



**Town of Lexington**  
**Community Preservation Committee**  
**Report to 2013 Annual Town Meeting**

**Article 8 (a-q): Community Preservation Committee**  
**Community Preservation Act Projects**

**Submitted by:**

Wendy Manz, Chair (*through March 4, 2013*)  
Marilyn Fenollosa, Chair (*after March 4, 2013*)  
Joel Adler  
Norman Cohen  
Jeanne Krieger  
Robert Pressman  
Leo McSweeney  
Sandra Shaw  
Richard Wolk

Richard Canale (*temporary Planning Board*  
*Representative, appointed March 6, 2013*)

Nathalie Rice, Administrative Assistant

Released March 28, 2013

## Community Preservation Committee

### Annual Town Meeting 2013

#### *Changes in CPC Membership*

*As the Community Preservation Committee's busy season comes to a close, it is with regret that it announces the end of the valuable service of two of its members, Betsey Weiss and Wendy Manz. Betsey was responsible for bringing the CPA to Lexington and helping to achieve its passage in 2006. As the representative from the Housing Partnership, she served as Chair from 2006 to September 2010, and then as a member until her resignation in November of 2012. She worked diligently to get the Committee "up and going" and she defined its role in Lexington's Town government. Her vision for the Committee set the direction for the CPC and her adherence to the pure interests of the CPC were respected by its members. She will be deeply missed by her fellow Committee members. (The CPC welcomed Robert Pressman in January 2013 as the new representative from the Housing Partnership.)*

*Wendy Manz' term on the Planning Board ended on March 4<sup>th</sup>. Thus, regrettably, she could no longer serve as the Planning Board's representative to the CPC. Wendy was a member of the CPC since its adoption in 2006, and served as Chair from September 2010 to March 4, 2012. She brought enormous leadership to the Committee, a difficult undertaking in a group with frequently competing interests. In her respectful manner, Wendy found a way to bring members together and she navigated the Committee smoothly through two busy Town Meeting cycles. Wendy will be hard to replace, both as a thoughtful, intelligent member and as a skilled Chair.*

#### **Summary of Recommended Community Preservation Act Funding under Article 8 FY 2014**

The Community Preservation Committee (CPC) is recommending 15 new projects to the 2013 Annual Town Meeting for funding under Article 8. Described on the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA) and vetted by Town Counsel. The projects have been presented in public meetings held by the CPC, and at the Town Meeting Members Association Information Session on March 14, 2013. The total cost of all Article 8 projects proposed for FY 2014 is \$2,265,734. Also presented with the FY14 costs are the ancillary costs related to the acquisition of the Scottish Rite property, approved for purchase at the Special Town Meeting on March 18, 2013. On the budget chart on page 41, the FY14 costs of the Marrett Road acquisition are added to the Article 8 project costs for a total of \$2,513,234. (Not all FY14 project applications were approved; those that were denied or withdrawn appear on page 26.)

The CPC also recommended approval of two commitments; \$36,875 for Wright Farm Debt Service and \$150,000 for CPC administrative expenses. These costs are detailed in the project descriptions on pages 8 through 25. Therefore, the total of the approved FY14 costs including those related to Marrett Road, is \$2,815,109.

## **Acquisition of the Scottish Rite Property on Marrett Road**

Special Town Meeting Vote: At the Special Town Meeting on March 18, 2013, Town Meeting Members approved the acquisition of the historic Scottish Rite property on Marrett Road for a purchase price of \$10,950,000. This parcel included the historic mansion with its modern addition, the adjacent carriage house and sweeping grounds. Its acquisition provides a unique opportunity for long-sought after space for a Community Center. (For additional information about this project, please see the CPC Report to 2013 Special Town Meeting dated March 18, 2013.)

Of the agreed-upon price for the property, \$7,390,000 was eligible for CPA funding – driven by an appraisal of \$8.2 million and reduced by parcels excluded from the sale. An additional \$362,000 of CPA funding was appropriated in ancillary costs, which broke down as follows: survey, \$15,000; legal (including the cost of a permanent historic preservation restriction on the property), \$120,000; site assessment, \$12,500; and short term debt service and issuance costs, \$115,000. Design and engineering costs of \$100,000 have also been recommended for appropriation from CPA reserves and will be discussed when the Town’s budget comes under consideration under Article 14(n).

The Acquisition’s Impact on the Community Preservation Fund: During the process of reviewing this proposal, the CPC was involved in numerous discussions with the Board of Selectmen, the Town Manager, the Assistant Town Manager for Finance, the Capital Expenditures Committee and the Appropriation Committee. The CPC paid special attention to the impact of the Marrett Road acquisition on the projects currently under consideration for FY14 funding as well as those which are anticipated in future years. As part of these discussions, the CPC was presented with a model, prepared by Rob Addelson, Assistant Town Manager for Finance, that demonstrated that the CPC could responsibly vote to approve the appropriation for the Marrett Road acquisition, while meeting the ongoing and future requests for CPA funding. Among the most important of these future applications was the design and engineering work proposed for the Cary Memorial Building in FY14, and its renovation funding anticipated in FY15. The Committee believes that this work should continue on schedule, and confirmed its commitment to the FY14 funding of the design phase in a (7-1) vote on March 27<sup>th</sup>. The CPC believes this two-phased project is well underway and that CPF budget modeling indicates that it can be responsibly funded. Other claims against the CPF in the CPC budget model included debt service on the Wright Farm, renovations to the Marrett Road property, a potential Center Pool project and a potential Center Track project. There are additional projects that the CPC will also keep in mind as it refines its budget model in upcoming years. These include renovations to the Stone and Hosmer buildings, commitments to LexHAB’s community housing work including work on the Leary and Busa parcels, support for the Lexington Housing Authority, Police Station renovations, upgrades to the Visitor Center, and future athletic field renovations.

As part of the Marrett Road acquisition, the CPC carefully reviewed the term of the bond which is anticipated to be issued in FY15. The CPC currently anticipates that the Marrett Road acquisition and its renovation, the Cary Memorial Building design and engineering and the Cary Memorial Building renovations will be bonded for a term of ten years. The CPC and Assistant Town Manager for Finance are committed to keeping a careful eye on CPF revenue and setting debt service terms to accommodate the Town needs. To date the CPC has not had to vote down

any eligible, worthy applications for lack of funding. Prioritizing projects within somewhat narrower CPF funding may be a necessity in the future, however.

The FY14 Marrett Road costs are noted in the budget section of this report. They appear in the chart entitled FY14 CPA Budget and Project Recommendations on page 41 and show the survey, legal, site assessment and design and engineering work which will be undertaken in the upcoming year. As noted, the acquisition itself will be bonded, most likely over a ten year period. The only FY14 costs related to the bonding are those related to debt service and the issuance of a bond anticipation note. These bonding costs and the ancillary costs were approved under Article 2 of the Special Town Meeting, but since they have an impact on the CPC budget, they are included in this Report.

### **Community Preservation Act**

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Lexington adopted the statute by a vote of Town Meeting in 2006. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state “matches” the funds raised by the community surcharges at a certain percentage.

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge, and grant a total exemption from the surcharge to lower income residents. In 2012, the annual surcharge averaged \$263 per Lexington household. Our commercial taxpayers contributed \$739,426 last year, representing over one-fifth of our CPA surcharge revenue.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry fees which feed the State fund have suffered in a weak economy. However, the match is currently estimated at 27% for FY14, still a healthy return on investment.

### **Community Preservation Committee**

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the CPC comprises nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority, and Recreation Committee. Until March of this year, Wendy Manz served as Chair of the CPC; Marilyn Fenollosa has been elected to replace her. Richard Canale has been appointed by the Planning Board as a temporary replacement for Wendy Manz.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it approves each

year. Committee decisions are made within the framework of a CPC planning document, “Town of Lexington Community Preservation Plan: A Needs Assessment”, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures Committee and Appropriation Committee in tracking CPA fund balances and expenditures, projecting available funding for future years, and planning fund allocations for each of the areas eligible for CPA funding: community housing, historic resources, open space and recreation. CPC Administrator Nadie Rice currently tracks 30+ ongoing CPC projects, for which updates are given in this report after the FY14 Project Descriptions.

Since Lexington’s adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$31,419,602 for CPA projects. These funds have supported 52 historic preservation projects, preserved 65.1 acres of open space, created or preserved 8 recreational facilities, and created or supported 173 units of affordable housing. Of this total, **\$8,218,159, or 26% of the Town’s total project costs (exclusive of Administrative expenses.), has been received from the State as matching funds.**

Through its membership in the statewide non-profit Community Preservation Coalition, the CPC supported legislation in 2012 that amended the Community Preservation Act. In July the Governor signed legislation which allowed, among other changes, the restoration and rehabilitation of recreational resources, the clarification of certain definitions, and the transfer of \$25 million to the Statewide CPA Trust Fund from the FY13 State budget surplus. At the time of passage, there was legislative intention to authorize transfer of \$25 million in funds each fiscal year for disbursement to CPA communities in the form of the State match. It is possible, therefore, that Lexington’s State “match” may increase, but the Town will still maintain a conservative estimate of 27% for FY14.

For further information about the CPC, visit the CPC’s page of the Town’s website, <http://lexingtonma.gov/committees/cpc.cfm>.

## TOWN OF LEXINGTON

### COMMUNITY PRESERVATION COMMITTEE

#### General Criteria for Project Selection

The Lexington Community Preservation Committee reviews proposals that are eligible for funding under the Community Preservation Act (CPA), specifically projects for:

- The acquisition, creation, and preservation of open space;
- The acquisition, preservation, rehabilitation, and restoration of historic resources;
- The acquisition, creation, and preservation of land or resources for recreational use;
- The acquisition, creation, preservation, and support of community housing (including items such as annual payments to the housing authority, or to programs that provide grants, loans, rental assistance, security deposits interest-rate write-downs or other forms of assistance);
- The rehabilitation and restoration of open space and community housing that is acquired or created with CPA funding; and
- The rehabilitation and restoration of recreational resources, irrespective of their purchase source.

Preference will be given to proposals that:

- Preserve or utilize currently owned Town assets;
- Preserve the essential character of the Town as described in the Comprehensive Plan;
- Are consistent with other current planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards or departments;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (especially in linking open space, recreation and community housing);
- Demonstrate practicality and feasibility to be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Provide long-term contributions to the Town.

