

## Summary of FY16 Community Preservation Committee Funding Recommendations

April 20, 2016

Board of Aldermen Finance Committee Meeting

### Recommended for Funding

Project name	Applicant	Recommended Funding
13802: West Branch Library Renovation	City of Somerville (Capital Projects)	\$2,500,000
13800: Somerville Museum Access for All	Somerville Historical Society	\$423,480
13798: Hoyt Sullivan Playground	City of Somerville (Parks & Open Space)	\$400,000
13797: Local Historic District Property Owner Preservation Fund	City of Somerville (Planning & Zoning Division)	\$150,000
13801: South Street Farm	Groundwork Somerville	\$60,160
13796: Allen Street Mixed Use Renovation	Stephanie Hirsch & City of Somerville	\$20,000
13799: Milk Row Cemetery - Civil War Monument & Grave Markers Restoration	City of Somerville (Planning & Zoning Division)	\$26,808

### Decision pending

Project name	Applicant	Request
Open Space & Recreational Land Acquisition Fund	City of Somerville (Parks & Open Space)	\$300,000
Preservation, Rehabilitation, Restoration, and Improvements to the Somerville Community Path	Friends of the Community Path	\$301,000
31 Union Square	Maru Realty Trust	\$598,065

### Not Recommending for Current Funding

Project name	Applicant	Request
Remnant, Right-of-Way, and Unclaimed Space Inventory	Stephanie Hirsch & City of Somerville	\$30,000 Suggest resubmit following outcome from complementary Groundwork Somerville/Tufts report
Historic Document Mold Remediation at Somerville Central Library	City of Somerville (Somerville Public Library)	\$150,368 Withdrawn; Library considering more permanent solution to preserving the closed stacks





JOSEPH A. CURTATONE  
MAYOR



## CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

### COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR *WEST BRANCH LIBRARY RENOVATION, CITY OF SOMERVILLE*

#### **PROJECT DESCRIPTION**

The proposed project will provide resources for the City of Somerville to restore and preserve the existing library interior and exterior, make the grounds around the library accessible for recreational uses and ensure ADA compliance. The proposed design was developed and the final option selected based on community input.

#### **ELIGIBILITY**

*Blended- open space/recreational land and historic resources:* The West Branch Library is listed on the National and State Register of Historical Places. The proposed project seeks to preserve, rehabilitate and restore the Library. The Library commits to complying with the standards of the Historic Preservation Commission and the US Secretary of the Interior's Standards for Rehabilitation. The Library plans to construct a community meeting room addition that is not eligible for CPA funding and was excluded from the funding request in the application. The Library renovation also seeks to create useable passive recreation space on the Library grounds, so will create, preserve, rehabilitate and restore open space/recreational land.

#### **RECOMMENDED FUNDING- PRELIMINARY DISCUSSION**

On March 30, 2016 by a vote of 6-0 the Community Preservation Committee recommended bonding for \$2,500,000 for the historic preservation of the building interior and exterior of West Branch Public Library.



JOSEPH A. CURTATONE  
MAYOR

Somerville CPA



**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Soft costs	\$1,900,665
Construction	\$8,282,270
<b>Total</b>	<b>\$10,182,935</b>
<b>Sources</b>	
CPA historic resources funds- requested	\$5,394,328
City of Somerville	\$4,788,607
<b>Total</b>	<b>\$10,182,935</b>

**ALIGNMENT WITH FY16 COMMUNITY PRESERVATION PLAN**

The Community Preservation Plan prioritizes projects that address two of more of the CPA focus areas- this project will preserve and restore both historic resources (the West Branch Library) and open space/recreational land (the green space around the Library). By making the space around the Library more accessible for recreational use, the proposed project could also creatively and coherently combine multiple uses that meet community need. The Plan prioritizes historic resources projects that address crucial, longstanding needs in Somerville’s historic landmarks and properties, especially those at risk. The proposed project also seeks to improve accessibility for all members of the community.

