



Town of Lexington

Community Preservation Committee

Reports to

2015 Special Town Meeting #2

Article 4: Cary Memorial Building Sidewalk

and

2015 Annual Town Meeting

Article 8: Community Preservation Committee,
Community Preservation Act Projects

Article 9: Property Purchase -- 241 Grove Street

Submitted by:

Marilyn Fenollosa, Chair
Richard Wolk, Vice Chair
Richard Canale
Norman Cohen
David Horton
Jeanne Krieger
Leo McSweeney
Robert Pressman
Sandra Shaw

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Town of Lexington
Community Preservation Committee
Report to
2015 Special Town Meeting #2
March 23, 2015

Article 4: Cary Memorial Building Sidewalk

Summary of Recommended Community Preservation Act Funding under Article 4 for Special Town Meeting #2

FY 2016

Under **Article 4, Cary Memorial Building Sidewalks**, the Community Preservation Committee is recommending the appropriation of \$194,200 in CPA funding for the construction of accessible sidewalks to and around the building. This project involves the implementation of plans to construct walkways in front and to the sides of the building. The CPC voted (8-0) to support the renovations to the Cary Memorial Building, a decision which follows on their continuing support for the renovation and rehabilitation of one of Lexington's most historic and treasured buildings.

This project has been evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA) and has been vetted by Town Counsel. Discussions of the project were held in public meetings in December, 2014 and during the winter/early spring of 2015. All votes on the project were conducted in public meetings with attendance of interested parties and stakeholders. This project was presented by the CPC Chair at the Town Meeting Members Association Information Session on March 12, 2015.

ARTICLE 4

Project	Cary Memorial Building Sidewalk Enhancements
CPA Category:	Historic Resources
Amount Requested:	\$194,200
Amount Recommended:	\$194,200
CPC Vote:	(8-0)

Project Description:

The Cary Memorial Building is one of the most significant and historic buildings in Lexington. It was a gift from the Cary family, who sought to have the building used for storage and display “of historic treasures and the improvement of the moral, intellectual and educational advancement of the community”. Since its dedication in 1928, it has hosted a range of community events including Town Meeting, Town Elections, the Cary Lecture Series and a wide variety of performances.

A 2011 Building Evaluation concluded that although the building is well-maintained, improvements were recommended in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage and acoustical/audiovisual. At the 2012 Annual Town meeting, \$75,000 in Community Preservation Funds were 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 (AhCMBPC) issued a Final Report to the Board of Selectmen on January 18, 2013 (<http://www.lexingtonma.gov/committees/CaryMemBldgPIngCom/CaryMemBldgCom-Final%20Report-011813.pdf>). The report recommended a design and construction document budget of \$550,000, which was subsequently approved at the 2013 Annual Town Meeting.

The design and construction document was presented to the AhCMBPC in November 2013 and included \$686,750 in cost increases from the previous schematic level estimate. These costs were deemed important to the renovation, and therefore the AhCMBPC recommended a revised budget to the Board of Selectmen (BOS) of \$8,677,400. At their December 16, 2013 meeting, the BOS reviewed and endorsed the project, requesting that it be forwarded to the CPC for approval for the 2014 Town Meeting at the revised cost of \$8,677,400. The project total remained \$8,677,400, with \$8,241,350 requested in CPA funding. Ineligible costs, including audiovisual work, fixtures/furniture/equipment and exterior storage, would be appropriated from the General Fund and PEG Access Revolving Fund. These renovation costs were approved by Special Town Meeting in March, 2014.

At the time of the 2014 STM request, the design of the sidewalk accessibility had not been decided. This funding request will be sufficient to enable the construction of safe, accessible and aesthetically appropriate walkways in the area. In addition, two additional post lamps will be added before the new concrete sidewalks are poured in place. The project will improve accessibility to and around the Cary Memorial Building.

Project Goals and Objectives:

- Implement accessibility improvements.
- Implement usability improvements.

Project Benefit:

The benefit of this CPA project is the preservation and restoration of a unique historic and iconic building in the heart of Lexington Center. Honoring its architectural and aesthetic integrity, renovations will enable the Cary Memorial Building to be used safely and comfortably by all residents, performers and guests for the uses intended by the Cary family in their 1928 gift to the Town.

Funding Request:

The funding request for this sidewalk enhancement project is \$194,200, all to be provided by CPA funds.



Town of Lexington

Community Preservation Committee

Report to

2015 Annual Town Meeting

Article 8: Community Preservation Committee,
Community Preservation Act Projects

Article 9: Property Purchase -- 241 Grove Street

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Community Preservation Committee

Annual Town Meeting 2015

Summary of Recommended Community Preservation Act Projects under Articles 8 and 9 for Annual Town Meeting

FY 2016

The Community Preservation Committee (CPC) is recommending 17 projects to the 2015 Annual Town Meeting for funding under Article 8 and one project under Article 9. Under Article 8, seven projects fall within the area of Historic Preservation, one under Open Space and nine under Recreation. There were no separate applications for projects under Community Housing for this fiscal year. Article 9 describes a land purchase off Grove Street that will be under Open Space and Community Housing.

Described on pages 7 through 26 and page 30, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 18 received Town Counsel approval. All FY16 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 12, 2015. The total cost of the 18 projects which the CPC is recommending to *Annual Town Meeting* is \$2,234,401.

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, Renovations to the Community Center and Upgrades to the Cary Memorial Building. There is also a supplemental debt service appropriation in connection with the financing of the Cary Memorial Building improvements, under Article 30 (Amend FY2015 Operating Enterprise and CPA Budgets). The approved Administrative Budget remains constant at \$150,000. These Administrative and Debt Service costs total \$3,568,160 and are detailed on pages 27 through 29.

Change in CPC Membership

The CPC said goodbye to its long-time administrative assistant, Nathalie Rice, in December, 2014, upon her selection as Lexington's new Town Clerk. The Committee is grateful for Nadie's commitment and patience, her organizational and analytical skills and her unceasing good humor. The CPC congratulates Nadie and wishes her all best luck in this important town position.

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 annually 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 2014, the annual surcharge averaged \$298 per Lexington household. Our commercial and industrial taxpayers were billed \$848,155 last year, representing 22% of our billed CPA surcharges.

The State match is distributed annually, based on the prior year's surcharge receipts. The match was originally 100%, but 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. In FY14, the State Legislature voted to transfer \$25 million in surplus funds to the State Community Preservation Fund. This was distributed to CPA communities, and in Lexington's case resulted in a \$1.9 million total disbursement, over twice the disbursement received in FY13. An additional \$11.4 million was distributed to CPA towns for FY 15; Lexington's total disbursement, including the supplemental payment, was \$1.2 million. Whether any additional payments will continue to be made is unknown at this time, given the current State budgetary deficits. The match is currently estimated at 23% for FY16, still a healthy return on investment. The chart below shows the State Matching Funds to date.

STATE MATCHES TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
TOTAL		\$11,380,622

Record of Lexington's CPA State Matching Funds
(Source: Massachusetts Department of Revenue)

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, 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. Marilyn Fenollosa, the representative from the Historical Commission, currently serves as Chair, with Richard Wolk from the Conservation Commission serving as Vice-Chair.

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 supports 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. The CPC Administrative Assistant currently tracks 50+ ongoing CPC projects, for which updates are given in this report after the FY16 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 \$59,915,893 for CPA projects. These funds have supported 43 historic preservation projects, preserved 78 acres of open space, created or preserved 18 recreational facilities, and created or supported 253 units of affordable housing. Of this total, **\$11,380,622 or 19% 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 of that year, 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 intent to authorize transfer of \$25 million in funds each fiscal year for disbursement to CPA communities in the form of the State match. However, only \$11.4 million was transferred to the Statewide CPA Trust Fund from the FY14 State budget surplus. In light of the uncertainty of these supplemental payments, the Town will maintain a conservative estimate of a 23% State match for FY16 for planning purposes.

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, preservation, rehabilitation and restoration of land for recreational use;
- The acquisition, creation, preservation, and support of community housing; and
- The rehabilitation and restoration of open space and community housing that is acquired or created with CPA funding.

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 the 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 Land 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
DEFINITIONS (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 preserves and land for recreational use.	Buildings, structures, vessels, real property, documents or artifacts listed on the State Register of Historic Places or deemed 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, 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.
ACQUIRE 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.	YES	YES	YES	YES
CREATE To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	YES	NO	YES	YES
PRESERVE Protect personal or real property from injury, harm or destruction.	YES	YES	YES	YES
SUPPORT 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 an entity that owns, operates or manages such housing for the purpose of making housing affordable.	NO	NO	NO	YES, including funding for affordable housing trusts
REHABILITATE/RESTORE 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.	YES, if acquired with CPA funds	YES	YES	YES, if acquired with CPA funds

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

ARTICLE 8 (a)

Project:	Conservation Meadow Preservation Program
CPA Category:	Open Space
Amount Requested:	\$26,400
Amount Recommended:	\$26,400
CPC Vote:	(9-0)

Project Description:

Of the approximately 1400 acres of conservation land in Lexington, approximately 75 acres are upland meadows -- land that requires extensive annual management measures to remain in an open and natural condition. Meadow edges are particularly difficult to manage due to the challenge of mowing close to fences, stone walls and tree lines. Most of Lexington's meadows have had minimal management since they were acquired, resulting in the advancement of invasive species, the loss of historic stone walls and vistas, and the invasion of meadow habitat with shrubs and trees, particularly along fences, stone walls, boundaries, around field trees, and where mowing has not taken place. This project will preserve and protect Lexington's conservation meadows for their historical landscape significance, passive recreational value and enhanced wildlife and plant habitat. The project will be implemented in multiple phases over several years; in year one, Hennessey Field and Joyce Miller's Meadow will be preserved. The project entails:

- Preserving meadow land through an extensive woody vegetation removal program to clear heavily overgrown shrubs, trees and invasive vines; and
- Managing invasive species encroachment on the field edges and throughout meadows that interfere with passive recreational opportunities, degrade wildlife habitat and diminish the value of these historic sites.

