



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: <u>OBERR PARK PAVILION</u>	
Project Location/Address: <u>91 SYLVESTER AVE BEVERLY MA</u>	
Date: <u>APRIL 29, 2014</u>	
Name of Applicant: <u>DYAN KARSTEN</u> Organization: <u>RYAL SIDE CIVIC ASSOCIATION</u> Contact Person: <u>DYAN KARSTEN</u> Mailing Address: <u>1 ELEANOR AVE</u> Telephone #: <u>978-922 1281</u> Fax#: _____ Email Address: <u>ryalside@gmail.com</u>	If Different From the Applicant: Name of Owner: <u>CITY OF BEVERLY</u> Mailing Address: <u>191 Cabot ST</u> Telephone #: <u>978 921 6000</u> Fax#: _____ Email Address: _____

• CPA Funding Requested: \$ 47,699 Total Project Cost: \$ 47,699

• 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: x *Dyan Kater* Date: 4/29/14

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

2014 CPA APPLICATION FOR FUNDING THE OBEAR PARK PAVILION

1.0 ORGANIZATION BACKGROUND

Obear Park is located in the Ryal Side section of Beverly. The name undoubtedly originated from an English emigrant, cooper and cleaver of timber, William Ryal, who arrived in 1629 from England in the service of the New England Company, probably to labor in the forest of the common lands of Salem. At that time, Ryal Side was part of Salem Shortly after the establishment of Salem Township, the pioneers came to the then wild and unsettled region known as Ryal Side as early as 1635, to establish their homes, secure admission to freemanship, obtain grants of land and build their cabins. It remained a part of Salem until September 11, 1753, about 85 years later. Among the early settlers are such familiar names as Lawrence Leach, Richard Ingersoll, John Friend, John Porter, Henry Herrick, John Tompkins, John Dodge, John Bulfinch, and Elizabeth Newman, a daughter of John Winthrop.

Not quite as old, the Ryal Side Civic Association has been serving the Ryal Side neighborhood for nearly 75 years. It is most well-known for its Annual Fourth of July Parades and festivities that follow, Easter Egg Hunts, Thanksgiving Baskets to support their neighbors, as well as Christmas celebrations and neighborhood Holiday Lights contests. There is also a scholarship program to assist Ryal Side students moving on to higher education. It is truly a neighborhood beacon that has fostered Ryal Side Pride for generations.

2.0 PROJECT NARRATIVE-

Community Need- Obear Park is located at 91 Sylvester Avenue along the Danvers River in the Ryal Side neighborhood of Beverly. It has a Little League ball field, 2 tennis courts, and a large grassy and shaded area where swing sets are located. There is also an area that has been used for swimming for decades, but the beach area has eroded somewhat and is in need of some repairs. Swimming and fishing are still activities during the summer months. The Beverly Park and Recreation Department also host day campers in the summer here. The City is currently ordering equipment to rehab the Clubhouse present here and install 2 bathrooms and some countertops to facilitate additional park use. Currently, a port-a-john is placed there each summer, but there is a general reluctance by many to use this facility. A previous application for a bathroom at Obear by the RSCA is being withdrawn and funding we are seeking will only be for the pavilion construction. The pavilion will expand access to Obear Park by allowing more campers and picnickers during a range of weather conditions, and will serve a larger volume of users with the 6-8 picnic tables. It will become more of a

destination for healthful pedestrian and bike travel to the park. It will expand those who might use the park in the summer for waterfront swimming on those hot afternoons. It meets a recreation need not met anywhere in the City except Lynch Park. Promotes a healthy lifestyle where family and friends can gather, throw a baseball or Frisbee, go swimming, play some tennis and have a picnic all in the same area.

With so many people using the park each day once the baseball season starts, a pavilion area could be a great community meeting spot for afternoon or evening picnics and cookouts. The pavilion would also provide organization for summer daily camper activities as well as shelter from sun or rain events. With bathrooms and a pavilion, Obear Park would quickly become a popular place for Beverly residents in the summer where cool breezes are often felt in the afternoon. A pavilion at this Park is relevant to enhance recreational opportunities for the Ryal Side neighborhood with a clear public benefit. It is in compliance with all known laws and the Beverly Ordinances, the Beverly CPA application process and timelines, and is eligible for CPA funding according to the requirements in the CPA guidelines (Chapter 44B MGL.)

Feasibility- The project is highly feasible and can be easily constructed with City personnel or by the manufacturer's representatives. These kits make the project both practical and feasible to be built adjacent the existing clubhouse. It will be assembled by the Beverly DPW and any help needed by the RSCA within budget and on schedule beginning in the Spring of 2015 and will take several weeks to complete once the concrete slab is set. There are no unusual construction or site issues to hinder a successful completion of the pavilion. A Request for Determination of Applicability or a Notice of Intent from the Conservation Commission will be required because of the proximity to the Danvers River. A building permit will also be required. The RSCA stands committed to assist DPW as required to complete this community project.

