



City of Beverly
Community Preservation Committee
 Planning Department
 191 Cabot Street, City Hall

Beverly, MA 01915

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CPC Website: <http://www.beverlyma.gov/boards-commissions/community-preservation-committee/>

2015 CPA PROJECT FUNDING APPLICATION

Project Description Form

Application and supporting materials must be submitted by Friday May 8, 2015 at Noon

Project Title: Green's Hill Trail and Water Access Improvements
Project Location/Address: Green's Hill / Ayers Ryal Side School - 40 Woodland Ave., Beverly, MA
Date: May 8, 2015

Name of Applicant: Ayers PTO
Organization: Ayers Parent Teacher Organization (PTO)
Contact Person: Rachael Abell
Mailing Address: 40 Woodland Ave.
Telephone #: 617-308-8556
Fax#: 781-993-7590 (eFax)
Email Address: raebell@gmail.com

If Different From the Applicant:
Name of Owner: City of Beverly
Mailing Address: 191 Cabot Street
Telephone #: 978-921-6000 x2333
Fax#: 978-921-6052
Email Address: mayorcahill@beverlyma.gov

- CPA Funding Requested: \$ 20,000 Total Project Cost: \$ 20,000 plus volunteer labor
- Please mark all CPA Categories and purposes to which this project applies (more than one may apply) - please refer to DOR Allowable Uses Chart:

Open Space:

Acquisition
Creation
Preservation
*Rehabilitation/Restoration Support** Support*
*Rehabilitation/Restoration***

Historic Resources:

Acquisition
Preservation
Rehabilitation/Restoration

Community Housing:

Acquisition
Creation
Preservation

Recreation:

Acquisition
Creation
Preservation
Rehabilitation/Restoration

***if acquired with CPA funds*

PLEASE ATTACH THE FOLLOWING SUPPORTING INFORMATION AND DOCUMENTATION:

Please type all responses and indicate item number

- Project Narrative:** Please address the following items in your narrative, which should not exceed 5 typed pages:
 - Project Description:** Please provide a thorough description of the project and goals it will achieve.
 - CPA Eligibility, Community Preservation Need:** Please describe how the project complies with the CPC's Project Eligibility Criteria and the DOR's Allowable Uses Chart. Please describe the

community need the project satisfies. Please address specific CPC Criteria and the definitions listed on the DOR's Chart when answering this question.

- c. **Project Partnerships & Support:** Please attach commitment letters from funding partners, including in-kind service providers. Please attach other letters of support to document clear endorsement by community members and groups, municipal boards, committees, commissions and departments, etc.
 - d. **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...).
 - e. **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.
 - f. **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.
 - g. **Maps & Visual Materials:** When appropriate, at least one photograph shall be provided with the application. 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...).
2. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Please attach supporting documentation that substantiates costs (i.e. estimates, quotes, letters of intent estimating value of in-kind services etc...)
 3. **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.
 4. If applicable and appropriate, additional information or supporting documentation should also be attached. ****Note:** If supporting documents are 10 pages or more, an electronic copy (PDF) of said document shall be provided. Supplemental information may include, but not be 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. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
 - f. 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: May 8, 2015

Owner's Signature: _____ Date: May 8, 2015
(If Different From Applicant)

Project Title: Green's Hill Trail and Water Access Improvements

Project Location/ Address: Green's Hill, Ayers Ryal Side School, Green Street (Parcel 27X)

Date: May 8, 2015

1. Project Narrative

a. Project Description

Ayers Ryal Side Elementary School is located at the top of Woodland Ave. encircled by the Green's Hill property, which allows a unique opportunity for students, staff, and families in the neighborhood, as well as **all** residents of Beverly to access the shoreline of the Bass River, and enjoy open spaces in the more densely populated neighborhoods of Beverly. The proposed project will include additional trail improvements, a small bridge/boardwalk through a wet area, installation of benches at scenic points along the river on land owned by the City, and the extension of trails adjacent to the Bass River toward Green St., using a path across the property recently acquired by the City of Beverly, known as Parcel 27X, to essentially "complete the loop" in this beautiful waterfront area. The "complete walkway from Green's Hill around the river" has been a stated objective in the Beverly Open Space & Recreation Plan, as filed July 2008; this project would help to complete this long-term Open Space & Recreation Committee (OSRC) objective.