Project Goals and Objectives:

- Preservation of Lexington's historic landscape and vistas;
- Protection of wildlife habitats -- more than 15 bird species are waning due to a regional decline in grassland habitat. Additionally, removing invasive species and promoting natural meadow species will improve habitat for mammals, butterflies and other invertebrates;
- Preservation and protection of passive recreational opportunities such as bird watching, walking, cross country skiing and picnicking; and
- Engagement of the community by generating renewed interest and participation in conservation efforts.

Project Benefit:

- Prevention of loss of historic landscapes, scenic vistas, recreational opportunities and native vegetation and wildlife habitats.

Funding Request:

The request for CPA funds under this project is \$26,400.

ARTICLE 8 (b)

Project:	Parker's Revenge Site Restoration
CPA Category:	Historic Resources
Amount Requested:	\$36,790
Amount Recommended:	\$36,790
CPC Vote:	(8-0-1)

Project Description:

The Friends of Minute Man National Historic Park seek to uncover and restore a heroic battlefield that marked an important component of the events of April 19, 1775 -- Parker's Revenge, the site of the second battle of Lexington. Informed by modern technological analysis, the Friends, working with the National Park Service, plan to restore the site and prepare interpretive materials to recreate an accurate representation of the battle site for the education and enjoyment of Lexington residents and global tourists. This funding request covers the Synthesis Phase of the total project, following the prior completion of an historic narrative report, imaging studies and a metallic survey of the site, to hypothesize and then confirm the most likely course of the battle. This Synthesis Phase will enable the staging of a military tactical field simulation event to discuss and document military strategies that might have been deployed, thereby identifying the most probable sites for excavation to find artifacts. Specifically, the project entails:

- A military tactical field simulation event, engaging active military strategists, historical military experts, historians, NPS specialists, historic archaeologists, conflict archaeologists, and historic landscape specialists to study, discuss and interpret existing and new information about the events that took place as part of the skirmish between the British Regulars and the Lexington Militia led by Captain John Parker;
- The preparation of a Phase III final report which integrates, synthesizes and interprets all data and information collected in the site assessment, data collection, scanning, survey, mapping and field simulation event, and provides a summary analysis and recommendations for interpretive projects, for approval by the NPS and Massachusetts Historical Commission; and
- Conservation and materials analysis, preservation and archiving of artifacts uncovered at the site.

Project Goals and Objectives:

- Use modern technology to uncover the site of the Parker's Revenge Battlefield and enhance our understanding of the events which occurred there; and
- Synthesize all data and information in a readily accessible and usable format.

Project Benefit:

This project will document and interpret an important battle in Lexington's history, adding to the knowledge and understanding of Lexington residents and visitors from all over the world. It will also assure the appropriate conservation and archiving of important artifacts from the site.

Funding Request:

The request for CPA funding for this portion of the project is \$36,790. The remainder of the estimated total project cost of \$152,930 will be raised from private funding.

ARTICLE 8 (c)

Project:	First Parish Church Restoration Historic Structure Report
CPA Category:	Historic Resources
Amount Requested:	\$40,000
Amount Recommended:	\$40,000
CPC Vote:	(6-0-3)

Project Description:

The First Parish Unitarian Church, prominently located on Lexington's Battle Green, is an important element of the Battle Green National Register Historic District, visited by millions of residents and tourists yearly. The building houses an active religious congregation but also provides important facilities for community gatherings, events, performances and social services. The building, the third on the site, was constructed in 1847 and retains its physical integrity. In recent years, the First Parish congregation has made important urgent capital repairs, most notably a new steeple as well as other system and exterior work. The building is still in need of substantial capital improvements, however, including site and exterior work, and electrical and energy upgrades. After consulting with the CPC, First Parish determined that a thorough assessment was necessary to identify the most important and urgent improvements to ensure the building's continued viability as a culturally and historically significant Lexington resource. First Parish Church seeks funding to prepare a historic structure assessment and report to include condition assessments, preservation treatment recommendations, and cost estimates for priority work. The report will inform the Church's long term rehabilitation and maintenance plans and capital fundraising efforts.

Specifically, the report will include:

- Preparation of measured drawings (floor plans and elevations) of existing conditions;
- Review and synthesis of available documentation, studies, historic resources and images;
- Research of building history and significance;
- Assessment of architectural and structural conditions of the building, as well as mechanical systems, code compliance, hazardous materials, paint analysis, and accessibility;
- Identification of historical character-defining features of the building that should be retained;
- Preparation of narrative and annotated plans and photographs describing treatment recommendations for repair and stabilization; and
- Preparation of specifications for cost estimating purposes, together with recommendations for a phased implementation plan.

Project Goals and Objectives:

- Identify priority needs of the church building for preservation and restoration, and develop recommendations for appropriate treatments and a cost estimate for these priority needs;

- Prepare a long term plan for the appropriate restoration and restoration of all elements of the building to ensure its continued viability as an important historic building prominently located on Lexington's nationally-recognized Battle Green; and
- Identify critical capital improvements necessary to preserve the structure for the future, including reduction of energy requirements and operating and maintenance costs.

Project Benefit:

This project will establish a plan to ensure that a prominent local landmark is preserved and maintained as an important local resource for Lexington residents and an integral component of the visitor experience.

Funding Request:

The total cost of this project is \$52,660, of which \$40,000 is being sought in CPA funding with the remainder to come from privately raised funds through First Parish in Lexington.

ARTICLE 8 (d)

Project:	Cary Memorial Building Records Center Shelving
CPA Category:	Historic Resources
Amount Requested:	\$75,398
Amount Recommended:	\$75,398
CPC Vote:	(8-1)

Project Description:

The Cary Records Center area at Cary Memorial Building is the repository for retention of long-term and some permanent records of significant historical value to the Town. The current shelving in this room, repurposed from prior library use, is inadequate for the secure storage, retention and retrieval of municipal records. This project provides for the removal of the undersized, inadequate shelving and the design and construction of replacement stationary shelving. Because the project will coincide with renovations currently underway at Cary Memorial Building, there should be limited interruption or impact on staff and public use of the records. As the shelving replacement progresses, the contents of the Records Center will be assessed to better provide for orderly retention of the Center's most important records.

Project Goals and Objectives:

- Provide standard sized archival/records storage shelving for secure and proper protection and retention of boxed records; and
- Assess Records Center contents to better provide for orderly retention of critical records.

Project Benefit:

This project will enable the Town to appropriately access, secure and maintain its records of historical significance.

Funding Request:

This project requests \$75,398 in Community Preservation Funding.

ARTICLE 8 (e)

Project:	Battle Green Streetscape Improvements
CPA Category:	Historic Resources
Amount Requested:	\$140,000
Amount Recommended:	\$140,000
CPC Vote:	(9-0)

Project Description:

The Battle Green Master Plan (funded by CPA funds in FY 2011 and the guiding document for this design project) suggested that a study be conducted to analyze the vehicular and pedestrian traffic flow in and around the Battle Green to better preserve this National Historic Landmark. Beta Engineering was hired to develop a concept plan for the area, and to this end the firm performed traffic, pedestrian and bike counts, conducted on-site observations of pedestrian and vehicle flow, and examined access to the various historic sites. The firm also examined ways to enhance visitor experience and took comments from various stakeholder groups.

In 2014, Annual Town Meeting approved \$63,000 in CPA funds to hire an architect/engineering firm to take the concept plan to a 25% design stage and develop cost estimates for the recommended improvements to visibility and access in the vicinity of the Green and its associated parking. The firm also examined how the Battle Green improvements relate to the larger Center Streetscape project. The entire project cost was \$90,000, of which \$63,000 was eligible for CPA funding.

The proposed project is the next step in implementing the Battle Green Streetscape Improvements. A conceptual plan will be developed, and an architectural/engineering firm will be hired to take the conceptual ideas to the 100% design stage with cost estimates for any recommended improvements to the area. The report is expected to be available by spring, 2016.

Project Goals and Objectives:

- Development of a design plan and construction estimates that focus on efficient and safe pedestrian and vehicular flow in and around the Battle Green; and
- Development of a plan that will enhance the experience of those visiting Lexington, its historic monuments and its Town Center.

Project Benefit:

This project will enhance pedestrian and vehicular traffic flow in and around the historic Battle Green, increasing safety, visibility and access for all users. The improvements will benefit those who visit Lexington and enjoy its historic resources and unique Town Center.

Funding Request:

The total cost of this phase of the project is \$200,000, of which \$140,000 is being sought in CPA funding. The remaining \$60,000 of CPA-ineligible costs will be funded from free cash.

ARTICLE 8 (f)

Project:	Community Center Sidewalk Design
CPA Category:	Historic Resources
Amount Requested:	\$50,000
Amount Recommended:	\$50,000
CPC Vote:	(6-2-1)

Project Description:

The Community Center at 39 Marrett Road, purchased by the Town of Lexington from the Scottish Rite in December, 2013, is currently undergoing renovations with a view to reopening in the spring of 2015. As part of the renovations, an existing sidewalk will be extended to permit enhanced accessibility to the building. The new sidewalk will run adjacent to Marrett Road and then enter the Community Center property to connect to existing walkways within the property.

As part of the Special Town Meeting appropriation on November 4, 2013 voters approved \$20,000 to design options for adding pedestrian access to the Community Center. Lexington's Department of Public Works, Engineering Division, developed two sidewalk concepts, both of which would have required obtaining an easement from the Scottish Rite. Neither concept was approved, however, and additional design funds are now being requested to determine appropriate alternatives. The design of the sidewalk is complex in that it needs to overcome the steep grades of the property and still comply with accessibility regulations, while also not conflicting with the land that remains under the ownership of the Scottish Rite.

Project Goals and Objectives:

- Develop a design that provides a pedestrian connection to the new Community Center from Marrett Road in an appropriate manner and accessible location.