#### Category Specific Criteria

**Open space** proposals that receive preference are those which:

- Preserve and/or restore threatened or deteriorating public lands;
- Permanently protect important wildlife habitat, and areas containing diverse vegetation, geologic features, and habitat types, particularly those supporting threatened or endangered species;
- Promote connectivity of habitat and protect or enhance wildlife corridors;
- Provide opportunities for passive recreation and environmental education;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views and those areas which border a scenic road;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the Open Space Plan.

**Historical Resources** proposals that receive preference are those which:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened, including those within a Lexington Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Lexington Historical Commission's Comprehensive Cultural Resources Survey;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site; Provide permanent protection for a historic resource;
- Support the adaptive reuse of historic properties; and
- Demonstrate a public benefit.

**Community Housing** proposals that receive preference are those which:

- Add affordable units to the Town's Subsidized Housing Inventory (SHI) so as to maintain at least 10% of Lexington's housing as affordable;
- Intermingle affordable and market rate housing at levels that exceed state requirements for the percentage of affordable units;
- Ensure long-term affordability;
- Give priority to local residents, Town employees, and employees of local businesses;
- Promote use of existing buildings or construction on previously developed or Town-owned sites;
- Provide housing that is harmonious in design, scale, setting and materials with the surrounding community; and
- Promote a socioeconomic environment that encourages diversity;

**Recreational Resources** proposals that receive preference are those which:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities to serve Lexington residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives;
- Maximize the utility of recreational resources and land already owned by Lexington; and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

## Community Preservation Fund Allowable Spending Purposes

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
<b>DEFINITIONS</b> (G.L. c. 44B § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
<b>ACQUIRE</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B.	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
<b>CREATE</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>
<b>PRESERVE</b> Protect personal or real property from injury, harm or destruction.	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing for the purpose of making housing affordable.	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>YES,</b> including funding for affordable housing trusts
<b>REHABILITATE/RESTORE</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	<b>YES,</b> if acquired with CPA funds	<b>YES</b>	<b>YES</b>	<b>YES ,</b> if acquired with CPA funds

*Adapted from information provided by Massachusetts Department of Revenue, Division of Local Services*

## **ARTICLE 8 (a)**

<b>Project:</b>	<b>Archives, Records Management/Conservation</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$20,000</b>
<b>Amount Recommended:</b>	<b>\$20,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This is the year 6 request for CPA funds for conservation and preservation of historic municipal documents and records. This begins the transition from the 5-year CPA funded preservation program addressing the major backlog of conservation and preservation needs to an anticipated 3-year \$20,000 annual request for the treatment, digitization and microfilming of permanent records. This request continues to build upon record accessibility through the electronic portal and will address smaller collections of items requiring less conservation. It will also focus on technology upgrades to meet the increased demand for web access to documents and materials via the Lexington Heritage portal and Lexington's digital archives. The requested appropriation will address the preservation needs for records including meeting minutes of the Board of Assessors, Fire Records, General Register of Voters, and Register of Birth and Marriages from 1884 to 1932.

### **Project Goals and Objectives:**

- Proper documentation of Lexington's history for future generations through a multi-year project to preserve, conserve and protect Lexington's historical documents and materials for perpetual access through digital media.

### **Project Benefit:**

Significant progress has been made to preserve and protect the vast majority of the Town's historic records requiring preservation and conservation, along with microfilming and digitization for accessibility and permanent retention. This FY14 request places emphasis on microfilming of bulky permanent records requiring permanent retention. The \$20,000 annual request for treatment/digitization/microfilming of permanent records is expected to be made for the next two years, FY15 and FY16, to help address later records of historic significance, including past legal documents, board and committee and other mid-20<sup>th</sup> century records. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington's history for the future. The portal for the 300<sup>th</sup> Anniversary celebration of the incorporation of Lexington will provide access to the repository of digitized images and to the virtual exhibit highlighting many conserved documents and records.

### **Funding Request:**

The funding request for this CPA project is \$20,000.

## **ARTICLE 8 (b)**

<b>Project:</b>	<b>CPA Conservation Restriction Enforcement Funds</b>
<b>CPA Category:</b>	<b>Open Space</b>
<b>Amount Requested:</b>	<b>\$25,000</b>
<b>Amount Recommended:</b>	<b>\$25,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This project requests funding to draft and record legal documentation and pay a non-profit organization, such as Citizens for Lexington Conservation (CLC), to hold, monitor, and enforce the required conservation restrictions on five parcels of conservation land acquired with CPA funds. Conservation restrictions, approved by the applicable municipality and the State Department of Conservation and Recreation and recorded with the Registry of Deeds, ensure that the protected land will remain open and undeveloped in perpetuity. The five conservation parcels to be restricted are: the two Goodwin Properties, Land off Cedar Street (9.5 acres), Land off Hartwell Avenue (10.7 acres), the Leary Land, 116 Vine Street (14 acres), Cotton Farm, 121 Marrett Road (4.2 acres), and Wright Farm, 241 Grove Street (12.6 acres). The Busa property is not yet included in this list pending the final delineation of open space and community housing acreage.

### **Project Goals and Objectives:**

- Secure the required conservation restrictions on the five parcels acquired with CPA funds pursuant to the Community Preservation Act (CPA).
- Use CPA monies to pay a non-profit organization to hold, monitor, and enforce the conservation restriction on each parcel, such funding allowed pursuant to Section 12 of the CPA statute.

### **Project Benefit:**

This project will benefit the Town of Lexington by allowing the Town to fulfill its obligation pursuant to the CPA to place conservation restrictions on parcels acquired for conservation open space purposes. (In the case of the Leary property, a conservation restriction would be placed on a portion of the parcel.)

### **Funding Request:**

This project requests \$25,000 to fund the holding, monitoring, and enforcement by a non-profit organization, such as CLC, of the required conservation restrictions for five conservation parcels purchased with CPA funds.

## ARTICLE 8 (c)

<b>Project:</b>	<b>Cary Memorial Building Upgrades</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$550,000</b>
<b>Amount Recommended:</b>	<b>\$550,000</b>
<b>CPC Vote:</b>	<b>(8-1) January 10, 2013</b> <b>(7-1) March 27, 2013 reaffirmation</b>

### **Project Description:**

The Cary Memorial Building is one of the most significant and historical buildings in Lexington. Since its dedication in 1928, it has hosted a range of community events including Town Meeting, Town Elections, Cary Lecture Series and many performances. A 2011 Building Evaluation concluded that though the building is well-maintained, improvements were recommended in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage, acoustical and audiovisual. At the 2012 Annual Town meeting, \$75,000 in Community Preservation Funds was appropriated to further the schematic design process and receive public input on the recommendations. This task was completed, and the Ad hoc Cary Memorial Building Program Committee issued a Final Report to the Board of Selectmen on January 18, 2013. (<http://www.lexingtonma.gov/committees/CaryMemBldgPlngCom/CaryMemBldgCom-Final%20Report-011813.pdf>) The report recommends a design and construction document budget of \$550,000, with a subsequent authorization being required for implementation, currently estimated at \$7,987,000.

### **Project Goals and Objectives:**

- Implement Life Safety Improvements
- Implement Building System Improvements
- Implement Usability Improvements

### **Project Benefit:**

The broad project benefits are to preserve, improve and restore a unique historic and iconic building in the heart of Lexington Center while respecting its architectural and aesthetic integrity. This fulfills the Town's on-going commitment to the Cary family to maintain their 1928 gift to Lexington for the "storing and display of historic treasures and the improvement of the moral, intellectual and educational advancement of the community".

Proposed improvements will make it possible for participants at Town meeting, graduations, lectures and other meetings to be able to hear more clearly in Battin Hall. New HVAC systems, improved hall acoustics, and a new audiovisual system will substantially improve speech intelligibility and musical performances. In addition, renovations will reduce HVAC noise and improve audio visual technology in Estabrook Hall and the Ellen Stone, Legion and Bird Rooms.

Accessibility improvements will be made from the sidewalk on Massachusetts Avenue and throughout the building, with all of the life safety systems being upgraded to current fire and building codes. The 1928 public restrooms will be renovated with new fixtures which meet the gender unit count (and accessibility) standards for public buildings.

**Funding Request:** The funding request for this design project is \$550,000.

## **ARTICLE 8 (d)**

<b>Project:</b>	<b>Muzzey Senior Center Upgrade – Phase 3</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$526,818</b>
<b>Amount Recommended:</b>	<b>*Indefinitely Postponed * due to the acquisition of the Marrett Road Property</b>

### **Project Description:**

Phase 1 of this project was funded at the 2010 Annual Town Meeting to complete a study of the safety, accessibility, and energy efficiency issues at the Senior Center, located in the Muzzey Condominium Building at 1475 Massachusetts Avenue. The study recommended \$1,040,444 in improvements. Phase 2 was funded at the 2012 Annual Town Meeting with an appropriation of \$561,518 to implement lighting improvements, install a two-stop limited use/limited access (LULA) elevator between the two floors of the Senior Center, and to construct a new code-compliant communicating stair between the same two floors. Undertaking of these improvements has been put on hold pending the Town's evaluation of an alternate location for the Senior Center at the newly acquired Scottish Rite site. Phase 3 as originally proposed would modernize the HVAC systems, reconfigure program space and correct code violations

### **Project Goals and Objectives:**

- Installation of a new energy efficient HVAC system.
- Reconfiguration of program space to better meet the needs of the public.
- Correct code violations to comply with the current Massachusetts Architectural Access Board (MAAB) Standards.

### **Project Benefit:**

This project will eliminate barriers that impact the use of the Senior Center/Human Services Department by persons with disabilities or mobility impairments. The ultimate goal is to provide a safe and welcoming access and space to the people who use the Senior Center and to Muzzey Condominium residents. The current Senior Center space does not comply with the regulations of the MAAB.

The HVAC system is inefficient and obsolete, and compromises comfort. The air conditioning system is at the end of its useful life. The replacement of these systems will provide comfortable and energy-efficient spaces for Senior Center program participants and staff. This may result in a reduction of energy and maintenance costs as well.