The prioritized item above is connecting the trail through to Green St. by reclaiming existing trails and better establishing signage at the entry point, which could be confusing due to a driveway on the 27X parcel and its location between two houses. Providing safer passage at two points on the loop where a culvert deposits storm runoff from Woodland Ave. and across a wet area near the phragmites (reed grasses) is the secondary priority, requiring a majority of the funds requested. Easier projects would include the placement of benches and possibly picnic tables at a vista point behind the school, however these are less urgent and would wait on funding. Additionally, debris removal (mostly litter) and minor hand pruning to better demark the intended pathways across city land will be conducted by volunteers with stewardship in mind. The Ayers PTO has wasted no time this spring and has begun organized efforts to clear trash already, as well as to generate interest in the upcoming volunteer efforts.

The project will respect the natural environment by imposing restriction on tree pruning and limit widths of trails/paths, such as not exceeding eight-foot-wide where topographically appropriate (and much narrower for much of the woodland and coastal areas). Specifically, hand pruning will be in areas between 100' and 200' from mean high waters (i.e., the outer riparian) and will include selective removal of identified invasive species, overgrown shrubs, and dead limbs not to exceed 6" caliper size. For any dead or struggling trees greater than 6" caliper size, an evaluation by the Conservation Commission will be requested to weigh safety issues versus removal.

b. CPA Eligibility, Community Preservation Need

The project will conform to the Community Preservation Fund allowable spending purposes (G.L. c. 44B, § 5) as being **Recreational Land**, with both **active and passive recreational** use, primarily trails, but also for a nature-based classroom used in conjunction with programs funded by the Ayers PTO (as well as Citywide) for students (e.g., Kestrel, Running Club); if a site is deemed suitable at the large clearing behind the Ayers Ryal Side Elementary School, picnic tables may be added near the vista point to facilitate outside learning opportunities by the students, especially those served by the aftercare program run by the Greater Beverly YMCA who tries to maximize outdoor activities for children under its supervision. The funds requested will be used for both **rehabilitation to continue to repair and improve the trails**, which the City began to reclaim from overgrowth in 2014, as well as fund the **purchase and installation of benches and other amenities/structural improvements**. The nearby acquired Parcel 27X is an upland trail away from the river, which will allow an entrance to the trails and will open up Green's Hill access from Green St., allows a larger hiking trail all the way to Bridge St. and then completing the river walkway along existing trails along McPherson Dr. and Elliot St., then back to Green St. This Green St. entrance will allow a third access point to Green's Hill (alternates being Bridge St., Ayers School).

The project will further make Green's Hill functional for walking, hiking, trail running, biking, and relaxing. In fair weather, the extension of trails will provide walking students and families an alternative to the congested Woodland Ave. during school drop-offs and pick-ups. Generally, trails tend to increase the quantity of walking, where the quality of the trail can also influence the frequency of use by patrons – both of which will benefit citizens' health and enjoyment; trails also help to establish community connections.

CONSTRUCTION PLANS: We envision approximately the ~5-foot wide entrance walkway to be marked with signage (per OSRC specifications & design) between the existing two homes that are located on Green St. Parcel 27X was surveyed preliminarily by the Engineering Department. An additional survey of the City-owned land to clearly mark boundaries will allow allowing the most trees and shrubs to remain as trail reclamation efforts are undertaken. The current condition of the 27X parcel is generally good with notable blown in trash, long-ago discarded metal objects, and some downed tree limbs, so in addition to debris removal, activities will mostly include making a way for walkers, hikers, and bicycles by outlining the intended trail by moving fallen branches to the side and with gentle raking of leaves until foot traffic can demark the way on the City-owned land clearly.

While we initially thought the scope of this project would include a stair system down to the water for safety and to prevent erosion, accessibility considerations and the steepness upon further site visits make this piece of the project fall out of scope at this time. Due to the concerns about safety, it will be important for volunteers to help indicate the 'safer' egress to the coast and protect those 'less safe' routes from being established by foot-traffic.

Another expense will be to construct a 4-foot-wide bridge through a phragmite growth wet area (with Conservation Commission approval of the site, plans, etc.). An abutter to the land is concerned that at astronomical high tides the area experiences a temporary high water, and that, during the high tide, hikers will be prone to head to the higher ground, which is private property (that currently looks like a proper trail/road) and not owned by the City. The bridge will allow hikers and bikers to stay on the City-owned land, and prevent degradation of the shore grasses.

