



City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION

Project Description Form

Application and supporting materials must be submitted by May 1, 2014

Project Title: Camp Paradise Acquisition
Project Location/Address: 44 Cole Street, Beverly, MA
Date: April 28, 2014

Name of Applicant: Mayor Michael P. Cahill
Organization: City of Beverly
Contact Person: Bruce Doig, Beverly Recreation Dept.
Mailing Address: 55 Ober Street
Telephone #: (978) 921-6067
Fax#: (978) 927-1386
Email Address: bdoig@beverlyma.gov

If Different From the Applicant:
Name of Owner: Girl Scouts of Eastern Massachusetts
Mailing Address: 95 Berkeley Street, Boston, MA 02116
Telephone #: (857) 453-5270
Fax#: (617) 482-9045
Email Address: bfortier@girlscoutseasternmass.org

- CPA Funding Requested: \$450,000 Total Project Cost: \$962,200
- Please circle all CPA Categories to which this project applies (more than one may apply):

Open Space

Community Housing

Historic Preservation

Recreation

PLEASE ATTACH THE FOLLOWING SUPPORTING INFORMATION AND DOCUMENTATION:
Please type all responses and indicate item number

1. **Applicant/Organization Background:** Please provide a brief description of your or the organization's profile and project history. Explain your ability and capacity to undertake and successfully execute the project.
2. **Project Narrative:** Please provide a thorough description of the project and goals it will achieve. In addition, please address the following items in your narrative, which should not exceed 5 typed pages:
 - a. **Community Need:** Describe what community preservation need this project serves and how the project meets the General and Category Specific Evaluation Criteria as established by the CPC. Please address specific CPC criteria and the definitions listed on the Allowable Uses Chart when answering this question.

- b. **Feasibility:** List and explain all further actions or steps that will be required for completion of the project (i.e. 21E environmental assessments; zoning, planning board, conservation commission permits and approvals; easements or restrictions; subordination agreements etc...).
 - c. **Maintenance & Long Term Preservation:** If on-going maintenance and upkeep is required, please describe how this will be accomplished. Explain specific guarantees that will assure long-term preservation of the project.
 - d. **Maps & Visual Materials:** Please include plans, maps and other visual aids to help describe the project (i.e. USGS topographic map, assessors map, GIS/aerial photo maps, photographs, renderings or design plans etc...).
3. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Attach supporting documentation as appropriate.
 4. **Project Schedule:** Please fill out the attached Project Schedule Form. Explain each step of the project, time to accomplish the various steps, milestones and project completion date.
 5. If applicable and appropriate, additional information or supporting documentation should also be attached, including but not limited to:
 - a. Natural resource features
 - b. Proof of site control, or plan to obtain control such as Purchase and Sale Agreement, option or deed
 - c. For historic properties or artifacts, a Determination of Historic Significance by the Beverly Historic District Commission
 - d. Historic structure report or existing conditions report
 - e. Letters of support sufficient to document clear endorsement by community members and groups, and where appropriate, by municipal boards, committees, commissions and departments
 - f. Letters from project partners and/or other funding sources
 - g. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
 - h. Any other information useful to the Committee in considering the project

I certify, under the pains and penalties of perjury, that the information set forth in this application is true and complete to the best of my knowledge.

Applicant's Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____
 (If Different From Applicant)

**SUPPORTING INFORMATION AND DOCUMENTATION FOR
COMMUNITY PRESERVATION COMMITTEE
Camp Paradise Acquisition – Beverly Recreation Department**

1. Applicant/Organization Background:

The Beverly Recreation Department is responsible for providing a diverse range of recreational opportunities to the residents of Beverly as well as many nonresidents. We are dedicated to providing active and passive recreation through the use and enjoyment of the city's extensive natural land, parks and coastal resources. We develop, promote and oversee year-round programs and activities to stimulate good health, lifelong learning and a sense of community among our citizens and nonresident visitors.