**FUNDING CONDITIONS**

1. The City of Somerville must receive all necessary approvals for this project, including from the Massachusetts Architectural Access Board, the Massachusetts Historical Commission, the Historic Preservation Commission, and the Zoning Board of Appeals.
2. CPC funds will be released to the City of Somerville for this project when the City of Somerville can document they have secured sufficient funds for the project to go forward.
3. The City of Somerville must present the final approved plans for the West Branch Library to the CPC before funds will be disbursed.
4. Upon commencement of the Project and as appropriate, the Grantee agrees to post a sign stating that the Project was funded through the City of Somerville’s Community Preservation Act program.

*The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>*



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



**COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR  
*SOMERVILLE MUSEUM CAPITAL IMPROVEMENTS PHASE 5, SOMERVILLE MUSEUM***

**PROJECT DESCRIPTION**

This project will provide resources for the Somerville Museum to become ADA compliant and care for its historic collections. This will include building an elevator to meet ADA requirements, reinstalling the Museum’s original Palladian window that was removed in 1986 per a deed restriction with the Massachusetts Historical Society, upgrading security systems, inventorying the museums holdings, and planning for Phase 6 of the Museum’s strategic plan.

**ELIGIBILITY**

*Historic resources:* This project will preserve, rehabilitate and restore historic resources. The Museum is working with the Historic Preservation Commission and the Massachusetts Historical Commission to ensure the project adheres to the US Secretary of the Interior’s Standards for Rehabilitation. The HPC determined both the Somerville Museum and its collections are of historical significance. The Museum building is also a local historic district.

**RECOMMENDED FUNDING**

On March 23, 2016 by a vote of 6-0 the Community Preservation Committee recommended appropriating \$423,480 for this project: \$329,973 from the historic resources reserve budget and \$93,507 from the undesignated fund balance to the control of the Somerville Museum for the overall purposes summarized in this document.

**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Soft costs	\$385,766
Construction	\$288,803
<b>Total</b>	<b>\$674,569</b>
<b>Sources</b>	
CPA historic resources funds- requested	\$423,480
Wallace Foundation	\$67,219
MCFE	\$40,000
Repurposed CPA FY 15 funds for wheelchair lift	\$24,970
Match in-kind	\$118,900
<b>Total</b>	<b>\$674,569</b>

## **ALIGNMENT WITH FY16 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 improve the accessibility of all three floors of the Museum for all members of the community to bring the building into compliance with the Americans with Disabilities Act (ADA). The project will also protect the historic collections through upgrades in security and a collection inventory and will work with Peter Quinn Architects to plan for the next phase of collection care. This includes proper storage, access and climate control of historic collections.

## **FUNDING CONDITIONS**

1. The Somerville Museum must secure all necessary permits and approvals from the Historic Preservation Commission, Massachusetts Historical Commission, the Planning Board and all other necessary approvals for the project before funds are disbursed.
2. Upon commencement of the Project and as appropriate, the Grantee agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.

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**COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR  
HOYT SULLIVAN PLAYGROUND, CITY OF SOMERVILLE**

**PROJECT DESCRIPTION &**

This project will provide resources for the City of Somerville to renovate and possibly expand the 22,000 square foot Hoyt Sullivan Playground. The renovation will include improving ADA and universal access, new lighting, circulation paths, improving the tree canopy and sustainable practices, providing active and passive recreation with a focus on younger children and improved visual connections to the community path and rail corridor via a new deck overlook. The City’s Department of Public Works will be responsible for maintenance and upkeep. City staff will work with the community to start a Friends group to help with park monitoring and maintenance.

**ELIGIBILITY**

*Open space/recreational land:* This project will rehabilitate and restore open space/recreational land.

**RECOMMENDED FUNDING**

On March 23, 2016, by a vote of 6-0, the Community Preservation Committee recommended appropriating \$400,000 for this project from the open space and recreational land reserve budget to the control of the City of Somerville Office of Strategic Planning and Community Development for the overall purposes summarized in this document.