This bridge will ultimately require Conservation Commission approval, however, the intention is to raise the bridge 2-3' above the high tide mark, and construct it with the appropriate amount of light to preserve the habitat below. Originally, a 3-foot-wide bridge was considered; however, a 4-foot option provides additional safety in passing, as a springtime site visit determined the boardwalk/bridge needed to be 210' in length versus 30' initially estimated during the frozen months due to the area of City-owned land prone to wetness. Without a bridge/boardwalk over this area, repeated walking will cause the breakdown of existing fibers and result in mud and pockets of water. During the time preceding the award of this funding, it may be prudent to demark the intended path of the bridge/boardwalk using wide-planked timber, the cost of which is included in this proposal. These planks would be preserved for re-use, if possible, in either the construction of the bridge/boardwalk or used in other wet areas that might be discovered.

Also, during a spring time visit to the property, washout from winter storms was observed at the site along the trail near Parcel 27X where a culvert from Woodland Ave had washed away soil. In this full application, in lieu of stairs, the Ayers PTO would like to ask for funds for The City to address this washed out area. We will work with Michael Collins and the Department of Public Services to augment erosion control devices along the trail as necessary to provide safe travel. Steeper areas will require periodic management with additional gravel or stone dust after heavy storm erosion. It will remain to be determined if City resources can address this repair or if a subcontractor will be required for the work, which is why we have budgeted conservatively.

c. Project Partnerships & Support

A side benefit of this project will be to provide eager local Scout Troops opportunities to volunteer for both the improvement project and in on-going maintenance, as well will have the support of parent volunteers through the PTO, and (when appropriate) family volunteering opportunities. The high participation in ribbon cutting event in the fall of 2014 and initial spring 2015 clean-ups demonstrates the interest, and afforded many a first-look at the spectacular asset that had been hiding behind the overgrowth for many years. The initial clean-ups and tour has also alleviated fears some parents and residents had related safety due to former campsites within the property, though continued active recreation use will be required.

A number of City departments and committees support the project outlined in this proposal, and will work collaboratively. Please find letters of support from:

- Beverly Harbor Management Authority (HMA) – Paul Earl
- OSRC Chairperson – Charlie Mann
- Beverly Recreation Department Commissioner – Bruce Doig
- Ward 1 City Councilor David Lang
- Ayers Ryal Side Elementary School Principal – Elaina Byrne

d. Feasibility

After a professional site survey is conducted, a determination of the actual bridge/boardwalk footprint can be confirmed and presented to the Conservation Commission for their evaluation, site visit, and approval for permitting. An initial site visit measured 210' feet, but that was based on assumptions made with information provided by a land owner of the adjacent property; the 210' feet should be the maximum size required to accomplish the outlined goals.

The Ayers PTO in coordination with Parks and Recreation and Department of Public Services will submit a full 'Notice of Intent' for the trail improvements near the Bass River, wetland bridge crossing, and any bench construction near the Bass River. The actual applicant will be either Parks and Recreation or Department of Public Services. Attached is letter of support from Bruce Doig; via email, Michael Collins also voiced his support.

e. Applicant/Organization Background

The intention for this project is to have the City use its in-house resources to execute the components of the application that cannot feasibly be done by volunteers, such as parents, community members, and Boy Scouts. The funding requested would be used for materials and labor, as well as required permitting. This specifically requires coordination of activities with the City department and committees. For practical reasons, the City's resources cannot be controlled by an organization such as the Ayers PTO; however, the cooperation and coordination on improvements already made in 2014 to the site demonstrate the collaboration that can be achieved when we work together. The Ayers PTO is comprised of a number of dedicated parents and guardians, as well as teachers and school staff who are committed to providing a safe, educational, and enriching environment filled with activities for the students of Ayers Ryal Side, as well as our community. High participation in planned activities and consistently impressive fundraising for other project within our school community demonstrates our commitment and ability to execute.

Spear heading this application process for the project is Rachael Abell (on behalf of the Ayers PTO). Rachael has professional project management experience that will help with scoping, identifying tasks/resources, and managing timelines. Additionally, with her nearly 12-year residency in Beverly, and former experience within The Friendly Garden Club of Beverly as a both a member and as Publicity Chair, she has experience in coordinating volunteer resources for nature-based outdoor clean-up with a keen eye on stewardship. She has strong organizational and communication skills, as well as a desire to be a consensus builder. To be best equipped to successfully coordinate this project, Rachael has been a regular attendee of the Open Space & Recreation Committee meetings in 2015, and attended a Conservation Commission meeting to ensure understanding of wetland/shore land application process and the concerns this project will need addressed. Rachael (and her family) has been a member of Trustees of the Reservation and Mass Audubon for many years and experienced the benefits of their trail programs. Additionally, Rachael recognizes the value of leveraging both the trail blazing and grooming and construction expertise of others including, but not limited to, Charlie Mann.