Maintenance and Long Term Preservation- The Summerset Pavilion which is 24 ft x 16 ft. The tubular frame comes pre primed and painted for low maintenance from Gazebo Creation.com, Centerville Ohio (1-888 293-2339). But like all steel structures, period sanding and painting will be required. The roof is also steel, reducing the risk of fire damage.

Maps & Visual Materials- attached

3.0 BUDGET-attached

4.0 PROJECT SCHEDULE-attached on Project Schedule Form

5.0 OTHER INFORMATION

OBEAR PARK PAVILION BUDGET

1. Clearing, grubbing, surveying	\$ 2,500
2. Concrete Slab	\$14,000
3. Pavilion 16'x 24'	\$23,199
4. Erection Labor	\$ 8,000
TOTAL	\$47,699



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2014 CPA PROJECT FUNDING APPLICATION
Project Budget Form

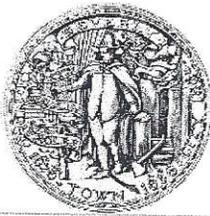
- Project Title: OBEAR PARK PAVILION
- Applicant Contact Information:
 Contact Person: DYAN KARSTENS
 Organization: RYAL SIDE CIVIC ASSOCIATION

SOURCES OF FUNDING		
Source	Amount	Percentage of Total Budget
Community Preservation Act Fund	\$ 47,699	100%
Total Project Funding		

ITEMIZED PROJECT EXPENSES		
Expense	Amount	To Be Funded by CPA? Y/N
		*Please refer to DOR's Allowable Uses Chart
Clearing + grubbing	\$ 2500	Y
Concrete Slab	\$ 14,000	Y
Pavilion 16'x24'	\$ 23,199	Y
Erection Labor	8,000	Y
Total Project Expenses	\$ 47,699	

*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: OBEAR PARK PAVILION
- Applicant Contact Information:
 Contact Person: DYAN KARSTENS CO-PRESIDENT
 Organization: RYAL SIDE CIVIC ASSOCIATION

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

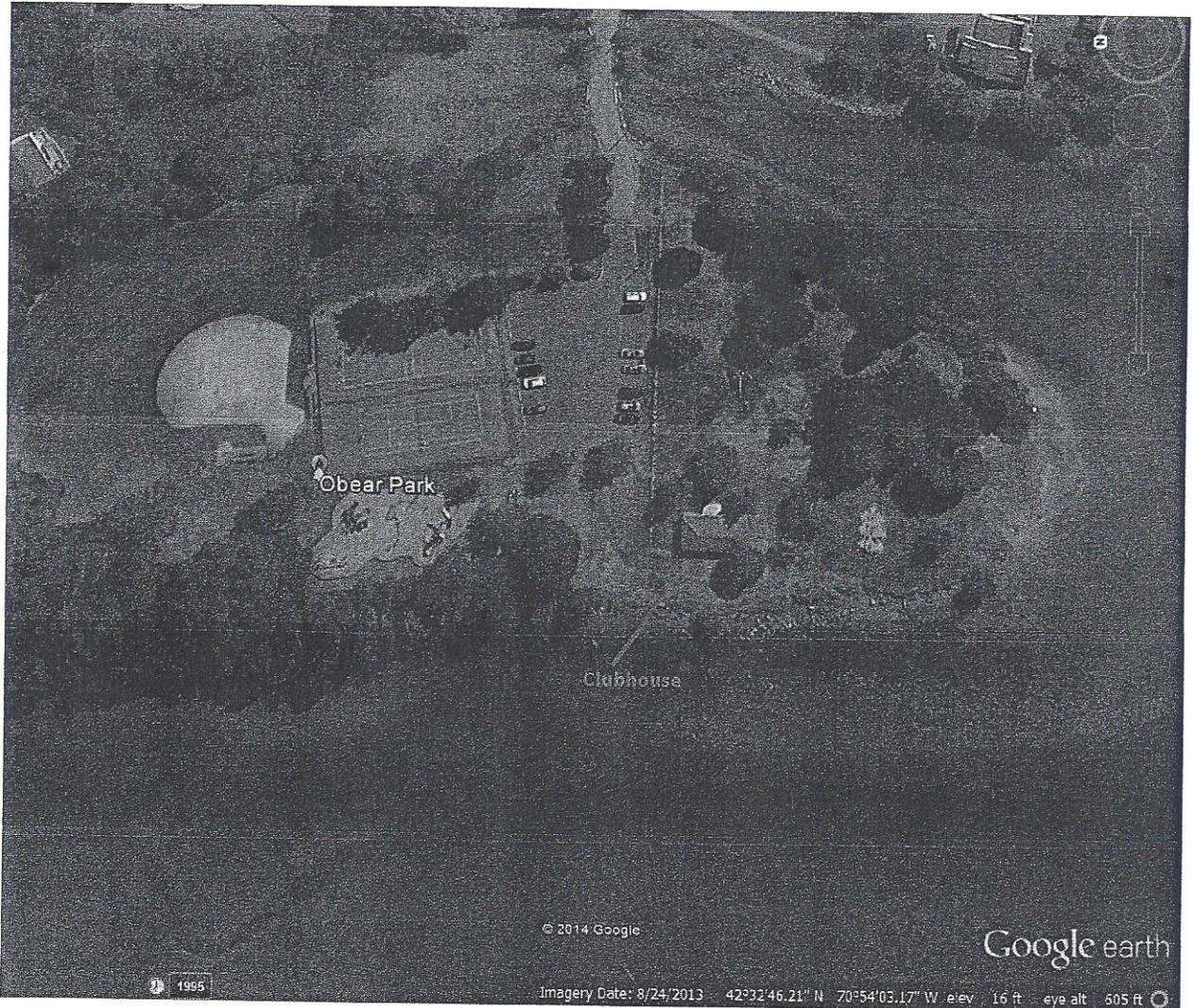
	Estimated Date	Activity
Project Start	APRIL 1, 2015	Cleared Grub Site
Project Milestone	MAY 1, 2015	SET FOUR CORNERS & SLAB FOOTPRINT
50% Completion	MAY 15, 2015	POUR SLAB
Project Milestone	JUNE 15, 2015	ERECT PAVILION
Project Completion	JUNE 30, 2015	COMPLETE ERECTION OF PAVILION

