

CITY OF NEWBURYPORT



IN CITY COUNCIL

**ORDERED:**

March 27, 2023

That the City Council reserves and appropriates from the Community Preservation Act FY 2024 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 in the total amount of **\$1,773,553**. The source of funds shall be FY2024 estimated revenues in the amount of **\$1,293,421** and the Community Preservation Fund Balance in the amount of **\$480,132**. 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 agreement.

	CPA Project Title	Applicant	Request	Recommended
1.	<a href="#">First-Time Homebuyer Program</a>	Affordable Housing Trust	\$250,000	\$250,000
2.	<a href="#">Atkinson Common Rock Tower Restoration</a>	City of Newburyport Parks Commission & Division	\$59,950	\$59,950
3.	<a href="#">The Perkins Art and Research Center</a>	Historical Society of Old Newbury	\$210,251	\$210,251
4.	<a href="#">Newburyport Custom House Masonry Repair - Portico Roof</a>	Christopher Silva	\$150,000	\$150,000
5.	<a href="#">Downtown Lighting Project</a>	Department of Public Services	\$69,377	\$69,377
6.	<a href="#">Open Space Reserve Fund</a>	City of Newburyport / Open Space Committee	\$100,000	\$100,000
7.	<a href="#">Colby Farm Open Space Preservation</a>	City of Newburyport / Open Space Committee	\$51,000	\$51,000
8.	<a href="#">Mobi mats - Dune Preservation</a>	Plum Island Taxpayers Association PITA	\$6,657	\$6,657
9.	<a href="#">Bike Feasibility Study</a>	City of Newburyport Parks Commission & Division	\$5,750	\$5,750
10.	<a href="#">Cashman Multi-sport Courts Resurfacing</a>	City of Newburyport Parks Commission & Division	\$61,271	\$61,271

11.	<a href="#">Atkinson Common Tennis Court Resurfacing</a>	City of Newburyport Parks Commission & Division	\$49,557	\$49,557
12.	<a href="#">Woodman Park Accessibility Project</a>	Newburyport Parks Division	\$57,570	\$57,570
		<b>CPA FY'24 Project total:</b>	<b>\$1,071,383</b>	<b>\$1,071,383</b>

	<b>FY'24 CPA Project Obligation</b>	<b>Recommended</b>
13.	<a href="#">NHS Stadium Bond Payment</a>	\$122,880
14.	<a href="#">Cherry Hill Soccer Field Bond Payment</a>	\$11,540
15.	<a href="#">Fuller Field Track Renovation, Phase Two Bond Payment</a>	\$48,750
16.	<a href="#">Market Landing Park Bond Payment</a>	\$270,000
17.	<a href="#">Bartlet Mall Bond Payment</a>	\$235,000
18.	<a href="#">Administrative Costs</a>	\$14,000
	<b>Total FY'24 Obligations:</b>	<b>\$702,170</b>

<b>Total all Projects and Obligations (1-18):</b>	<b>\$1,773,553</b>
---	--------------------

\_\_\_\_\_  
Councillor Sharif I. Zeid

**City March 27, 2023:**

Motion to refer collectively ORDR0044 to Budget & Finance and COTW, and ORDR00435, ORDR00436, ORDR00437 to Budget & Finance by Councillor Zeid, seconded by Councillor Donahue. So voted.

**NEWBURYPORT COMMUNITY PRESERVATION COMMITTEE  
RECOMMENDATIONS FOR FY24 APPROPRIATIONS AND RESERVATIONS**

The Newburyport Community Preservation Committee recommends that the City Council appropriate or reserve, as indicated, **\$1,773,553** 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 current appropriations and exclude recommended reservations and bonded amounts:

- 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 twenty-four (24) 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 20% of local revenue.

Attached are:

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

Estimated Community Preservation funds available for appropriation in FY 2024 total **\$1,810,855.17**. This figure includes estimated receipts of the local CPA surcharge through fiscal year end 2023, accumulated interest, the currently estimated 20% state matching funds, current uncommitted and unreserved funds, and the returned funds from completed and closed-out projects.

