



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY18 FUNDING CYCLE
APPLICATION COVER PAGE**

1. PROJECT INFORMATION

PROJECT NAME: Prospect Hill Park
 PROJECT LOCATION: Munroe Street & Prospect Hill Parkway
 LEGAL PROPERTY OWNER OF RECORD: City of Somerville
 ONE SENTENCE DESCRIPTION OF PROJECT: This project will renovate the historically significant Prospect Hill Park.

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation		X	X	
Support				
Rehabilitation/ Restoration		X	X	

ESTIMATED START DATE: June 1, 2018
 ESTIMATED COMPLETION DATE: Summer 2019
 CPA FUNDING REQUEST: \$ 800,000.00
 TOTAL BUDGET FOR PROJECT: \$1,200,000.00

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: City of Somerville
 CO-APPLICATION NAME / ORGANIZATION: _____
 CONTACT PERSON: Luisa Oliveira, Senior Planner for Landscape
 MAILING ADDRESS: 93 Highland Ave, City Hall, Somerville MA 02141
 PHONE: 617-625-6600 EMAIL: LOliveira@somervillema.gov

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) Luisa Oliveira Signature _____ Date 12/7/17

Name (printed) _____ Signature _____ Date _____



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY18 FUNDING CYCLE SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- Application Cover Page (form provided)
- Submission Requirements Checklist (this form)
- Narratives (prompts provided)
- Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- Grant and Trust Funds Disclosure Form (form provided)
- Campaign Contribution Mandatory Disclosure and Certification Form (if requesting \$50,000 or more in CPA funds)

FINANCIAL:

- Budget Summary (form provided)
- Itemized budget of all project costs, including the proposed source for each cost
- At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- Proof of secured funding (e.g., commitment letters or bank statements), if applicable

VISUAL:

- Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- City has signed on as a co-applicant for community projects proposed on City land.
- Certificates of Good Standing from the [City](#) and the [State](#), if applicable
- 501(c)(3) certification, if operating as a non-profit
- Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- Photos documenting the condition of the property
- Report or condition assessment by a qualified professional describing the current condition of the property, if available.

PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)

- Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).

**Community Preservation Act
FY2018
Prospect Hill Park Construction Narrative**

Project Description

1. Describe the project, including the project location and the property involved:

Prospect Hill Park is a 1.63 acre public park located atop Prospect Hill, just north of Union Square. It is bordered by Munroe Street and Prospect Hill Parkway and located in a residential neighborhood.

2. Why is this project needed? How does it preserve and enhance the character of Somerville? How does the project benefit the public? What population(s) will it serve?

Prospect Hill is a key historic site in the founding of the United States. It is a local historic district and a unique gem within Somerville's park network. Designed in the early 1900's, the park is in poor condition. Erosion and 114 years of steady use have taken their toll. This renovation intends both to honor the Park's original design, and to address multiple structural issues. Improvements will focus on the circulation system, including pathways for persons with disabilities; and on renovating lawns and plantings, judicious pruning of old-growth trees to restore the park's views, erosion control interventions, more effective fencing and railings, new site furnishings, drinking fountains, pedestrian-scaled lighting to replace outdated lamps, Big Belly solar trash compactors, and interpretive elements to tell the history of the site. Prospect Hill Park serves the adjacent neighborhoods, including environmental justice communities, residents of the entire city, and regional visitors interested in its history. Improvements will assure all visitors have a quality experience when visiting the site.

3. How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan, including how the project incorporates sustainable practices and design?

This project meets all of the general priorities in the Community Preservation Plan and is consistent with community values as it aims to:

a. improve accessibility for all members of the community: compliance with the American with Disabilities Act will be achieved in this landscape design.

b. incorporate sustainable practices and design. The design will incorporate sustainable and more efficient lighting, as well as sustainable plantings.

c. receive endorsement from other Somerville boards, commissions, departments, or community groups or from city, state, or federal officials. This project has been endorsed by the Historic Preservation Commission (HPC) and is supported by many residents of Union Square.

