburyport Tennis for the renovation of Nock Middle School Tennis Courts.

The CPA category for this appropriation is Recreation.

**Project Summary:** The Friends of Newburyport Tennis (FNT) has been established to initiate the renovation of the two defunct tennis courts at the Rupert A. Nock Middle School, in cooperation with Newburyport Parks Department. The two existing tennis courts at the middle school have been in unusable condition for 20+ years, have never satisfied the USTA regulations for tennis court size, and have become an eyesore for the schools, neighbors and the community. FNT proposes that the existing courts and fence be entirely removed, and replaced with two new asphalt courts. The new courts will be rotated from the existing layout to allow for two USTA regulation-sized courts. Courts will be surrounded by new chain link fences, and will include a backboard.

The applicant's primary goals are (1) to make the property functional for recreation and (2) to enhance the property for the school and its neighbors. As the courts exist today, they are overgrown, neglected and pose a potential hazard to children. Eventually, FNT and the Newburyport School Committee would like to see a total of five courts constructed at the Middle School. There is community need for additional courts in our city. Further, a minimum of five courts are needed to host a varsity tennis match. Existing courts at Atkinson Commons have never satisfied this requirement and do not offer sufficient parking. The applicant intends to approach the court development in two phases. The first

phase, and the basis of this grant, is to redesign and replace the existing courts. The second phase will include exploring the best location on the school's property for three additional courts and construction of those courts.

**PROJECT NO. 12  
ATWOOD PARK LIGHTING IMPROVEMENTS**

The CPC recommends the appropriation of \$33,000 from the FY 2022 Estimated Revenues to the Newburyport Parks Department and Commission for Atwood Park lighting improvements.

The CPA category is Recreation.

**Project Summary:** Atwood Park is a 0.6 acre neighborhood park in the heart of Newburyport's South End. It is a well-used asset as both a recreational and quiet contemplation space for residents. The park has seen many renovations over the past decade including new fencing, a new garden and lawn area in the former dilapidated asphalt tennis court, new benches, and removal of hazard trees and replacement with new ornamental trees. Much of the renovation work, including pruning of tree limbs and removal of an elevated central berm, was undergone in order to improve visibility into the interior of the park from the street.

This next phase of the Atwood Park improvements requires lighting to improve the safety and visibility of the open space. The applicant is proposing installing 4 post lights along the interior walkways, where existing trees and sight lines are creating the most darkness. These lights are a more contemporary spin on a traditional and historical silhouette, while being high-quality and vandal-proof. The LED lights can be dimmed to reduce glare toward neighbors and are dark-sky compliant. This improvement of a City-owned asset will enhance the usage and safety of the park for the public.

The City of Newburyport, applicant, is the owner of this park. The park is under the jurisdiction of the Parks Commission. The Parks Commission has approved this project. The City's Electrical Inspector has been contacted and has verified the location of electrical connections for this project.

**PROJECT NO. 13  
NEWBURYPORT HIGH SCHOOL WORLD WAR MEMORIAL STADIUM MULTI-PURPOSE FIELD PROJECT  
BOND DEBT  
PAYMENT**

The CPC recommends the appropriation of \$127,080 from the FY 2022 Estimated Revenues to the City of Newburyport for the fifth annual payment of interest and principal on the World War Memorial Stadium Multi- Purpose Field Project Bond.

CPA category is Recreation.

**Project Summary:** In April 2014, the City Council authorized bonding up to \$1,500,000 against future CPA revenue for the renovation and improvement of the Newburyport High School's World War Memorial Stadium athletic field. Debt payments on the bond will continue through 2030. The CPC is advised that it is necessary to appropriate the debt service payments annually.

**PROJECT NO. 14**  
**CHERRY HILL PARCEL B SOCCER FIELD IMPROVEMENT PROJECT BOND DEBT PAYMENT**

The CPC recommends the appropriation of \$11,940 from the FY 2022 Estimated Revenues to the City of Newburyport for the sixth annual payment of interest and principal on the Cherry Hill Parcel B Soccer Field Improvement Project Bond.

The CPA category is Recreation.