**Applications for all projects, meeting minutes and meeting video recordings are available for review 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  
Jamie Gagnon  
Charles Griffin

Jane Healey, Vice Chair  
Joe Teixeira  
Don Walters  
Joe Morgan

**PROJECT NO. 1****First-Time Homebuyer Program**

The CPC recommends the appropriation of \$250,000 from the FY 2024 Estimated Revenues to the Newburyport Affordable Housing Trust (NAHT) to create a First-Time Homebuyer Program.

The CPA category is Community Housing.

**Project Summary:** The NAHT is requesting \$250,000 to create a First-Time Homebuyer Program. This new program will offer financial assistance to qualifying households and will be available to eligible first-time home buyers looking to own a home in Newburyport. The goal of the program will be to increase homeownership among low- and moderate-income households and enable existing residents to remain in their community and new residents to move into Newburyport despite increasing housing prices and other costs of living.

To be eligible for this program, the applicant may earn no more than [100% of the areawide median income](#) and must reside in the home following purchase. The assistance amount per household shall not exceed \$20,000. The program will be considered a deferred payment loan program and funding will be secured through a second mortgage on the property. The loan will be interest free and participants will not have to pay the loan back unless they refinance or sell the property within five years. If the property is sold prior to the fifth anniversary of the sale, the participant will be required to pay back the full amount. If the participant resides in the home for five years, the deferred loan will be forgiven. It is anticipated that 10 to 12 home buyers will be served by this program. This type of initiative has been implemented successfully in a number of communities around the Commonwealth including Cambridge (\$2 million in CPA funding), Chatham (\$250,000 in CPA funding), Nantucket (\$100,000 in CPA funding), Newton (\$875,000 in CPA funding) and Norfolk (\$200,000 in CPA funding).

The Office of Planning & Development, with guidance from the NAHT, already administers a successful similar program called the Down Payment Assistance (DPA) Program. The DPA program is limited to financial assistance for deed-restricted units, whereas this new program would be available to all residents that meet the criteria and seek a market rate housing opportunity.

CPA funds may be spent on the acquisition, creation, preservation and support of community housing, and for the rehabilitation or restoration of community housing that has been acquired or created using CPA funds. The proposed First-Time Homebuyer Program is an eligible use of CPA funds that fits the statutory [definition of support](#) for community housing.

**PROJECT NO. 2****Atkinson Common Rock Tower Restoration**

The CPC recommends the appropriation of \$59,950 from the FY 2024 Estimated Revenues to the City of Newburyport Parks Commission & Division for Phase 1 of the Atkinson Common Rock Tower Restoration project.

The CPA category is Historic Resources.

**Project Summary:** Atkinson Common is a 21-acre park dating back to the Victorian Era featuring gardens, lawns, fountain, tennis court and ball fields. Atkinson Common is listed in the National Register of Historic Places as a contributing property to the Newburyport Historic District, a National Register district. By virtue of that designation, it is also included also in the State Register of Historic Places. The Historic Stone Tower is located at the terminus of a central North-South axis that runs between it and the Soldier Statue which faces Moseley Ave/High Street. The original tower, which was built from wood, once had unobstructed views that overlooked the City and the Merrimac River. In 1935, the wooden tower was removed and replaced with the Rock Tower that we see today, as part of the Work Progress Administration (WPA) after the Great Depression. The Federal Government's Emergency Relief Administration hired 70 men and the Belleville Improvement Society provided the materials to construct the 50' stone tower. At the time of construction, the trees surrounding the park were still very small, and views from each level would provide vistas of downtown, the river and the north end of Newburyport. The tower was open daily and enjoyed by many people.