Project Benefit:

Currently the building is not accessible for pedestrians from the closest sidewalk on Marrett Road. The Marrett Road sidewalk ends just before the driveway gate and there are brick walls on either side of the gate. This project will enable the development of a sidewalk design that permits safe and accessible pedestrian access to the building and grounds within the existing land constraints.

Funding Request:

The request for CPA funds under this design project is \$50,000. Once a design is approved, additional funds will be requested to cover construction costs.

ARTICLE 8 (g)

Project:

Cary Memorial Building Sidewalk Enhancements

Indefinitely Postponed

[See Special Town Meeting #2, Article 4]

ARTICLE 8 (h)

Project:	Community Center Preservation Restriction Endowment
CPA Category:	Historic Resources
Amount Requested:	\$25,000
Amount Recommended:	\$25,000
CPC Vote:	(9-0)

Project Description:

The Community Center at 39 Marrett Road was purchased by the Town of Lexington from the Scottish Rite in December, 2013, using CPA funding. The Community Preservation Act requires that any property so purchased using CPA historic resource funding be subject to a preservation restriction, deeded in perpetuity and approved by the Massachusetts Historical Commission. The preservation restriction will ensure that the architecturally and historically significant elements of the property be preserved and maintained to appropriate standards. The Lexington Historical Society has agreed to be the holder of this restriction, and has requested that an endowment fund be established to compensate the Society for its administrative expenses in maintaining the preservation restriction. Under the terms of the contract to be signed between the Society and the Town, once the fund is depleted, estimated in 5-10 years, the Town and the Society will negotiate a replenishment of the fund.

Project Goals and Objectives:

- Provide an inducement for the timely execution of a preservation restriction agreement between the Town and the Lexington Historical Society to comply with the requirements of the Community Preservation Act; and
- Compensate the Lexington Historical Society for their administrative expenses in monitoring and enforcing the preservation restriction.

Project Benefit:

Completion of the necessary legal requirements associated with the Town's acquisition and development of Lexington's new Community Center.

Funding Request:

This funding request is for \$25,000 in CPA funds.

ARTICLE 8 (i)

Project:	Park and Playground Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$68,000
Amount Recommended:	\$68,000
CPC Vote:	(9-0)

Project Description:

The Recreation Committee requests \$68,000 to preserve the recreational resources at Marvin Park, located on Morris Street, by replacing the playground equipment and playground surface. The improvements will include the installation of a new modular play structure, a new swing set and an appropriate safety surface. New site amenities such as signage and permanently anchored park benches are also planned.

Project Goals and Objectives:

- Replace the playground structure at Marvin Park;
- Replace the safety surface with accessible wood fiber;
- Replace the park benches with permanently installed benches;
- Provide an accessible modular play structure; and
- Replace the playground equipment with handicapped-accessible components that comply with current regulations and standards.

Project Benefit:

The play equipment at Marvin Park is outdated and has a sand safety surface which needs to be replaced. It is used by neighborhood families and by children visiting the park. The current equipment, use zones, and surfacing do not comply with Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) or the Americans with Disability Act (ADA) standards. This project would bring the Marvin Park playground into compliance with these standards and provide a safe, usable recreational facility.

Funding Request:

This funding request from the Recreation Committee is for \$68,000 in CPA funds to rehabilitate Marvin Park. This funding request is part of an ongoing playground improvement program for Lexington's neighborhood parks and playgrounds.

ARTICLE 8 (j)

Project:	Park Improvements – Athletic Fields
CPA Category:	Recreational Resources
Amount Requested:	\$85,000
Amount Recommended:	\$85,000
CPC Vote:	(9-0)

Project Description:

This is an ongoing multi-year capital program to preserve and rehabilitate Town athletic fields, addressing safety and playability concerns and providing adequate, safe field conditions for neighborhood families, recreation groups and school programs. This FY16 project request is for \$85,000 to renovate the natural grass softball field at Lincoln Park. The field will be laser graded to help improve drainage, a new irrigation system, new backstop, and player benches will be installed, and new site amenities are also planned.

Project Goals and Objectives:

This Project will:

- Bring the field into a more safe and playable condition;
- Correct the surface and sub-surface drainage at the softball field at Lincoln Park;
- Re-grade to proper elevations to insure proper drainage;
- Reduce costly maintenance repairs and the use of drying agents; and
- Reduce the need to frequently reschedule games.

Project Benefit:

The primary benefit of this FY16 project is to improve safety for all participants and to improve the usability of the Lincoln Park softball field. Town athletic fields are constantly used by recreation, school, youth, and adult groups and are in need of major repairs that cannot be completed within the Recreation operating budget. Correcting the safety issues related to uneven turf and drainage at the Lincoln Park field will increase its safety, playability and ease of future maintenance (the latter not covered by CPA funding).

Funding Request:

The request for CPA funds to rehabilitate the softball field at the Lincoln Park is \$85,000. This request represents the FY16 costs to restore Town athletic fields – an ongoing project conducted by the Recreation Committee with help from the Department of Public Works.

ARTICLE 8 (k)

Project:	Park and Playgrounds ADA Accessibility Study
CPA Category:	Recreational Resources
Amount Requested:	\$78,000
Amount Recommended:	\$78,000
CPC Vote:	(9-0)

Project Description:

This project requests funding to hire a consultant to complete a study of the Town's recreation areas to determine accessibility deficiencies. The Lexington Recreation Facilities and ADA Compliance Study will include a facility compliance assessment, recommendations and options of probable costs for play equipment, facility access, signage, handicapped parking, accessible pathways, accessible and con-compliant seating, bleachers, picnic facilities and the Pine Meadows golf course building.

Project Goals and Objectives:

This project will:

- Complete a Facility and Open Space ADA Compliance Assessment of the Town's recreation facilities; and
- Develop recommendations and cost estimates for appropriate remediation.

Project Benefit:

The Town will have detailed information about the accessibility deficiencies in its recreation facilities that will inform planning and implementation of appropriate remediation in the future.

Funding Request:

This project requests \$78,000 in CPA funding to complete the Accessibility Study.

ARTICLE 8 (I)

Project:	Park Improvements -- Hard Court Resurfacing
CPA Category:	Recreational Resources
Amount Requested:	\$55,000
Amount Recommended:	\$55,000
CPC Vote:	(9-0)

Project Description:

This FY2016 request by the Recreation Committee is for \$55,000 to rehabilitate the basketball courts at Sutherland Park and Marvin Park. Funding will be used to reconstruct the courts as well as to install new backboards and poles.

Project Goals and Objectives:

This project will:

- Provide a safe playing surface;
- Rehabilitate the court surfaces;
- Install new backboards and poles; and
- Improve overall playing conditions.

Project Benefit:

The Recreation Department's hard court resurfacing program is designed to rehabilitate the court surfaces throughout the Town. It is important to rehabilitate these valuable assets in the community to ensure their continued usability and safety; this program benefits all who use the facilities. The basketball courts at Sutherland Park and Marvin Park are heavily used facilities in Lexington, and this year's request to resurface the courts and install new backboards and poles will enable their continued long term use.

Funding Request:

This FY16 request for CPA funding for Hard Court Resurfacing at Sutherland Park and Marvin Park is \$55,000.

ARTICLE 8 (m)

Project:	Lincoln Park Field Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$220,000
Amount Recommended:	\$220,000
CPC Vote:	(9-0)

Project Description:

This CPA project represents partial funding for Phase 3 of a three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. The project will fund site work in preparation for the replacement of the synthetic turf on Field #3 at Lincoln Park. In 2013 the Town approved Phase 1, in which CPA funds were used to rehabilitate the subsurface of Field #1 prior to the installation of synthetic turf. Last year, the Town approved funding site work in preparation for replacement of the synthetic turf on Field #2. This phase will complete the resurfacing of this heavily used recreational facility. The amendment of the CPA law in 2012 allows CPA monies to be spent on design, drainage and site preparation for such projects, but not for the synthetic turf itself.

In FY16, the Recreation Department proposes to use \$220,000 in CPA funds to do the site preparation work and \$430,000 from other sources to purchase and install the new synthetic playing surface. The surface of Field #3 will be removed, partially recycled, and replaced with a similar carpet and in-fill to provide for a safer and more uniform surface. The drainage will be inspected and repaired if necessary and the subsurface will be laser-graded prior to the carpet installation. The project also includes rehabilitation of the walkways around the field and replacement of the edging and adding a guardrail near the restroom facility to prevent vehicles from driving on the synthetic turf.

Project Goals and Objectives:

This project will:

- Provide a safe playing surface by replacing the worn, turf surface;
- Inspect and repair the subsurface drainage lines to allow for proper drainage;
- Laser grade the subsurface to create level grades prior to replacement of the carpet;
- Rehabilitate the walkways and replace edging to address and reduce erosion;
- Install a guardrail to prevent vehicles from driving on the synthetic turf; and
- Improve overall playing conditions and safety.

Project Benefit:

The synthetic fields at Lincoln Park are past 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. The synthetic fields have been very successful and take a large amount of wear off the Town's natural grass

fields. The synthetic surface allows users to play in unfavorable weather conditions, particularly in the early spring and late fall. The rehabilitation of Field #3 (the third year in the 3-phase project) will enable continued safe use of the field by its many user groups. These include Lexington High School, Lexington United Soccer Club, Lexington Youth Lacrosse, Recreation Division programs, adult users, unstructured neighborhood play and participants in formalized soccer and lacrosse tournaments.

Funding Request:

The total project cost for the replacement of the turf on Field #3 is \$650,000, of which \$220,000 is being requested in CPA funds. The remaining balance of \$430,000 is being requested from the General Fund Debt (\$236,500) and from the Recreation and Community Programs Enterprise Fund retained earnings (\$193,500).