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.



LOCATION MAP-OBEAR PARK PICNIC TABLE PAVILION



Obear Park

Clubhouse

© 2014 Google

Google earth

1995

Imagery Date: 8/24/2013 42°32'46.21" N 70°54'03.17" W elev 16 ft eye alt 505 ft

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Welcome to our Award Winning Design Wizard

With a Few Clicks of your Mouse, you can Design your Landscape Structure

16' x 24' All Steel Rectangular Summerset Pavilion

Choose Options for your Pavilion
↓ Scroll through the options below, pricing will update instantly. ↓

1. Select Steel Frame

(Click "Details" for Larger Image and Description)

- Tube Steel Frame, Pre Primed**
[Incl.] Details
- Powder Coated Tube Steel Frame**
[+\$1,959] Details

2. Select Roof Color

(Click "Details" for Larger Image and Description)

- Autumn Red Roof**
[Incl.] Details
- Charcoal Roof**
[Incl.] Details
- Evergreen Roof**
[Incl.] Details
- Ivory Roof**
[Incl.] Details
- Regal White Roof**
[Incl.] Details
- Roman Blue Roof**
[Incl.] Details

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Talk with a Project Advisor

1-888-293-2339
Mon-Fri: 8AM-7PM EST
Sat: 10AM-3PM EST

- [Live Chat](#)
Chat Now
- [Email Us](#)
Answers in 24 hours

Click image below to enlarge your Pavilion



16' x 24' All Steel Rectangular Summerset Pavilion Shown w/Powder Coated Steel Frame and Custom Metal Roof, Tables Not Included

- Save Design
- My Designs
- Photo Gallery
- Email Design
- Custom Design

- [11 Reviews] [Read Reviews](#)

Price with Selected Options: **\$23,199**

Submit for a Shipping Quote

Fill in the information below and a Project Advisor will contact you within 24 hrs.

Email Address: [Privacy Policy](#)

First Name: Last Name:

Phone Number: Zip Code:

Est. Purchase Time Frame:

Best Time to Call, Additional Requests, Comments, etc...

Keep me informed about new offers & news

For an Instant Quote call us at **1-888-293-2339**
Mon-Fri: 8AM-7PM | Sat: 10AM-3PM EST
Personal Information will not be shared

Summary

Below is a summary of all your selected options.

- Size:
- Material:
- Roof:
- Style:

Base Code: [ASH1624-04]
Base Price: \$23,199

View Included Options

Total Price: **\$23,199**

[Clear Options](#) [Payment Options](#)
[Printable Summary](#)

Base Specifications

- Product Type: Pavilion
- Style: Summerset (Rectangle)
- Roof: Single Roof
- Material: All Steel
- Size: 16' x 24'
- Height: 128 in.
- Approx. Area: 384 Sq. Ft.

