



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



MINUTES MARCH 22, 2017

The Community Preservation Committee (CPC) held a regular meeting at 6:30pm in the third floor community room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the first 2.5 hours of the meeting is available upon request. A recording of the rest of the meeting is not available due to technical difficulties with the recording device.

Members Present Chair Dick Bauer, Vice Chair Michael Fager, Ezra Glenn, James McCallum, Uma Murugan, and Jessica Palacios Yamakawa

Members Absent Michael Capuano, Elizabeth Duclos-Orsello, and Arn Franzen

Staff Present Kristen Stelljes

MEMBERS
Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
James McCallum
Uma Murugan
Jessica Palacios Yamakawa

STAFF
Kristen Stelljes

The chair opened the meeting at 6:40 p.m. and welcomed Jessica Palacios Yamakawa to her first meeting as a CPC committee member.

Mr. Fager asked Ms. Stelljes for an update on the Somerville Museum lawsuit. Ms. Stelljes responded that the two components of the case (challenge to the ZBA approval and adverse possession of the driveway) are being considered part of one lawsuit and the Museum hopes the case will be heard in September. She noted that if the Committee wanted to support the project, they could make funding for the project contingent upon a favorable ruling for the Museum, earmark funds that could be used to support the project between funding rounds, or ask the Museum to apply again in the FY18 funding round.

Agenda item 1: Public comment period

No members of the public were present.

Agenda item 2: Approve minutes from February 22 meeting

Upon a motion by Mr. Fager, seconded by Ms. Palacios Yamakawa, the Committee voted 6-0 to approve the minutes without corrections.

Agenda item 3: CPA Manager updates

CPA evaluation intern: Ms. Stelljes provided an update that two individuals have applied. She also noted that to fulfill the Tufts internship requirement, the intern would need to have 150 hours of work, as opposed to the 120 hours presented in the budget submitted by Ms. Stelljes at the last meeting.

Grace Baptist Church BOA review: The BOA Finance Committee was considering the CPC recommendation that evening. The Historic Preservation Commission did provide a letter of support for their Massachusetts Preservation Project Fund application.

April meeting discussion: Ms. Stelljes highlighted some of the topics that are scheduled to be discussed at the April CPC meeting, including that the Affordable Housing Trust Fund will attend the meeting to present their annual report and potentially request bonding for up to two projects that have requested bonds of up to \$2 million each: Preservation of Affordable Housing for the Clarendon Hills/North St. project and Somerville Community Corporation for 100 Homes.

Upcoming schedule: Ms. Stelljes noted she would be on vacation the week of April 10 and would be on maternity leave starting in October 2017. She will update the CPC once she has more details on the coverage plan in her absence.

Agenda item 4: Prioritize FY17 applications

The Committee members shared their priorities for funding projects. Ms. Stelljes stated the priorities of Mr. Capuano and Mr. Franzen. Mr. Capuano prioritizes funding all of the smaller projects and funding half of the Grace Baptist project. Mr. Franzen's priorities are to fund the schoolyard projects, the Community Path survey, and the Henry Hansen Park. His secondary priority is to fund ArtFarm, Grace Baptist, Somerville Museum, Blessing of the Bay, and the Community Growing Center. His lowest priority projects are Milk Row Cemetery and the butterfly garden pocket park.

Mr. Fager shared that the Winter Hill and Healey projects were his lowest priorities because he believes rehabilitation of schoolyards should be the ordinary business of the City. CPA funds should be used for exceptional projects. The butterfly garden pocket park is a low priority because he has concerns about the project given the need for volunteers and the proposed plant palette. The Somerville Museum is a low priority because of the lawsuit and ArtFarm is also a low priority. He would like to see ArtFarm be a grass field and the City is not able to guarantee the longevity of ArtFarm. He is supportive of setting aside funding for land acquisition.

Ms. Murugan would like to fund as many of the applications as possible, so she is in favor of funding the smaller projects and looking at lower budgets for the larger projects. The butterfly garden is low priority and Grace Baptist is high priority. She believes the CPA should fund schoolyard projects if the projects are ready and there is a clear need for it. She has doubts about funding ArtFarm given the lack of certainty about the future of the site. She would prefer to fund shovel-ready projects over creating a reserve for potential projects and is supportive of the land acquisition fund.

Mr. Glenn said he separated the projects into design versus implementation. He prioritizes implementation projects over Healey, Henry Hansen, and Blessing of the Bay which are all design projects. The Winter Hill project is a high priority because it's a construction project in a part of the city that needs more open space. He asked that the schoolyard be open to the community outside of school hours. Ms. Stelljes responded that the City designed the schoolyard with the surrounding community and it will be open to the public, particularly given the lack of open space in the City. He suggested not funding Somerville Museum because they cannot use the funds this year. He does not prioritize giving

additional funding to Grace Baptist. He does not prioritize creating a reserve or putting more money into the land acquisition fund because there is some funding already available and the CPC could bond for the rest. He does prioritize funding ArtFarm with a condition that the space remains open space for a set period of time. He also prioritizes the Community Growing Center and of the design projects, he would prioritize the Blessing of the Bay project because it's a community generated project.

Mr. Fager asked if there would be additional funding requests from ArtFarm to the CPC in the future. Ms. Stelljes responded that the \$725,050 would pay for the creation of the open space, but not the ArtBarn. The City is continuing to fundraise for the ArtBarn, which is not a CPA eligible expense.

Ms. Palacios Yamakawa's highest priority is ArtFarm and believes it would fill an important need in Somerville. She also prioritizes the butterfly pocket park because of the community support it has received and it has a small budget. She agrees that design projects and the Somerville Museum are lower priority. She considers the Grace Baptist request to be for a very high amount.

Mr. Bauer said he thinks the Committee should fund small projects, if they are worth doing. He does think the Committee should set funds aside in reserve between \$250,000 and \$350,000, because it would be problematic if the Committee were not able to respond to an emergency. These funds could also be used to support land acquisition if a request came in. His highest priority project is the Grace Baptist Church and he would suggest funding the rest of the Phase I request. He would prioritize the schoolyard projects because it is important to provide funds for play yards and doesn't make a distinction between playgrounds and schoolyards. He also prioritizes the Community Path survey and the Growing Center. His low priorities are the Somerville Museum, which could use the reserve if they were able to resolve the lawsuit. Blessing of the Bay, Henry Hansen and ArtFarm are also low priorities. He suggested reducing ArtFarm the most to balance the budget. He also suggested the City projects could be funded at a lower amount than requested.

Mr. Glenn said the Committee should consider setting aside the \$240,000 requested for Somerville Museum and make that the funding reserve, which could be used by another organization that applied requesting emergency funding. Mr. Bauer and Ms. Palacios Yamakawa agreed with this approach.

Discussion on Grace Baptist Church Restoration, Somerville Hispanic Association for Community Development (SHA4CD): Mr. Glenn asked if there is a good historical model where work is done in phases, as opposed to all at once by a developer. Mr. Bauer responded that he is not able to provide a model. His sense is that SHA4CD would like to do the project as a whole, but is unable to secure sufficient funds to do so. He believe that the phases they have developed are sensible as part of a long term plan where each of the pieces has current value. SHA4CD plans to maintain the current uses for the long term and be able to expand its programming once the building is accessible. Ms. Stelljes noted that SHA4CD included funding for planning as part of their Phase IB and the Somerville Museum has taken a similar approach. The Museum's elevator project was triggered after they made repairs to the roof and they are making capital improvements in a phased approach. Mr. Fager noted that the congregations are using the space as a source of income generation for SHA4CD. Ms. Murugan said her impression is

that they are both trying to generate income through rent from the users and assemble a range of social services necessary to support the community they serve. Ms. Stelljes added that Spencer and Vogt would be doing the construction administration on the project. Mr. Bauer said that the Historic Preservation Commission was impressed with Spencer and Vogt and have found Mr. Jimenez to have greater capacity to engage the HPC than members of SHA4CD have had in the past.

Discussion on Somerville Museum, Somerville Historical Society: Ms. Stelljes responded to the Committee's query from the last meeting if the Museum could accept a lower grant amount this year. Ms. Mangum reported that the Museum does not want to start the construction of the elevator without all of the funding in place. However, given the timing of the lawsuit, the Museum would not need funding to be awarded in FY17. The Committee was in agreement not to fund the Somerville Museum project this year.