d. is consistent with the goals and priorities established in other current planning documents but not explicitly addressed in this plan. Rehabilitation and preservation of open spaces is outlined in the [2016-2023 Open Space & Recreation Plan](#) and in the [City's Comprehensive Plan: Somervision](#).

e. address two or more of the CPA focus areas (i.e., blended projects) This project is both a

Recreation project and an important Historic project.

f. Support Somerville's diversity, including support to immigrants regardless of their status. This project is Prospect Hill Park is located adjacent to Environmental Justice (EJ) communities as they are defined by minority and income. (See EJ Map)

The PHP renovation also uses CPA funding strategically, by:

- a. leveraging other funds or in-kind contributions and/or implement cost-saving measures- PHP combines state grant funds with CPA monies.
- b. addresses long-standing or urgent needs in the community- there is a need both to reveal the history of PHP, make the site compliant with ADA and renovate deteriorated elements

In regards to the CPA's stated Open Space and Recreation priorities, The PHP renovation project aims to rehabilitate and restore an existing recreational land in need of an upgrade. The park has not been renovated in 35 years and, as seen in existing conditions photos, it requires upgrades for safety, ADA compliance, and continued community use. The renovation also allows an opportunity to creatively add multiple uses that meet community need, such as the need for community gathering space and historic and environmental education and interpretation within a passive park.

In addition, this project also meets the priorities for historic projects as it aims to preserve a unique historic landmark and property. The completion will make visitors aware of the national historic significance of the site.

Measuring Success

1. What are the goals of this project?

The goals of this project are:

- To work with the Historic Preservation Committee and the community to create a landscape design that preserves the historic integrity of the site (using the 1902 plan as a guide), while also telling the story of this important historic site through interpretation.
- To allow person with disabilities to experience the park by creating routes that are compliant with ADA law.
- To address elements of the park that need repair or upgrading, including pathways, ADA surfacing, lighting, plantings, lawns and areas of steep erosion.
- To manage the urban tree canopy by removing dead trees, selectively pruning others and curating views that have been blocked by invasive overgrowth.

2. How will the success of this project be measured?

The success of the project will be measured through a robust and engaging community process which leads to a renovation that is historically and environmentally sensitive, replaces dilapidated elements, and successfully interprets the history of the site while meeting local and national historic guidelines.

Financial

1. Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.

The City has applied for a \$400,000 PARC grant from the state of Massachusetts. These grant awards should be announced in December of 2017. The City has had a proven record of being granted and executing these awards.

2. How was the total CPA funding request determined?

The CPA request will be used to provide the required match to the PARC grant, and to fund the remaining budget. The budget was determined by consultant estimates and past projects. As the design process continues, it will be refined.

3. Will the project require funding over multiple years? If so, please provide annual funding requirements?

If awarded, PHP will be completed in one phase and will not require additional year funding.

4. How will the project be affected if it does not receive CPA funds or does not receive the full amount requested?

If the project does not receive CPA funding, but does receive a PARC grant, the city will be obligated to provide the match for CPA funds for a value engineered project or the City will be need to fund the entire project through other appropriations.

Project Management

1. Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.

The applicant is the City of Somerville's Parks and Open Space Department. The department is responsible for the design, development and construction of all City-owned parks and open spaces. The project will be managed by the City's Senior Planner for Landscape Design.

2. If a community organization is applying with a government entity as a co-applicant, describe how the two organizations will work together, how finances will be managed, and how the work will be continued after the conclusion of CPA funding.

Not applicable.

3. Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.

The City's Parks & Open Space Department has renovated numerous comparable parks. Most recently, Lincoln Park, Symphony Park and Baxter Park include similar passive recreation amenities. Historic park renovations include Nathan Tufts Park. City staff have decades of combined experience managing, designing and overseeing construction of municipal parks

projects. Additionally, the consulting landscape architecture firm has built a practice around historic landscapes.

4. Identify and describe the roles of all known participants, including the project manager.

The City's Senior Planner for Landscape Design will oversee the project. She is a landscape architect and directs the project design team, manages the budget, and manages the community engagement process, while working with the Historic Preservation Committee to assure compliance with preservation requirements. She will also oversee the project during design, bidding, construction and project close out. Kyle Zick Landscape Architecture, Inc. (KZA) has been hired to be the project Landscape Architect. They have worked on numerous historic parks projects locally and nationally.

5. Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.

Presently, a third community meeting is scheduled for the 12th of December and construction documents are scheduled to go out to bid in winter of 2018. Ideally, construction will begin in May of 2018; however, if a PARC grant is awarded, construction must begin no later than June 1, 2018. Based on preliminary budgets, \$1,200,000 is sufficient to cover the entire renovation project.

6. Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.

Not applicable.

7. Describe any ongoing maintenance and programming required and who will be responsible for it.

As with all parks, maintenance will be required after completion of the project. The City's Department of Public Works will assume responsibility for caring for the park after the renovation. OSPCD and DPW will work together on the routine and preventative maintenance plans for the park.

8. Describe any permits, approvals, MAAB variance requests, or restrictions that are required for the project to go forward and the status for each.

The project team has been working with the Historic Preservation Commission to inform them of the design process and to solicit guidance on preservation questions.

9. Note if the applicant has previously received CPA funds and if so, a concise summary of the impact of the previous CPA project.

The Parks and Open Space department has received previous CPA grants that have been, or are being successfully executed. The design and archeological work for PHP was funded by a previous CPA grant.

Historic Resources Rehabilitation Projects

1. Describe how the proposed project complies with the U.S. Secretary of the Interior's Standards for Rehabilitation, as required by the CPA legislation under the definition of rehabilitation.

The project intent is to use the 1903 plan as a guide for the park's original design intent while accommodating present day uses. The historic Prospect Hill Tower & Observatory, which maintains historic integrity, will not be altered. The landscape project proposes to light the Grand Union flag and potentially, the tower itself, thereby heightening awareness to the site and the site's historic significance. Interpretive elements will be added to communicate the history of the site and, the broad green spaces which flank the Tower and comprise a significant portion of Prospect Hill Park, will be maintained as community gathering spaces.

2. Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

The consulting landscape architecture firm is very familiar with the standards, and the HPC has authority over historic preservation determinations. Both will work together and in consultation with City staff, including historic preservation planners, to assure standards are followed and that it is built as designed.

1. Describe how the proposed project complies with all ADA/MAAB Regulations.

The consulting landscape architecture firm is very familiar with the Americans with Disabilities Act and a primary goal of the project is to improve access to the different experiences in the park.

**Community Preservation Act
FY2018
Prospect Hill Park Construction**

Project Timeline

2017

July: First Community meeting held

September: Landscape Architecture Firm Selected, Project introduced to HPC

November: Community Meeting 2

November/December: notification of PARC grant

December 12 : Community meeting 3

December 19: Present design to HPC

2018

January: Final Design presented to HPC & Community

February: release RFP for Construction Bid

Construction Contract Awarded: April

Begin Construction May 2018

May- October construction season.

2019 May – October construction. Anticipated completion date is late summer 2019.



JOSEPH A. CURTATONE
MAYOR



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

**FY18 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: Prospect Hill Park

APPLICANT: City of Somerville

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA	\$	\$	\$	\$	\$
2	CPA				800,000.00	
3	PARC Grant				400,000.00	
4						
5						
6						
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$ 1,200,000.00
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses						

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1	PARC Grant	no	Notification anticipated in December 2017
2			
3			
4			
5			



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY18 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: _____

APPLICANT: _____

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA	\$	\$	\$	\$	\$
2						
3						
4						
5						
6						
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses						

