



April 4, 2024

CITY OF NEWBURYPORT**Ordered:**

That the City Council appropriate from the Community Preservation Act FY 2025 estimated revenues, in accordance with the provisions of M.G.L. Chapter 44B, for the following projects, based upon the Community Preservation Committee's recommendations and yearly obligations in the total amount of **\$1,926,453**. The source of funds shall be FY2025 estimated revenues in the amount of **\$1,340,562** and the Community Preservation Fund Balance in the amount of **\$616,891**. Each recommended 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.

	Project	Applicant	Request	Recommendation
1	YWCA Market Street Apartments	John Feehan, YWCA	\$15,750	\$15,750
2	Custom House Masonry Restoration Supplemental Funding	Custom House Maritime Museum	\$42,200	\$20,000
3	Meeting House Emergency Roof Replacement	First Religious Society Unitarian Universalist	\$80,000	\$64,000
4	The Perkins Art and Research Center Phase II	Historical Society of Old Newbury, dba the Museum of Old Newbury	\$77,536	\$68,000
5	Atkinson Common Rock Tower Restoration	Mayor's Office/ Parks Commission & Division	\$128,700	\$100,000
6	Rehabilitation of the Firefighters Memorial	Newburyport Fire Department	\$65,000	\$65,000
7	Braunhardt Bike Trail Master Plan	Planning Department	\$75,000	\$25,000
8	William Lloyd Garrison Interpretive Sign Panel Replacement	Planning Department	\$2,265	\$2,265
9	Central Waterfront Boardwalk Reconstruction Feasibility Study	Planning Department	\$75,000	\$75,000
10	Inn Street and Patrick Tracy Square Restoration	Parks Commission	\$246,000	\$56,250
11	Woodman Park Basketball Court	City of Newburyport/ Parks Commission	\$98,563	\$98,563
12	Nock Tennis Courts- Phase 2	Newburyport Public Schools	\$474,560	\$474,560

13	Hill Street Gardens	Back Bay Neighborhood Association / DPS	\$35,000	\$35,000
14	Lower Atkinson Common Improvement Project Phase II	City of Newburyport	\$231,589	\$231,589
15	Minimum additional funding for housing to meet required 10%	To NAHT per CPC vote	\$118,306	\$118,306
		Total:	\$2,230,496	\$1,449,283

Not Recommended				
	Open Space Reserve Fund	City of Newburyport / Open Space Committee	\$70,000	Not Recommended
	FEMA Hazard Mitigation Program Plum Island Property Mitigation	Kim Turner, Mayor's Office	\$395,027	Not Recommended

FY'25 CPA Obligations		Recommended
	NHS Stadium Bond Payment	\$122,880
	Cherry Hill Soccer Field Bond Payment	\$11,540
	Fuller Field Track Renovation, Phase Two Bond Payment	\$48,750
	Market Landing Park Bond Payment	\$280,000
	Administrative Costs	\$14,000
	Total FY'25 Obligations:	\$477,170

Total for Projects, 10% CPA community housing requirement and Obligations:	\$1,926,453
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Councilor Sharif I. Zeid

Approve:
Date:

Attest:

In City Council April 8, 2024:

Motion to collectively refer ORDR00551, ORDR00552, ORDR00553 to Budget & Finance, and ORDR00554, ORDR00555, ORDR00556, ORDR00557, ORDR00558 to Budget & Finance and COTW by Councillor Zeid, seconded by Councillor McCauley. Roll call vote, 10 yes, 1 absent, motion passes.

**NEWBURYPORT COMMUNITY PRESERVATION COMMITTEE
RECOMMENDATIONS FOR FY25 APPROPRIATIONS**

The Newburyport Community Preservation Committee (CPC) recommends that the City Council appropriate or reserve, as indicated, **\$1,926,453** from Community Preservation Act (CPA) 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 2025 total **\$1,957,454**. This figure includes estimated receipts of the local CPA surcharge, 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
Andrea Weetman
Thomas O'Brien
Jamie Gagnon
Charles Griffin

Jane Healey, Vice Chair
Joe Teixeira
Jennifer Bluestein
Biff Bouse

PROJECT NO. 1
YWCA Market Street Apartments

The CPC recommends the appropriation of \$15,750 from the FY 2025 Estimated Revenues to the YWCA for preservation of the Market Street Apartment exterior.

The CPA category is Community Housing.