ARTICLE 8 (n)

Project:	Minuteman Bikeway Culvert Rehabilitation
CPA Category:	Recreational Resources
Amount Requested:	\$290,000
Amount Recommended:	\$290,000
CPC Vote:	(9-0)

Project Description:

This project is a part of the Town-wide program of replacement of failing culverts that have been identified in the Watershed Management Plans for the Charles, Shawsheen and Mystic River Watersheds. The Minuteman Bikeway culvert is located just north of Camellia Place near the headwaters of the North Lexington Brook. The granite block supporting the Bikeway is collapsing, causing a significant hazard to bikeway users. This project will enable design, permitting, bidding and construction of a replacement structure; the existing granite blocks will be incorporated into the new design.

Project Goals and Objectives:

- Ensuring continuous, safe and proper storm water flow through the culverts; and
- Timely replacement of the culvert prior to total failure, allowing for proper design considerations and funding and minimization of the impact to residents and other bikeway users through unexpected detours and possible flooding.

Project Benefit:

This project will rehabilitate a critical Town facility and enable continued safe passage over the very heavily used Minuteman Bikeway.

Funding Request:

The project requests \$290,000 in CPA funding.

ARTICLE 8 (o)

Project:	Grain Mill Alley Design Funds
CPA Category:	Recreational Resources
Amount Requested:	\$18,000
Amount Recommended:	\$18,000
CPC Vote:	(6-0)

Project Description:

The improvement of Grain Mill Alley, a historic pathway located between 1761 and 1775 Massachusetts Avenue, is a public space project that has been embraced by the Center Committee for over 10 years. Despite widespread support for the creation of a "pocket park" in the space, challenges related to property ownership, construction costs and maintenance responsibilities have been obstacles to the realization of the project. In 2012 the Board of Selectmen approved the closure of the Alley to all motor vehicles, and the DPW installed a temporary curb and stamped asphalt; since that time, the Economic Development Department has been working to engage the community and develop schematic designs for the implementation of a pocket park in the Alley. The 2013 Town Meeting approved \$21,500 to fund the schematic design phase, which included site analysis, design development, and cost estimates, as well as legal services to develop a contract with the adjacent property owners to ensure continued access. The current project requests additional funds to continue the process to design a safe, welcoming, aesthetically appropriate and cost-effective public space and includes funding for field testing of nonpermanent amenities such as benches, tables and plantings.

Project Goals and Objectives:

- Response to Center Committee and Board of Selectmen requests to make an attractive and functional use for this key location in Lexington Center; and
- Development of a plan for the public space that incorporates identified needs and desires while respecting identified design, safety and cost considerations.

Project Benefit:

Completion of a welcoming public space will provide a new amenity to residents and visitors and promote new business activity in Lexington Center.

Funding Request:

This funding request is for \$18,000 in CPA funds.

ARTICLE 8 (p)

Project:	Minuteman Bikeway Wayfinding Signs
CPA Category:	Recreational Resources
Amount Requested:	\$39,000
Amount Recommended:	\$39,000
CPC Vote:	(8-1)

Project Description:

This project will fund the design of wayfinding and etiquette signage relating to the Minuteman Bikeway in Lexington. This is the next necessary step following the report entitled "Navigating the Minuteman Bikeway," which was completed with the cooperation of the Bicycle Advisory Committee as well as representatives from Arlington and Bedford. This project will design and install signage along the Bikeway and adjacent roads and connection points. The signage will provide information to users which includes direction on accessing the Bikeway, what can be found nearby (i.e. businesses, shops, banks, restaurants, etc.) and etiquette signs clearly describing the rules of etiquette for Bikeway users.

The project specifically will include the following tasks:

- Development of different alternatives of wayfinding and etiquette signs to be reviewed with stakeholders;
- Development of 25% design plans that incorporate wayfinding signage at all primary and secondary connections to the Bikeway;
- Establishment of an existing conditions basemap to further the design through the 75% and 100% stages; and
- Development of full bidding documents that include detailed cost estimates, specifications, stamped plan sets, and bid documents.

Project Goals and Objectives:

- Promote appropriate etiquette for users of the Bikeway;
- Inform users of access points to the Bikeway; and
- Encourage use of retail facilities (shops, restaurants, etc.) within close proximity to the Bikeway.

Project Benefit:

This project will promote increased ridership of the Bikeway, increase the likelihood of Bikeway users to frequent Lexington establishments, and provide a safer Bikeway for casual users as well as commuters.

Funding Request:

This project requests \$39,000 in CPA funds for design of wayfinding signage. Additional funding will be required for construction and implementation.

ARTICLE 8 (q)

Project:	Lower Vine Brook Paved Recreation Path Reconstruction
CPA Category:	Recreational Resources
Amount Requested:	\$369,813
Amount Recommended:	\$369,813
CPC Vote:	(9-0)

Project Description:

The paved recreation path running along the Vine Brook from Fairfield Drive to North Street, approximately 5,905 linear feet (1.1 miles), has been degraded over the years and is now in need of full reconstruction if the path is to continue to serve as a safe and usable recreational source. This project proposes to reconstruct the subsurface and surface of the entire pathway. Due to the significant length of the path, work on this project would most likely take place in two phases: Phase One (Fairfield Drive to East Street and East Emerson Road) would be completed during the 2015/16 construction season, and Phase Two (Emerson Road to North Street) would be completed during the 2016/17 construction season. Components of the project are:

- Wetlands permitting;
- Tree pruning; and
- Path design, engineering and reconstruction.

Project Goals and Objectives:

- Reconstruct the entire 5,905 linear feet of the Vine Brook pathway;
- Ensure that the pathway remains a safe and usable recreational resource; and
- Prevent further degradation in the form of cracked, buckled and uneven pavement which, if unremedied, could ultimately result in removal of the path.

Project Benefit:

- Provide a safe and usable recreational resource for walking, bicycling, running and cross country skiing; and
- Ensure accessibility for residents with mobility limitations, including residents with young children using strollers or push-cars.

Funding Request:

The request for CPA funds under this project is \$369,813 for both construction phases of the project.

ARTICLE 8 (r)

Project:	Debt Service – Combined costs
CPA Category:	Historic Resources, Open Space
Amount Requested:	\$2,417,200
Amount Recommended:	\$2,417,200
CPC Vote:	(8-0)

In FY16 debt service obligations are shown as an aggregate. They consist of four components totaling \$2,417,200 and are described below:

(1) Wright Farm: \$424,800

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February, 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February, 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February, 2014 through the issuance of a \$2.95 million bond for a ten year term. The first debt service payments of principal and interest on the bond were made in the current fiscal year (FY15) in the amount of \$434,633. Debt service for FY16 is \$424,800.

(2) Community Center Acquisition: \$1,065,100

At the Special Town Meeting in March, 2013, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road. The CPA portion of this purchase was \$7,390,000. In November, 2013 the Town sold a \$7.39 million bond anticipation note that came due in February, 2014. The interest payment on the BAN was \$9,237. In February, 2014 a \$7.39 million bond was issued for a ten year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in the current year (FY15) in the amount of \$1,089,774. Debt service for FY16 is \$1,065,100.

(3) Community Center Renovation: \$11,178 (\$9,020 + \$2,158)

At the November, 2013 Special Town Meeting, voters approved \$3,169,000 in initial renovation costs to prepare the former Scottish Rite building for use as a Community Center and to enable Town Departments to move into the building. Subsequent to that time, the recommendations of the Selectmen-appointed Ad hoc Community Center Advisory Committee resulted in an accelerated construction schedule and modifications to the scope of renovations at the Community Center. The revised total cost of the project is \$6,720,000, of which \$6,297,184 is CPA eligible. The bulk of this cost was financed from cash on hand under Article 3 of the March 24, 2014 and Article 10 of the June 16, 2014 Special Town Meetings. Of this revised amount, it is estimated that \$451,000 will be financed through the issuance of a bond anticipation note in June 2015, to come due in February, 2016. Interest on this BAN is estimated to be \$9,020. The note will be converted to a 10-year bond at that time. Estimated issuance costs for the bond, to be paid with FY16 CPA funds, are \$2,158.

(4) Cary Memorial Building Upgrades: \$916,122 (\$899,459 + \$13,447 + \$3,216)

Under Article 2 of the Special Town Meeting in March, 2014, Town Meeting voters approved an appropriation of \$8,677,400 to fund the costs of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A bond anticipation note in the amount of \$3,286,000 was issued in June, 2014; the note came due in February, 2015, at which time a bond of \$6,569,000 was issued comprised of two components: the conversion of \$2,286,000 of the June, 2014 note to long-term debt, and new financing of the project in the amount of \$4,283,000. In February, 2015, the residual portion of the June, 2014 note, \$1,000,000, was refinanced as a note with a term of 4 months, at which time it is proposed that it be retired with cash from the CPA fund. An appropriation of \$1,000,000 for this purpose, plus \$960 for the interest due on that note, will be sought under Article 30 of the 2015 Annual Town Meeting. The first debt service payments of principal and interest on the \$6,569,000 bond will be made in FY 2016, and will be \$899,459. The final piece of financing for the project is expected to be issued in June, 2015 as a \$672,350 bond anticipation note to come due in February, 2016, at which time interest to be paid on the note, estimated at \$13,447, will be due as well as the cost of issuance to convert the note to a bond, estimated at \$3,216.

ARTICLE 8 (s)

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

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 FY16 revenue from the surcharge and the State supplemental match is \$252,400; however, the CPC requests only \$150,000. 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 Department; 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 FY15 cost for the administrative position totaled \$47,466, including health and dental benefits carried by the Town.

Membership dues of \$7,900 (unchanged from since FY15) are paid to the Community Preservation Coalition (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 Community Preservation Coalition was instrumental in securing the recent distributions to CPA communities from the State budget surpluses and continues to advocate for this supplemental funding.

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the proposed acquisition of open space. Such funds enable the Selectmen or Conservation Department to timely complete the due diligence required to prepare for a land acquisition.

Funding Request:

The FY16 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.