Beverly Recreation is dedicated to meeting the diverse needs of all ages of its residents, including the preservation and maintenance of open space.

The Beverly Recreation Department has been involved in many projects over the past 15 years, including the ongoing renovation of the Carriage House at Lynch Park, reconstruction of the bathhouse at Obear Park, numerous field renovations and playground construction projects throughout Beverly. By working with the Department of Public Services, private vendors and contractors and City Hall, we have been able to complete many projects in a timely manner and within budget.

This project has the full support of Mayor Cahill's office, the Beverly Parks & Recreation Commission and many other city officials and citizens of Beverly.

2. Project Narrative:

This project involves the acquisition of the 12-acre Girl Scout camp known as Camp Paradise at 44 Cole Street, Beverly, to create a new city-owned recreation facility consisting of many acres of open space, wetlands and a pond. In addition, this property includes a 2402 square foot building that is fully ADA compliant with bathrooms and kitchen facilities. The building and open space will be used for many youth and adult programs, including Renewable Energy, Backyard Poultry, Gardening, Hiking, Biking, Wilderness Survival Skills, Beekeeping, Urban Foraging, Compost Building, Science Clubs, Environmental Education, Beverly Recreation Camps, Beverly School field trips and classes and many other programs as they are scheduled. Also, the property will be open to the public and will be able to be reserved for family picnics, church picnics, birthday parties, showers and many other events.

The building will also be used for groups to have sleepovers when programs are scheduled for weekend retreats or summer overnight camping. The building will provide protection from the weather (rain, heat, cold, etc.) when outdoor activities are scheduled and allow for adequate bathroom and kitchen facilities for people of all abilities.

The acquisition of this property by the City of Beverly will preserve existing open space and prevent future development. This will also allow the creation of a permanent recreational facility on this property, with appropriate conservation restrictions, for many people to use going forward.

Site Description: The property is 12 acres with about 1,040 feet of frontage on Cole Street and Foster Street. There is a driveway on Cole Street and one on Foster Street. Approximately 25% of the site is wetlands. Steep ledge outcroppings occupy approximately 2 acres and there is ledge content throughout approximately half of the site. There is a pond about one acre in size in the center of the site. Most of the site is wooded. There is a small, unpaved parking lot off Foster Street. An unpaved driveway about 600 feet long leads to a camp building containing 2,402 square feet. The

perimeter of the site is fenced-in on the north, east and west sides. Cole and Foster Streets offer public water and sewer, electric, and cable. There is a propane gas tank on site. The site is located in Flood Zone C (Minimum Flood Hazard on the Federal Emergency Management Agency's Flood Insurance Rate Map Number 25009C0428F (Map Date 7/3/2012)).

The Camp Building is approximately 2400 square feet in size and is about 25 years old. There is a wrap-around partially covered porch on three sides of the building with a handicap ramp. There is also a full, unfinished walkout basement. This is a one-story wood-frame building with wood clapboard exterior siding, poured concrete foundation and an asphalt shingle roof. The primary feature of this building is a large meeting room with windows on three sides, cathedral ceiling, and a fireplace. The meeting room contains built-in shelving, doors opening directly onto the covered porch, and multiple skylights. In addition, there are two small offices, two multi-stall lavatories and a kitchen. There is a fiberglass shower stall, and scrub sink in the basement. Walls and ceilings are skim-coated drywall and paneling. Floors are hardwood and ceramic tile. Bathrooms and kitchen have ceramic flooring and formica counters. Kitchen appliances include a gas stove with fan hood, wall oven, dishwasher, a large refrigerator plus two refrigerator/freezers.

Based on the review appraisal performed by Petersen Lachance Regan Pino, LLC and dated April 17, 2014, the current value of the building at Camp Paradise is approximately \$100,000. This value is based on a replacement cost of \$259,848 and accrued depreciation of 63%. The building is estimated as 25 years old with an estimated economic life of 40 years.