Project Summary: The YWCA Market Street Apartments building was originally constructed in 1890 and extensively renovated and expanded with state funds and CPA funds in 2013. It has an affordable housing deed restriction. It houses very low-income individuals at rents below HUD standards. There are no other similarly affordable rental units in the city. This older building requires work in order to ensure that the building envelope is preserved and to ensure the structural integrity of the building. The YWCA is seeking funds to repaint the exterior, recalk the building and repair any holes or other penetrations of the building which may allow water damage to the structure.

CPA funds may be spent on the acquisition, creation, preservation and support of community housing, and for the rehabilitation or restoration of community housing created with CPA funds. Preservation work on existing community housing resources is an eligible CPA expenditure. Preservation is defined in the CPA as “protection of personal or real property from injury, harm or destruction.” Building envelope work to preserve the structural integrity of the existing affordable housing is work that DHCD has indicated can be classified as preservation work.

PROJECT NO. 2
Custom House Masonry Restoration Supplemental Funding

The CPC recommends the appropriation of \$20,000 from the FY 2025 Estimated Revenues to the Custom House Maritime Museum for its Masonry Restoration Project as Supplemental Funding.

The CPA category is Historic Resources.

Project Summary: The Custom House Maritime Museum (CHMM) seeks additional support for the building’s Masonry Restoration Project at 25 Water Street due to rapidly escalating costs because labor shortage and materials backlog as a result of the lagging economic impact of the COVID pandemic. \$28,800 of the 2022 CPC \$150,000 grant is committed for the portico restoration commencing Q1 2024.

There is a current Preservation Restriction on the structure.

PROJECT NO. 3
Meeting House Emergency Roof Replacement

The CPC recommends the appropriation of \$64,000 from the FY 2025 Estimated Revenues to the First Religious Society Unitarian Universalist Church for the Meeting House Emergency Roof Replacement Project.

The CPA category is Historic Resources.

Project Summary: Recently water leaks have threatened the architectural features and structural integrity of the First Religious Society (FRS) Unitarian Universalist Church Meeting House. The FRS Board authorized unbudgeted emergency repairs and commissioned a Historical Structure Evaluation by a licensed engineer to analyze building infrastructure issues. The objective is to ensure that the source of the problems is properly defined before starting work. This analysis is near completion. It will allow the FRS to comprehensively address issues at the root of the problem(s) to protect and preserve the Meetinghouse for future generations. This application focuses on Meeting House protection through roof replacement and restoration of damage already caused. Structural vulnerabilities are currently being assessed and determined.

There is an existing Preservation Restriction on the property.

PROJECT NO.4

The Perkins Art and Research Center Phase II

The CPC recommends the appropriation of \$68,000 from the FY 2025 Estimated Revenues to the Museum of Old Newbury for the Perkins Art and Research Center Phase II Project.

The CPA category is Historic Resources.

Project Summary: The Historical Society of Old Newbury, dba the Museum of Old Newbury, seeks funding for the art and archive storage systems which are to be a critical part of the transformation of the first and second floors of the 1808 Perkins Printing and Engraving Plant (also referred to as the Perkins "Mint") to allow for this building to function as the art and archive center for the Museum's collections. With appropriate storage systems, climate controls, and security, this building will allow the archived artifact, manuscript and photograph collections of the Museum of Old Newbury to be preserved and safely accessible. The lateral art storage system on the third floor was funded by the CPA through Phase I of this project. This is a request for funding for Phase II. The project allows for the preservation of the documents and artifacts which are included within the CPA's definition of historic resources.

The Newburyport Historical Commission 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 is a current, city-held preservation restriction on the Perkins Building.

PROJECT NO.5

Atkinson Common Rock Tower Restoration

The CPC recommends the appropriation of \$100,000 from the FY 2025 Estimated Revenues to the Mayor's Office for the Atkinson Common Rock Tower Restoration Project.

The CPA category for this reservation is Historic Resources.

Project Summary: Last year, with the support of the CPC, combined with a donation from the Belleville Improvement Society, some of the much-needed repairs continued at the Atkinson Common Rock Tower, including the repair and coating of the floors and ceilings with an epoxy sealer, and installation of drains at each floor level to prevent water from pooling, freezing, and causing the concrete to spall and deteriorate. Prior work that was funded by the Belleville Improvement Society included the removal of the rotted interior stair and installation of a temporary wooden stair to provide construction access, installation of steel beams to increase loading capabilities, and replacement, cleaning, and repointing of exterior stones at the base of the Tower.

This year, the Parks Commission and Division would like to begin the third phase of work, which includes power washing the tower exterior, repointing and grouting stones from level 1 to the top of the tower, including the coping stones, and sealing open joints. This work will require a lift and perimeter fencing to secure the site.