The steps to address the MAAB violations detailed in a report by the architectural firm of Bargmann, Hendrie + Archetype, include bathroom improvements, clearing of floor areas, and modifying door widths and door hardware. These improvements will directly enhance user comfort, safety and accessibility.

### **Funding Request:**

This article will be indefinitely postponed due to the purchase of the Marrett Road property, which is anticipated to meet the space and programmatic needs of the Senior Center.

## **ARTICLE 8 (e)**

<b>Project:</b>	<b>Visitor Center – Design Phase</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$68,950</b>
<b>Amount Recommended:</b>	<b>*Indefinitely Postponed*</b>

### **Project Description:**

This project is requesting CPA funds for design development and construction documents for identified Visitor Center improvements. The improvements include: education space, space for tour groups, a self-service kiosk, counter space for assisting visitors, veterans' display with a visual connection to exterior memorials, retail space, a food vending area, rest rooms, and office space. The building will be made fully handicapped-accessible and provide community meeting space. The proposed project enlarges the building from 2,591 square feet to 6,566 square feet, nearly a 4,000 square foot addition.

### **Project Goals and Objectives:**

- Upgrade the space to enhance the experience of the visitor.
- Improve services available at the Visitor Center.
- Enhance the visitor experience so that visitors stay in Lexington longer and enjoy the amenities available in our business district.

### **Project Benefit:**

Originally opened in 1970 in anticipation of the nation's bicentennial, the Visitor Center has served as an information hub to Lexingtonians as well as millions of guests from around the world. On an annual basis, the building sees over 100,000 visitors - more than any other Town-owned building. The last upgrade to the facility was when the restrooms were made handicapped-accessible 10 years ago. Since then, the Center has been visited by over 1,000,000 visitors.

The anticipated benefits to the Town from this project include:

- increased revenue to Lexington,
- implementation of current technology to enable visitor self-service via the internet,
- education space for tours,
- a welcoming entrance from the Minuteman Bikeway,
- improved experience for our veterans,
- upgrades to the restrooms, and
- an improved retail display and resting area for visitors.

### **Funding Request:**

The total cost of this project was \$175,000, of which \$68,950 was being requested in CPA funds. Approved by a vote of (7-2), this project will be indefinitely postponed for FY14. It is anticipated, however, that the application for the Visitor Center funding will come before the CPC at a subsequent time.

## ARTICLE 8 (f)

<b>Project:</b>	<b>Park and Playground Improvements</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$147,500</b>
<b>Amount Recommended:</b>	<b>\$147,500</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This request seeks funding for the first year of a multi-year capital improvement program for the Town's parks and playgrounds. The Recreation Committee requests \$147,500 in FY14 to rehabilitate the rubber playground safety surface at the Lincoln Park Playground located on Lincoln Street (\$70,000), and to purchase and install equipment for the Skate Park located at the Center Playfields on Worthen Road (\$77,500).

The rubber safety surface at the Lincoln Park playground was installed in 2003 and is deteriorating due to heavy use and exposure to the sun. It has reached its useful life and continued degradation will lead to potential safety hazards from falls on its inadequate safety surface. The playground is used year-round and its new surface will comply with the Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA) standards and guidelines. The existing rubber surface will be ground down approximately 1 inch and a new rubber surface will be installed.

The Skate Park equipment was installed approximately 10 years ago through a public and private partnership. The equipment is used heavily and the ramp surface and the equipment are beginning to fail. It has reached its useful life and needs replacement. The requested funding is for a mini-half pipe and a launch box with a 2 inch ledge. The recommended equipment will have a 15-year warranty.

### **Project Goals and Objectives:**

- Replace the poured-in-place rubber safety surface at the Lincoln Park Playground.
- Reduce costly repairs and maintenance by properly replacing the surface.
- Replace the Skate Park equipment with new, safe equipment.
- Select Skate Park equipment that has a 15-year warranty.
- Establish a preventive maintenance program with a vendor for both parks.

### **Project Benefit:**

These projects represent a significant improvement to the recreational resources of the Town. The Lincoln Park Playground is one of the most heavily used playgrounds in Town and it complements the adjacent athletic fields. It is a gated secure area for children of younger ages and a new surface is critical for its continued safety. The Skate Park is also highly used, and is a main attraction in the Town. It is integral to the Center Complex athletic facilities, but its equipment will soon outlive its usable life. In both locations, safety will be greatly enhanced.

### **Funding Request:**

The total project request for the Park and Playground Improvements is \$147,500 in CPA funds; \$70,000 will be dedicated to the Lincoln Park rubber safety surface and \$77,500 to the new equipment at the Skate Park.

## ARTICLE 8 (g)

<b>Project:</b>	<b>Park Improvements – Athletic Fields</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$65,000</b>
<b>Amount Recommended:</b>	<b>\$65,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This is an ongoing multi-year capital program to address safety and playability concerns and to provide adequate and safe field conditions for neighborhood families and recreation and school programs. The FY14 budget request is for \$65,000 to renovate the baseball field at Sutherland Park. The Town's athletic fields see substantial use, and timely renovations and replacement are critical to provide safe and playable fields for all user groups. Sutherland Park will receive a new backstop, player benches and trash receptacles. The infield of the baseball field will be reconstructed adding proper drainage and a safer play surface.

### **Project Goals and Objectives:**

- Bring the field into a more safe and playable condition.
- Regrade to proper levels to allow for better water runoff and drainage.
- Reduce costly maintenance repairs, and reduce use of drying agents.
- Install a new backstop with proper protection for bench areas.
- Reduce the need to reschedule games.

### **Project Benefit:**

Safety for all participants is the major concern when rehabilitating recreational fields. The improved safety of the fields for all users will be the major benefit of this project. The Town's athletic fields are constantly used by recreation, school, youth, and adult groups. They are in need of major repairs that cannot be completed within the operating budget. There are safety issues with faulty backstops, uneven turf, uneven infield areas, and drainage. The benefit of this project is to renovate the fields to a condition where they will be safe, playable, and more easily maintained.

### **Funding Request:**

The request for the Park Improvements to Athletic Fields article is \$65,000.

## **ARTICLE 8 (h)**

<b>Project:</b>	<b>Lincoln Park Field Improvements</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$150,000</b>
<b>Amount Recommended:</b>	<b>\$150,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This project represents partial funding of the first phase of a three-phase capital improvement program to replace the synthetic turf at Lincoln Park. The amendment to the CPA statute in 2012 allows CPA money to be appropriated for some of this work, but specifically excludes the acquisition of the synthetic turf itself. Therefore, this project request is only for the design, drainage and site preparation work associated with the turf replacement. The Recreation Department is applying for \$150,000 in CPA funds for this preparatory work, and the remaining \$415,000 will be sought through a combination of tax levy funds and Recreation Enterprise monies. Work conducted in this first phase will be on Field #1.

The synthetic surface of Field #1 will be removed and partially recycled. The drainage will be inspected and repaired if necessary, and the subsurface will be laser-graded prior to the new carpet installation. The CPA portion of the project also includes rehabilitation of the walkways around the field and replacement of the edging to eliminate field erosion. After the preparatory work is complete, the new turf will be installed. The Town of Lexington's fields see substantial use and timely rehabilitation is critical to providing safe and playable fields for user groups and students.

### **Project Goals and Objectives:**

- Provide a safe playing surface by rehabilitating Field #1.
- Inspect and repair the subsurface drainage lines to allow for proper drainage.
- Laser grade the subsurface to create a level surface prior to replacement of the carpet.
- Rehabilitate the walkways around the field and replace edging to reduce erosion.
- Improve overall playing conditions.

### **Project Benefit:**

The three synthetic fields at Lincoln Park are coming to the end of their 10-year warranty and useful life. There are several areas that have settled, creating an uneven playing surface. The fibers have begun to break down due to extensive use and the infill is becoming unevenly distributed. These fields have been very successful and take a large amount of wear off the Town's natural fields. The synthetic surface allows users to play in unfavorable weather conditions, particularly in the early spring and late fall. The rehabilitation of Field #1 (the first year in the 3-phase project) will allow continued safe use of the field by its many users. These include Lexington High School, Lexington United Soccer Club, recreation programs, adult permit groups, soccer and lacrosse tournament participants and unstructured use by Town residents.

### **Funding Request:**

The total cost for this project is \$565,000, of which \$150,000 in CPA funds is being requested.

## ARTICLE 8 (i)

<b>Project:</b>	<b>Lexington Center Pocket Park Design and Ancillary Costs</b>
<b>CPA Category:</b>	<b>Open Space</b>
<b>Amount Requested:</b>	<b>\$21,500</b>
<b>Amount Recommended:</b>	<b>\$21,500</b>
<b>CPC Vote:</b>	<b>(8-1)</b>

### **Project Description:**

The Lexington Center Pocket Park Design Project is a two-phased proposal to convert an underutilized pedestrian alley into a small linear public park. The first phase of funding will be to develop a cohesive design intended to transform the current space into an attractive tiny park that enhances the historic charm of Lexington Center and offers a new, welcoming place for people to socialize. The design phase will also cover the necessary legal work to formalize agreements with existing property owners.

The location for the Pocket Park is the 1,200 square foot "Grain Mill Alley", also known as the "Bank of America" alley between 1761 and 1775 Mass. Ave. The alley is currently paved with asphalt and offers only a utilitarian connection to the buildings that front on Mass. Ave. The alley is currently on private property; however, the associated property owners have been consulted about the proposal and are amenable to creating an easement or other contract agreement. A Phase II request, envisioned for FY15, will be for construction funding to implement the design developed in Phase I.

### **Project Goals and Objectives:**

The goal of this project is to provide a welcoming, attractive linear park in Lexington Center. This project presents a special opportunity to enhance Lexington's historic center district by adding an attractive public space, with the potential for using creative features that reflect the Town's place in American history.

### **Project Benefit:**

The closure of Grain Mill Alley to vehicle traffic in June 2012 provided a unique opportunity to enhance the pedestrian and bicycle infrastructure in the Center. The Grain Mill Pocket Park would improve the safety for pedestrians accessing the parking lot behind the stores on Mass. Ave. and would provide a safe and welcoming access for cyclists using the Minuteman Bikeway. The project would enhance a unique section of Lexington Center, and would complement the larger Center Streetscape Project which focuses on traffic and streetscape design on Mass. Ave.