2.a. Community Need:

The Beverly Recreation Department does not have a lot of indoor space available for programming year round. We currently have the Carriage House at Lynch Park and the GAR Hall on Dane Street but both buildings are limited due to age and the lack of appropriate resources for many uses. The acquisition of Camp Paradise and the existing building will allow for programming throughout most of the year in a modern building with exceptional facilities and space. As mentioned earlier, this space will allow for many programs to be run, both inside the building and outside the building, with access to a great facility to support these programs and the needs of the people partaking in these programs. The City of Beverly does not own another wooded area that has a support building like Camp Paradise. This property and building will greatly enhance the programs and open space that we can offer citizens of Beverly.

This project meets several General Evaluation Criteria including leveraging additional funds by allowing us to apply for a \$500,000 PARC grant through the Commonwealth of Massachusetts Division of Conservation Services. This grant will require matching funds of approximately \$350,000. This request will cover the matching funds required for the PARC grant and the balance of the purchase price for Camp Paradise.

This project addresses multiple CPA categories by acquiring open space and creating a recreational facility for the City of Beverly. The character of this area of Beverly will be preserved by protecting the open space that currently exists and enhanced by creating the city park that will be utilized by a broad range of people by creating programs for people of all ages throughout the year. This property is being sought after for

development of 5-7 houses. Purchasing this property for city use will protect it from any future development.

The benefit to the community will be significant since many more people from Beverly will be able to utilize this facility than in the past since it will be open to the public as a protected park.

Several municipal boards and departments have endorsed this project. In addition, there is broad support for this project throughout the community. Acquiring this open space and preserving it for future recreational use does not adversely impact the other CPA areas.

This project also meets many of the evaluation criteria for Open Space including protecting open space by acquiring land that will be placed under a conservation restriction to prevent future development. Many opportunities for passive recreation will be available on this property, including hiking, picnicking and other activities. There are large wetlands and a pond on the property that will be preserved through the conservation restriction. These restrictions will also prevent the degradation of adjacent open space.

Public access to land that is currently private will provide many more opportunities for Beverly citizens to explore and enjoy this area. The wetlands on the property will also protect the natural capacity for flood storage in the area, which does abut some residential areas.

Several evaluation criteria for Recreation are met by this project by acquiring land and creating assets for a variety of recreation uses by a wide range of users of all ages and populations. It also expands universal access to recreational opportunities by allowing more people to take advantage of programs and activities in a ADA compliant park and building. A significant number of residents will be served during programs and with public access to this property. Our department can use this facility to promote active, healthy lifestyles for residents. This property would definitely meet a recreational need not adequately met elsewhere in Beverly by providing indoor and outdoor space that can be used for a wide variety of educational and recreational activities in a fully accessible location. This is a unique space in Beverly since it is a forest area with wetlands and a pond that also has a modern, ADA compliant building to support programs and users of the park.

2.b. Feasibility:

Once the Camp Paradise property is acquired by the City of Beverly, a Conservation Restriction will be placed on the property. The Essex County Greenbelt or the Beverly Conservation Land Trust could hold the Conservation Restriction for this property. Even though this space will be designated as recreational land, the Conservation Restriction will guarantee that it will be protected in the future.

2.c. Maintenance & Long Term Preservation:

The Recreation Department will be planning and budgeting for ongoing maintenance and upkeep of the property and building to keep it in its current state for open space protection and to keep the property and building in good shape to support program usage well into the future. A maintenance budget will be developed for the property and building and the Recreation Department will work with the Department of Public

Services to ensure the upkeep of the property and building meets all of the needs for public access and program usage each year.

Ongoing maintenance for the property will include mowing grass areas, trimming trees as necessary, raking leaves and maintaining the gravel parking areas and driveway. Ongoing maintenance of the building will include regular cleaning and painting as needed, equipment repairs, plumbing and electrical repairs and upgrades as needed, and improvements to the basement area to make it more usable for programs including arts & crafts areas and storage areas for equipment. Recreation Department staff, Department of Public Services Grounds Crew and Maintenance staff and private contractors and vendors will complete ongoing maintenance.

