

# Section 1.

## Applicant Information

### 1.1. Primary Location:

*Pepperell*

<b>EOHED Region</b>	<i>Northeast</i>	<b>MassDOT District</b>	<i>District 3</i>	<b>Rural or Small Town</b>	<i>Rural</i>
<b>MDFA Regional Office</b>	<i>Central</i>	<b>Gateway City</b>	<i>N/A</i>	<b>Housing Choice</b>	<i>No</i>
<b>Regional Planning Agency</b>	<i>Northern Middlesex Council of Governments</i>	<b>MVP Community</b>	<i>Yes - MVP</i>	<b>MBTA Community</b>	<i>No</i>

### 1.2. Organization Type

Public Entity

Municipality

Public Housing Authority

Redevelopment Authority or Similar Quasi-Governmental Agency

Water or Sewer District

Other Public Entity

please specify:

Non-Public Entity

### 1.3. Applicant Organization Name:

*Town of Pepperell*

### 1.4. Applicant Organization Legal Address:

*1 Main Street*

**1.5. City/Town:**

**1.6. State:**

**1.7. Zip Code:**

*Pepperell*

*Massachusetts*

*01463*

**1.8. CEO Name:**

**1.9 CEO Title:**

*AndrewMacLean*

*Town Administrator*

**1.10. CEO Tel.:**

**1.11. CEO Email:**

*(978) 650-1621*

*amaclean@town.pepperell.ma.us*

**1.12. Project Contact Name**

*Jennifer Gingras*

**1.13. Project Contact Title**

*Town Planner*

**1.14. Contact Tel.:**

**1.15. Contact Email**

*(978) 433-0336*

*jgingras@town.pepperell.ma.us*

**1.17. Organization Description – Outline the organization’s mission, structure, and economic development goals and history.**

*The Town of Pepperell is home to approximately 12,000 residents. The Town Government is comprised of a Select Board, which consists of 3 members, and serves as the chief policy-making agency of the Town. The Town also has a Planning Board, which is comprised of 5 members, and serves as the Special Permit authority for many of the Town’s zoning bylaws. In 2020, the Town completed its Master Plan, which contains over 120 recommendations spanning all of the required Master Plan elements, including housing, economic development, land use, transportation, and agricultural preservation and land protection. Most of the Master Plan recommendations are already underway and a few have been completed since their initial recommendation. A primary economic development goal includes the updating of Pepperell’s zoning bylaw, as it has not been significantly reviewed and rewritten in over twenty years. Many sections of the bylaw lack clarity or appropriate standards and guidelines that would align with Pepperell’s economic development goals. Over all, the Town’s goal would be to encourage sustainable land use patterns including removing barriers to farmland and scenic resource protections, removing barriers to the creation of diverse housing stock, and enabling growth of commercial businesses in targeted areas. A range of housing types would also make it possible for senior citizens to stay in their neighborhoods, and for young people to afford their first homes. A second primary economic development goal of Pepperell is to establish policies that encourage healthy community design, such as the installation of benches, street trees, and bicycle racks at municipal properties and in the downtown area, and more efficient parking policies, which would follow the recommendations laid out in the recently completed Rapid Recovery Plan.*

## Section 2.

### Project Information

2.1. Project Categories for Grant Consideration (Check all that apply). Please note that, for each category selected, additional questions will appear in the application related to that funding type. (**note: Section 1.1 and 1.2 must be completed before selecting an option here**).

- Community Capacity Building
- Planning and Zoning
- Site Preparation
- Building
- Infrastructure

#### 2.2. Project Name:

*Update Pepperell Zoning Bylaw*

2.3. Is this a joint application between two or more municipalities (and/or entities), which will entail a formal arrangement for a shared scope of work and allocation of funds?

Yes

No

#### 2.4. Short Project Description / Abstract – Provide a concise description of the project, with a focus on the portion of the project for which the applicant is requesting funds.

*The project would allow Pepperell to hire a consultant to perform an audit of the existing zoning bylaw and develop amendments that would update the bylaw, including: ensure consistency with MGL Ch. 40A and judicial decisions; identify sections of the bylaw that require clarity and consistency; provide recommendations on appropriate lot size requirements to better accommodate affordable housing; and better accommodation of agricultural and commercial uses.*

#### 2.5. Leadership and Ability to Execute – Describe the leadership and project management group for this project and why it is an effective team to advance this project.