Discussion on ArtFarm: Ms. Stelljes updated the Committee that the ArtFarm final request is for \$725,050, which is the original budget request minus some of the design fees that were included in the budget that had already been paid. She then stated that at Mr. Bauer's requested she asked the Arts Council what would happen if the CPC did not recommend full funding for ArtFarm. The Arts Council responded that though they do have some other sources of grant funding, they were planning on using those funds for the ArtBarn, which is not a CPA eligible expense. Given how tight the budget for the project is already, they will likely need to redesign the space to meet the funding available.

Mr. Glenn noted this is a unique opportunity for the Committee to support the creation of new open space in Somerville.

Discussion on Milk Row Cemetery: Ms. Murugan asked the Committee for opinions about the Milk Row Cemetery project. Mr. Fager asked if this was the planned final request for the cemetery. Mr. Bauer responded that he anticipated the City would return with a request to implement the master plan which they are asking for funds to develop this year.

Ms. Palacios Yamakawa suggested the Committee should fund the grave marker restoration this year and not include the funding for the open space master plan this year. Mr. Glenn agreed with this approach. Mr. Fager suggested that the applicant be encouraged to apply again for the open space master plan funds next year.

Discussion on Butterfly Garden Pocket Park, City of Somerville and Green & Open Somerville: Ms. Stelljes noted that three aldermen had expressed their support for the butterfly garden pocket park and Ms. Antonino has secured the support of 20 volunteers for the project. Mr. Fager said that the measures of success should be expanded to include the sustainability of plants and if the space is able to attract pollinators. He added that he was encouraged by the involvement of the New England Wildflower Society. Mr. Glenn said that he thinks this project could provide lessons about how to do similar projects in Somerville. Mr. Fager noted that the Somerville Garden Club planted a pollinator garden on the Community Path that did not require CPA funds. Ms. Stelljes noted that Ms. Antonino would like visitors

to be able to enter the garden, which requires an ADA compliant pathway. Mr. Bauer said that he is inclined to support the project but would like to think about what conditions should be placed upon the project to ensure it is successful. Mr. Fager said he would talk with the Conservation Commission. Ms. Murugan said that given the enthusiasm for the project from the community, she would like to see the project supported.

Discussion on Healey Schoolyard Design: Ms. Murugan said that the cost for only design seems high so she would need to rely on the recommendation of those with more experience in this area. Ms. Stelljes shared that parks planners use the rule of thumb that design is approximately 10% of the construction costs. \$800,000 is in line with other park and schoolyard construction projects that the City has recently implemented.

Discussion on Henry Hansen Park: Mr. Fager expressed reservations about a full redesign for the park beyond ADA improvements and restoration of the historic markers. Mr. Bauer suggested that the Committee should consider a lower funding amount to support a project with a smaller scope, possibly \$20,000. Mr. Glenn said he would recommend the Committee provide the City with a dollar amount available for projects and ask the City to propose how the funds should be allocated across its projects.

Discussion on Blessing of the Bay Park: Ms. Murugan said she appreciated the presentation and Ms. Palacios Yamakawa agreed. Mr. Bauer noted that the project is on Department of Conservation and Recreation land, which is beyond the City's control. Mr. Glenn noted that MyWRA has done a lot of work to raise other funds to support this project.

Discussion on Community Growing Center: Ms. Fager asked if the Friends of the Community Growing Center will be applying for additional CPA funds next year. Ms. Stelljes said that they are planning to and they plan to use the additional year to do further fundraising to support the construction, which was estimated to cost \$423,000.

Discussion on Community Path Survey: Mr. Bauer, Ms. Murugan, and Ms. Palacios Yamakawa expressed their support for the project. Mr. Fager asked about the purpose of the survey. Ms. Stelljes responded that the survey will be an input to the design process that was funded through CPA in FY16.

Discussion on Winter Hill Schoolyard: Ms. Murugan said that she was strongly supportive of this project.

Agenda item 5: Vote on FY17 funding recommendations

Mr. Glenn recommended cutting \$100,000 from ArtFarm and \$125,000 from the remaining City proposed projects: Winter Hill schoolyard, Henry Hansen design, Healey Schoolyard design, and the Community Path survey. He proposed the City be asked how it would allocate the funding across these four projects. The City would be asked to submit their proposed allocation to the Committee for consideration at the April meeting.

Mr. Bauer suggested that ArtFarm could be funded at \$620,000. \$463,005 could be allocated for Winter Hill schoolyard, Henry Hansen design, Healey Schoolyard design, and the Community Path survey and the Committee will ask the City to propose an allocation of these funds across the four project. Mr. Glenn said he would like to provide the option for the City to propose funding levels for these four projects for the CPC's consideration. Ms. Murugan and Mr. Fager agreed.

Mr. Bauer reviewed the proposed allocation of FY17 CPA funding:

- Butterfly Garden Pocket Park: \$13,000
- Community Growing Center: \$33,176
- Blessing of the Bay Park: \$41,863
- ArtFarm: \$620,000
- Milk Row Cemetery: \$6,300 (grave marker restoration only)
- Grace Baptist Church: \$203,378 (in addition of the \$350,000 recommended in the previous meeting for a total of \$553,378)
- Somerville Museum: \$0
- Hold in reserve: \$240,000
- Winter Hill Schoolyard, Community Path Survey, Healey Schoolyard Design, and Henry Hansen Park design: \$463,005 (City of Somerville to propose how these funds should be allocated across the four projects)

Upon a motion by Mr. Glenn, seconded by Ms. Murugan, the Committee voted 6-0 to approve the above allocation of FY17 CPA funds.

[Audio recording ends]

Art Farm

The Committee discussed funding conditions for ArtFarm to ensure the project would provide community benefit over the long term. The Committee agreed to a funding condition that would require ArtFarm to be in place for 10 years. If ArtFarm ended before this time there would be a proportional clawback of the funds or a land swap would be required based on the proportion of land that was converted to another use. Ms. Stelljes asked the Committee if she could discuss appropriate language for this condition with the City's Legal office and discuss the proposed condition with the administration.

Upon a motion by Ms. Murugan, seconded by Mr. McCallum, the Committee voted 6-0 to earmark \$620,000 in funds for the ArtFarm project and to give authority for Ms. Stelljes to discuss the proposed funding condition with the City of Somerville administration and solicitor's office.

Butterfly Garden Pocket Park

The Committee agreed to propose the addition of two measures of success:

- The park attracts a diversity of pollinators
- New plantings are sustained over the growing season

The Committee also agreed to add a funding condition requiring interpretive signage be included in the park. The Committee discussed including a funding condition requiring the involvement of the Conservation Commission. Mr. Fager said he would like to discuss what should be included in this funding condition with the Conservation Commission before the Committee votes on funding for the project.

Upon a motion by Ms. Murugan, seconded by Mr. McCallum, the Committee voted 6-0 to earmark \$13,000 for the butterfly garden pocket park project with funding conditions to be finalized with input from the Conservation Commission.

Grace Baptist Church

The Committee agreed on the following funding conditions for the Grace Baptist Church restoration project:

1. The Somerville Hispanic Association for Community Development must receive all necessary approvals and permits for this project, including from the Massachusetts Architectural Access Board, the Somerville Historic Preservation Commission, and the Inspectional Services Division.
2. The Somerville Hispanic Association for Community Development agrees to execute and record a perpetual preservation restriction on its property, the historic Grace Baptist Church.
3. Upon commencement of the Project and as appropriate, the Somerville Hispanic Association for Community Development agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
4. The Somerville Hispanic Association for Community Development develops a preventative maintenance plan as part of the rehabilitation project to ensure investments in the Grace Baptist Church building are maintained.

Upon a motion by Mr. McCallum, seconded by Ms. Murugan, the Committee voted 6-0 to recommend \$203,378 to the Somerville Hispanic Association for Community Development for the restoration of the Grace Baptist Church from the undesignated reserve budget with the above funding conditions.

Milk Row Cemetery

The Committee agreed on the following funding conditions for the Milk Row Cemetery project:

1. Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
2. The City of Somerville agrees to execute a public access agreement with the City, the terms of which will be negotiated by the City and the CPC.

All references to the Preservation Master Plan are to be removed from the funding recommendation because CPA funds are not being recommended for this portion of the project.

Upon a motion by Ms. Palacios Yamakawa, seconded by Mr. Fager, the Committee voted 6-0 to recommend \$6,300 to the City of Somerville Planning and Zoning Division for the restoration of grave

makers in the Milk Row Cemetery from the undesignated reserve budget with the above funding conditions.