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1			
2			
3			
4			
5			

**Community Preservation Act
FY2018
Prospect Hill Park Construction**

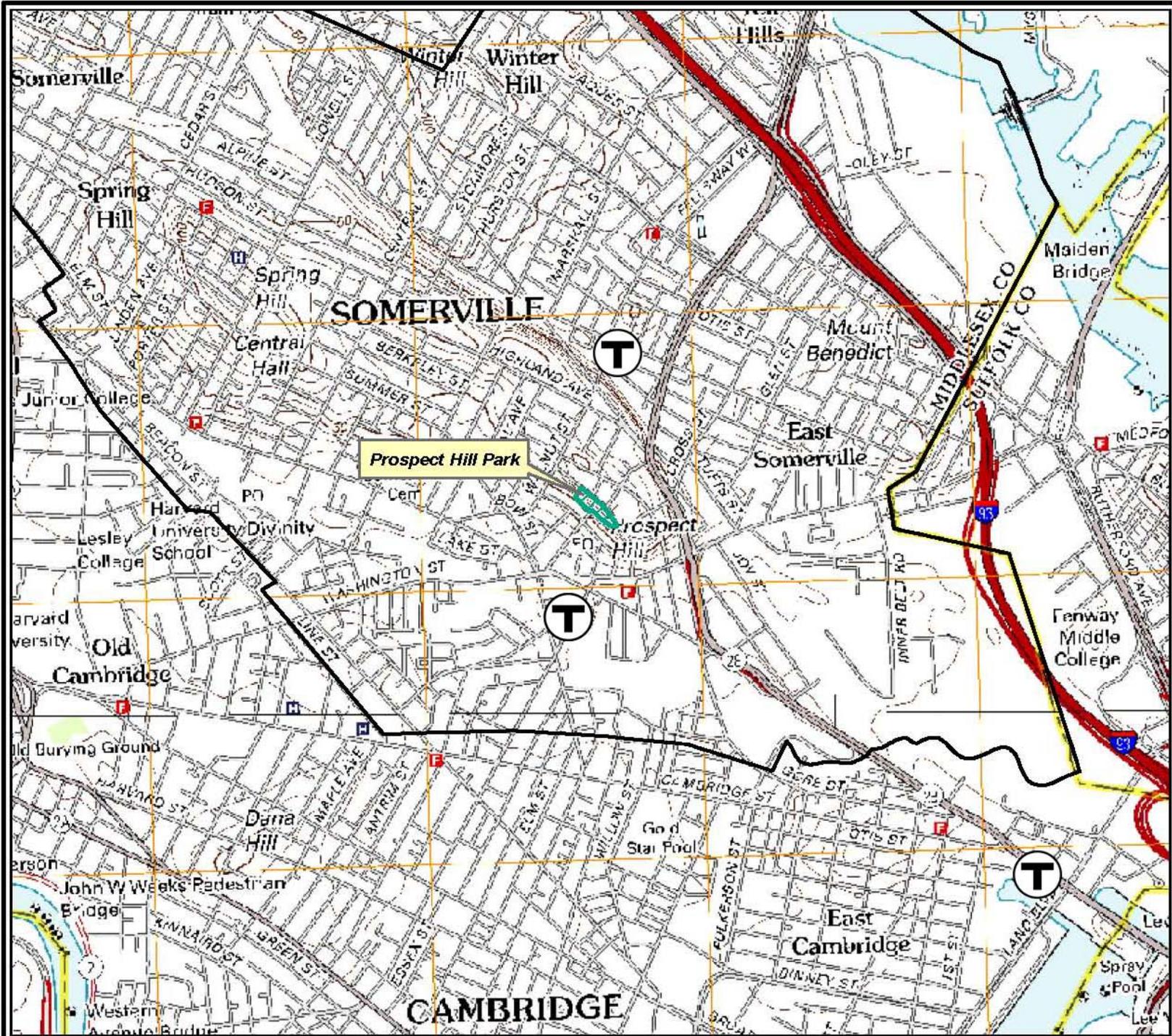
Itemized Budget

Preliminary

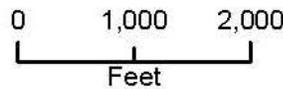
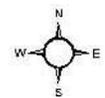
7-Dec-17