**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Soft Costs	\$80,000
Construction	\$1,045,000
<b>Total</b>	<b>\$1,125,000</b>
<b>Sources</b>	
CPA open space/recreational land funds- requested	\$400,000
CDBG funds	\$325,000
DCS PARC Grant	\$400,000
<b>Total</b>	<b>\$1,125,000</b>

**ALIGNMENT WITH FY16 COMMUNITY PRESERVATION PLAN**

The proposed project leverages other funds from CDBG and PARC grants. In addition, the project is in line with the Community Preservation Plan priority to rehabilitate and restore existing recreational land according to need.

## **FUNDING CONDITIONS**

1. The City of Somerville must preserve the beech tree in the center of the park.

*The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>*





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



**COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR  
LHD PROPERTY OWNER PRESERVATION FUND, CITY OF SOMERVILLE**

**PROJECT DESCRIPTION**

This project will provide resources for the City of Somerville to create a dedicated Local Historic District (LHD) Property Owner Preservation Fund that will provide small grants to owners of local historic district designated properties for the restoration and preservation of their structures. The City plans for the fund to be multi-year and renewable. The fund will be managed by the Office of Strategic Planning and Community Development’s Preservation Staff along with the Historic Preservation Committee.

**ELIGIBILITY**

*Historic resources:* This project will preserve, rehabilitate and restore historic resources.

**RECOMMENDED FUNDING**

On March 23, 2016, by a vote of 6-0, the Community Preservation Committee recommended appropriating \$150,000 for this project from the undesignated fund balance to the control of the City of Somerville Office of Strategic Planning and Community Development for the overall purposes summarized in this document.

**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Construction	\$150,000
<b>Total</b>	<b>\$150,000</b>
<b>Sources</b>	
CPA historic resources funds- requested	\$150,000
<b>Total</b>	<b>\$150,000</b>

**ALIGNMENT WITH FY16 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 Fund will serve as an incentive for property owners to designate their properties as local historic districts, potentially preserving historic resources that otherwise would be at risk.

## **FUNDING CONDITIONS**

1. The Planning and Zoning Division of the Office of Strategic Planning and Community Development and the CPA Manager will work with the Community Preservation Committee and the Historic Preservation Commission to develop the terms of the fund; no CPA funds will be released for the LHD Property Owner Preservation Fund until the Community Preservation Committee and the Historic Preservation Commission approves said terms.

*The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>*



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



**COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR  
SOUTH STREET FARM, GROUNDWORK SOMERVILLE**

**PROJECT DESCRIPTION**

This project will provide resources for Groundwork Somerville to expand the capacity of the South Street Farm to be used as public space and an outdoor classroom in addition to its current function as an urban farm. This will include constructing a shade structure, wash station, bicycle parking, and tables and benches. Groundwork Somerville will also make improvements such as conducting a phytoremediation project, creating new rain collection surfaces and storage, installation of composting structures, and improving onsite water and drainage management.

**ELIGIBILITY**

*Open space/recreational land:* This project would create, rehabilitate and restore open space/recreation land.

**RECOMMENDED FUNDING**

On March 23, 2016, by a vote of 6-0, the Community Preservation Committee recommended appropriating \$60,160 for this project from the open space and recreation land reserve budget to the control of Groundwork Somerville for the overall purposes summarized in this document.

**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Soft costs	\$19,161.44
Construction	\$78,124.40
<b>Total</b>	<b>\$97,285.84</b>
<b>Sources</b>	
CPA open space/recreation land funds- requested	\$60,160.12
Merck Family Fund	\$10,130.72
Somerville Health Foundation	\$3,120
AmeriCorps	\$7,500
Agnes Lindsay Trust	\$13,525
Other in-kind materials/services	\$2,850
<b>Total</b>	<b>\$97,285.84</b>

### **ALIGNMENT WITH FY16 COMMUNITY PRESERVATION PLAN**

The South Street Farm proposal, in alignment with the Community Preservation Plan, will improve the accessibility of the Farm for all members of the community and will incorporate sustainable practices and design. It leverages other funds and in-kind contributions. It will also expand urban agriculture opportunities.