Blessing of the Bay Boathouse

The Committee agreed on the following funding conditions for the Blessing of the Bay Boathouse Park design project:

1. Work collaboratively on project with the City of Somerville.
2. Hold at least one public meeting.

Upon a motion by Mr. Glenn, seconded by Mr. Mc Callum, the Committee voted 5-0 with Mr. Fager abstaining to recommend \$41,863 in funding to the Mystic River Watershed Association for a 25% design landscape plan for the Blessing of the Bay Boathouse Park from the open space reserve with the above funding conditions. Mr. Fager is a board member of the Mystic River Watershed Association, so he abstains from all matters related to MyRWA due to this conflict of interest.

Community Growing Center

The Committee agreed on the following funding condition for the Community Growing Center project:

1. Work closely with City of Somerville Parks and Open Space, Health and Human Services, and Inspectional Services Departments to ensure final construction documents and bid specifications are in alignment with City regulations and that they receive written approval of the City, as required by the license.

The Committee agreed to add the completion of stamped construction documents and detailed bid specifications as a measure of success.

Upon a motion by Mr. Glenn, seconded by Ms. Murugan, the Committee voted 6-0 to recommend \$33,176 in funding to the Friends of the Community Growing Center for construction documents for the re-design of the Community Growing Center from the open space reserve with the above funding conditions.

Next meeting: Wednesday, April 26 at 6:30pm, Visiting Nurse Association Third Floor Community Room

Meeting Adjournment

Upon motion from Ms. Murugan, seconded by Ms. Palacios Yamakawa, the Committee voted 6-0 to adjourn at approximately 9:45.

Documents and Exhibits

1. Agenda
2. Minutes from February 22, 2017 meeting
3. FY17 CPA Project Financial Analysis
4. FY17 CPA Funding Applications- Public Comment Analysis

5. Letter from Historic Preservation Commission with funding recommendations for historic projects
6. Draft funding recommendations for FY17 project applications
7. Revised budget for ArtFarm project
8. Revised budget for Grace Baptist Church restoration
9. FY17 public comments available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
AGENDA**

DATE: Wednesday, March 22, 2017
TIME: 6:30pm
PLACE: Visiting Nurse Association, Third Floor Community Room
259 Lowell St.

MEMBERS
Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
James McCallum
Uma Murugan
Jessica Palacios Yamakawa

STAFF
Kristen Stelljes

1. Public comment period (10 minutes)
2. Approve minutes from February 22 meeting (5 minutes)
3. CPA Manager updates (5 minutes):
 - a. CPA evaluation intern
 - b. Grace Baptist Church BOA review
 - c. April meeting discussion: 5 year anniversary celebration(s), FY18 outreach and application process, potential housing bonds, Community Preservation Plan planning
 - d. Upcoming schedule
4. Prioritize FY17 applications (60 minutes)
 - a. ArtFarm
 - b. WinterHill Schoolyard
 - c. Somerville Museum
 - d. Grace Baptist Church Phase 1b
 - e. Healey Schoolyard Design
 - f. Henry Hansen Park
 - g. Blessing of the Bay Park
 - h. Community Growing Center
 - i. Community Path Survey
 - j. Milk Row Cemetery
 - k. Butterfly Garden Pocket Park
5. Vote on FY17 funding recommendations (70 minutes)
6. Other business
7. Next meeting: Wednesday, April 26 at 6:30pm. (Visiting Nurse Association)



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

MINUTES
FEBRUARY 22, 2017

MEMBERS
Dick Bauer, Chair
Michael Fager, Vice Chair
Michael A. Capuano
Elizabeth Duclos-Orsello
Arn Franzen
Ezra Glenn
James McCallum
Uma Murugan
Jessica Palacios Yamakawa

STAFF
Kristen Stelljes

The Community Preservation Committee (CPC) held a regular meeting at 6:30pm in the third floor community room at the Visiting Nurse Association, 259 Lowell Street, Somerville, MA 02144. An audio recording of the meeting is available upon request.

- Members Present** Chair Dick Bauer, Vice Chair Michael Fager, Elizabeth Duclos-Orsello, Arn Franzen, and Ezra Glenn
- Members Absent** Michael Capuano, James McCallum, Uma Murugan, and Jessica Palacios Yamakawa
- Staff Present** Kristen Stelljes
- Others Present** Sal De Mallistre and Sammy Jimenez, Somerville Hispanic Association for Community Development; Lynne Spencer, Spencer & Vogt Group

The chair opened the meeting at 6:50p.m. without a quorum

Agenda item 1: Public comment period

No members of the public were present.

Agenda item 2: Approve minutes from December and January meetings

Committee members provided Ms. Stelljes with edits to the minutes from the meeting on December 13, 2016 and January 11 and 31, 2017.

Mr. Glenn arrived at 7:07, creating a quorum.

Upon a motion by Mr. Fager, seconded by Mr. Franzen, the Committee voted 5-0 to approve the minutes with corrections.

Agenda item 3: Review CPA evaluation intern job description

Ms. Stelljes proposes that the Committee hire an intern every 2-3 years to evaluate the CPA program. The City's Personnel office recommend the Committee develop a long-term relationship with one university so one professor can support the interns over time. Laurie Goldman, a professor in the Tufts University Urban and Environmental Policy and Planning Department has offered to supervise the

students. Ms. Stelljes hopes the intern will be able to provide recommendations on how to strengthen the program as well as document what difference the projects funded have made in Somerville to help explain the case for continuing to support CPA over time.

Ms. Duclos-Orsello said she could see evaluations be required in the future for all CPA programs and Somerville could lead the way. Ms. Duclos-Orsello suggested Ms. Stelljes ask the supervising professor to provide feedback on the job description before it is posted.

Mr. Glenn asked if an evaluation intern was Ms. Stelljes' highest priority or if it may be useful to have an intern focused on outreach and publicity. Ms. Stelljes responded that because of the value of having an external person conduct the evaluation, she would like to hire an intern for this work. She believes that part of conducting outreach is developing lasting relationships, which would be difficult for an intern to maintain.

Upon a motion by Ms. Duclos-Orsello, seconded by Mr. Fager, the Committee voted 5-0 to approve hiring an intern to evaluate the CPA program.

Agenda item 4: Discussion on consideration for long term funding plans for large projects

Mr. Bauer stated that the Committee has received multiple applications for funding that are expecting to request funding over multiple years and the Committee has not yet discussed if it would like to develop a consistent approach to these projects.

Mr. Franzen said he thinks it is important to state to the applicants that the Committee is not committing to funding in future years.

Mr. Bauer responded that the Committee may want to consider that if they are not willing to fund the construction of a project they may not want to recommend funding for the design phase.

Mr. Franzen responded that the Committee also needs to consider other long term commitments such as for bonding, to support affordable housing, and to fund land acquisitions.

Ms. Duclos-Orsello suggested the Committee consider a protocol to determine whether or not a project is given priority, or not, if they have received funding in the past.

Mr. Glenn said there were two issues: knowing what is coming and managing the flow of requests and considering the need to fund projects over multiple years because they may not have other sources of funding. If it is clear that the Committee would not want to fund a project over multiple years, they should be clear about this to the applicant. There are some projects that if you are not willing to fund over the long term, the initial investment may be lost because the project cannot proceed.

Ms. Stelljes noted that some historic restoration projects will trigger requirements to make the building ADA accessible, which is very expensive and a long term proposition. It can be difficult to secure other sources of funding for this kind of work.

Ms. Duclos-Orsello questioned if the Committee is considering funding long-term projects differently for City and community proposed projects. The City has greater options for securing funding than most community projects because there are not many historic preservation funding sources but for other types of projects a greater variety of funding sources are available.

Mr. Franzen said that part of the consideration should be the stability and longevity of the organization.

Mr. Glenn said it may be more interesting to look at how much the Committee would like to support along the categories of stabilization, ADA and access, design, rehabilitation/restoration, and creating new things in addition to the CPA categories of housing, open space/recreation land, and historic resources.

Ms. Stelljes said she will bring up Mr. Glenn's idea during the Community Preservation Plan discussion for the Committee's further consideration.