### **Funding Request:**

The requested CPA funding for this design project is \$21,500. This includes the ancillary costs necessary to create easements or other legal contracts with associated property owners. It is anticipated that CPA funding will be sought in FY15 for construction costs.

## ARTICLE 8 (j)

<b>Project:</b>	<b>Merriam Hill Preservation Project</b>
<b>CPA Category:</b>	<b>Historical Resources</b>
<b>Amount Requested:</b>	<b>\$3,000</b>
<b>Amount Recommended:</b>	<b>\$3,000</b>
<b>CPC Vote:</b>	<b>(6-3)</b>

### **Project Description:**

The Comprehensive Cultural Resources Survey of Lexington (Inventory), begun in 1975 and now on line (<http://historicsurvey.lexingtonma.gov>), includes some 1,700 properties of architectural and/or historical significance throughout the Town. This record is accessed almost daily to assist citizens and visitors in researching information about their homes. All entries have been sponsored by the Lexington Historical Commission (LHC) and accepted by the Massachusetts Historical Commission (MHC) on MHC-approved forms.

The proposed project is a result of a specific request by the Merriam Hill Association to conduct additional survey work in their neighborhood. The project entails the preliminary study by a qualified professional consultant of all unlisted homes in the Merriam Hill neighborhood to identify possible houses for further in-depth study, based on standards articulated by the MHC. An updated list of potentially significant houses will be completed, and if any qualifying houses are identified, up to fifteen of such properties will be designated for further research and documentation by a professional architectural historian, using MHC forms and methodology. After notification to the owners of the buildings and a public hearing, the forms will then be voted by the LHC, submitted to the MHC and placed on line to be readily accessible as a research tool. The Merriam Hill Association will notify all property owners within its jurisdiction that this project is underway.

### **Project Goals and Objectives:**

The goal of this project is to identify and document architecturally and historically significant houses in the Merriam Hill neighborhood that have not previously been designated for possible inclusion in the Comprehensive Cultural Resources Survey.

### **Project Benefit:**

This project will make important additions to the Town's Inventory, the principal source of historical information about the neighborhoods, buildings and structures in Lexington. It will enhance the Inventory's presentation of Merriam Hill as an area significant to residents and visitors due to its architectural and historical appeal. It will also prevent the premature loss of architecturally and historically significant buildings in the Merriam Hill neighborhood.

### **Funding Request:**

This request is for \$3,000 in CPA funding. The remainder of the \$3,500 total project cost will be provided by a \$500 grant from the Merriam Hill Association.

## ARTICLE 8 (k)

<b>Project:</b>	<b>Moon Hill National Register Nomination Project</b>
<b>CPA Category:</b>	<b>Historical Resources</b>
<b>Amount Requested:</b>	<b>\$6,000</b>
<b>Amount Recommended:</b>	<b>\$6,000</b>
<b>CPC Vote:</b>	<b>(8-1)</b>

### **Project Description:**

The Moon Hill National Register District Nomination Project is the next step in the Lexington Historical Commission's (LHC) long-term plan to document and record the Mid-Century Modern Movement of domestic architecture in Lexington. Lexington is exceptional among the Boston suburbs in the number and variety of its modern residential subdivisions and the pioneering model that developments such as Six Moon Hill represented in the post-War housing boom. In 2010, using funding provided by the CPA and a grant from the Massachusetts Historical Commission (MHC), the LHC completed and submitted a nomination form to list Lexington's mid-century modern houses on the National Register of Historic Places. This nomination has resulted in the formal listing of a "Mid-Century Modern Houses" context statement and a National Register District form for the Peacock Farm neighborhood in Washington, D.C. [See [http://historicsurvey.lexingtonma.gov/lexareas/national\\_historic\\_register.htm](http://historicsurvey.lexingtonma.gov/lexareas/national_historic_register.htm) for the completed forms.]

The Moon Hill nomination would be completed using the services of a professional architectural historian who will conduct the necessary research and prepare the required documentation, meet with neighborhood property owners in at least two public meetings, and work with the MHC to defend the nomination to the State Review Board in Massachusetts and to the Keeper of the National Register in Washington. The National Register listing would be an honorary distinction, and would only be completed with the consent of a majority of homeowners in the neighborhood. The listing would have no additional regulatory impact whatsoever on Moon Hill homeowners unless a Federal or State project (such as the construction of a road) were planned that could adversely impact the historic resources.

### **Project Goals and Objectives:**

The goal of this project is to successfully list the Moon Hill neighborhood on the National Register of Historic Places, bringing national recognition to this important aspect of Lexington's cultural and architectural legacy.

### **Project Benefit:**

The existence of comprehensive recognition for Lexington Mid-Century Modern architecture and neighborhoods will publicize and promote the Town's vision for the quality of its neighborhoods and ensure its diversity of historical resources. The listing of Six Moon Hill, one of the Town's most significant clusters of modern homes, on the National Register of Historic Places will encourage preservation of the documented resources for generations to come.

### **Funding Request:**

This request by the Lexington Historical Commission is for \$6,000 in CPA funds. The remaining \$2,000 of the total project cost of \$8,000 will be provided by a grant from the Moon Hill Association.

## ARTICLE 8 (I)

<b>Project:</b>	<b>Greeley Village Front Doors</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$172,734</b>
<b>Amount Recommended:</b>	<b>\$172,734</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

**Project Description:** This request by the Lexington Housing Authority proposes the replacement of 25 forty-year old front entrance doors, door frames, sidelights and deteriorated flooring at Greeley Village. The request is for \$172,734 in CPA funds to replace the front doors and make them more functional and safe. Greeley Village is an elderly/young disabled low income public housing apartment complex with 100 apartments, first occupied in 1968. As of October 2012, the average rent, including heat, hot water and electricity, was \$303. Greeley Village allows retired and disabled persons a perpetual affordable place to live in a town they enjoy.

**Project Goals and Objectives:**

The existing metal front entrance doors are deteriorating and have outlived their life expectancy. They are awkward to open and close, and provide difficulty for the elderly and disabled residents. The new doors will have windows and screened sidelights so residents will be able to see if someone is entering or exiting. Currently, the doors are solid with no windows on the door itself, only narrow sidelights on each side. This preservation project will add another level of security and safety to Greeley Village.

**Project Benefit:**

This project will allow the front entrances to be user-friendly, weather tight and secure, resulting in a more sustainable building and preserving it for many years to come.

**Funding Request:**

The original CPA funding request for this project was \$190,734. LHA applied to the Department of Housing and Community Development (DHCD) for funding assistance, and was awarded a commitment of \$18,000 toward the project. This reduced the project cost to \$172,734, the amount being requested in FY14 CPA funds.

## ARTICLE 8 (m)

<b>Project:</b>	<b>LexHAB Set-Aside Funds for Development of Community Housing</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$450,000</b>
<b>Amount Recommended:</b>	<b>\$450,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

LexHAB seeks \$450,000 in Set-Aside funds in FY14 for the development of community housing in Lexington. In years past, Set-Aside funds have been used for the *acquisition* of affordable housing, but in FY14, the CPC stipulated that LexHAB's grant of CPA funds must be used for *creation* of housing at either the Leary or Busa sites. The units which LexHAB builds will be subject to specific standards (listed on the following page) set in place by the CPC and agreed upon by LexHAB and the Board of Selectmen. All units created (and acquired) with CPA funds will receive affordable housing deed restrictions, and will become part of the Town's Subsidized Housing Inventory (SHI). This is the third year that LexHAB has requested Set-Aside funds for affordable housing acquisition/creation. CPA funding approved for FY12 was used to purchase a home at 1 Wilson Road, which is now rented. Approximately \$85,000 of that FY12 appropriation remains unspent, as well as the entire FY13 appropriation of \$450,000. In light of this, the CPC imposed the conditions described above for the use of FY14 funding.

### **Project Goals and Objectives:**

The goal of this project is to develop community housing at either the Leary or Busa sites.

### **Project Benefit:**

Established by a vote of Town Meeting in 1983, LexHAB was the first local municipal organization in Massachusetts to provide rental units to low- and moderate- income individuals and families. A volunteer seven-member board appointed by the Selectmen, LexHAB continues to pursue the goal of increasing affordable housing in Lexington. CPA funding enables LexHAB to create and acquire affordable units in compliance with Guidelines set forth by the CPC.

LexHAB units range from 4-bedroom scattered site homes to one-bedroom condominiums. Housing is provided to persons making up to 60% of the median income for the Boston area as set by the federal government. LexHAB rents are no more than 30% of the family income as verified by the previous year's income tax returns. Housing that is provided through CPA funding allows families who would otherwise not be able to live in Lexington the opportunity to take advantage of the benefits available to residents. FY14 funding will enable LexHAB to increase the stock of community housing by dedicating funds to either the Busa or Leary housing initiatives.

### **Funding Request:**

The FY14 funding request to Town Meeting for the creation of community housing is \$450,000. Funds which are not expended in FY14 may be carried over and used for affordable housing creation the following year, subject to the same restrictions.

## **ARTICLE 8 (m) (con't.)**

### **Guidelines for the Use of CPA Funding by LexHAB**

The following are guidelines agreed upon by the Community Preservation Committee, LexHAB and the Board of Selectmen for the acquisition of affordable units with Town CPA funds.

- 1.) All units purchased with CPA funds shall be submitted for inclusion on the Subsidized Housing Inventory (SHI).
- 2.) Each acquisition shall increase the affordable housing stock. Monies shall be spent only on acquisition or rehabilitation of a unit that results in an addition to the pool of affordable units.
- 3.) Dwellings to be purchased shall be one or two family (single, duplex or condominium unit).
- 4.) The size of the units may be up to 1,500 square feet of habitable space.
- 5.) If LexHAB builds the unit, the size may be 3 bedrooms, expandable to 4.
- 6.) LexHAB shall try to purchase dwellings on public bus routes, including Lexpress Routes.
- 7.) Total CPA funds expended for a unit of housing, including legal and professional services, whether built new on purchased land or purchased and renovated, shall not exceed \$525,000.
- 8.) Efforts shall be made to maximize energy efficiency in each unit.
- 9.) As a general policy, CPA funds shall not be expended for the demolition of any houses listed on the Cultural Resources Inventory.
- 10.) When LexHAB identifies a housing unit or land for acquisition, it shall submit a proposal to the CPC and the Capital Expenditures Committee for comment prior to submittal to the Board of Selectmen. Approval by the Board of Selectmen is required for any LexHAB purchase of a unit or of land.
- 11.) Any property or properties acquired by LexHAB for the creation, preservation or support of community housing with total or partial funding from the CPA shall be subject to a permanent deed restriction limiting its use to the stated acquisition purpose. Such deed restrictions shall be in a form approved by the Massachusetts Department of Housing and Community Development and shall be timely recorded at the appropriate Registry of Deeds.
- 12.) CPA funds appropriated to LexHAB by Town Meeting shall be identified in a specific MUNIS account. Expenditures against the account shall be submitted to the Town Manager, with a copy to the CPC Administrative Assistant.
- 13.) Funds remaining in the LexHAB account may be carried over from year to year for subsequent acquisitions of affordable housing units.