*The leadership and project management group for this project is headed by the Town Planner, and consists of a representative from the Planning Board, Zoning Board of Appeals, Select Board, and Economic Development Advisory Committee, along with the Town Administrator, Town Engineer, Conservation Agent, and Building Commissioner. This group will have the responsibility of working with a professional consultant, and directing staff on all aspects of this project, including oversight of the time, scope, and cost.*

*This team has aligned their focus through a recently completed Master Plan (2020), a Housing Production Plan (2021), and the establishment of Goals and Priorities in 2021, with updates every few months. Overall, the team brings a significant amount of experience in financial planning, economic development, municipal governance, and zoning. The team also has a successful track record with large and complex projects, and engagement with all Boards/Committees/Commissions in Town when it comes to projects and zoning initiatives. Each member has been involved with numerous grant projects, and are well-versed in key planning and economic development documents and initiatives, including the 2021 Local Rapid Recovery Report; the 2020 Pepperell Master Plan, Shaping the Future; the Greater Lowell Comprehensive Economic Development Strategy for 2020-2024; VHB's 2019 Railroad Square Conceptual Improvements study; 2017 NMCOG Main Street Corridor Economic Development Analysis; a successful One Stop for Growth grant for expansion of Pepperell's Mixed Use Overlay District; numerous Green Community grants; a Municipal Vulnerability Planning grant; and two District Local Technical Assistance grants.*

#### 2.6. Project Need – Describe why this project is necessary in enhancing economic development or unlocking other housing and/or jobs.

*Pepperell adopted its first zoning bylaw in February 1958, and a major update was approved by Town Meeting in 2001, followed by 16 amendments to date. As a result, the current zoning bylaw is outdated and not entirely consistent with the state's Zoning Act. The current zoning bylaw is also poorly organized and difficult to administer, which could put the Town at risk for legal challenges. Additionally, most of the town is zoned for large-lot single family residences. Recent trends in demographics and lifestyles are prompting an increased demand for alternatives to low density, single family housing. The current bylaw is written so that it is prohibitive to the creation of affordable housing. The primary goal of doing a Zoning Bylaw review is to look for inconsistencies with the state Zoning Act and identify sections of the Bylaw that require clarification or reorganization. The review will also incorporate smart growth and sustainability principles into Pepperell's zoning bylaw.*

**2.7. Progress to date – What progress has the applicant made on this project to date? Include details about planning, stakeholder engagement, development tools used, noting if the project is included in any adopted municipal or regional plans (e.g. Master Plan, CEDS, HPP, etc.), etc.**

*Since the publication of the 2020 Master Plan, significant progress has been made to implement many of the recommendations related to land use and zoning. Work has begun on revising the Open Space Residential Overlay District, in order to allow for greater flexibility and creativity in the design of residential development while preserving natural resources; expanding the Mixed Use Overlay District with the goal to create a pedestrian-friendly downtown district and provide additional housing opportunities; revising the Planning Board Special Permit Rules and Regulations and Subdivision Regulations to clarify and modernize language; update the Design Guidelines to preserve and enhance the rural characteristics of the Town while facilitating a pedestrian-friendly commercial neighborhood and protecting the existing neighboring residential properties; and exploration of a potential 40R Smart Growth Overlay District with the goal of expanding multi-family and mixed-use zoning in the Main Street Corridor/Railroad Square area. At Town Meeting in May 2022, an article for Adaptive Reuse of underutilized municipal and religious properties was approved, which allows for the structures to be reused for multi-family or limited commercial uses when the underlying zoning would not allow them to do so. The Planning Board is currently working with a consultant to expand the Mixed Use Overlay District and explore implementing form-based code. In collaboration with NMCOCG, the Town completed a Housing Production Plan in 2020 and the Local Rapid Recovery Plan (LRRP) in 2021. Additionally, Pepperell adopted the Community Preservation Act (CPA) in April 2022 and anticipates the first CPA-funded projects to begin this calendar year. Recently, the Pepperell Town Planner joined the CEDS Committee. Overall, this project would continue the progress the Town has made so far and is vital to Pepperell's long-term economic and community development strategy.*

**2.8. Prior State/Federal Funding - Has the applicant applied for or received state or federal funding for this project? Please detail any type of funding, including grants, financing, etc. from any state agency or quasi-public agency (i.e. MassDevelopment).**

*The Town has not received any state or federal funding for this project specifically. In 2021, the Town was awarded a grant through the MassDevelopment One Stop for Growth program to hire a consultant to explore the expansion of the Mixed Use Overlay District (MUOD) and development of form-based code. This project will be a continuation of the the work on the MUOD and the development of additional design standards and guidelines.*

2.9. Timeline – Provide the start/end dates for the overall project and any other notable periods. Note: Grants will be announced in fall 2022 for contracts starting in FY23. Dates below should reflect that timing.