### **FUNDING CONDITIONS**

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

*The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>*



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



**COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR  
ALLEN STREET MIXED USE RENOVATION, CITY OF SOMERVILLE & STEPHANIE HIRSCH**

**PROJECT DESCRIPTION**

This project will provide resources for the City of Somerville to contract a landscape architect to develop a schematic design to rebuild the Allen Street Open Space. The design will seek to maintain or expand the 16 existing community garden plots and benches for neighbors. It will also add a play area for children, serving the surrounding community and the Allen Street Head Start School, which is directly across from the open space. The proposal states that the applicant anticipates using the design to apply for construction of the park in the FY17 CPA funding cycle and the City’s Public Works Department will be responsible for maintenance of the park.

**ELIGIBILITY**

*Open space/recreational land:* This project will rehabilitate and restore open space/recreational land.

**RECOMMENDED FUNDING**

On March 23, 2016, by a vote of 5-0 with one abstention, the Community Preservation Committee recommended appropriating \$20,000 for this project from the open space and recreation land reserve budget to the control of the City of Somerville Office of Strategic Planning and Community Development for the overall purposes summarized in this document.

**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Study	\$20,000
<b>Total</b>	\$20,000
<b>Sources</b>	
CPA open space/recreation land funds- requested	\$20,000
<b>Total</b>	\$20,000

**ALIGNMENT WITH FY16 COMMUNITY PRESERVATION PLAN**

In alignment with the Community Preservation Plan, the proposed project will rehabilitate and restore existing open space/recreational land according to need. It will also creatively and coherently combine multiple uses that meet community need. If more community garden plots are added, it will also expand urban agriculture opportunities.

## **FUNDING CONDITIONS**

1. The City of Somerville and Stephanie Hirsch will conduct a robust community engagement process to ensure the final design reflects the needs and interests of the community and stakeholders.

*The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>*



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



**COMMUNITY PRESERVATION COMMITTEE FY16 FUNDING RECOMMENDATION FOR  
MILK ROW CEMETERY, CITY OF SOMERVILLE**

**PROJECT DESCRIPTION**

This project will provide resources for the City of Somerville to rehabilitate and conserve 48 grave markers and the Civil War Monument in the Milk Row Cemetery. The Cemetery is maintained by the Department of Public Works and the Somerville Garden Club.

**ELIGIBILITY**

*Historic resources:* This project will rehabilitate and restore historic resources. Milk Row Cemetery is a Somerville Local Historic District and is listed on the State and National Registers of Historic Places.

**RECOMMENDED FUNDING**

On March 23, 2016, by a vote of 6-0, the Community Preservation Committee recommended appropriating \$26,808 for this project from the undesignated fund balance to the control of the City of Somerville Office of Strategic Planning and Community Development for the overall purposes summarized in this document.

**Project Budget**

<b>Expenses</b>	<b>Amount</b>
Soft costs	\$4,025
Construction	\$22,783
<b>Total</b>	<b>\$26,808</b>
<b>Sources</b>	
CPA historic resources funds- requested	\$26,808
<b>Total</b>	<b>\$26,808</b>

**ALIGNMENT WITH FY16 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.

## **FUNDING CONDITIONS**

1. The City of Somerville Office of Strategic Planning and Community Development agrees to establish a public access agreement for the Milk Row Cemetery, the terms of which will be negotiated by the City and the CPC.
2. Upon commencement of the Project and as appropriate, the Grantee agrees to post a sign stating that the Project was funded through the City of Somerville's Community Preservation Act program.

*The full proposal is available at: <http://www.somervillema.gov/cpa/projects/2016>*