*(Approved February 17, 2011; amended February 20, 2013)*

## ARTICLE 8 (n)

<b>Project:</b>	<b>ACROSS Lexington Pedestrian/Bicycle Route System</b>
<b>CPA Category:</b>	<b>Recreational Resources, Open Space</b>
<b>Amount Requested:</b>	<b>\$5,000</b>
<b>Amount Recommended:</b>	<b>\$5,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

*ACROSS Lexington* (Accessing Conservation land, Recreation areas, Open space, Schools and Streets in Lexington) is a proposed 40-mile network of pedestrian and bicycle routes utilizing existing public ways. Implemented by the Greenways Corridor Committee, its purpose is to link many parts of the Town of Lexington through existing conservation trails, the Minuteman Bikeway and sidewalks. The proposed project will provide CPA funds for the purchase and installation of signs, sign posts, and hardware for marking the ACROSS Lexington network.

### **Project Goals and Objectives:**

This project combines important Open Space and Recreation features while addressing almost all of the general criteria of the CPA. Open Space category-specific criteria that clearly are met include: provision of opportunities for passive recreation and environmental education; provision of connections with existing trails; and preservation of scenic views. The proposal also meets the Recreation category-specific criteria: it supports multiple passive recreation uses; it serves a significant number of residents; it expands the range of recreational opportunities available to Lexington residents of all ages; it jointly benefits Conservation Commission and Recreation Committee initiatives; it maximizes the utility of land already owned by Lexington; and it promotes safe and healthful non-motorized transportation opportunities.

### **Project Benefit:**

- Creation of a network of marked walking and bicycle routes throughout the community, thereby providing greater opportunities for citizens to engage in passive recreational activities such as walking, jogging, and bicycling.
- Provision of marked routes for pedestrian and bicycle access to Town historical sites, thereby encouraging visitors to reduce car travel within Lexington.
- Provision of marked routes for access to key Town destinations, including Town Offices, Cary Memorial Library, the Town Center and outlying retail centers.
- Expansion of pedestrian and bicycle access to existing Town open space and recreation facilities.
- Provision of marked pedestrian and bicycle routes to neighborhood schools.
- Creation of the potential for additional trail connections to open space in neighboring communities.
- Enhancement of the community for retirees seeking neighborhood access to passive recreational opportunities.

### **Funding Request:**

The funding request for this project is \$5,000 in CPA funds for route marking materials. Additional funds from the tax levy (\$875) are also sought and will be used for maps, brochures and other project components which are not CPA-eligible.

## **ARTICLE 8 (o)**

<b>Project:</b>	<b>Buckman Tavern Restoration and Renovation</b>
<b>CPA Category:</b>	<b>Historical Resources</b>
<b>Amount Requested:</b>	<b>\$650,000</b>
<b>Amount Recommended:</b>	<b>\$650,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

The Buckman Tavern on the Lexington Common was the gathering place of the Lexington militia before the Battle of Lexington on April 19, 1775, and is an iconic building in American history. The Lexington Historical Society has been the steward of this structure for nearly 100 years and annually interprets the Tavern to thousands of visitors from around the world. The Society seeks \$650,000 in CPA funds to restore and renovate this National Historic Landmark.

### **Project Goals and Objectives:**

The project will accomplish the following goals:

- Accessibility for all – the Society’s Master Plan includes universal accessibility at all of its sites, a goal that has been achieved at the Lexington Depot, the Hancock-Clarke House, and Munroe Tavern. At Buckman Tavern, two accessible entrances will be created, a lift to the second floor installed, and internal modifications made to accommodate wheelchairs without impairing historic fabric.
- Repair and restoration of historic fabric – as with all 18<sup>th</sup> century buildings, continual upkeep of historic fabric is required. The project will include window and door restoration, improved site drainage, masonry and plaster repairs, and internal and external painting.
- Life safety – an important part of the Buckman Tavern project is the installation of a new sprinkler system and an upgraded fire detection system.
- Systems upgrades – the climate control system will be revamped, new plumbing installed, and the building will be completely re-wired to meet current code requirements.

### **Project Benefit:**

The Buckman Tavern restoration and renovation will:

- Make the building accessible to those of all physical abilities;
- Improve the flow of visitors through the building;
- Utilize under-used space on the first and second floors;
- Add climate control for visitor comfort and preservation of artifacts;
- Enhance life safety through improved fire detection and suppression;
- Preserve historic fabric for future generations.

### **Funding Request:**

The total project cost of the restoration of the Buckman Tavern is \$950,000. The Lexington Historical Society is seeking \$650,000 in CPA funds.

## **ARTICLE 8 (p)**

<b>Project:</b>	<b>Wright Farm Debt Service</b>
<b>CPA Category:</b>	<b>Open Space</b>
<b>Amount Requested:</b>	<b>\$36,875</b>
<b>Amount Recommended:</b>	<b>\$36,875</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of the Wright Farm with CPA funding. Of this appropriation, the Town was authorized to borrow \$2,950,000. On February 6, 2013, the Town sold a one-year, \$2.95 million bond anticipation note that will come due in February of 2014. The interest expense on this note is \$36,875, which is requested in CPA funds for FY14.

When the \$2.95 million note comes due in 2014, it will be converted to a long-term bond, the term and interest rate for which have yet to be determined.

As stipulated in Article 9 of the 2012 ATM, the issuance costs for the bond anticipation note will be paid with the FY13 funds appropriated at the 2012 Annual Town Meeting. At that time, \$37,000 in CPA funds was appropriated for debt service and related costs for FY13. It is estimated that approximately \$9,000 of this appropriation will be used for issuance costs. Any unspent funds remaining from the FY13 appropriation will return to the Undesignated Fund Balance at year's end.

### **Project Goals and Objectives:**

The purpose of this funding request is to meet the Town's obligation to pay the interest expense on a bond anticipation note for the purchase of the Wright Farm.

### **Project Benefit:**

Wright Farm was acquired for conservation purposes with CPA funding. It has significant value as open space, as wildlife habitat, for its scenic agricultural vistas, and as an area for passive recreation. To the north it is bordered by Lexington conservation land, which abuts landlocked open space in Bedford. The Wright Farm provides the access for new trails to these existing open spaces.

### **Funding Request:**

The funding request for the Wright Farm Debt service is \$36,875 to be paid in FY14. Next year, in FY15, the debt service is expected to be significantly larger when payments will be made on the bond that will be issued to relieve the bond anticipation note.

## **ARTICLE 8 (q)**

<b>Project:</b>	<b>Administrative Expenses</b>
<b>CPA Category:</b>	<b>Administrative</b>
<b>Amount Requested:</b>	<b>\$150,000</b>
<b>Amount Recommended:</b>	<b>\$150,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues, and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY14 revenue from the surcharge and the State supplemental match is \$232,648; the CPC requests only \$150,000 however. This money will be used to fund: the Committee's part-time Administrative Assistant, membership dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses, and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's part-time Administrative Assistant tracks and monitors all Town Meeting approved CPA projects; monitors draw-downs and financial transactions in conjunction with the Finance Office; reviews agreements; drafts and updates CPA reports and correspondence; completes State-mandated reporting; oversees the annual CPA project application process; posts meetings and schedules public hearings; takes minutes of the CPC public meetings and hearings; works with numerous departments, communicates with project applicants; and assists the CPC and others, as needed, with all CPA related activities and agreements. The three-day a week FY13 cost for the administrative position totals \$43,437 including health and dental benefits carried by the Town.

Membership dues of \$7,500 are paid to the Community Preservation Coalition ([www.communitypreservation.org](http://www.communitypreservation.org).) A non-profit statewide organization, it responds to legal and technical questions, provides CPA news and information to participating communities, and engages in legislative advocacy and lobbying.

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the acquisition of open space. Such funds enable the Selectmen or Conservation Department to complete in a timely fashion the due diligence required to prepare for a land acquisition. This year, at the advice of Town Counsel, administrative funds will also be used to fund the \$30,000 Update of the Open Space and Recreation Plan. The Update is an important planning document used by the CPC, and is necessary for the Town to apply for LAND (Local Acquisition for Natural Diversity) grants. Such a grant was applied for and awarded in the amount of \$500,000 for the Cotton Farm property acquired in FY11.

### **Funding Request:**

The FY14 funding request for CPC administrative costs is \$150,000. Funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance at year's end.

## **Additional Applications for FY 2014 CPA Funding**

*Three applications for Community Preservation Act funding failed to receive a majority vote from the Community Preservation Committee:*

**(1) Installed Wall Units – Air Conditioners, Central Administration Building, \$56,000.**

This request by the School Department was for CPA funds to purchase and install air conditioners in three rooms in the former Harrington School Building, now the Central Administration Building. This application was reviewed, voted on and defeated **0-8-1**.

**(2) Human Resources Office Renovation, \$29,500.** This application from the Schools was for CPA funds to redesign and renovate the Human Resources Offices in the Central Administration Building. This application was reviewed, voted on and defeated by a vote of **0-8-1**.

**(3) Print Shop Renovations, \$312,000.** The Schools also applied for CPA funding for the renovation of the print shop in the basement of the Central Administration Building. Though the CPC believed that this work was necessary, a majority concluded that the project should not be funded with CPA monies. This application was defeated **1-8**.