Charlie Mann is presently serving as Chairman to OSRC, as well as an active member of Essex County Greenbelt, and lends his time to other worthy environmental and recreational endeavors outside of his professional hours, which belong to Windover Construction where he is a project manager. Charlie is very familiar with the parcel and has contributed to this proposal, as well as another that intends to secure an additional piece of property with an easier (less steep, more logical) access point to the trails considered in this proposal; this proposal will work in concert with the other, as Ayers PTO recognizes the other parcel is a logical point of entry, and 'making the loop' connection to Green St. is this proposal's leading objective.

f. Maintenance & Long Term Preservation

Once completed, Green's Hill access to this forested area adjacent a riverine system with abundant wildlife, waterfowl will be greatly increased. The newly acquired land will open up Green's Hill to thousands of nearby residents of Wards 1, 2, and 3 for recreation including hiking, picnicking, biking fishing, and birding. It will provide a unique environment close to the urban aspects of the City that is not currently available. It will also allow more residents frequent use of the land and will discourage campers from coming back to the area again thereby increasing safety. Ongoing maintenance of the site will be done by the volunteer organizations outlined in this proposal, as well as the City, as deemed necessary.

A number of committed Ward 1 residents have contributed to the ideas presented in this application by the Ayers PTO, including parents with youngsters in the Ayers Ryal Side Elementary School who will be in attendance for the

next four years or more, and therefore are keenly interested in the on-going maintenance and preservation of this open space. Additionally, the letters of support attached to this application indicate the additional interested parties.

4. Supplemental Information

- g. Natural resource features
This project enhances waterfront access and will promote use for healthy activities, as well as provide people with a chance for viewing wildlife and plants. The goals of the project are to make the open space available to a wide-variety of users in an affordable (no membership required) and convenient (in our backyard) manner. A few photos are supplied in the following pages of the application, but additional photos are available at: www.greenshill.info.
- h. Proof of site control, or plan to obtain control such as Purchase and Sale Agreement, option or deed
The land described in this project is City-owned; including the 27X Parcel that the city solicitor confirmed via email on January 29, 2015 as the City had taken the property by tax title and now owns it. Site work in 2014 was conducted by the City's Department of Public Services, who would oversee additional site work.
- i. For historic properties or artifacts, a Determination of Historic Significance by the Beverly Historic District Commission
Not applicable.
- j. Historic structure report or existing conditions report
Not applicable.
- k. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
City resources such as the Department of Public Services, Recreation Department, OSRC's Charlie Mann, and others with stewardship/trail maintenance experience such as the Boy Scouts will be doing the proposed work.
- l. Any other information useful to the Committee in considering the project
Active, outdoor recreation time for children has become scarcer, so creating real opportunities to teach children about stewardship and respect for the natural world is more important than ever. The Ayers PTO has spearheaded this application process in hopes that the CPC finds this project fund-worthy and gives the City the resources with which to move forward.

Budget:



Beverly-CPC-Budget-Form-Finalized-Janua

Project Plan:



Beverly-CPC-Project-Schedule-Form-Finaliz

Support Letters:



OSRC_Support_Letter_Mann_3May2015.



HMA_Support_Letter_Earl_1May2015.pdf



RecDept_Support_Letter_Doig_4May2015



Ward1_Support_Letter_Lang_5May2015.r



Ayers_Support_Letter_Byrne_5May2015.

Quotes & Estimates:



Boardwalk_Materials_Quote_IN107AAQ.p



Temporary_Planks_Moynihan_04May2015.



Misc_Protective_Supplies_Moynihan_04M



SwensonGranite_Quote_Benches_1392_1



O'BrienQuote_Beverly - Site Improvement:

Maps & Visual Materials:

Upland (blue) and Coastal (red) trail locations:

City of Beverly

March 26, 2015



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated July 2014



A view from McPherson Drive, w/ phragmites/wet area denoted with dashed red:



Approx. representation of upland & costal trails:



An aerial view marking approx. locations of entrance sign, bridge/boardwalk at the wet area, benches, and optional picnic tables:



Green's Hill surrounds Ayers Ryal Side School, giving students, parents/guardians, and the community access from the school's parking lot, as well as Bridge St. and, soon to be marked, Green St. entrance. The illustration below provides additional details about the remaining area requiring trail improvements, as well as indicates the approximate site of the Woodland Ave Culvert run-off area that needs to be addressed:

