



CPA Funding Application Form

City of Worcester

Submitted On:

May 8, 2025, 12:14PM EDT

Project Name	Dr. Dorista Goldsberry Dedication Area & East Side Trailhead
Project Location and/or Address	Reactory Drive (formerly known as Hospital Drive). The closest address is 1 Reactory Drive and 305 Belmont Street. See attached locaiton map.
Project Lead Organization (or Individual if Applicable)	New Garden Park, Inc.
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Greater Worcester Land Trust
Please attach written permission by the property owner for submission of this application if other than applicant.	CPA_Goldsberry_WBDC_Grant_Support.pdf
Brief Project Description	The proposed project seeks to create a natural dedication area to honor the trailblazing work at the former Worcester State Hospital and create a new trailhead connection to the existing East Side Trail within The Reactory development.
Project Contact Information	Julie Holstrom [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Open Space and Recreation
What activity are you proposing to do in this category? (Check All that Apply)	Create
What is the project budget?	\$180,690.70
How much are you requesting in CPA funding?	\$150,531.70
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	This project does not require a Determination of Local Historic Significance
Are you requesting an expedited review process for	

your project? The CPC shall consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more information.	No
Please briefly describe your project.	NGP is seeking to work with GWLT to create a natural dedication area and trail connection within The Reactory development. This dedication area is located on a 0.310 acre parcel that abuts an 11.2 acre parcel that is owned by GWLT and is in the process of being placed into a Conservation Restriction, providing greater protection for the East Side Trail and the surrounding trail connections. The proposed project would utilize the 0.310 parcel to create a dedication area to honor Dr. Dorista Goldsberry and other trailblazers that worked at the Worcester State Hospital. This dedication area will consist of natural plantings and reclaimed granite slabs to create a contemplative sitting area that provides visitors with the opportunity to enjoy the natural surroundings and learn about the groundbreaking work of Dr. Dorista Goldsberry and her colleagues. The project will also provide parking facilities and trailhead access to the 3.44 mile East Side Trail.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	NGP is in the process of finalizing the design for the dedication area and trailhead connection and anticipates this work will be complete in May. NGP does not anticipate significant permitting for the construction of this dedication area and trailhead – a curb cut permit from Worcester DPW will be submitted and the proposed parking plan will be submitted to ISD for their consideration. Finally, any required permits for the proposed construction will be pursued upon completion of design.
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	N/A
What is the desired start and end date of this project?	NGP anticipates to begin construction of this dedication area by June, 2025 and anticipates to be complete by October, 2025.
Please attach a Timeline for the project.	timeline.pdf
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific	budget.pdf

about the use of all CPA monies requested.	
Please upload any renderings and/or estimates for this project.	2025-04-08-Reactory Dedication OPC.pdf P-PLAD-PROP-MAA240114.00-0a-C-301 SITE.pdf
What is the status of the match funding identified in the budget?	NGP has committed \$35,000 towards the engineering/design and construction of this project. In addition to these funds, NGP is donating reclaimed granite block materials from a former building that was part of the Worcester State Hospital complex that will be utilized in constructing the dedication area.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	CPA fund Commitment Ltr signed 5-5-25.pdf
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	Utilizing CPA funding for this project will preserve open space, improve recreational opportunities and enhance community heritage. This project seeks to not only enhance Worcester's green space and trail network but also seeks to create a natural space that will honor some of Worcester's great trailblazers and educate visitors of their contributions to the Worcester community.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	NGP intends to be the project manager in completing the construction of this space. NGP is the 501(c)3 non-profit arm of the Worcester Business Development Corporation (WBDC). The WBDC is a business organization with a public purpose mission to serve as an innovative and leading force in the economic development of the City of Worcester and the region. The WBDC shares its experienced staff with NGP. Staff includes President Craig Blais, Executive Vice President Roberta Brien, Director of Projects Julie Holstrom, Project Manager Noah Magid and Chief Financial Officer Kathleen Kelleher. The team has decades of experience in real estate development. Staff qualifications, as well as a summary of projects, are attached with this application.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	NGP is within a financial position and is able to commit financing resources to cover the upfront costs associated with this project. These funds are unencumbered, unrestricted, free of liens, and available, as needed.
Please upload any reports that may be helpful in establishing a capable financial position.	DRAFT - New Garden Park, Inc. FS 12.31.2024.pdf
How will this resource/property/building be maintained in the future?	As the owner of the property and proposed steward of the adjacent 11.2 acres that is expected to be placed into a Conservation Restriction with the Commonwealth, GWLT is committed to maintaining proper access to the East Side trailhead as well as to the dedication area. Further, the tenants within the Reactory development are anticipated to form a Tenant Association for the

