



# COMMUNITY PRESERVATION APPLICATION FOR FUNDING

City of Newburyport  
Community Preservation Committee

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Applications for funding are due by **Thursday, February 4, 2021 at 4:00 p.m.** with the Community Preservation Committee, c/o Office of Planning and Development, City Hall, 60 Pleasant St., Newburyport MA 01950.

## Application Instructions:

- Applicants should file ten (10) paper copies and one electronic copy of the completed application and all accompanying documents.
- Applications should be stapled or clipped. Bound applications are not required.
- Please be mindful of extraneous paper – double sided copies are acceptable.

**PROJECT NAME:** Market Landing Park Expansion – Construction Funding

**PROJECT ADDRESS:** Market Landing Park (former NRA East/West Parking Lots)  
Central Waterfront  
Downtown Newburyport

**MAP/LOT:** 11-1-A, 11-1-C, 11-1-D, 11-1-E, & 11-1-F

**APPLICANT NAME:** City of Newburyport - Office of Planning & Development

**CONTACT PERSON:** Andrew Port, Director of Planning & Development

**TELEPHONE/FAX NO.:** 978-465-4400 x 6

**ADDRESS:** Office of Planning & Development  
60 Pleasant Street  
Newburyport, MA 01950

**EMAIL:** aport@cityofnewburyport.com

**AMOUNT OF COMMUNITY PRESERVATION FUNDING REQUESTED:** \$ \$250,000

**COMMUNITY PRESERVATION CATEGORY:** *(Please check all that apply)*

**Open Space**    **Historic Resource**†    **Affordable Housing**\*    **Recreation**

† Applicants seeking Historic Preservation funds for the preservation, restoration or renovation of historic structures must, as a condition of funding award, record a perpetual Preservation Restriction (PR) on the subject structure(s) prior to any distribution of funds. Applications should attend a meeting of the Newburyport Historical Commission (NHC) as early as possible to discuss and confirm the nature and scope of the required Preservation Restriction. The NHC's advisory opinion will be incorporated as appropriate into any Community Preservation Committee (CPC) recommendation, City Council appropriation, and/or grant award letters or agreements thereunder. *Please Note: The Newburyport Historical Commission (NHC) is an official City board and should not be confused with the local Newburyport Preservation Trust (NPT), a non-profit advocacy group.*

\* Applicants seeking Affordable Housing funds must attend a Newburyport Affordable Housing Trust meeting to review and discuss their application. This review must occur prior to the Community Preservation Committee deliberations.

**PROJECT SUMMARY:** Provide a description of the Project, including the property involved and its proposed use.

As most everyone knows, buildings on the central waterfront were removed by the Newburyport Redevelopment Authority (NRA) in the 1960s as part of Urban Renewal. Since that time, along with the revitalization of downtown Newburyport, Market Landing Park as we know it was constructed on the central waterfront on land now owned by the Newburyport Waterfront Trust (WFT). Market Landing Park is flanked on both sides by parking lots formerly owned by the NRA and now owned by the City following dissolution of the NRA. In recent years consensus was reached by Order of the City Council (see attached) that Market Landing Park should be expanded onto the NRA East and West Lots thereby reducing parking on the central waterfront. This decision, and certain parameters for park expansion, are also incorporated by reference in the final Act dissolving the NRA (see attached). Accordingly, additional park space will extend like “wings” from the existing Market Landing Park extents into the [former] NRA East and West Lots (see attached schematic plan).

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, final design will provide plans, details and specifications suitable for public bidding. We are currently finalizing our selection of one (1) design team from fourteen (14) firm proposals. With design work getting underway this year it is feasible that portions of the construction necessary for park expansion could begin next year in 2022.

The purpose of this application is to secure funding for park construction. While we have not yet opened the fee proposals from design firms (anticipated tomorrow, 2/5/2021) we believe there are adequate funds left over from the NRA to complete full design and permitting. However, even with NRA funds and outside grant sources additional funding will be needed to complete the proposed construction work. In order to avoid long-term bonding, or construction delays when our design process is complete, allocation and appropriation of CPA funds for this project now, and possibly over several fiscal years is advisable and extremely beneficial. Local CPA funding now will also place the City in a stronger position when applying for state P.A.R.C. grants and other outside sources moving forward where “matching funds” are expected. Pending completion of schematic design this year we will have a detailed cost estimate for required site improvements as the basis for future project budgets. In either case, a substantial amount of funding will be necessary, hence this year’s in-cycle application for CPA funding in advance of final design and cost estimates. Much like the Clipper City Rail Trail, this initiative to expand Market Landing Park has been long-awaited and multiple years of CPA funding are anticipated to successfully bring it to completion.