ARTICLE 9

Project:	Property Purchase - 241 Grove Street
CPA Category:	Open Space, Affordable Housing
Amount Requested:	\$618,000
Amount Recommended:	\$618,000
CPC Vote:	(6-0)

Project Description:

At the 2012 Annual Town Meeting voters approved the purchase of a significant portion of the Wright Farm, a 13.6 acre parcel of land located on Grove Street (see attached plan, entitled, "Plan of Land", dated October 2012). The Wright family retained one lot of approximately .99 acres (Parcel 2 on the Plan), including a house and a barn on which there was granted an option of later purchase by the Town for a price of \$500,000 plus an agreed annual increase based on the CPI index. The purchase price of the open space parcel was \$3,072,000, funded partially from Community Preservation Fund unbudgeted reserves (\$122,000) and borrowing (\$2,950,000). The Town is now in a position to exercise its option to purchase the remainder of the property at the stipulated price, and wishes to do so.

As noted at the 2012 Annual Town Meeting, the Wright Farm, with its sweeping views of a historic farm, has long provided an attractive gateway to Lexington for those traveling from Bedford. The view of the Wright Farm from Grove Street includes a farmhouse, barn, and a well-tended field with a fenced-in horse pasture, all bordered by woodlands in the rear. If not protected as conservation land, the dry upland area could have been developed into 10 residential lots, which would greatly alter what is now a well-maintained viewscape. The woodlands behind the field on the north side of the parcel contain a large area of wetlands.

In addition to its scenic beauty, the Wright Farm property has great value as open space, as wildlife habitat and as an area for passive recreation. The north section of the property adjoins a narrow strip of wooded Lexington conservation land, which itself adjoins a landlocked parcel in Burlington, a large area of mostly wooded open space. Together, these contiguous open spaces provide an important wildlife corridor. The landlocked parcel in Burlington also contains several long trails which are regularly used by hikers and bicyclists. The Wright Farm provides a second Lexington point of access to these trails, which, prior to the purchase, could be reached only from the Paint Mine Conservation Area, by way of the open power line easement off Turning Mill Road. This acquisition also enabled a trail connection (across Grove Street/Page Road) to the open space surrounding Bedford's Old Reservoir.

The Conservation Commission's interest in acquiring the Wright Farm is longstanding. In November 1990, at the Commission's request, the Town commissioned an appraisal of the land. At that time, however, the owners decided to postpone any decision on a sale. In 1996, the property was placed near the top of the "highly desirable for acquisition" list of privately-owned properties in the Land Acquisition Planning Committee Report. This designation was incorporated into the Town's Open Space and Recreation Plan of 1996 and into the recent 2009 Update. Subsequent to the issuance of the 1996 report, the Commission continued to maintain contact with the Wright family to ascertain their interest in selling the property to the Town, which was finally accomplished in 2012. Due to the legal constraints of the Wright Family and contact the trusts to which they are bound, this property would have been developed if it had not

purchased by the Town.

The expansion of the conservation portion of Wright Farm to incorporate the existing barn, driveway, and parking area will enable the Conservation Commission to increase access to the existing conservation parcel and adjacent open spaces, including the Burlington Land Locked Forest and the Bedford Old Reservoir, and to explore the feasibility of offering a comprehensive environmental education program for children and the community.

The house on the property, built in 1843, is one of only three sided-gabled Greek Revival cottages with wall dormers in Lexington, and has the most elaborate finishes. The house, with garage and barn, is located on a portion of land purchased by Daniel Cummings, a local tanner, in 1826. It remained in the Cummings family until 1890, when it was sold for use as a sheep farm. The Wright family purchased the property in 1936, and has owned it since that time. The Wright Farm represents one of the few surviving farm properties in Lexington.

LexHab has determined that the house is appropriate for rehabilitation and restoration to become affordable housing. Notably, the house has four bedrooms; LexHAB has more requests for three- and four-bedroom houses than are currently available. The rehabilitation work would be completed by LexHAB contractors using community housing CPA funding.

Project Goals and Objectives:

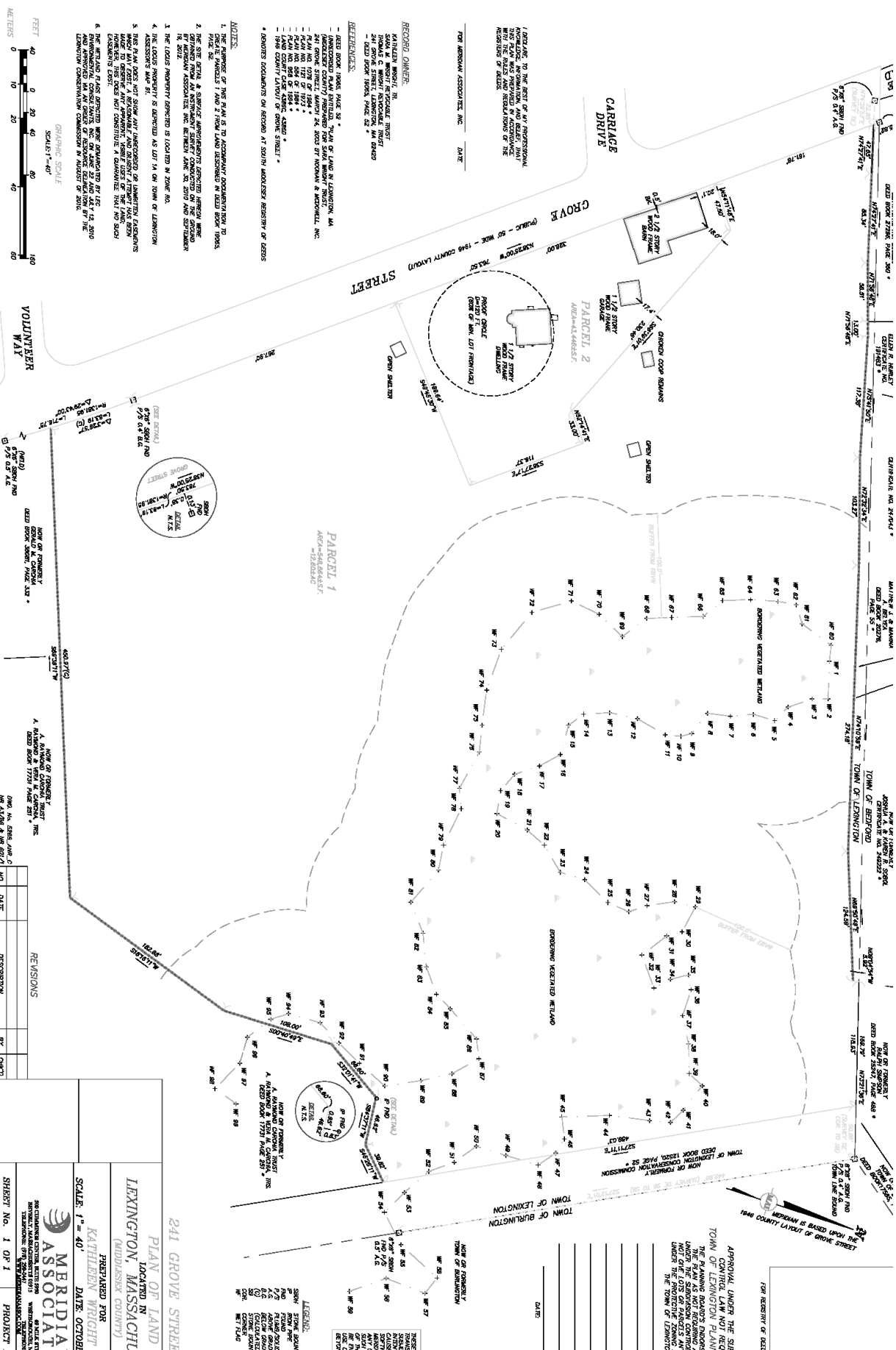
- To preserve and expand upon recently acquired critical open space, and an important link to adjacent conservation lands as well as large open space tracts;
- To preserve an historic vista at the gateway to the Town;
- To preserve an historic barn while creating an opportunity to provide for environmental educational programming;
- To preserve an historic farm house while creating a unit of affordable housing to meet a need for a larger family in Lexington; and
- To rehabilitate and restore an important local historic resource.

Project Benefit:

This project will benefit Lexington by enabling the Town to acquire the remaining portion of the Wright Farm property, including the family farmhouse and barn for its use. The expanded conservation lands will provide enhanced open space, promote passive recreation, preserve trail connections, preserve habitat for wildlife, preserve an important Town and neighborhood vista, and create an opportunity to provide for environmental educational programming with the barn space. The rehabilitated house will preserve an important Lexington historic resource and provide much needed affordable housing for a larger family.

Funding Request:

This project requests a total of \$618,000 for open space and affordable housing purposes. This cost represents \$520,000 for the purchase price; \$95,000 in ancillary costs (e.g. land management and needs assessment planning, survey, site assessments, deed restrictions and other legal and closing costs) associated with the acquisition of the parcel; and \$3,000 to cover the costs of weatherizing and securing the farmhouse until rehabilitation can begin. LexHAB intends to request funding at the fall 2015 Special Town Meeting to cover rehabilitation costs needed to convert the house to affordable housing.



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Status Report on FY 2015 CPA Projects

Cary Memorial Building Upgrades (Art. 2 2014 March STM)

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 is CPA-eligible, to upgrade the Cary Memorial Building. The upgrade work is under contract and anticipated to be completed by September, 2015. The project is being financed through the issuance of debt: a bond anticipation note in the amount of \$6,969,000 was issued in June, 2014, and refinanced with the issuance of a 10-year bond in February, 2015.

Community Center Renovations (Art. 3 2014 March STM; Art. 10 June 2014 STM)

The 2014 June Special Town Meeting appropriated \$6,720,000, of which \$6,297,184 is CPA-eligible, for design, engineering and remodeling, reconstructing and making extraordinary repairs to buildings at 39 Marrett Road for use as the Lexington Community Center. The work is under contract and anticipated to be completed in May of 2015.