Unfortunately, the elements and lack of maintenance have caught up with the structure and it has been closed to the public for over 25 years due to a rotted interior stair and lack of safe access. With a generous donation to the Belleville Improvement Society of nearly \$100,000, some of the much-needed repairs have begun, including: (1) removal of the rotted interior stair and installation of a temporary wooden stair to provide access to each level in order to assess the required repairs for restoration moving forward; (2) installation of steel beams to increase the loading capabilities of each floor level; (3) replacement of deteriorated concrete; and (4) repointing, cleaning and replacing of the exterior stones at the base of the Tower. A local welding company has also donated the labor to reinstall the large gate that fell off its hinges in 2021. All of this effort to date has worked to slow the Tower's deterioration, but more work is required in order to prevent future deterioration and loss.

Remaining phases of work:

1. The primary contributor to the deterioration of the Tower is the fact that it is open to the elements. Drains at each floor level are minimal and have been blocked so that water is allowed to pool and freeze, causing the concrete floors and walls to spall and deteriorate. The first phase, and top priority of the Rock Tower restoration is to have the concrete repaired and coated with an epoxy sealer. **This is the basis of this CPC request of \$59,950 for concrete repairs and sealants.**
2. Phase two would include curbing the top level of the Rock Tower and installing a roof enclosure over the stair to prevent future water and snow penetration. This will protect future construction of a new stair and railing system and further protect interior surfaces from future deterioration due to exposure to the elements.
3. Phase three would include the construction of a new stair and railing system that meets code.
4. Phase four would include cleaning and repointing the upper exterior masonry using a lift or scaffolding, as well as removing, sandblasting, painting and reinstalling the steel grilles and gates.
5. Phase five would include rebuilding the basement level access by constructing a bulkhead.

**PROJECT NO. 3**  
**The Perkins Art and Research Center**

The CPC recommends the appropriation of \$210,251 from the FY 2024 Estimated Revenues to the Museum of Old Newbury for the Perkins Art and Research Center project for the preservation of historical artifacts/documents (artwork) via a lateral art racking system.

The CPA category is Historic Resources.

**Project Summary:** The Historical Society of Old Newbury, d/b/a the Museum of Old Newbury, is seeking funding in the amount of \$210,251 for the preservation of its historical artifacts/documents (artwork) via a lateral art racking system. The new racking storage and access system is part of the overall renovation project to create the Perkins Art and Research Center at the climate-controlled Perkins Mint building. The Museum is only seeking CPA funds for the racking system at this time.

Currently, the art collection is stored on the third floor of 98 High Street in an overcrowded space without any climate control. Paintings are stored standing, which adds pressure to their framing and requires handling to view and study. More art arrives at the museum regularly and the museum is on the cusp of being unable to accept any new acquisitions. The museum is a world-class institution with a ground-breaking collection that has seriously outgrown the ability to preserve, store, and access this material in an appropriate manner. The fine art collection held by the Museum of Old Newbury is an important one for Newburyport, as well as from a regional and national perspective. Including portraits, folk art, marine art, landscapes and still-lives, works in the collection span three centuries of Newburyport history and culture.

Our community has research and historical interests beyond simple museum tours. This project will allow unprecedented public access to the Museum's fine art collection, and later, to the archive and research library. The Perkins Center will be open to serve those in the community and beyond who wish to view and study the collections and conduct research in person. This project also ensures that the Museum can reach a much broader audience, as better access and care of the collections will allow for digitization projects and remote research.

In terms of CPA funding eligibility, it is reasonable to consider the proposed storage system as part of the preservation of an historic resource (the artifacts). See [this article](#) re: preservation of historical documents where it says *"In 2006, the CPA statute was amended to include "documents and artifacts" within the definition of historic resources. Since that time, many communities have used CPA funds for document preservation projects, including document conservation and restoration projects and improvements to storage systems, such as installing climate controls."*

The NHC has considered the application and the overall project and confirmed the historical significance to Newburyport of both the Perkins Mint structure and the collection of irreplaceable artifacts to be preserved there in the new storage system. There is a current, city-held preservation restriction on the Perkins Building.