Agenda item 5: Prioritize FY17 applications

Ms. Stelljes announced that Art Farm has requested their budget be returned to the original \$772,550 because the availability of Community Development Block Grant (CDBG) funds has been questions. The Grace Baptist Church budget has also increased, raising the funding gap from around \$88,000 to \$297,041. As of the meeting, the Affordable Housing Trust Fund does not require additional funding to support their FY17 applications. They will be coming to speak with the Committee about potential bonding because two projects this year have requested a bond.

Mr. Franzen requested that Ms. Stelljes confirm the availability of Block Grant funds for Art Farm because he does believe that aspects of the project are Block Grant eligible. Ms. Stelljes said she would confirm this. Her understanding is that the question about the funding was around timing rather than eligibility.

Ms. Stelljes stated Mr. Capuano's priorities on his behalf since he was not able to attend the meeting. Mr. Capuano does not support bonding this year and would like to support all of the smaller projects. He suggested funding half of Grace Baptist Church's requests to cover the ADA aspects of the project. Ms. Stelljes said that the Committee should discuss this with SHA4CD because they may prioritize repairing the roof, which is leaking.

Mr. Bauer asked if there was flexibility in any of the budgets. He said he believes there is flexibility in the Somerville Museum budget. Given the lawsuit they are facing, it is not clear they would be able to start construction this year. Ms. Stelljes will ask the Somerville Historical Society the minimum amount of funding they require this year.

Mr. Glenn said that one option would be to fund the grave markers in the Milk Row Cemetery project but not the master plan.

Mr. Fager raised a question about the plan for the butterfly garden pocket park. He sees the value of the creating a pollinator garden but has questions about the planned approach to use a coastal New England plant palate that was confirmed by a consultation with a colleague at the New England Wildflower Society. Mr. Fager requested Ms. Antonino's email so he could propose a friendly amendment to her proposal.

The Committee agreed that they would rather approach the funding gap by reducing the budget of larger projects rather than focusing on small reductions to the smaller projects.

Agenda item 6: Grace Baptist Church Rehabilitation discussion

Ms. Stelljes explained that the Somerville Hispanic Association for Community Development (SHA4CD) is requesting expedited consideration of their application so they can use CPA funding as the required match for Massachusetts Historic Commission Massachusetts Preservation Project Fund (MPPF) grant program. The deadline for applications to MPPF is the end of March. A decision tonight would allow time for the Committee's recommendation to be considered by the Board of Aldermen before the grant deadline.

Mr. Bauer disclosed that he is a housing lawyer. The Somerville Homeless Coalition (SHC) had contacted via email another lawyer about questions about its lease for one of its homeless shelters. The other lawyer included Mr. Bauer on the email loop to check if Mr. Bauer had the same opinions, which he did. At the time Mr. Bauer did not realize it was the lease for the Grace Baptist Church. Mr. Bauer does not represent SHC, has never received any fees from SHC and did it as a favor to them. Mr. Bauer referred SHC to the Lawyers Clearinghouse for Affordable Housing and Homelessness (LCH), which then connected SHC with another private attorney. Mr. Bauer is of counsel to the LCH and has a contract with LCH to do work for them, but that work is different from and completely unrelated to the assistance that LCH provided to SHC. Mr. Bauer stated that he does not believe any of this will affect his ability to consider SHA4CD's application. He has submitted a formal written disclosure with the City. There was no objection to his participation by SHA4CD or any of the members of the CPC.

Mr. Jimenez provided an overview of the Somerville Hispanic Association for Community Development. He shared that SHA4CD was seeking a loan for restoration of their building. They are in discussions with the bank because the electrical work they completed this summer increased their debt ratio, raising questions in the bank about the feasibility of the loan. They are also in discussion with the City of Somerville Housing Division regarding a CDBG rehabilitation grant, which requires they have an executed lease with the Somerville Housing Coalition, which runs a family homeless shelter in the building.

Ms. Spencer provided further detail on the necessary points of rehabilitation for the building. The extent of the project will trigger the requirement to make the building accessible.

Mr. Bauer noted that any work on the exterior of the building will need to be approved by the Somerville Historic Preservation Commission. He suggested the project team come in early for a comment and review session so the Commission is aware of the project and plans for moving forward. He also said that SHA4CD could apply for additional funding next year, but no further funding is guaranteed as a result of funding in a previous year.

Mr. Bauer then asked what the minimum funding SHA4CD would need to be recommended by the CPC in order to serve as the match for the planned Massachusetts Preservation Project Fund grant. Ms. Spencer responded that there needs to be a 100% match some additional funding for cash flow. As a result, the minimum in CPA funding needed would be \$150,000. The MPPF grant does not fund soft costs or fees.

Mr. Fager asked the applicants to confirm they are aware of the CPC's requirement that historic resources grantees have a perpetual preservation restriction placed on the property. Ms. Spencer asked if an additional restriction would be required beyond the one restriction that would be held by the Massachusetts Historic Commission, should SHA4CD be successful in their grant application. Ms. Stelljes responded that the practice of the CPC has been that if MHC already holds a preservation restriction, not to require an additional restriction. However, the CPC may want to include the preservation restriction requirement on the SHA4CD grant because they will not yet know if they received an MPPF grant. Mr. Bauer noted that the Grace Baptist Church is already a local historic district building, but he would want to see an additional preservation restriction.

Mr. Franzen asked to confirm the total budget for the project is \$3 million and stated this is likely low because of the number of unknowns. He then asked what SHA4CD's plan was for fundraising for the full amount of the project. Ms. Spencer responded that they hope to receive CPA funds as well as continue to apply for MPPF grants. They are also hopeful that HUD funds will be available, especially for accessibility work, and they will seek funding from private foundations.

Mr. Glenn asked if it might be more strategic to wait until SHA4CD has a clearer plan for restoring and maintaining the building before investing half a million dollars in it. Ms. Spencer responded that if SHA4CD is not successful, at a minimum the building would be preserved and there would be a preservation restriction on the building ensuring it would be preserved in the future, even if the owners change. Her assessment is that most of the work done now would not need to be redone to accommodate other future uses.

Mr. Franzen asked if quotes from contractors were used to determine the budget numbers. Ms. Spencer responded that she used the quotes provided by the contractor, Folan Waterproofing and Construction, for the original CPA application submission. She revised some of the budget numbers based on the refined scope. Ms. Spencer added that they regularly put out projects for a private bid process, which is a requirement of the MPPF grant.

Mr. Bauer proposed the CPC recommend funding for repairing the roof during this meeting and consider the additional funding requested at the March 22 meeting.

Mr. Franzen asked if the roof could be a separate project or if it was envisioned as a bigger project. Ms. Spencer responded that the roof could be separated out but there are other costs that would be associated with repairing the roof such as general conditions and soft costs that would need to be covered for the project to go forward.

Ms. Duclos-Orsello asked Ms. Spencer what additional soft costs need to be included to determine what funding amount would be appropriate to recommend for the roof project. Ms. Spencer did some calculations and estimated that the budget would be \$349,000.

Mr. Glenn asked Ms. Spencer to confirm that this funding would be sufficient to reasonably stabilize the roof and not result in any work that would need to be redone later. Ms. Spencer confirmed this to be true.

Mr. Bauer asked if the Committee was prepared to make a recommendation that evening and if the recommendation for \$349,000 is the recommendation the Committee would like to make.

Mr. Glenn asked what would happen if SHA4CD does not get the MPPF grant; would the funding be sufficient for the work to go forward? Ms. Spencer responded that they would be able to make substantial progress on the roof.

Mr. Franzen asked when the project would be able to begin. Ms. Spencer responded that they could start as soon as funds are made available.

Mr. Bauer asked the Committee to review the draft funding recommendation. Mr. Glenn asked if the Committee would want to include the requirements that were made as part of the MPPF grant because the project would not be required to be bid under a CPA only grant agreement. The Committee decided not to require the same conditions of the MPPF grant.

Upon a motion by Mr. Glenn, seconded by Ms. Duclos-Orsello, the Committee voted 5-0 to recommend \$350,000 for the repair of the roof of the historic Grace Baptist Church with the following funding conditions:

1. The Somerville Hispanic Association for Community Development must receive all necessary approvals and permits for this project, including from the Massachusetts Architectural Access Board, the Somerville Historic Preservation Commission, and the Inspectional Services Division.
2. The Somerville Hispanic Association for Community Development agrees to execute and record a perpetual preservation restriction on its property, the historic Grace Baptist Church.
3. Upon commencement of the Project and as appropriate, the Somerville Hispanic Association for Community Development agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.