**Project Summary:** In April 2014, the City Council authorized the bonding of up to \$134,000 against future CPA revenue for the redesign and construction of the Cherry Hill Parcel B athletic field. Debt payments on the bond will continue through 2030. The CPC is advised that it is necessary to appropriate the debt service payments annually.

**PROJECT NO. 15**  
**ADMINISTRATIVE COSTS**

The CPC recommends the appropriation of \$12,000 from the FY 2022 Estimated Revenues to fund the Community Preservation Committee's anticipated administrative costs. These costs include a stipend for the CPC administration liaison position in the Office of Planning & Community Development, annual membership dues in the statewide community preservation coalition, and other recurring expenses including note taking at meetings, legal advertising, and city solicitor review of legal documents when necessary. Excess funds remaining in this account at the end of the fiscal year revert to the general Community Preservation Fund.

The CPA category for this appropriation is Administration.

## COMMUNITY PRESERVATION COMMITTEE – EVALUATION CRITERIA

The Newburyport Community Preservation Committee gives preference to proposals which address as many of the following general criteria as possible:

1. Eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation (Chapter 44B of Mass. General Laws).
2. Consistent with the Master Plan, Open Space and Recreation Plan, Land Use and other planning documents that have received public scrutiny and input.
3. Preserve and enhance the essential character of the city.
4. Protect resources that would otherwise be threatened.
5. Serve more than one CPA purpose or demonstrate why serving multiple needs is not feasible.
6. Demonstrate practicality and feasibility, and that the project can be implemented within budget and on schedule.
7. Produce an advantageous cost/benefit value.
8. Leverage additional public and/or private funds (eg. qualify the project for additional grants from other sources) or receive partial funding from other sources and/or voluntary contributions of goods or services.
9. Preserve or improve utility of currently owned city assets.
10. Receive endorsement by other municipal boards or departments and broad-based support from community members.

### CATEGORY SPECIFIC CRITERIA

The Community Preservation Act funds three key community interests: open space, historic preservation, and affordable housing. Public recreation projects may also be funded.

1. **Open Space** proposals which address as many of the following specific criteria as possible will receive preference for funding:
  - Permanently protect important wildlife habitat, particularly areas that include:
    - locally significant biodiversity;
    - variety of habitats with a diversity of geologic features and types of vegetation;
    - Endangered habitat or species of plant or animal.
  - Preserve active agricultural use.
  - Provide opportunities for passive recreation and environmental education.
  - Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats.
  - Provide connections with existing trails, protected open space or potential trail linkages.
  - Preserve scenic views.

- Border a scenic road.
  - Protect drinking water quantity and quality.
  - Provide flood control/storage.
  - Preserve and protect important surface water bodies, including streams, wetlands, vernal pools or riparian zones.
  - Buffer for protected open space, or historic resources.
2. **Historic Preservation** proposals which address as many of the following criteria as possible will receive preference for funding:
- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.
  - Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historical significance.
  - Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.
  - Demonstrates a public benefit.
  - Ability to provide permanent protection for the historic resource.
3. **Affordable Housing** proposals which address as many of the following criteria as possible will receive preference for funding:
- Contribute to the goal of 10% affordability as defined by chapter 40B of Mass. General Laws.
  - Promote a socioeconomic environment that encourages a diversity of income.
  - Provide housing that is harmonious in design and scale with the surrounding community.
  - Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units pursuant to chapter 40B.
  - Ensure long-term affordability.
  - Address the needs of range of qualified household, including very low, low and low-to moderate income families and individuals.
  - Provide affordable rental and affordable ownership opportunities.
  - Promote use of existing buildings or construction on previously-developed or city-owned sites.
  - Convert market rate to affordable units.
4. **Recreation** proposals which address as many of the following criteria as possible will receive preference for funding:
- Support multiple recreation uses.
  - Serve a significant number of residents.



- Expand the range of recreational opportunities available to city residents of all ages.
- Jointly benefit Conservation Commission and Parks Commission initiatives by promoting recreation, such as hiking, biking, and cross-country skiing.
- Maximize the utility of land already owned by city (e.g. school property).
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.