	<p>purposes of maintaining the entrance sign and landscaping at the corner of Belmont Street and Reactory Drive. It is the ho</p>
<p>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</p>	<p>This project will benefit Worcester by creating an enhanced, free, and accessible green space. This project will encourage recreational activities, such as hiking, on the East Side trail. This project will also build on the history of its surroundings with the creation of an area that will offer visitors a reflective space that educates about the history of the Worcester State Hospital and to honor the work of the first black female to serve as the Director of the Worcester Youth Guidance Center</p>
<p>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</p>	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.</p>
<p>Please describe how this project aligns with the above Community Priorities.</p>	<p>The proposed construction of a dedication area and a trailhead for the East Side Trail aligns with the Community Priority of increasing accessibility to open space within the City of Worcester. Establishing a dedicated entry point, with accessible parking, ensures that all Worcester residents and visitors to the area have access to the area’s natural resources.</p> <p>Through the proposed dedication area, this project seeks to integrate educational elements into a natural setting that provides a unique opportunity to share local history while offering visitors a beautiful, natural space to enjoy. Further, the trailhead connection to the East Side Trail enhances the network, linking it to a larger network of outdoor spaces, encouraging a greater appreciation for Worcester’s natural resources and shared history.</p>
<p>Historic Resource Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Open Space and Recreation Category Goals</p>	<p>GOAL 5: Expand green networks to create corridors for wildlife and alternative mobility options.</p>
<p>Community Housing Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>
<p>Please describe how this project aligns with the above Category Goals.</p>	<p>This project aligns with Goal 5 for Open Space and Recreation – Expanding green networks to create corridors for wildlife and alternative mobility options. The proposed project includes the creation of a dedication area to honor the community contributions of Dr. Dorista Goldsberry and other community members. As part of this dedication area, the project will introduce a new trailhead to the East Side Trail in Worcester, creating new access to the eastern flank of the trail. The East Side Trail was constructed in 1997 and traverses 3.44 miles over 550 acres, beginning at Cristoforo Columbo Park on Shrewsbury Street and ending at Lake Quinsigamond. This project would introduce a new access point to this trail, seamlessly integrating into the surrounding paths and</p>

	recreational spaces and enhancing the overall trail system network in Worcester.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	<p>The East Side Trail was created from the Green Hill Park Master Plan in 1997 and the City Open Space and Recreation Plan in 2021. Building on these, the proposed project aligns with the City of Worcester’s Now Next plan (March, 2024), directly aligning with the theme of “ecosystem health, connectivity and access to nature.” This project provides a unique opportunity to enhance an existing trail network and create new reflective space within a natural setting for residents and visitors alike.</p>
Does your project have community support? Please describe outreach efforts for this project.	<p>This project has been in the planning stages since 2020 as part of the redevelopment efforts at the former Worcester State Hospital campus. Since that time, NGP has held a number of on-site meetings to discuss the dedication area concept and review designs with the community. This community-supported project reflects a shared vision to enhance the city’s green space and create a space that honors members of the community, creating new connections, both physically and symbolically.</p>
Please upload any letters of support.	<p>4.18.2025 LOS CPA Fund for WBDC Dr. Dorista Goldsberry.pdf Councilor Mero-Carlson CPA Funds Letter of Support_.pdf Final Letter of Support for CPA funding request for Green Hill Park Trailhead.pdf Green Hill LOS.pdf</p>
Is there anything else you want the CPC to know about your project?	