Sidewalk Construction for the Community Center (Art. 8 (a))

In 2014 Annual Town Meeting, \$100,000 was requested for the construction of a new sidewalk to extend from the parking lot of the Community Center to the existing sidewalk on Marrett Road, to supplement design funding approved at the November, 2013 Special Town Meeting. Because of project scheduling and unresolved issues with the Scottish Rite, over whose property the sidewalk had been planned to cross, the article was indefinitely postponed. Additional design funds are now being sought to develop appropriate alternatives under Article 8(f) of 2015 Annual Town Meeting.

Visitor Center - Design Phase (Art. 8 (b))

The 2014 Annual Town Meeting appropriated \$220,608, of which \$59,332 is CPA eligible, to design improvements to the Visitor Center. The selection of the designer is expected to be initiated in February, 2015, with the completion of the design work being anticipated for the fall of 2015.

Hastings Park Gazebo Renovations (Art. 8 (c))

2014 Town Meeting approved \$120,000 in CPA historic resource funding to complete substantial capital repairs and create handicapped access to the Hastings Park Gazebo, an important Lexington venue for concerts, weddings, carnivals and other gatherings. The project would rehabilitate and restore the rails, bollards, stairs and electrical system, as well as create an earthen berm and compacted pathways for improved access to the facility. Contracts have been awarded for the gazebo restoration and for the installation of the earthen berm for accessibility. Anticipated completion of both projects is June, 2015.

Historical Commission Inventory Forms for Priority Buildings (Art. 8 (d))

This project requested \$35,000 in CPA funds to enable the hiring of a professional preservation consultant to complete Massachusetts Historical Commission-approved inventory forms on properties listed as "priority" on the Lexington Historical Commission's master list of architecturally and historically significant buildings. Full research and documentation would result in listing on the Historical Commission's Comprehensive Cultural Resources Survey after appropriate notice and public hearings. Potential candidates were interviewed in early 2015, with final selection and hiring of a consultant in late January. The project is expected to be completed by September, 2015.

Battle Green Streetscape Improvements (Art. 8 (e))

This project was the next step in an ongoing program to improve the Battle Green Streetscape, focusing on efficient and safe pedestrian and vehicular flow in and around the Battle Green. 2014 Town Meeting approved \$63,000 in CPA funding to hire an architect/engineering firm to take the concept plan to the 25% design stage and develop cost estimates for the recommended improvements. The total project cost was \$90,000, the remainder being financed through the tax levy. As of early 2015, a consultant had been hired to provide plans and specifications at 25% design.

Vynebrooke Village Renovations (Art. 8 (f))

The Lexington Housing Authority requested \$300,551 in CPA funding to replace exterior front entrance doors, siding and roofs at the Vynebrooke Village, one of Lexington's affordable housing developments. The remainder of the total project cost of \$901,653 was to be funded with a leverage grant from the Massachusetts Department of Housing and Community Development. The project has been electronically bid and the LHA is in the contractual phase of the project. LHA anticipates construction will begin in spring, 2015 and reach substantial completion by year end.

LexHAB Set-Aside Funds For Development of Community Housing at the Busa Property (Art. 8 (g))

2014 Annual Town Meeting approved \$1,284,653 to develop community housing at the former Busa Farm off Lowell Street, a town property acquired with CPA funds in 2009. This amount included use for the Busa land housing of fund balances remaining from approvals for housing by the 2011 and 2012 Annual Town Meetings. The Board of Selectmen had approved LexHAB's plan for two homes, each to contain three affordable apartments. The units will be designed for energy efficiency and subject to permanent deed restrictions. One apartment in each building will be handicapped accessible. A required application to the Department of Housing and Community Development is to be completed in March, 2015. This approval is necessary for the units to be included on the Subsidized Housing Index [SHI].

Lincoln Park Field Improvements - Phase 2 (Art. 8 (h))

2014 Annual Town Meeting approved \$200,000 in CPA funding for the design, drainage and site preparation work associated with the turf replacement at Lincoln Field #2. The

remaining balance for the project, \$420,000, was appropriated through a combination of tax levy funds and Recreation Enterprise monies. This project represents Phase 2 of the three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. This project will include the site work in preparation for the replacement of the synthetic turf at Lincoln #2, including drainage, improvements, laser grading, rehabilitation of surrounding walkways and replacement of the edging. The project went out to bid in winter, 2015 and is scheduled to be completed in summer, 2015.

Park and Playground Improvements - Garfield Park (Art. 8 (i))

The 2014 Annual Town Meeting appropriated \$65,000 in CPA funds to preserve the recreational resources at Garfield Park off Garfield Street. The project included the replacement of the playground equipment and playground safety surface with safe and accessible facilities, and add new site amenities such as signage and permanently anchored park benches. The project is now complete, pending final inspection and approval.

Park Improvements – Athletic Fields - Clarke Middle School Multipurpose Field (Art. 8 (j))

The 2014 Annual Town Meeting appropriated \$100,000 in CPA funding to renovate the multipurpose field at the Clarke Middle School. The project is part of an on-going multi-year program to preserve and rehabilitate the Town's athletic fields. This project will include laser grading, crowning and seeding the field to address drainage concerns, thereby making it safer and more usable. The project is scheduled to be completed in the fall of 2015.

Park Improvements - Hard Court Resurfacing -- Gallagher Tennis Courts at the Center Recreation Complex and Clarke Middle School Tennis Courts (Art. 8 (k))

The 2014 Annual Town Meeting appropriated \$85,000 in CPA funding to rehabilitate the Gallagher Tennis Courts located at the Center Recreation Complex and the Clarke Middle School Tennis Courts. The project is part of a multi-year, Town-wide program to improve hard court resurfacing at its recreational facilities. The project will include resurfacing, painting and restriping the courts and the replacement of posts and center anchors as necessary. The project went out to bid in winter, 2015 and is scheduled to be completed in September, 2015.

Parker Meadow Accessible Trail D&E (Art. 8 (l))

This project, a collaboration of the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, requested \$34,500 in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. This phase of the project would entail the hiring of a consultant to design and prepare final bid documents for the construction of the trail. The project is currently in progress with the RFP having been completed. Bids will be solicited in early 2015.

Land Acquisition - off Concord Road (Art. 3 June, 2014 STM)

At the June, 2014 Special Town Meeting, Town Meeting Members approved the acquisition of 12 acres of "back land" at 430 Concord Avenue; \$180,000 of this amount was for acquisition or taking, with the remaining \$40,000 for associated legal expenses. As of early 2015, the parties had not yet resolved issues concerning the legal ownership of the property.

Status Report on FY 2014 CPA Projects

Archives and Records Management/Conservation, Year 6 (Art. 8 (a))

Through the six years of CPA-funded preservation initiatives, significant progress has been made in the preservation and management of Lexington's historic records. Records and documents have been properly protected through conservation and digitization/microfilming and properly retained in secure and controlled repositories, including the climate-controlled vault located in the lower level of the Cary Memorial Building.

The 2013 Annual Town Meeting approved \$20,000 under Article 8(a) for the sixth year of the Archives and Records Management/Conservation initiative, concentrating on the preservation needs of smaller and "newly historic" collections. These include Fire Book Records and the General Register of Voters Records from 1884-1932. Conservation and digitization of these seven bound volumes have been completed. Migration to Laserfiche and microfilming are underway.

CPA Conservation Restriction Enforcement Funds (Art. 8 (b))

This \$25,000 project was funded at the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission has to hold the restriction, funding included nominal monies to insure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. To date, the Conservation Commission has engaged the services of a consultant to assist with long range land planning on several of the properties in order to incorporate recommended management plans and goals into the Conservation Restriction documents before finalization. This project is awaiting acceptance of the final land management plans from Mass Audubon and approval by Town Counsel.

Park and Playground Improvements (Art. 8 (f))

The 2013 Annual Town Meeting appropriated \$147,500 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 playground safety surface was completed in September, 2013, and the Skate Park project was completed in summer, 2014.

Park Improvements – Athletic Fields (Art. 8 (g))

The 2013 Annual Town Meeting appropriated \$65,000 to renovate the baseball field at Sutherland Park. The work began in fall, 2014 and is nearing completion with an estimated completion date of April, 2015. The infield of the baseball field was reconstructed, adding proper drainage and a safer playing surface. Through this project, Sutherland Park received a new backstop, and permanent player benches will also be installed.

Lincoln Park Field Improvements (Art. 8 (h))

The 2013 Annual Town Meeting appropriated \$150,000 for the design, drainage and site preparation work associated with the turf replacement in Lincoln Field #1. The remaining balance for the project, \$415,000, was appropriated through a combination of tax levy funds and Recreation Enterprise monies. The rehabilitation of Lincoln #1 was the first phase of a three-year, multiyear project. The work began in November, 2013 and included the following: the surface of Field #1 was removed and recycled, the drainage was inspected with minor repair, and the subsurface was laser-graded prior to the new carpet installation. The carpet (synthetic turf), which was not CPA funded, was installed prior to inclement weather. The project was initially completed in April, 2014. After the initial installation, it was determined that there were significant issues with the installation of the field. This resulted in the field being off-line for the majority of 2014. A new synthetic turf field will be installed, at no additional cost to the Town, and the project is tentatively scheduled to be completed in spring, 2015.

Lexington Center Pocket Park Design and Ancillary Costs (Art. 8 (i))

At the 2013 Annual Town Meeting, \$21,500 was approved for this CPA-funded design project. The proposal envisions a “pocket park” in the linear area between 1761 and 1775 Massachusetts Avenue, adjacent to the Bank of America, now called by its historic name, Grain Mill Alley. Several public hearings on design concepts were held the spring of 2014, none of which was deemed acceptable. It was subsequently determined that \$18,000 in additional funding was needed to continue the process to design a safe, welcoming, aesthetically appropriate and cost-effective public space; these funds are requested under Article 8(p) of 2015 Annual Town Meeting.