Mr. Glenn asked if the pending court case against the Acton CPC might affect this grant. Mr. Fager responded that SHA4CD is not a religious organization and the anti-aid amendment is typically interpreted to refer to religious and educational institutions. Mr. Bauer added that if there is an adverse decision in the Massachusetts Supreme Court it would require looking at all of this and many other projects would be implicated.

Ms. Stelljes requested Ms. Spencer send her a revised budget based on the proposal to consider the FY17 CPA request in two phases.

Agenda item 7: Other business

No other business was considered.

Next meeting: The next meeting of the CPC will be held at 6:30pm on March 22, 2017.

Meeting Adjournment

Upon motion from Ms. Duclos-Orsello, seconded by Mr. Fager, the Committee voted 5-0 to adjourn at approximately 9:15.

Documents and Exhibits

1. Agenda,
2. Minutes from December 13, January 11, and January 31 meetings
3. Draft job description for CPA evaluation intern
4. Draft funding recommendations for FY17 CPA applications
5. Clarification email submitted by Mystic River Watershed Association
6. Revised budget memo from the Winter Hill Schoolyard project
7. Revised budget for ArtFarm project
8. Memo to CPC from chair and CPA Manager regarding Grace Baptist Church application
9. Supporting application materials for Grace Baptist Church application
10. Bonding capacity of Somerville CPA- FY17
11. FY17 CPA Project Prioritization- Meeting Attendees
12. FY17 CPA Funding Applications- Public Comment Analysis (through 2/21)
13. Resident feedback on FY17 projects through February 21
14. CPC funding conditions from past projects
15. CPA FY17 applications funding analysis

CPA FY17 Applications

Updated 3/15/17

	Open space/Recreation	Historic Preservation	Undesignated	Totals
Community Path Survey	\$20,000			
Butterfly Garden Pocket Park	\$13,000			
Community Growing Center	\$33,176			
Healey Schoolyard Design	\$80,000			
Art Farm	\$725,050			
Henry Hansen Park	\$49,200			
Blessing of the Bay Park	\$41,863			
Winter Hill Schoolyard	\$450,000			
Milk Row Cemetery			\$19,300	
Historic Grace Baptist Church Restoration		\$203,378		
Somerville Museum		\$235,296		
Total Requested	\$1,412,289	\$438,674	\$19,300	\$1,870,263
Total Available	\$293,472	\$0	\$1,337,492	\$1,630,964
Difference	(\$1,118,817)	(\$438,674)	\$1,318,192	(\$239,299)

CPA Non-bonded FY17 Funding Reserve Allocations by Project

Updated 3/15/17

	Open space/Recreation	Historic Preservation	Undesignated	Total
Total Available	\$293,472	\$365,547	\$1,337,492	\$1,996,511
Central Library Mold		\$21,279		
83 Belmont St.		\$4,510		
Grace Baptist Church- Phase 1a		\$339,758	\$10,242	\$350,000
Remaining Funds	\$293,472	\$0	\$1,327,250	\$1,620,722

FY17 Housing distribution	\$880,416
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Funds held for land acquisition

Source	FY16 Allocations
FY16 Open Space	\$340,945
FY16 Undesignated	\$409,055
FY17 Study Fund allocation (open space)	-\$40,000
Total	\$710,000

FY17 CPA Funding Applications- Public Comment Analysis

15 individuals spoke for projects at the community meetings (11- Jan. 11; 4- Jan 31)

69 individuals submitted written comments

	Project name	HPC supportive	# supportive-meeting	# supportive-written	Requests
Open Space & Recreational Land	ArtFarm	NA		29	Build a movie theater See Paula Bordy's comments
	Blessing of the Bay Park	NA	1	10	See Lucas Rogers' and Suzanne Lubeck's recommendations for the design
	Butterfly Garden Pocket Park	NA	3	15	
	Community Growing Center	NA		8	
	Community Path Survey	NA		3	
	Healey Schoolyard	NA	6	14	
	Henry Hansen Park	NA	2	40 signature petition	
	WinterHill Schoolyard	NA	2	3	
Blended Historic Resources & Open Space/ Rec Land	Milk Row Cemetery		2	2	
	Grace Baptist Church		1	4	
Historic Resources	Somerville Museum		4	4	



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

HISTORIC PRESERVATION COMMISSION

March 21, 2017

Community Preservation Committee

Dear Committee Members:

The Somerville Historic Preservation Commission (HPC) would like to take this opportunity to submit comments on this year's CPA applications for Historic Resources projects, and for blended projects that include Historic Resources components.

We are providing comments on the following three projects:

1. Restoration and ADA access for the Grace Baptist Church;
2. Elevator and ADA access for the Somerville Museum, along with installment of its original Palladium window;
3. Landscape plan for the Milk Row Cemetery.

1. Grace Baptist Church: This structure is an East Somerville architectural gem, so much so that it was designated a single-structure Local Historic District (LHD) several years ago. The HPC supports the Church's proposal to repair and replace the roof and gutters with in-kind materials. In accordance with the HPC's authority over designated properties in Local Historic Districts, the owners of the church building must seek HPC approval to replace the existing downspouts with aluminum. A Certificate of Non-Applicability or a Certificate of Appropriateness must be issued by the HPC before any work can proceed.

We understand that the amount of monies awarded to the Grace Baptist Church for roof work will deplete all the CPA funds designated for Historic Resources projects this year. Because of the architectural importance of this building and its critical need for



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repair, we would encourage the CPC to use monies available in the undesignated portion of this year's CPA pool of funds to make an additional grant to the Grace Baptist Church this year to support all or a portion the repair and restoration of masonry and windows. Attached is the completed HPC checklist that we used to evaluate this project.

2. *Somerville Museum:* The HPC continues to fully support the Somerville Museum's design and plans to build an elevator and create ADA access throughout its building, and to install its original Palladium window on the rear facade. Because the project is currently in litigation, however, we are reluctant to see historic resources funds tied up that might be made available to other worthy projects this year. Once the litigation has been resolved, we would encourage the Somerville Museum to reapply for CPA funds for this project.

3. *Milk Row Cemetery:* The SHPC supports this request to reimburse the applicant for overage costs on the previous project phase and to develop a landscape plan for the final phase of restoring Somerville's oldest cemetery. As part of this project, we would encourage the applicant to include historical research into possible landscaping plans for the cemetery from the past. Because this is a blended project, we assume that, if funded, both Historic Resources and Open Space CPA monies would be used to fund it.

Our comments to the CPC in this letter were discussed and approved by the HPC at its monthly public meeting on March 21, 2017. Thank you again for giving us this opportunity to submit our comments to the CPC.

Sincerely,



Abby Freedman
Chairperson, HPC CPC Advisory Committee

3/27/17

SHPC Checklist for CPA Applications
2016-2017
Project: Grace Baptist Church

Questions	SHPC Rating (circle all that apply)	Notes
A. Historic Resources: Background		
1) What type(s) of historic resource(s) is/are addressed in the project application?	<input checked="" type="checkbox"/> a) BUILDING <input type="checkbox"/> b) STRUCTURE <input type="checkbox"/> c) VESSEL <input type="checkbox"/> d) REAL PROPERTY <input type="checkbox"/> e) DOCUMENT <input type="checkbox"/> f) ARTIFACT	
2. If the historic resource is a structure or building, is it: a) listed on the National Register of Historic Places? b) designated a Local Historic District?	a) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO b) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
3. If the structure or building is not listed on the NRHP or designated as a LHD, has a historical survey been conducted?	YES/NO	NOT APPLICABLE
4. Is the historic resource currently at risk for irreversible loss of key historic features?	<input type="checkbox"/> a) IMMEDIATELY (0-3 months) <input checked="" type="checkbox"/> b) IN THE SHORT TERM (4-9 mos.) <input type="checkbox"/> c) IN THE LONG TERM (greater than 9 mos.) <input type="checkbox"/> d) NOT AT RISK	
5. Why is the historic resource at risk for irreversible loss?	<input checked="" type="checkbox"/> a) PHYSICAL DETERIORATION <input type="checkbox"/> b) REAL ESTATE DEVELOPMENT <input type="checkbox"/> c) CHANGE OF USE	