<b>Target Start Date of the Project:</b>	12/1/2022
<b>Target End Date of the Project:</b>	11/30/2023
<b>Other. Specify:</b>	
<b>Other. Specify:</b>	

**2.10. Timeline Information – Describe the timeline for the project and provide information about any notable dates and/or milestones.**

*The Town will continue to work with the existing consultant that was hired for the development of the Mixed-Use Overlay. Work will continue with the existing working group to collaborate with the Town Planner and Consultant on the project. An initial working group meeting will be in January. In February, there will be a public session to request comments on what is envisioned for updates to the bylaw, specifically for updates to the Table of Uses and the Table of Dimensional Controls. In March, the working group will meet again to discuss the takeaway from the public session, and in May, the consultant will have a initial draft of proposed amendments to the bylaw to present to the working group and Planning Board. The draft will be finalized and presented to other Boards and Committees for feedback. In late September, the Town Planner will bring the draft back to the Planning Board for their recommendation to move the revised Zoning Bylaw to the November 2023 Town Meeting Warrant.*

**2.11. Anticipated Outcomes - Provide a description of the anticipated outcomes of the project. Describe the envisioned end use and expected impacts, such as information about housing, jobs, residents or businesses supported.**

*The anticipated outcome is to have a revised, modernized zoning bylaw that not only incorporates consistency with MGL Ch. 40A and any judicial decisions, but also updates the existing Table of Uses and Table of Dimensional Controls to allow more diversity in the uses and lot sizes allowed throughout the Town. For the commercial areas, the goal will be to revise the way in which retail establishments are categorized in the Table of Uses to provide more consistent and predictable regulation of retail uses in the Town. Updating the Table of Uses will also fulfill recommendations made in the Master Plan around helping reduce regulatory barriers for small businesses. Additionally, the dimensional regulations need to be reviewed and possibly updated in order to mitigate any negative effects on the environment and improve compatibility of proposed development with its surroundings. The goal would be to create dimensional standards that would promote the creation of affordable and diverse housing, rather than deter it. The Multi-Family and Accessory Apartment bylaws would specifically need to be reviewed and updated so that it is feasible for developers to construct the affordable and diverse housing stock that Pepperell desperately needs. Pepperell would also like to see revisions to the requirements for non-conforming uses and structures to allow for more consistency throughout the bylaw and also to allow more flexibility in approving modifications or re-uses of properties that are not in compliance with zoning regulations. This would also reduce the burden on the Special Permit granting authorities by allowing reasonable modifications to existing buildings without the need and expense of a special permit. Lastly, the roles, powers and organizational framework of the Building Inspector, Zoning Board of Appeals and Planning Board would be clarified and the procedures for granting approval and the criteria for reviewing special permits would be simplified.*

2.12. Does the project support and/or directly result in any of the following Sustainable Development Principals? (Check all that apply or None)

- Concentrate Development and Mix Uses
- Advance Equity
- Make Efficient Decisions
- Protect Land and Ecosystems
- Use Natural Resources Wisely
- Provide Transportation
- Increase Job and Business Opportunities
- Promote Clean Energy
- None

2.13. Does the project support and/or directly result in any of the following development outcomes? (Check all that apply or None)

- Transit-Oriented Development (located within a half mile of a transit station or route)
  - Developments that Contain a Mix of Residential and Commercial Uses
  - Production or Preservation of Housing (with density of at least four units to the acre)
  - Developments that are Reusing Previously Developed Sites
  - Development of Underutilized Properties
  - Development of Commercial Areas in a Downtown
- Development in a Transformative Development Initiative (TDI) District
  - Development in an Opportunity Zone
- Development in a Cultural District
- Development in a 43D Expedited Permitting District

Promote Equitable Opportunity (Equitable Opportunity is a principle outlined in the state's economic development plan – [Partnerships for Growth](#). Click [HERE](#).)