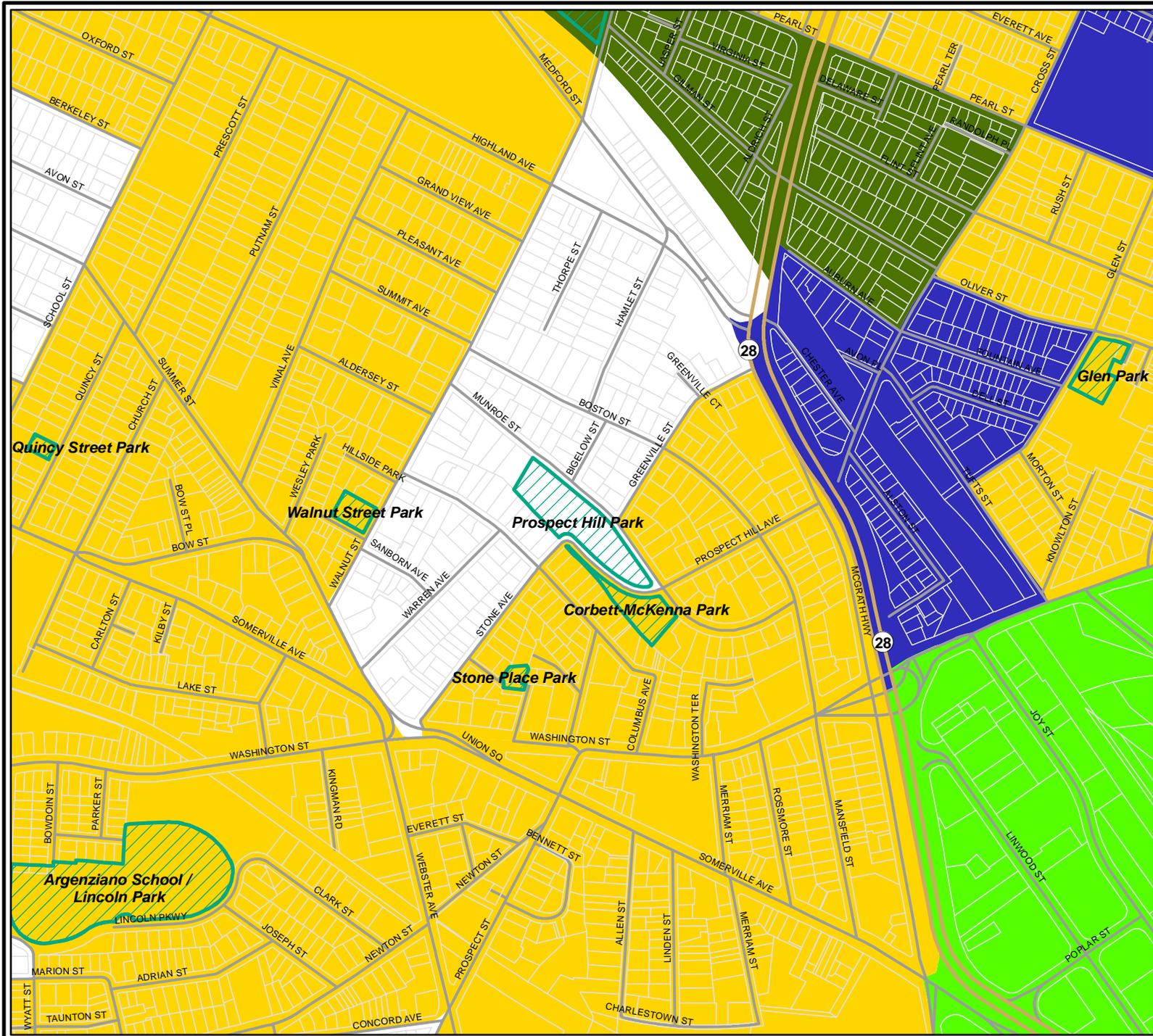
	<u>Estimated Cost</u>
General Conditions	\$50,000
Insurance & Bond	\$50,000
Site Layout	\$20,000
Erosion control	\$25,000
Site prep & demo	\$35,000
Selective tree pruning & clearing	\$25,000
Tree protection	\$5,000
Stormwater & drainage	\$65,000
Irrigation	\$40,000
Fine grading	\$35,000
Hardscape (paving)	\$100,000
Walls & stairs	\$125,000
Granite work	\$50,000
Site lighting	\$80,000
Specialty lighting (tower & flag)	\$50,000
Soil restoration	\$75,000
Railings & guardrails	\$50,000
Site amenities	\$69,000
Signage & interpretive features	\$45,000
Tree & shrub plantings	\$35,000
Lawns	\$15,000
	<hr/>
	\$1,044,000
15 % Contingency	156,000
	\$1,200,000