2.d. Maps & Visual Materials: *Please see attached maps for reference.*

3. Budget: *Please see the attached Project Budget Form.*

4. Project Schedule: *Please see the attached Project Schedule Form.*

5. Additional Information:



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 Planning Department
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2014 CPA PROJECT FUNDING APPLICATION
Project Budget Form

- Project Title: **Camp Paradise Acquisition**
- Applicant Contact Information:
 Contact Person: **Bruce Doig**
 Organization: **Beverly Recreation Department**

| SOURCES OF FUNDING | | |
|---------------------------------|------------------|----------------------------|
| Source | Amount | Percentage of Total Budget |
| Community Preservation Act Fund | \$450,000 | 46.8% |
| DCS PARC Grant | \$500,000 | 52.0% |
| Beverly Recreation Department | \$9,200 | 1.0% |
| Beverly Planning Department | \$3,000 | .3% |
| | | |
| | | |
| Total Project Funding | \$962,200 | |

| ITEMIZED PROJECT EXPENSES | | |
|--------------------------------|---|--|
| Expense | Amount | To Be Funded by CPA? Y/N <small>*Please refer to DOR's Allowable Uses Chart</small> |
| Camp Paradise Purchase Price | \$950,000 | Yes |
| Summer Rental of Camp Paradise | \$6,000 (To be paid by Beverly Recreation) | No |
| Robert Murphy Appraisal | \$3,200 (Paid by Beverly Recreation) | No |
| Petersen Lachance Appraisal | \$3,000 (Paid by Beverly Planning Department) | No |
| | | |
| | | |
| Total Project Expenses | \$962,200 | |

*If the project is a community housing project, please submit a development budget and a sources and uses budget. Also, home ownership projects shall include an affordability analysis, and housing rental projects shall include a five-year operating budget.

Please feel free to photocopy or recreate this form if more room is needed.



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2014 CPA PROJECT FUNDING APPLICATION

Project Schedule Form

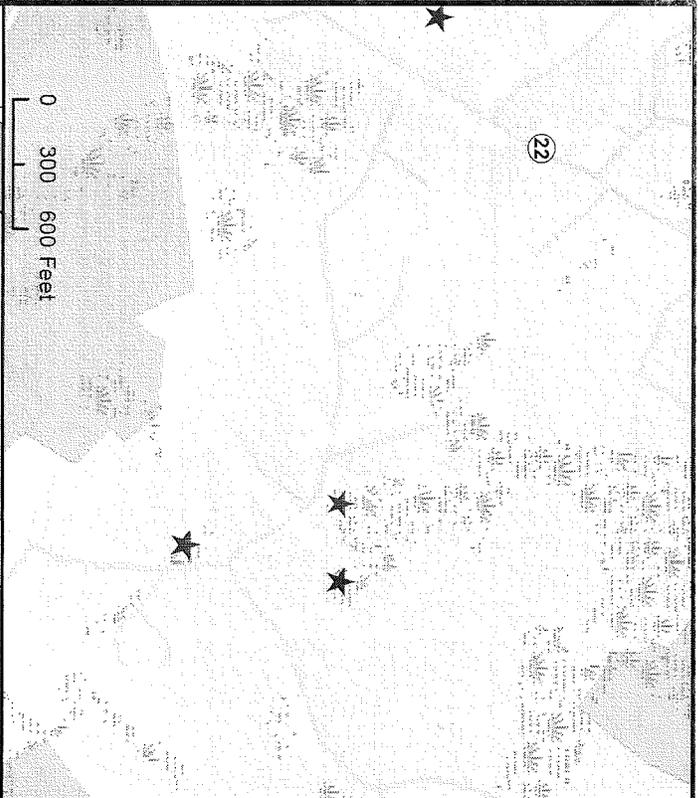
- Project Title: **Camp Paradise Acquisition**
- Applicant Contact Information:
Contact Person: **Bruce Doig**
Organization: **Beverly Recreation Department**