**PROJECT NO.4****Newburyport Custom House Masonry Repair and Portico Roof Restoration**

The CPC recommends the appropriation of \$150,000 from the FY 2024 Estimated Revenues to the Newburyport Maritime Society, Inc. for masonry repairs to the north and east façades of the Newburyport Custom House Museum and restoration of the Newburyport Custom House Museum portico roof.

The CPA category is Historic Resources.

**Project Summary:** The Newburyport Custom House was built in 1835, one of four New England custom houses designed by Robert Mills (1781-1855), architect of the Washington Monument and the US Treasury building among other important monumental civic buildings. The building was listed in the State and National Registers of Historic Places in 1971, both individually and as a contributing resource to the Market Square Historic District and again in 1984 as a contributing resource to the Newburyport Historic District. The building is covered by a 2021 Amended and Restated Preservation Agreement held by the City of Newburyport and administered and monitored by its Historical Commission.

**Masonry Repair**

The masonry repair project is the result of findings contained in the 2021 Architectural Conservation Assessment that was funded in part by a grant from the City of Newburyport Community Preservation Committee awarded in 2019 to study improvements for interior climate control. This work included analyzing the thermal and moisture performance characteristics of the exterior walls so as to protect the museum collections and the historic building.

The south and west façade masonry joints were 100% cut and repointed, damaged granite features repaired, and ferrous metal fasteners were removed in 2013. The north and east facades were repointed in 2005, unfortunately without the supervision of a historical preservation professional. Since that time, bulk water has leaked into the exterior masonry walls from open or poorly pointed mortar joints. Chronic moisture intrusion has caused structural damage to the interior masonry groin vault in the basement north storage room.

The masonry repair project's purpose is to restore the north and east façade masonry to prevent further moisture intrusion and damage.

**Entry Portico Restoration**

The entry portico restoration project was identified as a high priority in the 2021 Architectural Conservation Assessment and in response to recent staff reports and observations of roof leaks and wetting of the structure beneath the portico ceiling. The existing flat seam lead coated copper roof dates to the 1973-75 restoration project. It was inspected in July 2022 where installation deficiencies were identified and again more recently (October 18<sup>th</sup>) after a rainstorm by Paul John & Son Roofing at which time full-replacement was recommended. The proposed work includes replacing the v-groove board ceiling in kind, the ceiling light fixture, associated wiring, and any internal structural framing damaged from chronic bulk water infiltration.

**PROJECT NO.5**  
**Downtown Lighting Project**

The CPC recommends the appropriation of \$69,377 from the FY 2024 Estimated Revenues to the City of Newburyport Department of Public Services for the Downtown Lighting Project.

The CPA category is Recreation.

**Project Summary:** The Newburyport Department of Public Services (DPS) is requesting CPA funding to replace the street light toppers at Patrick Tracy Square, Inn Street and Market Square Bullnose. DPS had originally requested, under the Historic Resources category, topper replacements for all of the downtown post lights to replace existing toppers with LED fixtures in an historic form that mimics the existing streetlights which was not aligned with the CPC's historical preservation mission. Unfortunately, renovation of each of the existing fixtures is not possible due to the extraordinary labor required to remove, repair, weld, re-glaze, and rewire each of the 265 downtown lights, nor would this method meet the sustainability initiatives the City has prioritized.

DPS submitted to the CPC, an amendment to the original application limited to the lights that sit within three of our downtown parks, under the Recreation category of the CPA. These parks are located within the heart of our historic downtown and provide welcome respite from the urban environment as well as a tree-lined, pedestrian thoroughway that connects Pleasant Street to our waterfront. These parks are well-used and well-loved by residents and visitors alike. This project is similar to the Atwood Park project that the CPC approved in 2022. This project will not only beautify our downtown parks and make them more accessible year-round but will also improve our City's commitment to sustainability by replacing high-energy fixtures with LED alternatives. Similarly, the project is consistent with the 2017 Newburyport Master Plan Goal NR-2 'To maintain a high quality of parks, recreational areas, trails and other open spaces that are safe, attractive, preserve historic resources, and provide a range of active and passive recreational opportunities for all residents and visitors' and also the 2020 Open Space and Recreation Plan goal 2 'To maintain and improve high quality parks and recreational areas that are safe, attractive, and provide a range of active and passive recreational opportunities for all residents.'