6. Is the historic resource highly visible and/or highly used by the community?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO	
B. Project		
7. Is the project in keeping with the goals of Somerville's Historic Preservation Plan?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO	
8. What proportion of the CPA Historic Resources funding will be used to: a) restore the original historic fabric of the resource? b) stabilize the resource from further deterioration? c) improve ADA access to the resource? d) if a building or structure, correct health and safety deficiencies to meet current code requirements?	a) ALL/ <input checked="" type="radio"/> SOME/ <input type="radio"/> NONE b) ALL/ <input checked="" type="radio"/> SOME/ <input type="radio"/> NONE c) ALL/ <input checked="" type="radio"/> SOME/ <input type="radio"/> NONE d) ALL/ <input checked="" type="radio"/> SOME/ <input type="radio"/> NONE	d. not enough information to evaluate
9. Will the project increase public access to the historic resource and/or awareness of local, state, or national history?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO	
10. What effect will the amount of the request have on the availability of funding for other current and future historic preservation needs in Somerville?	<input checked="" type="radio"/> LARGE EFFECT/ <input type="radio"/> MODERATE EFFECT/ <input type="radio"/> LITTLE OR NO EFFECT	
C. Applicant		
11. Has the applicant reviewed the project in a public meeting with the SHPC?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO	3/21/17
12. If the historic resource is not a designated NRHP or LHD, does the applicant understand and accept that historic preservation restrictions may be placed on it upon project completion?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO	In addition to SHPC and MHC Preservation LHD restrictions, applicant understands that the project may be subject to additional CPA preservation restrictions
13. Based on the application and the applicant's presentation, is the SHPC confident that the completed project will be in compliance with the Secretary of the Interior's Standards for Rehabilitation and the SHPC's design guidelines?	<input checked="" type="radio"/> YES/ <input type="radio"/> NO	



JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
ARTFARM, CITY OF SOMERVILLE ARTS COUNCIL**

PROJECT DESCRIPTION

ArtFarm will be a bucolic, post-industrial space for arts, culture, and urban agriculture. CPA funds will support site preparation work and the construction of passive recreation space within ArtFarm.

ELIGIBILITY

Open space/recreation land: ArtFarm will create new outdoor recreation space.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$725,050] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$686,643
Construction	\$1,716,869
Total	\$2,403,512
Sources	
CPA open space/recreation land funds- requested	\$725,050
Other sources	\$1,765,495
Total	\$2,403,512

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes projects that support the creation of new publically accessible recreation land, creatively and coherently combine multiple uses that meet community need, and expand urban agriculture opportunities.

FUNDING CONDITIONS

1. Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
2. Preservation restriction?

MEASURES OF SUCCESS

ArtFarm has two goals: create an active year round site utilized by artists, urban growers, and the larger public who will engage directly or indirectly in these activities and serve as a testing ground for municipal problem solving, from alternative energy or storm water mitigation to food security. The success of the project will be measured through:

- Outside financial support secured
- Number of community gardens built/growers involved
- Number of immigrant farmers enrolled in the Global Food initiative with Groundwork and Shape Up Somerville
- Amount of storm water diverted
- Number of events, performances, and festivals held
- Number of people that attend events, performances, and festivals

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.

			PHASE 1: Site CPA Request	PHASE 1b: Barn	PHASE 2: Barn	PROJECT TOTALS
Barn						\$0.00
	1 Foundations			\$118,704.00		\$118,704.00
	2 Vertical Structure				\$150,000.00	\$150,000.00
	3 Floor & Roof Structures			\$37,084.00		\$37,084.00
	4 Exterior Cladding				\$93,606.00	\$93,606.00
	5 Roofing, Waterproofing & Skylights				\$208,420.00	\$208,420.00
	6 Interior Partitions, Doors & Glazing				\$50,723.00	\$50,723.00
	7 Floor, Wall & Ceiling Finishes				\$41,143.00	\$41,143.00
	8 Function Equipment & Specialties				\$29,130.00	\$29,130.00
	9 Plumbing Systems			\$2,500.00	\$94,428.00	\$96,928.00
	10 Heating, Ventilating & Air Conditioning			\$2,500.00	\$175,000.00	\$177,500.00
	11 Electrical Lighting, Power & Communications			\$5,000.00	\$100,000.00	\$105,000.00
	BUILDING CONSTRUCTION SUBTOTAL			\$165,788.00	\$942,450.00	\$1,108,238.00
Sitework						
	12 Site Preparation & Demolition Removal of farmac for water absorption and planting Utility trenching (including lighting) and drains for overflow and water control trenching Earthwork, creation of rain gardens, and clean new soil for community gardens General site grading in soil areas		\$29,117.00			
	13 Site Paving Walks & Sub base, (interior and exterior) interventions for ADA compliance, Refrigerator base Structures: Tool shed (stores refrigerator & utilities), construction of 21 community garden beds Landscaping: TreeLab to test for climate change adaptation, moosute additives and urban tree pit size, 48 trees, Street trees and shrub planting, rain garden planting, soil for 21 new community garden plots, clean loam as needed		\$310,408.00			
	14 Utilities on Site: Gas & Electrical for greenhouse and for site lighting and general site utility/ Arts programing; Water for greenhouse, urban ag and site plantings		\$152,541.00			
						\$492,066.00
	TOTAL BUILDING & SITE CONSTRUCTION		\$492,066.00	\$165,788.00	\$942,450.00	\$1,600,304.00
Markups						
	General Conditions & General Requirements	8%	\$39,365.28	\$13,263.04	\$75,396.00	\$128,024.32
	Insurance & Bond	2%	\$7,380.99	\$2,486.82	\$14,136.75	\$24,004.56
	Building Permit	1%	\$4,920.66	\$1,657.88	\$9,424.50	\$16,003.04
	Contractor's Overhead & Fee	4%	\$19,682.64	\$6,631.52	\$37,698.00	\$64,012.16
	MARKUPS TOTAL		\$71,349.57	\$24,039.26	\$136,655.25	\$232,044.08
	PLANNED CONSTRUCTION COST		\$563,415.57	\$189,827.26	\$1,079,105.25	\$1,832,348.08
Contingencies & Escalation						
	Design Contingency	5%	\$28,170.78	\$9,491.36	\$53,955.26	\$91,617.40
	Phasing	8%	\$45,073.25	\$15,186.18	\$86,328.42	\$146,587.85
	Escalation Contingency	4%	\$19,719.54	\$6,643.95	\$37,768.68	\$64,132.18
	CONTINGENCIES TOTAL		\$92,963.57	\$31,321.50	\$178,052.37	\$302,337.43
	CONTRACT AWARD TOTAL		\$656,379.14	\$221,148.76	\$1,257,157.62	\$2,134,685.51
Design Fee						
	Construction documentation fee from design team (design development fee already paid for prime and subs)		\$36,250.00	\$85,000.00	\$202,189.00	\$323,439.00
	Construction administration fee		\$32,420.00			
	TOTAL PROJECT COST		\$725,049.14	\$306,148.76	\$1,459,346.62	\$2,458,124.51



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR *WINTER HILL COMMUNITY SCHOOLYARD, CITY OF SOMERVILLE PARKS AND OPEN SPACE DIVISION*

PROJECT DESCRIPTION

The City of Somerville will construct a new schoolyard for the Winter Hill Community Innovation School.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate outdoor recreation land.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$450,000] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$
Soft costs	\$
Construction	\$800,000
Total	\$
Sources	
CPA open space/recreation land funds- requested	\$450,000
Community Development Block Grant	\$350,000
Total	\$800,000

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes the rehabilitation of existing recreational land according to need. In the 2015 open space inventory, the Winter Hill Schoolyard was found to be in poor condition.

SPECIAL ISSUES CONSIDERED BY THE CPC

[Heading]

[Description issue that would be useful to document for the CPC or would be of interest to the Board of Alderman or community]

FUNDING CONDITIONS

[List of funding conditions required by the CPC. Conditions placed on past grantees listed below.]

1. Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
2. Preservation restriction?

MEASURES OF SUCCESS

The measures of success for this project are:

- Robust neighborhood and school community design process
- Renovation of schoolyard on budget
- Renovation of schoolyard on time

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.



JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
SOMERVILLE MUSEUM, SOMERVILLE HISTORICAL SOCIETY**

PROJECT DESCRIPTION

The Somerville Museum will construct an elevator addition, making the Museum fully accessible.

ELIGIBILITY

Historic resources: This project is rehabilitating a historic building through bringing it into compliance with the Americans with Disabilities Act.