- Have Environmental Benefits
- Develop or support Small Businesses
- Included in the community's Local Rapid Recovery Plan (LRRP)
- None

2.14. Is this project directly related to and/or seeking to support efforts related to economic recovery from the Covid-19 pandemic?

Yes  No

2.15. Does the community have an active housing moratorium or any type of restriction of new housing?

Yes  No

2.16. Is the project site located within an Environmental Justice census block group? Click [HERE](#) to access the Commonwealth's Environmental Justice Map Viewer.

Yes No

2.17. Does the applicant have a letter from the municipal CEO outlining knowledge of and support for the proposed project? If yes, attach support letter.

Yes No

**ATTACHMENT HERE: *Attach the support letter from the municipal CEO.***

*Letter of Support\_Zoning Bylaw\_5-23-22.pdf*

## Section 4.

### Planning and Zoning Additional Questions

4.1. Before you proceed, have you read the Guidelines for [Community Planning, Massachusetts Downtown Initiative](#) and /or [Real Estate Services](#)?

Yes

No

By virtue of your community's status as a Rural or Small, this project is eligible for the [Rural and Small Town Development Fund](#).

4.1.a. Have you read the guidelines for the [Rural and Small Town Development Fund](#)?

Yes

No

4.2. What type of development plan or study are you seeking to fund? (*Check One*)

Master Plan

Market Feasibility Study

Land Use Plan

Zoning Review and Updates

Urban Renewal Plan

Zoning to comply with the MBTA Communities section of c40A section 3A

Housing Production Plan

District Improvement Financing (DIF) Plan

Downtown Plan

Municipal Surplus Property Disposition Plan

Parking Management Plan

Other

4.3 Narrative / Scope of Work - Describe the proposed work that will be funded by the grant and carried out to further this project. Include the major tasks, timing of consultants procurement and overall timeline for the project. If applicable, describe the specific geographic area.

*The grant funding will be used to hire a zoning consultant to conduct a comprehensive review of its zoning bylaw to ensure that Pepperell's land use regulations and processes conform to the minimum requirements of the state Zoning Act, M.G.L. Ch. 40A, and are legally defensible. It will also be expected that the updated Zoning Bylaw will contain specific criteria for as many commonly identified land uses as possible in order to eliminate or minimize the need for discretionary review. The target start date of the project will be December 1, 2022. The existing consultant working with the Town on the development of its Mixed Use Overlay District (MUOD) and form-based code, will continue working with the existing Working Group. The consultant will utilize the existing information on hand, including a copy of the existing zoning bylaw, the Master Plan, and other key documents and background information that will need to be reviewed so that the work can commence shortly after the grant award.*

*The consultant was initially hired utilizing the procurement process governed by M.G.L. Ch. 30B, Section 6. As the Town will continue with the existing consultant, a Request for Proposal will not be necessary, however, the existing contract will receive an addendum to include the work for the project on updating the zoning bylaw.*

*In January 2023, the contract with the consultant will be finalized and the Working Group will schedule an initial kick-off meeting with the consultant to create a schedule with milestones, and review the expectations and anticipated outcome of the project. The consultant will be directed to perform a review of the existing plans, policies, and bylaws, including the zoning map. In particular, the consultant shall review Pepperell's Master Plan (2020), the Housing Production Plan (2020), and any other relevant documents. The consultant will also be expected to review the existing procedures for development application, review, approval, permitting and enforcement. The working group will plan to meet at least monthly with the consultant until the project is complete. A public Design Charrette will be planned for March 2023, to allow for public input and review of the existing bylaw. The zoning map will also be reviewed with the public, for the purpose of evaluating whether the existing residential zoning districts are appropriate in lieu of the major policy recommendations of the Master Plan and Housing Production Plan. The public will also provide feedback on any inconsistencies within the bylaw. After the public Design Charrette, the consultant will prepare a Regulatory Options and Framework Paper that outlines optional ways for the Town to address the policy choices that will arise in drafting the Zoning Bylaw. The options will focus on ways to consolidate and streamline the existing zoning regulations. By May 2023, the consultant will develop a preliminary outline and draft of the new Zoning Bylaw. The consultant will then present the draft zoning bylaw to the Working Group for a preliminary review. In May/June 2023, the draft zoning bylaw will be presented to the Planning Board for review. Multiple meetings with the Planning Board will be scheduled to review the draft zoning bylaw. The draft will also be routed to other Boards and Committees for input and recommendations. In September 2023, a public meeting and a formal public hearing of the Planning Board, as required by state law, will be held. The hearing draft will be revised based on public input at the meetings and public hearing. By October 2023, the final Zoning Bylaw and Zoning Map will be prepared, for anticipated adoption at a Special Town Meeting in November 2023.*