Base Features

- Tube Steel Frame, Pre Primed
- 24 Gauge Metal Roofing
- 4:12 Roof Pitch
- Engineered to Local Code

[Request Spec Drawings](#)

[Need even more Customizations?](#)

Product Reviews

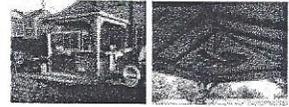
1 - 5 of 11 Reviews

30 out of 45 found this review to be helpful!

100% Satisfied - Better than we envisaged

By Allan K from Centerville, Ohio on 11/2/2012

The product went together over three weekends. The first weekend two of us assembled everything up to the rafters (neither of us work in construction - an IT consultant and an insurance salesman). The second weekend I completed the tongue and groove ceiling and the third weekend I installed the roof tiles (a job no one in their right mind would take on as a profession!!). Everything went together without any issues - no extra holes to drill, nothing to cut and nothing missing. I was amazed and would recommend this product to anyone.



Service and Delivery Comments:

Immediate responses to emails even before I ordered the product. Delivery was on time - just be prepared to unload a lot of timber

Was this review helpful? [Yes](#) | [No](#)

29 out of 43 found this review to be helpful!

Outstanding Quality - Great Kit

By Fall River Ramada from Idaho Springs, CO on 1/28/2013

I waited a while to write up this review. The Ramada has been installed now for about 14 months, gone through a cold Colorado winter (installed at 8100 feet in elevation) and spring/summer/fall and now again half way through winter. I am extremely happy with the kit and how it went together. I was not missing a single part. Heck - you even supplied the bit for my screwdriver. The quality of the wood is outstanding. Everyone remarks on how clean it is. We had one board out of hundreds that was just slightly warped - everything else was perfect. While staining the tongue and groove roof pieces I made sure and put stain on the "prettiest" side. I might have had 3 boards that I couldn't have used either side on. Outstanding quality. The instructions were great - there were a couple spots that could use a slight bit of improvement, but overall the best instructions I have ever worked with on such a project. Most importantly, the thing just went together perfectly. I never used a saw, never had to change anything or improvise. All parts were present and accounted for - and I didn't get killed doing it - though I am kind of tired and sore. I have to admit - I was really worried about laying down this kind of \$\$\$ and getting a shoddy kit that didn't go together well. It went together perfectly and has stood up to the weather with no issues, no cracking, no warping, nothing. At this point I would wholeheartedly recommend your products to everyone I know.

Service and Delivery Comments:

Delivery was on time and the package was put together really well.

Was this review helpful? [Yes](#) | [No](#)

21 out of 30 found this review to be helpful!

14X14 Pavillion

By Itani Park from Pullman, Wa on 10/27/2011

The material for this was excellent. Well rapped for protection of material. Easy setup, easy build.

Service and Delivery Comments:

Excellent help from company.

Was this review helpful? [Yes](#) | [No](#)

18 out of 26 found this review to be helpful!

PAVILION

By Mike from Greenville SC on 10/31/2011

We are very proud of the Pavilion. with detailed plans and the material package arriving with no missing items the project went great. When the time comes for another pavilion we will be in contact with you again.

Service and Delivery Comments:

All questions were answered without hesitation.

Was this review helpful? [Yes](#) | [No](#)

20 out of 36 found this review to be helpful!

Ramada in Paradise

By The Ohana from Waianae, Hawaii on 9/18/2012

Our Ramada is great! It blends in well with its surroundings here in Hawaii. The instructions are well laid out and easy to follow. It took us, with the help of some friends, about six days to erect it. Manpower is definitely needed to move and lift the pieces into place. Two people are not enough. We have friends in the heavy construction business who said the price for all the materials was reasonable. The Ramada is very sturdy and we expect long and enjoyable service! Everyone who has seen it is impressed with its quality and beauty.



Service and Delivery Comments:

Support and assistance from the staff was excellent. All our questions and requests were handled quickly and effectively.

Was this review helpful? [Yes](#) | [No](#)

[Previous](#) | [More Reviews](#)

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Ayer-Ryal Side Parent Teacher Organization
40 Woodland Street Beverly, MA 01915

Ms. Wendy Pearl
Community Preservation Committee
191 Cabot Street
Beverly, MA 01915

Re: Community Preservation Act Application Support-Obear Park Pavilion

Dear Ms Pearl:

I would like to voice my support for funding consideration for the Obear Park Pavilion with the Community Preservation Act funding. Obear Park is a secret jewel hidden along the Danvers River in Ryal Side that we allow enjoy. Over the years, there have been few upgrades to the park and as a result, it needs a little TLC. We strongly support building this pavilion as it will be a nice upgrade that many in the city will enjoy-summer rec department campers, little league baseball players and their families as well as all the other park users. Thank you for your consideration and your volunteer public service.

Sincerely,



Todd Rotondo

President, Ayers-Ryal Side PTO