RECOMMENDED FUNDING

Final

On [March 22, 2017] by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$235,296] for this project from the [historic resources or undesignated] reserve budget to the control of the Somerville Historical Society for the overall purposes summarized in this document.

OR

On [March 22, 2017] by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$140,603
Construction	\$562,725
Total	\$703,328
Sources	
CPA historic resources funds- requested	\$235,296
Mass. Cultural Facilities Fund	\$40,000
Wallace Foundation	\$47,929
Match (in-kind)	\$52,530
CPA FY16 grant	\$327,573
Total	\$703,328

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes historic resources projects that address crucial, longstanding needs in Somerville's historic landmarks and properties, especially those at risk. The project will make all three floors of the Museum accessible for all members of the community.

SPECIAL ISSUES CONSIDERED BY THE CPC

Pending lawsuit

Abutters have filed a lawsuit in Land Court against the Somerville Zoning Board of Appeals regarding their approval of the elevator design for the Somerville Museum as well as an adverse possession for the driveway. The Somerville Historical Society anticipates the lawsuit will be resolved by September 2017.

FUNDING CONDITIONS

1. No funds will be released to the Somerville Historical Society until they receive favorable rulings on the cases regarding the elevator before the Land Court.
2. Upon commencement of the Project and as appropriate, the Somerville Historical Society agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.

MEASURES OF SUCCESS

The goal of the project is to make the Somerville Museum building accessible to all and to install the Palladian window removed in 1986 (funded by CPA in FY16). Success will be measured by:

- Visitors in wheelchairs accessing the building's cultural events
- Increased number of public organizations holding cultural events at the Museum
- Installation of the Palladian window

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR *GRACE BAPTIST CHURCH RESTORATION, SOMERVILLE HISPANIC ASSOCIATION FOR COMMUNITY DEVELOPMENT- PHASE IB*

PROJECT DESCRIPTION

The Somerville Hispanic Association for Community Development will rehabilitate the historic Grace Baptist Church and make it ADA accessible. The building is home to the association and the food pantry it runs, a family homeless shelter, a day care and two religious congregations that rent the use of the sanctuary space from the association.

ELIGIBILITY

Historic resources: This project will rehabilitate and restore the historic Grace Baptist Church, a local historic district.

RECOMMENDED FUNDING- PRELIMINARY DISCUSSION

Preliminary

At the February 22, 2017 Community Preservation Committee meeting, the Committee discussed recommending [\$203,378] for this project.

Final

On [February 22, 2017] by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$203,378] for this project from the [historic resources or undesignated] reserve budget to the control of the Somerville Hispanic Association for Community Development for the overall purposes summarized in this document.

OR

On [February 22, 2017] by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$105,293
Construction	\$467,643
Total	\$658,671

Sources	
CPA historic resources funds- requested (\$350,000 awarded in Phase 1A)	\$553,378
Other sources- secured (seeking funding from MPPF, CDBG)	\$0
Total	\$553,378

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes historic resources projects that address crucial, longstanding needs in Somerville’s historic landmarks and properties, especially those at risk. The Grace Baptist Church building is currently facing water infiltration and has other challenges that put the building at risk.

FUNDING CONDITIONS

1. The Somerville Hispanic Association for Community Development must receive all necessary approvals and permits for this project, including from the Massachusetts Architectural Access Board, the Somerville Historic Preservation Commission, and the Inspectional Services Division.
2. The Somerville Hispanic Association for Community Development agrees to execute and record a perpetual preservation restriction on its property, the historic Grace Baptist Church.
3. Upon commencement of the Project and as appropriate, the Somerville Hispanic Association for Community Development agrees to post a sign stating that the Project was funding through the City of Somerville’s Community Preservation Act program.
4. The Somerville Hispanic Association for Community Development develops a preventative maintenance plan as part of the rehabilitation project to ensure investments in the Grace Baptist Church building are maintained.

MEASURES OF SUCCESS

The goal for this project is to bring the beautiful Romanesque building back to its original grandeur.

Success will be measured by:

- Successful final inspection
- Successful close out with contractors

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.

Somerville Hispanic Association for Community Development, formerly the Perkins Street Baptist Church February 17, 2017						
	2017-18	March 2017 - March 2018	March 2017 - March 2018	2018-19	2019-20	2020-21
Work Category	PHASE I Exterior Envelope and Handicapped Access Improvements	PHASE I A Exterior Envelope - Roof Work, Community Preservation Grant, 2017	PHASE I B Exterior Envelope and Handicapped Access Improvements, Community Preservation Grant/MPPF	PHASE II Exterior Envelope and Accessibility Improvements	PHASE III Accessibility Improvements	PHASE IV Restoration of Exterior Stained Glass Windows & Additional Slate Roof, Flashing, and Brick Masonry Repairs
General Conditions	\$ 42,130	\$ 20,000	\$ 22,130	\$ 22,110	\$ 43,450	\$ 44,000
Masonry Restoration	\$ 28,500		\$ 28,500	\$ 76,000		\$ 100,000
Roofing & Flashing Restoration	\$ 259,500	\$ 200,000	\$ 59,500	\$ 4,000		\$ 100,000
Windows				\$ 61,000		\$ 200,000
Accessibility Improvements	\$ 95,000		\$ 95,000	\$ 60,000	\$ 395,000	
Subtotal:	\$ 425,130	\$ 220,000	\$ 205,130	\$ 223,110	\$ 438,450	\$ 444,000
Contractor Overhead and Profit 10%	\$ 42,513	\$ 22,000	\$ 20,513	\$ 22,311	\$ 43,845	\$ 44,400
CONSTRUCTION COST	\$ 467,643	\$ 242,000	\$ 225,643	\$ 245,421	\$ 482,295	\$ 488,400
Contingency 15%	\$ 70,146	\$ 36,300	\$ 33,846	\$ 36,813	\$ 72,344	\$ 73,260
Architectural & Engineering Fees: grants preparation, construction documents, bidding, construction administration, completion report	\$ 56,117	\$ 40,000	\$ 16,117	\$ 29,451	\$ 57,875	\$ 58,608
Architectural & Engineering Fees: grants preparation, construction documents for Phase II	\$ 10,000		\$ 10,000			
Mass. Architectural Access Board Variances	\$ 8,000	\$ 8,000				
Owner Project Management, 10%	\$ 46,764	\$ 24,200	\$ 22,564	\$ 24,542	\$ 48,230	\$ 48,840
TOTAL	\$ 658,671	\$ 350,500	\$ 308,170	\$ 336,227	\$ 660,744	\$ 669,108
Grand Total of all Phases						
\$ 2,983,420						
Prospective Funding:						
Somerville community Preservation Grant	\$ 553,378	\$ 350,000	\$ 203,378	TBD	TBD	TBD
Balance of Phase I to be funded by MPPF, foundations, HUD						
Mass. Preservation Projects Fund	\$ 50,000		\$ 50,000	??	??	??
Foundations	\$ 50,000		??	??	??	??
HUD for Elevator and related accessibility work	TBD		TBD		TBD	TBD



JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
HEALEY SCHOOLYARD DESIGN, CITY OF SOMERVILLE PARKS AND OPEN SPACE DIVISION**

PROJECT DESCRIPTION

The City of Somerville will procure design services for a renovated Healey Schoolyard. The full design will likely include plans for a field; costs for the design of the field will be funded through other sources.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate outdoor recreation land.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$80,000] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On [March 23, 2016] by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$80,000
Construction	\$0
Total	\$80,000
Sources	
CPA open space/recreation land funds- requested	\$80,000
Other sources]	\$0
Total	\$80,000

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes projects that rehabilitate existing recreation land according to need.

FUNDING CONDITIONS

1. Hold at least one public meeting.

MEASURES OF SUCCESS

Success of this project will be measured through its completion on time and within budget.

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects> .

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JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

Somerville CPA



COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR *DESIGN PLANS FOR REVITALIZATION OF HENRY HANSEN PARK, CITY OF SOMERVILLE VETERANS'* SERVICES

PROJECT DESCRIPTION

The City of Somerville will procure design services for the revitalization of Henry Hansen Park. Henry Hansen was a Somerville resident who raised the first American flag at Iwo Jima during World War II.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate outdoor recreation land

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$49,200] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On [March 23, 2016] by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$3,500
Soft costs	\$45,700
Construction	\$
Total	\$49,200
Sources	
CPA open space/recreation land funds- requested	\$49,200
Other sources	\$0
Total	\$49,200

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes rehabilitating existing recreational land according to need. In the 2015 Somerville open space inventory, Henry Hansen Park was determined to be in poor condition.