**Attach a map or conceptual drawing showing the location of the planned district and/or project area.**

Zoning Map\_2021.pdf

4.4 Budget – In the table below, provide a breakdown, by spending category, of the total budget for the proposed project. Enter the grant amount(s) requested/allocated for each category and the amount(s) covered with matching funds, if any. Matching funds are not required but applications showing over 10% local CASH match will receive special consideration.

Spending Category	Funds Requested	Match / Other Funds	Total Project Budget	Source of Match / Other Funds
Consultants / Prof. Fees	\$65000	\$7000	\$72000	General Fund
Meeting Express / Events	\$2000	\$	\$2000	General Fund
Project Supplies / Materials	\$1000	\$	\$1000	General Fund
Other / Miscellaneous	\$	\$12000	\$12000	General Fund (Personnel Hours)
<b>Total</b>	<b>\$68000</b>	<b>\$</b>	<b>\$</b>	

4.5 Briefly, provide line item explanations, justifications, and/or notes, as needed. Include description of the sources(s) and status of all matching funding.

Here, the consultant fee total takes into account the fact that we are currently working with a consultant for the expansion of the Town's Mixed-Use Overlay District. He has already completed a lot of the research work of the Town's existing zoning and Master Plan, therefore, his overall fee will be less. The matching funds for "Other/Miscellaneous" are for personnel time. It is estimated that Town Staff will use approximately 340 hours towards this project. The matching funds will come from the Planning Department general fund line items, approved in the FY23 Town budget. Matching funds for the consultant will come from a dedicated line item in the FY23 town budget assigned to the Planning Department. These funds are specifically reserved for achieving Master Plan goals, and the update of the Zoning Bylaw is one of the priority goals. If necessary, the Town is also prepared to use the existing General Stabilization funds.

4.6 If known, provide the contact information for the provider undertaking the project.

<b>Entity/Company:</b> Brovitz Community Planning and Design	<b>Phone:</b> (508) 737-4402
<b>Contact Name/Title:</b> Ted Brovitz	<b>Email:</b> ted.brovitz@gmail.com

**Attach a cost estimate or proposal from prospective consultant(s) or professional services provider(s) for this project.**

Zoning Bylaw Update Quote\_5-26-22.pdf

4.7 **Public Engagement Plan - Describe the community engagement process for the project. Address the following: How are you adding voices to the public engagement process through remote only, hybrid, or in-person engagement?**

The Town will have a dedicated, interactive webpage that showcase: 1) A fact sheet that explains the benefits of updating the existing bylaw and how it aligns with Master Plan priorities; 2) Status updates; and 3) Surveys/comment forms to solicit feedback throughout the process. The Town will also utilize social media to post updates and promote the webpage and outreach events. Additionally, the local paper, the Nashoba Valley Voice, will be used to promote events, such as the design charrette. The Town will also utilize its "Civic Engagement Night," which regularly hosts informative evenings on topics of community interest. The project will also be discussed at the Senior Center as part of its "Coffee Talk" event. All of the outreach events will be filmed and made available to the public. Most meetings will be virtual and in-person to allow for the most community involvement possible. Summaries of surveys, questions and comments will be provided to the consultant/team.



**4.8. Community Leadership - If existing, describe the group of individuals that will work on this project and what makes it innovative, if not yet formed, describe the plan for the group's composition and work. Address how the project will be sustained over time if applicable.**

*The Community Leadership Team (CLT) will consist of the Planning Board, Town Planner, Zoning Consultant, Town Administrator, Building Commissioner, Conservation Agent, and a member from the Select Board, Affordable Housing Committee, Economic Development Advisory Committee, and Climate Change Council. The multidisciplinary team has been successful in the past with other zoning initiatives. The CLT will hold at least one brainstorming session to align focus, articulate concerns to be addressed in the bylaw, and draft a project schedule, followed by a publicly advertised design charrette. The responsibility for drafting the zoning bylaw updates will rest with the Planning Board, Planner, consultant, and other CLG members as needed. The completed project will be an update to the zoning bylaw. Under Pepperell's Zoning Bylaw, the Building Commissioner, as the Zoning Enforcement Officer, is responsible for ensuring strict adherence to zoning regulations and will coordinate with the Planner.*