Please provide a project timeline below and describe the various activities, noting all project milestones.

| | Estimated Date | Activity |
|---------------------------|-----------------------|--|
| Project Start | October 2013 | Preliminary meeting with Girl Scouts representatives to discuss city's interest in purchasing Camp Paradise. |
| | | |
| Project Milestone | June 2014 | Purchase & Sale agreement signed with Girls Scouts of Eastern Massachusetts |
| | May-August 2014 | Beverly Recreation leasing Camp Paradise to begin trial programming during the summer |
| 50% Completion | Sept.-Oct. 2014 | Additional Beverly Recreation programming in fall |
| | | |
| Project Milestone | October 2014 | DCS PARC grant funding announcements |
| | October 2014 | CPC funding announcements |
| Project Completion | December 2014 | Finalize purchase of Camp Paradise from Girl Scouts of Eastern Massachusetts |

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

Please feel free to photocopy or recreate this form if more room is needed.



**Girl Scouts Parcel
Beverly, 11.8 +/- acres**

**Connectivity
& Water Resources**

- ★ Certified Vernal Pools
- ★ Potential Vernal Pools
- Girl Scouts Boundary
- DEP Wetlands
- ▨ Mass GIS Open Space

Prime Forest Land

- ▨ Prime 2
- ▨ Statewide Importance
- ▨ Local Importance
- ▨ Prime 3 Wet
- ▨ Local Importance Wet

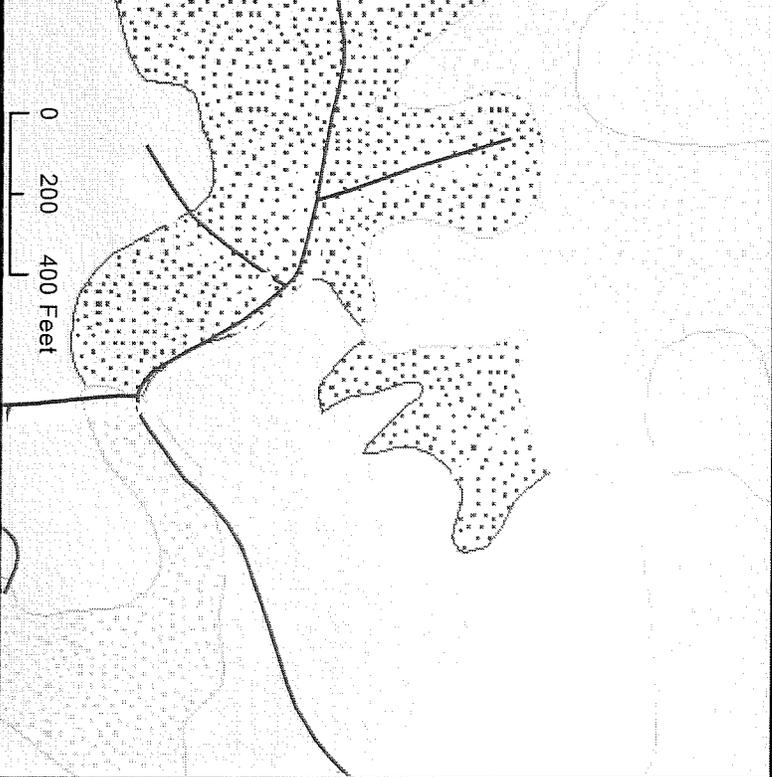
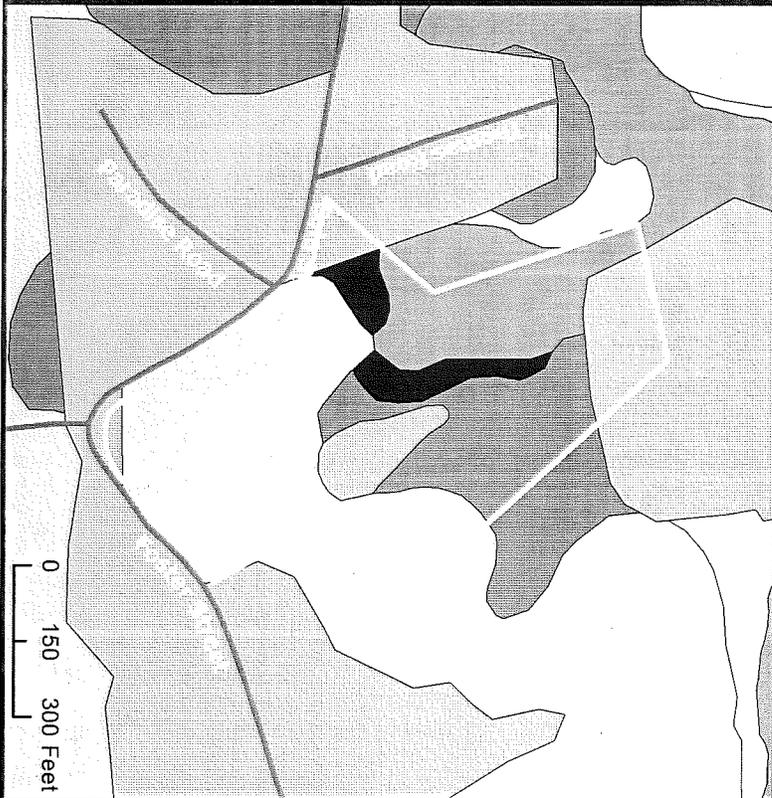
Farm Soils