**Prospect Hill Park
Vicinity Map**

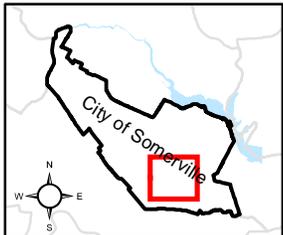


Data Sources:
 USGS (Topographic Map)
 City of Somerville (All other data)
 June 29, 2017



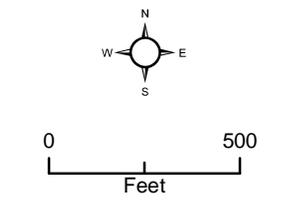


Prospect Hill Park Environmental Justice Populations



- ### Environmental Justice 2010 Populations
- Minority
 - Income
 - Minority and Income
 - Minority, Income and English Isolation
 - Street Centerlines
 - Parcels

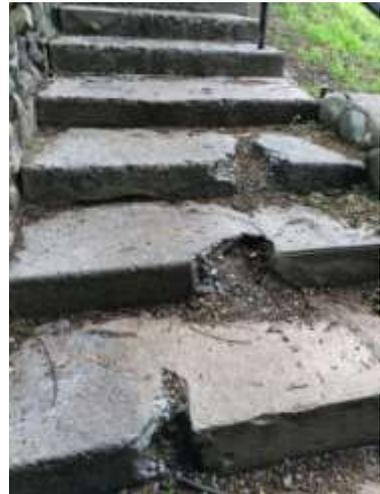
Data Sources:
 MassGIS (Environmental Justice Populations)
 City of Somerville (All other data)
 July 5, 2017

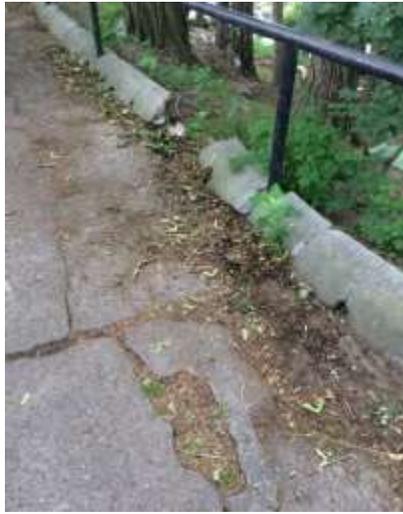




Prospect Hill Park

Existing conditions to be addressed with the renovation.











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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Dick Bauer, Chair
George Born (Alt.)
Heather Davies, Secretary (Alt.)
Abby Freedman
Mark Sternman

Alan Bingham, Vice Chair (Alt.)
Denis (DJ) Chagnon (Alt.)
Ryan Falvey
Eric Parkes

June 28, 2017

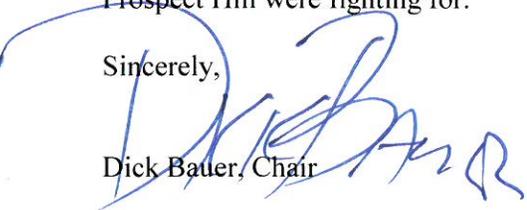
Melissa Cryan
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Dear Ms. Cryan:

The Somerville Historic Preservation Commission is pleased to support the City of Somerville's application to the EOEEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program for the renovation of Prospect Hill Park. This park was the site of some of the most important events in our nation's founding, including our defense following the Battle of Bunker Hill and the raising of the first American flag.

We at the Somerville Historic Preservation Commission have designated Prospect Hill Park as a Local Historic District. The Park is also listed on the Massachusetts Historical Society's Inventory of Historic and Archeological Assets of the Commonwealth. These designations will soon mean little, however, if the park itself continues to fall apart. I strongly urge the EOEEA to provide full funding for Prospect Hill Park's renovation so that future generations can visit a place where tangible American history took place and experience the kind of safe, quiet, enjoyment of public life that the men who lived and died on Prospect Hill were fighting for.

Sincerely,


Dick Bauer, Chair



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