FUNDING CONDITIONS

1. Hold at least three public meetings

MEASURES OF SUCCESS

The goal of this project is to present a more functional design of Hansen Park that will provide for the enjoyment and education of the citizens of Somerville in regards to the service and sacrifice of not only World War II Veterans but all Somerville Veterans. The success of the project will be measured by:

- Complete design package that will continue to honor the memory of Henry O. Hansen.

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.

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JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
BLESSING OF THE BAY BOATHOUSE PARK REVITALIZATION, MYSTIC RIVER WATERSHED
ASSOCIATION AND MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION**

PROJECT DESCRIPTION

MyWRA will lead a robust community engagement process and procure design services to complete a 25% design landscape plan for the Blessing of the Bay Boathouse Park and phasing and cost estimates for implementation.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate and restore open space and outdoor recreation land.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$41,863] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the Mystic River Watershed Association for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$77,413.15
Construction	\$0
Total	\$77,413.15
Sources	
CPA open space/recreation land funds- requested	\$41,863
Merck Family Fund	\$2,200
Devonshire Foundation	\$3,750.15
Mystic Environmental Fund	\$14,600
Solomon Foundation	\$15,000

Total	\$77,413.15
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ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes expanding access to and use of the Mystic River and Alewife Brook corridors and improving the health of the wetlands and shores of the City’s water resources. The Plan also prioritizes rehabilitating existing recreational land according to need, according to the 2015 inventory of Somerville’s open space the park is in poor condition.

FUNDING CONDITIONS

1. Work collaboratively on project with the City of Somerville.
2. Hold at least one public meeting.

MEASURES OF SUCCESS

The long term goal of the project is to expand both passive and active recreational opportunities at the Blessing of the Bay Park, making it a social and environmental hub for the community. Goals within the grant period include:

- Complete a community-driven vision and design for the park
- Engage diverse community members (100-200) and stakeholder organizations (8) in creating the plan
- Build relationships between DCR, City of Somerville and local nonprofits (MyWRA, Groundwork) to ensure long-term success of this open space and the surrounding Mystic River Greenway network
- Catalyze a larger vision and investment in the Mystic River parklands and paths in Somerville

To measure success MyWRA will:

- Count community members that participate in surveys, design workshops, one-on-one conversations and on-site events; Track demographic data inclusive of immigrant/non-native English speaking and low-income residents, people of color and youth that reside in the project area.
- Create a baseline measure of the use of the Park- determine metrics and method for tracking use in the future as well as how to engage community members who have participated in design process.
- A tertiary success will be in Groundwork Somerville’s ability to incorporate service learning into the green jobs training and leadership development curriculum of the Green Team. Green Team youth will gain on-the-ground training in community and civic engagement as well as landscape design.

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.



JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
SOMERVILLE COMMUNITY GROWING CENTER REHABILITATION AND RESTORATION,
FRIENDS OF THE COMMUNITY GROWING CENTER**

PROJECT DESCRIPTION

The Friends of the Community Growing Center will procure landscape architect and project management services to complete construction documents for the re-design of the Center funded by the CPA in FY15.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate outdoor recreation lands.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$33,176] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the Friends of the Community Growing Center for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$
Soft costs	\$33,176
Construction	\$
Total	\$
Sources	
CPA open space/recreation land funds- requested	\$33,176
Other sources	\$0
Total	\$33,176

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan seeks to rehabilitate existing recreational land according to need and expand urban agriculture opportunities.

FUNDING CONDITIONS

1. Work closely with City of Somerville Parks and Open Space, Health and Human Services, and Inspectional Services Departments to ensure final construction documents and bid specifications are in alignment with City regulations and that they receive written approval of the City, as required by the license.

MEASURES OF SUCCESS

The goal of this project is to lay the groundwork for re-establishing the Growing Center as a volunteer managed urban hub, in close proximity to Union Square.

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.

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JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
COMMUNITY PATH SURVEY, CITY OF SOMERVILLE PARKS AND OPEN SPACE DIVISION**

PROJECT DESCRIPTION

The City of Somerville will hire a firm to conduct a survey of the Somerville Community Path from the Cambridge line to Cedar Street. The survey will be done in preparation for the re-design of the Path, funded by CPA in FY16.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate and restore outdoor recreation land.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$20,000] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$20,000
Soft costs	\$0
Construction	\$0
Total	\$20,000
Sources	
CPA open space/recreation land funds- requested	\$20,000
Other sources	\$0
Total	\$20,000

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes rehabilitating existing recreation land according to need.

FUNDING CONDITIONS

1. The City develops a repository for surveys and plans to ensure they are available and accessible to City staff in the future.

MEASURES OF SUCCESS

This project will be determined a success if it is finished on time and within the budget.

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects> .

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JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
MILK ROW CEMETERY OPEN SPACE MASTER PLAN UPDATE**

PROJECT DESCRIPTION

This project will update the open space component of the 2002 Preservation Master Plan to create an enriched urban oasis and passive recreational space and restore additional grave markers that were not possible to preserve using FY16 CPA funds.

ELIGIBILITY

Open space/recreation land and Historic resources: This blended project will result in a study to rehabilitate the green space in the Milk Row Cemetery and restore historic grave markers.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$19,300] for this project from the [open space and recreation land or historic resources or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$15,000
Soft costs	\$
Construction	\$6,300
Total	\$21,300
Sources	
CPA open space/recreation land or historic resources funds-requested	\$19,300
OSPCD Planning Division	\$2,000
Total	\$

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

The Community Preservation Plan prioritizes historic resources projects that address crucial, longstanding needs in Somerville's historic landmarks and properties, especially those at risk. The Plan also prioritizes rehabilitating existing recreational land according to need and combining multiple uses that meet community need.

FUNDING CONDITIONS

1. Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
2. The City of Somerville agrees to execute a public access agreement with the City, the terms of which will be negotiated by the City and the CPC.

MEASURES OF SUCCESS

The goal of the project is to fulfill the last major outstanding phase of the Preservation Master Plan, by making the overall site more inviting, historically appropriate, and sustainable over time. Success will be determined by:

- Completed repair of all significantly damaged and destabilized grave and foot markers in the Cemetery
- An updated Preservation Master Plan that includes a series of practical and historically appropriate steps to create a more welcoming, sustainable, and culturally rich passive open space in the Union Square area.

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.



JOSEPH A. CURTATONE
MAYOR

**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**



**COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING RECOMMENDATION FOR
BUTTERFLY GARDEN POCKET PARK, CITY OF SOMERVILLE PARKS AND OPEN SPACE DIVISION AND
GREEN AND OPEN SOMERVILLE**

PROJECT DESCRIPTION

The City of Somerville and Green and Open Somerville will convert the planting beds on the Summer Street side of the Morse Kelly Park into a pocket park that will support our local pollinators with native plants.

ELIGIBILITY

Open space/recreation land: This project will rehabilitate recreation land by converting barren planting beds into a pollinator pocket park that can be used for passive recreation.

RECOMMENDED FUNDING

Final

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended appropriating [\$13,000] for this project from the [open space and recreation land or undesignated] reserve budget to the control of the City of Somerville for the overall purposes summarized in this document.

OR

On March 22, 2017 by a vote of [x-x] the Community Preservation Committee recommended not funding this project from the Community Preservation Fund.

Project Budget

Expenses	Amount
Study	\$0
Soft costs	\$3,000
Construction	\$10,000
Total	\$13,000
Sources	
CPA open space/recreation land funds- requested	\$13,000
Other sources	\$0
Total	\$13,000

ALIGNMENT WITH FY17 COMMUNITY PRESERVATION PLAN

This project will rehabilitate existing recreation land.

FUNDING CONDITIONS

1. Upon commencement of the Project and as appropriate, the City of Somerville agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.
2. Maintenance plan?

MEASURES OF SUCCESS

The goals of this project are to:

- Transform underused City space into a native plantings place where pollinators can live, eat, and reproduce.
- Create a passive recreational area where residents can reconnect with nature and receive the benefits nature gives.
- Create a space of learning about ecosystems and the importance and pride of being a land steward.

Success will be measured by:

- Number of volunteers who help on this project

The full proposal is available at: <http://www.somervillema.gov/departments/community-preservation-act/2017-cpa-projects>.