CPA funds may be used for the acquisition of land to be used for recreation, or for the creation of new recreational facilities on land a community already owns. A 2012 amendment to CPA broadened the law to also allow for the rehabilitation of existing, outdoor recreational facilities. The amendment made it clear that with respect to land for recreational use, "rehabilitation" could include the replacement of playground equipment and other capital improvements to the land or the facilities thereon to make them more functional for their intended recreational use.



**PROJECT NO.6**  
**Open Space Reserve Fund**

The CPC recommends the reservation of \$100,000 from the FY 2024 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 \$729,965.98. With this application the Open Space Committee asks that the process of restoring the Reserve be continued so that the City is in a stronger position to address future opportunities for land protection and preservation as they arise. Any future appropriation from the reserve fund will require project-specific CPC recommendation and Council approval.

**PROJECT NO.7**  
**Colby Farm Open Space Preservation**

The CPC recommends the appropriation of \$51,000 from the FY 2024 Estimated Revenues to City of Newburyport / Open Space Committee.

The CPA category for this appropriation is Open Space.

**Project Summary:** The City of Newburyport has acquired, with the assistance of CPA funding, three parcels totaling 14+/- acres of open space from the former Colby (later Bashaw) Farm near the intersection of Low Street and Colby Farm Lane. The land is now owned by the City, subject to a Conservation Restriction managed by its Conservation Commission, and held as permanent open space for the purposes of conservation and/or continued agricultural operations. It contains an active hay field, open meadows and wetlands. The existing conditions of the property are as they were at the time of acquisition: *blighted by two lines of deteriorating and collapsing fencing along Low Street.*

To assist in the preservation of this open space asset this request for funding will protect, enhance, delineate, and describe the land as follows:

1. Demolish and remove the existing fences.
2. Install new two rail split rail wooden fences along the Low Street property boundary and adjacent to the walking path access from Colby Farm Lane. [See proposed plan map included with the application.]
3. Acquire and erect an identifying sign on the Low Street property boundary and a kiosk with informative and interpretive sign at the walking path entrance at Colby Farm Lane.
4. Establish walking path area.

The Conservation Commission supports this proposal. During the OSRD approval process in 2019 for the Reserve at Bashaw Farm cluster development, the developer and the Conservation Commission received a report from Seekamp Environmental Consulting, Inc. which more particularly describes the existing open spaces and gives recommended guidelines for best management. A copy of the report entitled “The Reserve at Bashaw Farm Pollinator Meadow Habitat Management Plan” is attached to the application. The Commission has undertaken management of the property consistent with those guidelines. The plan also outlines a public education component to promote awareness and appreciation for this open, grassland meadow habitat. The proposed signs are intended to address this component.

#### **PROJECT NO.8**

##### **Mobi-Mats - Dune Preservation**

The CPC recommends the appropriation of \$6,657 from the FY 2024 Estimated Revenues to the Plum Island Taxpayers Association (PITA) for three Mobi-Mats to be placed at 53<sup>rd</sup> Street with the special condition that the mats are to be Newburyport public property for beach access use in Newburyport and city approval is required to move the mats to another location within the City.

The CPA category for this appropriation is Recreation.

**Project Summary:** PITA is requesting funding to place 3 Mobi-Mats at 53<sup>rd</sup> Street. Mobi Mats are a tremendous tool to support dune conservation on Plum Island. The Mobi-Mats provide clear access paths to the beach, keeping the public off of the dunes. The Mobi-Mats will assist those with mobility difficulties and allow safety vehicle access to the beach in case of emergency. The mats are 100% recycled material and ADA/ABA compliant, roll up nonslip pathways. There is public access to the beach at 53<sup>rd</sup> Street but no parking.

#### **PROJECT NO.9**

##### **Bike Feasibility Study**

The CPC recommends the appropriation of \$5,750 from the FY 2024 Estimated Revenues to the City of Newburyport Parks Commission & Division for a City-wide mountain bike feasibility study.