**(4) Hastings Park Gazebo Renovation/Rehabilitation, \$15,000.** This application was submitted by the Town's Public Works Department for proposed renovations to the Hastings Park Gazebo. In the process of review, the CPC was informed that the rehabilitation work on the Gazebo would meet the threshold for ADA compliance. Originally submitted at \$30,000 for the cost of renovations, the application was amended on January 24, 2013 to \$15,000 for design funds and engineering only. The CPC did not feel the ADA compliance issue could be properly researched before the project was due to be included on the Warrant for Annual Town Meeting. Therefore, the CPC voted **7-0** not to approve the project for Town Meeting consideration.

*Two additional applications for Community Preservation Act funding were withdrawn during the CPC's review period in the fall of 2012.*

**(1) Tourism Signs – Supplemental Funding for Belfry Hill and Buckman Tavern Historical Signs, \$2,500.** The Tourism Committee submitted this application for CPA funding, but after review, it was deemed that the FY08 project for "Tourism Signs" (Art. 26(i) of the 2007 Annual Town Meeting) was appropriate for the funding of the three proposed signs. This application was therefore withdrawn, and the Tourism Committee will use up to \$3,000 of its remaining \$6,500 in its Tourism Sign budget to fabricate the signs.

**(2) Leary House Demolition, Vine Street, \$40,000.** This application was submitted by the Town Manager on behalf of the Board of Selectmen for the demolition of the Leary house on the Leary Property purchased in FY10. This application was withdrawn; at the request of the Board of Selectmen, LexHAB has undertaken the demolition of the Leary house in preparation for the construction of community housing.

## **Status Report on FY 2013 CPA Projects**

### **Archives and Records Management/Conservation, Phase 5**

The Annual Town Meeting of 2012 appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This year's work will include preservation, conservation and digitization of 1854-1895 Tax Books, 1906-1915 Valuation Lists, 1866 Lexington Liquor Agency Records, 1815-1850 Selectmen Records, and 1677-1844 Register of Births, Marriages and Deaths. Efforts will also involve completing the backlog of microfilming of previously treated records and the cataloging of collections through the collection management software.

Completion of the Lexington Heritage Portal, the uploading of images for a repository of digital images of important documents, many of which were conserved and treated during the past four years of CPA funding, will provide public access to the historic archives and virtual exhibits in celebration of Lexington's 300<sup>th</sup> anniversary.

Requests for future CPA support, beginning with the 2013 ATM, will be limited in scope and funding. In FY14, \$20,000 in CPA funds is requested for the continuation of the Archives and Records Management/Conservation project.

### **Paint Mine Barn Preservation**

At the 2012 Annual Town meeting, \$34,770 was approved for the preservation of a barn located on Paint Mine Conservation Area abutting the Hennessey Field. In order to remain functional, the barn needed a new roof, new doors, window repairs, electricity for lighting and security, and other minor renovations. To date, progress on the barn preservation includes installing a new roof, restoring the siding, installing electricity, restoring doors and windows, and improving the interior space. The Facilities Department and volunteers from the Lexington Conservation Stewards have implemented this project, which will be completed by the summer of 2013. The preserved barn will be used for storage of tools, lumber, supplies, and equipment for the Conservation Division.

### **Muzzey Senior Center Upgrades**

The 2010 Annual Town Meeting funded a \$45,100 Improvement Study for the Muzzey Senior Center located in the Muzzey Condominium Building at 1475 Massachusetts Avenue. The Study recommended \$1,040,444 in improvements, \$561,518 of which was appropriated at the 2012 Annual Town Meeting. These Phase I renovations were for lighting improvements, the installation of a two stop limited use/limited access (LULA) elevator between the two floors of the Senior Center, and the construction of a new code compliant communicating stair between the same two floors. Due to the acquisition of the Scottish Rite property, this FY13 project has been put on hold. It is assumed that the \$561,518 in project funds will be returned to the Historic Reserves "bucket" from which it was appropriated.

### **Cary Memorial Building Upgrades**

The 2012 Annual Town Meeting approved \$75,000 for further review of the recommended improvements for Cary Memorial Building. Mills Whitaker Architects issued a report in June, 2011 (funded at 2010 Annual Town Meeting) and the report concluded that although the building is well maintained, it requires several important improvements including: accessibility upgrades, interior structural repairs, fire protection improvements, plumbing improvements, HVAC updates, acoustical treatments, and enhancements for performances. The Board of Selectmen appointed an Ad hoc Cary Memorial Building Program Committee to review the recommendations and report back with a recommended scope of work and budget for the FY 2014 budget process. The Committee issued its Final Report to the Board of Selectmen on January 18, 2013.

(<http://www.lexingtonma.gov/committees/CaryMemBldgPIngCom/CaryMemBldgCom-Final%20Report-011813.pdf>). The report recommends a design and construction document budget of \$550,000, with subsequent improvements currently estimated at \$7,987,000.

### **Center Playfields Drainage, Phase 3**

This project was approved for \$605,718 at the 2012 Annual Town Meeting to address the drainage issues at the practice field area along Worthen Road, the little league/JV softball field, and the Center Track area. The project includes re-grading the areas, installing subsurface drainage structures and restoration work. Stantec has been hired to develop plans and specifications for this work.

### **Battle Green Master Plan Implementation, Phase 2**

This project was approved for \$143,845 at the 2012 Annual Town Meeting to repair and upgrade the pathways around the Battle Green and Belfry Hill, to rehabilitate granite at the Obelisk and to rehabilitate the fence at Ye Olde Burying Ground. This project will commence in the summer of 2013, when a conservator will be hired to develop plans and specifications for this work.

### **LexHAB Set-Aside Funds for Housing Acquisition**

The 2012 Annual Town Meeting approved the set-aside of \$450,000 to be used by LexHAB for the purchase of one or more units of affordable housing. This was the second year that LexHAB had requested “Set-Aside” funds for the acquisition or development of community housing. As yet, this FY13 appropriation remains unspent due to two factors; (1) LexHAB has been unable to find a suitable home for purchase, and (2) it is aware of the upcoming need for construction funds for the Busa and Leary properties. The latter has been an important incentive for LexHAB to “bank” CPA funds in order to be in a position to contribute significantly to new affordable housing stock on the two aforementioned sites.

In purchasing or constructing homes, LexHAB complies with Guidelines approved by the CPC and Board of Selectmen in February of 2011, and amended in February of 2013 (see page 20 of this report.). The Guidelines establish restrictions on size and purchase price, and require all

units acquired by LexHAB with CPA funds be deed restricted and to be placed on the Town's Subsidized Housing Inventory (SHI). As of FY13, LexHAB has access to \$535,000 in unspent CPA funding (held by the Town) for the acquisition and construction of community housing.

### **Historical Society – Buckman Tavern Historic Structure Report/Needs Assessment**

This project was approved at the 2012 Annual Town Meeting to fund an Historic Structure Report for the Buckman Tavern, an early 18<sup>th</sup> century building owned by the Town and on long term lease to the Historical Society. The Historic Structure/Needs Assessment Report is being completed in preparation for proposed renovations by the Society in FY14. The Historic Structure Report is approximately 95% complete; construction plans and specifications have been received and final review is in process. The Report will be available on-line after its full completion.

### **Historical Society – Historical Records Preservation**

Approved at the Annual 2102 Town Meeting, this \$77,268 CPA project involves three components of record preservation. The first, the conservation of Paul Revere documents, has been completed. The second, the conservation of Historical Society documents, is primarily complete; the conservation portion of the project has been done, and records are now being digitized and watermarked. The third and final phase of the project involves the conservation and preservation of documents held by the First Parish Church. This portion of the project is in its initial stages. It is hoped that agreements can be reached with the First Parish Church, which owns the fragile and important Church Records Book - the only original record of births, marriages and deaths in the early 17<sup>th</sup> and 18<sup>th</sup> centuries.

### **Greeley Village Accessible Housing Project**

The Greeley Village (four-unit) Accessible Housing Project approved for \$810,673 at the 2012 Annual Town Meeting is moving forward on schedule. The Lexington Housing Authority has signed a contract with Studio G Architects, and the contract is currently being reviewed by the Department of Housing and Community Development (DHCD). Once it is approved, the initial site review will begin and LHA will present the project to the Board of Selectman for their approval so that permitting may begin. It is anticipated that permitting will be completed by the spring of 2013, with groundbreaking in the fall.

## **Status Report on FY 2012 CPA Projects**

### **Archives and Records Management/Conservation**

The 2011 Annual Town Meeting approved \$150,000 in CPA funds for this project and work is underway for contractual services for indexing and cataloging collections through the Pastperfect collection management software, and for completing the Archives Portal and Virtual Exhibit for 2013. The emphasis in this year 4 project was on preservation, conservation and digitization of Assessors land boom records, valuation records, tax books, cemetery records, records of the Overseers of the Poor, Selectmen record books, agreements, deeds and manuscripts. Upon the installation of the Town IT server and the upgrading of Laserfiche, images of the conserved/preserved records will be made available for internet access at the culmination of the 5-year project.

### **East Lexington Fire Station Doors Replacement**

The 2011 Annual Town Meeting appropriated \$60,000 to enlarge the door openings at the East Lexington Fire Station to better accommodate the Department's equipment. The design, approved by the Historic Districts Commission, was implemented over the summer of 2012. The project is now complete.

### **LexHAB Set-Aside for Housing Acquisition**

The 2011 Annual Town Meeting approved the set-aside of \$450,000 to be used by LexHAB for the purchase of one or more units of affordable housing. This appropriation was approved by the CPC with the understanding that LexHAB would comply with Guidelines approved by the Committee in February of 2011 (and since amended in February of 2013). The Guidelines establish restrictions on size and purchase price, and require all units acquired by LexHAB with CPA funds be placed on the Town's Subsidized Housing Inventory (SHI). All properties acquired with CPC funds must also be protected by deed restrictions to insure their long-term use as affordable housing.

In 2011, LexHAB purchased a single family dwelling at 1 Wilson Road for \$365,000, and completed the necessary upgrades and repairs. The home is now occupied and is on the SHI. Approximately \$85,000 remains out of the initial \$450,000 FY12 appropriation. This money will be carried forward, and can be used by LexHAB for future creation/acquisition of community housing in Lexington. The CPC is hopeful that some or all of this funding will be used for housing on the Busa or Leary parcels.