- ▨ Prime farmland
- ▨ Farmland of statewide importance
- ▨ Farmland of unique importance



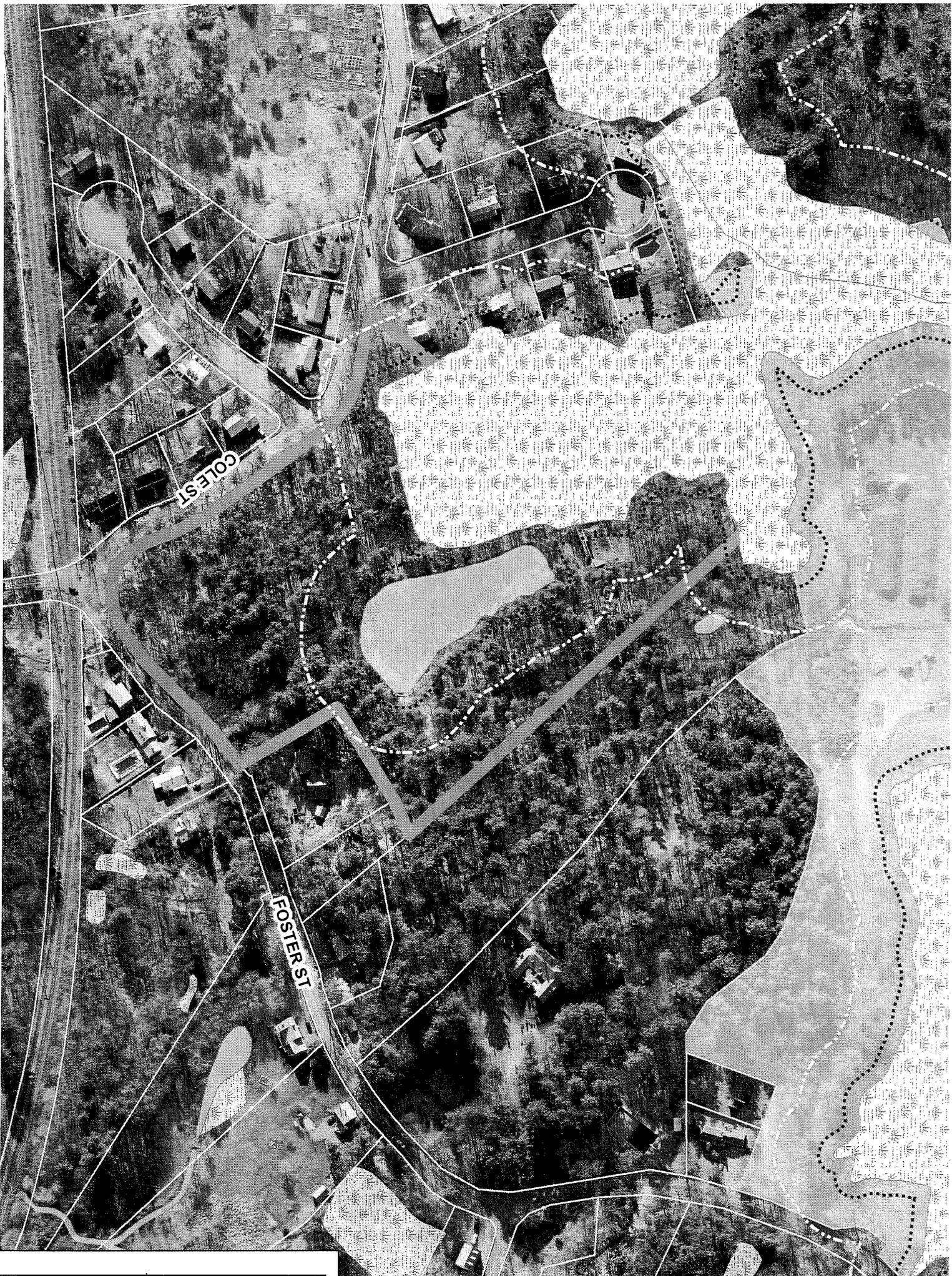
Source data obtained from assessors and MassGIS: Prime Forest Land, Open Space, Certified Vernal Pools, Potential Vernal Pools, Wetlands, USGS Soils (Farm Soils) and Roads. Boundaries are approximate and are to be used for informational purpose only. Map produced by Essex County Greenbelt Association.

October 2012



Prime Forest Land

Farm Soils





CITY of BEVERLY
PARKS & RECREATION COMMISSION

55 Ober Street
David S. Lynch Park
Beverly, Massachusetts 01915
Phone (978) 921-6067
Fax (978) 927-1386

Mayor

Michael P. Cahill

Director

Bruce M. Doig

Chairman

Mark Casey

Members:

William Lowd, John Aucone

Henry Pizzo, Tracey Geary

Ezra Holland, Jan Jefgood

Nancy Marino, Dorothy Bolas

Ms. Wendy Pearl
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915

Dear Ms. Pearl:

The Beverly Parks & Recreation Commission has been discussing potential projects for Community Preservation Act funding since Beverly citizens voted to approve this funding source. We have discussed many projects and have recently prioritized the list of projects to be submitted for CPA funding. This prioritized list of projects includes:

- City purchase of Camp Paradise (currently owned by the Girls Scouts of Eastern Massachusetts)
- Replacement of the restrooms at Lynch Park
- Renovation of the Dane Street bathhouse to include new bathrooms, storage space and food service area
- Creation of a new playground structure and spray park at Lynch Park

We feel that all of these projects will greatly enhance the recreational opportunities available at these locations for thousands of Beverly citizens and non-residents. These projects will improve the accessibility to all of these resources for users of all ages and abilities.

We strongly support all of these projects and look forward to working with the Recreation Department and the City of Beverly to complete all of these projects. Thank you very much for your consideration of these projects for CPA funding. Your hard work is greatly appreciated.

Sincerely,

Mark Casey
Chairman