The CPA category for this appropriation is Recreation.

**Project Summary:** This CPC request is to hire a professional bike consultant to assess multiple locations around the City to determine suitability for a biking facility which may include a pump track, skills practice and free riding. Assessments will include soils analysis, environmental overview, and potential limiting factors such as accessibility and safety. The Parks Commission has heard at many of its meetings that there is a desire to provide the youth in our community with opportunities for outdoor biking recreation that offers multiple levels of challenge, the ability to socialize in the outdoors away from computers, and an opportunity to become stewards of the environment. The Parks Commission would like to do its due diligence to identify where this opportunity is best suited, and how to better manage it,

so it may decide how to proceed. They feel that a study such as this will also help the community reach consensus on this issue.

No site is specified for this project. The purpose of the study is to help identify a location for this activity. The project would be reviewed by the Parks Commission, so the results may be presented and deliberated on in a public setting. Should the study identify a location for a bike facility that is outside the jurisdiction of the Parks Commission, the appropriate entity would be brought into the conversation.

#### **PROJECT NO.10**

##### **Cashman Multi-sport Courts Resurfacing**

The CPC recommends the appropriation of \$61,271 from the FY 2024 Estimated Revenues to the City of Newburyport Parks Commission & Division for resurfacing of the Cashman Park multi-sport courts.

The CPA category for this appropriation is Recreation.

**Project Summary:** In 1922, when Michael Cashman became Mayor of Newburyport, he made his 10-year vision of filling in tidelands along the Merrimac River and creating a park into reality. Much of what we see within this 18-acre park today was the brainchild of Mayor Cashman, who envisioned a playground, baseball and football games, and Boy Scout jamborees. Cashman believed physical recreation was equally as important to children as an education, and wanted this park, which was originally named "Central Park" to be the place to provide such support for physical development. Today, Cashman Park has a playground, sport courts, soccer and baseball fields, a public boat ramp, and is the northern gateway to the Clipper City Rail Trail. While the park has been enjoyed for generations, it is showing signs of deterioration. Specifically, the tennis/pickleball and basketball courts are in desperate need of resurfacing in order to support the recreational needs of the community.

The courts will be pressure washed, and any existing failed crack repair membrane will be removed. Cracks will then be filled with latex fillers and new crack repair system will be installed. The entire court will be resurfaced with an Ultra Performance full acrylic playing surface and lines will be repainted per USTA (tennis) and USAPA (pickleball) standards, and two sets of basketball lines will also be painted. A backboard and windscreen will be installed at the tennis/pickleball courts as well as missing sections of chain link fence with two wheelchair accessible gates.

Due to their proximity to residential neighborhoods and their accessibility off the Clipper City Rail Trail, the courts are widely used by Newburyport Youth Services, residents, and visitors for pickup games. The City has received a \$15,000 private donation for this project.

#### **PROJECT NO.11**

##### **Atkinson Common Tennis Court Resurfacing**

The CPC recommends the appropriation of \$49,557 from the FY 2024 Estimated Revenues to the City of Newburyport Parks Commission & Division for the resurfacing of the Atkinson Common tennis courts.

The CPA category for this appropriation is Recreation.

**Project Summary:** Atkinson Common is a 21-acre park dating back to the Victorian Era featuring gardens, lawns, fountain, tennis court and ball fields. The Atkinson Common Tennis Courts, which are nestled within a grove of shade trees behind the historic Rock Tower, are in high demand by residents and also serve as the home courts for the Newburyport High School tennis teams. The courts underwent some repairs in 2013, but are now experiencing cracking and heaving, which is rendering them increasingly more challenging to play on and posing a significant safety hazard for players. They are in need of resurfacing which will improve the courts and support the recreational needs of the community.

The courts will be pressure washed, and any existing failed crack repair membrane will be removed. Cracks will then be filled with latex fillers and new crack repair system will be installed. The entire court will be resurfaced with an Ultra Performance full acrylic playing surface and lines will be repainted per USTA standards. The Belleville Improvement Society has raised \$4,700 for this effort.