Merriam Hill Preservation Project (Art. 8 (j))

This \$3,000 project was funded at the 2013 Annual Town Meeting to conduct additional research on homes in the Merriam Hill neighborhood that may be significant, but are not yet listed on the Historical Commission’s Cultural Resources Inventory. A consultant was hired in the fall of 2013, and by early January she had completed a list of all undocumented properties in the Merriam Hill area with images, presumed date of construction, properties recommended for further research, and preliminary identification of properties requiring Massachusetts Historical Commission Form B preparation. The consultant has completed all documentation; a public hearing with Merriam Hill homeowners was held in early March, 2015, after which the HC voted on the additions and will submit the documentation to the MHC for approval and processing.

Moon Hill National Register Nomination Project (Art. 8 (k))

Voters at the 2013 Annual Town Meeting approved \$6,000 in CPA funding to complete a National Register of Historic Places nomination of the Moon Hill neighborhood, supplementing the FY11 partially CPA-funded documentation of the Mid-Century Modern Movement in Lexington context statement and the Peacock Farm Neighborhood National Register Historic District nomination forms. A consultant was hired in the fall of 2013 to conduct the research and prepare the nomination forms for submission to the Massachusetts

Historical Commission and National Park Service. A public meeting to discuss the project was held in the neighborhood in early November, and the consultant completed his research and submitted a draft nomination form for review by the Massachusetts Historical Commission in August, 2014. The MHC is expected to complete its review and send the nomination to the State Review Board for approval at its September, 2015 quarterly meeting.

Greeley Village Front Doors (Art. 8 (l))

This request by the Lexington Housing Authority (LHA) for \$172,734 was approved at the 2013 Annual Town Meeting to replace 25 forty-year old front entrance doors, door frames, sidelights and flooring at Greeley Village. Greeley Village is a multi-age low income public housing complex with 100 apartments, first occupied in 1968. The firm of Richard Alvord Architects was hired to draft the bid documents for this project for review and approval by the Housing Authority and Department of Housing and Community Development (DHCD). Once this step was completed, LHA bid the project. The project is under contract and currently in construction, with an anticipated substantial completion date of June, 2015.

ACROSS Lexington Pedestrian/Bicycle Route System (Art. 8 (n))

Town Meeting Members approved \$5,000 of CPA funding requested by the Greenway Corridor Committee (GCC) for this project at the 2013 Annual Town Meeting for the purchase and installation of signage for the ACROSS Lexington network. The ACROSS network encompasses approximately 40 miles of trail and provides a series of walking routes which join conservation trails, the Minuteman Bikeway, and sidewalks, all to give the public a variety of long and short hikes and bike routes throughout Lexington.

Routes A and B, totaling approximately 10 miles of route, were posted with signs and mapped prior to the 2014 Annual Town Meeting. Routes C and D, totaling approximately 6.5 miles of route, were posted with signs in October, 2014. A map showing Routes A, B, C and D is being finalized and should be posted on the GCC website by spring, 2015. GCC is currently planning for posting of signage along additional routes.

The GCC continues to receive excellent feedback from the community about the ACROSS Lexington Route System. For more information about ACROSS Lexington, go to: www.acrosslexington.org

Buckman Tavern Restoration and Renovation (Art. 8 (o))

This CPA project for partial funding of the restoration of the Buckman Tavern was passed by the 2013 Annual Town Meeting. The entire project cost was \$952,000, of which \$650,000 was funded with CPA dollars. Restoration work included repair and restoration of historic fabric, providing handicapped access to both floors of the building, life safety improvements (sprinkler, fire detection, etc.), and systems upgrades (electrical, HVAC). The project was completed in April, 2014.

Land Purchase - Off Marrett Road (Community Center) (Art. 2 Mar. 2013 STM)
Renovations to Buildings to be acquired at 39 Marrett Road ((Art. 5 Nov. 2013 STM)

At the March 18, 2013 Special Town Meeting, funds were approved for the purchase of the property at 39 Marrett Road, owned by the Scottish Rite Masons, to be used as a multi-generational community center for the Town of Lexington. The purchase price, plus related closing expenses, totaled \$10,950,000, of which \$7,390,000 was eligible for /CPA funding. This amount was supplemented by additional requests for renovation funding at the November 4, 2013 Special Town Meeting and the March, 2014 and June, 2014 Special Town Meetings, totaling \$6,720,000, of which \$6,297,184 would be CPA funded. The purchase of the property was completed on December 5, 2013; the renovations are underway, with occupancy expected in the spring of 2015. The acquisition was financed through the issuance of a \$7.39 bond anticipation note in November, 2013, and converted to a 10-year bond in February, 2014. The renovations were to be paid with cash and the issuance of a bond anticipation note estimated to be in the amount of \$451,000 to be issued in June, 2015, due in February, 2016 and converted to a 10-year bond at that time.

Completed FY 2014 Projects, 2013 ATM: Amount Appropriated/Amount Spent

1. Art. 8 (c) Cary Memorial Building Upgrades – Design Funds. \$550,000/\$550,000

Status Report on FY 2013 CPA Projects

Archives and Records Management/Conservation, Phase 5 (Art. 8 (a))

The 2012 Annual Town Meeting appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This work included 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 also involved the cataloging of collections through the collection management software Past Perfect. The conservation and digitization of these historical records have been completed. Migration to Laserfiche and microfilming are underway.

Paint Mine Barn Preservation (Art. 8 (b))

This \$34,770 project was funded at the 2012 Annual Town Meeting for the preservation of the historic barn located at the end of Mountain Road abutting the Hennessey Field. The barn will be used as an equipment shed for land management needs and materials storage for conservation operations. This project is now complete, including the roof, window, and door restoration work.

Cary Memorial Building Upgrades (Art. 8 (d))

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 FY14 budget process. The Committee issued its Final Report to the Board of Selectmen on January 18, 2013 and the design project is considered complete.

Center Playfields Drainage, Phase 3 (Art. 8 (e))

This project was approved for \$605,718 at the 2012 Annual Town Meeting to address drainage issues at the practice field area along Worthen Road, the Little League/freshman softball field, and the Center Track area. The project includes re-grading the areas, installing subsurface drainage structures and restoration work. Work on the Center Track field area was completed in fall, 2013, the Little League/freshman softball field was substantially completed in fall, 2014, and the Worthen Road practice field is scheduled to be completed in summer, 2015.

Battle Green Master Plan Implementation, Phase 2 (Art. 8 (f))

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. Final design work for this project is anticipated in the fall of 2015, with construction anticipated in the spring of 2016.

LexHAB Set-Aside Funds for Housing Acquisition(Art. 8 (g))

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 of \$450,000 for the acquisition or development of community housing. Due to escalation of housing costs in Town, LexHAB was unable to secure a suitable residence with the approved amount. The 2014 Annual Town Meeting approved use of the \$450,000 appropriation in the implementation of the LexHAB project on the Busa land.

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. The Guidelines establish restrictions on size and purchase price, and require all units acquired with CPA funds to be deed-restricted and placed on the Town’s Subsidized Housing Inventory (SHI).

Historical Society – Historical Records Preservation (Art. 8 (i))

Approved at the Annual 2012 Town Meeting, this \$77,268 CPA project involved three components of record preservation: first, the conservation of Paul Revere documents; second, the conservation of Historical Society documents; and third, the conservation and preservation of the fragile and important Church Records Book owned by the First Parish Church. All phases have now been completed.

Greeley Village Accessible Housing Project (Art. 8 (j))

The Greeley Village (four-unit) Accessible Housing Project approved for \$810,673 at the 2012 Annual Town Meeting is moving forward. The Lexington Housing Authority went into designer selection in February, 2014 (for a second time, due to a technical delay). The public bidding process was completed electronically and LHA is currently in the contractual phase of the project. LHA is working with DHCD to keep the project moving forward and anticipates construction to begin in spring, 2015, reaching substantial completion by year end with a projected unit occupancy date of March, 2016.

Land Purchase Off Grove Street (Art. 9)

2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm, plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained an option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage, in the future; this additional purchase will be considered under Article 9 at the 2015 ATM. The purchase of the first portion of land was completed on December 20, 2012, financed with a short term bond anticipation note issued in February, 2013 in the amount of \$2,950,000. In February, 2014, the BAN was converted to a \$2,950,000 ten-year bond, with the first debt service coming due in FY15.

Completed FY 2013 Projects, 2012 ATM: Amount Appropriated/Amount Spent

1. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/\$0
2. Art. 8 (h) ATM Buckman Tavern HS Report/Needs Assessment. \$65,000/\$65,000

Status Report on FY 2012 CPA Projects

LexHAB Set-Aside for Housing Acquisition (Art. 8 (d))

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 agreement that LexHAB would comply with Guidelines approved by the Committee and Board of Selectmen 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 to 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. A tenant was selected and the house included on the SHI. The 2014 Annual Town Meeting approved use of the remaining funds in the construction of affordable units proposed by LexHAB and approved by the Board of Selectmen on the Busa land purchased with CPA funds.

Battle Green Monument Restoration (Art. 8 (e))

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. Final preservation plans have been approved, and work is expected to begin in the summer of 2015.

Battle Green Master Plan Implementation, Phase 1 (Art. 8 (f))

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 summer of 2015.

Center Playfields Drainage Implementation, Phase 2 (Art. 8 (g))

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 now complete.

Vynebrooke Village Drainage Improvements, Phase 2 (Art. 8 (i))

This project, which was funded at the 2011 Annual Town Meeting for \$364,800, is at final completion. The LHA's civil engineer is currently preparing the filing of required documents so that it may receive a Compliance Certificate from the Conservation Department. Once this phase is completed, the final invoices will be submitted and the project will be closed out.

Completed FY 2012 Projects, 2011 ATM: Amount Appropriated/Amount Spent

1. Art. 8 (a) ATM Archives and Records Management/Conservation.
\$150,000/\$150,000
2. Art. 8 (b) ATM East Lexington Fire Station Doors Replacement. \$60,000/\$60,000

Status Report on FY 2011 CPA Projects

Old Reservoir Project Stormwater Mitigation, Phase 2 (Art. 8 (b))

Funding for Phase 2 of this project in the amount of \$190,047 was approved at the 2010 Annual Town Meeting. Phase 2 addressed the water quality from runoff in the southwest corner of the Old Reservoir. This work was combined with the proposed Phase 1 work, which addressed three outfalls along Marrett Road. This project is now complete.