Future phases of work will include parging and repairing interior walls and installing a new interior staircase that meets code, curbing the top level of the tower and installing a roof-type enclosure to prevent water and snow penetration, and rebuilding the basement level access by constructing a bulkhead.

Atkinson Common is listed in the National Register of Historic Places as a contributing property to the Newburyport Historic District, a National Register District.

PROJECT NO.6

Rehabilitation of the Firefighters Memorial

The CPC recommends the appropriation of \$65,000 from the FY 2025 Estimated Revenues to the Newburyport Fire Department for the Rehabilitation of the Firefighters Memorial Project.

The CPA category for this appropriation is Historic Resources.

Project Summary: The Newburyport Fire Department seeks to rehabilitate and improve the Firefighters Memorial that is located on the back side of The Oak Hill Cemetery off of Parker Street. The memorial acknowledges the sacrifices of the members of the Fire Department in the line of duty. The Department would like to add more hardscaping to stop erosion problems on the front side of the memorial and create a more permanent walkway for easier accessibility. Part of the project would also include an update to the surrounding landscape as the existing greenery has grown beyond its original use.

Included in the application is a letter of support from the Newburyport Historic Commission and comments from Ghlee Woodworth/ Oak Hill Cemetery Board.

PROJECT NO.7

Braunhardt Bike Trail Master Plan

The CPC recommends the appropriation of \$25,000 from the FY 2025 Estimated Revenues to the City of Newburyport Office of Planning and Development for the Braunhardt Bike Trail Master Plan.

The CPA category for this appropriation is Recreation.

Project Summary: The Braunhardt Bike Trail is a 1.2-mile section of old abandoned I-95 highway that is owned by the City of Newburyport and runs between Storey Avenue and Hale Street. This project will develop a Master Plan, including schematic design, to guide improvements of the trail. The mostly paved pathway connects across Storey Avenue with the Garrison Trail to the north and is a substantial and important link in Newburyport's off-road multi-use pathway network and the regional Coastal Trails Network connecting with Salisbury, Amesbury, and Newbury. Many residents and visitors to the city are not aware of this particular trail, although there is a small but steady stream of local trail users. Developing the Master Plan and investing in the trail will help to "lock in" the land use of the corridor as a recreational asset, as opposed to other potential land uses in the future, for the unrestricted 38 acres of this property.

PROJECT NO.8

William Lloyd Garrison Interpretive Sign Panel Replacement

The CPC recommends the appropriation of \$2,265 from the FY 2025 Estimated Revenues to the City of Newburyport Office of Planning and Development for the William Lloyd Garrison Interpretive Sign Panel Replacement.

The CPA category for this appropriation is Recreation.

Project Summary: One of the 24"x36" interpretive sign panels about William Lloyd Garrison located in Brown Square has significantly deteriorated since it was installed over a decade ago. The sign is delaminating quite visibly and needs a full replacement (the stanchions do not need replacing). The old sign panel is made of High-Pressure Laminate (HPL) that is past its 10-year warranty; many of the HPL signs in Newburyport have held up well but some have deteriorated. The city has recently switched to a new standard called Direct Embed (DE), and we anticipate remaking this sign as a DE panel. In addition, the existing sign's inset image of Garrison's birthplace home is now out of date since the structure on School Street was renovated in recent years. A graphic artist needs to swap in a new updated image and create a new camera-ready layout for the sign company to make and install the panel.

PROJECT NO.9

Central Waterfront Boardwalk Reconstruction Feasibility Study

The CPC recommends the appropriation of \$75,000 from the FY 2025 Estimated Revenues to the City of Newburyport Office of Planning and Development for the Central Waterfront Boardwalk Reconstruction Feasibility Study.

The CPA category for this appropriation is Recreation.

Project Summary: The Peter J. Matthews Boardwalk along Newburyport's central waterfront is one of the city's primary civic spaces. Originally built in the late 1970s, the boardwalk was re-decked and extended on either end in 2002 (and received new lighting, seating, shorepower and water, and other features). It is now about 1,250 feet long from the Fish Pier to the private boat ramp and restaurant property on the west. While the boardwalk appears to be in good shape structurally (to be confirmed by the feasibility study), the dense tropical hardwood Ipe decking has not weathered as well as anticipated, and an increasing number of boards are warping, flaking, rotting, and causing trip hazards and risks for pedestrians. Annual maintenance by the Waterfront Trust and the city has not been sufficient to address all of these hazards due to the material's deterioration. In addition, there is now a greater concern in the community about projected sea level rise (SLR) and storm surge in the coming decades and associated flooding of the boardwalk at its existing elevation, as reflected in the 2020 Resiliency Plan and elsewhere. Boardwalks can withstand flooding without significant harm but such floods can take these facilities out of service for public recreational use. This Feasibility Study project will allow the City to hire consultants to more thoroughly review the existing conditions of the boardwalk's decking and substructure, coordinate public meetings, identify and analyze multiple alternatives, develop preliminary cost estimates, and provide a final report with recommendations. The Feasibility Study will be essential for developing consensus, guiding the City's approach to addressing the boardwalk, and securing design and construction funding.