**PUBLIC BENEFIT\*:** Describe in detail the benefits Newburyport will receive from the Project and how the Project fulfills the Community Preservation Committee’s Project Evaluation Criteria.

**\* Deed Restrictions:** The City may require, as a condition for funding, that the applicant grant to the City or other authorized grantee certain restrictions, including: Preservation Restrictions on rehabilitated or acquired historic resources, Conservation Restrictions on preserved or acquired lands, and Affordability Restrictions on affordable housing projects. The restriction shall be recorded at the Southern Essex Registry of Deeds.

Market Landing Park is Newburyport’s flagship park in a prominent location and the benefits of this project cannot be overstated. Indeed, the community has waited decades for the outcome here to be achieved. 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 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.

**CONTROL OF SITE:** Indicate whether the applicant owns or has a purchase agreement for the Project site. If the property is under agreement, include a description of the agreement and the timing and conditions. If the applicant does not have site control, explain.

The City of Newburyport is now the fee owner of the subject property, formerly owned and controlled by the NRA. See attached Act.

**FEASIBILITY:** List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe support or objections from those affected.

Following are the key steps required to complete this project:

1. Final Schematic design & construction cost estimates (design contract will be executed by 3/1/2021).
2. Detailed design drawings, details and specifications suitable for bidding (following # 1 above).
3. Permitting (e.g. Conservation Commission, Chapter 91 Public Access, DEP Reporting, Site Plan Approval)
4. Project Funding (from multiple sources, including this request)
5. Public Bidding
6. Construction

**PROJECT TIMELINE:** Describe the anticipated steps or phases for completion of the Project. Demonstrate whether the Project will be ready to proceed in the coming fiscal year.

See above.

**FUNDING:**

- A. **Project cost estimates:** Provide recent cost estimates for the proposed project, dated within the past six (6) months, detailing the scope of work and associated costs for each task. See above. Detailed construction cost estimates will be available later this year (2021).
- B. **Amount of Newburyport Community Preservation Funding Requested:**  
\$ 250,000
- C. **Other Sources of Funding Available:** If funding from other sources may be available for the Project, please complete the following table:

SOURCE OF FUNDING	AMOUNT REQUESTED	STATUS (COMMITTED Y/N IF NOT-WHEN)	CONTINGENT ON CP FUNDS (Y/N)
NRA Revenues	TBD; full account balance pending completion of design services	Yes – After park design all remaining funds transferred from the NRA must be used for park construction and/or maintenance	No
Downtown Parking Program Revenues	TBD	TBD; pending construction cost estimates	Yes
State P.A.R.C. Grant	TBD; maximum allowable request	Pending next cycles/funding availability	Yes
CPA Funding	\$250,000	TBD	N/A

## **ATTACHMENTS:**

Include the following with ALL copies of the application:

- Assessor's map showing location of the Project
- Photographs
- Recent written estimates of cost with detailed scope of work
- Proposed oversight and management plan for the Project
- If the project involves public property, provide verification that the applicable public agency or department supports the project as presented and will oversee the project if funded.
- Historic resources include buildings, structures, vessel real properties, documents or artifacts that are listed or eligible for listing on the state register of historic place or determined to be significant in the history, archeology, architecture or culture of the city by the local historic preservation commission. If the project involves a historic resource, please provide evidence (date of listing on the state register or a letter from the Newburyport Historical Commission confirming its determination of significance) with the application that it meets these criteria

Include the following, if applicable and available:

- Architectural plans and specifications, for new construction or rehabilitation
- Maps, renderings, site plans
- Historic structures report, existing conditions report
- Names and addresses of project architects, contractors and consultants
- Budgets
- Letters of Support

Attach additional sheets as necessary to answer all questions.

## **YOU MAY BE REQUESTED TO PROVIDE ADDITIONAL INFORMATION.**

**For questions contact:** Office of Planning and Development  
Newburyport City Hall  
[cpc@cityofnewburyport.com](mailto:cpc@cityofnewburyport.com)  
(978) 465-4400