Archives and Records Management/Records Conservation (Art. 8 (g))

The 2010 Annual Town Meeting approved \$150,000 for the third year of this project for further preservation of Town's historical records. The conservation and digitization of the following bound volumes have been completed: Vital Records (1898-1937); Selectmen Records (1863-1873), Books of Licenses and Perambulation (1850-1924); Annual Town Reports (1875-1999); Historic Districts Commission records of historical importance; Assessors' Records of Tax and Valuations from the 1800s and early 1900s; and the records of the Overseers of the Poor (1855-1870). As of February, 2015, migration to Laserfiche and microfilming are underway and will continue for eventual access at the culmination of this historic documents preservation project.

Cary Memorial Building Signage (Art. 8 (j))

The \$25,000 Cary Memorial Building Signage project, approved by the 2010 Annual Town Meeting, is being coordinated with the Cary Memorial Building Upgrade. The building interior signs are contained in the renovation contract documents, and will be implemented by the Department of Public Facilities during the building renovation. This appropriation will be used to implement appropriate exterior signage. The exterior signage is expected to be completed in the summer of 2015.

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

1. Art. 8 (a) ATM Minuteman Bikeway Preservation. \$320,000/\$308,733
1. Art. 8 (c) ATM Center Playfields Drainage, Phase 1. \$875,173/\$872,595
2. Art. 8 (d) ATM Greeley Village Siding Replacement. \$386,129/\$378,027
3. Art. 8 (e) ATM Vynebrooke Village Drainage Study. \$10,000/\$9,999
4. Art. 8 (f) ATM LexHAB Purchase of Two Properties. \$695,000/\$695,000
5. Art. 8 (h) ATM Cary Memorial Library Archives Preservation. \$100,000/\$94,950
(Supplemental appropriation at 2011 November STM. \$35,000/\$0)
6. Art. 8 (i) ATM Cary Memorial Building Improvements/Upgrades Study. \$60,000/\$60,000
7. Art. 8 (k) ATM Municipal Building Envelope. \$73,000/\$34,000
8. Art. 8 (l) ATM Town Office Building Renovation. \$1,500,000/\$1,385,169
9. Art. 8 (m) ATM Cary Memorial Building HVAC. \$35,000/\$33,274
10. Art. 8 (n) ATM Police Station Ventilation. \$31,700/\$28,361
11. Art. 8 (o) ATM Muzzey Senior Center Improvements Study. \$45,100/\$45,100
12. Art. 8 (p) ATM White House Historic Structure Report. \$18,000/\$18,000
13. Art. 8 (q) ATM Stone Building Exterior Stabilization. \$202,933/\$202,927

14. Art. 8 (r) ATM Munroe Tavern Capital Improvements. \$400,000/\$400,000
15. Art. 8 (s) ATM Comprehensive Cultural Resources Survey. \$5,300/\$5,161
16. Art. 8 (t) ATM Battle Green Master Plan. \$25,000/\$25,000
17. Art. 9 ATM Cotton Farm Land Acquisition. \$3,857,000/\$2,846,793 (\$28,146 land management expenses yet to be exhausted)

Status Report on FY 2010 CPA Projects

Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1 (Art. 11(b))

At the 2008 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 was completed, and the remaining \$20,000 in project funds was returned to the CPA fund in favor of this FY10 Phase 1 project. The Phase 1 Storm Water Mitigation Project of \$569,000 funded the dredging work as well as the reconstruction of three outfalls along Marrett Road to improve water quality. The project was managed by the Louis Berger Group and was successfully completed in 2013.

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 GC.
\$200,000/\$200,000
3. Art. 11 (d) ATM Archives and Records Management Preservation.
\$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 fully expended)
12. Art. 6 (a) STM Purchase of Land off Lowell Street (the Busa Farm).
4,197,000/\$4,192,903

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. \$80,000/\$80,000
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 (Art. 26 (b))

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 2015.

Tourism Signs (Art. 26 (i))

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 the design phase, a storytelling sign about April 19th, 1775, planned for the Battle Green. The Tourism Committee applied for FY14 funding for three other signs; two for Buckman Tavern and one for Belfry Hill to use some of the available funds from this project. The CPC voted to authorize the use of up to \$3,000 of the \$6,500 remaining Sign Project funds for the FY14 request. Currently, there is \$3,500 in available funding for the completion of this FY08 project, but work has been put on hold pending possible improvements to the Battle Green.

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 (k) West Lexington Greenway Corridor \$125,000/\$124,670
10. Art. 26 (l) ATM Muzzey High Condominium Building Study. \$53,500/\$53,500

Report on FY 2007 CPA Projects

Cary Vault Shelving (Art. 4 (d) STM)

Special Town Meeting appropriated \$60,000 under Article 4(d) for shelving for the main vault in the Cary Memorial Building in furtherance of its rehabilitation for its intended use. A new Kardex Shelving System was installed and there remains \$1,000 in unspent funds which will be used for additional minor shelving costs anticipated to be incurred in spring of 2015.

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

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

CPF ACCOUNT BALANCES 2015 Annual Town Meeting

APPROPRIATED TO DATE (by category as of March 1, 2015)	
CATEGORY	
Community Housing ¹	\$7,797,857
Historic Resources	\$33,983,629
Open Space ¹	\$13,932,015
Recreational Resources	\$4,202,392
TOTAL	\$59,915,893
Administrative Expenses	<u>\$1,030,000</u>
TOTAL APPROPRIATIONS TO DATE	\$60,945,893

AVAILABLE FOR APPROPRIATION at ANNUAL TOWN MEETING, MARCH 2015	
AVAILABLE BALANCES	
Community Housing Reserve	\$8,102
Historic Resources Reserve	\$118,186
Open Space Reserve	\$769,561
Unbudgeted Reserve ²	\$146,930
Undesignated Fund Balance	<u>\$1,989,237</u>
TOTAL	\$3,032,016
ESTIMATED REVENUES FY 2016	
Property Surcharge	\$4,166,000
State Match (est. at 23%)	\$867,000
Investment Income	<u>\$15,000</u>
TOTAL	\$5,048,000
TOTAL ESTIMATED CPF FUNDS	
AVAILABLE FOR FY 16	\$8,080,016

¹ Includes \$250,502 Community Housing and \$4,068,498 Open Space allocated from Busa Property purchase

² If this balance is unspent as of 6/30/15 at the close of the fiscal year, it will become part of the year-end surplus and will be available for appropriation in FY16 as a portion of the Undesignated Fund Balance calculated as of 7/1/15.

FY16 CPA PROJECT COSTS AND SUMMARY			
SPECIAL TOWN MEETING, Article 4		VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 4	Cary Memorial Building Sidewalk Enhancement	9-0	\$194,200
	Sub Total ¹		\$194,200
ANNUAL TOWN MEETING - Article 8			
	OPEN SPACE		
Art. 8(a)	Conservation Meadow Preservation Program	9-0	\$26,400
	Subtotal		\$26,400
	HISTORIC RESOURCES		
Art. 8(b)	Parker's Revenge Site Restoration	8-0-1	\$36,790
Art. 8(c)	First Parish Church Rest. Historic Structure Report	6-0-3	\$40,000
Art. 8(d)	Cary Memorial Building Records Center Shelving	8-1	\$75,398
Art. 8(e)	Battle Green Streetscape Improvements	9-0	\$140,000
Art. 8(f)	Community Center Sidewalk Design	6-2-1	\$50,000
Art. 8(g)	Cary Memorial Building Sidewalk Enhancement		I.P.
Art. 8(h)	Community Center Pres. Restriction Endowment	9-0	\$25,000
	Sub Total		\$367,188
	RECREATION		
Art. 8(i)	Park and Playground Improvements	9-0	\$68,000
Art. 8(j)	Park Improvements - Athletic Fields	9-0	\$85,000
Art. 8(k)	Park and Playground ADA Accessibility Study	9-0	\$78,000
Art. 8(l)	Park Improvements - Hard Court Surfacing	9-0	\$55,000
Art. 8(m)	Lincoln Park Field Improvements - Phase 3	9-0	\$220,000
Art. 8(n)	Minuteman Bikeway Culvert Rehabilitation	9-0	\$290,000
Art. 8(o)	Grain Mill Alley Design Funds	6-3	\$18,000
Art. 8(p)	Minuteman Bikeway Wayfinding Signs	9-0	\$39,000
Art. 8(q)	Lower Vine Brook Paved Rec. Path Reconstruction	9-0	\$369,813
	Sub Total		\$1,222,813
Total ATM Projects Art. 8 (a-q)			\$1,616,401
Art. 8(r)	DEBT SERVICE	8-1	\$2,417,200
Art. 8(s)	ADMINISTRATIVE BUDGET	9-0	\$150,000
	Sub Total		\$2,567,200
ANNUAL TOWN MEETING - Article 9			
	OPEN SPACE AND AFFORDABLE HOUSING		
Art. 9	Property Purchase - 241 Grove Street	7-1	\$618,000
ANNUAL TOWN MEETING - Article 30			
Art. 30	Supplemental Appropriation FY2015 Debt Service		\$1,000,960
TOTAL FY16 COSTS for Article 4 of STM and Articles 8(a-s), 9 and 30 of ATM			\$5,996,761
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SUMMARY

FINANCING SOURCES	
AVAILABLE CASH BALANCES	\$3,032,016
ESTIMATED FY16 REVENUE	\$5,048,000
TOTAL AVAILABLE FOR FY16	\$8,080,016
FY16 COSTS (Special Town Meeting and Annual Town Meeting)	
PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$2,428,601
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$3,568,160
TOTAL	\$5,996,761
NET BALANCE (Available for FY17)	
	\$2,083,255