PROJECT NO.10

Inn Street and Patrick Tracy Square Restoration

The CPC recommends the appropriation of \$56,250 from the FY 2025 Estimated Revenues to the Newburyport Parks Commission for the Inn Street and Patrick Tracy Square Restoration Project. The CPC recognizes that the request was for a larger sum in order to complete the entire project however given the limited amount of funds available this year, the CPC voted to partially fund the project in order to get the work started.

The CPA category for this appropriation is Recreation.

Project Summary: The Parks Commission seeks funding to repair, reset, and/or replace the bricks and granite steps throughout Inn Street and Patrick Tracy Square. These two parks are both located in our downtown core. The historic brick walkways and steps currently cause reduced accessibility and pose hazards to park users. Rehabilitation of the bricks and steps in these two downtown parks will make them more functional for their intended recreational use. CPA funds may not be spent on ordinary maintenance or annual operating expenses; only capital improvements are allowed. 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.

CPA defines “Capital improvement” as the “reconstruction or alteration of real property that: (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.”

PROJECT NO.11

Woodman Park Basketball Court

The CPC recommends the appropriation of \$98,563 from the FY 2025 Estimated Revenues to the City and Newburyport Parks Commission for the Woodman Park Basketball Court.

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 residents, dog walkers, children, bike riders, the Pioneer League, Newburyport Youth Soccer, and pickup basketball players, and is clearly showing signs of age. The park includes a baseball diamond, basketball court, youth soccer field, playground, and gravel parking lot. Last year, the CPC generously approved an allocation of \$57,570 to make the playground area more accessible. This year, the City and Parks Commission would like to continue to make improvements to the park.

The basketball court is likely original to the park, which was constructed circa 1981. The court is no longer salvageable and needs to be completely removed and replaced. The 2019 Parks Inspection Report flagged Woodman Park's basketball court as needing to be repaired. The planned work will not disturb or harm any trees and would include demolition of the existing court, regrading, new asphalt paving and resilient court surfacing, 2 new 'quiet' basketball goals, 2 new players benches, and loaming and seeding all disturbed areas.

PROJECT NO.12

Nock Tennis Courts- Phase 2

The CPC recommends the appropriation of \$474,560 from the FY 2025 Estimated Revenues to Newburyport Public Schools for the Nock Tennis Courts – Phase 2 Project.

The CPA category for this appropriation is Recreation.

Project Summary: The Newburyport Public Schools proposes to add three new tennis courts adjacent to the two courts that were recently renovated at the Nock Middle School at 70 Low Street through CPA funds. The three new courts would be located on the site of what was at one time a softball field and is now only used as a practice field for various sports as well as physical education activities. Sufficient space for those uses will remain beyond the area that will become the new tennis courts.

Tennis is a lifelong sport that people of all ages can enjoy. Newly installed tennis courts will benefit the students that attend the Nock Middle and Molin Upper Elementary Schools, the students on the Newburyport High School tennis teams, the neighbors who live adjacent to this property, and the greater Newburyport community interested in playing outdoor tennis.

Newburyport High School now has both girls' (two-time state champions) and boys' tennis teams with approximately 60 participants. The teams play at Atkinson Common on the three existing courts. Because there are only three courts, the matches take twice as long, as only half the positions can play at one time. Holding practices on these three courts is also challenging with so many participants. New courts at the Nock would give them additional courts to use for both matches and practices and provide the opportunity to host playoff matches, which they cannot do now.

Friends of Newburyport Tennis has raised from over 100 community members \$21,195 to be gifted toward this project.

PROJECT NO.13
Hill Street Gardens

The CPC recommends the appropriation of \$35,000 from the FY 2025 Estimated Revenues to the Newburyport Department of Public Services and the Back Bay Neighborhood Association for the Hill Street Gardens Project.

The CPA category for this appropriation is Recreation.

Project Summary: On the corner Hill Street and Boylston Street lies a usable piece of land owned by the City of Newburyport that can be improved to benefit the community. The area is currently partitioned off by an old rusty chain link fence that runs immediately along the sidewalk and serves as a barrier between the Fulton Pit and the street. A barrier on the upper rim of the Fulton Pit is a necessity. However, there is valuable open space between the sidewalk and the rim of the pit. Inside the fence there is a grassy area lined with trees that is inaccessible. The applicant seeks an opportunity to reclaim green, open space for our community.