**4.9 Implementation and Outcomes - Describe the enactment, adoption, and/or implementation process for the plan(s) completed by this project. Identify any necessary review and/or approval entities such as Planning Board, Council or Selectboard and/or subcommittee Committee, town meeting, etc.**

*Once the bylaw language has been drafted by the consultant/planner/Planning Board, in coordination with the Building Commissioner, it will be reviewed by Town Counsel. Upon successful review, the Planning Board will host a duly noticed public hearing to educate voters and solicit feedback. Once the language for the updated zoning bylaw is finalized, the Planning Board will vote on whether to recommend the article, and then submit the article to the Select Board for inclusion on the Town Meeting warrant, ideally in Fall of 2023. If the article is approved at Town Meeting, it will then be sent for review by the Attorney General's Office. The process will conclude with approval from the Attorney General's office and the zoning bylaw will be updated on the Town's website and copies distributed to the appropriate Boards and Committees.*

4.10. Does the project involve more than one (1) community allowing for shared services and peer to peer learning opportunities?

Yes  No

4.11. Does the project directly relate to the design, enhancement or provision of water and sanitary sewer infrastructure?

Yes  No

4.12. Does the project support economic development specific to rural communities and small towns?

Yes  No

**4.12.a. If YES, briefly describe how**

*Pepperell residents highly value the Town's rural character, agricultural landscapes, open spaces, natural resources, and historic buildings. Walking and biking to destinations is difficult to achieve in the more rural areas of Pepperell where residents live far away from schools, worksites, or the downtown area. A zoning update would allow Pepperell to implement smart growth strategies to support safe travel by foot, bicycle, or vehicle and put strategies in place to improve existing places or create new places that would attract residents, businesses, and visitors. Additionally, availability of affordable housing can be a barrier in a rural community/small town. An update to the zoning bylaw that includes smaller lot size requirements and more mixed-use opportunities, particularly in close proximity to the downtown area, would further the economic growth of the community. Overall, the community desires to shape the future of Pepperell in a way that maintains its rural landscape.*

# Section 9.

## Certification of Application Submission Authority

9.1 If the applicant is a public entity, does the submission of this application require a formal vote of any board, commission, or other local entity? If Yes, attachment required.

Yes  No  Not Applicable

9.2 If the applicant is a non-public entity, does the submission of this application require the authorization of the entity's board of directors, or other governing body or bylaw? If Yes, attachment required.

Yes  No   Not Applicable

: If yes, attach a document demonstrating such authorization.

I, *Jennifer Gingras* (Submitter Name), hereby certify that I am duly authorized to submit *Town of Pepperell* this application on behalf of

(Applicant Organization Name). By entering my name in the space below, I further certify, under the pains and penalties of perjury, that the responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete. I understand that the Executive Office of Housing and Economic Development (EOHED) and its partner organizations, specifically the Department of Housing and Community Development (DHCD) and the Massachusetts Development Finance Agency (MDFA), will rely on the information provided in this application to make decisions about whether to award a grant from their respective funding sources. Also, that the Commonwealth reserves the right to take action against me, the applicant organization, and/or any other beneficiary of a grant, if any of the information provided is determined to be false, inaccurate, or misleading. I also affirm that, if awarded, the applicant organization has the capacity to carry out the project in accordance with all applicable laws and regulations.

*Jennifer Gingras*

*Town Planner***Title**

*5/27/2022 8:58:49 AM*

## Section 10.

### Other/Optional Attachments

In this section, upload all attachments that support this application.

Applicants may submit other attachments to support the application, which may be reviewed and/or filed. However, please note that these items will generally not be scored or assessed as part of the formal evaluation of the proposal.

<b>Attachment Type</b>	<b>Description</b>
Other Site Images	<b>Other site photographs, illustrations, and/or maps.</b>
Other Partner Letters	<b>Letters from any partner organizations that are collaborating on this project.</b>
Other Support Letters	<b>General support letters.</b>