### **Battle Green Monument Restoration**

This project was approved for \$50,000 at the 2011 Annual Town Meeting to address the rehabilitation and repair of existing monuments in and around the Battle Green. Monuments to be restored and repaired include the Obelisk, Minuteman Statue, Minuteman Monument and the

Common flagpole. A conservator will be hired in the spring of 2013 to oversee this work and to develop plans and specifications. Construction is anticipated to begin in the fall of 2013.

### **Battle Green Master Plan Implementation, Phase 1**

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways leading up to and in the immediate area around the existing monuments on the Battle Green. A conservator has been hired to develop plans and specifications for this project. Construction is anticipated to begin in the fall of 2013.

### **Center Playfields Drainage Implementation, Phase 2**

This project was approved for \$911,863 at the 2011 Annual Town Meeting to address the drainage issues at the football field and JV baseball field areas. It included re-grading the area, installing subsurface drainage structures and restoration work. This project is under construction with an anticipated completion date of late spring 2013.

### **Vynebrooke Village Drainage Improvements, Phase 2**

This project was funded at the 2011 Annual Town Meeting for \$364,800 and is in its final submission phase at the Department of Housing and Community Development (DHCD) engineering department. The required Notice of Intent (for work near wetlands) has been recorded at the Registry of Deeds and the contracted civil engineer is proceeding on schedule. Once DHCD issues its approval, the project will go out to bid. The first phase of project review will be for the exterior portion drainage work, which is anticipated to be completed by spring. Once the exterior work has been completed, the interior portion of the project will be commenced, including installing drainage systems in the crawl spaces of the units. The phasing of the projects will lead to greater cost effectiveness and less disruption to residents.

## **Status Report on FY 2011 CPA Projects**

### **Minuteman Bikeway Preservation**

At the 2010 Annual Town Meeting, \$320,000 was approved for necessary drainage work to preserve the Minuteman Bikeway. The Town's Engineering Division hired GCG Associates to survey and design the preservation project. Design plans and permitting were completed in 2011. In 2012, the necessary root mitigation and drainage work were finished, leaving only minor landscaping, which is scheduled for the spring of 2012.

### **Old Reservoir Project Stormwater Mitigation, Phase 2**

Funding for Phase 2 of this project in the amount of \$190,047 was approved at the 2010 Annual Town Meeting. Phase 2 addresses the water quality from runoff in the southwest corner of the Old Reservoir. This work will be combined with the proposed Phase 1 work which addresses three outfalls along Marrett Road. The Louis Berger Group is overseeing the project. A construction bid has been awarded and work has begun. The anticipated completion date is June of 2013.

### **Center Playfields Drainage, Phase 1**

This project was approved for \$875,173 at the 2010 Annual Town Meeting to address the drainage issues at the baseball and softball field areas along Worthen Road. The project consisted of re-grading the area, installing subsurface drainage structures and completing restoration work. A contract was awarded to Heimlich Landscaping and construction is now complete.

### **Greeley Village Siding Replacement**

Funded at the 2010 Annual Town Meeting for \$386,129, this Lexington Housing Authority (LHA) project was completed in August of 2012. The project was finished under budget with a savings to the Town of \$8,101, which will be returned to the community housing "bucket". The LHA had applied for, and secured a Department of Energy ARRA Grant for \$135,979. This grant reduced the appropriation by the Town and was used for an innovative insulation installation on the exterior and interior of the buildings. With an R4 rating, the insulation will add both comfort and long term savings.

### **Archives and Records Management/Records Conservation**

The 2010 Annual Town Meeting approved \$150,000 for the third year of this project for further preservation, conservation, microfilming and digitization of Town record books. This includes

preserving vital records and Selectmen records along with books of licenses, perambulation, Annual Town Reports and Historic Districts Commission records of historical importance.

Additional Assessors' records of tax and valuations from the 1700s and 1800s and the records of the Overseers of the Poor will be treated, filmed and digitized. Digitization and migration to Laserfiche, with related expenses, is underway and will continue for eventual access at the culmination of this 5-year project.

### **Cary Memorial Library Preservation Project**

The 2010 Annual Town Meeting approved \$100,000 to renovate an existing storage space in the Cary Memorial Library into a climate-controlled room, with fire suppression in order to preserve historic library archives. The project was put out to bid in the summer of 2011 and all bids were rejected due to insufficient funds. An additional \$35,000 in Community Preservation Funds was approved at the 2011 Special Town Meeting. The project was rebid and was completed in the early summer of 2012.

### **Cary Memorial Building Signage**

The \$25,000 Cary Memorial Building Signage project, approved by the 2010 Annual Town Meeting, is being coordinated with the Cary Hall Improvements Study. As part of the Study, and in coordination with the Ad hoc Cary Memorial Building Program Committee, architect Don Mills has consulted with the Cary Hall Sign Team to ensure that interior signs would be consistent with the historic nature of the building and any future improvements. There was insufficient vendor response to the request for proposals in 2012, so the signs have been folded in as part of the Cary Memorial Building Upgrades Project presently before the CPC for FY14 funding. If this FY14 application for design funds is approved by Annual Town Meeting in March of 2013, both the interior and exterior signage will be added to the scope of work. If the application is put on hold or design funds are not approved, the Department of Public Facilities will implement the project over the summer of 2013.

### **Town Office Building Renovation**

The 2010 Annual Town Meeting supported the continuation of the Town Office Building Renovation with an authorization of \$1,825,000 (\$1,185,000 in CPA funds). The project includes accessibility improvements at all entrances, accessibility improvements at restrooms and transaction counters, extension of the fire suppression system into the 1971 portion of the building, and realignment of departments to increase efficiency. Elevator improvements were implemented in the late summer of 2012, and the project is now complete.

## **Police Station Ventilation System**

The 2010 Annual Town Meeting appropriated \$31,700 to replace the Police Station lower level ventilation unit with a higher-rated fan and motor to achieve adequate ventilation and cooling. Construction on this project was completed in the spring of 2012.

### **Completed FY 2011 Projects, 2010 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (e) ATM Vynebrooke Village Drainage Study. \$10,000/\$9,999
2. Art. 8 (f) ATM LexHAB Purchase of Two Properties. \$695,000/\$695,000
3. Art. 8 (i) ATM Cary Memorial Building Improvements/Upgrades Study. \$60,000/\$60,000
4. Art. 8 (k) ATM Municipal Building Envelope. \$73,000/\$34,000
5. Art. 8 (m) ATM Cary Memorial Building HVAC. \$35,000/33,274
6. Art. 8 (o) ATM Muzzey Senior Center Improvements Study. \$45,100/\$45,100
7. Art. 8 (p) ATM White House Historic Structure Report. \$18,000/\$18,000
8. Art. 8 (q) ATM Stone Building Exterior Stabilization. \$202,933/\$202,927
9. Art. 8 (r) ATM Munroe Tavern Capital Improvements. \$400,000/\$400,000
10. Art. 8 (s) ATM Comprehensive Cultural Resources Survey. \$5,300/\$5,161
11. Art. 8 (t) ATM Battle Green Master Plan. \$25,000/\$25,000
12. Art. 9 ATM Cotton Farm Land Acquisition. \$3,857,000/\$2,846,793 (final debt service payment yet to be made in FY13, and land management expenses yet to be expended)

## **Status Report on FY 2010 CPA Projects**

### **Storm Water Mitigation at the Old Reservoir and Marrett Road**

At the 2009 Town Meeting, \$55,000 was approved for the reconstruction of the gate control structure, and the dredging of the large existing retention basin at the Old Reservoir. The reconstruction work has been completed. The dredging work will be undertaken with \$569,000 in Phase 1 storm water mitigation funds approved at Annual Town Meeting for FY 2010 and \$190,047 in funding for FY 2011 (Phase 2). The Louis Berger Group is overseeing this project. A construction bid has been awarded and work has begun. The anticipated completion date is June 2013.

### **Pond Drainage Improvements to Pine Meadows Golf Course**

The 2009 Annual Town Meeting appropriated \$200,000 for the remediation of drainage problems at the Pine Meadows Golf Course. The Town's Engineering Division issued an RFP for qualified engineers to develop engineering plans and specifications for the pond/drainage improvements and awarded the contract to Hoyle, Tanner and Associates, Inc. The construction bid was awarded to J.N. Sacca. This project has been completed.

### **Completed FY 2010 Projects, 2009 ATM: Amount Appropriated/Amount Spent**

1. Art. 11 (a) ATM Center Playfields Drainage Study. \$70,000/\$70,000
2. Art. 11 (c) ATM Pond Drainage Improvements to Pine Meadows Golf Course. \$200,000/\$200,000
3. Art. 11 (d) ATM Archives and Records Mngmt./Records Pres. \$150,000/\$150,000
4. Art. 11 (f) ATM Town Office Building Renovation Design. \$30,000/\$30,000
5. Art. 11 (g) ATM Police Station Space Needs Study \$45,000/\$39,115
6. Art. 11 (h) ATM Stone Building Renovation. \$180,000/\$52,093
7. Art. 11 (i) ATM Fire Headquarters Renovation and Redesign. \$29,700/\$27,261
8. Art. 11 (j) ATM Greeley Village Roof Replacement. \$320,828/\$320,828
9. Art. 11 (k) ATM Munroe Tavern Historic Structure Report. \$50,000/\$40,000
10. Art. 11 (l) ATM Purchase of Three Properties by LexHAB, \$845,000/\$845,000
11. Art. 12 ATM Purchase of the Leary Property off Vine Street. \$2,763,100/\$2,727,291 (land management expenses yet to be expended)
12. Art. 6 (a) STM Purchase of the land off Lowell Street (the Busa Farm). \$4,197,000/\$4,192,903
13. Art. 6 (b) STM Short term bonding costs for purchase of the Busa Farm. \$98,000/0