The focus for CPA recreational projects is on outdoor passive or active recreation, such as (but not limited to) the use of land for: community gardens, trails, noncommercial youth and adult sports as well as parks, playgrounds or athletic fields. The plans for Hill Street Gardens are to use CPA funds to improve the functionality of the area, which includes a positive aesthetic value. The planned project would include two phases. The first phase includes removal of the existing fence and the installation of a new fence closer to the pit (preliminary estimate of \$34,600). The approximate length of the fence is 400 linear feet. The second phase includes the installation of a sign, native plants and public art.

PROJECT NO.14

Lower Atkinson Common Improvement Project Phase II

The CPC recommends the appropriation of \$231,589 from the FY 2025 Estimated Revenues to the City of Newburyport for the Lower Atkinson Common Improvement Project Phase II.

The CPA category for this appropriation is Recreation.

Project Summary: In 2023, \$525,000 in funding to support the Lower Atkinson Community was appropriated. The funding allowed the City to implement Phase 1 of the Lower Atkinson Common Master Plan by relocating the playground to the heart of the park and making it a universally-accessible feature. The City is excited to complete the playground this spring and open it for community use. While the work was progressing at the playground, the Administration advanced the design of the second phase of the Master Plan and worked diligently to obtain community feedback and the necessary permit approvals to move Phase 2 forward. The work in Phase 2 will vastly improve the access to and pedestrian safety at the park. The proposal includes moving all parking off Merrimac Street, installing needed sidewalks (no CPA funds to be used for sidewalks) and pedestrian safety measures, including handicap-accessible parking spaces, improving drainage issues at the park, and planting native vegetation.

PROJECT NO. 15

Community Housing Balance of Minimum 10%

The CPC recommends the appropriation of \$118,306 from the FY 2025 estimated revenues to the Newburyport Affordable Housing Trust (NAHT) for use in its current or future programs in support of community housing, subject to the requirements and limitations of the Community Preservation Act.

The CPA category is Community Housing.

Project Summary: The CPA requires that each fiscal year at least 10% of the CPA revenues be spent, or set aside for later spending, for open space, for historic resources and for community housing. This fiscal year that minimum amount for each category is \$134,056. The only other Community Housing project this fiscal year is No. 1, above, in the amount of \$15,750. This recommendation represents the balance necessary to meet the annual required minimum. By [letter to the CPC dated December 15, 2023](#), the NAHT requested the CPC's consideration for this allocation in the event that the minimum percentage was not satisfied by other recommended Community Housing projects.

CPA BOND OBLIGATIONS

World War Memorial Stadium Multi- Purpose Field Project Bond Obligation

To cover the cost of previously authorized bonding (*i.e. a corresponding yearly bond payment*) associated with the World War Memorial Stadium Multi- Purpose Field Project Bond project, the CPC

recommends the appropriation of \$122,880 from the FY 2025 Estimated Revenues to the City of Newburyport for the eighth annual payment of interest and principal on the project.

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.

Cherry Hill Parcel B Soccer Field Improvement Project Bond Obligation

To cover the cost of previously authorized bonding (*i.e. a corresponding yearly bond payment*) associated with the Cherry Hill Parcel B Soccer Field Improvement Project Bond, the CPC recommends the appropriation of \$11,540 from the FY 2025 Estimated Revenues to the City of Newburyport for the ninth annual payment of interest and principal the project.

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.

Fuller Field Track Renovation, Phase Two Project Bond Obligation

To cover the cost of previously authorized bonding (*i.e. a corresponding yearly bond payment*) associated with the Fuller Field Track Renovation, Phase Two Project Bond, the CPC recommends the appropriation of \$48,750 from the FY 2025 Estimated Revenues to the City of Newburyport for the fourth annual payment of interest and principal on the project.

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.

Market Landing Park Bond Payment (Central Waterfront) Obligation

To cover the cost of previously authorized bonding (*i.e. a corresponding yearly bond payment*) associated with Market Landing Park Bond, the CPC recommends the appropriation of \$280,000 from the FY 2025 Estimated Revenues to the City of Newburyport for the annual payment of interest and principal on the 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).

Annual Expenditure - Administrative Costs

In addition to the FY project funding recommendations herein, and consistent with all previous years, this CPC advisory report takes into account a yearly appropriation of \$14,000 from the FY 2025 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.