#### **PROJECT NO.12**

##### **Woodman Park Accessibility Project**

The CPC recommends the appropriation of \$57,570 from the FY 2024 Estimated Revenues to the City of Newburyport Parks Division to make Woodman Park accessible.

The CPA category for this appropriation is Recreation.

**Project Summary:** Woodman Park, located at 132 Crow Lane, is the only City park located in the West End of the city. It is heavily used by its residents. The park includes a baseball field, basketball court, youth soccer field, playground with play areas for ages 2-5 and ages 5-12, and a gravel parking lot. While the parking area is a flat gravel lot, there is no ramp leading to the playground area. Access to the playground is currently by ascending a few timber steps which are in poor condition. The playground does not have handicap accessibility and is in need of a ramp. The deteriorating plastic edging needs to be removed; the walkway made of donor bricks needs to be renovated; two small timber retaining walls need to be rebuilt; and loam and turf along the playground edge needs to be installed to improve accessibility.

#### **PROJECT NO.13**

##### **World War Memorial Stadium Multi- Purpose Field Project Bond**

The CPC recommends the appropriation of \$122,880 from the FY 2024 Estimated Revenues to the City of Newburyport for the seventh 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**

The CPC recommends the appropriation of \$11,540 from the FY 2024 Estimated Revenues to the City of Newburyport for the eighth 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**

**Fuller Field Track Renovation, Phase Two Project Bond**

The CPC recommends the appropriation of \$48,750 from the FY 2024 Estimated Revenues to the City of Newburyport for the third annual payment of interest and principal on the Fuller Field Track Renovation, Phase Two Project Bond.

The CPA category is Recreation.

**Project Summary:** The project includes installation of a 300-person grandstand, completion of electrical connections throughout the facility for the sound and timing systems, installation of a new sound system, and renovation of the interior of the existing field house to include expanded restroom facilities. The CPC is advised that it is necessary to appropriate the debt service payments annually.

**PROJECT NO.16**

**Market Landing Park Bond Payment (Central Waterfront)**

The CPC recommends the appropriation of \$270,000 from the FY 2024 Estimated Revenues to the City of Newburyport for the first annual payment of interest and principal on the Market Landing Park Bond once the bond has been issued for this project.

CPA category is Recreation.

**Project Summary:** On July 11, 2022, the City Council authorized bonding up to \$3,000,000 against future CPA revenue for the Market Landing Park Project (Central Waterfront). The CPC also recommended that the FY'22 appropriation of \$250K (Council Order 265\_08\_09\_2021) be granted a 1-year extension. The CPC is advised that it is necessary to appropriate the debt service payments annually. Please note that the appropriation is subject to a final plan being presented to Council for approval. Council voted to approve final schematic plans on 11/1/22 (ORDR00385\_10\_11\_2022).

**PROJECT NO.17**

**Bartlet Mall Frog Pond Improvements Project Bond Payment**

The CPC recommends the appropriation of \$235,000 from the FY 2024 Estimated Revenues to the City of Newburyport for the first annual payment of interest and principal on the Bartlet Mall Bond once a final plan is presented and approved by City Council, project funds are needed, and the bond has been issued.

CPA category is Historic Preservation.

**Project Summary:** On September 27, 2022, the City Council authorized bonding up to \$2,574,000 against future CPA revenue to pay the costs of the Bartlet Mall Frog Pond Improvements project, including the payment of all costs incidental and related thereto. The CPC is advised that it is necessary to appropriate the debt service payments annually. Please note that the appropriation is subject to a final plan being presented to Council for approval.

**PROJECT NO. 18**

**Administrative Costs**

The CPC recommends the appropriation of \$14,000 from the FY 2024 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. This recommended amount represents an increase of the usual \$12,000 in administrative costs as there are now increased membership dues in the statewide community preservation coalition and increased minute taker fees.

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.