## Status Report on FY 2009 CPA Projects

### Completed FY 2009 Projects, 2008 ATM: Amount Appropriated/Amount Spent

1. Art. 9 (a) ATM Survey and Define Affordable Housing Study – LexHAB and Lexington Housing Authority. \$25,000/\$13,204
2. Art. 9 (b) ATM Belfry Hill Restoration Project. \$9,850/\$9,362
3. Art. 9 (c) ATM Hancock-Clark House Restoration. \$600,000/\$600,000
4. Art. 9 (d) ATM Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir. \$55,000/\$21,947
5. Art. 9 (e) ATM Window Replacement at Vynebrooke Village. \$158,686/\$155,155
6. Art. 9 (f) ATM Archives and Records Management/Records Conservation. \$150,000/\$150,000
7. Art. 9 (g) ATM Purchase of Three Condominium Units at Parker Manor - LexHAB. \$652,800/\$652,800
8. Art. 9 (i) ATM Harrington School Playground. \$75,000/\$75,000
9. Art. 9 (j) ATM Building Upgrades to the Old Harrington School. \$330,000/\$330,000
10. Art. 9 (k) ATM Town Office Building Complex Building Envelope. \$95,000/\$95,000
11. Art. 9 (l) ATM East Lexington Fire Station – Storm Window and Central Air Conditioning. \$47,500/\$46,287
12. Art. 9 (m) ATM ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building. \$70,000/\$70,000
13. Art. 9 (n) ATM Town Office Building Use Study and Renovation Design. \$95,000/\$95,000
14. Art. 9 (q) ATM Replacement of Munroe School Fire Prevention System. \$579,550/\$344,803
15. Art. 5 STM Acquisition of the Goodwin Parcels. \$181,517/\$180,343
16. Art. 6 STM Harrington Preschool Playground Supplemental Appropriation. \$35,135/\$19,278

## **Status Report on FY 2008 CPA Projects**

### **Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery**

The 2007 Annual Town Meeting voted \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemeteries. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. He also performed repairs to the tabletop markers at Ye Olde Burial Ground. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. A total of \$136,443 has been spent or is encumbered to date. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention will now turn to the final phase of the project. This will include any final restoration work at these cemeteries, and the development of a map of each cemetery. This final phase of work will be put out to bid in the summer of 2013.

### **Tourism Signs**

At the 2007 Annual Town Meeting, \$18,360 was voted for directional and storytelling signage in Lexington. The directional signage from local highways to the Town's historic sites has been created and installed. One remaining sign is still in progress, a storytelling sign about April 19<sup>th</sup>, 1775, planned for the Battle Green.

This year, the Tourism Committee applied for FY14 funding for three signs; two for Buckman Tavern and one for Belfry Hill. Since the Sign Project from FY08 was still open and covered the proposed FY14 signs in its scope, the CPC voted to authorize the use of up to \$3,000 of the \$6,500 remaining Sign Project funds for the FY14 request. Any remaining funds from the original FY08 project will be used for the Battle Green sign.

### **West Lexington Greenway Corridor**

The 2007 Annual Town Meeting voted \$125,000 in CPA funds to hire an engineering firm to create a Master Plan for the entire West Lexington Greenway Corridor with a focus on creating a new pedestrian and bicycle trail through conservation land by connecting the Minuteman Bikeway with the Battle Road Trail. Vanasse Hangen Brustlin, Inc. (VHB) was hired and, to date, VHB has completed a Draft Master Plan and Draft Preliminary 25% Design Drawings for the proposed Minuteman Bikeway and Battle Road connector trail. The Final Master Plan and 25% Design Plans have been reviewed and accepted by the West Lexington Greenway Task Force, and the project is nearly complete.

**Completed FY 2008 Projects, 2007 ATM: Amount Appropriated/Amount Spent**

1. Art. 26 (a) ATM Center Playfields Drainage Engineering Study. \$40,000/\$40,000
2. Art. 26 (c) ATM Approved Fire Monitoring/Historic Houses. \$18,120/\$17,175
3. Art. 26 (d) ATM Boiler and Oil Tank for Buckman Tavern. \$10,685/\$9,900
4. Art. 26 (e) ATM Comprehensive Cultural Resources Survey. \$90,000/\$90,000
5. Art. 26 (f) ATM Greeley Village Window Replacement. \$228,404/\$221,115
6. Art. 26 (g) ATM East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/\$43,000
7. Art. 26 (h) ATM Cary Hall Restoration and Rehabilitation. (Assessment of Cary Hall as a Performance Center) \$147,130/\$68,257
8. Art. 26 (j) ATM Douglas House - Rehabilitation of 7 Oakland Street (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults). \$300,000/\$300,000
9. Art. 26 (l) ATM Muzzey High Condominium Building Study. \$53,500/\$53,500

## **Report on FY 2007 CPA Projects**

### **Completed FY 2007 Projects: Amount Appropriated/Amount Spent**

1. Art. 25 Open Space and Recreation Plan. \$20,000/\$20,000
2. Art. 28(c) ATM Fire Station/Bedford Street Renovations. \$100,000/ \$100,000
3. Art. 28(g) ATM Police Station - Interior Renovations. \$100,000/\$100,000
4. Art. 28 (i) ATM Cary Memorial Building Vault Climate Control. \$60,000/\$56,437
5. Art. 4(b) STM Hancock-Clarke House Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000/\$25,000
6. Art. 4(c) STM Lexington Depot - Elevator Project. \$44,000/\$44,000
7. Art. 4(d) STM Cary Vault Shelving. \$60,000/\$59,000

***NOTE: All unspent project funds are returned to the "bucket" from which they were originally appropriated.***

# CPF ACCOUNT BALANCES

## 2013 Annual Town Meeting

<b>APPROPRIATED TO DATE</b>	
(by category as of 7/01/12)	
<b>CATEGORY</b>	
Community Housing	\$6,813,114
Historic Resources	\$7,340,079
Open Space	\$9,592,017
Recreational Resources	\$3,355,392
Pending assignment to proper category (Busa Property and its related expenses)	<u>\$4,319,000</u>
<b>TOTAL</b>	<b>\$31,419,602</b>
Administrative Expenses	<u>\$730,000</u>
<b>TOTAL APPROPRIATIONS TO DATE</b>	<b>\$32,149,602</b>

<b>AVAILABLE FOR APPROPRIATION JULY 1, 2013</b>	
<b>AVAILABLE BALANCES</b>	
Community Housing Reserve	\$11,796
Historic Resources Reserve	\$126,527
Open Space Reserve	\$1,174
Unbudgeted Reserve	\$380,599
Undesignated Fund Balance	<u>\$1,438,035</u>
<b>TOTAL</b>	<b>\$1,958,131</b>
<b>ESTIMATED REVENUES FY 2014</b>	
Property Surcharge	\$3,691,000
State Match	\$961,957
Investment Income	\$17,000
<b>TOTAL</b>	<b>\$4,669,957</b>
<b>TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR FY 14</b>	<b>\$6,628,088</b>

## FY14 BUDGET AND PROJECT RECOMMENDATIONS

<b>FY14 CPA PROJECTS</b>			
	APPROVED	ON ATM WARRANT	FY14 COSTS
<b>COMMUNITY HOUSING</b>			
LexHAB Set-Aside for Housing Development	*	\$450,000	\$450,000
Greeley Village Front Doors	*	\$172,734	\$172,734
<b>Sub Total</b>		<b>\$622,734</b>	<b>\$622,734</b>
<b>HISTORIC RESOURCES</b>			
Archives and Records Management/Conservation	*	\$20,000	\$20,000
Buckman Tavern Restoration and Renovation	*	\$650,000	\$650,000
Cary Memorial Building Upgrades	*	\$550,000	\$550,000
Merriam Hill Preservation	*	\$3,000	\$3,000
Moon Hill National Register Nomination	*	\$6,000	\$6,000
Muzzey Sr. Ctr. Upgrade - Phase 3 (INDEFINITELY POSTPONED)		\$526,818	\$0
Visitor Center - Design (INDEFINITELY POSTPONED)		\$68,950	\$0
* Marrett Road - CPC Share of Land Cost -\$7,390,000 - (to be bonded)	*		
* Marrett Road - Ancillary Costs	*		\$147,500
* Marrett Road - D&E Costs	*		\$100,000
<b>Sub Total</b>		<b>\$1,824,768</b>	<b>\$1,476,500</b>
<b>OPEN SPACE</b>			
CPA Conservation Restriction Enforcement Funds	*	\$25,000	\$25,000
Lexington Center Pocket Park Design and Ancillary Costs	*	\$21,500	\$21,500
ACROSS Lexington Pedestrian/Bicycle Route System	*	\$5,000	\$5,000
<b>Sub Total</b>		<b>\$51,500</b>	<b>\$51,500</b>
<b>RECREATION</b>			
Lincoln Park Field Improvements	*	\$150,000	\$150,000
Park and Playground Improvements	*	\$147,500	\$147,500
Park Improvements - Athletic Fields	*	\$65,000	\$65,000
<b>Sub Total</b>		<b>\$362,500</b>	<b>\$362,500</b>
<b>TOTAL PROJECT COSTS</b>		<b>\$2,861,502</b>	<b>\$2,513,234</b>
<b>ADMINISTRATIVE AND DEBT SERVICE COSTS</b>			
		ON ATM WARRANT	FY14 COSTS
Administrative Expenses (incl. \$50K for open space planning and \$30K for Open Space and Rec. Plan Update )	*	\$150,000	\$150,000
Wright Farm Debt Service	*	\$36,875	\$36,875
*Marrett Road Debt Service	*	\$115,000	\$115,000
<b>TOTAL</b>		<b>\$301,875</b>	<b>\$301,875</b>
<b>SUMMARY</b>			
<b>FINANCING SOURCES</b>			<b>FY14 COSTS</b>
AVAILABLE BALANCES			\$1,958,131
ESTIMATED FY14 REVENUE			\$4,669,957
<b>TOTAL AVAILABLE FOR FY 14</b>			<b>\$6,628,088</b>
<b>FY14 COSTS</b>			
PROJECT COSTS			\$2,513,234
ADMINISTRATIVE AND DEBT SERVICE			\$301,875
<b>TOTAL</b>			<b>\$2,815,109</b>
<b>NET BALANCE (Available for FY15)</b>			<b>\$3,812,979</b>
<p><i>* NOTE : Marrett Road Property Acquisition approved at Special Town Meeting, March 18, 2013 under Article 2, including: CPA portion of land purchase, \$7,390,000 approved for bonding under 2(a); Short term debt and issuance costs of \$115,000 approved under 2(b); and \$147,500 in ancillary costs for survey, legal and site assessment approved under 2(c). D&amp;E costs for occupanc and schematic level drawings for build-out approved by the CPC for appropriation under Article 4(n) of the 2013 Annual Town Meeting.</i></p>			

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